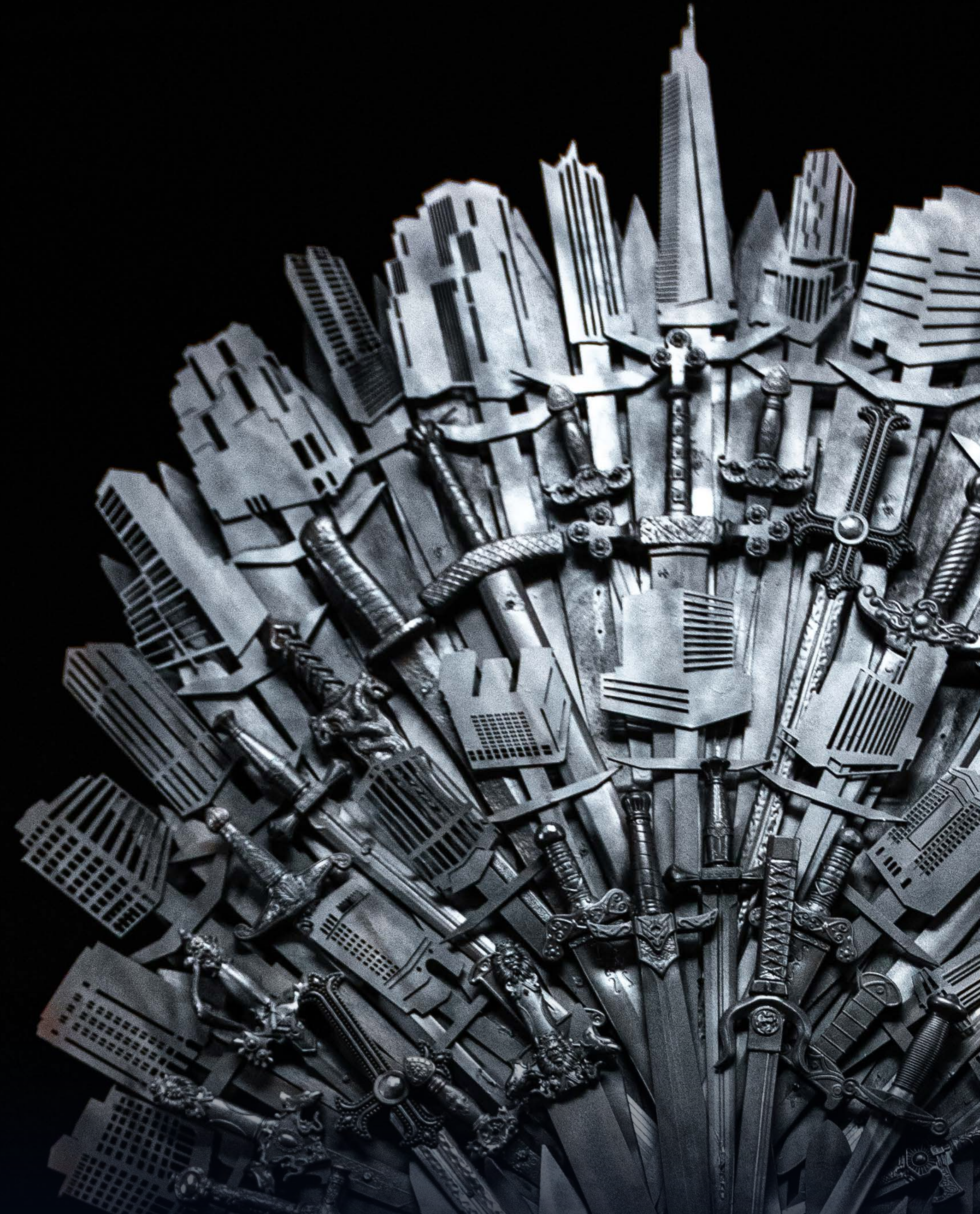


SL GREEN

REITWEEK, NAREIT'S INVESTOR FORUM

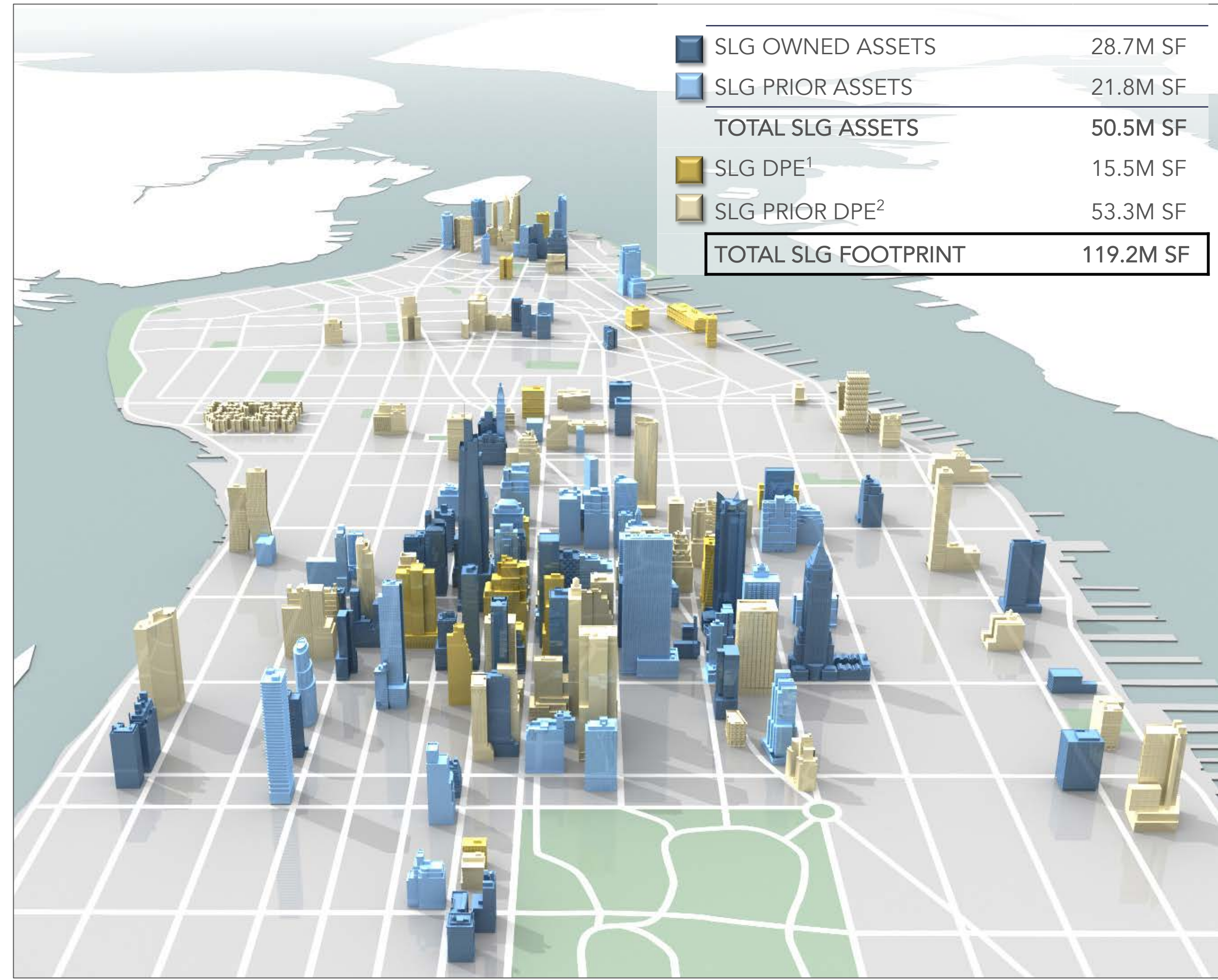
JUNE 2, 2020



TALE OF THE TAPE: PRE & POST COVID-19

NYSE: SLG

	DATA AS OF	
	12.31.19	6.1.20
ENTERPRISE VALUE	\$17.8B	\$14.3B
STOCK PRICE	\$91.88	\$44.07
TOTAL SF OWNED ¹	29.0M*	28.7M**
TOTAL SF IN DPE INTERESTS	16.4M*	11.2M**
# PROPERTIES ^{1,2}	88*	87**
COMBINED REVENUES	\$1.7B	\$1.7B
FUNDS FROM OPERATIONS / SHARE ³	\$7.30	\$6.85
DIVIDEND PER SHARE	\$3.54	\$3.54
DIVIDEND YIELD	3.85%	8.03%
INVESTMENT GRADE CREDIT RATING	BBB <i>Fitch</i>	BBB <i>Fitch</i>



Note: Only Manhattan Properties Represented on Map and in Table
 1. Includes Belmont Insurance Co.
 2. Includes Green Loan Services

* Data as of Q4 2019
 ** Data as of Q1 2020, Updated to Reflect Transactions Closed in Q2 2020
 1) Excludes Remaining Suburban Properties Totaling 1.1M SF
 2) Includes Debt and Preferred Equity Investments
 3) Midpoint of Management's 2020 FFO Guidance Range

BOLSTERING LIQUIDITY WITH "THE \$1 BILLION PLAN"

COMPLETED MORE THAN ONE MONTH AHEAD OF SCHEDULE

(\$'s in Million's)

Cash Balance as of 3.31.20			\$ 579.5 ¹
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Q2 2020 Executed Activity:

	Line of Credit Draw		150.0
	Asset Sales	609 Fifth Avenue Retail Condo ²	158.7
	Debt & Preferred Equity	Sales ²	259.1
		Repayments	226.0
		Originations	(16.8)
	Debt Repayment	DPE Repo Facility	(147.0)
		FHLB Facility	(14.5)
	Share Repurchases	Average Price - \$41.88	(44.1)

Q2 2020 Contracted Activity:

	Asset Sales	One Madison 49.5% JV -1 st Installment	35.9
Interim Cash Balance as of 6.1.20			\$ 1,186.8

1) Includes \$25.4M of Marketable Securities

2) Proceeds are Net of Sales Costs or Any Credits to Purchaser

RENT COLLECTIONS EXHIBIT TENANTS' CREDIT QUALITY



OFFICE



RETAIL



RESIDENTIAL



SUBURBAN

APRIL

Gross Collected 5/31	95.1%	63.3%	90.2%	92.7%
Gross Collected 4/30	91.8%	60.0%	88.9%	90.1%

OVERALL 89.1%

MAY

Gross Collected 5/31	91.1%	54.7%	93.1%	92.3%
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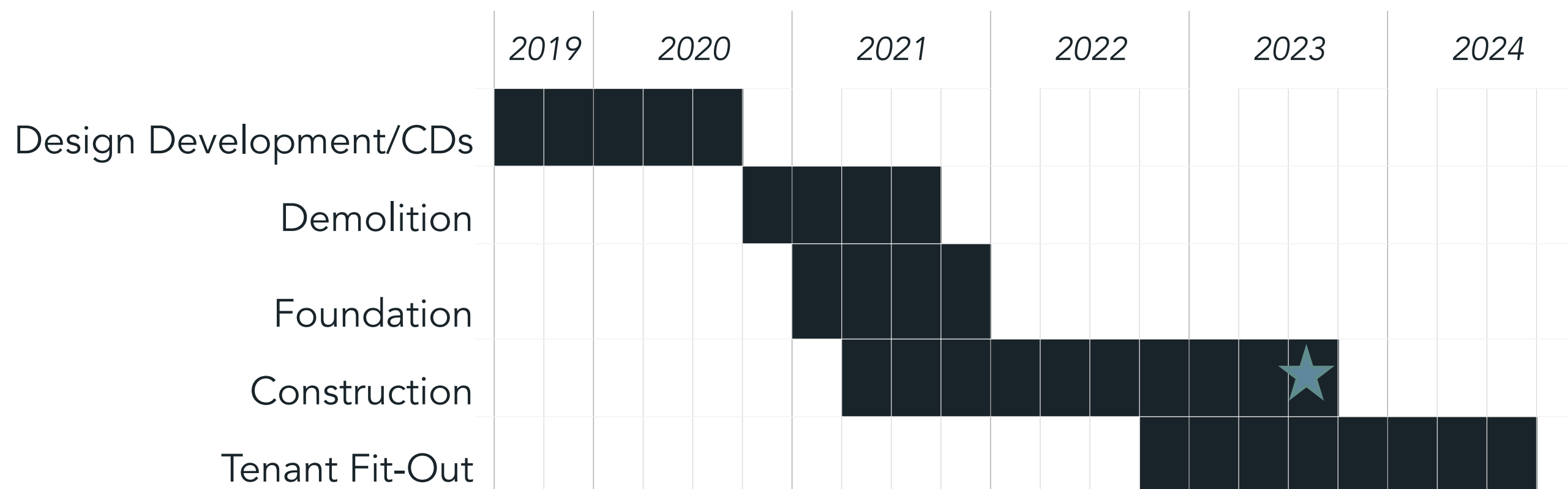
OVERALL 84.7%

ONE MADISON AVENUE JOINT VENTURE SALE

- Contracted to Sell 49.5% Interest In One Madison Avenue To National Pension Service Of Korea ("NPS") And Hines Interest LP ("Hines")
- Partners' Aggregate Equity Commitment Totaling No Less Than \$492.2M
- Enhanced Returns To SLG Through Various Fees And Promote Structure
- Obtaining Construction Loan Facility Of Up To \$1.3B



PROJECT TIMELINE



★ TCO EXPECTED IN Q3 2023

OMA CAPITALIZATION – FUNDING SOURCES

SOURCES	\$ AMOUNT (<i>\$'s in Millions</i>)
DEBT	
CONSTRUCTION FINANCING	\$ 1,300.0
TOTAL DEBT	1,300.0
EQUITY	
SL GREEN EQUITY ¹	520.9
NPS & HINES JV EQUITY COMMITMENT	492.2
TOTAL EQUITY	1,013.1
TOTAL SOURCES	\$ 2,313.1
FEES PAYABLE TO SL GREEN & ADDITIONAL JV CONTINGENCY²	\$ 119.1

Note: Incorporates Management Estimates

1) Represents Current SLG Equity Investment Plus Remaining Credit Suisse Payments to SLG Totaling \$34M

2) Fees Payable by the JV to SL Green, Including Development Fee, Direct Personnel Expense, Leasing Commissions & Financing Fee. Additional Contingency of Up to \$61M

609 FIFTH AVENUE RETAIL CONDOMINIUM SALE

- Closed On Sale Of 609 Fifth Avenue Retail Condominium For \$168.0M To An Affiliate Of The Reuben Brothers
- 29.2K SF Of Retail Space, Fully Occupied By Vince and Puma
- Cap Rate: 5.5% (4.9% Excluding Vince)
- Maintain 100% Ownership Of Office Condominium



ONE VANDERBILT AVENUE CONSTRUCTION PROGRESS

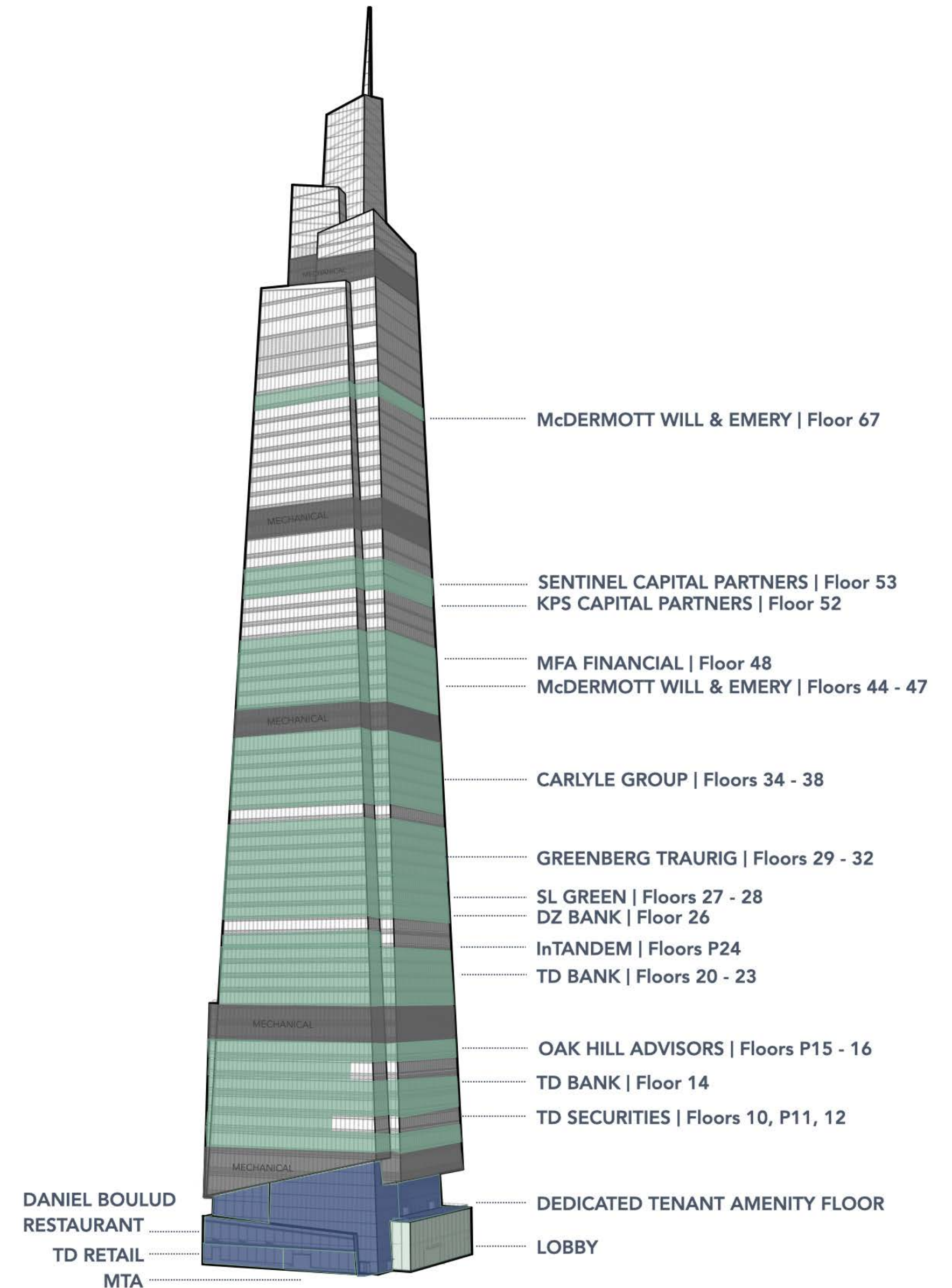
- Site Operating at Full Staffing Levels due to Exempt Status of the Project
- Construction Costs ~\$100M Under Budget
- Recovery Plan TCO – on or before September 14, 2020
- Tenant Build-Outs In Process for Essential Businesses
- MTA Off-site Transit Improvements – Complete
- Top Of House Completed – July 2020
- “The Summit” Expected Opening – October 2021



PHOTO: May 19, 2020

ONE VANDERBILT AVENUE LEASING STATUS

<i>EXECUTED LEASES</i>	RSF	%
TD BANK	193,159	12.7%
THE CARLYLE GROUP	160,778	10.5%
MCDERMOTT WILL & EMERY	146,642	9.6%
GREENBERG TRAUIG	133,812	8.8%
TD SECURITIES	118,872	7.8%
OAK HILL ADVISORS	69,802	4.6%
SL GREEN REALTY CORP.	69,751	4.6%
DZ BANK	35,567	2.3%
MFA FINANCIAL, INC.	29,734	2.0%
SENTINEL CAPITAL PARTNERS	27,603	1.9%
KPS CAPITAL	28,024	1.8%
INTANDEM / SAGEWIND	10,165	0.7%
TOTAL EXECUTED LEASES	1,024,754	67.3%
<i>LEASES CURRENTLY PENDING & IN NEGOTIATION</i>		
ENTIRE 55 TH FLOOR	26,770	1.8%
TOTAL EXECUTED, PENDING & IN NEGOTIATION	1,051,524	69.0%
REMAINING SPECULATIVE OFFICE	472,874	31.0%
TOTAL OFFICE AREA	1,524,398	100.0%



185 BROADWAY CONSTRUCTION PROGRESS

- Site Operating at Full Staffing Levels due to Exempt Status of the Project
- 99% Of Trades Bought
- Full GMP Executed With Construction Manager
- Superstructure Complete To The 9th Floor
- All Mechanical, Electrical & Plumbing Trades Underway
- Vertical Transportation / Façade To Commence July 2020
- Topping Out - September 2020
- TCO For Floors 1 through 20 - July 2021
- Commercial Lease Commencement & Residential Move-ins - August 2021
- TCO For Floors 20 Through Top Of House - September 2021



410 10TH AVENUE CONSTRUCTION PROGRESS

- Site Operating at Full Staffing Levels due to Exempt Status of the Project
- 100% of Trades Bought
- Full CM Agreement with Construction Manager
- Façade, New Windows, MEP, and Vertical Transportation in Process
- Targeted Delivery of Tenant Space
 - First Republic Bank – January 2021
 - Amazon – February 2021
- TCO - June 2021



MAINTAINING A SIGNIFICANT MANHATTAN LEASING PIPELINE

<i>As of 6.1.20</i>	# OF LEASES	RENTABLE SF
Leases Out for Signature	3	1,564
Leases in Negotiation*	27	428,766
COVID Delay	(7)	(223,220)
<i>Total Leases Out</i>	23	207,110
Term Sheets	56	1,128,129
COVID Delay	(28)	(492,438)
<i>Total Deals Pending</i>	28	635,691
TOTAL PIPELINE	51	842,801

*Includes 520 Madison Avenue Subleases

STRATEGICALLY SHRINKING THE DEBT AND PREFERRED EQUITY PORTFOLIO

\$ IN MILLIONS

BALANCE AS OF 3.31.20	\$1,818.2
ORIGINATED / FUNDED FUTURE FUNDINGS	42.4
SPECULATIVE ORIGINATIONS	--
PROJECTED FUTURE FUNDINGS	6.6
<i>NEW ORIGINATIONS / FUNDINGS</i>	49.0
REPAID	(223.3)
PROJECTED FUTURE REPAYMENTS	--
<i>REPAYMENTS</i>	(223.3)
SOLD / SYNDICATED	(264.2)
PROJECTED SALES / SYNDICATIONS	--
<i>SALES / SYNDICATIONS</i>	(\$264.2)
PROJECTED BALANCE AS OF 6.30.20	\$1,379.7

Note: Balances Include Debt and Preferred Equity Positions in Investments in Unconsolidated Joint Ventures and Other Assets

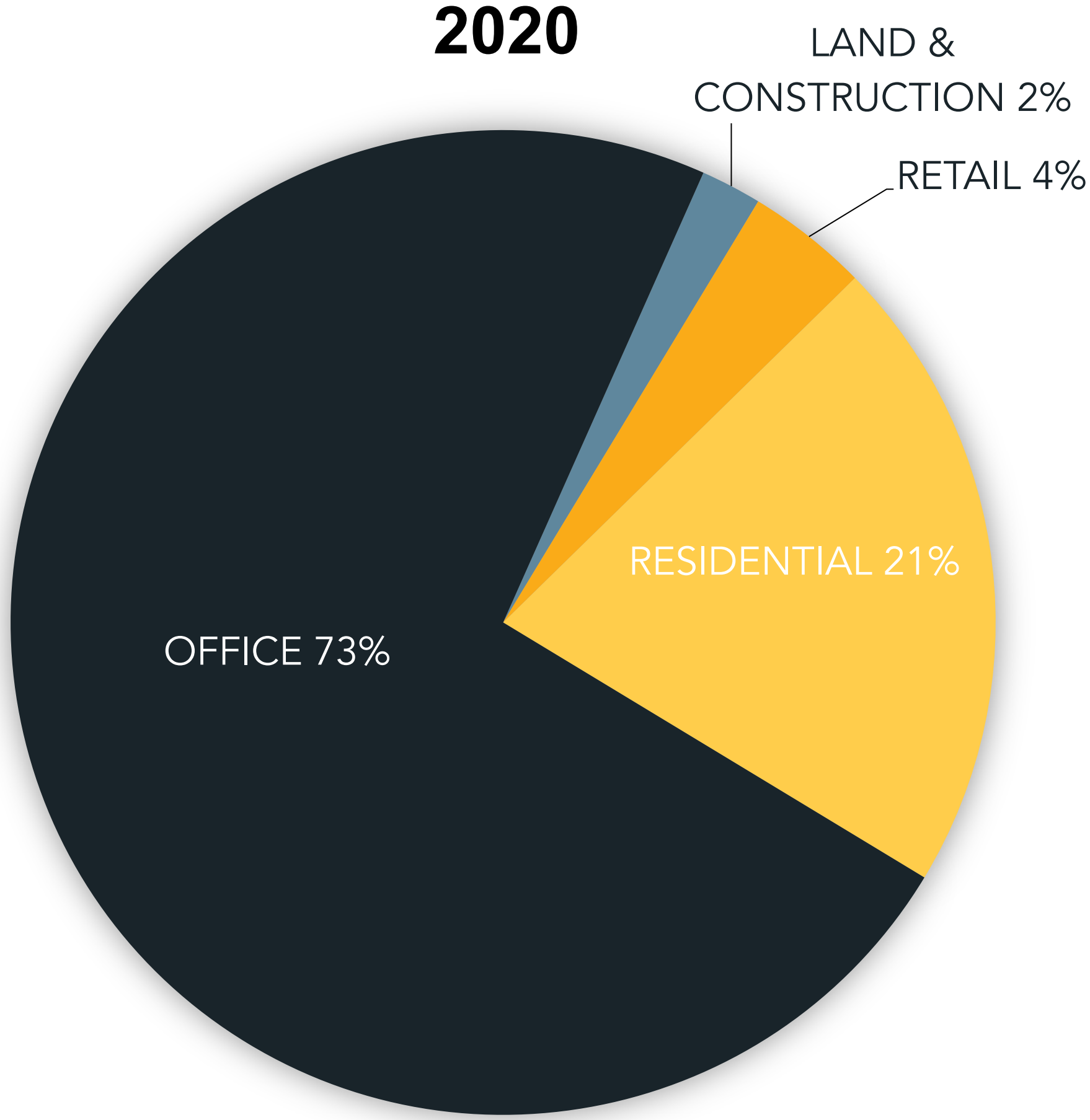
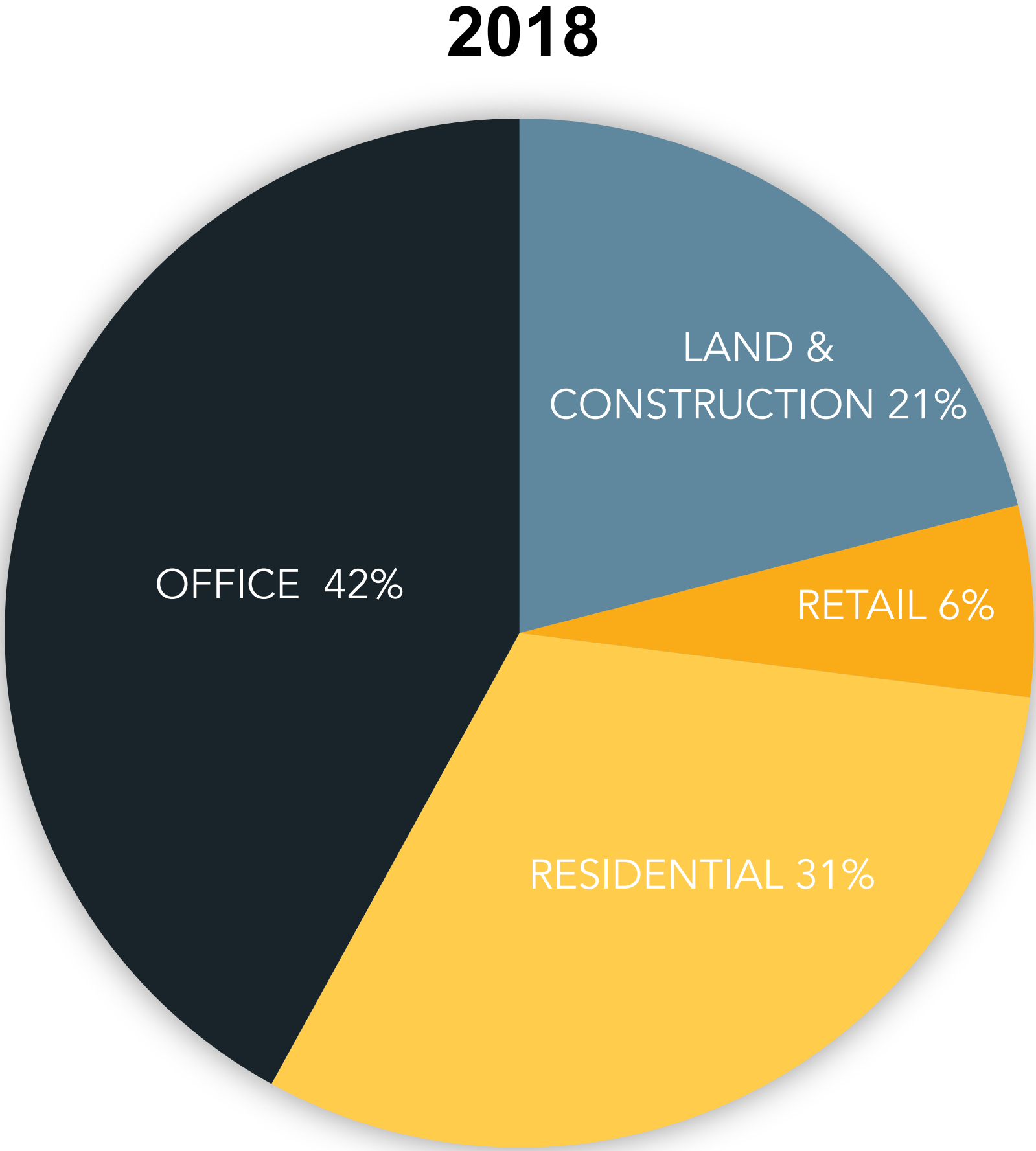
ACTIVE SALES MARKET FOR HIGH QUALITY INVESTMENTS

DPE SALES EXECUTED DURING Q2 2020

INVESTMENT TYPE	PROPERTY TYPE	\$ IN MILLIONS		% of NET BOOK VALUE	YIELD TO MATURITY ¹
		NET BOOK VALUE	SALE PRICE		
Mezzanine & Mortgage Loans	Residential	\$ 96.6	\$ 93.6	96.9%	11.6%
Mortgage Loan	Office Leasehold	66.5	66.3	99.7%	7.8%
Mezzanine Loan	Office	51.1	53.1	103.9%	8.2%
Mezzanine Loan	Residential	27.0	27.0	100.0%	11.5%
Mezzanine Loan	Office	23.0	23.0	100.0%	12.2%
		\$ 264.2	\$ 263.0	99.5%	10.0%

1) Purchaser's Estimated Yield to Expected Maturity Date

RISK MITIGATION OF THE DPE PORTFOLIO



Based on 2018 YE Net Book Value and YTD 2020 Net Book Value

2020 FFO PER SHARE GUIDANCE ROLLFORWARD

	FUNDS FROM OPERATIONS PER SHARE	
INITIAL GUIDANCE – PROVIDED 12.9.19	\$7.25¹	\$7.35¹
REAL ESTATE GAAP NOI	0.03	0.16
DEBT & PREFERRED EQUITY INCOME	(0.34)	(0.29)
DEBT & PREFERRED EQUITY RESERVES	(0.29)	(0.22)
OTHER INCOME, NET ²	(0.09)	(0.06)
INTEREST EXPENSE & PREFERRED DIVIDENDS	(0.05)	0.05
GENERAL & ADMINISTRATIVE EXPENSE	0.09	0.11
REVISED GUIDANCE – PROVIDED 4.22.20	\$6.60³	\$7.10³

Note: Management's Projections

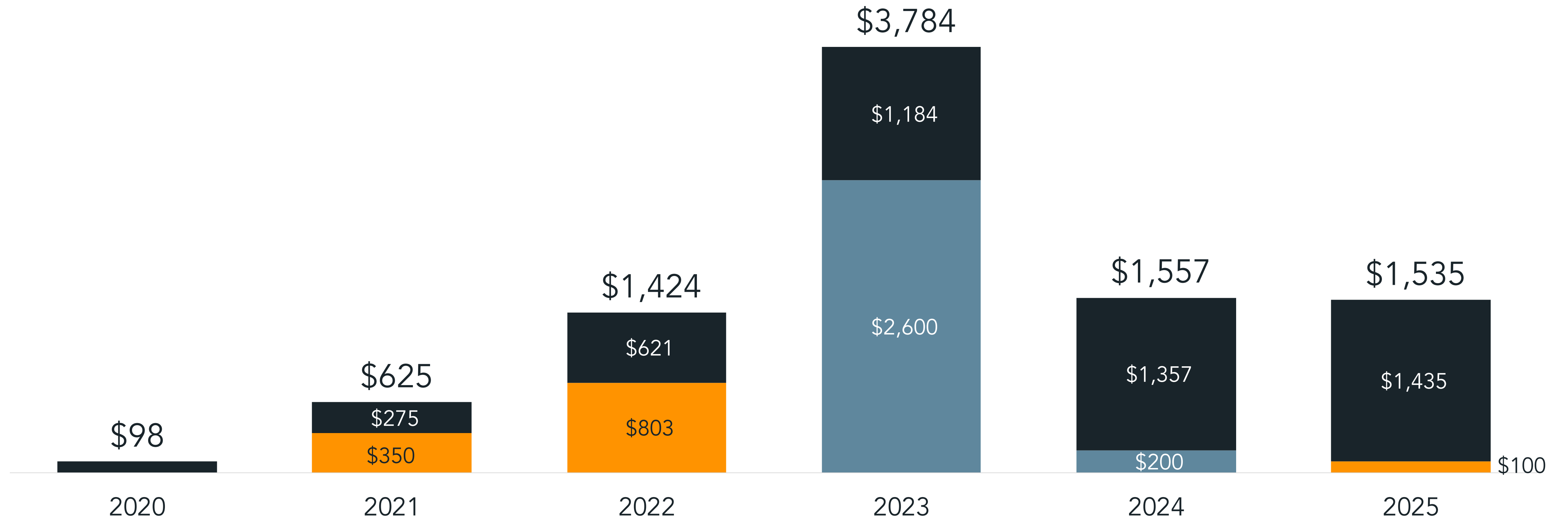
1) Reflects Weighted Average Diluted Share Count of 79.3M Shares

2) Includes Lease Termination Income

3) Reflects Weighted Average Diluted Share Count of 81.4M Shares

MINIMAL NEAR-TERM DEBT MATURITIES

- Unsecured Debt
- Credit Facility / Term Loan
- Secured Debt



Note: SLG Share of Combined Debt Outstanding as of 3.31.2020
 Maturities Reflect Extension Options Where Available, Excluding 1552 Broadway, Which Matures in 2020

SL GREEN FORWARD

PRESS PLAY ON YOUR DAY-TO-DAY

SL Green Forward is our ongoing effort to ensure maximum safety, cleanliness, and wellness programs for our tenants. It is an extension of our best-in-class strategy to provide a healthy environment throughout our portfolio. Your safety and well-being are SL Green's number one priority.

We are taking extra precautions to ensure we are doing our part. **Be on the lookout for friendly reminders and guidelines posted throughout the building.** These small adjustments will help us all press play on our daily routines.

WE ARE READY TO WELCOME OUR TENANTS BACK TO THE OFFICE

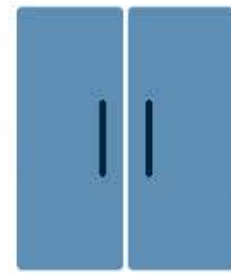
CLEANING PRIORITIES

— SL Green cleaning staff will target frequently touched building surfaces in:

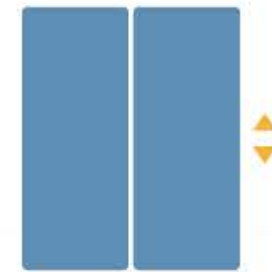
1 Building Lobbies



2 Common Area Doorways



3 Passenger Elevator Cabs



4 Freight Elevators



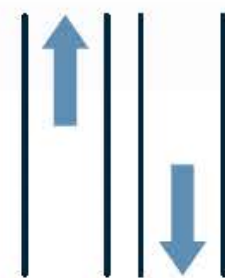
5 Multi-tenant Restrooms



6 Shared Amenity Spaces



7 Common Corridors



8 Mailroom / Message Center



9 Visitor Center



10 Floors



ENTRY EXPERIENCE

- Maintain recommended distancing (6 feet) in all public spaces.
- Frontline security personnel and concierge staff trained to enforce new policies and protocols.
- Face coverings are required in public areas, lobby, elevators, bathrooms on multi-tenant floors, amenity spaces, and other shared spaces.
- Protective glass barriers positioned at lobby desks.
- SL Green has invested in state-of-the-art, non-invasive thermal temperature imaging.
- Contact-free turnstiles.
- Contactless entry for pre-registered visitors.
- Floor decals placed in all elevators to promote distancing, one person per decal.
- Digital Captivate elevator screens feature latest building procedures.
- Signs and handouts detailing new protocols and hands-free practices posted throughout SL Green properties.
- Unitary path of travel using floor markers will direct foot traffic and maintain distancing where possible.
- Hand sanitizer stations strategically installed throughout common areas.



BUILDING ENHANCEMENTS & PROTOCOLS

- SL Green follows strict disinfection protocols and provides staff with all necessary supplies and training.
- SL Green cleaning staff will target frequently touched building surfaces in tenant accessible common areas and shared spaces.
- Optional cleaning services offered using highly rated disinfection and protection solutions, such as BioProtect.
- SL Green will establish designated space in lobby areas for personal food deliveries.
- Delivery personnel using the freight elevator will be scanned for temperature with handheld thermal imager.
- We follow REBNY and the NY State Department of Health guidelines for construction activities during a public health emergency.
- SL Green is in the process of installing UV-C light in select buildings and air conditioning systems to enhance our cleaning efforts.
- Increase ventilation and earlier up start times to circulate outside air prior to occupancy.
- When replacing air filters, air handling units should use the highest efficiency MERV rated filters recommended and allowed by the manufacturer.
- Use air cleaners in all lobbies with 9-stage VOC HEPA filters to capture 99.99% of particles.
- Where possible we implemented passive doors for multi-tenant bathrooms and hands-free restroom fixtures.
- All operations, facility decisions, and policies of our portfolio, including annual testing for incoming water quality, are aligned with the WELL Building Standard.
- SL Green should be informed immediately of possible exposure and/or a confirmed case in order to respond appropriately.

Civic Engagement

- SL Green launched a new non-profit initiative, Food1st, to alleviate the ongoing food shortage in New York City that has been further amplified during the COVID-19 pandemic.
- Our mission is to help feed emergency service workers and our neighbors who have limited access to food by partnering with restaurants and food service providers in a way that will also help revitalize the New York City food and beverage industry.
- The mission launched in late April in partnership with Daniel Boulud and now has over 15 restaurants in the program that are serving meals every day that will reach nurses and first responders through the following initiatives and hospitals:
 - Citymeals on Wheels
 - The Bowery Mission
 - Over 10 New York City Hospitals
 - Services for the UnderServed
 - World Central Kitchen
- The support we have received has allowed us to scale up production and distribute more than 5,000 meals daily during the COVID crisis.
- In the first month alone, Food1st delivered over 100,000 meals across New York City.
- SL Green has contributed \$1.0 million as a down payment to the Food1st initiative, an investment that we expect will in and of itself enable the preparation and delivery of over 150,000 meals to the frontline heroes and those New Yorkers in need.

FOOD1ST

You can help by donating directly to the Food1st Foundation:

<https://food1stfoundation.org/how-to-help/>



FORWARD LOOKING STATEMENTS

THIS PRESENTATION INCLUDES CERTAIN STATEMENTS THAT MAY BE DEEMED TO BE "FORWARD-LOOKING STATEMENTS" WITHIN THE MEANING OF THE PRIVATE SECURITIES LITIGATION REFORM ACT OF 1995 AND ARE INTENDED TO BE COVERED BY THE SAFE HARBOR PROVISIONS THEREOF. ALL STATEMENTS, OTHER THAN STATEMENTS OF HISTORICAL FACTS, INCLUDED IN THIS PRESENTATION THAT ADDRESS ACTIVITIES, EVENTS OR DEVELOPMENTS THAT WE EXPECT, BELIEVE OR ANTICIPATE WILL OR MAY OCCUR IN THE FUTURE, INCLUDING SUCH MATTERS AS FUTURE CAPITAL EXPENDITURES, DIVIDENDS AND ACQUISITIONS (INCLUDING THE AMOUNT AND NATURE THEREOF), DEVELOPMENT TRENDS OF THE REAL ESTATE INDUSTRY AND THE NEW YORK METROPOLITAN AREA MARKETS, BUSINESS STRATEGIES, EXPANSION AND GROWTH OF OUR OPERATIONS AND OTHER SIMILAR MATTERS, ARE FORWARD-LOOKING STATEMENTS. THESE FORWARD-LOOKING STATEMENTS ARE BASED ON CERTAIN ASSUMPTIONS AND ANALYSES MADE BY US IN LIGHT OF OUR EXPERIENCE AND OUR PERCEPTION OF HISTORICAL TRENDS, CURRENT CONDITIONS, EXPECTED FUTURE DEVELOPMENTS AND OTHER FACTORS WE BELIEVE ARE APPROPRIATE. FORWARD-LOOKING STATEMENTS ARE NOT GUARANTEES OF FUTURE PERFORMANCE AND ACTUAL RESULTS OR DEVELOPMENTS MAY DIFFER MATERIALLY, AND WE CAUTION YOU NOT TO PLACE UNDUE RELIANCE ON SUCH STATEMENTS. FORWARD-LOOKING STATEMENTS ARE GENERALLY IDENTIFIABLE BY THE USE OF THE WORDS "MAY," "WILL," "SHOULD," "EXPECT," "ANTICIPATE," "ESTIMATE," "BELIEVE," "INTEND," "PROJECT," "CONTINUE," OR THE NEGATIVE OF THESE WORDS, OR OTHER SIMILAR WORDS OR TERMS.

FORWARD-LOOKING STATEMENTS CONTAINED IN THIS PRESENTATION ARE SUBJECT TO A NUMBER OF RISKS AND UNCERTAINTIES, MANY OF WHICH ARE BEYOND OUR CONTROL, THAT MAY CAUSE OUR ACTUAL RESULTS, PERFORMANCE OR ACHIEVEMENTS TO BE MATERIALLY DIFFERENT FROM FUTURE RESULTS, PERFORMANCE OR ACHIEVEMENTS EXPRESSED OR IMPLIED BY FORWARD-LOOKING STATEMENTS MADE BY US. FACTORS AND RISKS TO OUR BUSINESS THAT COULD CAUSE ACTUAL RESULTS TO DIFFER FROM THOSE CONTAINED IN THE FORWARD-LOOKING STATEMENTS INCLUDE RISKS AND UNCERTAINTIES RELATED TO THE ON-GOING COVID-19 PANDEMIC AND THE IMPACT IT WILL CONTINUE TO HAVE ON OUR BUSINESS AND THE INDUSTRY AS A WHOLE AND THE OTHER RISKS AND UNCERTAINTIES DESCRIBED IN OUR FILINGS WITH THE SECURITIES AND EXCHANGE COMMISSION. WE UNDERTAKE NO OBLIGATION TO PUBLICLY UPDATE OR REVISE ANY FORWARD-LOOKING STATEMENTS, WHETHER AS A RESULT OF FUTURE EVENTS, NEW INFORMATION OR OTHERWISE. THE FOLLOWING DISCUSSION RELATED TO THE CONSOLIDATED FINANCIAL STATEMENTS OF THE COMPANY SHOULD BE READ IN CONJUNCTION WITH THE FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2019.

THE NON-GAAP FINANCIAL MEASURES CONTAINED IN THIS PRESENTATION ARE NOT MEASURES OF FINANCIAL PERFORMANCE CALCULATED IN ACCORDANCE WITH GENERALLY ACCEPTED ACCOUNTING PRINCIPLES, OR GAAP, AND SHOULD NOT BE CONSIDERED AS REPLACEMENTS OR ALTERNATIVES TO NET INCOME (LOSS) OR ANY OTHER PERFORMANCE MEASURE DERIVED IN ACCORDANCE WITH GAAP OR AS ALTERNATIVES TO CASH FLOWS FROM OPERATING ACTIVITIES AS A MEASURE OF OUR LIQUIDITY. THEY SHOULD BE VIEWED IN ADDITION TO, AND NOT AS A SUBSTITUTE FOR, ANALYSIS OF OUR RESULTS REPORTED IN ACCORDANCE WITH GAAP, OR AS ALTERNATIVE MEASURES OF LIQUIDITY. MANAGEMENT BELIEVES THAT CERTAIN NON-GAAP FINANCIAL MEASURES PROVIDE A VIEW TO MEASURES SIMILAR TO THOSE USED IN EVALUATING OUR COMPLIANCE WITH CERTAIN FINANCIAL COVENANTS UNDER OUR CREDIT FACILITIES AND PROVIDE FINANCIAL STATEMENT USERS MEANINGFUL COMPARISONS BETWEEN CURRENT AND PRIOR YEAR PERIOD RESULTS. THEY ARE ALSO USED AS A METRIC TO DETERMINE CERTAIN COMPONENTS OF PERFORMANCE-BASED COMPENSATION. THESE NON-GAAP FINANCIAL MEASURES ARE BASED ON CURRENTLY AVAILABLE INFORMATION AND CERTAIN ADJUSTMENTS THAT WE BELIEVE ARE REASONABLE AND ARE PRESENTED AS AN AID IN UNDERSTANDING OUR OPERATING RESULTS. THEY ARE NOT NECESSARILY INDICATIVE OF FUTURE RESULTS OF OPERATIONS THAT MAY BE OBTAINED BY THE COMPANY AND THE NON-GAAP FINANCIAL MEASURES MAY NOT BE COMPARABLE TO SIMILARLY NAMED MEASURES USED BY OTHER COMPANIES. RECONCILIATIONS FOR NON-GAAP FINANCIAL MEASURES IN RESPECT OF FUNDS FROM OPERATIONS, OPERATING INCOME AND SAME-STORE OPERATING INCOME ARE PROVIDED UNDER THE HEADINGS "FUNDS FROM OPERATIONS RECONCILIATION" AND "OPERATING INCOME AND SAME-STORE NOI RECONCILIATION" IN SL GREEN'S FORM 8-K FILED WITH THE SEC ON APRIL 23, 2020 FOR THE THREE MONTHS ENDED MARCH 31, 2020 AND ON JANUARY 23, 2020 FOR THE THREE MONTHS ENDED AND THE YEAR ENDED DECEMBER 31, 2019.

IN ADDITION, THIS PRESENTATION CONTAINS EARNINGS GUIDANCE IN FUNDS FROM OPERATIONS PER DILUTED SHARE FOR THE YEAR ENDING DECEMBER 31, 2020. SL GREEN'S FORM 8-K FILED WITH THE SEC ON THE DATE OF THIS PRESENTATION PROVIDES A RECONCILIATION OF FUNDS FROM OPERATIONS PER DILUTED SHARE TO ESTIMATED EARNINGS PER DILUTED SHARE FOR THE YEAR ENDING DECEMBER 31, 2020.

SL GREEN

REITWEEK, NAREIT'S INVESTOR FORUM

JUNE 2, 2020

