SL GREEN
REALTY CORP.

BANK OF AMERICA
2026 GLOBAL REAL ESTATE CONFERENCE
SEPTEMBER 15, 2026

DISCLAIMER

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, occupancy, 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 described in our filings with the Securities and Exchange Commission (the “SEC”). Except to the extent required by law, 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 Non-GAAP financial measures contained in this presentation are not measures of financial performance calculated in accordance with U.S. generally accepted accounting principles(“GAAP”) and should not be considered as replacements or alternatives to any other performance measure derived in accordance with GAAP or as alternative measures of liquidity. Management believes that there are several non-GAAP financial measures which represent measures similar to those used in evaluating compliance with certain of our debt financial covenants, and which will allow readers to easily make comparisons between current and prior year period results. Select non-GAAP financial measures 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 as well as certain adjustments that we believe are reasonable and are presented as an aid in understanding our operating results. They may not be comparable to similarly named measures used by other companies. Reconciliations for non-GAAP financial measures to the nearest comparable GAAP measure are provided in SL Green’s Current Report on Form 8-K filed with the SEC on July 23, 2026.

THE SL GREEN PLATFORM

CORE OFFICE PORTFOLIO MANAGEMENT

Manhattan's Largest Office Landlord
8M SF Leased since start of 2024

INVESTMENT MANAGEMENT

2024-2026 YTD Activity: $16.5B of Gross Transaction Volume

RESIDENTIAL & RETAIL

Develop & Manage Residential Rental & High Street Retail

FULLY INTEGRATED REAL ESTATE INVESTMENT TRUST WITH COMPLEMENTARY EXPERTISE ACROSS SIX MAIN BUSINESS LINES

ENTERTAINMENT & HOSPITALITY

SUMMIT One Vanderbilt
SUMMIT Paris
SUMMIT Tokyo
3 Michelin Restaurants

DEVELOPMENT & CONSTRUCTION

3.5M SF Currently Under Development

LENDING PLATFORM & LOAN SERVICING

$1.3B Debt Fund
$18B+ Lending Platform Since 1998
Nationally Rated Special Servicer

IN THE HEADLINES

BISNOW

SL Green Cashing In On Surging Manhattan Office Market

July 23, 2026 | Ethan Rothstein

New York City's largest office landlord is generating more cash than expected as companies clamor for a dwindling supply of premier Manhattan office space.

COMMERCIAL OBSERVER

A Wave of New York Office Tower Listings Tests the Market's Recovery

Sept 8, 2026 | Emily Davis

Leasing demand is on a tear, and debt and equity markets are back in action. Sellers have decided to strike while the iron is (finally) hot.

BISNOW

SL Green Selling SoHo Building For $226M

SL Green is getting closer to its $2.5B sell-off goal.

Sept 9, 2026 | Ethan Rothstein

New York City's biggest office landlord struck a deal to sell 110 Greene St. in SoHo for $226M, it announced Wednesday. The REIT identified the buyer as Manhattan-based Natora Group.

THE REAL DEAL
REAL ESTATE NEWS

Manhattan Office Market Closing in on Pre-Covid Reality

Sept 5, 2026 | Holden Walter-Warner

Manhattan office fundamentals continued to improve in August, with 3.25 million square feet of leasing and availability falling to 12.5%, its lowest since September 2020, bringing the market closer to pre-COVID conditions.

MORNINGSTAR

SL Green's Class A Manhattan Office Portfolio Leasing Up, Showing a Recovery in the Office Sector

Sept 3, 2026 | Kevin Brown

We are seeing an increasing number of companies requiring their employees to return to the office. In the long run, we believe that remote work and hybrid remote work solutions will gain increasing acceptance, but offices will continue to be the centerpiece of workplace strategy and will play an essential role in facilitating collaboration, harnessing innovation, and maintaining company culture.

BUSINESS INSIDER

SL Green's 2026 Office Leasing Reaches Nearly 1.8 Million Square Feet

Sept 14, 2026 | GLOBE NEWSWIRE

Manhattan's largest office landlord, today announced that the Company has signed 129 Manhattan office leases totaling 1,760,649 square feet to date in 2026 with a mark-to-market 15.8% higher than the previous fully escalated rents on the same spaces.

MANHATTAN OFFICE MARKET SHOWING CONTINUED STRENGTH

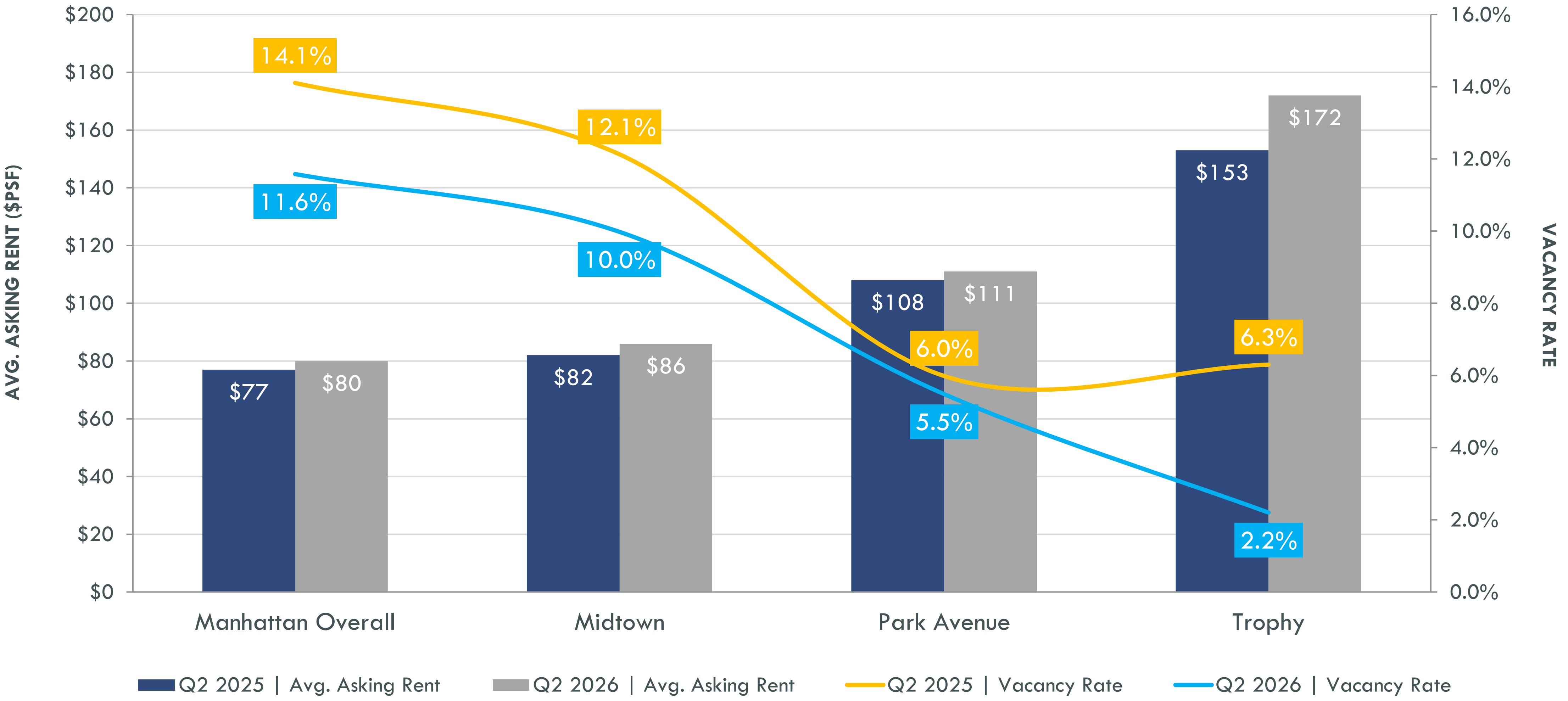
MANHATTAN LEASING[1]

- ~30M SF leased YTD – up 9.4% year-over-year and potentially the highest annual leasing volume since 2000 if the current pace continues
- August leasing volume totaled 3.25M SF, 12.9% above the five-year average and 15.8% above the ten-year average
- Overall asking rents reached $77.84 PSF, up 4.2% year-over-year
- Available supply fell to 65.4M SF, the lowest level since September 2020 and 17.7% below the prior year
- AI-Sector[2]
    - 800,000 SF of demand in Q2 2026 alone – surpassing all of 2025's AI-related leasing demand
    - AI demand was part of the broader TAMI sector, which represented 27% of total Manhattan leasing activity in Q2, the second-largest industry share behind professional services
    - Midtown South was particularly strong for technology/TAMI demand, with the sector accounting for 46% of leasing volume in Q2, driven in part by Google and Tennr

1. Colliers August 2026 Manhattan Office Report
2. Colliers Manhattan Office Q2 2026 Report.

MANHATTAN OFFICE MARKET SHOWING CONTINUED STRENGTH

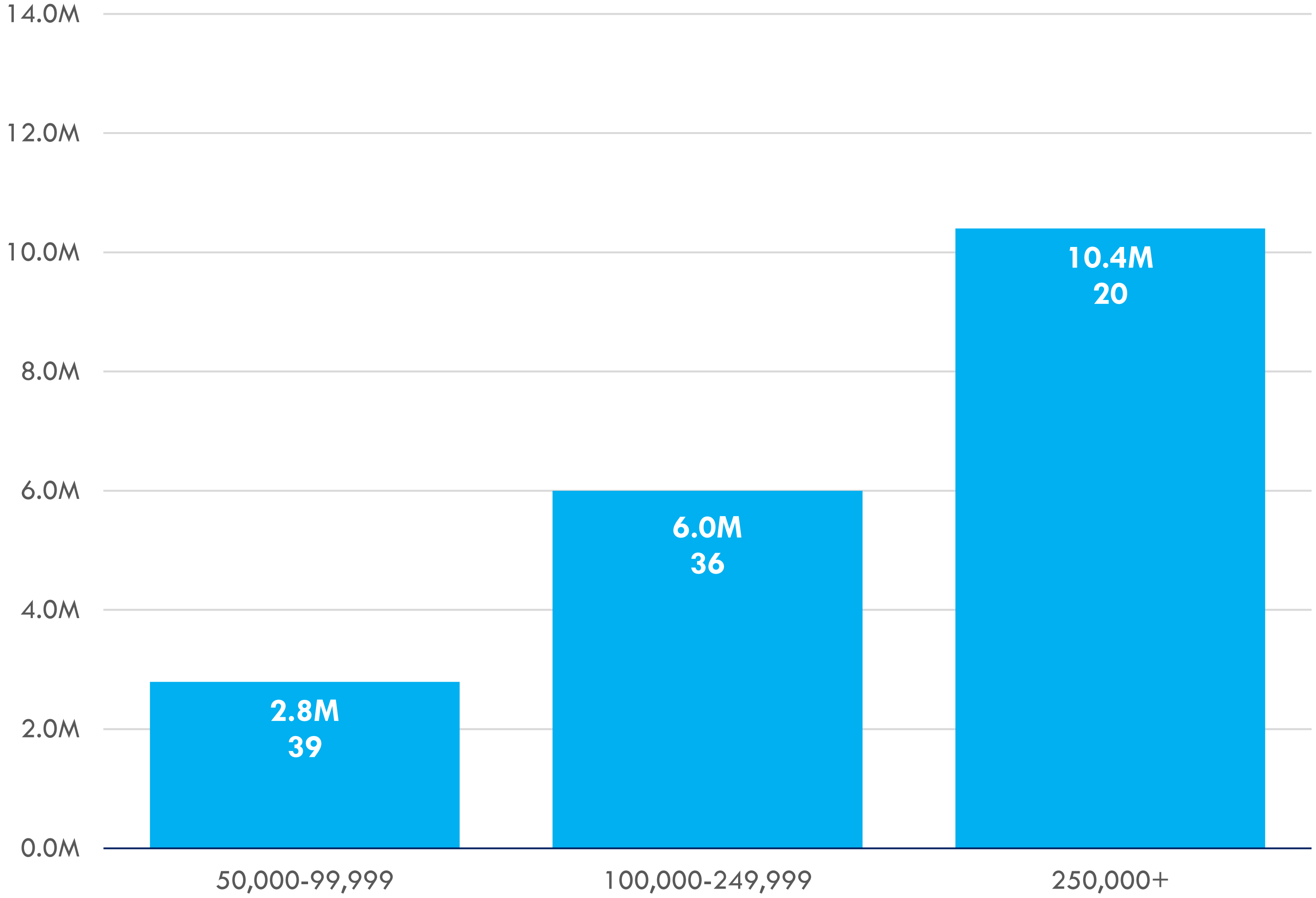
CORE MARKETS ABSORPTION[1]



1. CBRE Research, Q2 2026.

MANHATTAN OFFICE MARKET SHOWING CONTINUED STRENGTH

~100 TENANTS IN THE MARKET REQUIRING >50K SF[1]



1. Newmark September 2026.

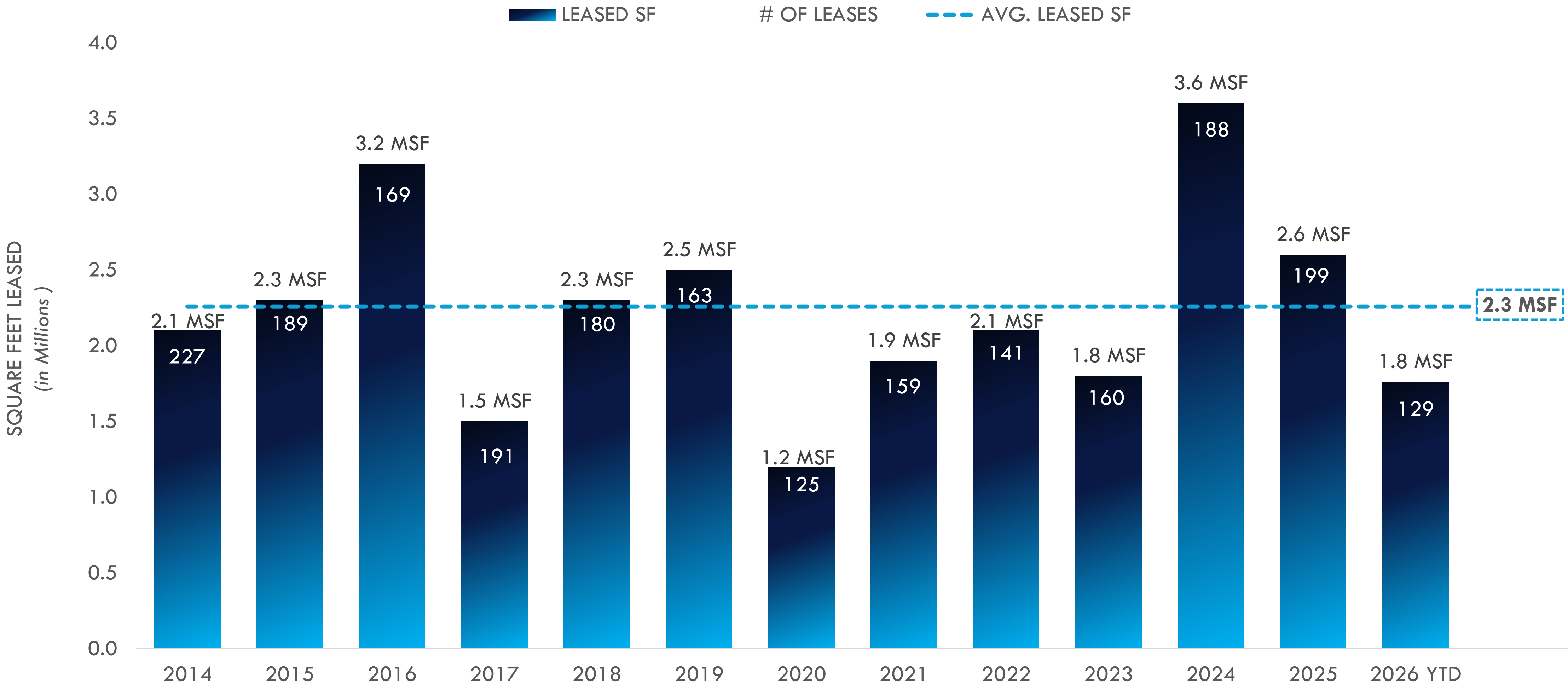
SL GREEN LEASING UPDATE[1,2]

MANHATTAN OFFICE LEASES SIGNED YTD	PROPERTY	SF
1. Clay Labs Inc.	11 Madison Ave	163,095
2. Carlyle Investment Management	245 Park Ave	150,036
3. Legora, Inc.	11 Madison Ave	98,420
4. Harvey AI	One Madison Ave	92,663
5. IMG Worldwide LLC	304 Park Avenue South	90,202
+ 124 Other Leasing Transactions		1,166,233
TOTAL		1,760,649

MANHATTAN OFFICE PIPELINE	# OF LEASES	SF
LEASES IN NEGOTIATION / OUT FOR SIGNATURE		
New	16	257,625
Renewal	9	60,566
SUB TOTAL	25	318,191
TERM SHEETS IN NEGOTIATION		
New	11	161,007
Renewal	11	577,476
SUB TOTAL	22	783,483
TOTAL PIPELINE	47	1,056,674

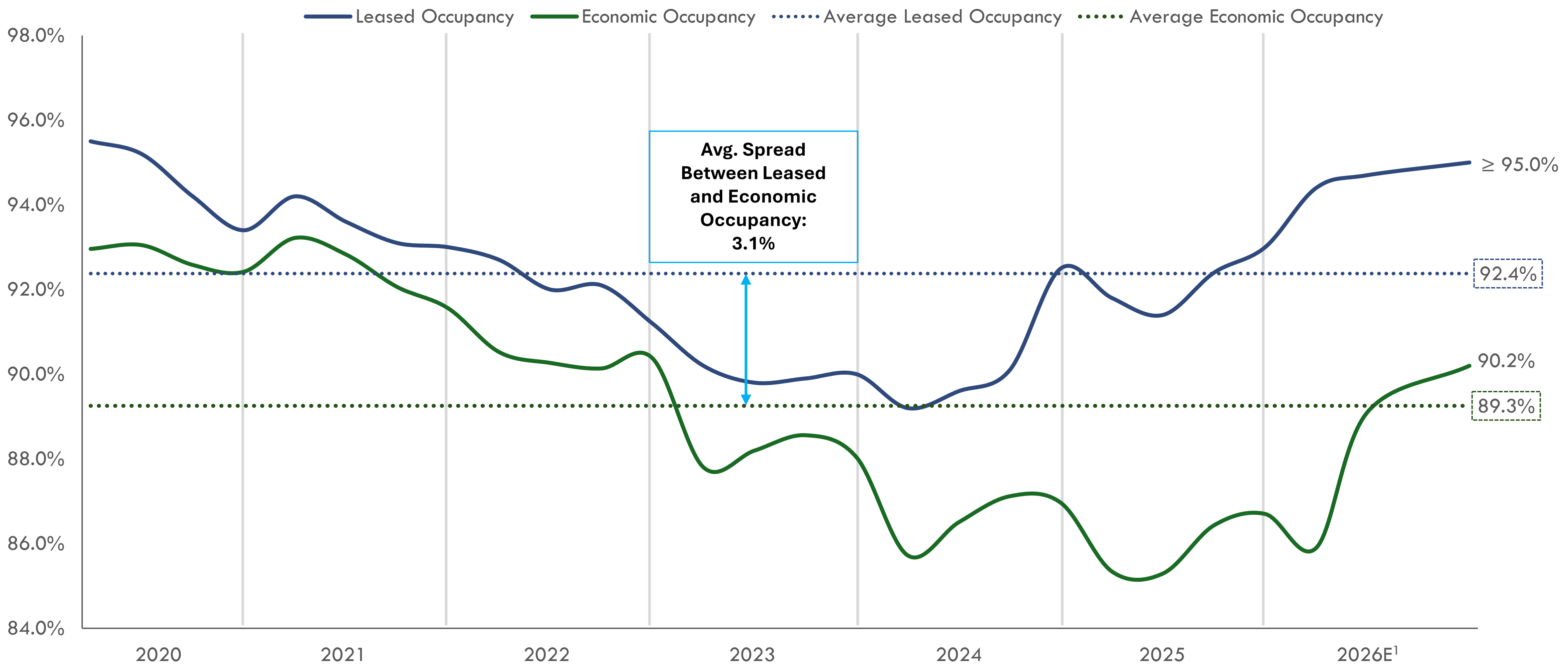
1. SLG Manhattan Office Leasing Data as of September 14, 2026.
2. There is no guarantee that SLG will be able to execute on any leases in pipeline or at favorable terms.

SL GREEN LEASING SUCCESS: 8M SF LEASED SINCE START OF 2024[1]



1. SLG Manhattan Office Leasing Data as of September 14, 2026.

SL GREEN MANHATTAN SAME STORE OFFICE OCCUPANCY



1. Management's projection.

LIMITED SUPPLY – NEW CONSTRUCTION AVAILABILITY IN MIDTOWN EAST

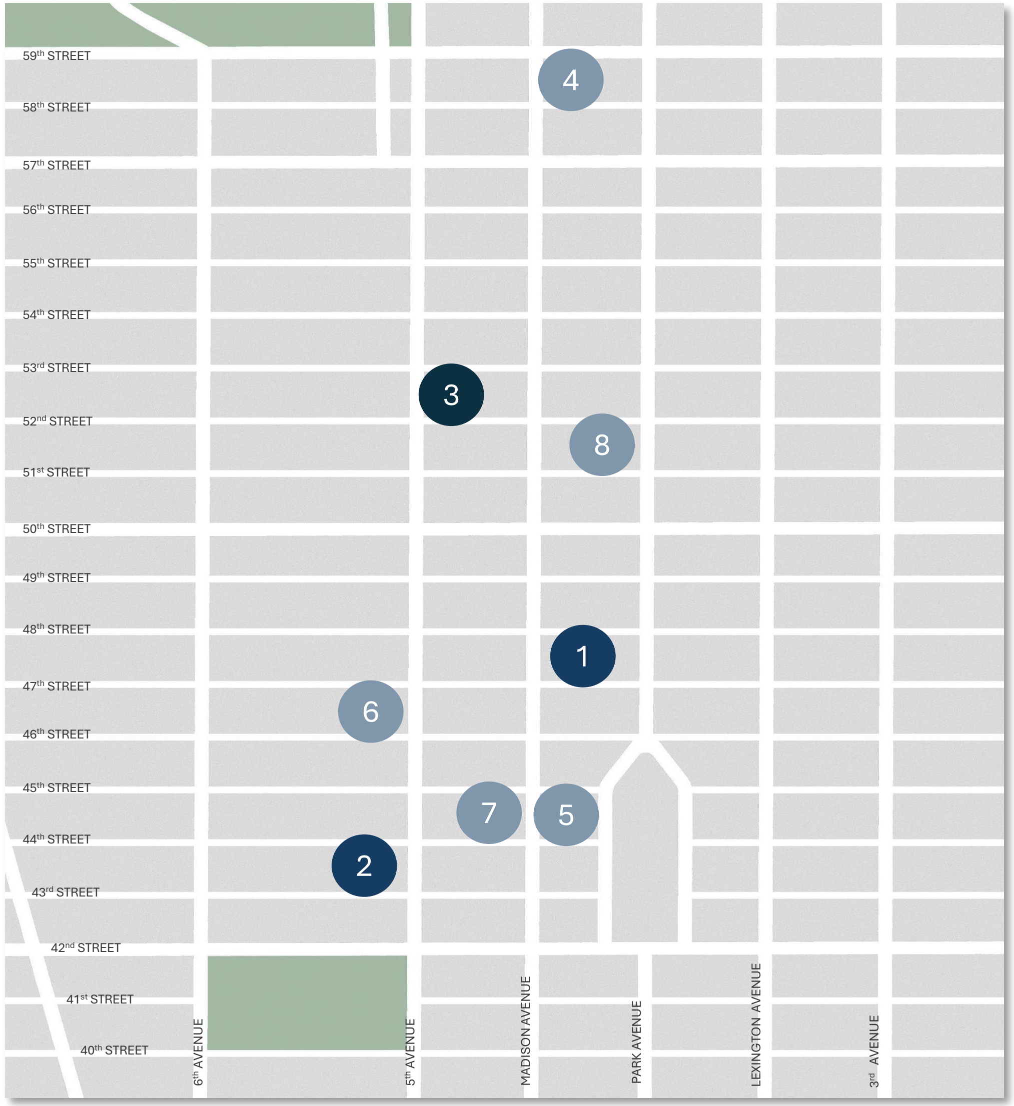
OFFICE DELIVERIES IN 2025

ADDRESS	DEVELOPER/ OWNER	OFFICE RSF	LEASED SF	SPEC. SF
1. 270 Park Ave	JP Morgan & Chase Bank	2,500,000	2,500,000	-
2. 520 Fifth Ave	Rabina Properties	210,000	115,000	95,000
3. 665 Fifth Ave	Rolex Realty Company LLC	160,000	78,000	82,000
SUBTOTAL		**2,870,000**	**2,693,000**	**177,000**

OFFICE DELIVERIES 2026-2028: NONE

OFFICE DELIVERIES 2029-2032

ADDRESS	DEVELOPER/ OWNER	OFFICE RSF	LEASED SF	SPEC. SF
4. 625 Madison Ave	Related / PIF	840,000	242,000	598,000
5. 343 Madison Ave	BXP	930,000	425,000	505,000
6. 570 Fifth Ave	Extell / Ingka	1,332,000	916,000	416,000
7. 346 Madison Ave	SL Green / Mori Building	840,000	-	840,000
8. 350 Park Ave	Vornado / Citadel / Rudin	1,800,000	1,400,000	400,000
SUBTOTAL		**5,742,000**	**2,983,000**	**2,759,000**
NEW CONSTRUCTION AVAILABILITY		**8,612,000**	**5,676,000**	**2,936,000**



Sources: CoStar, Commercial Observer, The Real Deal, Newmark Research Q2 2026.

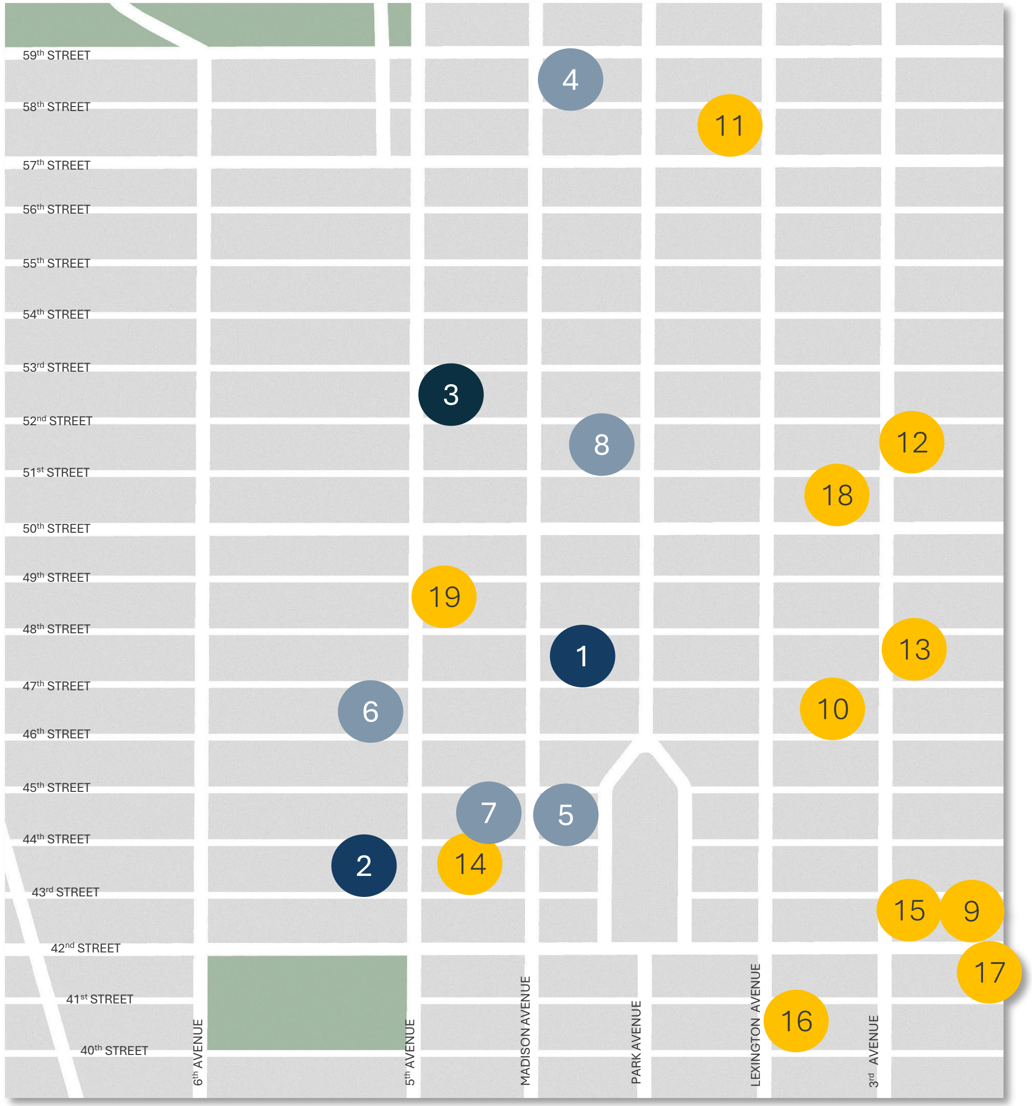
LIMITED SUPPLY – SIGNIFICANT OFFICE-TO-RESI CONVERSIONS IN MIDTOWN EAST

NEW CONSTRUCTION AVAILABILITY THROUGH 2032	**2,936,000**

TOTAL OFFICE-TO-RESI CONVERSIONS IN MIDTOWN EAST

ADDRESS	STATUS	OFFICE RSF
9. 219-35 East 42nd St	Under Construction	1,087,000
10. 750 Third Ave	Under Construction	**845,000**
11. 135 East 57th Street	Under Construction	441,000
12. 845 Third Ave	Under Construction	365,000
13. 767 Third Ave	Under Construction	310,000
14. 6 East 43rd St	Under Construction	305,000
15. 675 Third Ave	In Permitting	342,000
16. 355 Lexington Ave	In Permitting	270,000
17. 300 East 42nd St	In Permitting	227,000
18. 830 Third Ave	In Permitting	147,000
19. 609 Fifth Ave	Rumored	138,000
TOTAL OFFICE-TO-RESI CONVERSIONS		**4,477,000**
EXPECTED NET CHANGE IN OFFICE INVENTORY THROUGH 2032		**(1,541,000)**

Sources: CoStar, Commercial Observer, The Real Deal, Newmark Research Q2 2026.



DISPOSITION – 10 EAST 53RD STREET

- February 2012: Acquired for $252.5M in Joint Venture
  - 55.0% SLG / 45.0% CPPIB (Canada Pension Plan Investment Board)
- December 2024: SLG acquired CPPIB's 45.0% interest for a gross property valuation of $236.0M & extended mortgage by 3 years to 2028
- August 2026: SLG sold 100% of the fee simple interest for $310.0M (5.7% Cap Rate) to Meadow Partners
- IRR of 74.3% on partner buy-out
- Property Statistics:
  - SF: 390,000
  - Occupancy: 92%
  - WALT: 5 Years

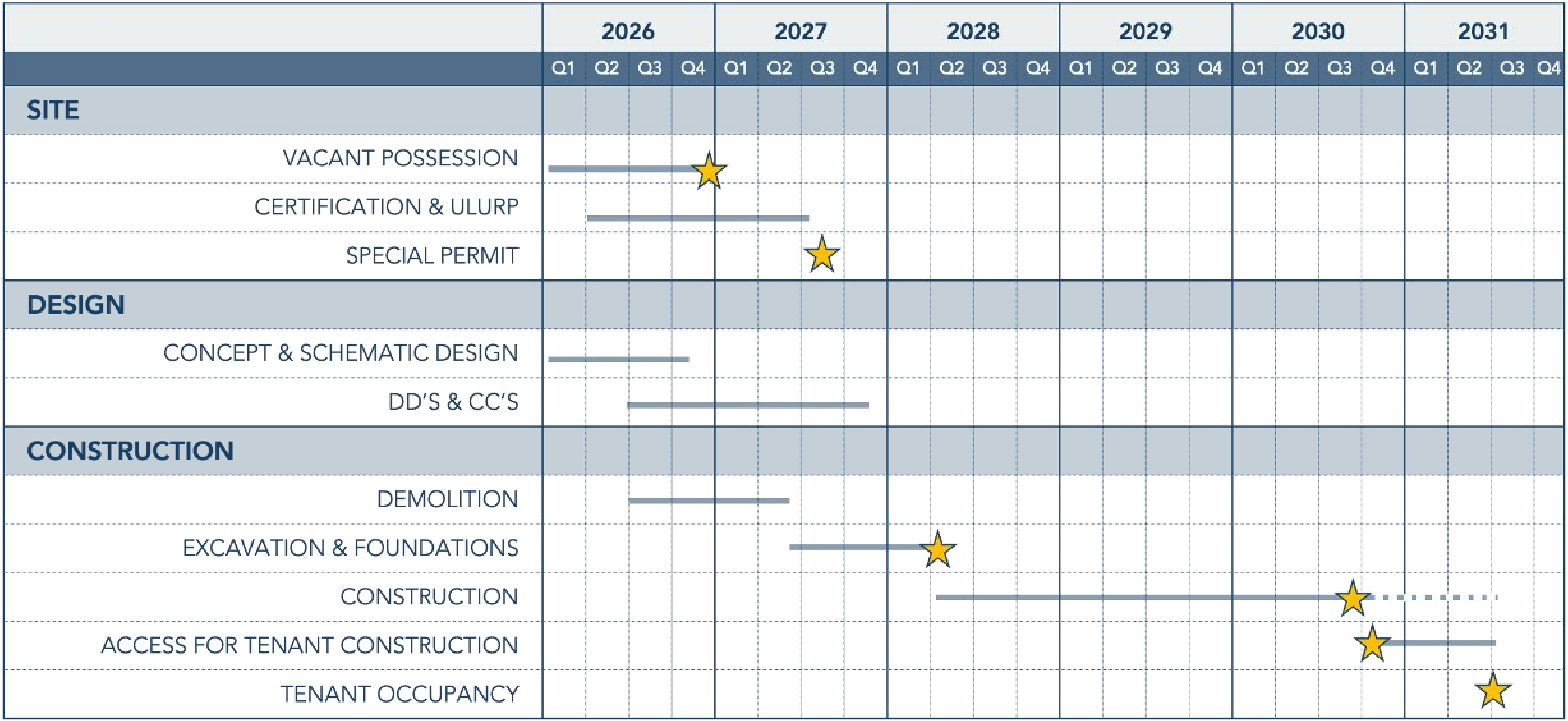
DISPOSITION – 110 GREENE STREET

- September 2026: SLG under contract to sell 100% of the fee simple interest for $226.0M (5.7% Cap Rate) to Natora Group
- Sale expected to generate ~$216.0M of net cash proceeds to repay unsecured corporate debt
- Property Statistics:
  - SF: 223,000
  - Occupancy: 91%
  - Commercial WALT: 4 Years

346 MADISON AVENUE: PROJECT OVERVIEW

- Architectural Design by KPF
- 47 Floors, 920’ Height
- 840,000 RSF
- Column Free, Side Core Floorplates
- Floor Sizes
  - Podium: 24,400 – 25,500 RSF
  - Executive: 18,000 – 20,800 RSF
  - Loggia: 20,800 RSF
  - Penthouse: 14,000 – 22,000 RSF
- 15’ – 18’6” Slab Heights
- 9 Terrace Floors, 10 Loggia Floors
- Two Floors of Luxury Amenities Featuring Wellness / Fitness; Auditorium; Tenant Lounge with F&B by Michelin Star Chef Daniel Boulud and World Class Restaurant
- State of the Art Infrastructure – Fully Electric / DOAS HVAC
- Immediate Access to Grand Central Terminal
- Certifications: LEED GOLD, WELL GOLD

346 MADISON AVENUE: DEVELOPMENT TIMELINE



THE $7.0B FINANCING PLAN[1]

$ IN M

	SLG OWNERSHIP %	FINAL MATURITY	PRINCIPAL DUE AT MATURITY		GROSS PRINCIPAL	EXECUTION
			GROSS	SLG SHARE		
CLOSED						
UNSECURED DEBT						
Revolving Credit Facility	100.0%	May-27	1,250.0[2]	1,250.0[2]	1,250.0[2]	Refinanced
Unsecured Term Loan A	100.0%	May-27	1,050.0	1,050.0	1,050.0	Refinanced
Unsecured Term Loan B	100.0%	Nov-26	100.0	100.0	100.0	Refinanced
SECURED DEBT						
One Madison Avenue	25.5%	Nov-27	1,166.1	297.3	1,650.0	Refinanced
Park Avenue Tower	100.0%	Jan-31	480.0	480.0	480.0	New Financing
10 East 53rd Street	100.0%	May-28	204.3	204.3	204.3	Sold
7 Dey / 185 Broadway	100.0%	Nov-26	190.1	190.1	190.1	Sold
TOTAL CLOSED			**4,440.5**	**3,571.7**	**4,924.4**	
REMAINING						**CURRENT PLAN**
245 Park Avenue	50.1%	Jun-27	1,768.0	885.8	2,000.0	CMBS Refinance / JV Int Sale
Landmark Square	100.0%	Jan-27	100.0	100.0	100.0	Extension / Sale
TOTAL REMAINING			**1,868.0**	**985.8**	**2,100.0**	
TOTAL			**6,308.5**	**4,557.5**	**7,024.4**	

Note: Management's projection
1. Excludes debt on Alternative Strategy Portfolio assets
2. Represents maximum capacity

GREEN LOAN SERVICES

S&P / FITCH / MORNINGSTAR RATED SPECIAL SERVICER

MORNINGSTAR

Morningstar DBRS Assigns Commercial Mortgage Special Servicer Ranking to Green Loan Services

Press Release
April 12, 2024

"The Company's well-experienced and tenured senior-level managers who directly oversee every specially serviced asset. The team-based organizational approach leverages SL Green's resources and expertise for consultation on leasing, construction management, property management, market intelligence, and asset repositioning[1]."

	Year Awarded
S&P Global	2006[1]
FitchRatings	2009[2]
MORNINGSTAR DBRS	2024[3]

1. SLG pays an annual fee for the rating. Criteria for Average rating is: SS is performing its duties in an effective and controlled manner, and is in general compliance with investor, regulatory, and agency requirements.
2. SLG pays an annual fee for the rating. Criteria for CLLSS2 rating is: Servicers demonstrating high performance in overall service ability.
3. SLG pays an annual fee for the rating. Criteria for MOR CS3 rating is: Adequate Servicing Quality - Demonstrates satisfactory loan servicing standards. May be vulnerable to future operational risk challenges.
4. Current and previous assignments.
5. Loan Amounts are presented in millions.

SPECIAL SERVICING TRACK RECORD[4]

ADDRESS	LOAN AMOUNT[5]
GM Building	$2,300
Data Center Portfolio	$2,050
Parkmerced	$1,500
Mall of America	$1,385
TSX (1568 Broadway)	$1,125
Grand Canal Shoppes (Las Vegas)	$975
Hudson's Bay Portfolio	$846
650 Madison	$800
Olympic Tower	$760
Millennium Partners	$710
237 Park Avenue	$693
230 Park Avenue	$670
Kindercare Portfolio	$650
NY Times Building	$635
Diplomat Hotel	$600
Christiana Mall	$550
Moffett Gateway	$435
51 West 52nd	$420
63 Madison	$404
1440 Broadway	$399
Four Seasons Palm Beach	$341
540 West Madison	$325
712 Fifth	$300
Industrial Portfolio	$291
26 Broadway	$290
Long Island Medical Office	$280
801 Brickell	$229
47+ Additional Assignments	*$14,469*
TOTAL ASSIGNMENTS	**$34,432**

GREEN LOAN SERVICES: LARGEST ACTIVE SASB SERVICER IN THE U.S.[1]

5 OF 10 LARGEST NATIONAL DEALS

SPECIAL SERVICER	TOTAL ($ IN B)
Green Loan Services	$5.2
KeyBank National Association	$4.4
Situs	$2.1
CWCapital	$2.0
Rialto Capital	$1.6
LNR Partners	$1.6
TriMont Real Estate Advisors	$1.5
Midland Loan Services	$1.1
Torchlight Loan Services	$0.8
Argentic	$0.3
K-Star Asset Management LLC	$0.2
Aegon USE Realty	$0.1

1. Trepp, Q1 2026. Data is unaudited and reflects SLG's internal market research.


MetLife
kalikow