



CITI GLOBAL PROPERTY CEO CONFERENCE

MARCH 2 - 3, 2026

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| TOPICS FOR DISCUSSION

1. Midtown Manhattan Leasing Market
2. SLG Leasing Update
3. Impact of Tech & AI in Manhattan
4. Lack of New Office Supply in Midtown Manhattan
5. Private Market Sentiment
6. The \$2.5B Disposition Plan
7. The \$7.0B Financing Plan
8. New Development
9. New York State & City Fiscal Snapshot
10. Leadership

1. MIDTOWN MANHATTAN LEASING MARKET

• YEAR-END 2025 HIGHLIGHTS¹

- Midtown leased 27.3MSF, highest since 2018²
 - Financial Services accounted for 37% of leasing activity
 - Legal had its 2nd strongest leasing year ever (3.7MSF)²
- Total available space declined for 6 consecutive quarters
 - 38.3MSF down from 50.9MSF in 2Q24
- Sublease availability at lowest point since 2019
 - Declined to 6.7MSF
- Trophy Assets continue to outperform the overall market
 - Direct availability decreased for eleven consecutive quarters to 3.7%
 - Tenant requirements for trophy space (5.7MSF) exceeds availability (1.8MSF)
- Net absorption continues to trend positively
 - 2025 was >1MSF positive for the first time in over a decade

• JANUARY 2026 HIGHLIGHTS¹

- Six >100KSF leases signed in January
- Midtown accounted for 77.4% of all Manhattan activity

1. Newmark Research
2. Colliers Research

2. SLG LEASING UPDATE

MANHATTAN OFFICE LEASES SIGNED YTD	PROPERTY	SF
1. Large Global Investment Firm	245 Park Ave	150,036
2. TD Securities (USA), LLC	125 Park Ave	51,081
3. OneMain General Services Corp	1185 Ave of the Americas	38,037
4. McDermott Will & Schulte LLP	One Vanderbilt Ave	29,734
5. UHY Advisors Northeast, Inc	1185 Ave of the Americas	27,508
+ 29 Other Leasing Transactions		194,702
TOTAL		491,098

MANHATTAN OFFICE PIPELINE AS OF 2/27/26	# OF LEASES	SF
LEASES OUT FOR SIGNATURE		
New	3	72,281
Renewal	-	-
TOTAL	3	72,281
LEASES IN NEGOTIATION		
New	26	449,893
Renewal	6	43,600
TOTAL	32	493,493
TERM SHEETS IN NEGOTIATION		
New	15	250,399
Renewal	9	257,479
TOTAL	24	507,878
TOTAL PIPELINE	59	1,073,652

2. SLG LEASING UPDATE

Exceeding 95% Occupancy Provides Opportunity to Drive Increased Net Effective Rents

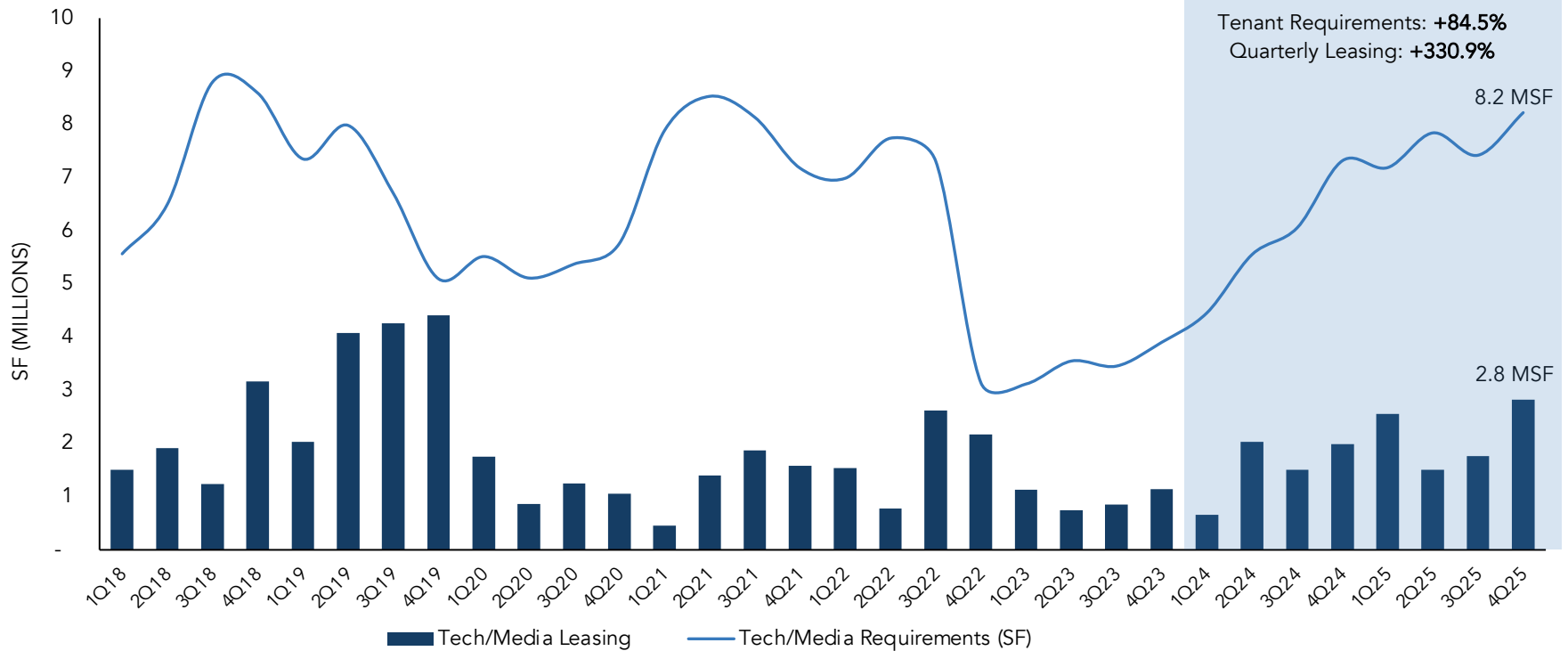
PROPERTY ¹	SF (in thousands)	LEASED OCCUPANCY	
		12/31/2025	12/31/2026 (Proj.)
1 Vanderbilt Ave	1,657.2	100.0%	100.0%
245 Park Ave	1,782.8	97.8%	100.0%
500 Park Ave	201.4	90.7%	100.0%
1 Madison Ave	1,385.5	93.3%	100.0%
11 Madison Ave	2,314.0	93.0%	100.0%
1515 Broadway	1,750.0	99.7%	99.7%
919 Third Ave	1,454.0	99.8%	99.7%
Park Ave Tower	599.2	95.5%	99.5%
125 Park Ave	604.2	99.2%	98.9%
110 Greene St	223.6	94.7%	98.3%
100 Park Ave	834.0	97.1%	97.8%
450 Park Ave	337.0	93.9%	97.0%
420 Lexington Ave (Graybar)	1,188.0	92.8%	96.8%
280 Park Ave	1,219.2	94.2%	96.7%
220 East 42 nd St	1,135.0	94.0%	95.5%
100 Church St	1,047.5	93.5%	95.2%
885 Third Ave	218.8	84.5%	94.4%
304 Park Ave South	215.0	91.9%	91.9%
1185 Ave of the Americas	1,062.0	89.0%	91.6%
10 East 53 rd St	354.3	95.5%	90.5%
TOTAL	19,582.7	95.5%	98.0%

1. Includes office properties with >90% projected occupancy as of 12/31/26

3. IMPACT OF TECH & AI IN MANHATTAN

Tech/Media leasing activity reached 2.8MSF in 4Q25, the highest quarterly total since 4Q19.

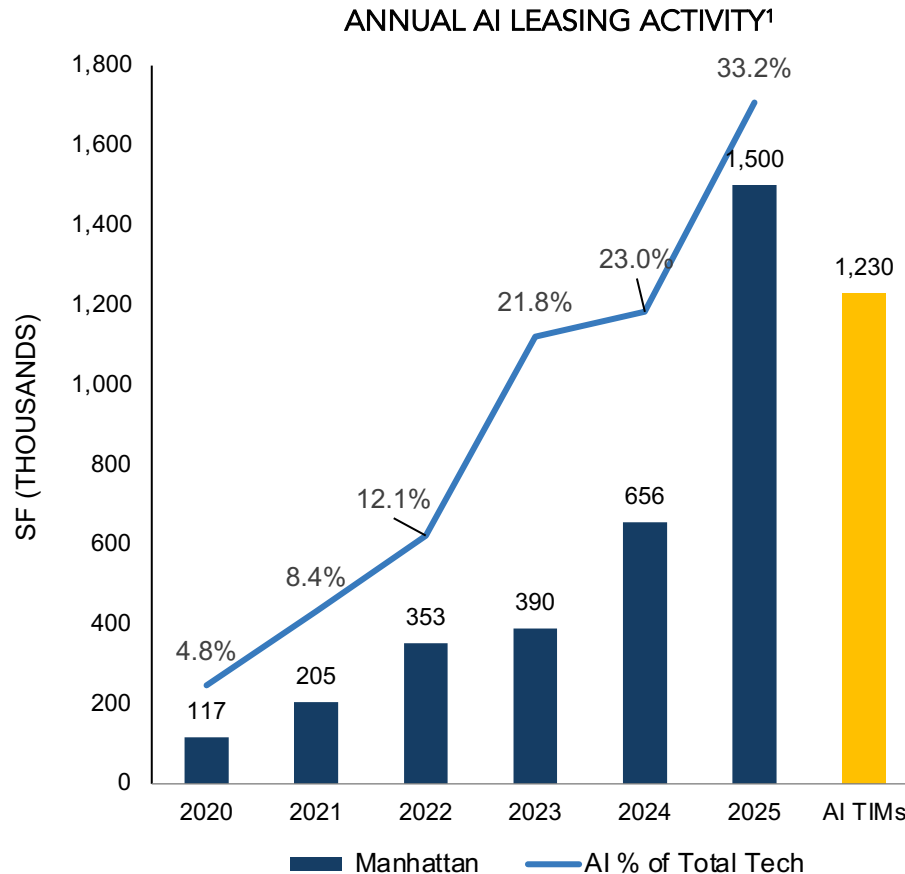
HISTORICAL TECH/MEDIA
LEASING & REQUIREMENTS



Source: Newmark Research

3. IMPACT OF TECH & AI IN MANHATTAN

AI leasing activity in Manhattan exceeded 1.5MSF in 2025, with an additional 1.2MSF of active AI tenant requirements in the market today.



1. CBRE Research; includes SL Green–signed leases with Harvey AI, Sigma Computing, and Tempus AI
 2. Newmark Research. Cushman & Wakefield

2025 AI LEASING ACTIVITY²

TENANT NAME	ADDRESS	SIZE (SF)
EliseAI	401 Fifth Avenue	109,247
HarveyAI	One Madison Avenue	96,781
Sigma Computing	One Madison Avenue	92,363
Scale AI	One World Trade Center	79,118
Notion Labs	75 Varick Street	76,140
Figma Inc	27 West 23rd Street	51,000
AlphaSense	441 Ninth Avenue	50,319
Nagarro	195 Broadway	41,854
Tempus AI	11 Madison Avenue	39,565
Legora	836 Broadway	27,238
Suno AI	520 West 20th Street	26,176
Graphite	148 Lafayette Street	24,829
Shopify	85 Tenth Avenue	24,338
Grammarly	360 Park Avenue South	23,038
Rogo AI	360 Park Avenue South	23,038
Abridge	580 Broadway	22,882
Cyera US	1375 Broadway	22,563
Radar Labs	111 Fifth Avenue	20,000
SLG LEASE		

AI TENANTS IN THE MARKET²

TENANT NAME	CURRENT LOCATION	SIZE (SF)
Anthropic	155 Ave of the Americas	150,000-350,000
Clay	111 West 19th Street	150,000
Snowflake	114 West 41st Street	80,000
Captions AI	71 Fifth Avenue	50,000-75,000
Synthesia	245 Fifth Avenue	30,000
Moloco	56 West 22nd Street	20,000
Arena Software	35 East 21st Street	15,000-20,000
Tandem	73 Spring Street	15,000

4. LACK OF NEW OFFICE SUPPLY IN MIDTOWN EAST MANHATTAN

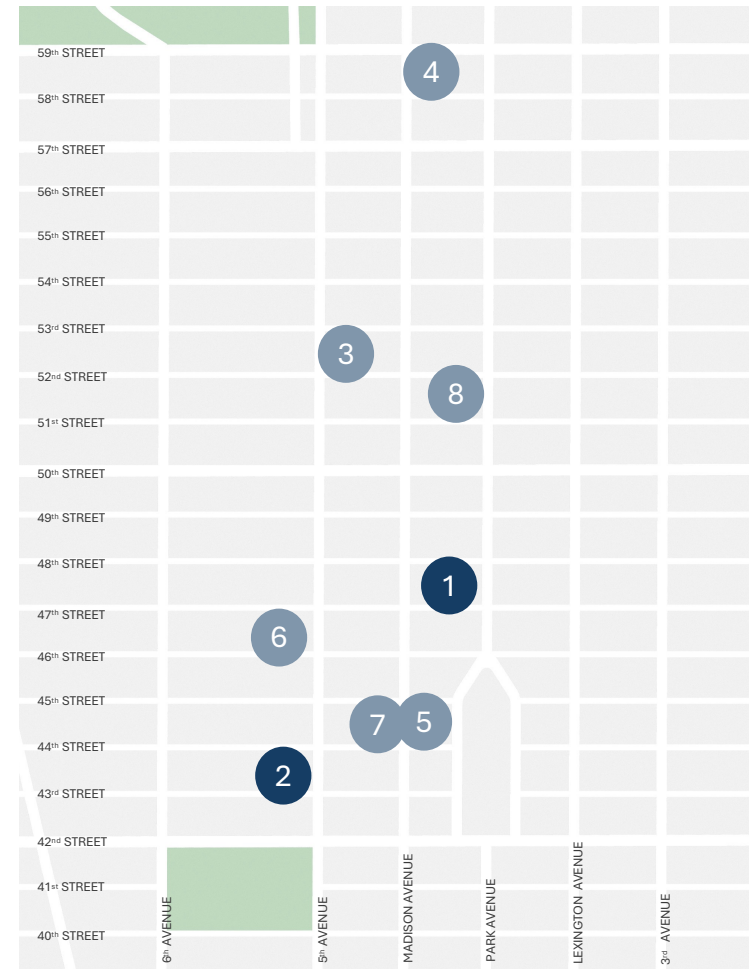
OFFICE DELIVERIES IN 2025

ADDRESS	DEVELOPER/ OWNER	OFFICE RSF	LEASED SF	SPEC. SF
1. 270 Park Ave	JP Morgan & Chase Bank	2,500,000	2,500,000	-
2. 520 Fifth Ave	Rabina Properties	210,886	35,609	175,277
SUBTOTAL		2,710,886	2,535,609	175,277

OFFICE DELIVERIES 2026-2030

ADDRESS	DEVELOPER/ OWNER	OFFICE RSF	LEASED SF	SPEC. SF
3. 665 Fifth Ave	Rolex Realty Company LLC	126,099	50,850	75,249
4. 625 Madison Ave	Related Companies	845,000	-	845,000
5. 343 Madison Ave	Boston Properties	941,324	275,000	666,324
6. 570 Fifth Ave	Extell	1,180,000	780,000 ¹	400,000
7. 346 Madison Ave	SL Green	834,000	-	834,000
8. 350 Park Ave	Vornado	1,900,000	850,000	1,050,000
SUBTOTAL		5,826,423	1,955,850	3,870,573
NEW CONSTRUCTION AVAILABILITY 2025-2030		8,537,309	4,491,459	4,045,850

1. 700K SF lease out; pending but not signed



4. LACK OF NEW OFFICE SUPPLY IN MIDTOWN EAST MANHATTAN

NEW CONSTRUCTION AVAILABILITY 2025-2030 4,045,850

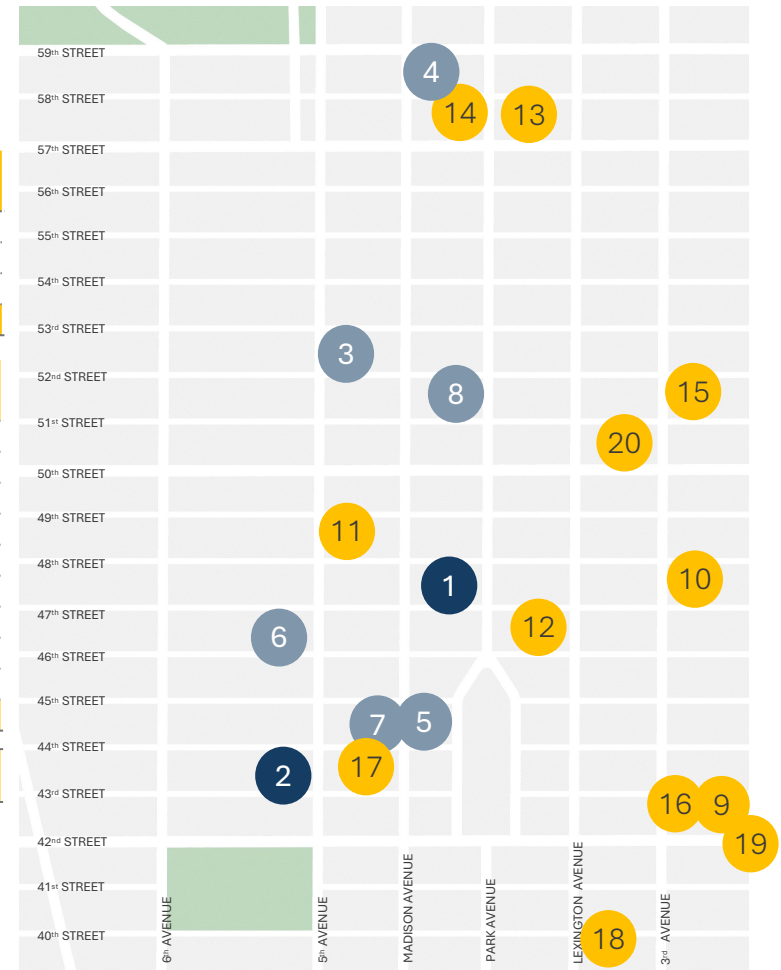
OFFICE-TO-RESIDENTIAL CONVERSIONS

IN CONSTRUCTION	
ADDRESS	OFFICE RSF
9. 219-35 East 42 nd St	1,087,206
10. 767 Third Ave	309,782
11. 609 Fifth Ave (Includes Addition)	137,896
SUBTOTAL	1,534,884

IN PERMITTING	
ADDRESS	OFFICE RSF
12. 750 Third Ave	779,641
13. 135 East 57 th St	456,652
14. 700 Lexington Ave	440,699
15. 845 Third Ave	365,000
16. 675 Third Ave	342,000
17. 6 East 43 rd St	304,525
18. 355 Lexington Ave	270,000
19. 300 East 42 nd St	227,272
20. 830 Third Ave	147,159
SUBTOTAL	3,332,948

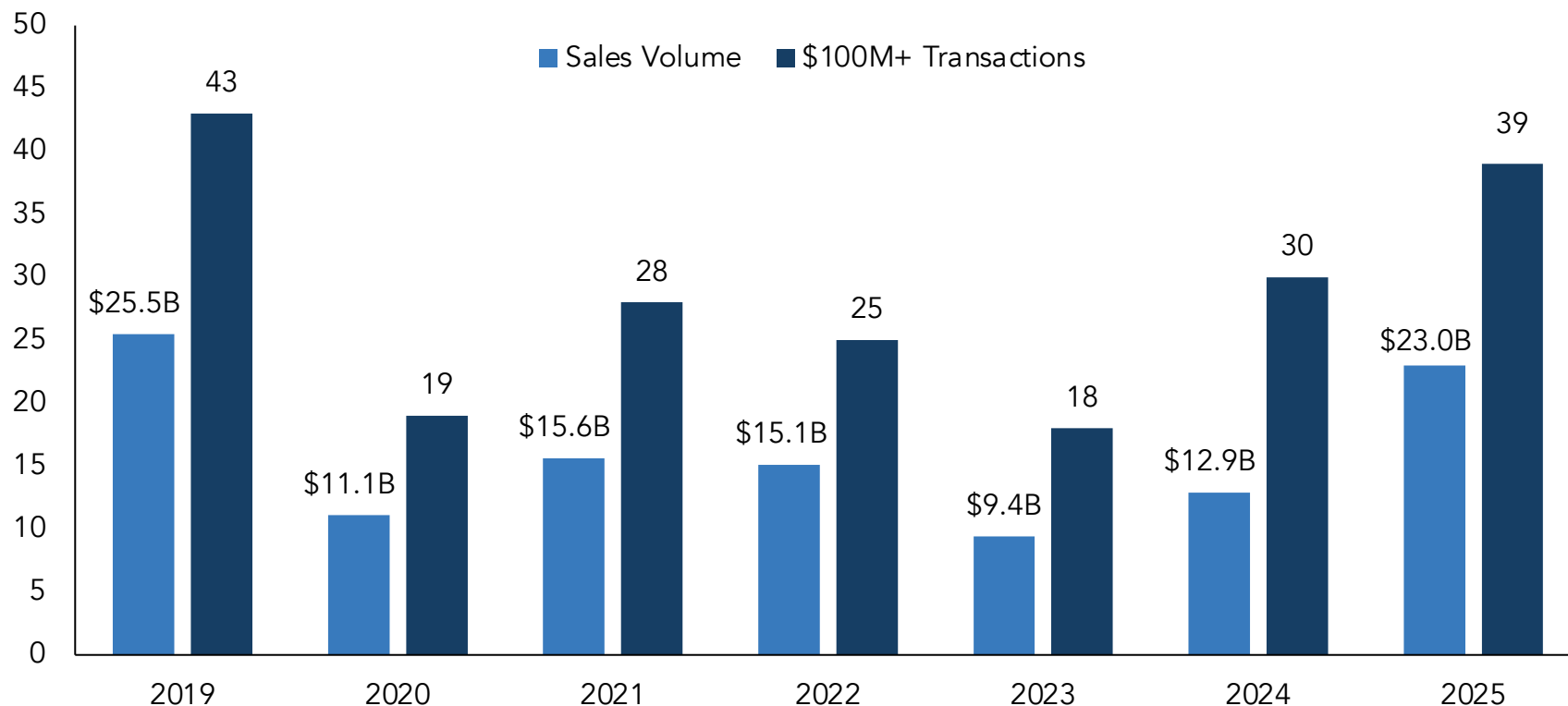
TOTAL OFFICE-TO-RESI CONVERSIONS 4,867,832

NET CHANGE IN OFFICE INVENTORY 2025-2030 (821,982)



5. PRIVATE MARKET SENTIMENT

NYC office investment sales activity at highest level since 2019¹



10-YR UST ²	2.7%	1.9%	0.9%	1.5%	3.9%	3.9%	4.6%

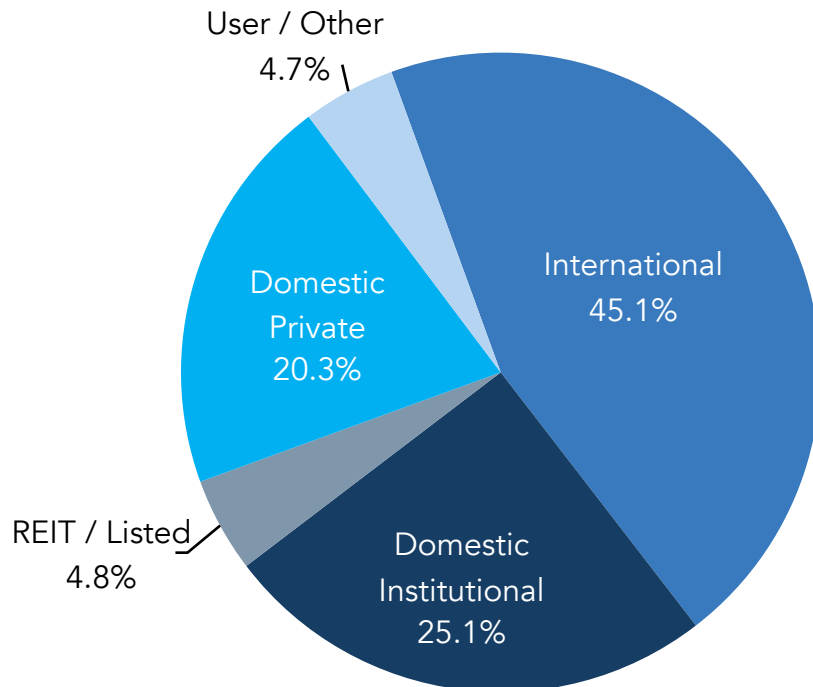
1. Newmark Research. Includes PGRE Manhattan Core portfolio (6 assets @ \$3.7B). Figures include retail assets
 2. 10 Year US Treasury as of final trading day of preceding year

5. PRIVATE MARKET SENTIMENT

Manhattan office buyer composition¹

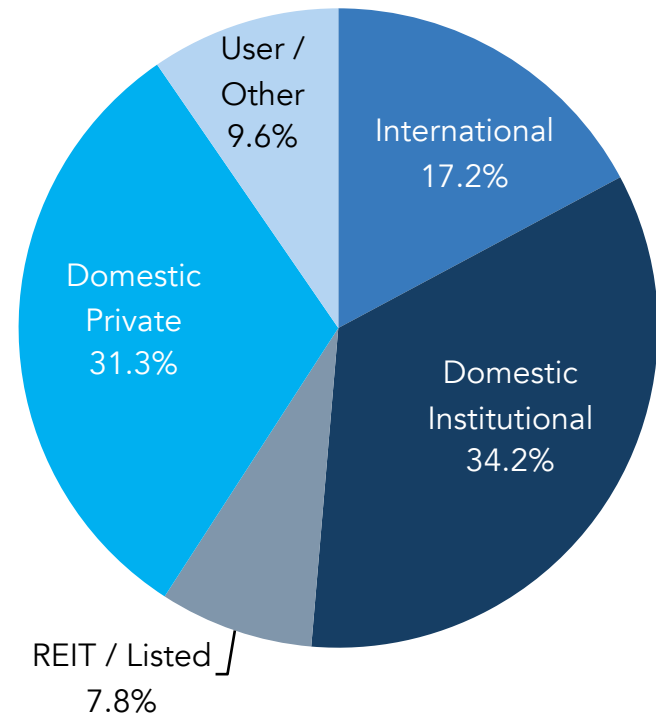
2019:

DRIVEN BY INTERNATIONAL INVESTMENT



2025:

INTERNATIONAL CAPITAL MORE SELECTIVE



1. Newmark Research, Real Capital Analytics as of 12/31/2025

5. PRIVATE MARKET SENTIMENT

Recent investments by international investors¹



**320
PARK AVE**



**900
THIRD AVE**



**285
MADISON**



**512 W
22ND ST**



**1177
AOA**



**ONE
VANDERBILT**



**845
THIRD AVE**



**70
HUDSON YARDS**



BUYER	Munich RE	Saray Capital	Daol Asset Management	MKF REALTY	Norges Bank	Mori Building Co.	Quantum Pacific	Kuwait Investment Authority
INTEREST ACQUIRED	100% ²	45%	100%	100%	95%	16% ³	75%	48.5%
PRICE	\$675M⁴	\$210M⁴	\$419M	\$205M	\$572M	\$4.7B⁴	\$106M⁴	\$2.45B⁴
PRICE PSF	\$881 ⁴	\$350 ⁴	\$820	\$1,188	\$587	\$2,836 ⁴	\$332 ⁴	\$1,815
CLOSING DATE	Dec-24	Jan-25	Apr-25	Aug-25	Sep-25	Oct-25	Oct-25	Dec-25
OCCUPANCY AT CLOSING	100%	69%	96%	100%	78%	100%	N/A ⁵	N/A ⁶

1. Real Capital Analytics, Commercial Observer, Trepp, The Real Deal

2. Implies consolidation of additional interest purchase from 25%

3. Includes 11% acquisition by Mori Building Co. in 2024

4. Partial interest sale; price reflects transaction's gross asset valuation

5. Resi-conversion project in pre-development phase

6. In development

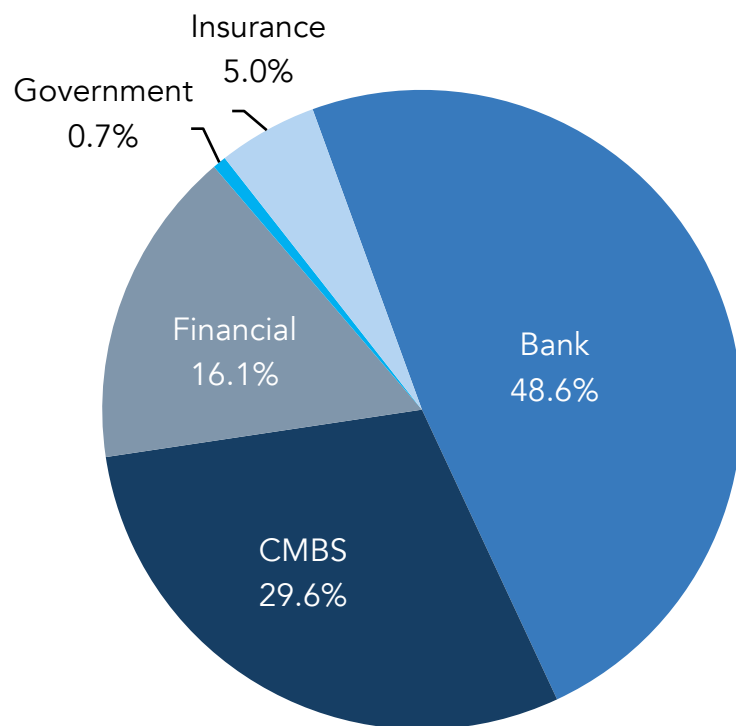
6. THE \$2.5B DISPOSITION PLAN

PROPERTY	ASSET TYPE	SALE %	DATE OF SALE
CLOSED			
690 Madison Avenue	Retail	90%	Q1
OUTRIGHT SALES			
7 Dey / 185 Broadway	Resi / Retail / Office	100%	Q3
1350 Avenue of the Americas	Office	100%	Q3
760 Madison Avenue	Retail	100%	Q3
Landmark Square	Suburban	100%	Q3
JV INTEREST SALES			
346 Madison Avenue	Development	49%	Q2
750 Third Avenue	Development	75%	Q2
The Olivia	Resi / Retail	75%	Q2
800 Third Avenue	Office	49%	Q3
10 E 53 rd Street	Office	49%	Q3
245 Park Avenue	Office	25%	Q4

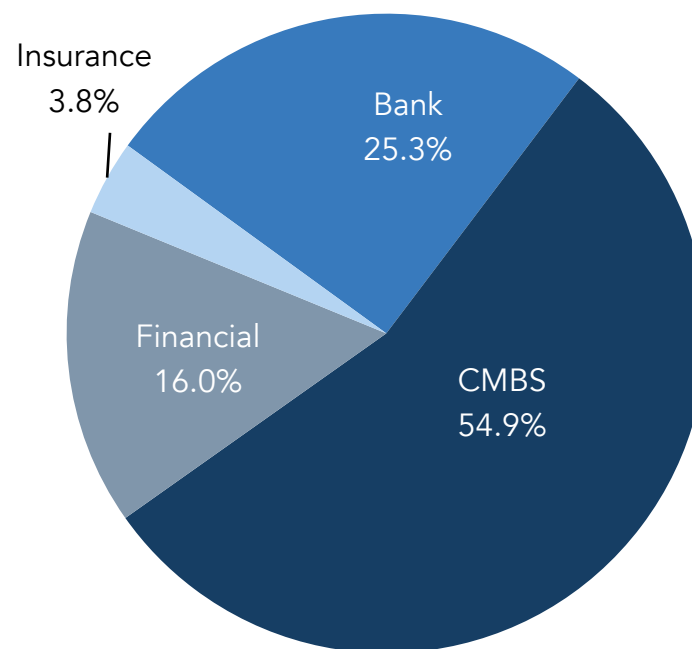
7. THE \$7.0B FINANCING PLAN

Manhattan office lender composition¹

2019



2025



1. Newmark Research, Real Capital Analytics as of 12/31/2025

7. THE \$7.0B FINANCING PLAN

CMBS strength coupled with bank and private capital availability is tightening spreads

2025 FIRST 60 DAYS



2026 FIRST 60 DAYS



PROPERTY	375 PARK AVE	200 PARK AVE	3 BRYANT PARK	299 PARK	THE SPIRAL	PARK AVE TOWER	550 MADISON	LEVER HOUSE (LEASEHOLD)	225 LIBERTY (LEASEHOLD)	7 WEST 34 TH ST
LENDER	CMBS	CMBS	CMBS	CMBS	CMBS	CMBS	ING Group	BNY Mellon	CMBS	CMBS
SPONSOR	RFR Holdings	Irvine Company	Ivanhoe Cambridge	Fisher Bros.	Tishman Speyer	SL Green	Olayan Group	Brookfield	Brookfield	Vornado
LOAN AMOUNT (000'S)	\$1,200,000	\$1,500,000	\$1,125,000	\$500,000	\$2,850,000	\$480,000	\$800,000	\$150,000	\$800,000	\$250,000
LAST \$ BASIS	\$1,395	\$484	\$957	\$425	\$1,002	\$772	\$941	\$556	\$340	\$524
FIXED/FLOATING	Fixed	Fixed	Floating	Fixed	Fixed	Fixed	Floating	Floating	Floating	Fixed
ALL-IN RATE	6.25%	6.25%	S + 1.98%	6.33%	5.82%	5.25%	S + 1.50% ¹	S + 1.88%	S + 1.86%	5.79%
SPREAD TO BENCHMARK	1.98%	1.92%	1.98%	1.98%	1.51%	1.58%	1.50%	1.88%	1.86%	1.95%

1. Expected Pricing

7. THE \$7.0B FINANCING PLAN¹

\$ IN M

	CURRENT SLG OWNERSHIP %	FINAL MATURITY	PRINCIPAL DUE AT MATURITY		NEW GROSS PRINCIPAL	CURRENT COUPON / RATE ²	CURRENT PLAN
			GROSS	SLG SHARE			
CLOSED							
Park Avenue Tower	100.0%	Jan-31	480.0	480.0	480.0	5.25%	
TOTAL CLOSED			480.0	480.0	480.0		
PENDING							
Unsecured Term Loan B	100.0%	Nov-26	100.0	100.0	100.0	4.56%	Recast/Repay
Revolving Credit Facility	100.0%	May-27	1,250.0 ³	1,250.0 ³	1,250.0 ³	S + 1.49%	Recast
Unsecured Term Loan A	100.0%	May-27	1,050.0	1,050.0	1,050.0	4.54%	Recast/Pay Down
One Madison Avenue	25.5%	Nov-27	1,163.8	296.8	1,650.0	7.09%	Refinancing & Upsize
TOTAL PENDING			3,563.8	2,696.8	4,050.0		
REMAINING							
7 Dey / 185 Broadway	100.0%	Nov-26	190.1	190.1	190.1	6.35%	Extension / Sale
Landmark Square	100.0%	Jan-27	100.0	100.0	100.0	4.90%	Extension / Sale
315 W 33 rd St (The Olivia)	100.0%	Feb-27	250.0	250.0	250.0	4.24%	Extension / JV Int Sale
245 Park Avenue	50.1%	Jun-27	1,768.0	885.8	1,800.0	4.30%	Extension / JV Int Sale
450 Park Avenue	25.1%	Jun-27	290.4	72.9	300.0	6.52%	Refinancing & Upsize
420 Lexington Avenue	100.0%	Oct-40	258.5	258.5	400.0	8.24%	Refinancing & Upsize
TOTAL REMAINING			2,857.1	1,757.3	2,990.1		
TOTAL			6,900.9	4,934.1	7,570.1		

Note: Management's projection

1. Excludes debt on Alternative Strategy Portfolio assets

2. Coupon for floating rate debt determined using the effective Term SOFR rate at 12/31/2025 of 3.69%. Coupon for loans that are subject to alternative SOFR rates, SOFR floors, interest rate caps or interest rate swaps were determined using the alternative SOFR rates, SOFR floors, interest rate cap strike rate, or swapped interest rate plus the applicable loan spread

3. Represents maximum capacity

8. NEW DEVELOPMENT

346/MADISON

WORKPLACE
EXCELLENCE,
REDEFINED

346 MADISON

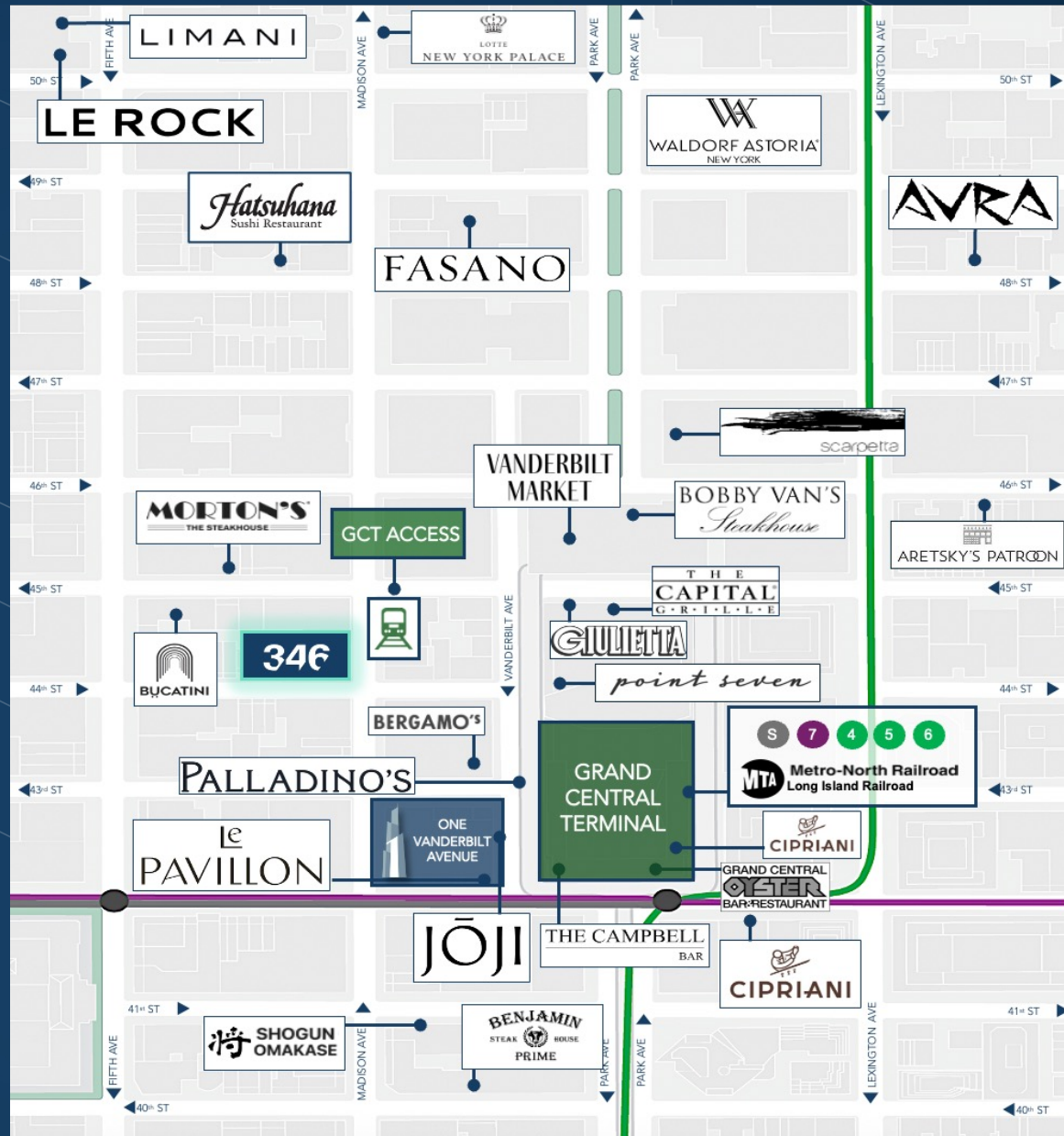


8. NEW DEVELOPMENT / PROJECT OVERVIEW

- Architectural Design by KPF
- 44 Floors, 904' Height
- 834,000 RSF
- Column Free, Side Core Floorplates
- Floor Sizes
 - Podium: 23,100 to 26,600 RSF
 - Mid-Rise: 19,200 to 21,700 RSF
 - Executive: 22,400 RSF
 - Penthouse & Club: 9,600 - 18,100 RSF
- 15' – 18' Slab Heights with 20' Specialty Floors
- 8 Terrace Floors
- Luxurious Amenities Featuring Resort Wellness Spa / Fitness and Conference / Lounge with F&B by Michelin Star Chef Daniel Boulud / World Class Restaurant
- State of the Art Infrastructure – Fully Electric / DOAS HVAC
- Immediate Access to Grand Central Terminal
- Certifications:



UNRIVALED COMMUTER CONVENIENCE

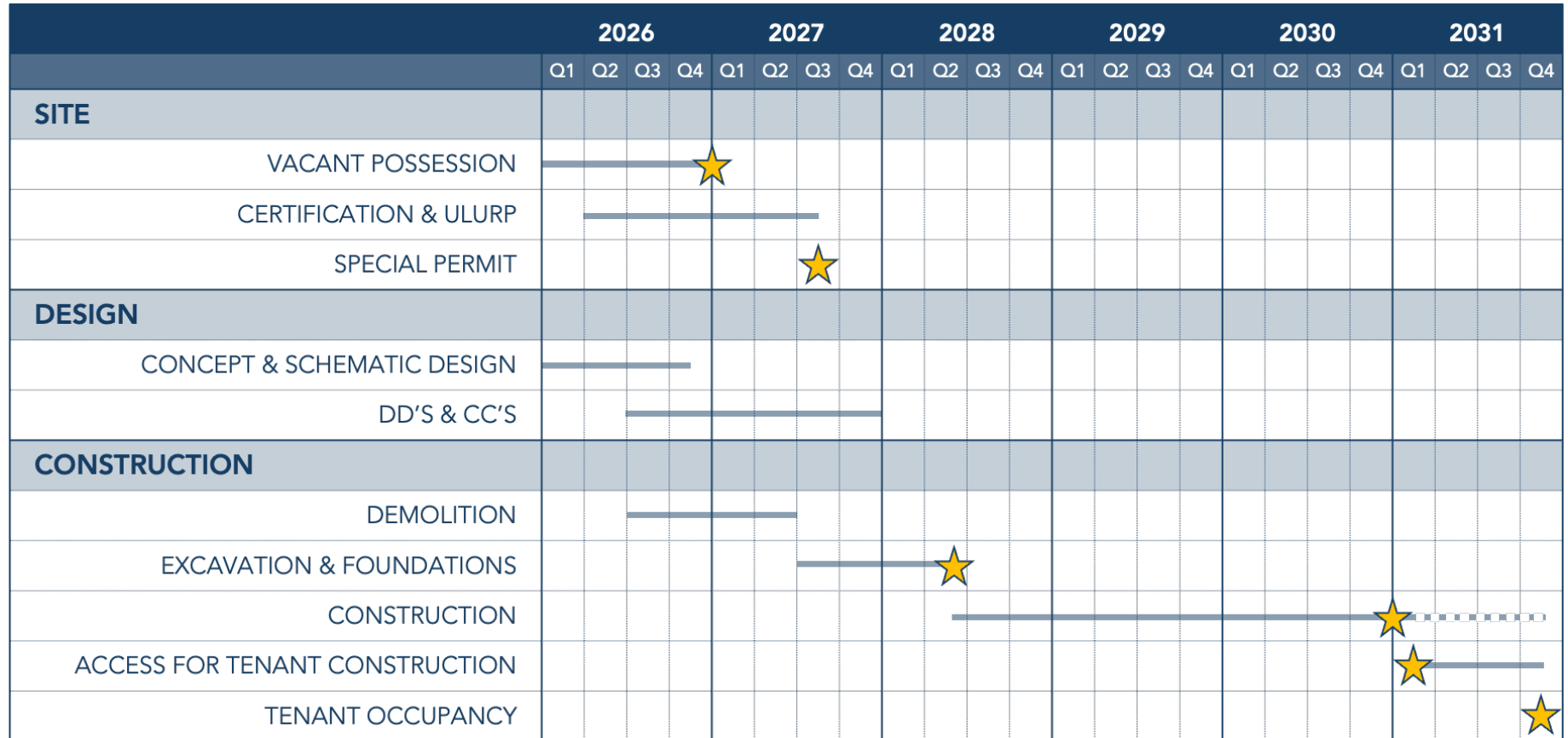


8. NEW DEVELOPMENT / DRAMATIC ARRIVAL EXPERIENCE





8. NEW DEVELOPMENT / PROJECT TIMELINE





9. NEW YORK STATE & CITY FISCAL SNAPSHOT

- **NYS PROPOSED BUDGET – BALANCED, STRONG RESERVES, AND HIGHEST CREDIT RATING IN DECADES¹**

- FY27 Executive Budget: \$260B (balanced)
 - No new income tax increases
 - State revenue growth projected ~10%, supporting long term budget balance
 - \$14.6B in reserves, supporting long term fiscal stability
- Credit Strength
 - AA+ rating (highest since 1972)
 - Lower borrowing costs, strong fiscal management

- **NYC PROPOSED BUDGET – PROJECTED GAPS ARE MANAGEABLE; SUPPORTIVE REVENUE BACKDROP²**

- FY27 Preliminary Budget: \$118B (FY26 balanced)
- Outyear gaps (\$4.7B in FY27 & \$6B+ in FY28 & FY29) are not uncommon and have proven to be manageable based on obtaining efficiencies and revenue growth
 - NYC has multiple tools to close these gaps that it has used reliably for decades
 - Citywide savings programs, revenue re-estimates, debt service management, and vacancy control

1. New York State Office Website, January 20th, 2026

2. NYC.gov, February 2026

9. NEW YORK STATE & CITY FISCAL SNAPSHOT

- **MACRO-ECONOMIC GROWTH ACROSS NYC¹**

- City tax revenues reached \$90.1 billion in FY2025, nearly 30% higher than pre-pandemic
- 23,500 new businesses started in 2025, representing 1 in 8 of all businesses operating in NYC
- NYS continues to invest in attracting companies, extending the 30% NY Film tax credit through 2036⁴

- **RECORD-HIGH WALL STREET PROFITS²**

- \$65.1B of Wall Street Profit in 2025, an all-time high, eclipsing the prior record of \$61B in 2009

- **INCREASED VENTURE CAPITAL INVESTMENT; SUPPORTING FUTURE GROWTH¹**

- Venture Capital NYC firms raised \$31.1B in 2025, \$6.2B (~25%) higher than 2024
 - Venture Capital fundraising in Q4 2025 represented \$12.2B, 45.8% higher than Q3 2025

- **STRONG COMMITMENT TO NYC ACROSS ALL DEMOGRAPHICS³**

- New York is home to 123 billionaires today versus 72 in 2019
 - New York reported a net gain of 12,694 millionaires in 2024, the second-highest year since 2016
- 565,000 NYC residents are recent college graduates from the classes of 2022-2025, up 75,000 YoY¹

- **CONTINUED STRENGTH IN CONDO MARKET⁵**

- February 2026 records most \$10M contract signings since October 2021
- 49 Condo contracts over \$10M signed YTD 2026 totaling \$991.9M (\$20.2M avg.)
- 36 contracts totaling \$692.4M (\$19.2M avg.) in the same period of 2025

1. NYC EDC Report

2. Mayor's Office of Management and Budget

3. Forbes

4. New York State

5. Douglas Elliman

10. LEADERSHIP

SL Green Promotes Harrison Sitomer to President and Chief Investment Officer Extends Contracts of Chief Financial Officer Matthew DiLiberto and Chief Operating Officer Edward Piccinich

NEW YORK, March 2, 2026 - SL Green Realty Corp. (NYSE:SLG), Manhattan's largest office landlord, today announced the promotion of Harrison Sitomer to President and Chief Investment Officer. In addition, the Company extended the contracts of Chief Financial Officer, Matthew DiLiberto, and Chief Operating Officer, Edward Piccinich, through the end of 2028.

Sitomer's promotion reflects the continuation of a leadership trajectory that has been years in the making. Sitomer began his career at SL Green as an intern and steadily rose through the organization, serving in a variety of investment roles before assuming the role of Chief Investment Officer in January of 2022. His deep institutional knowledge, long tenure with the Company and consistent performance have made him a central figure in developing, guiding and executing SL Green's strategy.

"Harry exemplifies the dedication, tenacity and strength that define SL Green. This promotion reflects his achievements and our continued commitment to growing talent from within. On behalf the leadership team and the Board of Directors, it has been a pleasure to see Harry grow from an intern into a leader," said Marc Holliday, Chairman and Chief Executive Officer of SL Green. "His entire career has been shaped here, and his commitment to our culture, our stakeholders and our city is unwavering."

Over the past several years, Mr. Sitomer has played a critical role in strengthening the Company's capital platform and expanding its business lines. He helped identify and secure new sources of domestic and international capital, launched the Company's \$1.3 billion debt fund, expanded the nation's leading commercial mortgage servicing platform and further the Company's growing asset management business.

The renewed commitments from Mr. DiLiberto and Mr. Piccinich further underscore the strength and stability of SL Green's senior executives, which collectively have an average tenure of more than 20 years.



 **SL GREEN**
REALTY CORP.