

Thomas E. Wirth
Executive Vice President, Chief Financial Officer

Date: October 25, 2001

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[BACKGROUND PICTURE OF BUILDINGS]

SL Green Realty Corp.
Third Quarter 2001
Supplemental Data
September 30, 2001

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[SL GREEN REALTY CORP. LOGO]
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SL Green Realty Corp. is a fully integrated, self-administered and self-managed Real Estate Investment Trust (REIT) that primarily owns, manages, leases, acquires and repositions office properties in emerging, high-growth submarkets of Manhattan.

- o SL Green's common stock and Preferred Income Equity Redeemable Shares ("PIERS" SM), are listed on the New York Stock Exchange, and trade under the symbols: SLG and SLG PrA respectively.
- o SL Green maintains an internet site at WWW.SLGREEN.COM at which most key investor relations data pertaining to dividend declaration, payout, current and historic share price, etc. can be found. Such information is not reiterated in this supplemental financial package. This supplemental financial package is available through the Company's Internet site.
- o This data is presented to supplement audited and unaudited regulatory filings of the Company and should be read in conjunction with those filings. The financial data herein is unaudited and is provided from the prospective of timeliness to assist readers of quarterly and annual financial filings. As such, data otherwise contained in future regulatory filings covering the same period may be restated from the data presented herein.
- o Questions pertaining to the information contained herein should be referred to Michael W. Reid or Thomas E. Wirth at michael.reid@slgreen.com or tom.wirth@slgreen.com or at 212-594-2700.

This report includes certain statements that may be deemed to be "forward-looking statements" within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended. All statements, other than statements of historical facts, included in this report that address activities, events or developments that the Company expects, believes or anticipates will or may occur in the future, including such matters as future capital expenditures, dividends and acquisitions (including the amount and nature thereof), expansion and other development trends of the real estate industry, business strategies, expansion and growth of the Company's operations and other such matters are forward-looking statements. These statements are based on certain assumptions and analyses made by the Company in light of its experience and its perception of historical trends, current conditions, expected future developments and other factors it believes are appropriate. Such statements are subject to a number of assumptions, risks and uncertainties, general economic and business conditions, the business opportunities that may be presented to and pursued by the Company, changes in laws or regulations and other factors, many of which are beyond the control of the Company. Any such statements are not guarantees of future performance and actual results or developments may differ materially from those anticipated in the forward-looking statements.

The following discussion related to the consolidated financial statements of the Company should be read in conjunction with the financial statements for the Quarter ended September 30, 2001 that will subsequently be released on Form 10-Q to be filed on or before November 15, 2001.

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[SL GREEN REALTY CORP. LOGO]
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[SL GREEN REALTY CORP. LOGO]

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CORPORATE PROFILE [SL GREEN REALTY CORP. LOGO]

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SL Green Realty Corporation (the "Company") was formed on August 20, 1997 to continue the commercial real estate business of SL Green Properties Inc. founded in 1980 by Stephen L. Green, our current Chairman and Chief Executive Officer. For more than 20 years SL Green Properties Inc. has been engaged in the business of owning, managing, leasing, acquiring and repositioning office properties in Manhattan. The Company's investment focus is to create value through the acquisition, redevelopment and repositioning of Manhattan office properties and releasing and managing these properties for maximum cash flow.

Looking forward, SL Green Realty Corp. will continue its opportunistic investment philosophy through 3 established business lines: wholly owned property investments, co-ownership in properties with institutional partners, and structured finance investments. This three-legged investment strategy will allow SL Green to balance the components of its portfolio to take advantage of each stage in the business cycle.

Today, the Company is the only fully integrated, self-managed, self-administered Real Estate Investment Trust (REIT) exclusively focused on owning and operating office buildings in Manhattan. SL Green is a pure play for investors to own a piece of New York.

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FINANCIAL HIGHLIGHTS [SL GREEN REALTY CORP. LOGO]

THIRD QUARTER 2001 UNAUDITED

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EARNINGS PERFORMANCE

Third quarter Funds From Operations (FFO) were \$24.0 million or \$0.73 per share (diluted), 4% better than one year ago, when FFO was \$20.1 million or \$0.70 per share (diluted). For the nine months ended September 30, 2001, FFO was \$68.6 million or \$2.25 per share (diluted), a 14% improvement over 2000 when FFO was \$55.6 million or \$1.97 per share (diluted). All 2001 FFO per share results reflect the Company's five million common share issuance in the third quarter of 2001 which increased the weighted average dilutive shares outstanding to 36.1 million, a 13% increase over the prior year.

The \$3.9 million growth in third quarter FFO reflects contributions from the following:

- (1) Consolidated GAAP NOI increased \$4.4 million:
 - o \$3.4 million from 2001 acquisitions of 1370 Broadway and 317 Madison Avenue.
 - o \$1.8 million increase from same store properties as GAAP revenue increased \$1.7 million, net of change in credit loss. The increase in revenue is attributable to (i) \$1.0 million in rental revenue as GAAP replacement rents which were 52% higher than the previously fully escalated rents (\$1.5 million) was partially offset by higher tenant reserves (\$0.6 million) and (ii) increased escalation and reimbursement income (\$0.9 million) related to the increased energy recovery through operating escalations and percentage rent escalations. The electric recovery rate for the quarter was approximately 90% as compared to 80% the previous year. Revenue gains were partially offset by \$0.2 million of higher real estate taxes due to higher assessments, while operating expenses remained flat.
 - o \$2.2 million increase from the equity in income from unconsolidated joint ventures primarily due to the contribution of One Park Avenue to a joint venture and the purchase of 469 Seventh Avenue and 180 Madison Avenue, partially offset by the sale of 90 Broad Street.
 - o \$3.3 million decrease from wholly-owned properties sold or partially sold; 17 Battery South, 110 East 42nd Street and 1412 Broadway.

- (2) Investment and preferred equity income decreased \$1.0 million due to (i) \$0.7 million investment income acceleration in 2000 related to redemption of a preferred equity investment in 1370 Avenue of the Americas and (ii) lower yields primarily from reduced interest rates (\$0.5 million) and investment spreads (\$0.9 million). The decrease is partially offset by

===== FINANCIAL HIGHLIGHTS CONTINUED

THIRD QUARTER 2001
UNAUDITED

[SL GREEN REALTY CORP. LOGO]

higher weighted average structured finance investment balance outstanding (\$1.3 million).

(3) Lower interest costs (\$0.9 million) associated with: higher average debt levels due to net acquisition and new investment debt activity (\$1.5 million), the higher average debt levels due to the funding of ongoing capital projects and working capital requirements (\$0.2 million), offset by lower interest rates from floating rate debt (\$0.9 million) and the proceeds from the Company's July common stock offering (\$1.6 million).

(4) MG&A increased \$1.6 million from a \$1.0 million donation to the Twin Towers Fund and higher personnel costs due to several executive management changes.

(5) Equity in income from affiliates decreased from \$0.1 million to a slight loss of \$57,000. The loss is primarily due to the operations of e.Emerge as licensing rates are currently lower than expected.

For the quarter, net income available to common shareholders, adjusted for property sales, extraordinary items and the cumulative effect of accounting change increased 14% to \$13.6 million, or \$0.43 per share (diluted) as compared to \$11.9 million, or \$0.43 per share (diluted), for the same period in the previous year. For the nine months ended September 30, 2001, adjusted net income increased 25% to \$39.1 million, or \$1.36 per share (diluted), as compared to \$31.4 million, or \$1.16 per share (diluted), for the same period in the previous year.

The preferred shares are anti-dilutive based upon adjusted net income described above for the periods presented.

QUARTERLY OPERATING MARGINS

Cash NOI in the 2001 SAME STORE portfolio rose \$3.3 million (15%) from \$22.3 million in 2000 to \$25.6 million in 2001, and operating margins before ground rent improved from 55.2% to 60.2%. GAAP NOI increased by \$1.8 million, approximately 7% over a year ago, and GAAP operating margins after ground rent improved from 61.48% to 62.6 %.

One of the primary drivers increasing same store cash NOI is the \$1.7 million (4%) increase in total revenue combined with a \$1.7 million reduction in free and straight-line rent, resulting in a \$3.4 million (8%) increase in cash revenue. The decrease in free rent (\$1.2 million) is primarily due to 711 Third Avenue (\$0.5 million), 1372 Broadway (\$0.2 million) and 292 Madison Avenue (\$0.3 million). The decrease in free rent is due to several new large tenants (Ketchum at 711 Third Avenue and Young & Rubicam at 292 Madison Avenue) having had free rent in 2000 and now pay cash rents in 2001. The \$1.7 million increase in same store revenue is due to:

1. An increase in cash rental revenue of \$1.3 million resulting from higher replacement rents on approximately 419,000 square feet that were 45% greater than previously fully escalated rents.

===== FINANCIAL HIGHLIGHTS CONTINUED

THIRD QUARTER 2001
UNAUDITED

[SL GREEN REALTY CORP. LOGO]

2. Increased escalation and reimbursement income (\$0.9 million), consisting of (i) electric reimbursement (\$0.4 million), (ii) increased passthrough of operating costs (\$0.2 million) and (iii) higher percentage rent escalations (\$0.3 million).

CONSOLIDATED

The Company's consolidated third quarter EBITDA margins before ground rent improved to 66.0% compared to 65.4% for 2000. The EBITDA margin after ground rent improved to 60.6% as compared to 59.7% in the same period of the prior year.

These margin improvements are attributable to (i) GAAP NOI growth resulting from leasing due to average improvement in cash replacement rents over this 12 month period of 46% versus previously escalated rents, (ii) income from unconsolidated joint ventures and (iii) property acquisitions, net of property dispositions.

QUARTERLY LEASING HIGHLIGHTS

Vacancy at June 30, 2001 was 316,397 useable square feet net of holdover tenants. During the quarter, 281,997 additional useable office square feet

became available at an average escalated cash rent of \$29.00 per rentable square foot. Space available before holdovers to lease during the quarter totaled 594,575 useable square feet, or 5.9% of the total portfolio.

During the third quarter, 60 office leases were signed totaling 185,935 useable square feet with new cash rents averaging \$40.65 per rentable square foot (exclusive of storage and retail space). Replacement rents were 40% greater than rents on previously occupied space, which had a fully escalated cash rent averaging \$29.17 per rentable square foot. Average tenant concessions were one month of free rent and an allowance of \$10.57 per rentable square foot. Including early renewals and excluding holdover tenants, the tenant renewal rate was 19%. 13 leases have expired comprising 45,031 useable square feet that are in a holdover status. This results in 345,645 useable square feet (net of holdovers) remaining available as of September 30, 2001.

The Company signed 10 leases for 14,102 useable square feet that were for early renewals. The early renewals for space were not scheduled to become available until after the fourth quarter of 2001. The Company was able to renew the current office tenants at an average cash rent of \$33.41, representing an increase of 57% over the previously fully escalated rents of \$21.26.

NEW ACTIVITY

NEW PROPERTY ACTIVITY

1250 BROADWAY ACQUISITION

On September 24, 2001 the Company acquired a 49.9% interest in 1250 Broadway from its joint venture partner, The Carlyle Group, for approximately \$29.5 million. In

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FINANCIAL HIGHLIGHTS CONTINUED

THIRD QUARTER 2001
UNAUDITED

[SL GREEN REALTY CORP. LOGO]

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conjunction with this transaction, Salomon Smith Barney provided \$85 million of first mortgage financing. 1250 Broadway is a 39-story building with approximately 670,000 square feet, and occupies the block front between 31st and 32nd Streets on Broadway. It is currently 99.6% leased. The going-in cash NOI yield on the investment is approximately 9.5% per annum. The Company is currently implementing a \$5 million capital improvement program to significantly renovate and upgrade the property.

110 EAST 42ND STREET SALE

The Company sold a 69,700 square foot condominium interest in its property located at 110 East 42nd Street for \$14.5 million, or approximately \$208 per square foot.

NEW STRUCTURED FINANCE ACTIVITY

NEWS BUILDING PREFERRED EQUITY INVESTMENT

On September 10, 2001 the Company announced that it has made a \$53.5 million preferred equity investment in The News Building, a 1.1 million square foot office building located at 220 East 42nd Street, New York. The interest was acquired from affiliates of The Witkoff Group and DRA Advisors, Inc. who continue to own a majority interest in the property. In connection with the transaction, SL Green will assume leasing responsibilities at the property.

MEZZANINE DEBT ACTIVITY

The Company has completed the following transactions:

- o Originated \$57.7 million of structured finance assets at a retained yield after seller financing of 14.6% including \$30 million in October.
- o Contributed \$25 million to PREI under the established investment program.

PREI INVESTMENT PROGRAM

The Company has entered into a non-exclusive investment program with Prudential Real Estate Investors (PREI) that will invest up to \$250 million in structured finance investments collateralized by New York City commercial real estate. Under the terms of the program, the Company and PREI will co-invest by purchasing 50% participation interests in structured finance investments originated, managed and serviced by the Company. The investment program will target mezzanine loans, first mortgage bridge loans, preferred equity, and junior mortgage participations in prime, well-located commercial real estate primarily in Midtown Manhattan. The Company will enhance its total return on investment through fees charged to the venture for origination, asset management and servicing as well as incentive returns based upon the overall performance of the investments.

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CAPITALIZATION AND LIQUIDITY

During the quarter, the Company obtained a \$65 million mortgage secured by 317 Madison Avenue. The \$65 million mortgage has a term of three years with two renewal options and bears interest at LIBOR plus 180 base points.

The Company's dividend payout ratio was 53.2% of FFO and 69.2% of FAD before first cycle leasing costs. These dividend payout ratios have increased due to the July common share issuance.

The Company's annual dividend distribution rate is \$1.55. The Company declared a quarterly dividend distribution to shareholders of record on September 28, 2001 of \$0.3875 per common share. The Company also declared a dividend of \$0.50 per share of Preferred Income Equity Redeemable Stock for shareholders of record as of September 28, 2001. Both dividends were paid on October 15, 2001.

OTHER

COMMON SHARE ISSUANCE

On July 25th, the Company sold 5 million primary common shares at a gross price of \$30.66 per share. After the underwriter's discount, net proceeds to the Company totaled \$149.0 million, or \$29.80 per share. The immediate use of proceeds was to pay down the Company's unsecured revolving credit facility.

DIVIDEND REINVESTMENT AND STOCK PURCHASE PLAN

The Company filed a registration statement with the SEC to register a dividend reinvestment and stock purchase plan ("DRIP") which was declared effective on September 24, 2001. The Company registered 3 million shares of common stock under the DRIP.

2001
SAME
STORE
673
First
Avenue
1140
Avenue
of the
Americas
420
Lexington
Avenue
470 Park
Avenue
South 50
West
23rd
Street
1466
Broadway
70 West
36th
Street
555 West
57th
Street
440
Ninth
Avenue
1414
Avenue
of the
Americas
711
Third
Avenue
1372
Broadway
292
Madison
Avenue
286
Madison
Avenue
290
Madison
Avenue

FINANCIAL HIGHLIGHTS

Third Quarter
Unaudited

[SL GREEN REALTY CORP. LOGO]

THREE MONTHS
ENDED
SEPTEMBER 30
2001 2000
OPERATIONAL
INFORMATION -

Total	
Revenues	
(000's) \$	
61,924 \$	
60,874 FUNDS	
FROM	
OPERATIONS	
FFO per	
share-	
diluted \$	
0.73 \$ 0.70	
FFO Payout	
53.2% 51.9%	
FUNDS	
AVAILABLE FOR	
DISTRIBUTION	
FAD per	
share-	
diluted \$	
0.56 \$ 0.47	
FAD Payout	
69.2% 76.5%	
ADJUSTED NET	
INCOME	
AVAILABLE TO	
COMMON	
SHAREHOLDERS	
per share -	
diluted \$	
0.44 \$ 0.62	
DIVIDENDS PER	
SHARE \$	
0.3875 \$	
0.3625 SAME-	
STORE CASH	
NOI INCREASE	
15% 14%	
CAPITALIZATION	
DATA (000'S)	
Total Assets	
\$ 1,346,171 \$	
1,153,718	
Total Debt \$	
484,131 \$	
472,103	
Minority	
Interest \$	
46,474 \$	
41,753	
Preferred	
Stock \$	
111,117 \$	
110,667	
Quarter End	
Closing Price	
- SLG Common	
Stock \$ 31.52	
\$ 28.06 Total	
Market	
Capitalization	
\$ 1,878,278 \$	
1,450,883	
RATIOS -----	

Consolidated	
Debt to Total	
Market	
Capitalization	
29.98% 35.24%	
Joint Venture	
Debt	
Allocated	
39.80% 40.19%	

PORTFOLIO ---

TOTAL
BUILDINGS
DIRECTLY
OWNED 19 19
JOINT
VENTURES 6 4

----- 25
23 TOTAL SF
10,035,800
9,130,800 END
OF QUARTER
OCCUPANCY 98%
98%
SUPPLEMENTAL
PACKAGE
INFORMATION
10 THIRD
QUARTER 2001

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COMPARATIVE BALANCE SHEETS

Unaudited
(000's omitted)

[SL GREEN REALTY COPR. LOGO]

9/30/2001 9/30/2000 +/-
6/30/2001 +/- -----

--- Assets -----

----- Commercial real
estate properties, at
cost: Land & land
interests 138,337
125,572 12,765 140,657
(2,320) Buildings &
improvements fee
interest 679,821
609,089 70,732 683,889
(4,068) Buildings &
improvements leasehold
143,198 137,441 5,757
141,670 1,528 Buildings
& improvements under
capital lease 12,208
12,208 -- 12,208 -- ---

----- 973,564 884,310
89,254 978,424 (4,860)
Less accumulated
depreciation (93,339)
(72,179) (21,160)
(86,585) (6,754) -----

--- 880,225 812,131
68,094 891,839 (11,614)
Other Real Estate
Investments: Investment
in unconsolidated joint
ventures 143,049 59,632
83,417 124,495 18,554
Mortgage loans and
preferred equity
investments 157,901
49,903 107,998 97,832
60,069 Properties held
for sale -- 49,890
(49,890) -- -- Cash and
cash equivalents 5,991
14,064 (8,073) 43,742
(37,751) Restricted
cash: Tenant security
19,394 18,979 415
26,408 (7,014) Escrows
& other 17,710 15,604
2,106 11,108 6,602
Tenant and other
receivables, net of
\$3,905 reserve at
9/30/01 12,229 9,132

3,097 7,008 5,221
 Related party
 receivables 1,883 964
 919 955 928 Deferred
 rents receivable, net
 of reserve for tenant
 credit loss of \$4,813
 at 9/30/01 50,060
 43,452 6,608 49,354 706
 Investment in and
 advances to affiliates
 8,570 7,943 627 7,932
 638 Deferred costs, net
 36,066 37,924 (1,858)
 37,446 (1,380) Other
 assets 13,093 34,100
 (21,007) 21,546 (8,452)

 ----- TOTAL ASSETS
 1,346,171 1,153,718
 192,453 1,319,665
 26,506
 =====

=====
 3/31/2001 +/- -----
 --- Assets -----

 ----- Commercial
 real estate properties,
 at cost: Land & land
 interests 165,814
 (27,477) Buildings &
 improvements fee
 interest 785,280
 (105,459) Buildings &
 improvements leasehold
 140,951 2,248 Buildings
 & improvements under
 capital lease 12,208 --
 ----- 1,104,253
 (130,689) Less
 accumulated
 depreciation (81,409)
 (11,929) -----
 1,022,844 (142,618)
 Other Real Estate
 Investments: Investment
 in unconsolidated joint
 ventures 72,673 70,376
 Mortgage loans and
 preferred equity
 investments 92,982
 64,919 Properties held
 for sale 82,153
 (82,153) Cash and cash
 equivalents 8,078
 (2,087) Restricted
 cash: Tenant security
 20,603 (1,209) Escrows
 & other 22,842 (5,132)
 Tenant and other
 receivables, net of
 \$3,905 reserve at
 9/30/01 8,940 3,289
 Related party
 receivables 1,046 837
 Deferred rents
 receivable, net of
 reserve for tenant
 credit loss of \$4,813
 at 9/30/01 46,843 3,217
 Investment in and
 advances to affiliates
 6,919 1,651 Deferred
 costs, net 40,940
 (4,873) Other assets
 16,650 (3,557) -----
 -- TOTAL ASSETS
 1,443,513 (97,342)
 =====

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COMPARATIVE BALANCE SHEETS

Unaudited
 (000's omitted)
 =====
 9/30/2001 9/30/2000 +/-
 6/30/2001 +/- 3/31/2001

 ----- LIABILITIES AND
 STOCKHOLDERS' EQUITY --

154,239 436,262 146,612
 433,482 Deferred
 compensation plans &
 officer loans (8,400)
 (5,939) (2,461) (9,072)
 671 (9,400) Accumulated
 Other Comprehensive
 Income (loss) (4,500) -
 - (4,500) (1,896)
 (2,604) (2,409)
 Retained earnings
 40,116 14,633 25,483
 38,787 1,329 32,894 ---

----- Total
 Stockholders' Equity
 610,390 437,574 172,816
 464,330 146,060 454,815

 TOTAL LIABILITIES AND
 STOCKHOLDERS' EQUITY
 1,346,171 1,153,718
 192,453 1,319,665
 26,506 1,443,513
 =====

===== =====
 Dividend and
 distributions payable
 2,030 Security deposits
 (1,234) Total
 Liabilities (256,558)
 Minority interest
 (2,278 units
 outstanding) 3,411 8%
 Preferred Income Equity
 Redeemable Shares \$0.01
 par value, \$25.00
 mandatory liquidation
 preference, 4,600
 outstanding 229
 STOCKHOLDERS' EQUITY --

----- Common
 stock, \$.01 par value
 100,000 shares
 authorized, 29,945
 issued and outstanding
 at 9/30/01 52
 Additional paid - in
 capital 149,392
 Deferred compensation
 plans & officer loans
 1,000 Accumulated Other
 Comprehensive Income
 (loss) (2,091) Retained
 earnings 7,221 Total
 Stockholders' Equity
 155,575 TOTAL
 LIABILITIES AND
 STOCKHOLDERS' EQUITY
 (97,342) SUPPLEMENTAL
 PACKAGE INFORMATION 12
 THIRD QUARTER 2001

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COMPARATIVE STATEMENTS OF OPERATIONS

Unaudited
 (\$000'S OMITTED)

[SL GREEN REALTY CORP. LOGO]

 Three Months
 Ended SEP-01 SEP-
 00 +/- % -----

 REVENUES -----

Rental revenue,
 net 46,426 44,482
 1,944 4% Free
 rent 877 1,978
 (1,101) -56%
 Amortization of
 free rent (739)
 (851) 112 -13% --

```

-- ----- Net
free rent 138
1,127 (989) -88%
- Straight-line
rent 1,783 2,237
(453) -20%
Allowance for S/L
tenant credit
loss (377) (199)
(178) 90%
Escalation and
reimbursement
revenues 9,114
7,593 1,521 20%
Signage rent 424
496 (72) -14%
Preferred Equity
Investment 630
1,272 (642) -50%
Investment income
3,306 3,696 (391)
-11% Other income
479 170 309 182%
-----
TOTAL REVENUES,
NET 61,924 60,874
1,050 2% Equity
in income/(loss)
from affiliates
(57) 71 (128)
-181% Equity in
income from
unconsolidated
joint ventures
2,752 586 2,166
370% EXPENSES ---
-----
-----
-----
--- Operating
expenses 15,076
15,260 (184) -1%
Ground rent 3,101
3,164 (63) -2%
Real estate taxes
7,452 7,299 152
2% Marketing,
general and
administrative
4,116 2,540 1,576
62% -----
- TOTAL OPERATING
EXPENSES 29,745
28,263 1,481 5%
EBITDA 34,874
33,268 1,608 5% -
Interest 9,785
10,698 (913) -9%
Depreciation and
amortization
9,047 8,300 747
9% -----
INCOME BEFORE
MINORITY INTEREST
16,042 14,270
1,772 12%
Extraordinary
loss- early debt
extinguishment
(332) (332) 0%
Gain on sale of
properties 647 -
647 0% Gain on
redemption of
preferred equity
inv. - 5,624
(5,624) -100%
Cumulative effect
of accounting
change - - - 0%
Minority interest
- OP (1,010)
(1,496) 486 -32%
-----
NET INCOME 15,347
18,398 (3,051)
-17% Dividends on
preferred shares
2,300 2,300 - 0%
Preferred stock

```

accretion 114 107
 7 6% -----

 -- INCOME
 AVAILABLE FOR
 COMMON SHARES
 12,933 15,991
 (3,058) -19%
 =====
 =====
 =====

Three Months
 Ended Nine Months
 Ended JUN-01 SEP-
 01 -----
 REVENUES -----

Rental revenue,
 net 51,208
 149,625 Free rent
 1,136 3,961
 Amortization of
 free rent (816)
 (2,393) -----

----- Net
 free rent 320
 1,568 Straight-
 line rent 2,335
 6,669 Allowance
 for S/L tenant
 credit loss (458)
 (1,484)

Escalation and
 reimbursement
 revenues 7,296
 24,467 Signage
 rent 179 953
 Preferred Equity
 Investment - 630
 Investment income
 5,046 11,626
 Other income 550
 1,339 -----

----- TOTAL
 REVENUES, NET
 66,476 195,394
 Equity in
 income/(loss)
 from affiliates
 (658) (984)
 Equity in income
 from
 unconsolidated
 joint ventures
 1,756 6,021
 EXPENSES -----

Operating
 expenses 14,081
 44,983 Ground
 rent 3,159 9,419
 Real estate taxes
 7,958 23,590
 Marketing,
 general and
 administrative
 3,668 11,331 ----

 TOTAL OPERATING
 EXPENSES 28,866
 89,323 EBITDA
 38,708 111,108
 Interest 13,171
 36,853
 Depreciation and
 amortization
 9,189 27,956 ----

 INCOME BEFORE
 MINORITY INTEREST
 16,348 46,299
 Extraordinary
 loss- early debt
 extinguishment -

(430) Gain on
 sale of
 properties 3,002
 5,163 Gain on
 redemption of
 preferred equity
 inv. - -
 Cumulative effect
 of accounting
 change - (532)
 Minority interest
 - OP (1,405)
 (3,496) -----

----- NET
 INCOME 17,945
 47,004 Dividends
 on preferred
 shares 2,300
 6,900 Preferred
 stock accretion
 115 343 -----

----- INCOME
 AVAILABLE FOR
 COMMON SHARES
 15,530 39,761

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SUPPLEMENTAL
 PACKAGE
 INFORMATION 13
 THIRD QUARTER
 2001

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COMPARATIVE STATEMENTS OF OPERATIONS

Unaudited
 (\$000'S OMITTED)

[SL GREEN REALTY CORP. CORP.]

Three
 Months
 Ended SEP-
 01 SEP-00 -

- RATIOS -

---- MG&A
 to Real
 Estate
 Revenue,
 net 7.16%
 4.56% MG&A
 to Total
 Revenue,
 net 6.65%
 4.17%
 Operating
 Expense to
 Real Estate
 Revenue,
 net 26.21%
 27.38%
 EBITDA to
 Real Estate
 Revenue,
 net 60.64%
 59.69%
 EBITDA
 before
 Ground Rent
 to Real
 Estate
 Revenue,
 net 66.03%
 65.36%
 (\$000's
 omitted -
 except per
 share data)
 PER SHARE
 DATA: -----

outstanding
32,183
28,792

PAYOUT OF TAXABLE INCOME ANALYSIS:

Estimated taxable income is derived from net income less straightline rent, free rent net of amortization of free rent, plus tax gain on sale of properties, credit loss, straightline ground rent and the difference between tax and GAAP depreciation. The Company has deferred the taxable gain on the sales 29 West 35th Street, 17 Battery Place South, and 1412 Broadway through 1031 exchanges.

SUPPLEMENTAL PACKAGE INFORMATION

14

THIRD QUARTER 2001

JOINT VENTURE STATEMENTS

BALANCE SHEET FOR UNCONSOLIDATED JOINT VENTURES

UNAUDITED

(000'S OMITTED)

[SL GREEN REALTY CORP. LOGO]

SEPTEMBER 30, 2001 -----

----- TOTAL
PROPERTY SLG PROPERTY
INTEREST -----

----- Land &
land interests 129,751
75,552 Buildings &
improvements 547,460 321,570

677,211 397,122 Less
accumulated depreciation
(15,532) (10,072) -----

----- Net Real Estate
661,679 387,050 Cash and
cash equivalents 10,638
6,578 Restricted cash 23,433
15,775 Tenant receivables,
net of \$95 reserve 5,585
3,963 Deferred rents
receivable, net of reserve
for tenant credit loss of
\$308 at 9/30/01 5,600 3,556
Deferred costs, net 9,095
6,464 Other assets 4,681
2,786 ----- TOTAL
ASSETS 720,712 426,172

Mortgage loan payable
445,000 263,478 references
page 19 & 22 Accrued
interest payable 1,642 885
Accounts payable and accrued
expenses 18,266 14,362
Security deposits 6,340
4,375 Contributed Capital
(1) 249,464 143,072
references page 11 -----
----- TOTAL LIABILITIES
AND EQUITY 720,712 426,172

SEPTEMBER 30, 2000 -----

----- TOTAL
PROPERTY SLG PROPERTY
INTEREST -----

----- Land &
land interests 69,468 32,774
Buildings & improvements
288,625 135,781 -----

----- 358,093
168,555 Less accumulated
depreciation (5,948) (2,786)

----- Net Real
Estate 352,145 165,769 Cash
and cash equivalents 5,857
2,969 Restricted cash 9,937
4,632 Tenant receivables,
net of \$95 reserve 1,611 742
Deferred rents receivable,
net of reserve for tenant
credit loss of \$308 at
9/30/01 3,680 1,669 Deferred

costs, net 4,874 2,168 Other
 assets 2,977 2,028 -----
 --- TOTAL ASSETS 381,081
 179,977

=====
 Mortgage loan payable
 238,650 111,040 Accrued
 interest payable 1,559 745
 Accounts payable and accrued
 expenses 6,382 3,013
 Security deposits 5,915
 2,726 Contributed Capital
 (1) 128,575 62,453 -----
 ----- TOTAL LIABILITIES AND
 EQUITY 381,081 179,977
 =====

 As of September 30, 2001 the Company has six joint venture interests
 representing a 50% interest in 180 Madison Avenue acquired in December 2000, a
 49.9% interest in 1250 Broadway acquired in September 2001, a 50% interest in
 100 Park Avenue acquired in February 2000, a 35% interest in 321 West 44th
 Street contributed May 2000, a 35% interest in 469 Seventh Avenue acquired in
 January 2001, and a 55% interest in 1 Park Avenue contributed in June 2001.
 These interests are accounted for on the equity method of accounting and,
 therefore, are not consolidated into the company's financial statements.
 Additional detail is available on page 33.

(1) This analysis excludes certain residual interests in the entity that held 90
 Broad Street (sold November 2000).

 SUPPLEMENTAL PACKAGE INFORMATION 15 THIRD QUARTER 2001

=====
 JOINT VENTURE STATEMENTS

STATEMENTS OF OPERATIONS FOR UNCONSOLIDATED JOINT VENTURES
 UNAUDITED
 (000'S OMITTED)

[SL GREEN REALTY CORP. LOGO]

=====
 THREE MONTHS ENDED
 SEPTEMBER 30, 2001 --

----- TOTAL
 PROPERTY SLG PROPERTY
 INTEREST SLG
 SUBSIDIARY -----

Revenues -----

----- Rental
 Revenue, net 21,628
 11,463 Free rent 192
 140 Amortization of
 free rent (71) (37) -

----- Net
 free rent 121 103
 Straight-line rent
 1,008 516 Allowance
 for S/L tenant credit
 loss (185) (105)
 Escalation and
 reimbursement
 revenues 4,999 2,657
 Investment income 174
 93 Other income 24 12

----- TOTAL
 REVENUES, NET 27,770
 14,738 EXPENSES -----

 Operating expenses
 6,827 3,577 Real
 estate taxes 4,264

STOCK AID-IN CAPITAL EXCESS OF EARNINGS) LOAN LOSS TOTAL
 BALANCE AT DECEMBER 31, 1998 240,416,939 (8,559) (3,794) 404,826 BALANCE AT DECEMBER 31, 1999 242,421,958 (9,422) (6,674) -
 406,104 Net Income 86,217 86,217 Preferred dividend and accretion (9,626) (9,626) Deferred compensation plan 253 6 259 Exercise
 of employee stock options 3 4,359 4,362 Cash distributions declared (\$1.475 per common share) (36,003) (36,003) Redemption of
 operating partnership units 1 2,128 2,129 Amortization of officers' loan and deferred compensation 1,631 1,631
 BALANCE AT DECEMBER 31, 2000 246,428,698 31,166 (5,037) -- 455,073 Net Income 47,004 47,004
 Cumulative Effect of Accounting Change (811) (811) Preferred Dividend and Accretion (7,243) (7,243) Proceeds from common stock
 offering & revaluation of minority interest (\$2,927) 50 144,874 144,924 Deferred compensation plan 1 3,704 (4,410) (705) Exercise
 of employee stock options 3 5,051 5,054 Cash distributions declared (\$1.1625 per common share) (30,811) (30,811) Redemption of
 operating partnership units 547 547 Comprehensive Income - Unrealized loss of derivative instruments (3,689) (3,689) Amortization
 of officers' loan and deferred compensation 1,047 1,047
 SEPTEMBER 30, 2001 (UNAUDITED) 300 582,874 40,116 (8,400) (4,500) 610,390

RECONCILIATION OF SHARES AND UNITS OUTSTANDING, AND DILUTION COMPUTATION

COMMON STOCK OP UNITS BASIC SHARES DILUTION FACTOR DILUTED SHARES
 BALANCE AT DECEMBER 31, 1998 23,951,826 2,428,056 26,379,882 26,379,882 BALANCE AT DECEMBER 31, 1999 24,184,217 2,428,056
 26,612,273 26,612,273 BALANCE AT DECEMBER 31, 2000 24,515,994 2,307,515 26,823,509 26,823,509 Option/OP Units Converted 277,879
 (29,111) 248,768 (152,981) 95,787 Deferred Compensation Program 150,500 150,500 (22,445) 128,055 Common Stock Offering 5,000,000
 5,000,000 (3,772,894) 1,227,106 Unexercised Option Share Equivalents -- 517,948 517,948 Preferred Stock "If Converted" Method to
 common stock -- 4,698,900 4,698,900
 2001(UNAUDITED) 29,944,373 2,278,404 32,222,777 1,268,528 33,491,305 SUPPLEMENTAL PACKAGE INFORMATION 17 THIRD QUARTER 2001

COMPARATIVE COMPUTATION OF FFO AND FAD UNAUDITED (\$000'S OMITTED - EXCEPT PER SHARE DATA)

THREE MONTHS ENDED SEPT 30 THREE MONTHS ENDED JUNE 30 2001 2000 % CHANGE 2001
 % CHANGE FUNDS FROM OPERATIONS
 Net Income before Minority Interests 16,042 14,270 12% 16,348 -2% Add:
 Depreciation and Amortization 9,047 8,300 9% 9,189 -2% FFO adjustment for Joint Ventures 2,225 842 164% 1,358 64% Less: Dividends
 on Preferred Shares 2,300 2,300 0% 2,300 0% Non Real Estate Depreciation/Amortization of Finance Costs 1,059 1,042 2% 1,157 -9%
 FUNDS FROM OPERATIONS - BASIC 23,955 20,070 19% 23,438 2% FUNDS FROM OPERATIONS - BASIC PER SHARE 0.78 0.75 4%
 0.87 -10% Add: Dividends on Preferred Shares 2,300 2,300 0% 2,300 0% FUNDS FROM OPERATIONS - DILUTED 26,255
 22,370 17% 25,738 2% FUNDS FROM OPERATIONS - DILUTED PER SHARE 0.73 0.70 4% 0.80 -9% FUNDS AVAILABLE FOR DISTRIBUTION
 FFO (1)
 26,255 20,070 31% 25,738 2% Add: Non Real Estate Depreciation 1,059 1,042 2% 1,157 -9% 2% Allowance for S/L Tenant Credit Loss 377
 199 90% 458 -18% Straight-line Ground Rent 60 312 -81% 354 -83% Non-cash Deferred Compensation 349 422 -17% 350 0% FAD adjustment
 for Joint Ventures & Emerge (2,922) (631) 363% (2,940) -1% Less: Straight-line Rental Income 1,783 2,237 -20% 2,335 -24% Free Rent
 - Occupied (Net of Amortization, incl. First Cycle) 138 1,127 -88% 320 -57% Amortization of Mortgage Investment Discount 177 1,119
 -84% (5,608) -103% Second Cycle Tenant Improvement & Leasing Commission on Existing Space 2,449 3,118 -21% 1,799 36% Recurring
 Building Improvements 431 871 -51% 481 -10% FUNDS AVAILABLE FOR DISTRIBUTION 20,200 12,942 56% 25,790 -22%
 Diluted per Share 0.56 0.47 19% 0.80 -30% First Cycle Leasing Costs Tenant Improvement & Leasing Commissions 7 680 -99% 14 -50%
 FUNDS AVAILABLE FOR DISTRIBUTION AFTER FIRST CYCLE LEASING COSTS 20,193 12,262 65% 25,776 -22% Funds Available
 for Distribution per Diluted Weighted Average Unit and Common Share 0.64 0.45 43% 0.94 -31% Redevelopment Costs 4,147 3,778 10%
 2,225 86%
 PAYOUT RATIO OF FUNDS FROM OPERATIONS 53.24% 51.85% 3% 48.43% 10% PAYOUT RATIO OF FUNDS AVAILABLE FOR DISTRIBUTION
 BEFORE FIRST CYCLE 69.20% 76.47% -10% 48.34% 43%

[SL GREEN REALTY CORP. LOGO]

THREE MONTHS ENDED MAR 31
 2001 % CHANGE FUNDS FROM OPERATIONS
 Net Income before Minority Interests 13,909 15% Add: Depreciation and Amortization 9,720 -7%
 FFO adjustment for Joint Ventures 996 123% Less: Dividends on Preferred Shares 2,300 0% Non Real Estate Depreciation/Amortization
 of Finance Costs 1,155 -8% FUNDS FROM OPERATIONS - BASIC 21,170 13% FUNDS FROM OPERATIONS - BASIC PER SHARE 0.79 -1% Add:
 Dividends on Preferred Shares 2,300 0% FUNDS FROM OPERATIONS - DILUTED 23,470 12% FUNDS FROM OPERATIONS - DILUTED PER SHARE
 0.73 0% FUNDS AVAILABLE FOR DISTRIBUTION
 FFO (1) 23,470 12% Add: Non Real Estate Depreciation 1,155 -8% 2% Allowance for S/L Tenant Credit Loss 649 -42% Straight-
 line Ground Rent 354 -83% Non-cash Deferred Compensation 349 0% FAD adjustment for Joint Ventures & Emerge (739) 295% Less:
 Straight-line Rental Income 2,551 -30% Free Rent - Occupied (Net of Amortization, incl. First Cycle) 1,110 -88% Amortization of
 Mortgage Investment Discount 759 -77% Second Cycle Tenant Improvement & Leasing Commission on Existing Space 3,558 -31% Recurring
 Building Improvements 327 32% FUNDS AVAILABLE FOR DISTRIBUTION 16,932 19% Diluted per Share 0.53 6% First Cycle Leasing
 Costs Tenant Improvement & Leasing Commissions 539 -99% FUNDS AVAILABLE FOR DISTRIBUTION AFTER FIRST CYCLE LEASING COSTS
 16,393 23% Funds Available for Distribution per Diluted Weighted Average Unit and Common Share 0.51 26% Redevelopment Costs 2,789
 49% PAYOUT RATIO OF FUNDS FROM
 OPERATIONS 53.00% 0% PAYOUT RATIO OF FUNDS AVAILABLE FOR DISTRIBUTION BEFORE FIRST CYCLE 72.57% -5%
 (1) For the calculation of funds available for distribution, the
 FFO Diluted was used for 2Q01 and 3Q01. SUPPLEMENTAL PACKAGE INFORMATION 18 THIRD QUARTER 2001

SELECTED FINANCIAL DATA CAPITALIZATION ANALYSIS UNAUDITED (\$000'S OMITTED) [SL GREEN REALTY CORP. LOGO]

SEPTEMBER 30, JUNE 30, MARCH 31, 2001 2000 2001 2001 MARKET CAPITALIZATION Common Equity: Common Shares
 Outstanding 29,945 24,516 24,859 24,705 OP Units Outstanding 2,278 2,308 2,281 2,283
 TOTAL COMMON EQUITY (SHARES AND UNITS) 32,223 26,824 27,140 26,988 Share Price at (End of Period) 31.52 28.06 30.31 27.45
 Equity Market Value 1,015,669 752,740 822,621 740,821 Preferred Equity at Liquidation Value:
 115,000 115,000 115,000 115,000 REAL ESTATE DEBT
 Property Level Mortgage Debt 411,393 345,351 325,411 528,535 Company's
 portion of Joint Venture Mortgages 263,478 111,040 213,452 128,408 Outstanding Balance on - Secured Credit Line 19,738 27,752
 45,238 44,926 Outstanding Balance on - Unsecured Credit Line 53,000 99,000 238,000 167,000
 - TOTAL COMBINED DEBT 747,609 583,143 822,102 868,869 TOTAL MARKET CAP (DEBT & EQUITY) 1,878,278 1,450,883 1,759,723 1,724,690
 LINES OF CREDIT AVAILABILITY
 Senior Unsecured Line of Credit Maximum Line Available 300,000 250,000 300,000 300,000 Letters of
 Credit issued 5,000 -- 5,000 5,000 Outstanding Balance 53,000 99,000 238,000 167,000 Net
 Line Availability 242,000 151,000 57,000 128,000 Secured Line of Credit Maximum Line
 Available 60,000 50,000 60,000 60,000 Outstanding Balance 19,738 27,752 45,238 44,926
 Prudential Line Availability 40,262 22,248 14,762 15,074 Total Availability under Lines
 of Credit 282,262 173,248 71,762 143,074 RATIO ANALYSIS
 Consolidated Basis Debt to
 Market Cap Ratio 29.98% 35.24% 39.36% 46.39% Debt to Gross Real Estate Book Ratio (1) 48.31% 48.23% 58.31% 59.23% Secured Real
 Estate Debt to Secured Assets Gross Book (1) 67.51% 55.77% 68.37% 75.98% Unsecured Debt to Unencumbered Assets-Gross Book Value
 (1) 15.67% 32.86% 62.74% 46.18% Secured Line of Credit to Structured Finance Assets (1) 12.50% 46.33% 41.95% 48.32% Joint

Ventures Allocated Combined Debt to Market Cap Ratio 39.80% 40.19% 46.72% 50.38% Debt to Gross Real Estate Book Ratio (1) 53.77%
 50.96% 60.10% 60.23% Secured Debt to Secured Assets Gross Book (1) 67.38% 57.99% 67.15% 73.87% Unsecured Debt to Unencumbered
 Assets-Gross Book Value (1) 15.67% 32.86% 62.74% 46.18% Secured Line of Credit to Structured Finance Assets (1) 12.50% 46.33%
 41.95% 48.32% (1) Excludes property under capital lease SUPPLEMENTAL PACKAGE INFORMATION 19 THIRD QUARTER 2001

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SELECTED FINANCIAL DATA PROPERTY NOI AND COVERAGE RATIOS UNAUDITED (\$000'S OMITTED)

=====

THREE MONTHS ENDED SEPTEMBER 30 ----- 2001 2000 +/- % CHANGE -----

-- FUNDS FROM OPERATIONS 23,955 20,070 3,885 19% -----

----- Less: Non - Building Revenue 6,354 6,023 331 5% Plus: 2% Reserve for
 Tenant Credit Loss 377 199 178 90% Interest Expense (incl. Capital Lease Int.) 9,785 10,698 (913) -9% Non Real Estate
 Depreciation 1,059 1,042 17 2% MG&A Expense 4,116 2,540 1,576 62% Preferred Dividend 2,300 2,300 -- 0% -----

GAAP NOI 35,237 30,826 4,411 14% CASH ADJUSTMENTS -----

----- Less: Free Rent (Net of Amortization) 138 1,127 (989) -88%
 Straightline Revenue Adjustment 1,783 2,237 (454) -20% Plus: Ground Lease Straight-line Adjustment 60 312 (252) -81% -----

----- CASH NOI 33,376 27,774 5,602 20% Real Estate Revenue, net 57,886 55,936 1,950 3% OPERATING MARGINS -----

----- GAAP
 NOI/Real Estate Revenue, net 60.87% 55.11% Cash NOI/Real Estate Revenue, net 57.66% 49.65% GAAP NOI before Ground
 Rent/Real Estate Revenue, net 60.87% 60.77% Cash NOI before Ground Rent/Real Estate Revenue, net 57.55% 54.75% COMPONENTS
 OF DEBT AND FIXED CHARGES -----

----- Interest on Fixed Rate Loans 5,705 4,376 1,329 30% Interest on Floating Rate Loans 4,080
 6,322 (2,242) -35% Fixed Amortization Principal Payments 1,196 943 253 27% ----- TOTAL DEBT SERVICE 10,981
 11,641 (660) -6% Payments under Ground Lease Arrangements 3,041 2,852 189 7% Preferred Stock Dividend 2,300 2,300 -- 0% --

----- TOTAL FIXED CHARGES 16,322 16,793 (471) -3% -----

----- Adjusted EBITDA 39,005 34,531 Interest Coverage Ratio 3.99
 3.23 Debt Service Coverage ratio 3.55 2.97 Fixed Charge Coverage ratio 2.39 2.06 -----

===== [SL GREEN
 REALTY CORP. LOGO]

===== THREE
 MONTHS ENDED JUNE 30 ----- 2001 +/- % CHANGE ----- FUNDS FROM OPERATIONS 23,438 517
 2% -----

----- Less: Non
 - Building Revenue 6,195 159 3% Plus: 2% Reserve for Tenant Credit Loss 458 (81) -18% Interest Expense (incl. Capital
 Lease Int.) 13,171 (3,386) -26% Non Real Estate Depreciation 1,157 (98) -8% MG&A Expense 3,668 448 12% Preferred Dividend
 2,300 -- 0% ----- GAAP NOI 37,997 (2,760) -7% CASH ADJUSTMENTS -----

----- Less: Free Rent (Net of Amortization) 320 (182) -57% Straightline
 Revenue Adjustment 2,335 (552) -24% Plus: Ground Lease Straight-line Adjustment 354 (294) -83% ----- CASH NOI 35,696
 (2,320) -6% Real Estate Revenue, net 61,338 (3,452) -6% OPERATING MARGINS -----

----- GAAP NOI/Real Estate Revenue, net 61.95% Cash NOI/Real
 Estate Revenue, net 58.20% GAAP NOI before Ground Rent/Real Estate Revenue, net 72.25% Cash NOI before Ground Rent/Real
 Estate Revenue, net 67.92% COMPONENTS OF DEBT AND FIXED CHARGES -----

----- Interest on Fixed Rate Loans 6,876 (1,171) -17% Interest on Floating
 Rate Loans 6,295 (2,215) -35% Fixed Amortization Principal Payments 1,004 192 19% ----- TOTAL DEBT SERVICE 14,175
 (3,194) -23% Payments under Ground Lease Arrangements 2,806 235 8% Preferred Stock Dividend 2,300 -- 0% ----- TOTAL
 FIXED CHARGES 19,280 (2,957) -15% -----

----- Adjusted EBITDA 41,379 Interest Coverage Ratio 3.14 Debt Service Coverage ratio 2.92 Fixed Charge
 Coverage ratio 2.15 -----

----- SUPPLEMENTAL PACKAGE INFORMATION 20 THIRD QUARTER 2001

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SELECTED FINANCIAL DATA 2001 SAME STORE UNAUDITED (\$000'S OMITTED) [SL GREEN REALTY CORP. LOGO]

=====

THREE MONTHS ENDED SEPTEMBER 30 THREE MONTHS ENDED JUNE 30 ----- 2001 2000
 +/- % CHANGE 2001 +/- % CHANGE ----- REVENUES -----

----- Rental Revenue 39,760 38,745 1,015 3% 39,789
 (29) 0% Credit Loss (279) (132) (147) 111% (283) 4 -1% Signage Rent 372 496 (124) -25% 141 231 164% Escalation & Reimbursement
 Revenues 7,170 6,304 866 14% 6,155 1,015 16% Investment & Other Income 388 281 107 38% 324 64 20% -----

TOTAL REVENUES 47,411 45,694 1,717 4% 46,125 1,286 3% EXPENSES -----

----- Operating Expense 11,667 11,665 2 0% 10,146 1,521 15% Ground Rent
 3,101 3,164 (63) -2% 3,159 (58) 0% Real Estate Taxes 6,111 5,934 177 3% 5,738 373 7% ----- TOTAL
 OPERATING EXPENSES 20,879 20,763 116 1% 19,043 1,836 10% EBITDA 26,532 24,931 1,601 6% 27,083 (551) -2% Interest 6,862 6,065 797
 13% 6,977 (115) -2% Depreciation & Amortization 6,622 6,127 495 8% 6,249 373 6% Income Before Minority Interest 13,048 12,739 309
 2% 13,856 (808) -6% Plus: Real Estate Depreciation & Amortization 6,403 5,738 665 12% 6,031 372 6% -----

----- Less: Non - Building Revenue 175 252 (77) -31% 223 (48) -21% Plus: 2% Reserve for
 Tenant Credit Loss 279 132 147 111% 283 (4) -1% Interest Expense 6,862 6,065 797 13% 6,977 (115) -2% Non Real Estate Depreciation
 220 389 (169) -43% 219 1 1% ----- GAAP NOI 26,637 24,811 1,826 7% 27,143 (506) -2% CASH ADJUSTMENTS -----

----- Less: Free Rent (Net of Amortization) (127) 1,026 (1,153) -112% 281 (408) -145% Straightline Revenue Adjustment 1,250 1,784 (534)
 -30% 1,622 (372) -23% Plus: Ground Lease Straight-line Adjustment 121 312 (191) -61% 354 - 0% -----

CASH NOI 25,635 22,313 3,322 15% 25,594 41 0% OPERATING MARGINS -----

----- GAAP NOI to Real Estate Revenue, net 56.06% 54.44% 58.77% Cash
 NOI to Real Estate Revenue, net 53.95% 48.96% 55.42% GAAP NOI before Ground Rent/Real Estate Revenue, net 62.59% 61.38% 65.61% Cash
 NOI before Ground Rent/Real Estate Revenue, net 60.22% 55.22% 61.49% SUPPLEMENTAL PACKAGE INFORMATION 21 THIRD QUARTER 2001

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DEBT SUMMARY SCHEDULE UNAUDITED (\$000'S OMITTED) [SL GREEN REALTY CORP. LOGO]

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2001 PRINCIPAL O/S ANNUAL 9/30/2001 COUPON PAYMENT ----- FIXED RATE SECURED DEBT -----

----- Property 673 First Avenue 9,757
 9.00% 3,985 470 Park Avenue South 9,463 8.25% 1,207 50 West 23rd Street 21,000 7.33% 1,539 CIBC (against 1414 Ave. of Americas and
 70 W. 36th St.) 26,104 7.90% 2,223 711 Third Avenue 48,916 8.13% 4,388 555 West 57th Street (Liber collar of 6.10% - 6.58% +
 200bps) 69,099 8.10% - 420 Lexington Avenue 125,000 8.44% 10,694 875 Bridgeport Avenue, CT (1031 exchange asset) 14,876 8.32%
 1,272 ----- TOTAL FIXED RATE SECURED DEBT 324,215 8.21% WTD AVG 25,308 FLOATING RATE DEBT -----

----- SECURED FLOATING RATE DEBT
 317 Madison (Liber + 180bp) 65,000 5.38% Structured Finance Loan (Liber + 100bp) 22,178 4.64% Prudential Line of Credit (Liber +
 125bps) 19,738 4.98% ----- TOTAL FLOATING RATE SECURED DEBT 106,916 5.15% WTD AVG UNSECURED FLOATING RATE DEBT Senior
 Unsecured Line of Credit (Liber + 150 bps) 53,000 5.64% ----- TOTAL FLOATING RATE UNSECURED DEBT 53,000 5.64% WTD AVG
 TOTAL FLOATING RATE DEBT OUTSTANDING 159,916 5.31% WTD AVG TOTAL DEBT 484,131 7.25% WTD AVG -----

----- WEIGHTED AVERAGE BALANCE & INTEREST RATE 431,863 7.29% -----

SUMMARY OF JOINT VENTURE DEBT

PRINCIPAL O/S	GROSS PRINCIPAL	SLG SHARE	JOINT VENTURE DEBT
32,000 15,968 7.81% 2,499 1250 Broadway (Liber + 250bp)	85,000 84,830 5.29%	- 469 Seventh Avenue (Liber + 225 bp)	36,000 12,600 5.68%
- 321 W 44th JV (Liber + 250bps)	22,000 7,700 6.08%	- 1 Park Avenue (Liber + 150 bps)	150,000 82,500 5.35%
JV 120,000 59,880 8.00% 9,733			- 100 Park Avenue
			JV 120,000 59,880 8.00% 9,733
			TOTAL JOINT VENTURE DEBT 445,000 263,478 6.12% 12,232
			WEIGHTED AVERAGE BALANCE & INTEREST
			RATE WITH SLG JV DEBT 647,931 6.99%

[SL GREEN REALTY CORP. LOGO]

2001 PRINCIPAL MATURITY DUE AT EARLIEST CONTRACTUAL REPAYMENT DATE MATURITY PREPAYMENT DATE
- FIXED RATE SECURED DEBT
Property 673 First Avenue 3,014 12/13/2003 2,000 Open 470 Park Avenue South 416 4/1/2004 8,285 Open 50 West 23rd Street - 8/1/2007 19,234 Aug-01 CIBC (against 1414 Ave. of Americas and 70 W. 36th St.) 178 5/1/2009 12,196 Apr-03 711 Third Avenue 406 9/10/2005 22,825 Jun-04 555 West 57th Street (Liber collar of 6.10% - 6.58% + 200bps) 676 11/1/2004 66,959 Open 420 Lexington Avenue 255 11/1/2010 104,406 Open 875 Bridgeport Avenue, CT (1031 exchange asset) 34 5/10/2025 5,466 Open
TOTAL FIXED RATE SECURED DEBT 4,979 FLOATING RATE DEBT
SECURED FLOATING RATE DEBT 317 Madison (Liber + 180bp) - 8/1/2004 65,000 Open Structured Finance Loan (Liber + 100bp) - 11/1/2002 22,178 Nov-02 Prudential Line of Credit (Liber + 125bps) - 12/22/2001 19,738 Open TOTAL FLOATING RATE SECURED DEBT UNSECURED FLOATING RATE DEBT Senior Unsecured Line of Credit (Liber + 150 bps) - 6/27/2003 53,000 Open TOTAL FLOATING RATE UNSECURED DEBT TOTAL FLOATING RATE DEBT OUTSTANDING TOTAL DEBT
WEIGHTED AVERAGE BALANCE & INTEREST RATE

SUMMARY OF JOINT VENTURE DEBT

JOINT VENTURE DEBT
180 Madison JV - 12/1/2005 30,778 Open 1250 Broadway (Liber + 250bp) - 10/1/2004 85,000 Open 469 Seventh Avenue (Liber + 225 bp) - 2/1/2003 12,600 Open 321 W 44th JV (Liber + 250bps) - 4/30/2003 7,700 Open 1 Park Avenue (Liber + 150 bps) - 1/10/2004 82,500 Open 100 Park Avenue JV 187 9/1/2010 107,488 Open
TOTAL JOINT VENTURE DEBT 187
WEIGHTED AVERAGE BALANCE & INTEREST RATE WITH SLG JV DEBT
SUPPLEMENTAL PACKAGE INFORMATION 22 THIRD QUARTER 2001

SUMMARY OF GROUND LEASE ARRANGEMENTS

Consolidated Statement (REIT)
(\$000's omitted)

[SL GREEN REALTY CORP. LOGO]

PROPERTY	2001 SCHEDULED	2002 SCHEDULED	2003 SCHEDULED	2004 SCHEDULED	LAND LEASE OBLIGATIONS	DEFERRED YEAR OF MATURITY
	CASH PAYMENT (000'S)	CASH PAYMENT (000'S)	CASH PAYMENT (000'S)	CASH PAYMENT (000'S)		
Operating Leases						
673 1st Avenue	3,010	3,010	3,010	3,010	12,182	2037
1140 Avenue of Americas (2)	348	348	348	348	-	2016 (3)
420 Lexington (2)	7,074	7,074	7,074	7,074	-	2008 (4)
711 3rd Avenue (2) (5)	1,163	1,550	1,550	1,550	1,744	2032
	-----	-----	-----	-----	-----	-----
TOTAL	11,595	11,982	11,982	11,982	13,926	
	=====	=====	=====	=====	=====	
Capitalized Lease						
673 1st Avenue	1,290	1,290	1,290	1,290	15,505	2037
	=====	=====	=====	=====	=====	

- (1) Per the balance sheet at September 30, 2001.
- (2) These ground leases are classified as operating leases and, therefore, do not appear on the balance sheet as an obligation.
- (3) The Company has a unilateral option to extend the ground lease for an additional 50 years, to 2066.
- (4) Subject to renewal at the Company's option through 2029.
- (5) Excludes portion payable to SL Green as owner of 50% leasehold.

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MORTGAGE INVESTMENTS AND PREFERRED EQUITY

(\$000'S OMITTED)

[SL GREEN REALTY CORP. LOGO]

	ASSETS OUTSTANDING	WTD AVERAGE ASSETS DURING QUARTER	WTD AVERAGE YIELD DURING QUARTER	RUN RATE YIELD**	LIBOR RATE
	-----	-----	-----	-----	-----
9/30/2000	49,903			22.12%	6.63%
Originations/Accretion*	1,390				
Redemptions	-				

12/31/2000	51,293	50,598	22.10%	22.30%	6.82%
Originations/Accretion*	41,689				
Redemptions	-				

3/31/2001	92,982	56,527	19.92%	15.87%	5.75%
Originations/Accretion*	60,651				
Redemptions	(55,802)				

6/30/2001	97,832	70,607	15.04%	13.65%	4.52%
Originations/Accretion*	28,457				
Preferred Equity	53,500				
Redemptions	(21,888)				

9/30/2001	157,901	114,248	16.50%	14.88%	3.73%

* Accretion includes original issue discounts and compounding investment income.

** Run rate yield, net of seller financing, based on current outstanding balance at September 30, 2001 is 12.14%.

CURRENT MATURITY PROFILE

[STRUCTURED FINANCE MATURITY PROFILE CHART]

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SELECTED PROPERTY DATA

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[SL GREEN LOGO]

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PROPERTIES	SUBMARKET	OWNERSHIP	RENTABLE SQ. FEET	% OF TOTAL SQ. FEET
------------	-----------	-----------	-------------------	---------------------

PROPERTIES 100% OWNED
"SAME STORE"

673 First Avenue	Grand Central South	Leasehold Interest	422,000	4
470 Park Avenue South	Park Avenue South/Flatiron	Fee Interest	260,000	3
70 W. 36th Street	Garment	Fee Interest	151,000	2
1414 Avenue of the Americas	Rockefeller Center	Fee Interest	111,000	1
1372 Broadway	Garment	Fee Interest	508,000	5
1140 A of A	Rockefeller Center	Leasehold Interest	191,000	2
50 W. 23rd Street	Chelsea	Fee Interest	333,000	3
1466 Broadway	Times Square	Fee Interest	289,000	3
420 Lexington Ave (Graybar)	Grand Central North	Operating Sublease	1,188,000	12
440 Ninth Avenue	Garment	Fee Interest	339,000	3
711 Third Avenue	Grand Central North	Operating Sublease (1)	524,000	5
555 West 57th	Midtown West	Fee Interest	941,000	9
286 Madison Avenue	Grand Central South	Fee Interest	112,000	1
290 Madison Avenue	Grand Central South	Fee Interest	36,800	1
292 Madison Avenue	Grand Central South	Fee Interest	187,000	2
SUBTOTAL/WEIGHTED AVERAGE			5,592,800	56

2001 ACQUISITIONS

317 Madison	Grand Central	Fee Interest	450,000	4
1370 Broadway	Garment	Fee Interest	255,000	3
SUBTOTAL/WEIGHTED AVERAGE			705,000	7

2001 ADJUSTMENTS

110 East 42nd Street	Grand Central	Fee Interest	181,000	2
17 Battery Place - North	World Trade/ Battery	Fee Interest	419,000	4
SUBTOTAL/WEIGHTED AVERAGE			600,000	6

TOTAL/WEIGHTED AVERAGE			6,897,800	69
PROPERTIES 100% OWNED				

PROPERTIES < 100% OWNED >
UNCONSOLIDATED

180 Madison Avenue - 50%	Grand Central South	Fee Interest	265,000	3
1 Park Avenue - 55%	Grand Central South	Various Interests	913,000	9
1250 Broadway - 99.8%	Penn Station	Fee Interest	670,000	7
469 Seventh Avenue - 35%	Penn Station	Fee Interest	253,000	2
100 Park Avenue - 50%	Grand Central South	Fee Interest	834,000	8
321 West 44th Street -35%	Times Square	Fee Interest	203,000	2
SUBTOTAL/WEIGHTED AVERAGE			3,138,000	31

GRAND TOTAL/WEIGHTED AVERAGE			10,035,800	100
GRAND TOTAL - SLG SHARE OF ANNUALIZED RENT				

PROPERTIES	PERCENT OCCUPIED				ANNUALIZED RENT (\$'S)	ANNUALIZED RENT AS % OF WHOLLY OWNED	ANNUALIZED RENT AS % OF SLG INTERESTS	NUMBER OF TENANTS
	9/30/2001	6/30/2001	3/31/2001	12/31/2000				

PROPERTIES 100% OWNED
"SAME STORE"

673 First Avenue	100	100	100	100	12,798,564	7	5	14
470 Park Avenue South	99	99	99	99	7,036,011	4	3	26
70 W. 36th Street	96	96	98	96	3,478,496	2	1	28
1414 Avenue of the Americas	98	98	97	99	4,103,704	2	2	27
1372 Broadway	100	99	99	99	13,118,419	7	5	26
1140 A of A	100	100	100	100	6,908,066	4	3	26
50 W. 23rd Street	99	99	99	99	7,547,360	4	3	17
1466 Broadway	81	81	83	84	8,746,137	5	4	96
420 Lexington Ave (Graybar)	97	99	99	100	38,295,210	20	16	245
440 Ninth Avenue	91	99	98	94	7,336,672	4	3	16
711 Third Avenue	100	100	100	100	18,774,013	10	8	21
555 West 57th	100	100	100	100	18,515,524	10	8	24
286 Madison Avenue	99	100	98	98	3,316,917	2	1	40
290 Madison Avenue	100	100	100	100	1,309,932	1	1	4

292 Madison Avenue	100	100	100	100	6,143,699	3	3	18
SUBTOTAL/WEIGHTED AVERAGE	98	99	98	98	157,428,724	82	66	628
2001 ACQUISITIONS								
317 Madison	96	96	0	0	12,178,444	6	5	103
1370 Broadway	99	99	99	0	6,822,310	4	3	29
SUBTOTAL/WEIGHTED AVERAGE	97	97	99	0	19,000,754	10	8	132
2001 ADJUSTMENTS								
110 East 42nd Street	100	100	100	100	5,696,156	3	2	28
17 Battery Place - North	100	100	100	100	8,434,440	4	4	7
SUBTOTAL/WEIGHTED AVERAGE	100	100	100	100	14,130,596	7	6	35
TOTAL/WEIGHTED AVERAGE PROPERTIES 100% OWNED	98	98	99	99	190,560,074	100	80	795
PROPERTIES < 100% OWNED UNCONSOLIDATED								
180 Madison Avenue - 50%	90	90	89	87	5,466,756		1	54
1 Park Avenue - 55%	98	97	97		32,315,648		7	16
1250 Broadway - 99.8%	100	100	100	100	16,321,890		4	27
469 Seventh Avenue - 35%	96	90	90	90	5,975,913		1	19
100 Park Avenue - 50%	97	100	100	100	28,619,173		6	37
321 West 44th Street -35%	98	96	96	97	3,865,280		1	26
SUBTOTAL/WEIGHTED AVERAGE	97	97	97	97	92,564,660		20	179
GRAND TOTAL/WEIGHTED AVERAGE	98	98	98	98	283,124,734			974
GRAND TOTAL - SLG SHARE OF ANNUALIZED RENT					245,076,223		100	

(1) Including Ownership of 50% in Building Fee

SUPPLEMENTAL PACKAGE INFORMATION

25

THIRD QUARTER 2001

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LARGEST TENANTS BY SQUARE FEET LEASED

[SL GREEN REALTY CORP. LOGO]

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WHOLLY OWNED PORTFOLIO + ALLOCATED JV PROPERTIES

TENANT	PROPERTY	LEASE EXPIRATION	TOTAL LEASED SQUARE FEET	ANNUALIZED RENT (\$)	PSF ANNUALIZED	% OF OWNED ANNUALIZED RENT	SLG SHARE ANNUALIZED RENT(\$)	% OF SLG SHARE OF ANNUALIZED RENT
The City of New York	17 Battery Place & 1250 Broadway	2007 & 2012	317,867	\$ 5,988,480	\$18.84	2.1%	\$ 5,441,791	2.2%
BMW of Manhattan, Inc.	555 West 57th Street	2012	227,782	\$ 2,806,224	\$12.32	1.0%	\$ 2,806,224	1.1%
Philip Morris Managment Corp	100 Park Avenue	2007	175,887	\$ 6,445,140	\$36.64	2.3%	\$ 3,216,125	1.3%
Visting Nurse Services	1250 Broadway	2006	171,078	\$ 3,630,468	\$21.22	1.3%	\$ 3,623,207	1.5%
J&W Seligman & Co., Inc.	100 Park Avenue	2009	168,390	\$ 5,133,144	\$30.48	1.8%	\$ 2,561,439	1.0%
Segal Company	1 Park Avenue	2009	157,944	\$ 5,508,612	\$34.88	1.9%	\$ 3,029,737	1.2%
Loews Corp	1 Park Avenue	2002	155,765	\$ 6,910,344	\$44.36	2.4%	\$ 3,800,689	1.6%
City University of New York--CUNY	555 West 57th Street	2010, 2011, & 2015	168,014	\$ 3,961,522	\$23.58	1.4%	\$ 3,961,522	1.6%
Metro North Commuter Railroad Co	420 Lexington Avenue	2008 & 2016	134,687	\$ 3,838,836	\$28.50	1.4%	\$ 3,838,836	1.6%
St. Luke's Roosevelt Hospital	555 West 57th Street	2014	133,700	\$ 2,993,196	\$22.39	1.1%	\$ 2,993,196	1.2%
C.B.S., Inc.	555 West 57th Street	2003 & 2010	127,320	\$ 2,402,580	\$18.87	0.8%	\$ 2,402,580	1.0%
Ross Stores	1372 Broadway	2010	101,741	\$ 2,605,176	\$25.61	0.9%	\$ 2,605,176	1.1%
CHF Industries	1 Park Avenue	2005	100,000	\$ 3,370,272	\$33.70	1.2%	\$ 1,853,650	0.8%
Coty Inc.	1 Park Avenue	2015	100,000	\$ 3,542,028	\$35.42	1.3%	\$ 1,948,115	0.8%
New York Presbyterian Hospital	555 West 57th Street & 673 First Avenue	2006 & 2009	99,650	\$ 2,484,504	\$24.93	0.9%	\$ 2,484,504	1.0%
Ketchum, Inc.	711 Third Avenue	2015	98,551	\$ 3,987,384	\$40.46	1.4%	\$ 3,987,384	1.6%
Ann Taylor Inc.	1372 Broadway	2010	93,020	\$ 2,357,496	\$25.34	0.8%	\$ 2,357,496	1.0%
Crain Communications Inc.	711 Third Avenue	2009	90,531	\$ 3,265,956	\$36.08	1.2%	\$ 3,265,956	1.3%
Information Builders Inc	1250 Broadway	2003	88,571	\$ 2,115,708	\$23.89	0.7%	\$ 2,111,477	0.9%
MCI INTERNATIONAL	17 Battery Place & 100 Park Avenue	2001 & 2004	83,751	\$ 2,625,936	\$31.35	0.9%	\$ 1,657,253	0.7%
Advanstar Communications	1 Park Avenue	2010	85,284	\$ 2,893,488	\$33.93	1.0%	\$ 1,591,418	0.6%
Parade Publications, Inc.	711 Third Avenue	2010	82,444	\$ 2,011,872	\$24.40	0.7%	\$ 2,011,872	0.8%
Kallir, Phillips, Ross Inc.	673 First Avenue	2004	80,000	\$ 2,443,572	\$30.54	0.9%	\$ 2,443,572	1.0%
UNICEF	673 First Avenue	2003 & 2012	81,100	\$ 2,635,464	\$32.50	0.9%	\$ 2,635,464	1.1%
Mt. Sinai Hospital	1 Park Avenue		80,000	\$ 2,824,968	\$35.31	1.0%	\$ 1,553,732	0.6%
TOTAL			3,203,077	\$ 88,782,370	\$27.72	31.4%	\$ 70,182,414	28.6%
WHOLLY OWNED PORTFOLIO + ALLOCATED JV PROPERTIES			10,035,800	\$283,124,734	\$28.21		\$245,076,223	

Office 440 Ninth Avenue 2 10,798 10,852 24.52 9.80 15.56 5.0 ----- TOTAL/WEIGHTED AVERAGE 2
 10,798 10,852 24.52 9.80 15.56 2.5 EXPANSION TENANTS -----
 ----- Office 1250 Broadway 7 65,747 85,527 40.34 28.06 22.51 19.0 555 West 57th
 Street 1 14,524 20,753 39.00 25.22 - 420 Lexington 1 651 931 46.00 20.78 10.00 1.0 -----
 TOTAL/WEIGHTED AVERAGE 9 80,922 107,211 40.13 27.45 18.05 2.2 NEW TENANTS REPLACING OLD TENANTS -----
 ----- Office 1370 Broadway 1 723 1,033
 39.00 28.65 - 1.0 180 Madison Avenue 3 2,326 3,279 40.01 22.81 4.20 4.0 286 Madison Avenue 2 3,075 4,432 40.41 25.92 4.15 - 70 West
 36th Street 1 710 1,100 37.00 33.00 - - 110 East 42nd Street 2 3,518 5,230 36.94 25.09 7.65 - 711 Third Avenue 1 13,888 15,000
 40.00 34.73 - - 1466 Broadway 4 5,053 6,444 38.85 33.71 5.95 1.0 420 Lexington Avenue 20 41,308 59,112 46.52 35.92 5.92 15.0 --- --
 ----- TOTAL/WEIGHTED AVERAGE 34 70,601 95,630 43.76 33.97 4.82 0.6 Retail - - - - -
 TOTAL/WEIGHTED AVERAGE - - - - - TOTAL/WEIGHTED AVERAGE 56 181,759 236,764 40.74 29.17 10.84 0.7 SUPPLEMENTAL PACKAGE
 INFORMATION 28 THIRD QUARTER 2001

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 THIRD QUARTER - 2001 LEASING ACTIVITY LEASED SPACE [SL GREEN REALTY CORP. LOGO]
 =====

PREV. ESCALATED FREE RENT/ RENT/ T.I/ RENT ACTIVITY BUILDING # OF USABLE RENTABLE RENTABLE RENTABLE RENTABLE # OF TYPE ADDRESS
 LEASES SF SF SF SF SF MONTHS ----- NEW TENANTS
 REPLACING VACANCIES -----
 ----- Office 321 West 44th Street 1 3,350 5,336 36.00 - - 1.0 1466 Broadway 3 826 901 43.01 - 2.10 - - - - -
 ----- TOTAL/WEIGHTED AVERAGE 4 4,176 6,237 37.01 - 0.30 0.1 Retail 469 Seventh Avenue 3 15,370 19,108 36.97
 - 0.07 11 ----- TOTAL/WEIGHTED AVERAGE 3 15,370 19,108 36.97 - 0.07 - Storage 1 Park Avenue 2
 6,413 7,570 54.88 - 3.12 ----- TOTAL/WEIGHTED AVERAGE 2 6,413 7,570 23.49 - 3.12 - LEASED
 SPACE -----
 ----- OFFICE 60 185,935 243,001 40.65 29.17 10.57 1.0 Retail 3 15,370 19,108 36.97 - 0 - Storage 2 6,413 7,570 23.49 - 3 - - - -
 ----- TOTAL 65 207,718 269,679 39.90 29.17 9.62 0.9 TOTAL MINUS RELOS - - - - - SOLD VACANCIES
 - - Sub-Total Available Space @ 9/30/01 390,676 HOLDOVER TENANTS -----
 ----- 317 Madison Avenue 1 3,691 3,691 29.38 29.38 - - 1 Park Avenue 1
 7,886 7,886 24.77 24.77 - - 180 Madison Avenue 1 628 628 27.99 27.99 - - 286 Madison Avenue 1 327 366 36.07 36.07 - - 292 Madison
 Avenue 1 3,615 5,652 24.64 24.64 - - 70 West 36th Street 1 1,416 1,416 24.55 24.56 - - 440 Ninth Avenue 1 16,062 16,000 16.51 16.51
 - - 1466 Broadway 1 4,010 4,010 19.05 19.05 - - 420 Lexington 5 7,396 8,200 29.12 29.12 - - - - -
 ---- 13 45,031 47,849 22.37 22.38 - - TOTAL AVAILABLE SPACE @9/30/01 345,645 SUPPLEMENTAL PACKAGE INFORMATION 29 THIRD QUARTER 2001

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 THIRD QUARTER - 2001 LEASING ACTIVITY LEASED SPACE [SL GREEN REALTY CORP. LOGO]
 =====

PREV. ESCALATED FREE RENT/ RENT/ T.I/ RENT ACTIVITY BUILDING # OF USABLE RENTABLE RENTABLE RENTABLE RENTABLE # OF TYPE ADDRESS
 LEASES SF SF SF SF SF MONTHS ----- Early Renewals -

 Office 180 Madison Avenue 2 1,468 2,158 40.64 22.19 - - 100 Park Avenue 1 902 1,189 55.00 36.00 - - 286 Madison Avenue 1 1,035
 1,495 36.00 24.75 - - 70 West 36th Street 1 1,139 1,621 30.00 19.50 - - 440 Ninth Avenue 1 1,289 1,823 27.50 25.00 - - 1466
 Broadway 1 4,634 6,494 30.00 16.50 - - 420 Lexington Avenue 3 3,635 5,045 32.07 21.68 - - - - -
 -- 10 14,102 19,825 33.41 21.26 - - Garage 1250 Broadway 1 49,642 49,642 18.13 11.87 - - - - -
 1 49,642 49,642 18.13 11.87 - - RENEWALS -----
 ----- Expired/Renewed 11 19,438 23,071 38.70 26.43 0.12 0.2 Early Renewals Office 10 14,102
 19,825 33.41 21.26 - - Early Renewals Garage 1 49,642 49,642 18.13 11.87 - - - - - TOTAL 22
 83,182 92,538 26.53 17.51 - - * Annual Base Rent ** Escalated Rent is calculated as Total Annual Income less Electric Charges.
 SUPPLEMENTAL PACKAGE INFORMATION 30 THIRD QUARTER 2001

----- ANNUAL LEASE
 EXPIRATIONS CONSOLIDATED PROPERTIES [SL GREEN REALTY CORP. LOGO]
 =====

===== ANNUALIZED
 SQUARE RENT PER FOOTAGE PERCENTAGE ANNUALIZED LEASED NUMBER OF OF OF TOTAL RENT OF SQUARE FOOT OF YEAR 2001 YEAR OF LEASE EXPIRING
 EXPIRING LEASED EXPIRING EXPIRING LEASES WEIGHTED AVERAGE EXPIRATION LEASES** LEASES SQ. FT. LEASES (\$'S) \$/PSF *** ASKING RENT
 \$/PSF ----- In 1st Quarter 2001* 9 5,681
 0.02% 136,068 23.95 42.28 In 2nd Quarter 2001* 6 15,250 0.22% 218,064 14.30 43.13 In 3rd Quarter 2001* 16 44,264 0.65% 1,069,176
 24.15 42.26 In 4th Quarter 2001 31 124,706 1.84% 2,855,484 22.90 40.75 ----- TOTAL 2001 62 189,901 2.74% 4,278,792 22.53 41.32 2002 129 388,856 5.73%
 10,690,464 27.49 42.75 2003 129 564,657 8.31% 15,871,740 28.11 42.63 2004 114 590,105 8.69% 17,994,720 30.50 42.71 2005 100 587,579
 8.65% 18,301,632 31.15 42.02 2006 60 432,791 6.37% 12,412,836 28.68 42.71 2007 45 277,342 4.08% 8,805,816 31.75 43.74 2008 38
 391,186 5.76% 12,166,776 31.10 41.84 2009 34 550,634 8.11% 15,109,356 27.44 42.48 2010 44 1,080,098 15.90% 30,098,384 27.87 42.85
 THEREAFTER 54 1,742,429 25.66% 44,616,888 25.61 41.72 -----
 ----- 809 6,795,578 100.00% 190,560,074 28.03 42.35

----- * Includes month to month holdover
 tenants that expired prior to 9/30/01. **Tenants may have multiple leases. **Represents current in place annualized rent allocated
 by year of maturity. SUPPLEMENTAL PACKAGE INFORMATION 31 THIRD QUARTER 2001

LEASE EXPIRATIONS JOINT VENTURE PROPERTIES [SL GREEN REALTY CORP. LOGO]

ANNUALIZED SQUARE FOOT (\$'S)	ANNUALIZED YEAR	AVERAGE \$/PSF	PERCENTAGE *** RENT	YEAR OF LEASE EXPIRING	SQUARE FOOT	PERCENTAGE OF LEASES	RENT PER LEASED LEASES	WEIGHTED NUMBER OF LEASES	NUMBER OF LEASES	FOOTAGE OF LEASES	TOTAL EXPIRING LEASES**	LEASES SQ. FT.
1,167	2001	0.04%	24,036	20.60	46.10	In 2nd Quarter 2001*	1	1,598	0.05%	33,552	21.00	43.00
38,184	2001	27.99	43.00	In 4th Quarter 2001	2	8,236	0.28%	180,900	21.96	40.81	In 3rd Quarter 2001*	3

TOTAL 2001 7 12,365 0.94% 276,672 22.38 41.84 2002 34 410,029 13.79% 13,899,720 33.90												
47.39	2003	19	229,074	7.71%	5,287,200	23.08	43.36	2004	22	174,896	5.88%	5,502,228
49.89	2006	22	314,928	10.60%	7,630,296	24.23	45.56	2007	10	295,326	9.94%	10,057,140
27.44	47.15	2009	17	570,327	19.19%	18,241,452	31.98	49.72	2010	14	299,746	10.08%
7,313,108	31.15	47.55	-----									
100.00%	92,564,660	30.85	48.39	-----								

Includes month to month holdover tenants that expired prior to 9/30/01. **Tenants may have multiple leases. ***Represents in place annualized rent allocated by year of maturity. SUPPLEMENTAL PACKAGE INFORMATION 32 THIRD QUARTER 2001

ESTATE ACQUISITION ACTIVITY POST 1997 [SL GREEN REALTY CORP. LOGO]

===== NET RENTABLE
PROPERTY TYPE OF OWNERSHIP SUBMARKET S.F ----- 1998 ACQUISITIONS Mar-98 420 Lexington Operating
Sublease Grand Central North 1,188,000 Mar-98 1466 Broadway Fee Interest Times Square 289,000 Mar-98 321 West 44th Fee Interest
Times Square 203,000 May-98 711 3rd Avenue Operating Sublease Grand Central North 524,000 Jun-98 440 9th Avenue Fee Interest
Garment 339,000 Aug-98 1412 Broadway Fee Interest Times Square South 389,000 ----- 2,932,000 1999 ACQUISITIONS Jan-99 420
Lexington Leasehold Sub-leasehold Grand Central North Jan-99 555 West 57th - 65% JV Fee Interest Midtown West 941,000 May-99 90
Broad Street - 35% JV Fee Interest Financial 339,000 May-99 The Madison Properties: Fee Interest Grand Central South -----
----- 286 Madison Avenue 112,000 290 Madison Avenue 36,800 292 Madison Avenue 187,000 Aug-99 1250 Broadway - 50% JV Fee
Interest Penn Station 670,000 Nov-99 555 West 57th - remaining 35% Fee Interest Midtown West - ----- 2,285,800 2000
ACQUISITIONS Feb-00 100 Park Avenue Fee Interest Grand Central South 834,000 Dec-00 180 Madison Avenue Fee Interest Grand Central
South 265,000 CONTRIBUTION TO JV May-00 321 West 44th Fee Interest Times Square 203,000 ----- 1,302,000 2001 ACQUISITIONS Jan-
01 1370 Broadway Fee Interest Garment 255,000 Jan-01 1 Park Avenue Various Interests Grand Central South 913,000 Jan-01 469 7th
Avenue - 35% JV Fee Interest Penn Station 253,000 Jun-01 317 Madison Fee Interest Grand Central 450,000 ACQUISITION OF JV INTEREST
Sep-01 1250 Broadway - 49.9% JV (3) Fee Interest Penn Station 253,000 ----- 2,124,000 % LEASED % LEASED ACQUISITION AT
ACQUISITION 9/30/2001 PRICE (\$'S) ----- 1998 ACQUISITIONS Mar-98 83 97 78,000,000 Mar-98 87 81
64,000,000 Mar-98 96 97 17,000,000 May-98 79 100 65,600,000 Jun-98 76 91 32,000,000 Aug-98 90 N/A 82,000,000 -----
338,600,000 1999 ACQUISITIONS Jan-99 27,300,000 Jan-99 100 100 66,700,000 May-99 82 N/A 34,500,000 May-99 50,000,000 99 99 86 100
97 100 Aug-99 97 100 93,000,000 Nov-99 34,100,000 ----- 305,600,000 2000 ACQUISITIONS Feb-00 97 100 192,000,000 Dec-00 90
90 41,250,000 CONTRIBUTION TO JV May-00 98 97 28,400,000 ----- 261,650,000 2001 ACQUISITIONS Jan-01 97 99 50,500,000 Jan-01
97 98 233,900,000 Jan-01 98 90 45,700,000 Jun-01 95 96 105,600,000 ACQUISITION OF JV INTERE Sep-01 98 100 45,700,000 -----
435,700,000 (1) This includes the issuance of 44,772 OP units (valued at \$1mm) and \$20mm for a 50% interest in the Building Fee
(purchased 7/98). (2) This includes the assumption of mortgage debt for \$28.6mm (65% of \$44mm). (3) Current ownership interest is
99.8%. SUPPLEMENTAL PACKAGE INFORMATION 33 THIRD QUARTER 2001

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SUMMARY OF REAL ESTATE SALES ACTIVITY POST 1999 [SL GREEN REALTY CORP. LOGO]

=====

NET TYPE OF RENTABLE SALES SALES PROPERTY OWNERSHIP SUBMARKET S.F. PRICE (\$'S) PRICE (\$'S/SF) -----

----- 2000 Sales Feb-00 29 West 35th Street Fee Structure Garment 78,000 \$ 11,700,000 \$150 Mar-00 36 West 44th
 Street Fee Structure Grand Central 178,000 \$ 31,500,000 \$177 May-00 321 West 44th Street - 35% JV Fee Structure Times Square
 203,000 \$ 28,400,000 \$140 Nov-00 90 Broad Street Fee Structure Financial 339,000 \$ 60,000,000 \$177 Dec-00 17 Battery South Fee
 Structure Financial 392,000 \$ 53,000,000 \$135 ----- 1,190,000 \$184,600,000 \$156 2001 SALES Jan-01 633 Third
 Ave Fee Structure Grand Central North 40,623 \$ 13,250,000 \$326 May-01 1 Park Ave - 45% JV Fee Structure Times Square 913,000
 \$233,900,000 \$256 Jun-01 1412 Broadway Fee Structure Times Square South 389,000 \$ 90,700,000 \$233 Jul-01 110 E. 42nd Street Fee
 Structure Grand Central North 69,700 \$ 14,500,000 \$208 ----- 1,412,323 \$352,350,000 \$256 SUPPLEMENTAL PACKAGE
 INFORMATION 34 THIRD QUARTER 2001

===== SUPPLEMENTAL DEFINITIONS [SL GREEN REALTY CORP. LOGO] =====
ANNUALIZED RENT is calculated as monthly base rent and escalations per the lease, as of a certain date, multiplied by 12. DEBT SERVICE COVERAGE is adjusted EBITDA divided by total interest and principal payments EQUITY INCOME/ (LOSS) FROM AFFILIATES are generally accounted for on a cost basis and realized gains and losses are included in current earnings. For its investments in private companies, the Company periodically reviews its investments and management determines if the value of such investments have been permanently impaired. Permanent impairment losses for investments in public and private companies are included in current earnings. FIXED CHARGE is adjusted EBITDA divided by the total payments for ground leases and preferred stock. FIXED CHARGE COVERAGE is adjusted EBITDA divided by total interest expense (including capitalized interest and debt premium amortization, but excluding finance cost amortization) plus preferred dividends and distributions. FUNDS AVAILABLE FOR DISTRIBUTION (FAD) is defined as FFO plus non-real estate depreciation, 2% allowance for straight line credit loss, adjustment for straight line ground rent, non-cash deferred compensation, a pro-rata adjustment for FAD for SLG's unconsolidated JV; less straight line rental income, free rent net of amortization, second cycle tenant improvement and leasing cost, and recurring building improvements. FUNDS FROM OPERATIONS (FFO) is defined as income from operations before minority interests, gains or losses from sales of real estate and extraordinary items plus real estate depreciation, an adjustment to derive SLG's pro rata share of the FFO of unconsolidated joint ventures, and perpetual preferred stock dividends. In accordance with NAREIT White Paper on FFO, SLG includes the effects of straight-line rents in FFO. INTEREST COVERAGE is adjusted EBITDA divided by total interest expense. PERCENTAGE LEASED represents the total percentage of total rentable square feet owned, which is leased, including month-to-month leases, as of the date reported. Space is considered leased when the tenant has either taken physical or economic occupancy. RECURRING CAPITAL EXPENDITURES represents non-incremental building improvements and leasing costs required to maintain current revenues. Recurring capital expenditures do not include immediate building improvements that were taken into consideration when underwriting the purchase of a building or which are incurred to bring a building up to "operating standard." REDEVELOPMENT COSTS are non-recurring capital expenditures incurred in order to improve buildings to SLG's "operating standards." These building costs are taken into consideration during the underwriting for a given property's acquisition. SAME STORE NOI GROWTH is the change in the NOI (excluding straight-line rents) of the same store properties from the prior year reporting period to the current year reporting period. SAME STORE PROPERTIES include all properties that were owned during both the current and prior year reporting periods and excludes development properties prior to being stabilized for both the current and prior reporting period. SECOND GENERATION TI'S AND LC'S are tenant improvements, lease commissions, and other leasing costs incurred during leasing of second generations space. Costs incurred prior to leasing available square feet are not included until such space is leased. Second generation space excludes square footage vacant at acquisition. SLG'S SHARE OF TOTAL DEBT TO MARKET CAPITALIZATION is calculated as SLG's share of total debt divided by the sum of total debt plus market equity and preferred stock equity income redeemable shares. SLG's share of total debt includes total consolidated debt plus SLG's pro rata share of the debt of unconsolidated joint ventures less than JV partners' share of debt. Market equity assumes conversion of all OP units into common stock. TOTAL SQUARE FEET OWNED represents 100% of the square footage of properties either owned directly by SLG or which SLG has a controlling interest in (e.g. consolidated joint ventures). 35

===== CORPORATE GOVERNANCE [SL GREEN REALTY CORP. LOGO]
===== STEPHEN L. GREEN TOM WIRTH Chairman of the Board
and CEO Chief Financial Officer MARC HOLLIDAY GERARD NOCERA President and Chief Investment Executive Vice President, Officer
Leasing MICHAEL REID ANDREW S. LEVINE Chief Operating Officer General Counsel and Secretary
=====

===== ANALYST COVERAGE
===== FIRM ANALYST PHONE EMAIL CIBC Oppenheimer Corp.
Anthony Paolone (212)-667-8116 anthony.paolone@us.cibc.com Corinthian Partners, LLC Claus Hirsch (212) 287-1565 cwhirsch@rcn.com
Credit Suisse First Boston Larry Raiman (212) 538-2380 lawrence.raiman@csfb.com Deutsche Banc Alex. Brown Louis W. Taylor (212)
469-4912 louis.taylor@db.com Goldman Sachs James H. Kammert, CFA (212) 855-0670 james.kammert@gs.com Matthew D. Lentz (212) 357-
4225 matthew.lentz@gs.com Legg Mason Wood Walker, Inc. David Fick (410) 454-5018 dmfick@leggmason.com Lehman Brothers, Inc. David
Shulman (212) 526-3413 dshulman@lehman.com McDonald & Company Anatole Pevnev (216) 263-4783 apevnev@mcinvest.com Prudential
Securities James W. Sullivan (212) 778-2515 jim_sullivan@prusec.com Raymond James & Associates Paul Puryear (727) 573-8607
ppuryear@ecm.rjf.com Salomon Smith Barney Jonathan Litt (212) 816-0231 jonathan.litt@ssmb.com Wachovia Securities Christopher Haley
(443) 263-6773 christopher.haley@wachovia.com SL GREEN REALTY CORP. IS FOLLOWED BY THE ANALYST(S) LISTED ABOVE. PLEASE NOTE THAT
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