



# BANK OF AMERICA NYC DEEP DIVE

MAY 17, 2022

# DISCLAIMER

This presentation contains forward-looking statements within the meaning of federal securities laws. 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 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 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, including the 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, or 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 January 27, 2022 and April 21, 2022. In addition, this presentation contains earnings guidance in funds from operations per diluted share for the year ending December 31, 2022.



# MARC HOLLIDAY

CHAIRMAN &  
CHIEF EXECUTIVE OFFICER



NYC  
IS  
BACK!

# NYC EXPERTISE

## Unmatched NYC Portfolio



	# ASSETS	RSF
■ CURRENT PROPERTIES <sup>1</sup>	44	26.5
■ DEBT INVESTMENTS <sup>2</sup>	22	13.8
<hr/>		
CURRENT PORTFOLIO	66	40.2
■ SOLD PROPERTIES	75	25.1
■ PRIOR DEBT INVESTMENTS <sup>2</sup>	95	57.9
<hr/>		
TOTAL FOOTPRINT	236	123.2

1. Includes 450 Park Avenue

2. Includes Green Loan Services and CMBS bonds held by Belmont Insurance Company

# THE SL GREEN PLATFORM

*Scalable Platform With Complementary Expertise Across Seven Main Business Lines*



INVESTMENT MANAGEMENT	LENDING	LEASING	DEVELOPMENT & CONSTRUCTION	OPERATIONS	LOAN SPECIAL SERVICING	ASSET MANAGEMENT
2021 Activity: \$6.7B of Gross Transactions	Over \$17.0B Of Debt Originations And Loan Acquisitions Since 1998	~29 Million SF Leases Signed in Past 10 Years	3.8 Million SF Currently Under Development 450 construction projects totaling >\$300M in 2021	Tenant Satisfaction Score of 4.42/5, Outperforming Kingsley Index (4.21/5)	Fitch and S&P Rated Servicer Nationally Across All Major Asset Types	Management Across Asset Classes: Office, Retail, Hotel, Residential Condos, Multi-Family, Affordable Housing

# SL GREEN: A BRIGHT FUTURE

1. Adapt to Changing Workplace Patterns
2. Focus on Development and Redevelopment
3. New Approach to Asset Management
4. Diversify Our Platform
5. Lead the Way on ESG
6. Realize Embedded Value
7. Invest in Ourselves
8. "GSD"

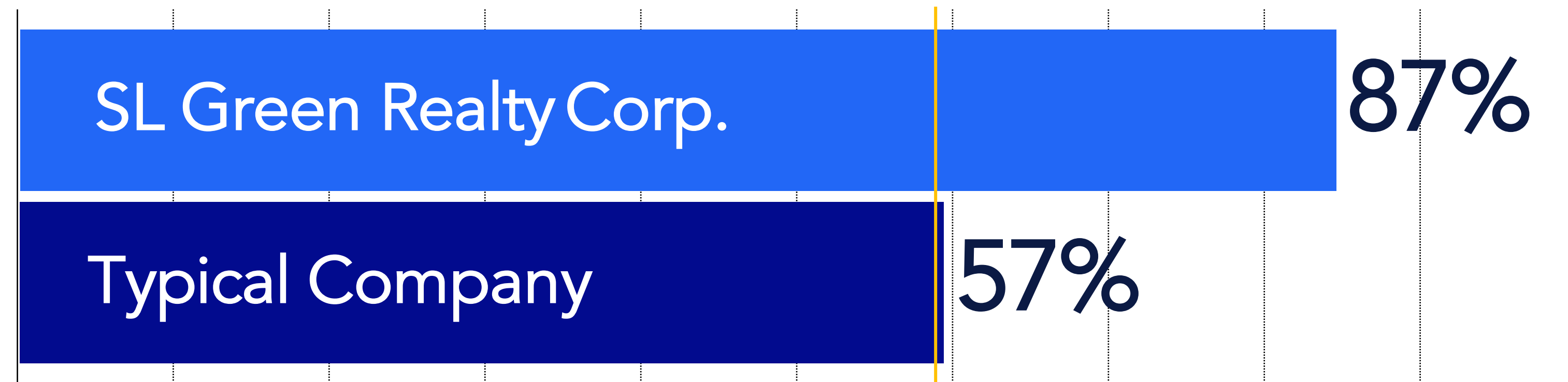
# YEAR-TO-DATE ACCOMPLISHMENTS

- 920K SF of Manhattan Office Leasing
  - 328K SF Anchor Lease to IBM at One Madison Avenue
  - One Vanderbilt 97.0% Leased
- Same-Store Manhattan Office Occupancy of ~93% and Rising
- Contracted to Acquire 450 Park Avenue for \$445.0M
- Expanded & Diversified Board of Directors with Addition of Carol Brown
- Special Servicer Rating Upgraded by Fitch
- ENERGY STAR Partner of the Year – Sustained Excellence Award
- Certified as a Great Place to Work

# CERTIFIED GREAT PLACE TO WORK



87% of Corporate & Satellite SLG employees say it is a great place to work compared to 57% of employees at a typical US-based company \*



Source: Great Place to Work® 2021 U.S. National Employee Engagement Study\*

# NEW YORK CITY: RECOVERY UNDERWAY

## Public Investment in Midtown East and Grand Central



### ▲ EAST MIDTOWN REZONING

- Modernize 6.6M SF
- Create 6.8M SF
- Transit and public improvements

### ▲ EAST SIDE ACCESS

- \$12B project, 2022 completion
- Brand new, 350K SF terminal

### ▲ ERIC ADAMS ADMINISTRATION

- \$98.5B Fiscal 2023 Budget
- Pro-business, real estate

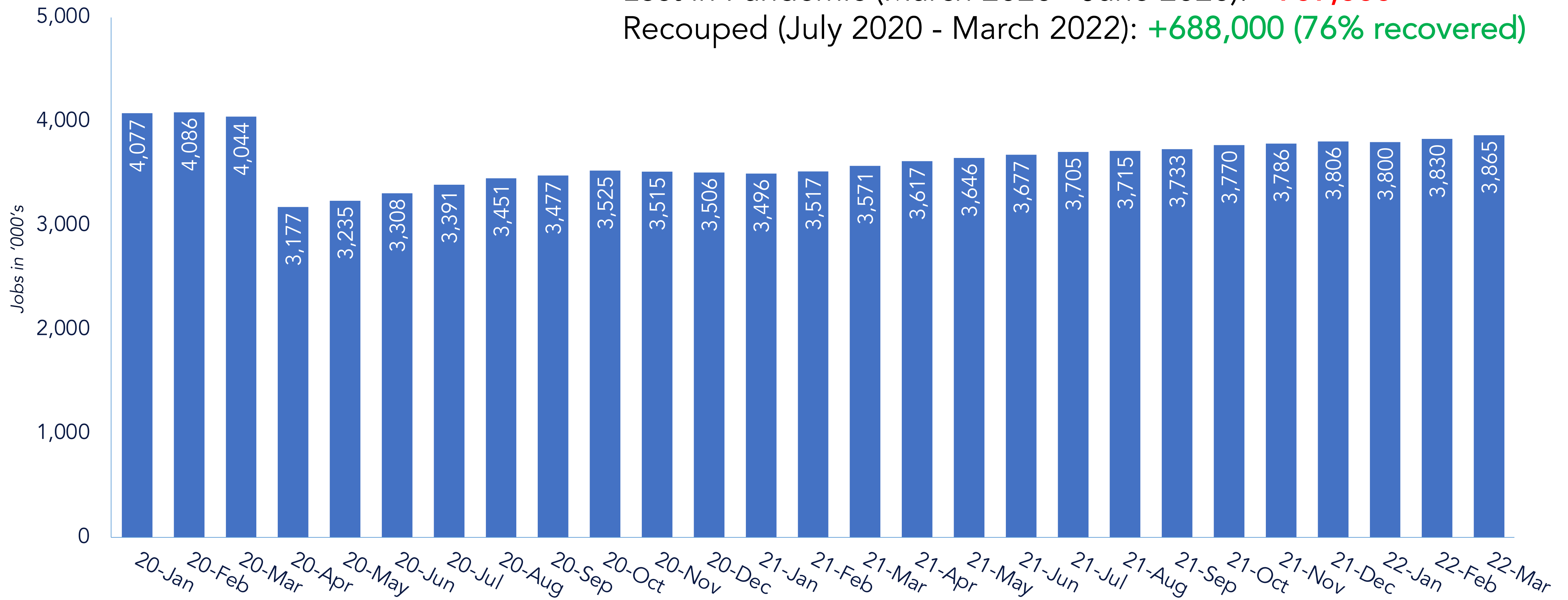
### MALL/MEDIAN REDEVELOPMENT ►

- Beautification of Park Ave. corridor b/w 46<sup>th</sup> & 57<sup>th</sup>
  - Experiential galleries & gardens



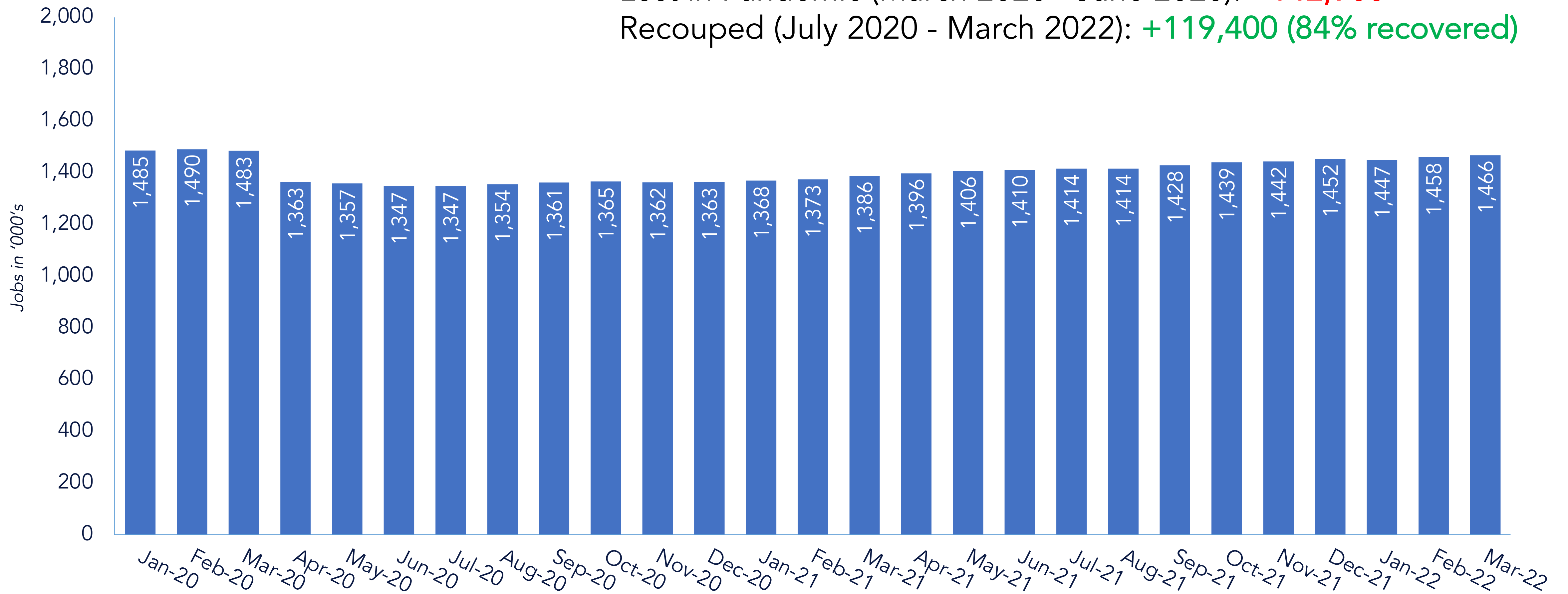
# NYC PRIVATE SECTOR EMPLOYMENT

Lost in Pandemic (March 2020 - June 2020): **-909,000**  
 Recouped (July 2020 - March 2022): **+688,000 (76% recovered)**



# NYC OFFICE EMPLOYMENT

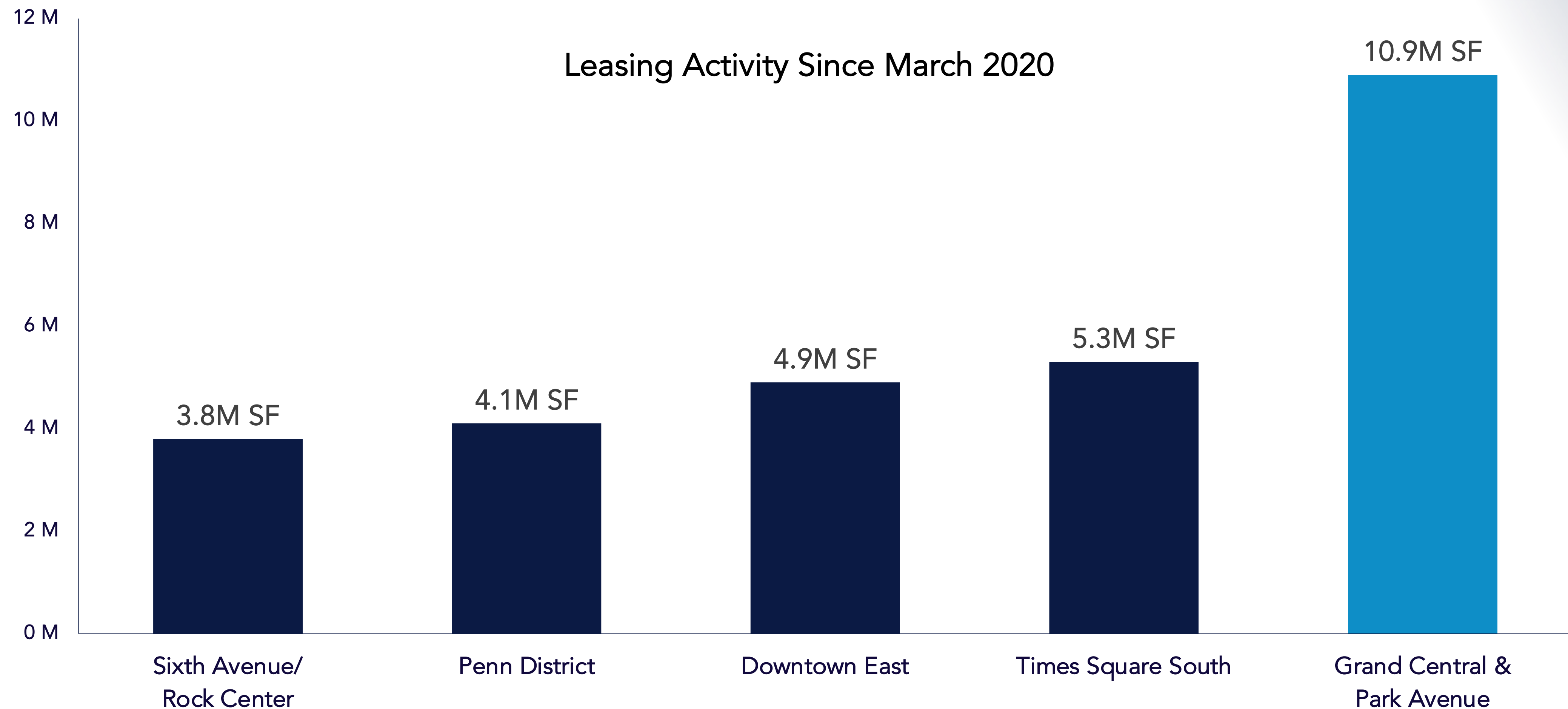
Lost in Pandemic (March 2020 - June 2020): **-142,900**  
 Recouped (July 2020 - March 2022): **+119,400 (84% recovered)**



# GRAND CENTRAL & PARK AVENUE:

## *Dominant Manhattan Submarket*

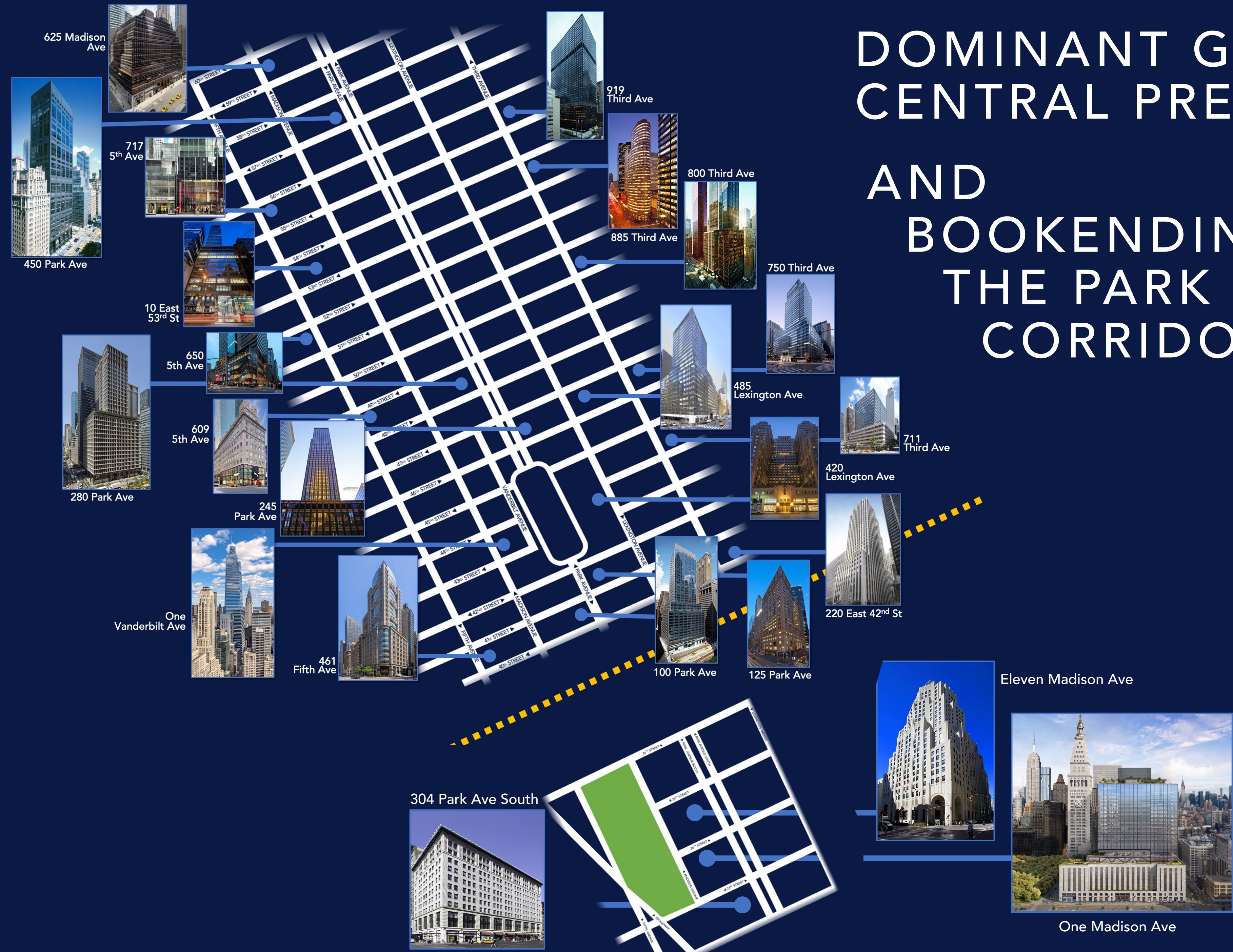
- Strongest Leasing Fundamentals of any NYC Submarket
- Grand Central & Park Avenue Leased ~93% More than the Next Closest Submarket



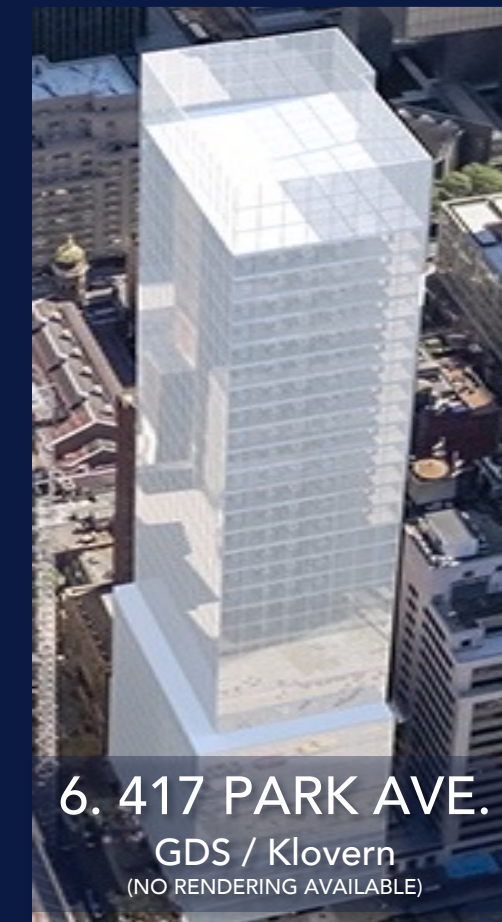
# DOMINANT GRAND CENTRAL CENTRAL PRESENCE



# DOMINANT GRAND CENTRAL PRESENCE AND BOOKENDING THE PARK AVENUE CORRIDOR



# TRANSFORMATIONAL SURROUNDING ACTIVITY



# NEW EPICUREAN DESTINATIONS



1. AQUAVIT



2. ARMANI/RISTORANTE



3. CAVIAR RUSSE



4. CASA LEVER



5. empellón



6. THE GRILL



7. FASANO



8. LE PAVILLON



9. 隱れ家



# LEADING THE MANHATTAN MARKET

## Recent Leasing Accomplishments



ONE VANDERBILT AVE. <sup>1</sup>

STONE RIDGE | Asset Management  
100K SF

UiPath™  
26K SF

MSD  
36K SF

TENNOR  
25K SF

MUBADALA  
28K SF

kyndryl  
23K SF

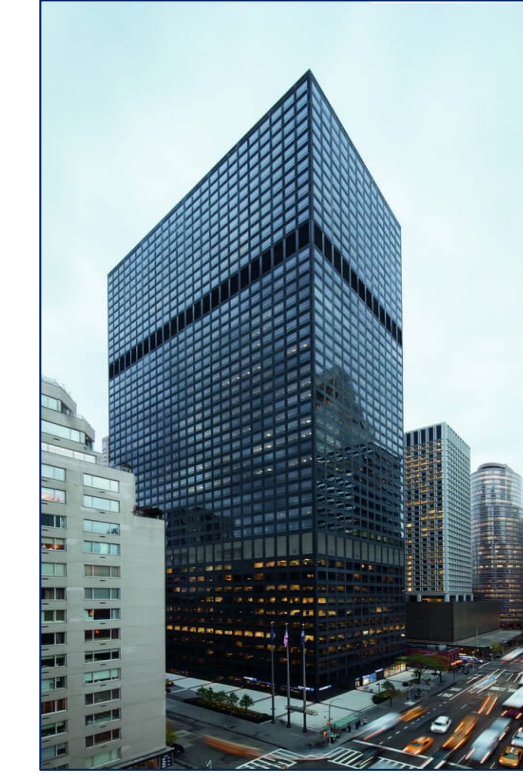


245 PARK AVE.

HOULIHAN LOKEY  
148K SF

ARES  
39K SF

NORINCHUKIN  
38K SF



919 THIRD AVE.

**Bloomberg**  
191K SF

M  
MINTZ  
98K SF



ONE MADISON AVE.

IBM®  
328K SF

CHELSEA PIERS  
SPORTS & ENTERTAINMENT  
56K SF



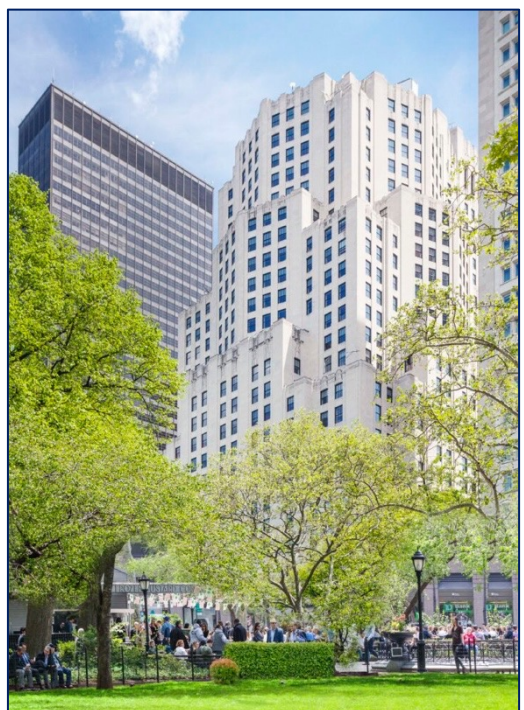
220 EAST 42<sup>nd</sup> ST.

UN WOMEN  
85K SF



1185 AOTA

LOCKTON®  
82K SF



11 MADISON AVE.

JIM BEAM  
SINCE 1795  
100K SF

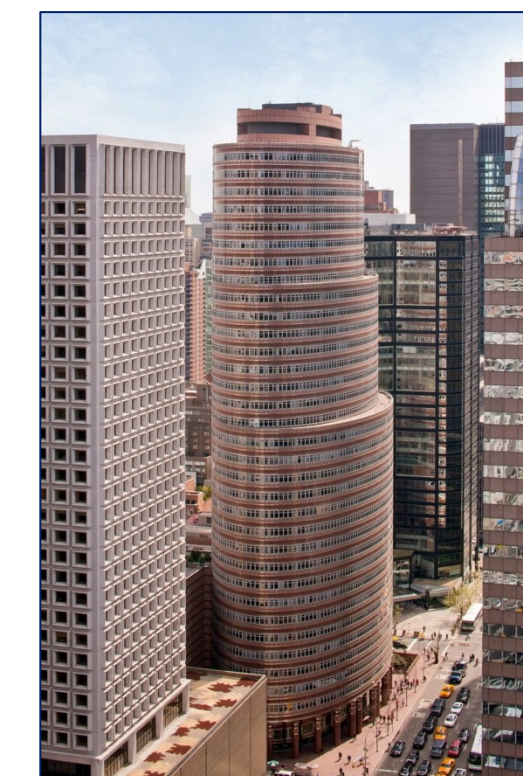


100 PARK AVE.

AlphaSights  
236K SF

WELLS FARGO

104K SF



885 THIRD AVE.

EC M&A  
14K SF

AURORA  
HEALTH NETWORK  
14K SF

1. Includes leasing executed at \$300 PSF

# SL GREEN'S ACTIVE DEVELOPMENT PROJECTS



	ONE MADISON	760 MADISON	7 DEY	15 BEEKMAN
# of Stories	27	12	34	26
Gross Square footage	1.4M	85K	260K	222K
Total Project Budget	\$2.3B	\$440M	\$306M	\$178M
SLG Ownership Interest	25.5%	-	-	20.0%
SLG Equity Left to Fund <sup>1</sup>	\$0	\$110.1M	\$0	\$10.5M
Estimated Completion	Q4 2023	Q3 2023	Q2 2022	Q3 2023
Architect	KPF / Vocon	CookFox / Victoria Hagan	FX Collaborative	Ismael Leyva

# SL GREEN'S ACTIVE REDEVELOPMENTS

919 Third Avenue



750 Third Avenue



885 Third Avenue



Total Project Budget	\$16M	\$32M	\$63M
SLG Ownership Interest	51.0%	100%	100%
Estimated Completion	December 2022	December 2023	December 2023
Highlights	<ul style="list-style-type: none"> <li>• New entrance</li> <li>• New lobby with hospitality design</li> <li>• In-lobby coffee bar</li> <li>• New elevator cabs</li> <li>• New bike room</li> </ul>	<ul style="list-style-type: none"> <li>• New windows / spandrel re-clad</li> <li>• Lobby refresh</li> <li>• Lobby bar and lounge</li> <li>• Town hall conference center</li> <li>• Bike room</li> <li>• Tenant-exclusive concierge medicine (ResideHealth)</li> </ul>	<ul style="list-style-type: none"> <li>• New lobby with upscale coffee bar</li> <li>• New elevator cabs</li> <li>• New corridors and bathrooms</li> <li>• Façade cleaning</li> <li>• New town hall conference space</li> <li>• New fitness studio</li> <li>• New bike room</li> </ul>

# ONE VANDERBILT AVENUE









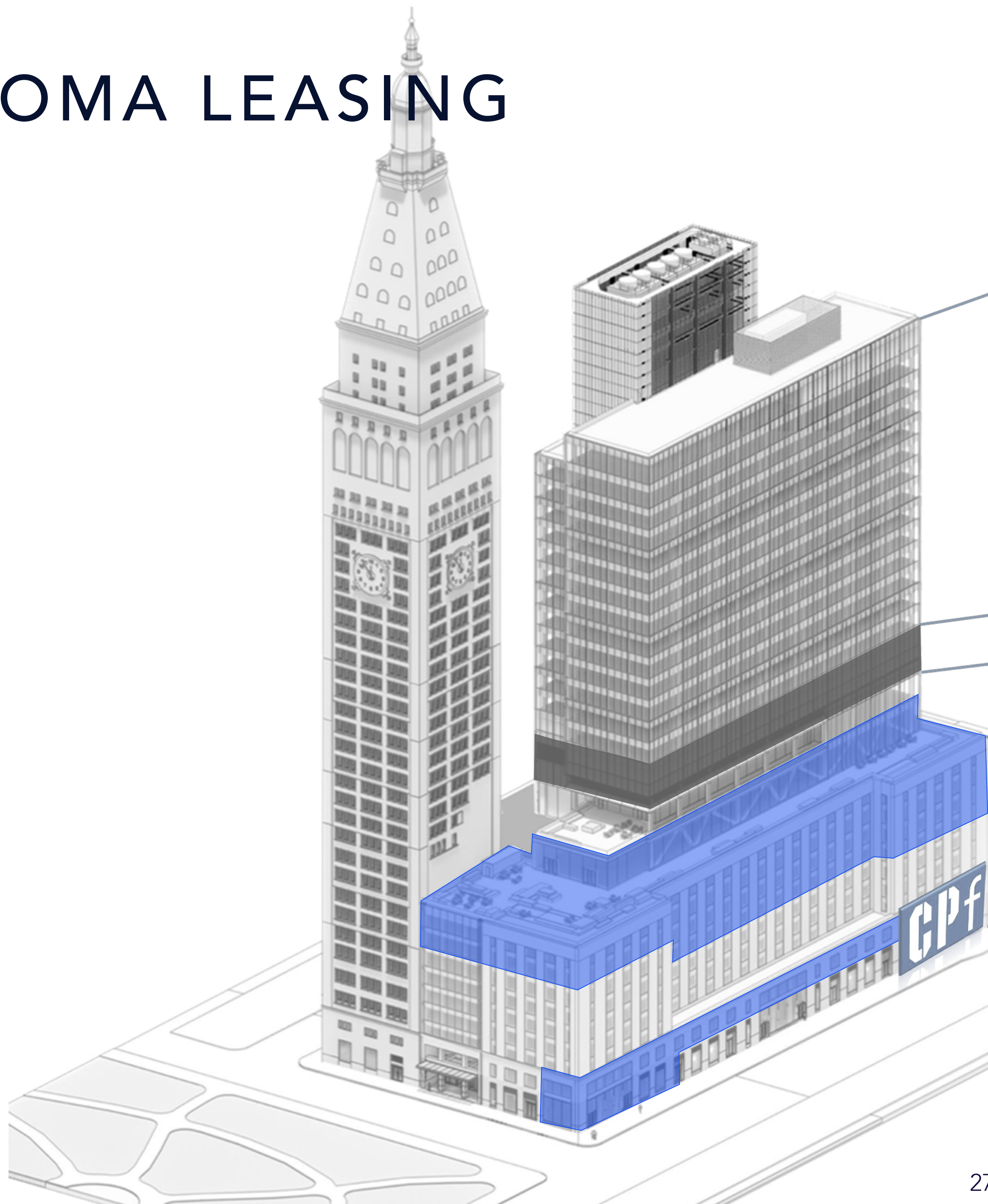


# ONE MADISON AVENUE

# ONE MADISON AVE.



# OMA LEASING



	FLOOR	FL TO FL HEIGHT	RSF / FLOOR
<b>TOWER</b>	PENTHOUSE	18' - 0"	18,476
	26	16' - 0"	28,903
	25 (Terrace)	14' - 3"	31,310
	24 (Terrace)	14' - 3"	35,898
	23	14' - 3"	35,898
	22	14' - 3"	35,898
	21	14' - 3"	35,898
	20	14' - 3"	35,898
	19	14' - 3"	35,898
	18	14' - 3"	35,898
	17	14' - 3"	35,898
	16	14' - 3"	35,898
	15	14' - 3"	35,898
14	14' - 3"	35,898	
<b>GARDEN</b>	12	26' - 0"	MECHANICAL
	11 (Terrace)	22' - 0"	24,392
<b>PODIUM</b>	10 (Terrace)	22' - 0"	IBM
	9		IBM
	8		IBM
	7	13' - 0"	IBM / 28,618
	6	12' - 0"	92,663
	5	12' - 0"	92,663
	4	12' - 0"	92,663
3 (Terrace)	12' - 0"	92,174	
2	12' - 0"	IBM / CPf / 4,718	
<b>GRADE RETAIL</b>	1	23' - 4"	28,295
<b>BELOW GRADE</b>	B1	12' - 4"	16,694
	B2	12' - 0"	23,335



# ONE MADISON CONSTRUCTION UPDATE

## COMPLETE

- ✓ Hard Demolition - Nov 2020
- ✓ Podium Column Reinforcement - Jul 2021
- ✓ Core Demolition - Aug 2021
- ✓ Core Foundation Slab - Jan 2022
- ✓ Core to Grade – Feb 2022

## CONSTRUCTION UPDATES

- Accelerated demolition, foundations, and the concrete core
- 600-800 yards of concrete to the site each week to support the new core construction
- Mechanical-Electrical-Plumbing (MEP) infrastructure, including electrical switchboards, risers, chillers are in transit and being delivered on site
- Over 300 tradesmen and tradeswomen on site last week, marking one of the highest volume on site
- Podium windows installed on 3rd through 5th floor
- New core poured through the 10th floor, reaching the top of the remaining structure

## FORECASTED COMPLETION DATES

- Podium Window Installation - *Sep 2022*
- Core to Underside of 18 - *Nov 2022*
- Steel and Metal Deck to 27 - *May 2023*
- Curtainwall - *Oct 2023*
- TCO - *Nov 2023*

## BUDGET STATUS

- *ON SCHEDULE*
- *ON BUDGET*











# HARRISON SITOMER

CHIEF INVESTMENT  
OFFICER

# STEVEN DURELS

EXECUTIVE VICE PRESIDENT,  
DIRECTOR OF  
LEASING & REAL PROPERTY



# 450 PARK AVE.

## ACQUISITION & LEASING STRATEGY



# THIRD TIME'S A CHARM





450  
PARK AVENUE



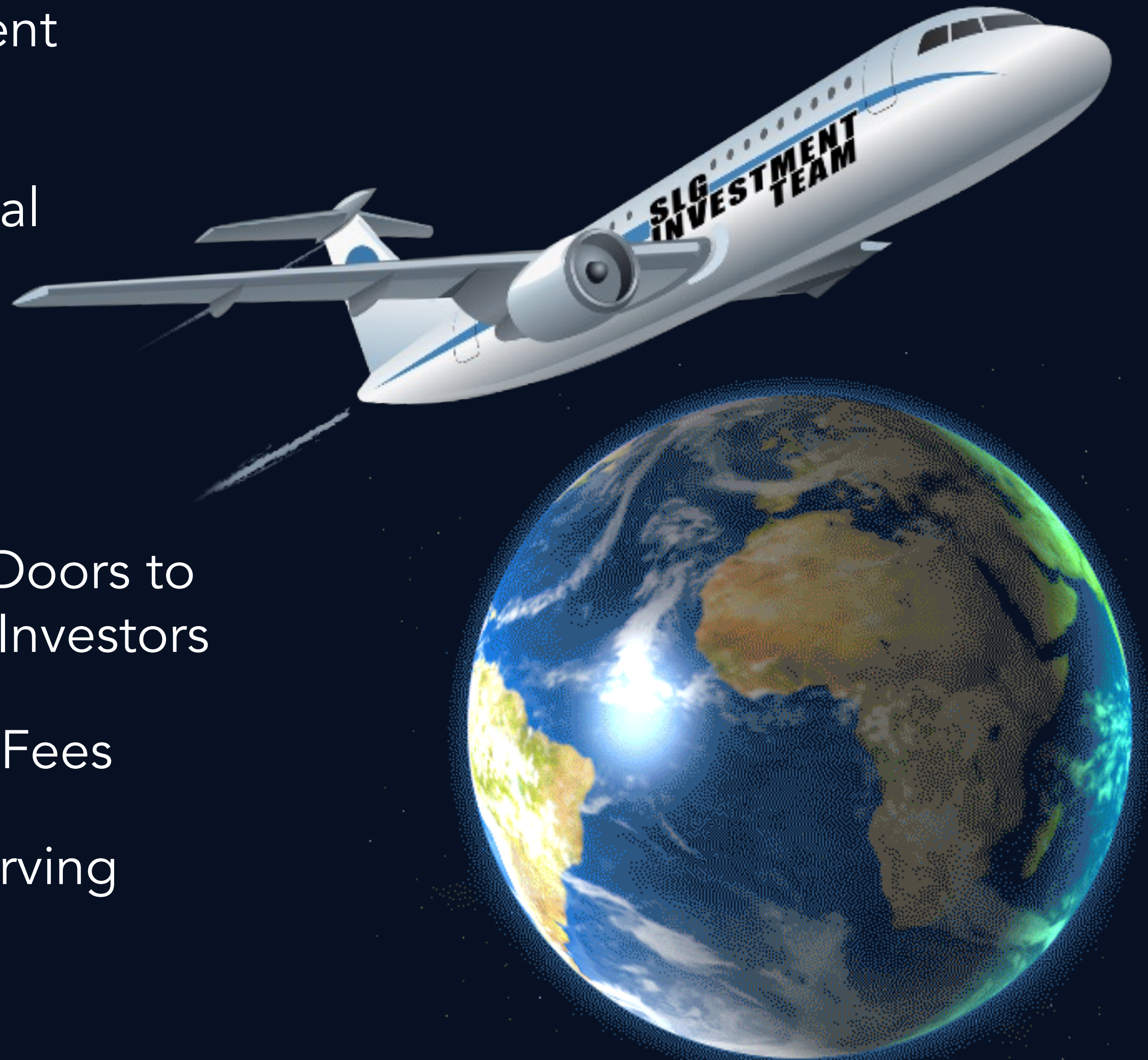
# ASSET OVERVIEW

- Class A Office Tower
- 33-floor, 337K RSF
- Home To High-end Financial Services and Luxury Tenants
- Sweeping Views Of The Midtown Manhattan Skyline
- Boutique ~11k Sf Floor Plates
- 82% Occupied With A 6.1-year Weighted Average Lease Term
- 4% Going-in Cap Rate With Upside Through Lease-up



# GLOBAL CAPITALIZATION

- Build Out Investment Management Platform
- Attract Domestic and International Capital for Premier Properties
- Roadshow Around The World to Syndicate Equity
- SLG's Global Reputation Opens Doors to Leading Institutional Real Estate Investors
- Enhanced Returns and Incentive Fees
- Control Major Assets while Preserving Capital & Liquidity

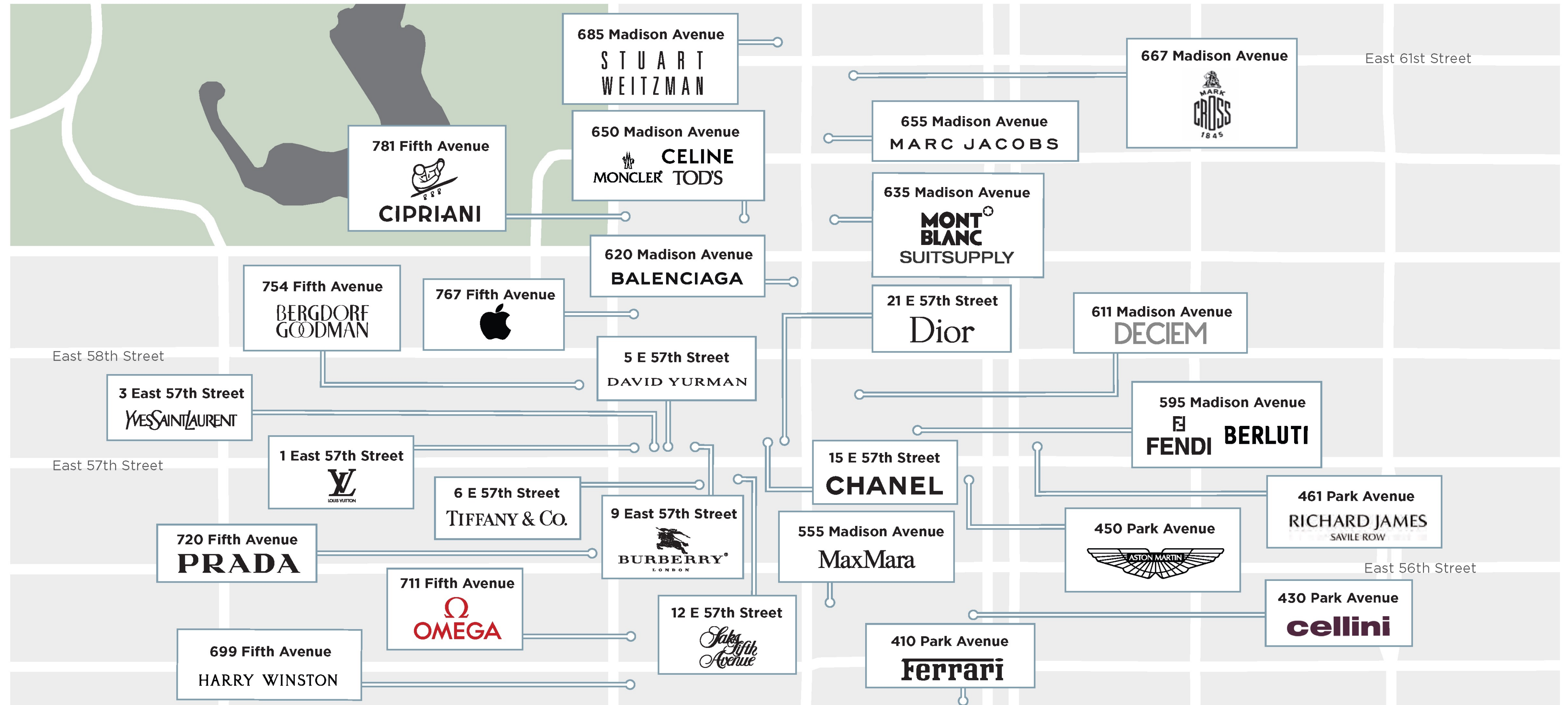


# LEASING STRATEGY

- Focus On Financial Service, International & Luxury Brand Tenants
- Profile the Aston Martin Exclusive Brand to Elevate Building Profile
- Create a High-Style, High-Touch, Club-Like Environment
- New Premier Wellness & Fitness Center
- Design a Platinum Standard For Pre-built Space
- Offer Build-to-Suit Solutions
- Hospitality & Concierge Services for Tenants



# GATEWAY TO LUXURY



# COMPETITIVE SET

650 Madison Ave.  
\$100 - \$140 PSF



499 Park Ave.  
\$100 - \$140 PSF



450 Park Ave.  
\$100- 145 PSF

GM Building  
\$105 - \$185 PSF



712 Fifth Ave.  
\$95 - \$185 PSF



590 Madison Ave.  
\$100 - \$140 PSF



Lever House  
\$200 - \$225 PSF



Park Ave. Tower  
\$145 - \$155 PSF



280 Park Ave.  
\$90- 130 PSF



Seagram Building  
\$130 - \$200 PSF



# SWEEPING CITY VIEWS



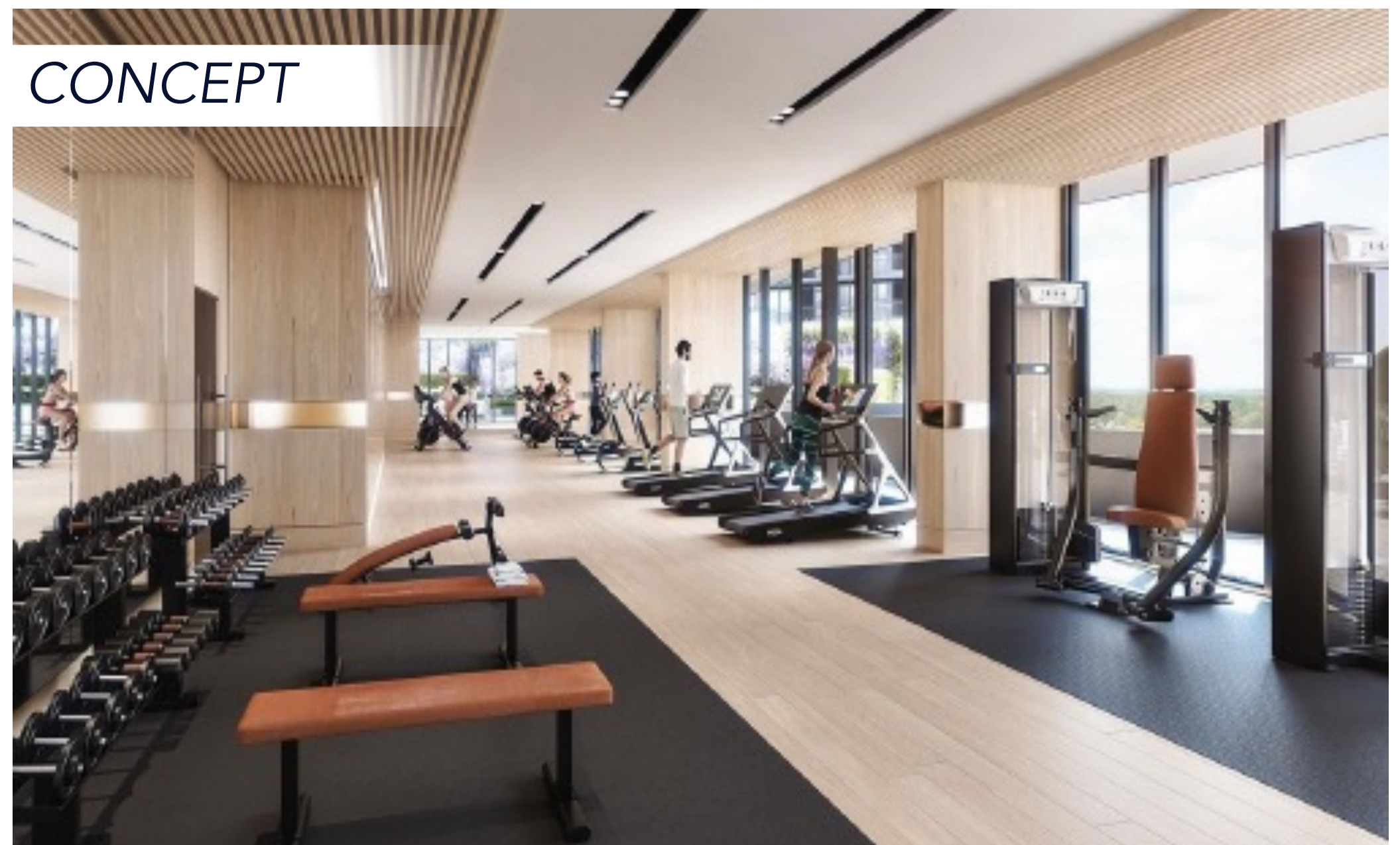
# HIGH PROFILE TENANCY

33	BANCO BRADESCO, S.A. • 10,790 RSF • 5/31/31			III
32	BANCO BRADESCO, S.A. • 2,122 RSF • 5/31/31	BANCO BRADESCO, S.A. • 8,910 RSF • 5/31/31		
31	VACANT • 10,790 RSF			III
30	VACANT • 10,790 RSF			
29	INNOVATE • 10,790 RSF • 12/31/2024 (SUBLEASED TO WILLOW TREE CREDIT PARTNERS)			
28	SPX CAPITAL • 10,790 RSF • 12/31/33			
27	ORTELJUS CAPITAL PARTNERS 3,284 RSF • 10/31/26	ONCE CAPITAL MANAGEMENT 3,101 RSF • 1/31/32	CREXA CAPITAL ADVISORS 4,422 RSF • 5/31/27	
26	MILBANK LLP • 10,790 RSF • 3/31/24 (SUBLEASED TO JUNTO CAPITAL MANAGEMENT)			
25	JUNTO CAPITAL MANAGEMENT • 10,742 RSF • 12/31/26			
24	VACANT • 10,778 RSF			
23	BDT CAPITAL PARTNERS • 10,779 RSF • 10/31/27			III
22	BDT CAPITAL PARTNERS • 10,778 RSF • 10/31/27			
21	STEADFAST FINANCIAL • 10,742 RSF • 7/31/27			
20	STEADFAST FINANCIAL • 10,778 RSF • 7/31/27			
19	MUZINICH & CO. • 10,831 RSF • 8/31/32			
18	MUZINICH & CO. • 10,819 RSF • 8/31/32			
17	MECHANICAL			
16	MECHANICAL			
15	JONES DAY • 10,338 RSF • 9/30/29			
14	KAMAKURA DIGITAL INC. 2,771 RSF • 12/31/29	BRUNE LAW 2,896 RSF • 2/28/27	VACANT 4,671 RSF	
12	MADRAS REALTY 4,193 RSF • 8/31/26	CLOVERFIELDS CAPITAL GROUP 1,932 RSF • 9/30/23	VACANT 4,213 RSF	
11	VACANT • 10,338 RSF			
10	OXFORD • 10,338 RSF • 2/28/26			IIIIII
9	OXFORD • 10,338 RSF • 2/28/26			
8	OXFORD • 10,338 RSF • 2/28/26			
7	NITORUM CAPITAL • 10,338 RSF • 8/31/30			
6	JMP GROUP INC. • 10,338 RSF • 11/30/25			
5	JMP GROUP INC. • 10,338 RSF • 11/30/25			
4	GTCR NY • 10,586 RSF • 4/30/23			
3	VACANT • 10,553 RSF			
2 Mezz	BANKUNITED, N.A. • 5,264 RSF • 4/30/29			
2	BANKUNITED, N.A. • 7,599 RSF • 4/30/29			
1	ASTON MARTIN • 6,317 RSF • 4/30/29			
LLA	VACANT 4,188 RSF	MANAGEMENT OFFICE 2,472 RSF	VACANT 129 RSF	BUILDING STORAGE 617 RSF
LLB	VACANT • 8,973 RSF			VACANT 421 RSF

2022-2024 2025-2027 2028+

# \$33M REDEVELOPMENT PLAN

- Implement SLG Management Standards
- Lobby Refresh And Plaza Upgrade
- Luxury Wellness & Fitness Center
- Corridor And Bathroom Upgrades
- High Design Pre-build And Build-to-Suit Offices
- Perform Deferred Maintenance Upgrades
- SLG's Hospitality Services





# LAURA VULAJ

SENIOR VICE PRESIDENT,  
DIRECTOR OF SUSTAINABILITY  
& HOSPITALITY

# HOSPITALITY & AMMENITIZATION

# SOME WORKPLACE TRENDS DON'T LAST!



# ELEVATING THE GAME



# WHAT TENANTS WANT

## FOOD & BEVERAGE



## MEETING SPACES



## SOCIAL SPACES



## COMMUTABILITY



## HEALTH & WELLNESS



# AMENITIES IN THE NEWS

**CRAIN'S**  
NEW YORK BUSINESS

**Leather scents, cafés and daily bar carts:  
Office tenants push for more amenities**

**Forbes**

**The Wellness Equation: Office Amenities  
And Spaces Combine To Combat Burnout**

**NEW YORK POST**

**Checking in: Offices mimic hotel  
amenities to lure back workers**

**GlobeSt.com™**

**An Amenities Race is Heating Up in the Office**

**BISNOW**

**CRE Is Spending Big On Office  
Amenities. Will It Matter And What  
Does It Mean For Old Properties?**

**The New York Times**

**Today's Must-Have Amenity? A  
Little Green Space.**

**COMMERCIAL OBSERVER**

**What Office Landlords Spend on  
Amenities to Draw Tenants**

# THE DREAM TEAM



**Gerald Feurer**  
*Director of Hospitality*



**Marijana Herceg**  
*Director of Catering*



**Jelena Kero**  
*Hospitality Manager*



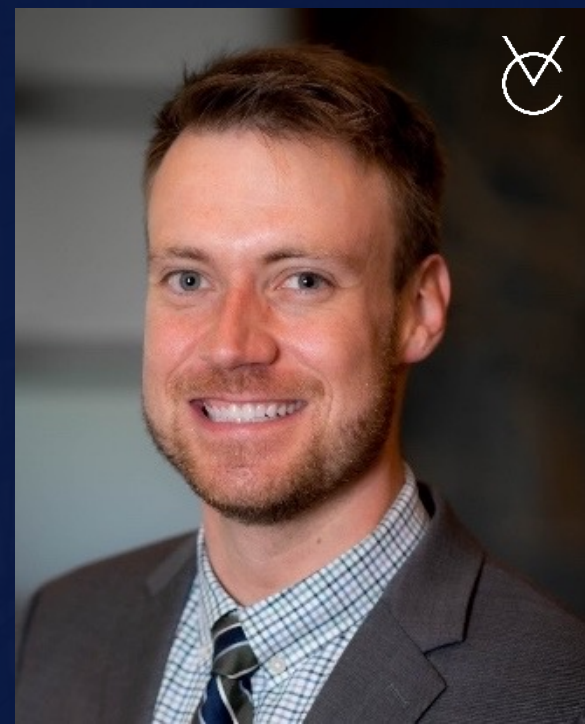
**Aaron Wynne**  
*Conference Center  
Coordinator*



**Shafirun Alam**  
*Guest Concierge*



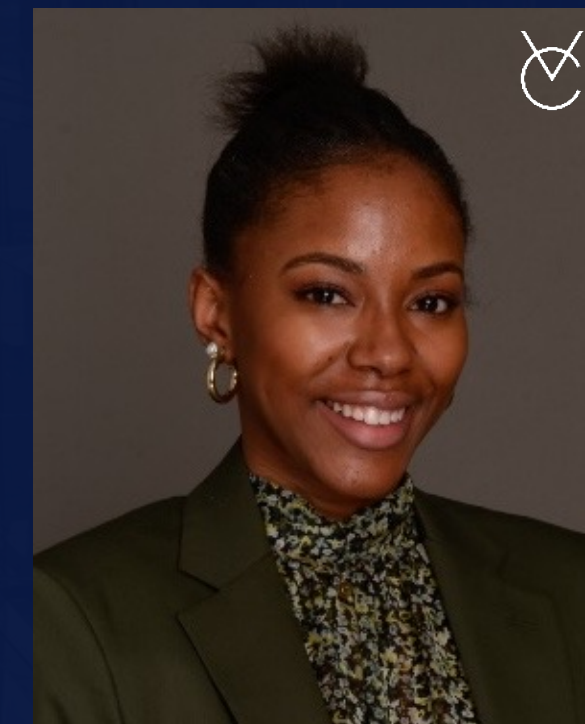
**Nicole Lieblich**  
*Hospitality Marketing  
Coordinator*



**Lee McKagen**  
*Hospitality Manager*



**Megan Janis**  
*Conference Services  
Manager*



**Breanna Whetstone**  
*Senior Guest Concierge*



**Rebecca Ballie**  
*Guest Concierge*

# CULINARY EXPERTISE



By Daniel Boulud



# LE PAVILLON



# ÉPICERIE BOULUD



BREAKFAST		HOT SANDWICHES		COLD SANDWICHES		SOUP		VEGETARIAN, BREAD & MORE	
Crackers with Milk	\$4.99	Sauces Ass. Ligames	\$9.99	Vegetable Panini	\$12.99	Tomato Soup	\$4.99	Salads	\$4.99
Fresh Cup	\$3.99	Vegetable Panini	\$12.99	Chicken Breast	\$12.99	Roasted Butternut	\$4.99	Roasted Butternut	\$4.99
Berry Parfait	\$7.99	Sauces Ass. Ligames	\$9.99	Roasted Butternut	\$12.99	Roasted Butternut	\$4.99	Roasted Butternut	\$4.99
Chicken Chick & Buns	\$12.99	Vegetable Panini	\$12.99	Roasted Butternut	\$12.99	Roasted Butternut	\$4.99	Roasted Butternut	\$4.99
Waffle Bacon Baguette	\$12.99	Vegetable Panini	\$12.99	Roasted Butternut	\$12.99	Roasted Butternut	\$4.99	Roasted Butternut	\$4.99
Doritos & Tostitos Egg Waffle	\$4.99	Vegetable Panini	\$12.99	Roasted Butternut	\$12.99	Roasted Butternut	\$4.99	Roasted Butternut	\$4.99



EXIT

← OBSERVATION DECK



↑ ONE VANDERBILT  
↑ VANDERBILT AVE  
↑ 43RD STREET

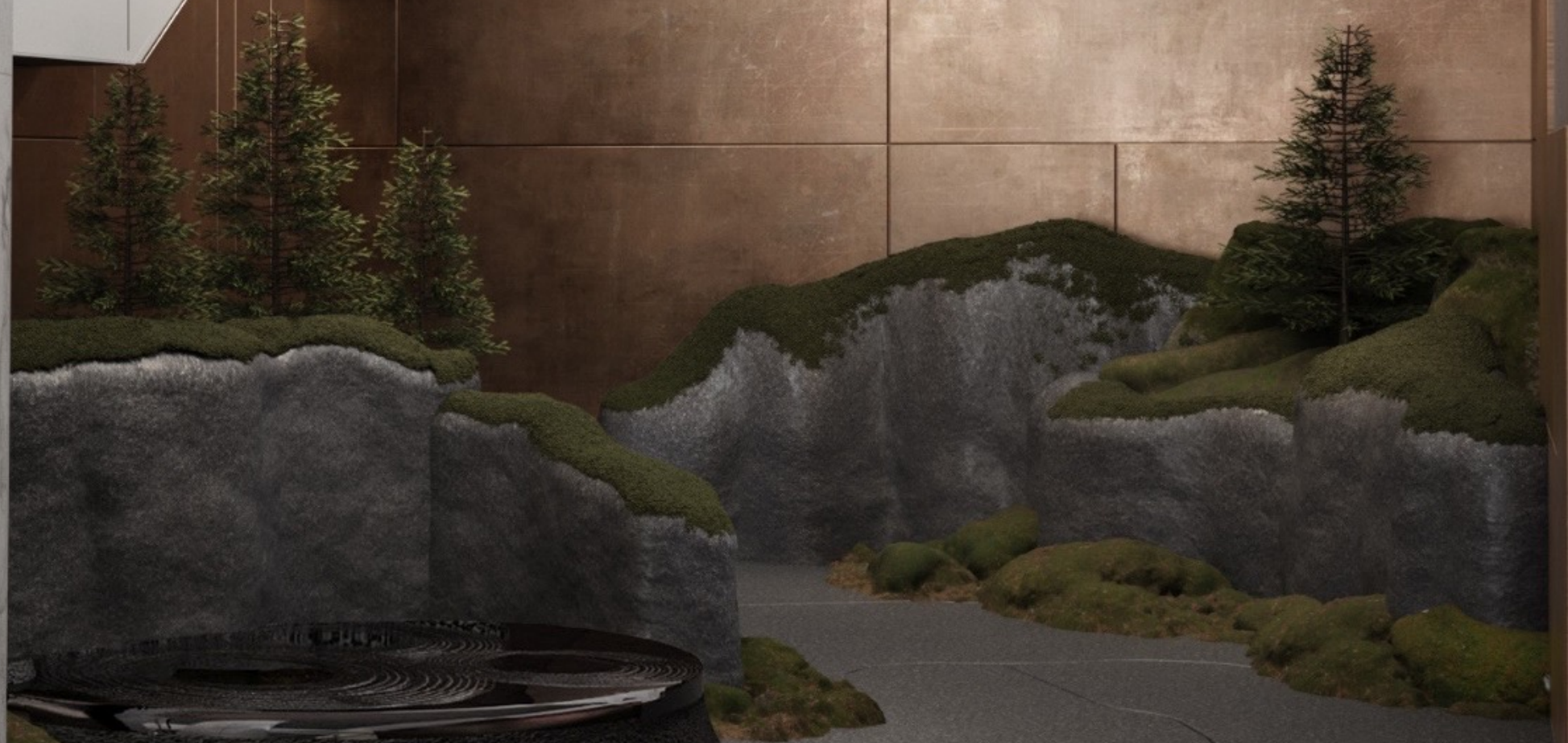


ONE VANDERBILT®



New York's making a comeback.  
Get on board.  
#takehetrain  
VTA

↑ONE VANDERBILT  
↑VANDERBILT AVE.  
↑43RD STREET









THE VANDY CLUB



THE VANDY CLUB





THE VANDY CLUB



THE VANDY CLUB





LA TERRACE  
by DB



THE VANDY CLUB



Q1  
**BOARDROOM  
82**

Q1  
**FLEX ROOM  
79**



  
THE VANDY CLUB



Q1

# TRAVEL SHOWERS 107

Q1

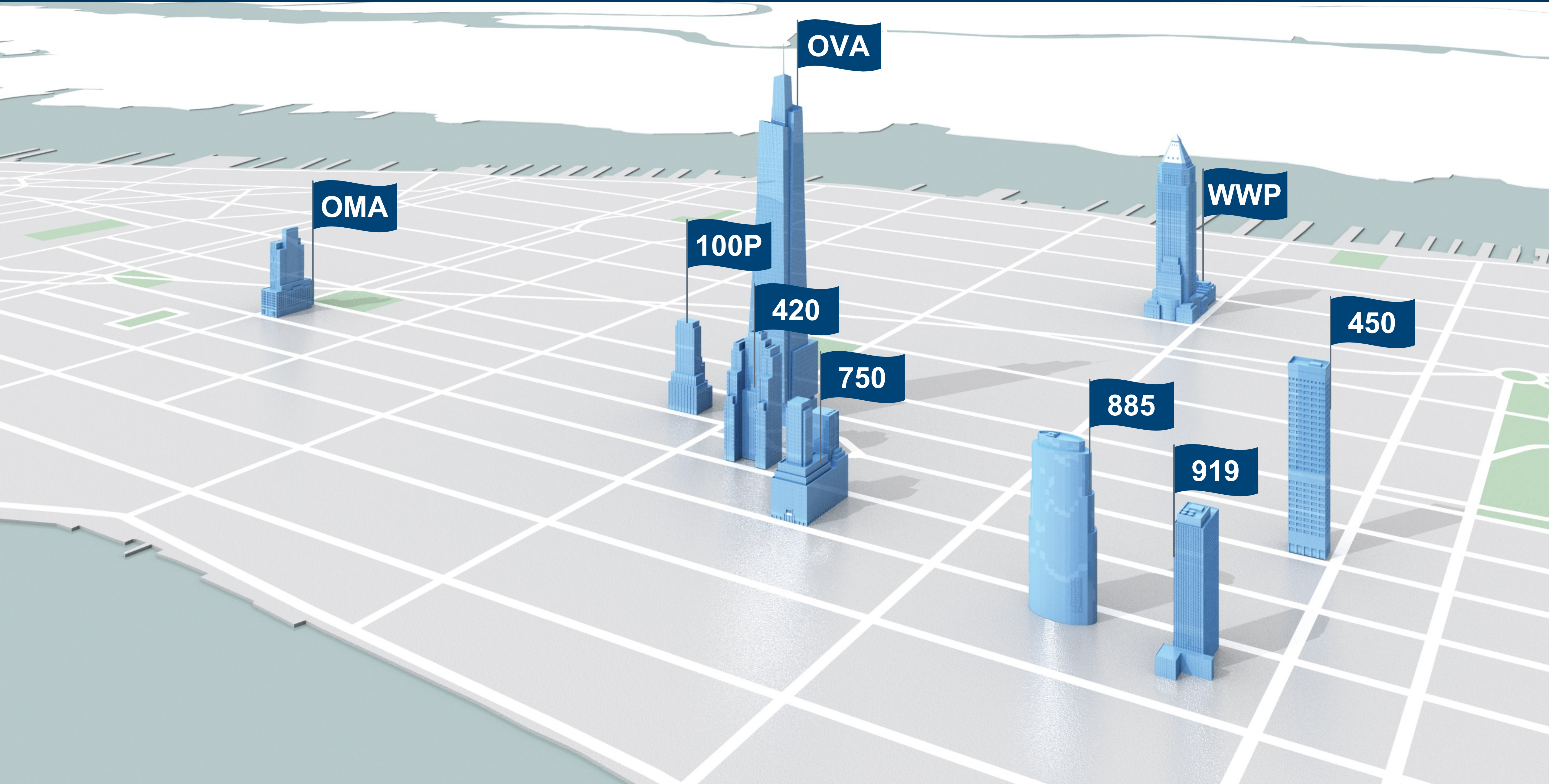
# PHONE ROOM 215





Q1  
**AUDITORIUM  
80**

# PORTFOLIO AMENITIZATION



# ONE MADISON

## 90K SF OF CURATED AMENITIES



# ARTISANAL MARKET

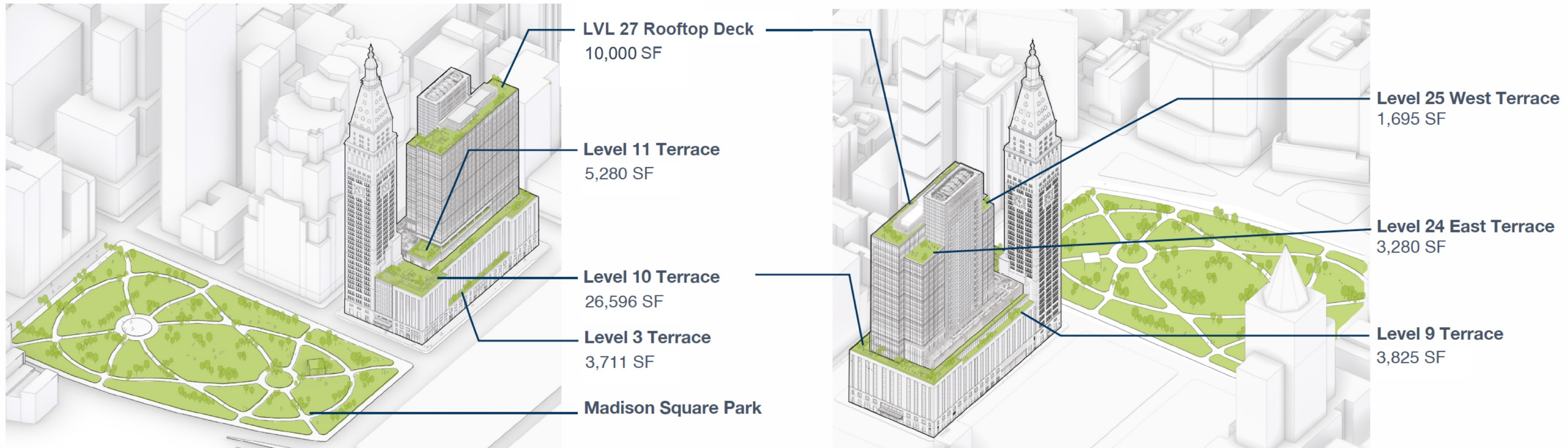


# CHELSEA PIERS FITNESS ENTRANCE



# A PARK OVERLOOKING THE PARK

## OVER 53,200 SF (1.2 ACRES) OF OUTDOOR SPACE AVAILABLE TO TENANTS





FIRST  
PIONEER

ONE  
MADISON AVENUE



ONE  
MADISON AVENUE



# PARK HOUSE



GRAYBAR 19 GRAYBAR 19



# 750 THIRD AVENUE



# 750 THIRD AVENUE



# 885 THIRD AVENUE



# 919 THIRD AVENUE



# WORLDWIDE PLAZA





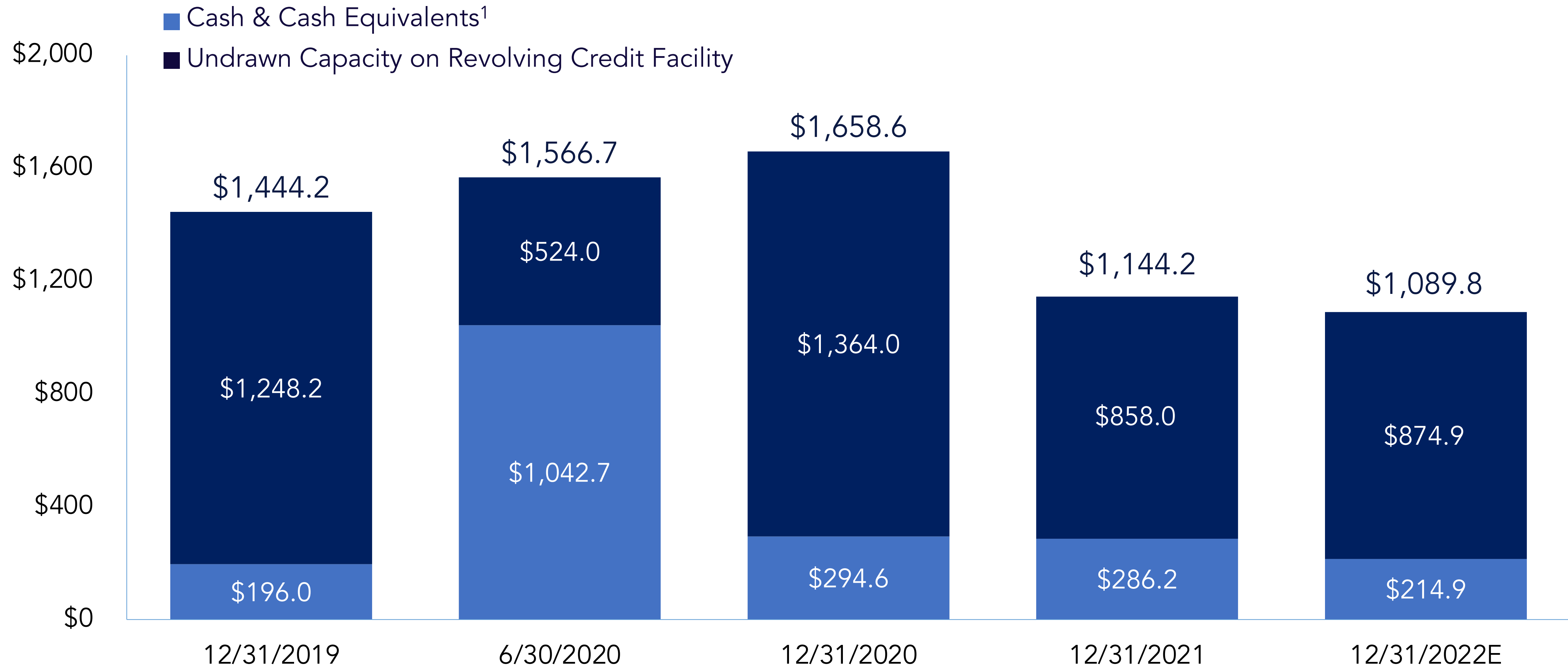
MATT DILIBERTO

CHIEF FINANCIAL OFFICER

# FINANCIAL

# MAINTAINING A STOCKPILE OF LIQUIDITY

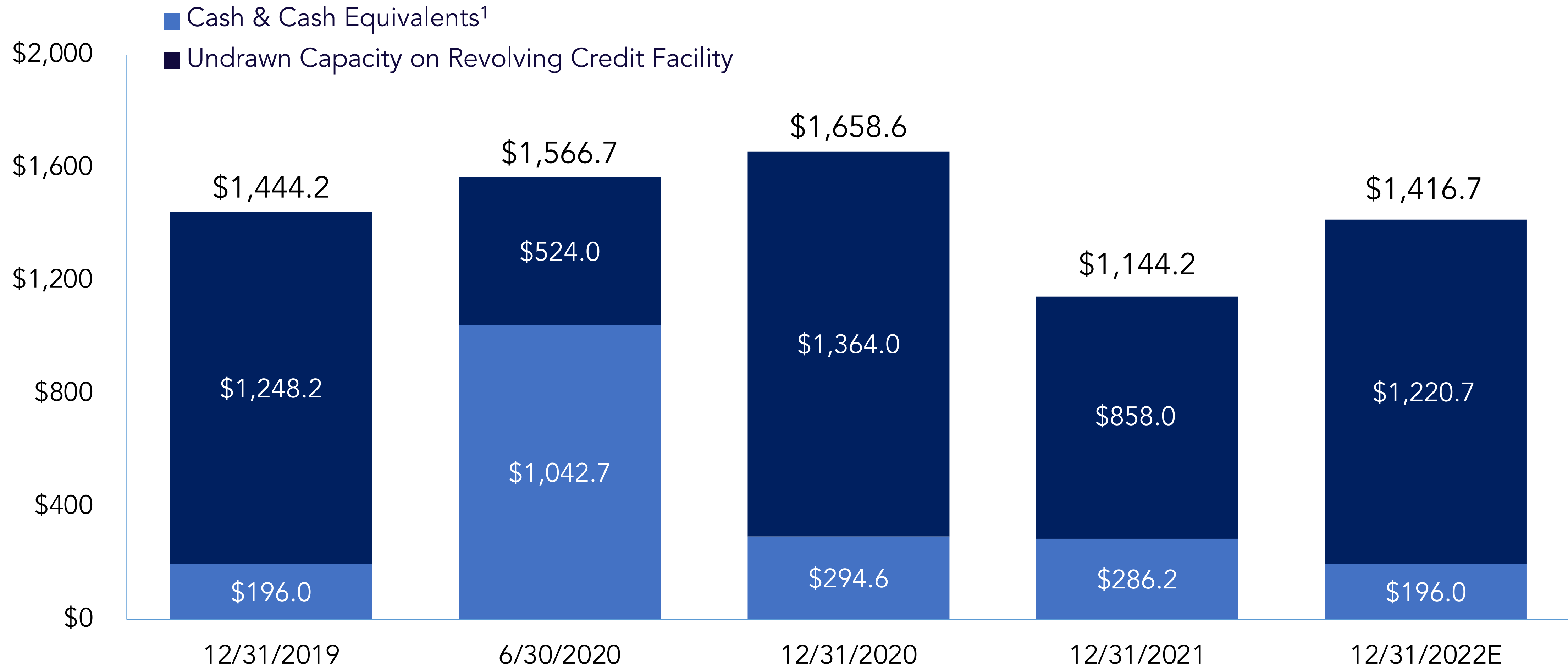
*As Presented in December 2021*



Note: Management's Estimate as Presented at the Company's Annual Investor Conference on December 6<sup>th</sup>, 2021  
 1. Includes Consolidated Cash and Marketable Securities; Excludes SLG Share of Unconsolidated JV Cash and Cash Equivalents

# STRATEGICALLY INCREASING LIQUIDITY

Current Forecast



Note: Management's Projection

1. Includes Consolidated Cash and Marketable Securities; Excludes SLG Share of Unconsolidated JV Cash and Cash Equivalents

# STRATEGICALLY INCREASING LIQUIDITY

*Well Above \$1B Target*

(\$ IN MILLIONS)

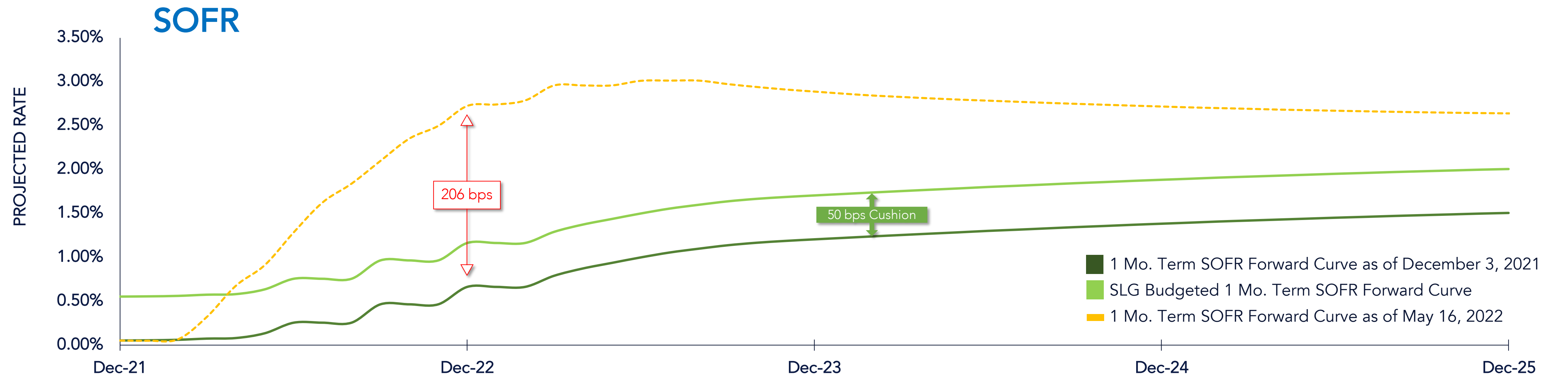
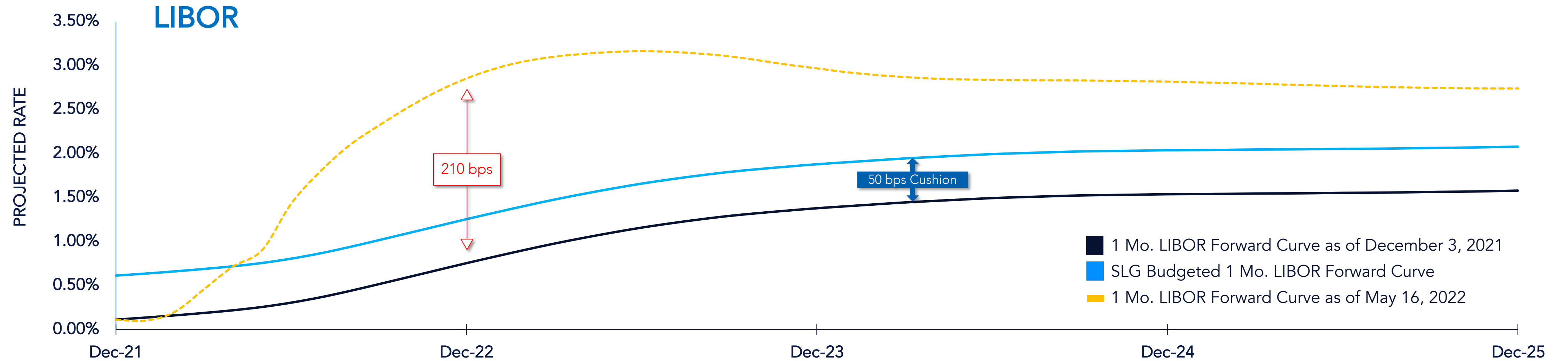
<b>2022E LIQUIDITY – 2021 Investor Conference</b>	<b>\$1,089.8<sup>1</sup></b>
Reduced Debt & Preferred Equity Originations, Net	213.0
Real Estate Dispositions	138.3
Other Net Sources	18.9
Real Estate Acquisitions	(43.3)
<b>2022E LIQUIDITY – Current Forecast</b>	<b>\$1,416.7<sup>1</sup></b>

Note: Management's Projection

1. Includes Consolidated Cash & Marketable Securities and Undrawn Capacity on the Company's Revolving Credit Facility; Excludes SLG Share of Unconsolidated JV Cash and Cash Equivalents

# TRYING TO STAY AHEAD OF THE CURVE(S)

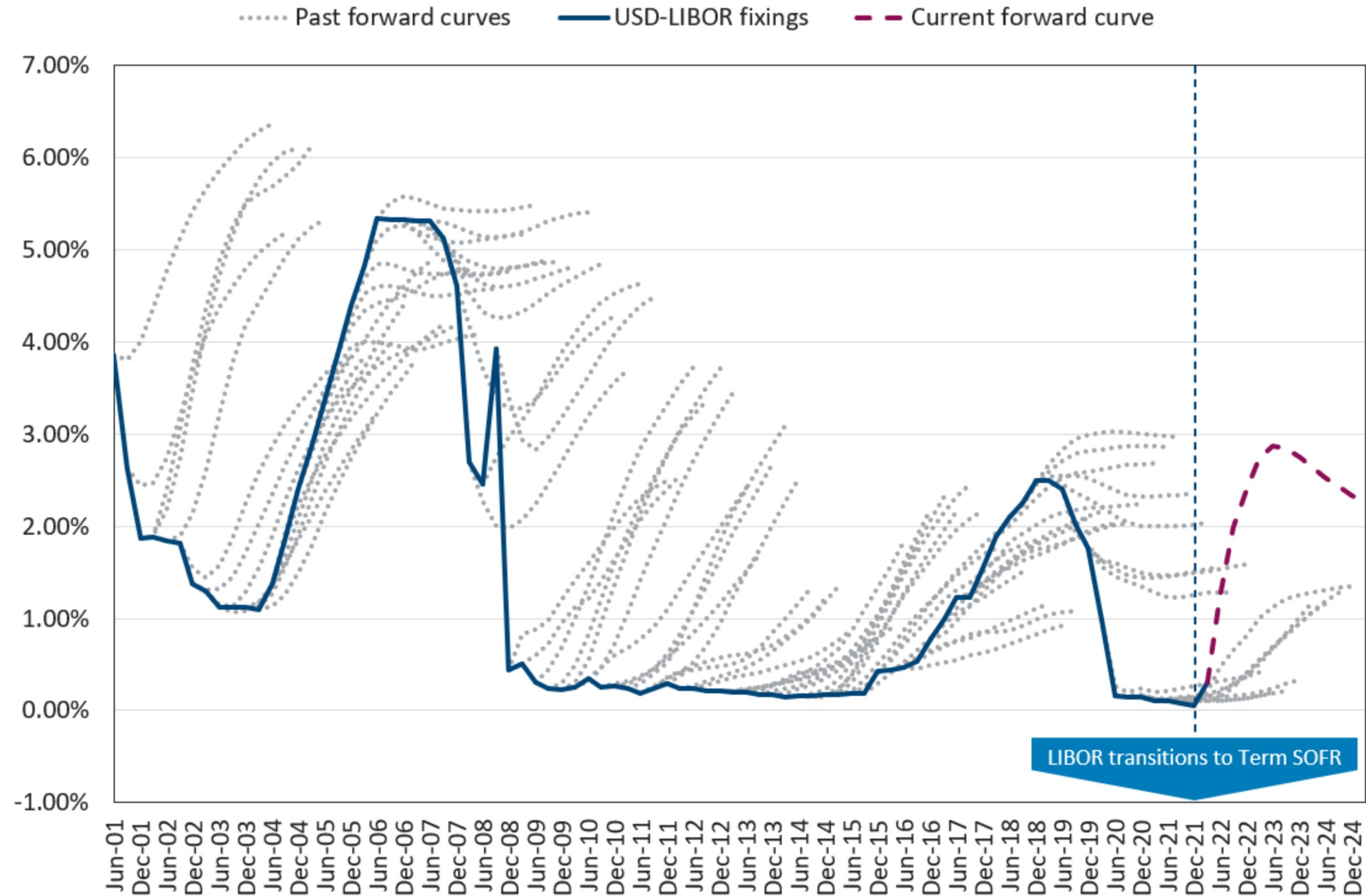
Forward Interest Curves Exceeding Guidance Even with 50bps Cushion<sup>1</sup>



1. Excludes Floating Rate Debt Swapped to Fixed Rate

# IS THE FORWARD CURVE RIGHT? "THE HAIRY CHART"

## Historical Accuracy of LIBOR Forward Curves

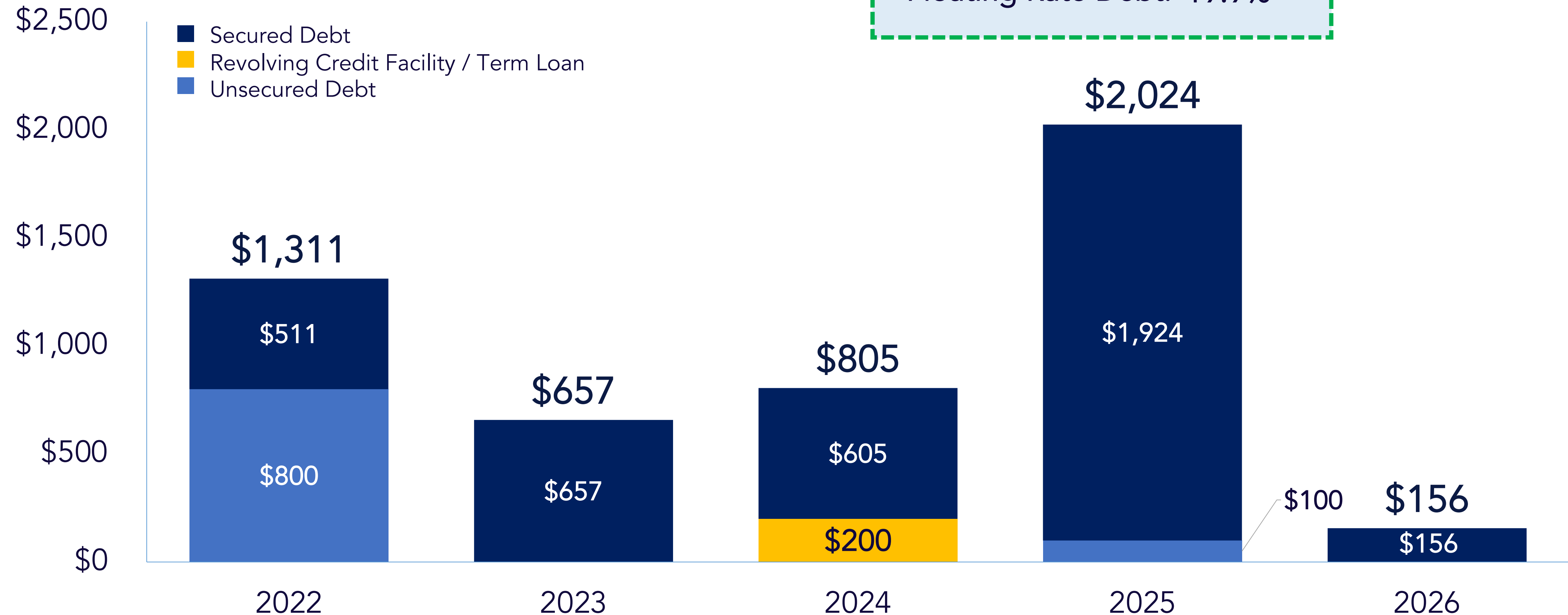


Revised March 31, 2022

# WELL LADDERED DEBT MATURITIES

SL Green Share, as of 3/31/2022<sup>1</sup>

Fixed Rate Debt: 80.1%<sup>2</sup>  
 Floating Rate Debt: 19.9%<sup>2</sup>



1. Reflects Maturities Addressed Through March 31, 2022 and Assumes Exercise of Extension Options Where Available (Extension Options May Have Conditions to Extend)

2. Calculated Using Outstanding Principal Balances as of 3/31/22. Floating Rate Debt Composition Calculated Net of Floating Rate Debt & Preferred Equity Positions

# NEAR-TERM SWAP MATURITIES

*Provided Interest Rate Hedge for Corporate Debt*

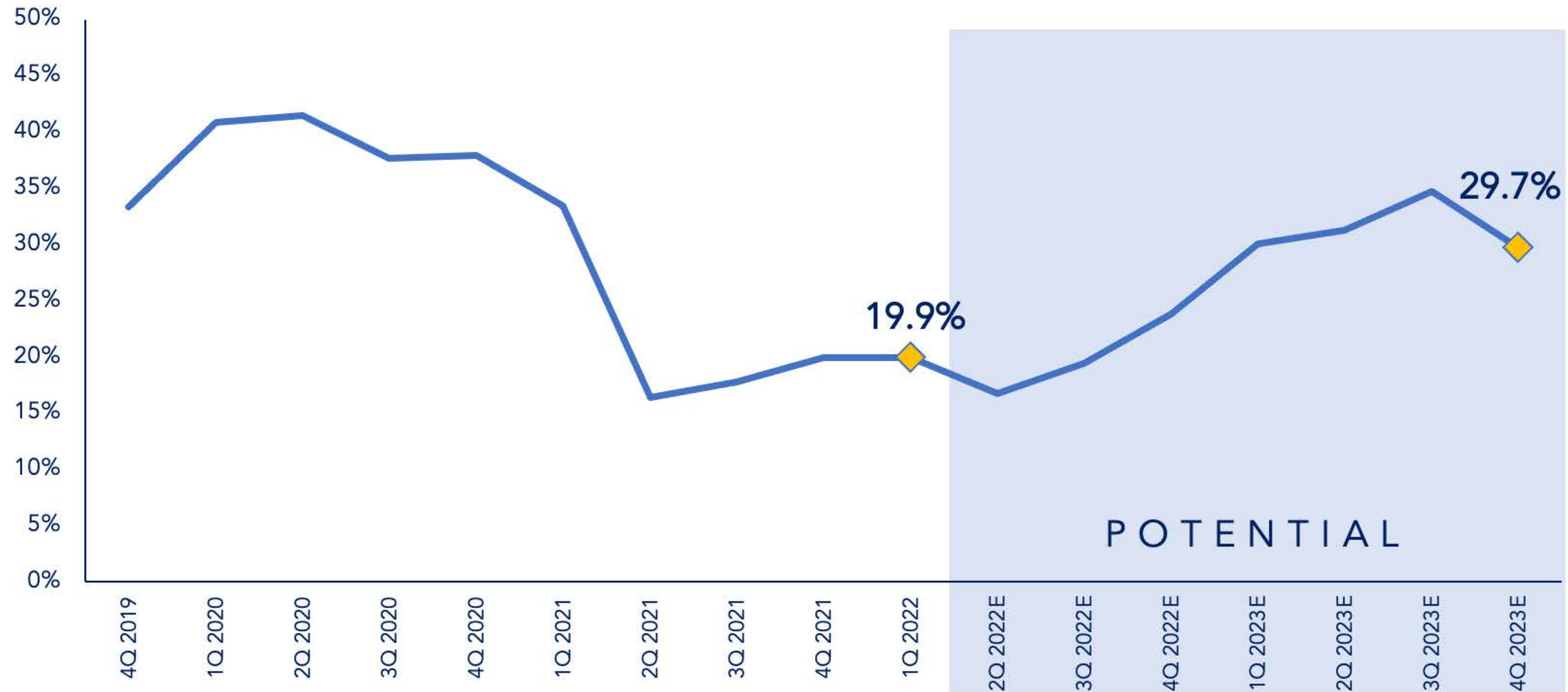
(\$ IN MILLIONS)

MATURITY DATE	SWAPPED RATE	NOTIONAL VALUE
Feb 2023	0.63%	\$50.0
Feb 2023	0.18%	400.0
July 2023	1.16%	100.0
July 2023	1.13%	200.0
<b>WTD AVG / TOTAL</b>	<b>0.59%</b>	<b>\$750.0</b>

# TARGETING FLOATING RATE DEBT REDUCTION

*Mitigating Effect of Maturing Swaps*

POTENTIAL FLOATING RATE DEBT COMPOSITION<sup>1</sup>



1. Calculated Based on SLG Share of Combined Debt Net of Floating Rate Debt and Preferred Equity Positions. Assumes Fixed Rate Swaps Mature in 2023 and Debt Maturing for the Remainder of 2022 and 2023 Maintains Same Fixed/Floating Composition Except for the \$800M of Unsecured Notes Maturing in 2022, Which Are Assumed to be Refinanced with Floating Rate Unsecured Notes

# ADDRESSING 2022 & 2023 DEBT MATURITIES

## Rethinking the Business Plan

(\$ IN MILLIONS)

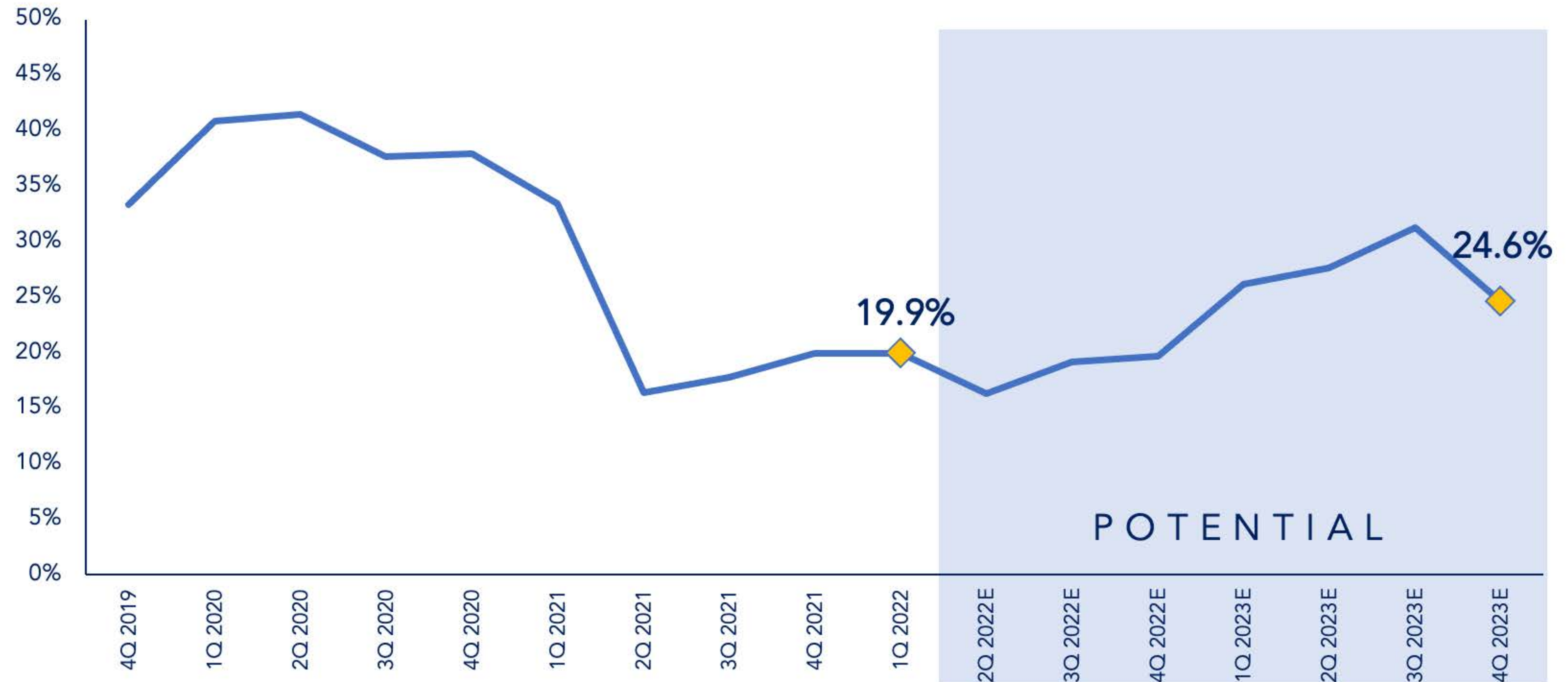
	SLG OWNERSHIP %	MONTH	PRINCIPAL (SLG SHARE)	COUPON	INITIAL PLAN	REVISED PLAN
<b>2022</b>						
Unsecured Notes	100.0%	October	\$500.0	3.25%	New Issuance	New Issuance / Pay Down
Unsecured Notes	100.0%	December	300.0	4.50%	New Issuance	Repay
100 Church Street	100.0%	July	197.8	4.68%	Repay or Refinance	Refi in Process
650 Fifth Avenue	50.0%	October	137.5	4.96%	Refinance	Refinance
1552 Broadway	50.0%	October	96.6	3.10%	Refinance	Refinance
609 Fifth Avenue	100.0%	March	52.9	2.95%	Extend	Repaid
<b>TOTAL</b>			<b>\$1,284.8</b>			
<b>2023</b>						
919 Third Avenue	51.0%	June	\$255.0	5.12%	Refinance	Refinance
7 Dey Construction Facility	100.0%	November	203.5	3.30%	Perm. Financing	Perm. Financing
2 Herald Square	51.0%	November	101.8	2.40%	Refinance	Refinance
719 Seventh Avenue	75.0%	September	50.0	1.46%	Refinance	Repay
<b>TOTAL</b>			<b>\$610.3</b>			

Note: Management's Projection. Reflects Debt Maturities with Principal Balances Greater Than \$50M at SLG Share

# TARGETING FLOATING RATE DEBT REDUCTION

*Mitigating Effect of Maturing Swaps*

## POTENTIAL FLOATING RATE DEBT COMPOSITION<sup>1</sup>



1. Calculated Based on SLG Share of Combined Debt Net of Floating Rate Debt and Preferred Equity Positions. Assumes Fixed Rate Swaps Mature in 2023 and Debt Maturing for the Remainder of 2022 and 2023 Maintains Same Fixed/Floating Composition Except for Debt That is Repaid and \$300M of Unsecured Notes Maturing in 2022, Which Are Assumed to be Refinanced with Floating Rate Unsecured Notes

# 2022 GOALS & OBJECTIVES

## LEASING

MANHATTAN  
SIGNED  
OFFICE LEASES  
2M SF

MANHATTAN  
SAME STORE  
OCCUPANCY  
94.3%

MANHATTAN  
OFFICE  
MARK-TO-MARKET  
(2.5%) – 2.5%

## INVESTMENTS

SHARE  
REPURCHASES  
>\$250M

ACQUISITIONS  
>\$250M  
  
DISPOSITIONS  
>\$750M

## DPE

ORIGINATIONS  
>\$200M  
@ 8%

## ONE MADISON

SIGNED  
ANCHOR  
LEASES  
>500K SF

COMMENCE STEEL  
ERECTION ABOVE  
THE 10TH FLOOR  
NOVEMBER 2022

## 7 DEY STREET

95%  
LEASED  
OVERALL

## 760 MADISON

OBTAIN  
PERMANENT  
FINANCING

## 760 MADISON

OBTAIN NYS  
ATTY GEN  
APPROVAL  
&  
LAUNCH  
MARKETING  
OF CONDOS

## COMMUNITY

REACH 1 MILLION  
MEALS SERVED  
BY FOOD1st

## FINANCIAL PERFORMANCE

SAME STORE  
CASH NOI GROWTH  
4.5%

ISSUE \$800M  
UNSECURED  
BONDS

TRS  
>10%  
EXCEED DJ U.S.  
REAL ESTATE  
OFFICE INDEX  
BY 250BPS

## ESG

GRESB  
SCORE  
92

FURTHER  
DIVERSIFY  
BOARD

## ???

OBTAIN  
DOWNSTATE  
CASINO  
LICENSE



# SUMMIT

ONE VANDERBILT



**GRAND OPENING**  
October 21, 2021



**156**

**Days of Operation**

**643k**

**Guests Welcomed**

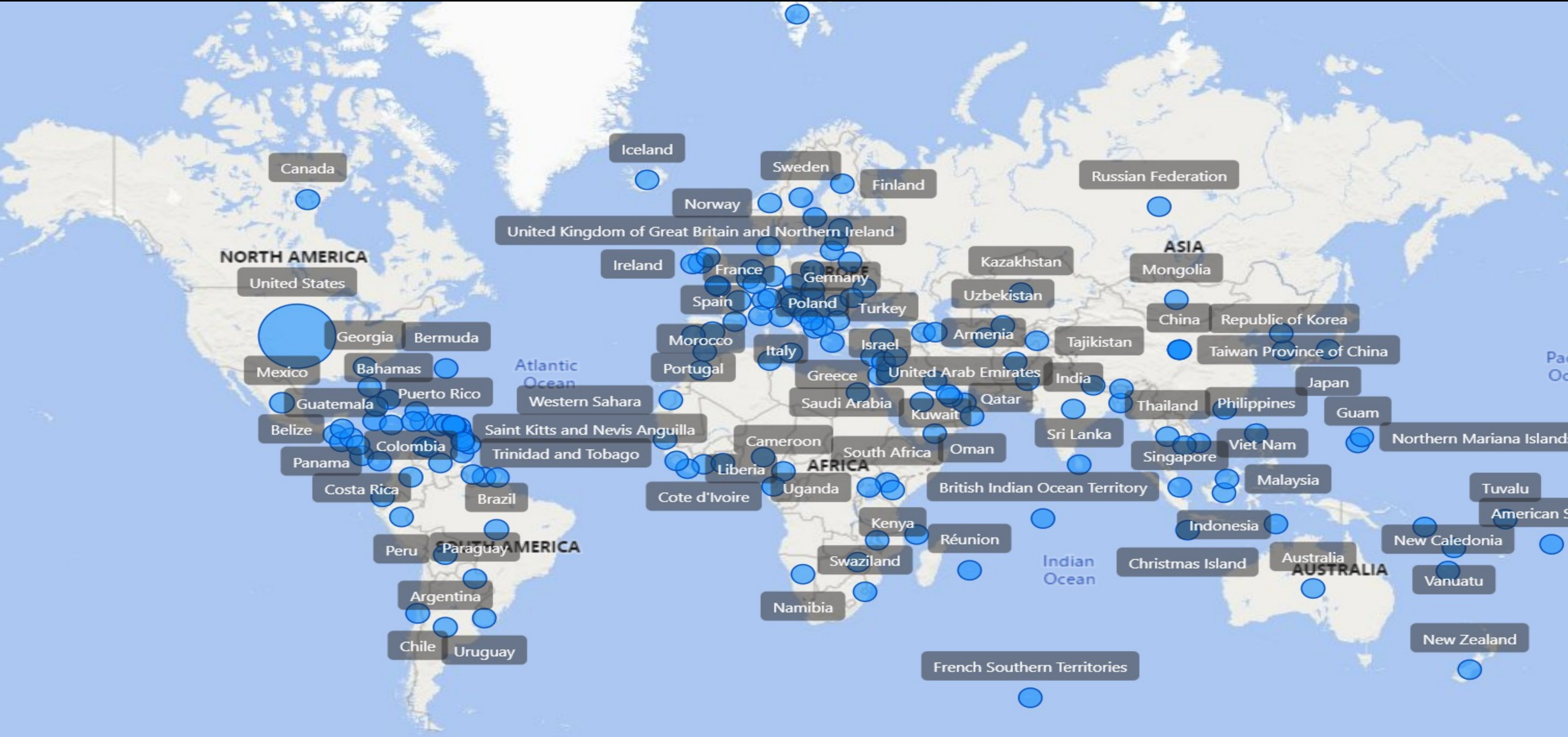
**82**

**Days Over 4k**

SUMMIT One Vanderbilt  
has made an impact across  
the country, with visitors  
from all 50 states



# SUMMIT Around the World



# Diversity is in Our Culture

SUMMIT staff is as diverse as our guests, speaking 17 languages

Albanian

French

German

Hindi

Japanese

Mandarin

Russian

Spanish

Portuguese

...and more



# Guest Satisfaction

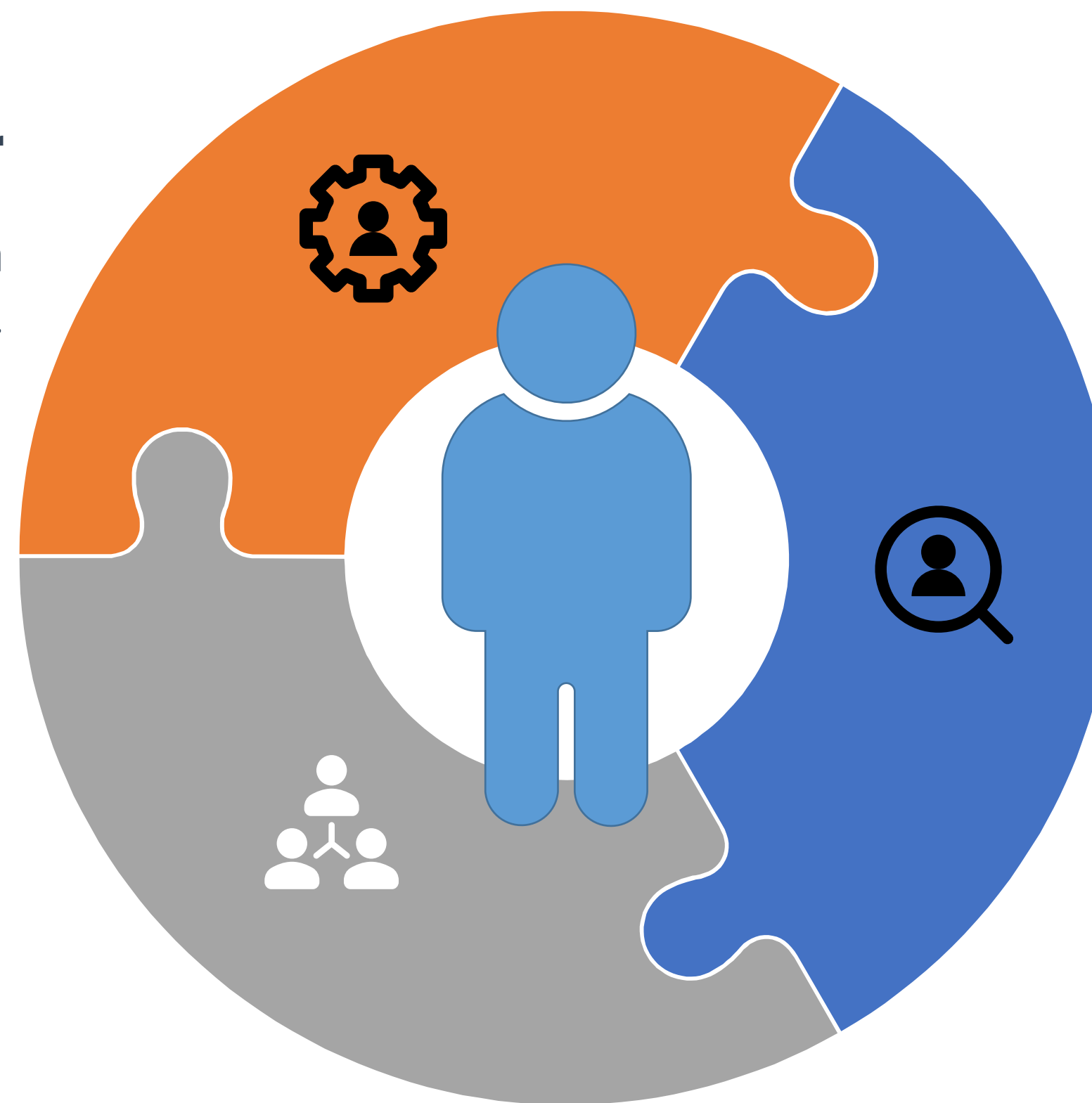
SUMMIT's Guest Satisfaction Task Force is comprised of three core units

## Contact Center

Pre-visit inquiries and ticketing support via phone, email, and web forms.

## Community Management

Guest success via public channels such as social media and online review sites.



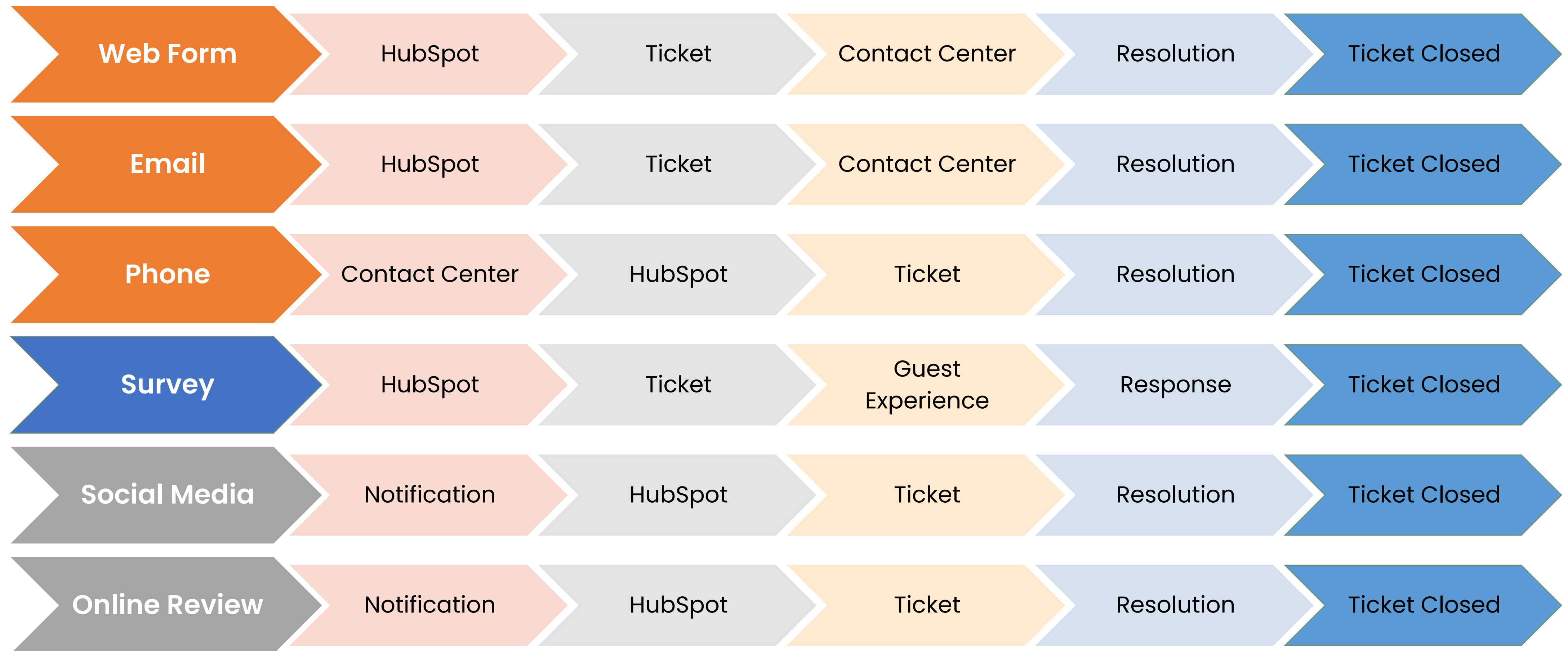
## Guest Experience

Maintaining guest satisfaction via post-visit surveys and accessibility accommodations.



# Process

Omnichannel approach to Guest Satisfaction and service



# Post-Visit Surveys

Nurturing the guest experience by soliciting feedback from our visitors

Automated message thanking guest for feedback

Guest visits SUMMIT on their scheduled time slot



Responses come in with score and/or comment

Feedback survey sent the day following guest visit



# SUMMIT MARKETING

GLOBAL BRAND GROWTH



# PR ACHIEVED TO DATE

In record time, SUMMIT One Vanderbilt became the hottest new attraction in New York City – within the most competitive landscape for entertainment attractions.

**1 Billion**  
people reached in 62 countries

**1100+**  
Media placements

**53+ Million**  
Instagram views

**500+**  
Visits from influencers & celebrities

Condé Nast  
**Traveller**  
MIDDLE EAST

**What's new in New York**  
By Sarah Khan



The New York Times  
**THE YEAR IN PICTURES 2021**



Manhattan, Oct. 21.  
Eric Adams, the Democratic candidate for mayor of New York, spoke at the opening of the Summit One Vanderbilt observation deck in Midtown.  
Andrew Seng for The New York Times

# PRESS



Hoda and Jenna visit NYC's newest observation deck



A Unique, Dramatic Observatory Experience Is Opening In New York

By Laurie Werner



What's new in New York

By Sarah Khan



This Mirrored Room 1,000 Feet Above Grand Central Offers a Stunning Perspective of the NYC Skyline

By Rachel Chang



From Graffiti in the Shadows to Designing an Observation Deck in the Clouds

By Alyson Krueger



紐約全新觀景平台「SUMMIT」開幕，玻璃鏡面空間挑戰心臟極限，在透明牆面之間欣賞曼哈頓百萬夜景

By Wendy Chen



This new skyscraper's observation deck takes the crown for best view of NYC

By Steve Cuozzo



New glass observation deck opens to public in NYC



Great Fall Getaways: SUMMIT One Vanderbilt



Dizzying glass box observatory to open high above New York

By Tamara Hardingham-Gill



A Preview of Summit One Vanderbilt



Stand on Glass 1,063 Feet Above New York City's Streets

By Opheli Garcia Lawler



The Year in Pictures 2021

By Meaghan Loram



Great Fall Getaways: SUMMIT One Vanderbilt



Such Great Heights: Experience never before seen views of NYC at SUMMIT One Vanderbilt



Nueva York Estrena El Observatorio Más Inmersivo (y Vertiginoso) Del Mundo

By Mari Carmen Duarte

# TOP PERFORMING SOCIAL POSTS

summitov  
SUMMIT One Vanderbilt



View insights [Boost Post](#)

Liked by grandcentralpartnership and 27,125 others

summitov  
SUMMIT One Vanderbilt



View insights [Boost Post](#)

Liked by grandcentralpartnership and 24,154 others


summitov  
SUMMIT One Vanderbilt



View insights [Boost Post](#)

Liked by matt.ritchie and 24,662 others

summitov  
SUMMIT One Vanderbilt



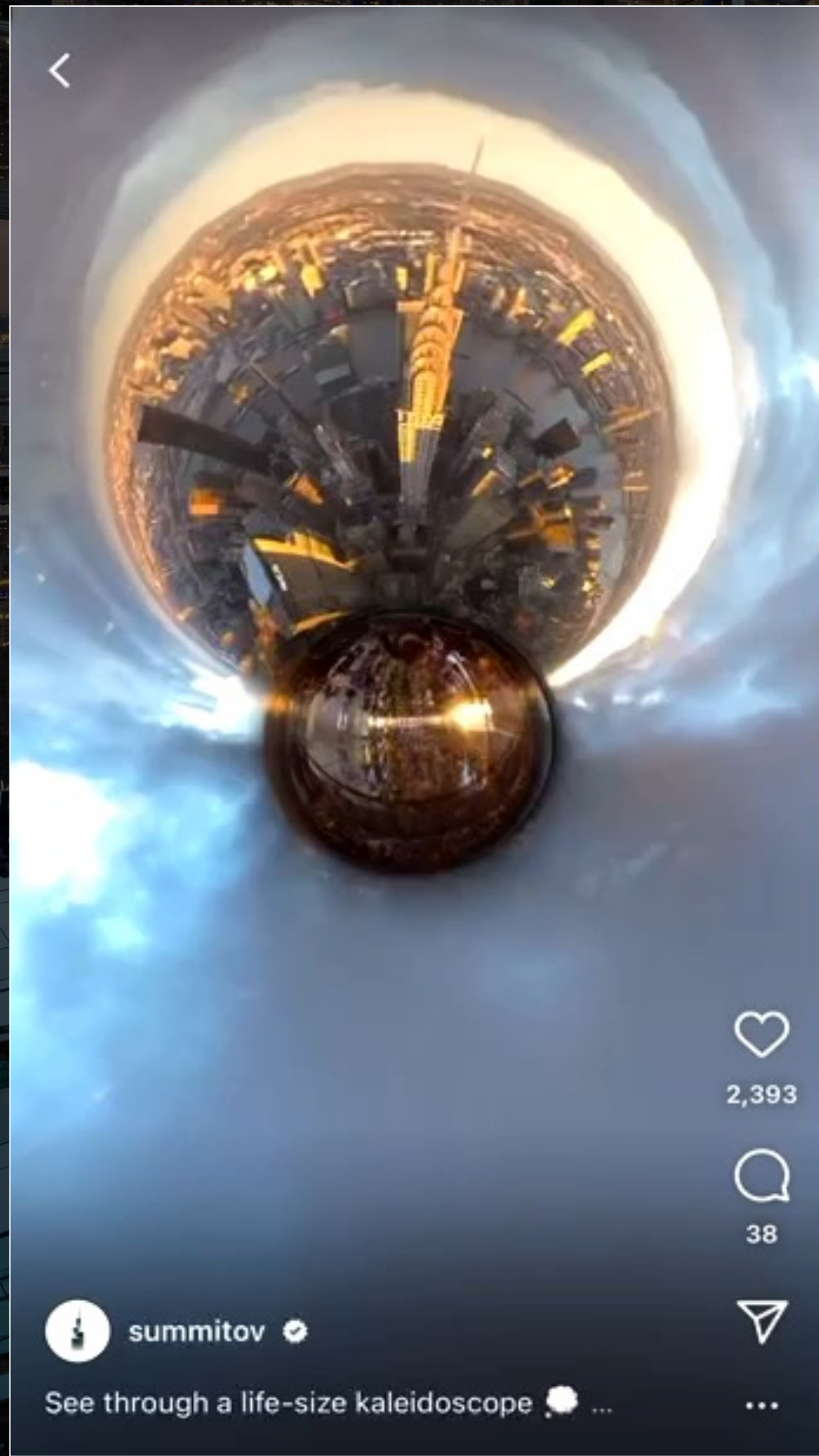
View insights [Boost Post](#)

Liked by matt.ritchie and 21,520 others

# TOP PERFORMING SOCIAL POSTS



Instagram Reel interface showing a woman in a red dress walking in a modern hallway. The post is from the account 'summitov' and has 14.1K likes and 219 comments. The caption reads 'No further words needed 😊 ...'. The audio is 'tourdelust · Original'.



Instagram Reel interface showing a view through a life-size kaleidoscope of a city skyline. The post is from the account 'summitov' and has 2,393 likes and 38 comments. The caption reads 'See through a life-size kaleidoscope ...'. The audio is 'tourdelust · Original'.



Instagram Reel interface showing a woman covering her mouth in surprise. The post is from the account 'summitov' and has 16.8K likes and 319 comments. The caption reads 'The wait is almost over 😊 SUMMIT One ...'. The audio is 'Bazzi · Paradise' by 'kohki'. A text overlay on the video says 'Wow, this is crazy'.



Instagram Reel interface showing a person standing on a high-rise balcony overlooking a city. The post is from the account 'summitov' and has 16.8K likes and 319 comments. The caption reads 'The wait is almost over 😊 SUMMIT One ...'. The audio is 'Bazzi · Paradise' by 'kohki'.

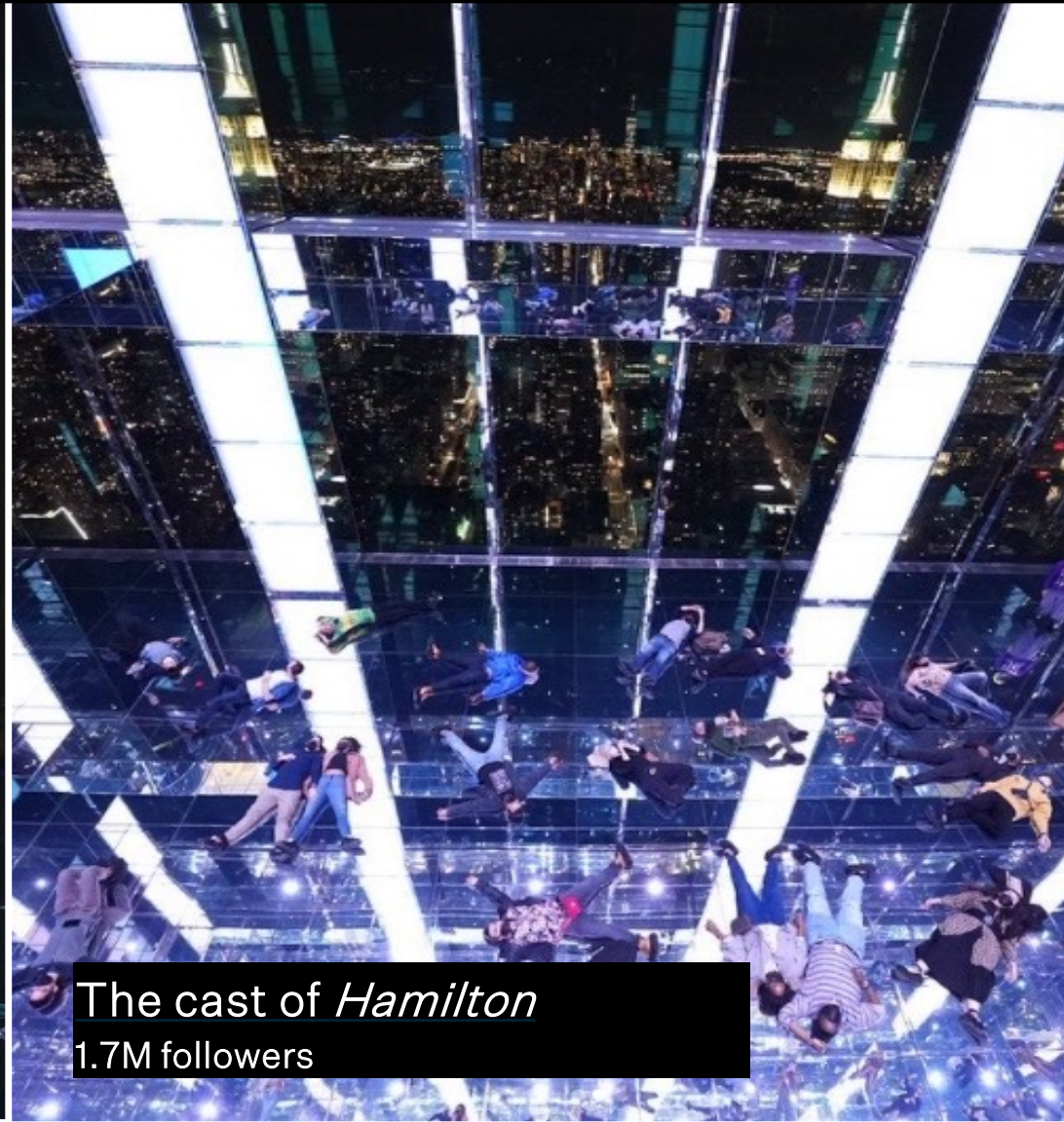
# A SPACE FULL OF STORIES



# SUMMIT CELEBRITIES



The Chainsmokers  
6.7M followers



The cast of *Hamilton*  
1.7M followers



Aespa  
7.5M followers | 1.3M likes



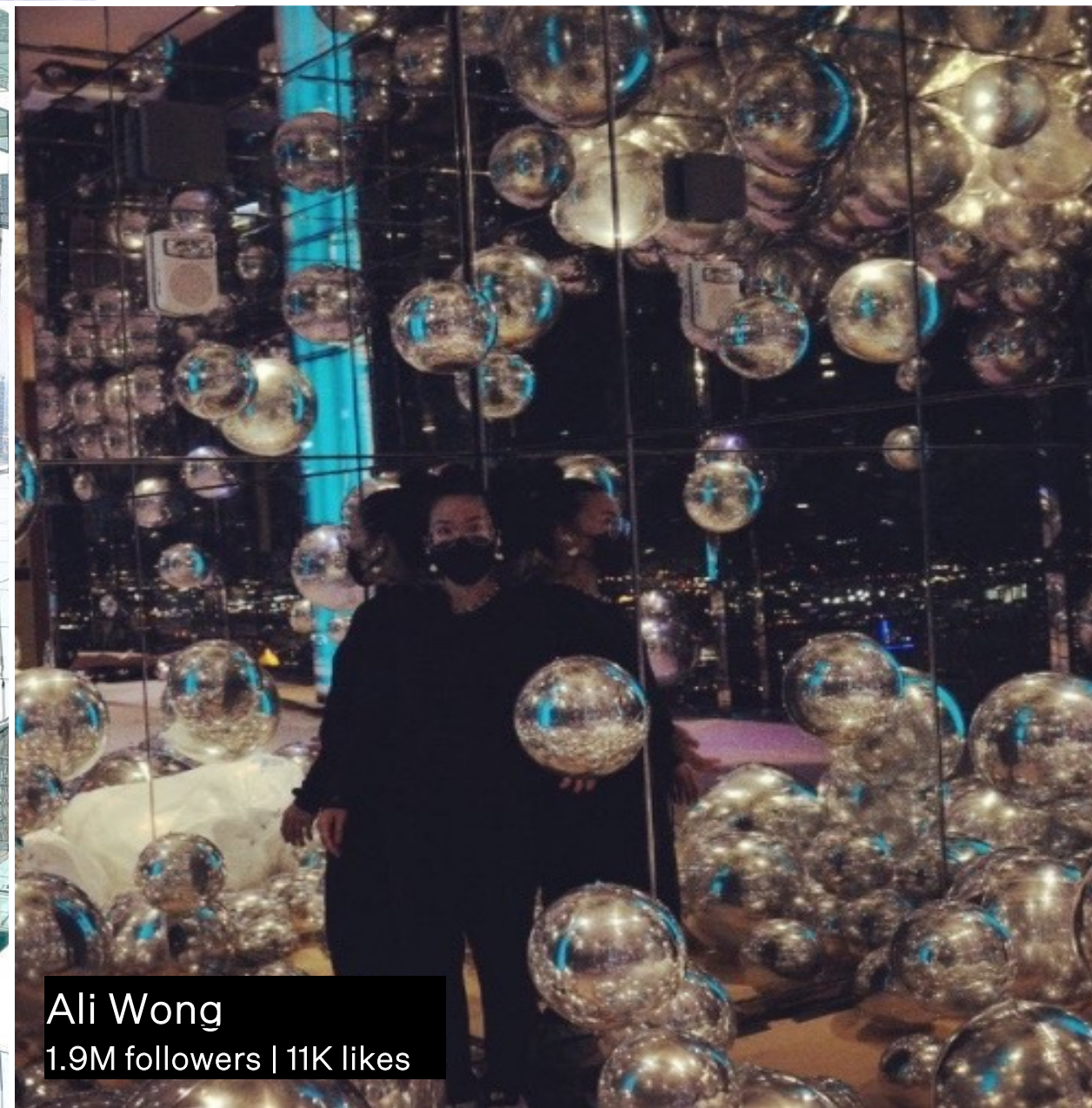
Floyd Mayweather  
27.3M followers | 439K likes



Boris Johnson  
1.7M followers



Jennifer Hudson  
3.3M followers | 14K likes



Ali Wong  
1.9M followers | 11K likes



Cara Delevingne  
43.3M followers

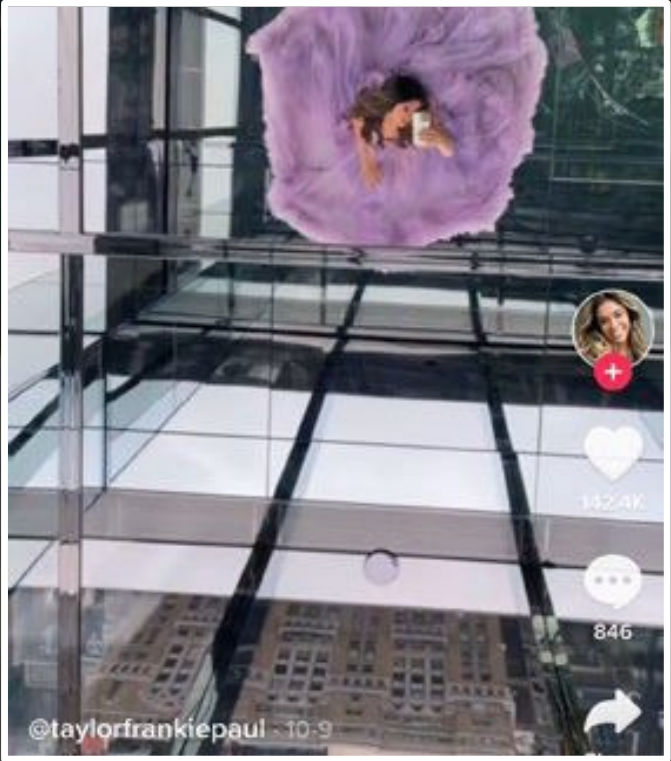
# NOTABLE INFLUENCERS + CONTENT CREATORS



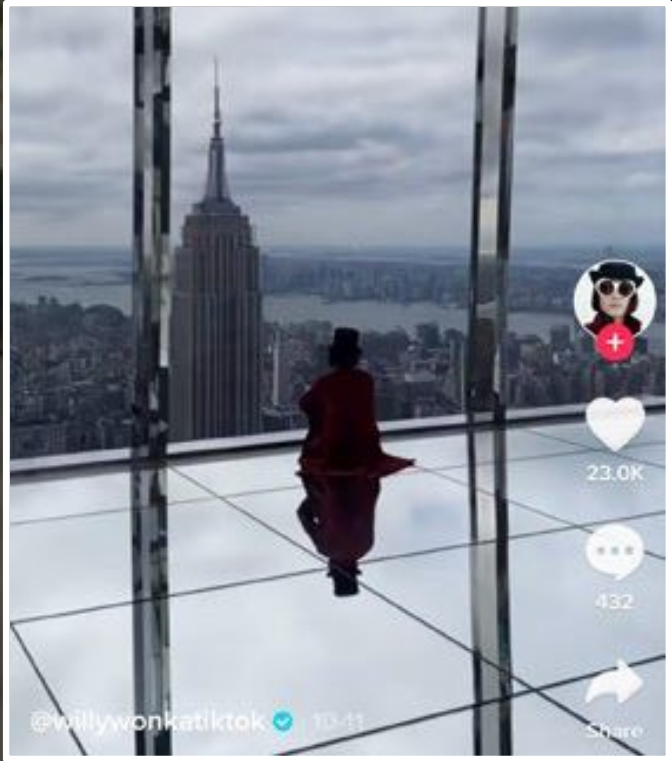
@BeautifulDestinations  
24.3M Followers | 3.5M Views  
196K Engagements



@Wonderful\_Places  
18.2M IG followers



@taylorfrankiepaul  
2.6M TikTok followers



@willywonkatiktok  
20.5M TikTok followers



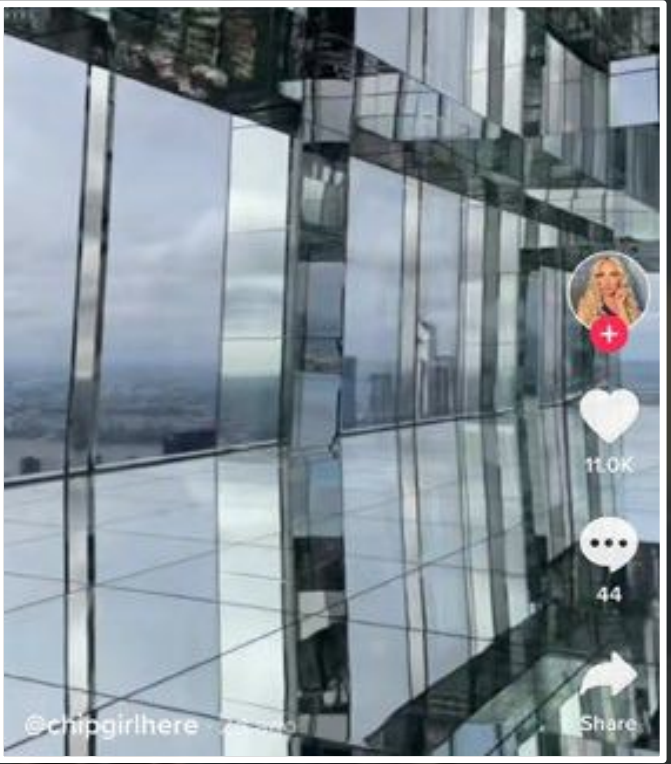
@NickKosir  
2M IG followers



@newyorkcity  
1.6M IG followers



@nybucketlist  
1.2M IG followers



@chipgirlhere  
1.4M TikTok followers



Ryan Serhant  
1.6M followers

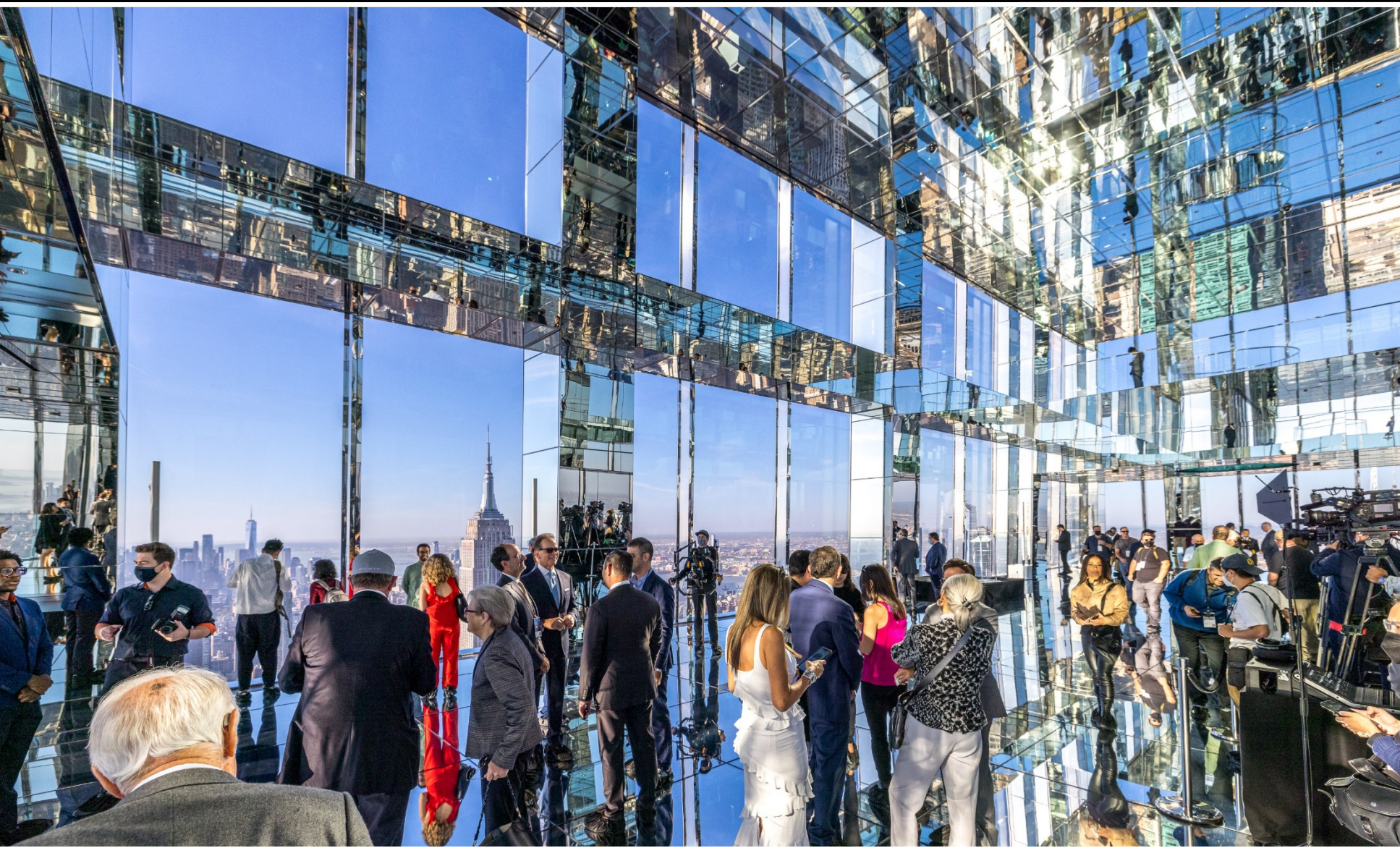


@lyss  
1.5M IG followers



@kccstauffer  
3.4M IG followers

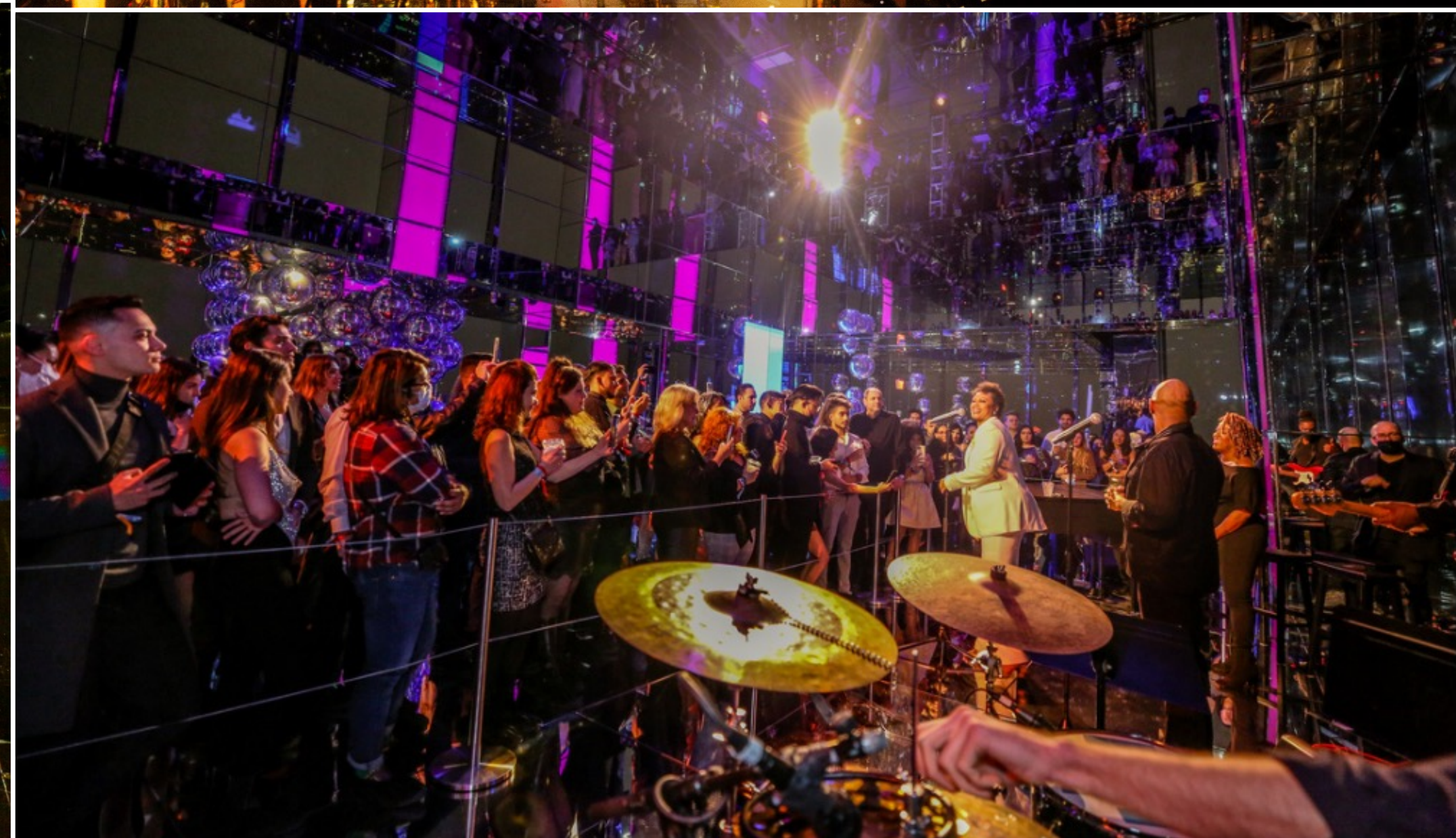
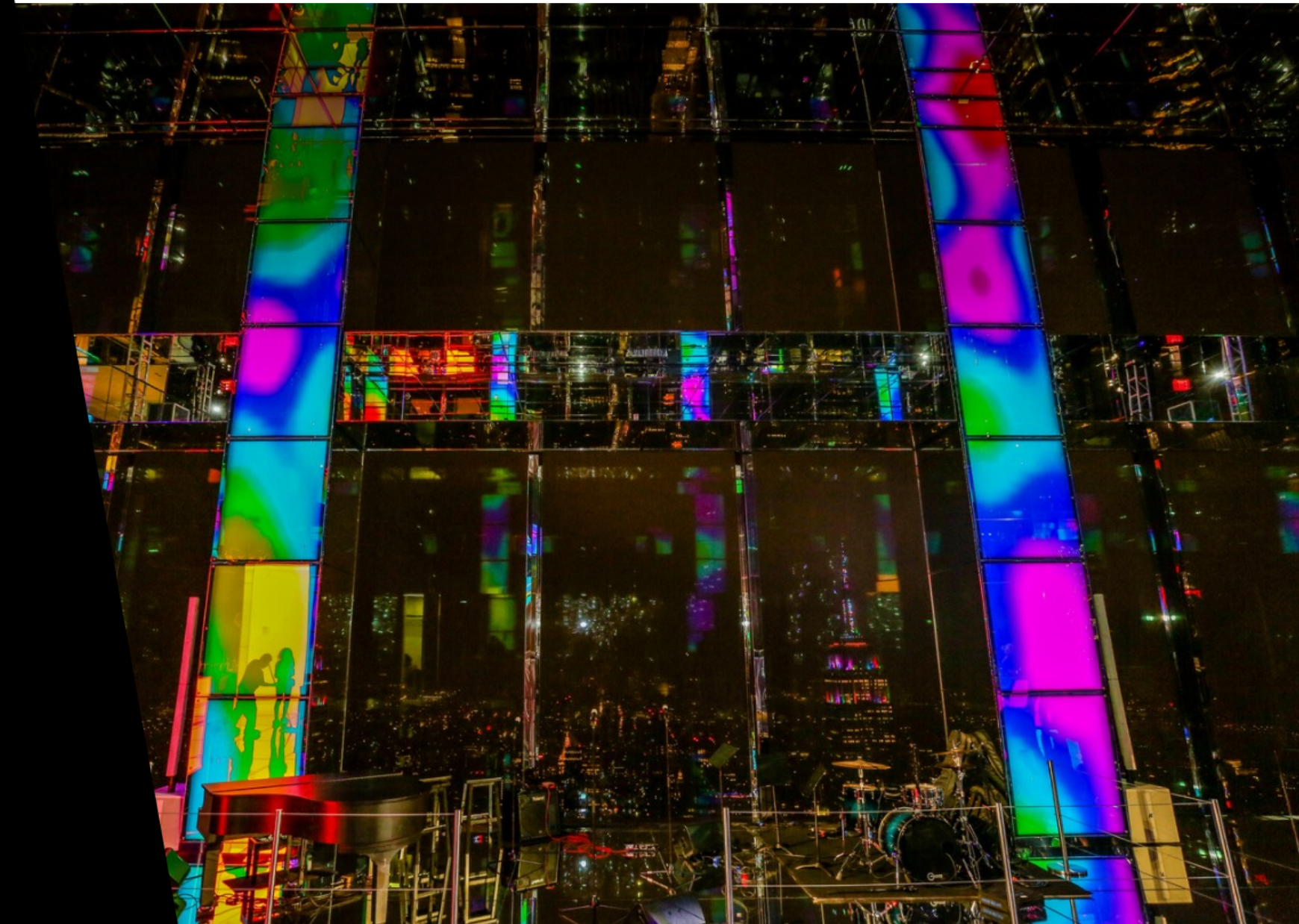
# NOTABLE EVENTS: OPENING DAY



# NOTABLE EVENTS: NEW YEARS EVE

Featuring a performance by Jacqueline B. Arnold from Moulin Rouge, a new AIR at Night Countdown Light Show and several complementary drinks, SUMMIT's first publicly ticketed event was a massive success!

Tickets were sold out within 10 days. An additional 100 were added within the last week to meet such a high demand.



# GLOBAL SHOOTS – VOGUE



 voguemagazine • Following

 voguemagazine Switch it up this spring: On the runways and the street, old constraints of gendered dressing have all but disappeared. This season's class of top styles features blazers, dresses, trousers, and skirts that are all fair game—whoever you are and however you wear them. Tap the link in our bio to see more. Directed by @maxsiedentopf, styled by @alex\_jordan\_harrington, shot at @summitov, Vogue, April 2022

4w

 hlabadie02 Take me!


4w 198 likes Reply


# GLOBAL SHOOTS – UFC




# RE-IMAGINE CAMPAIGN


RE—  
IMAGINE  
POSSIBILITIES







 OPENS OCTOBER 21, 2021  
GET TICKETS AT  
SUMMITOV.COM


RE—  
IMAGINE  
SUNDAY 11:32 AM







 NOW OPEN  
GET TICKETS AT SUMMITOV.COM

RE—  
IMAGINE  
THURSDAY 6:24 PM





 NOW OPEN  
GET TICKETS AT  
SUMMITOV.COM





# SUMMIT

ONE VANDERBILT



@SUMMITOV

SUMMITOV.COM

