



2005 REIT CEO Conference
Hosted by Citigroup / Smith Barney
March 2005



IPO & Present



IPO Property

IPO		Present
\$5	Market Capitalization (in Billions)	\$4.6
\$21	Share Price	\$57
9	Number of Properties	28
2,219,000	Total Square Feet	17,238,000
5	Avenue Properties	26
2	Buildings Over 20 Stories	17
247,000	Average Property Size in Square Feet	599,000
264	Number of Tenants	1,045

**Consolidates 286, 290 & 292 Madison Avenue*



625 Madison Avenue

Assembling A High Quality Office Portfolio



555 West
57th Street

100 Park
Avenue

1515
Broadway

220 East
42nd Street

461 Fifth
Avenue

1221 Avenue of
the Americas

750 Third
Avenue

485
Lexington
Avenue

625 Madison
Avenue

Jan, 1999

Feb, 2000

May, 2002

Feb, 2003

Oct, 2003

Dec, 2003

July, 2004

July, 2004

Oct, 2004

941,000
SF

834,000
SF

1.75 Million
SF

1.135 Million
SF

200,000
SF

2.55 Million
SF

780,000
SF

921,000
SF

558,000
SF

BMW of
Manhattan
CBS
Broadcasting
City
University of
New York

Altria Corp.
J & W
Seligman Co.,
Inc.

Viacom, Inc.
Headquarters

Pfizer, Inc.
Omnicom
Group Inc.

Ameritrust
Shenkman
Capital, Pier 1
Imports

Morgan Stanley
Société
Générale
McGraw-Hill

TIAA-CREF
Fairchild
Publications
, Inc.
Richard A.
Eisner, LLP

TIAA-CREF

Wachovia
Bank, Polo
Ralph Lauren,
Swarovski,
Wolford
Boutiques,
Baccarat and
Pierre Deux

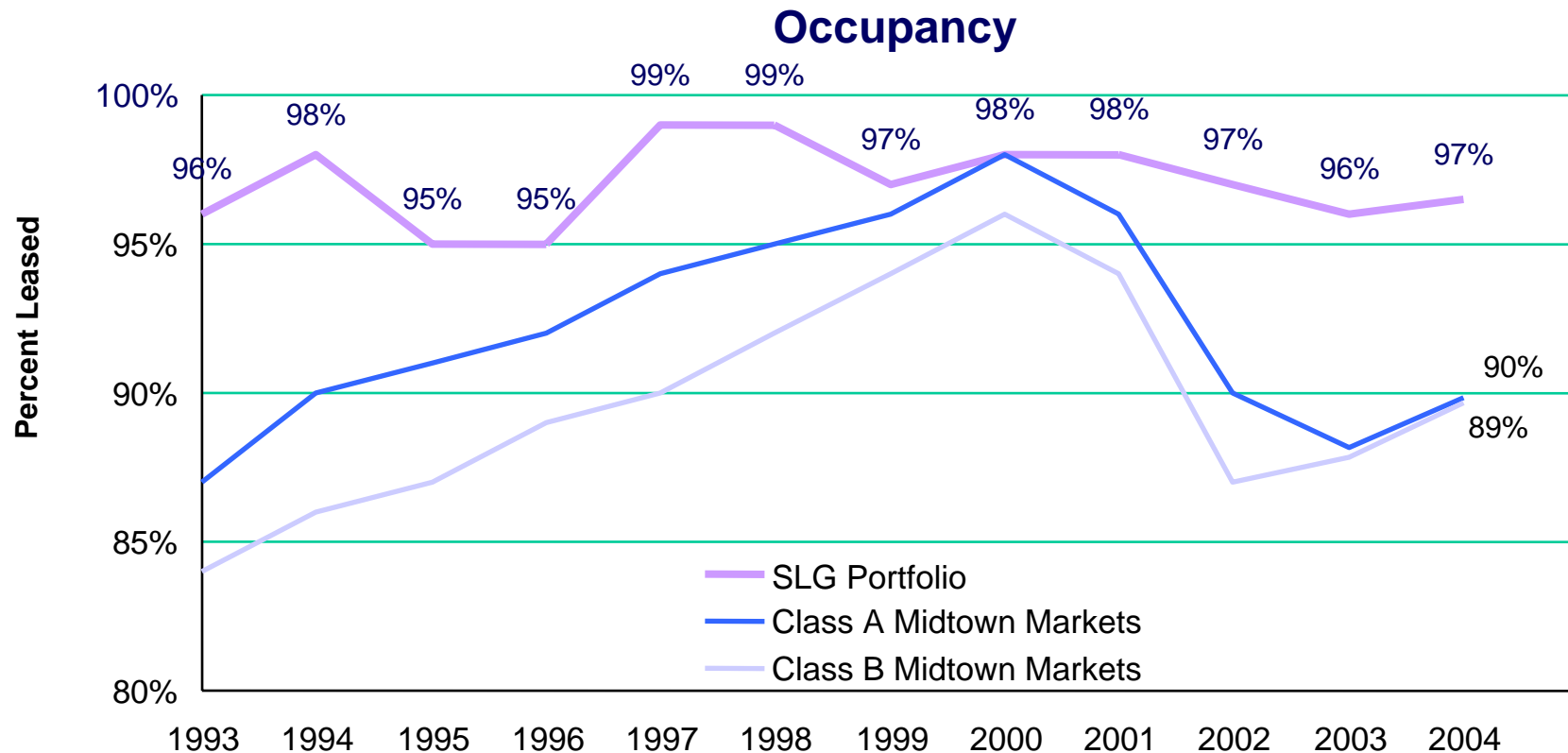


Largest Commercial Landlord in Manhattan



1. 673 First Avenue
2. 220 East 42nd Street
3. 711 Third Avenue
4. One Park Avenue
5. 470 Park Avenue South
6. 110 East 42nd Street
7. 420 Lexington Avenue
8. 180 Madison Avenue
9. 286 Madison Avenue
10. 292 Madison Avenue
11. 100 Park Avenue
12. 290 Madison Avenue
13. 317 Madison Avenue
14. 461 Fifth Avenue
15. 1250 Broadway
16. 70 West 36th Street
17. 1372 Broadway
18. 1140 Ave of the Americas
19. 1414 Ave of the Americas
20. 1515 Broadway
21. 440 Ninth Avenue
22. 1221 Ave of the Americas
23. 555 West 57th Street
24. 125 Broad Street
25. 19 West 44th Street
26. 750 Third Avenue
27. 485 Lexington Avenue
28. 625 Madison Avenue
29. 28 West 44th Street

Increased Occupancy 70 bps; Same-Store Growth 2% to 4% for 2005



Note: 2004 Occupancy excludes 625 Madison which was acquired during the fourth quarter of 2004.



Ahead of Schedule with 625 Madison Avenue

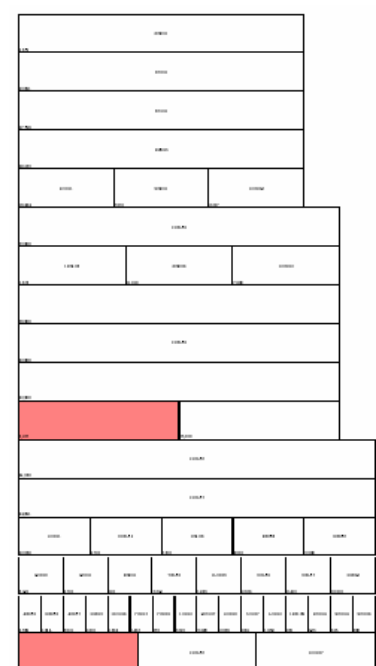
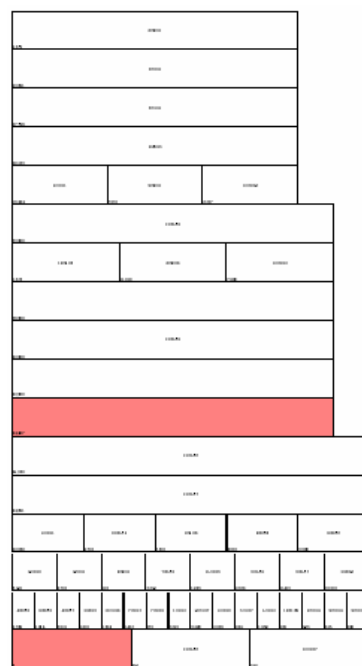
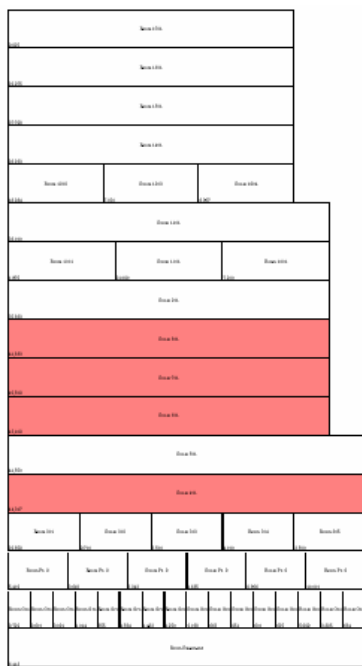
October 2004
68% Leased
\$26 Million Revenues
(Acquisition)



February 2005
92% Leased
\$32 Million Revenues
*Signed Polo and Related
Capital Leases*



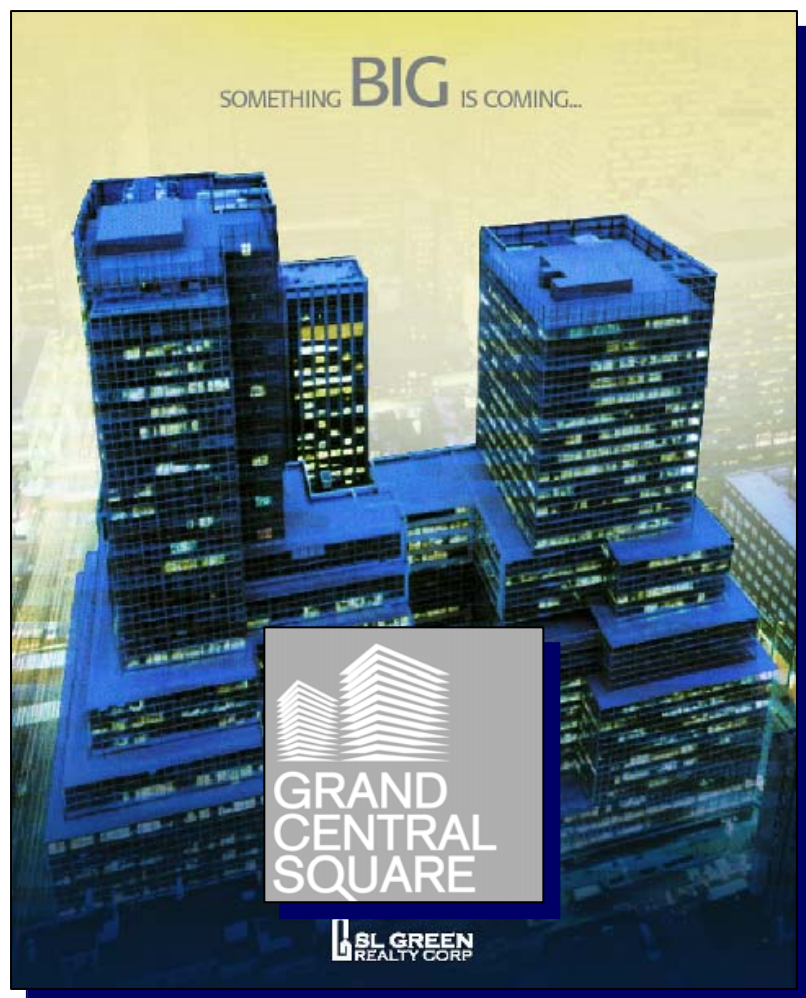
Projected
96%-98% Leased
\$34 Million Revenues
2 Pending Leases



☐ Occupied
☐ Vacant



Launched Marketing and Leasing Campaign “Grand Central Square”



- Launched Marketing and Leasing Campaign in January 2005, opened marketing floor
- Acquired for \$480 million or \$282 PSF
- Properties net leased to TIAA through December, 2005
- Going in cash return on acquisition of 6.8%
- Average in-place escalated rents approximately \$42 PSF
- Seek to capitalize on the shortage of big block space
- Innovative capital structure disaggregated properties
- Stabilized asset at 750 Third Avenue purchased unlevered on SLG's balance sheet for \$325 PSF
- Redevelopment project at 485 Lexington Avenue held in a joint venture with City Investment Fund / Witkoff Group for \$248 PSF

Completed Sale of 1414 Sixth Avenue for \$60.5 Million; \$35 Million Gain



- Sold for \$60.5 million or approximately \$500 PSF
- Included in original IPO portfolio from 1997
- Acquired prior to IPO for \$9.9 million or approximately \$82 PSF
- Approximately 121,000 square feet
- Deferred gain of approximately \$35 million through reverse 1031 Exchange with 625 Madison Avenue
- Completed capital renovation and repositioning program

Acquiring 28 West 44th Street for \$105 Million



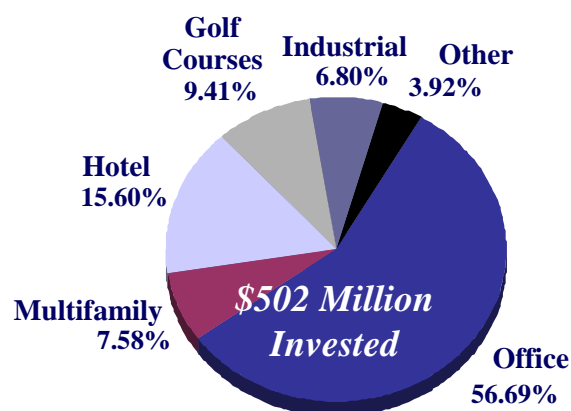
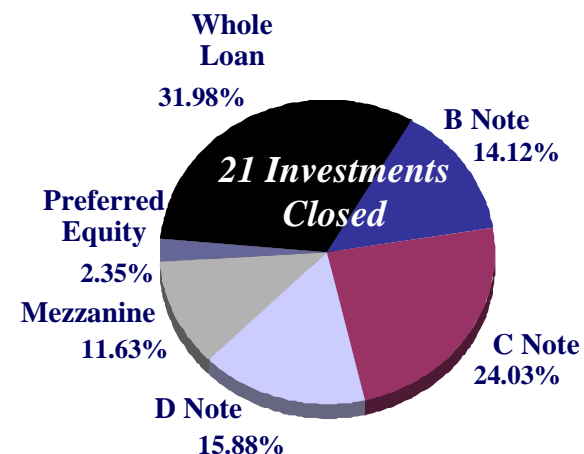
- Acquiring fee interest for \$105.0 mm or \$293 PSF
- Expected close 1Q05
- 359,000 SF of which 15,800 SF is retail
- Stabilized cash return > 8%
- 87% occupied with significant lease-up opportunities
- Strategic location:
 - SLG dominant landlord in Grand Central at 14 buildings totaling 7.2 million square feet
 - Reduction in submarket supply through office / residential conversion
- Operational and marketing efficiencies with 19 West 44th Street
- Reputation for creativity and certainty of closing created pre-emptive opportunity

Continuing to Grow GKK Specialty Finance Platform

SLG Investment in GKK

	IPO	12/31/04	Today
Value	\$51.5 M	\$70.8 M	\$103.6 M
Price	\$15.00	\$20.60	\$22.00
Shares (thousands)	3,435	3,435	4,710

GKK Daily Stock Price



Snapshot of Manhattan for 2004

Improving Fundamentals

Inventory:

413 million square feet

Positive Absorption:

7.0 million square feet

2004 Deliveries:

2.7 million square feet

Under Construction:

7.6 million square feet,
2% of Inventory

Lowest Vacancy since 2001:

11.0% Manhattan
13.7% Downtown
10.1% Midtown

Increasing Rents:

Class A \$46.34
Class B \$31.78



Hudson Yards CBD Development

Unemployment

Declining:

6.2% from 8.4%

Continued Job

Growth: +40,000 Jobs

Leading Growth Industries:

Financial and Health

Securities Industry Rebounding:

+12.8% profits in 2004
+4-5% job growth 2005

Hotel / Tourism

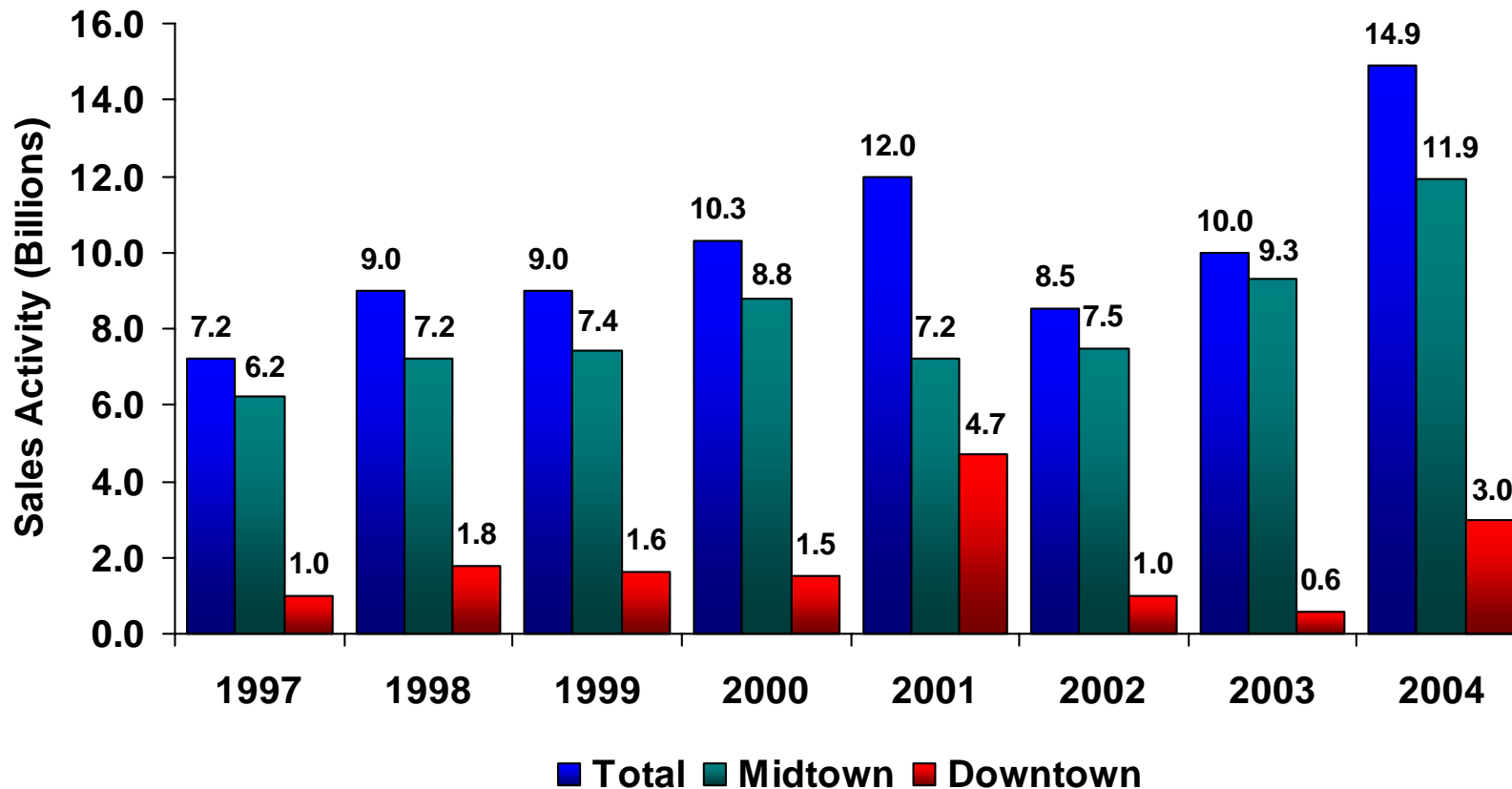
Returning: Highest levels since 2000

Growth in Real Gross City Product:

+2.5% in 2005, +1.9% in 2004



Record Sales Volume of \$14.9 Billion in 2004



Source: Cushman & Wakefield, CoStar

Deals Completed in Midtown

	Buyer	Seller	Price	Price PSF	Square Feet
GM Building	Fifth Avenue Investors	767 Fifth Avenue	\$1.4 billion	\$778 psf	1,800,000
180 Maiden Lane	Moinian Group	Maiden Lane	\$355 m	\$325 psf	1,092,000
125 Park Avenue	Shorenstein	GE	\$229 m	\$400 psf	573,000
350 Madison Avenue	Kinesco	Max Capital	\$225 m	\$577 psf	390,000
1180 Avenue of the Americas	TMW	New York Life	\$150 m	\$411 psf	365,000
Lipstick Building	Tishman Speyer	Hines & Sterling Equities	\$235 m	\$401 psf	587,000
229 West 43 rd Street	Tishman Speyer	New York Times	\$175 m	\$227 psf	770,000
600 Third Avenue	L&L	Sumitomo Corporation	\$212 m	\$413 psf	513,000

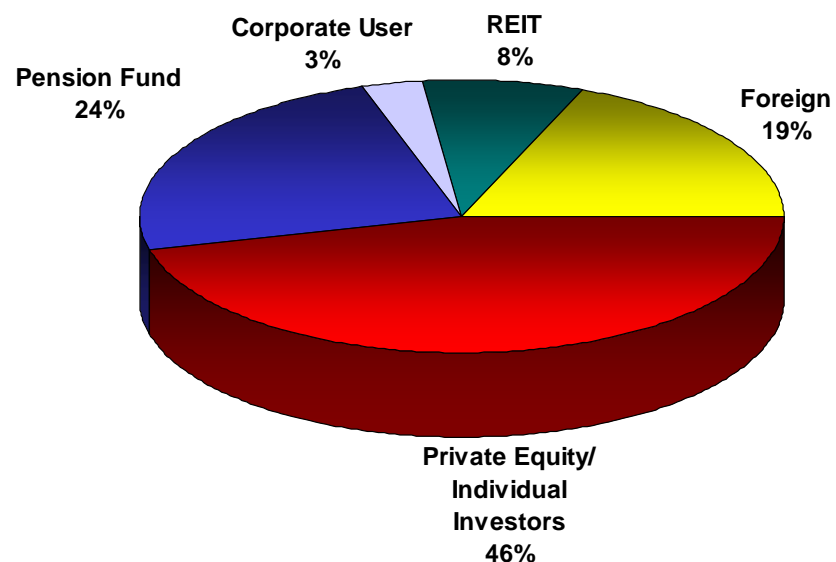
Source: Cushman & Wakefield, CoStar,
SLG Proprietary Database



Individual Investors and Private Equity Most Active Buyers

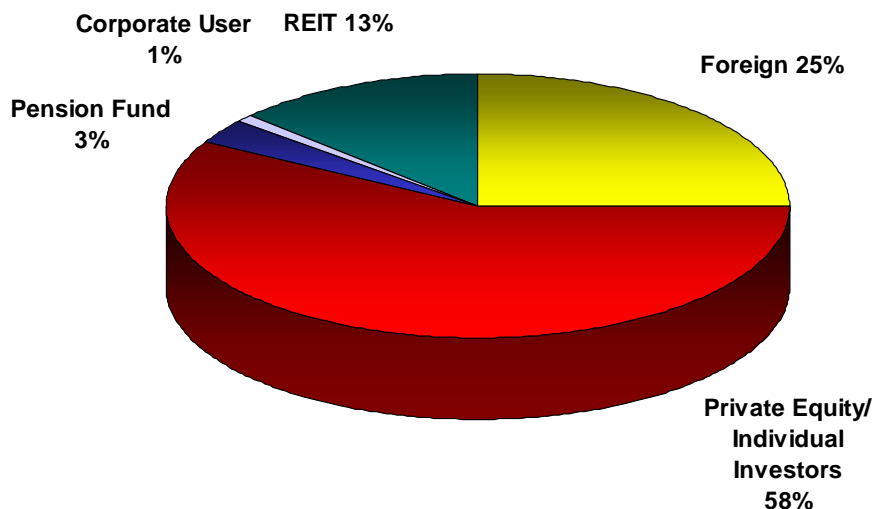
Based on 2003

Total Sales Price: \$9.97 Billion



Based on 2004

Total Sales Price: \$14.9 Billion



Source: Cushman & Wakefield, CoStar,
SLG Proprietary Database



Pending Deals to Watch in 2005

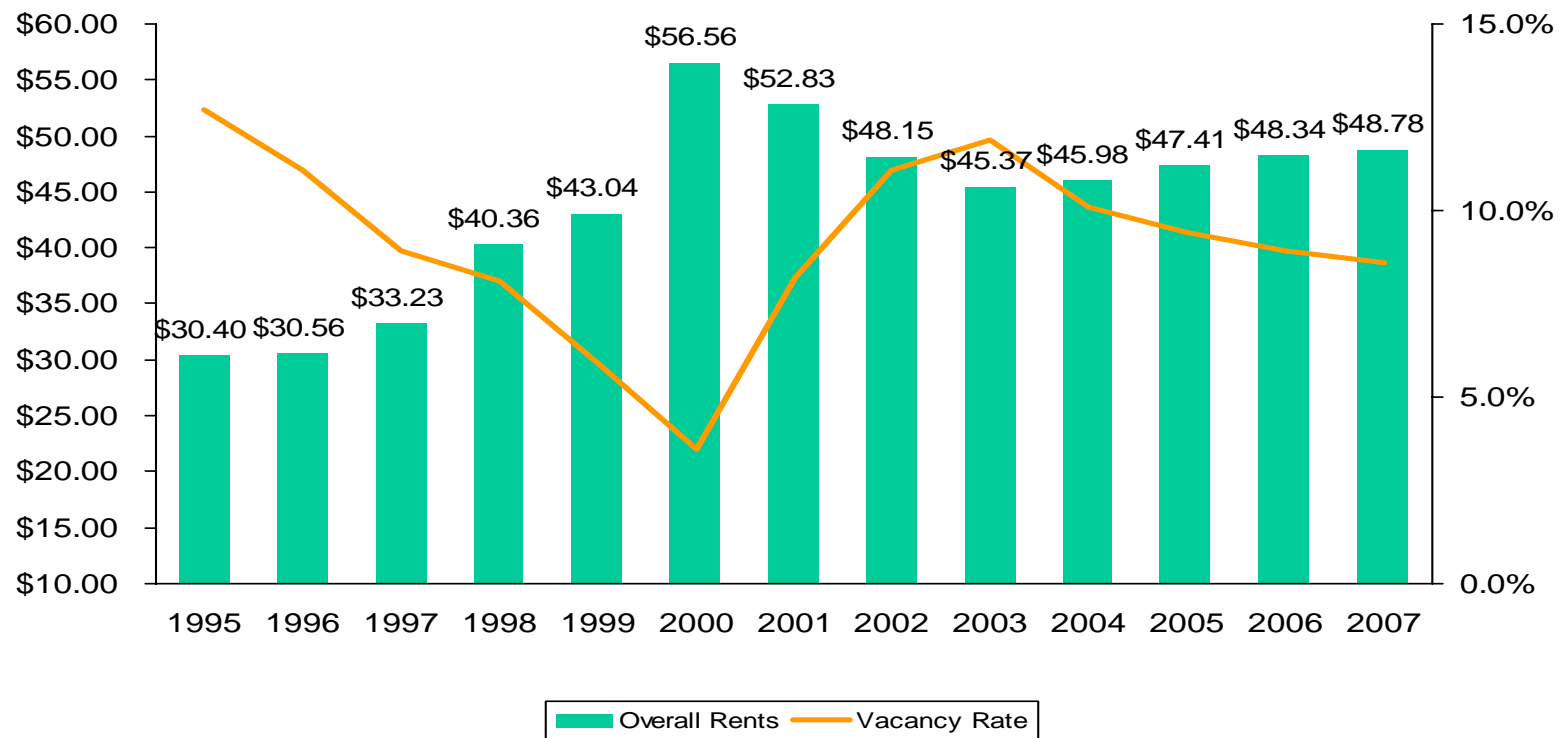
	Seller	Anticipated Price Range	Anticipated Price PSF	Square Feet
200 Park Avenue (Metlife Building)	Metlife	\$1.5 - \$2 Billion	\$500 - \$700 psf	2,842,000
One Madison Avenue (CSFB Building)	Metlife	\$700 - \$900 million	\$500 - \$600 psf	1,444,000
1095 Avenue of the Americas (Verizon Building)	Verizon	\$450 - \$500 million	\$400 - \$500 psf	1,052,000

Source: SLG Proprietary Database



Vacancy Rate Approaching Single Digits; Rents Continuing to Increase

Midtown Manhattan

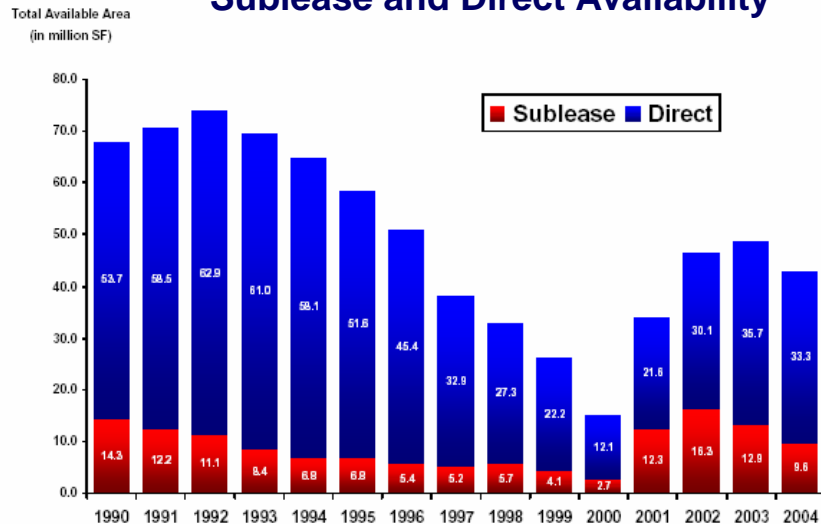


Source: Cushman & Wakefield

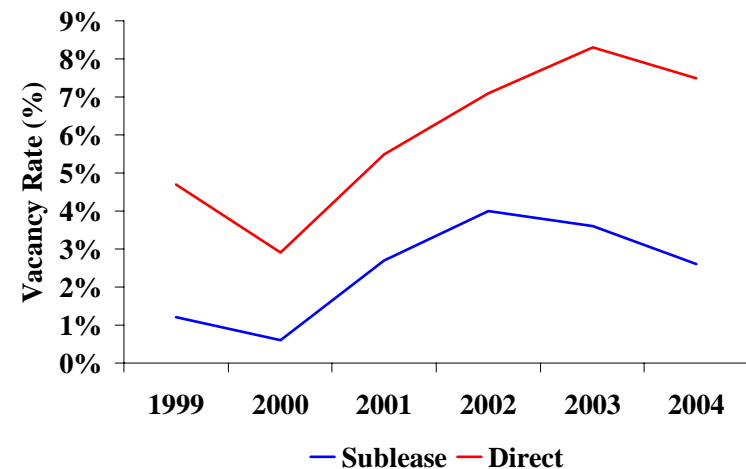
Lowest Sublease Availability since September 2001

Manhattan

Sublease and Direct Availability



Sublease and Direct Vacancy

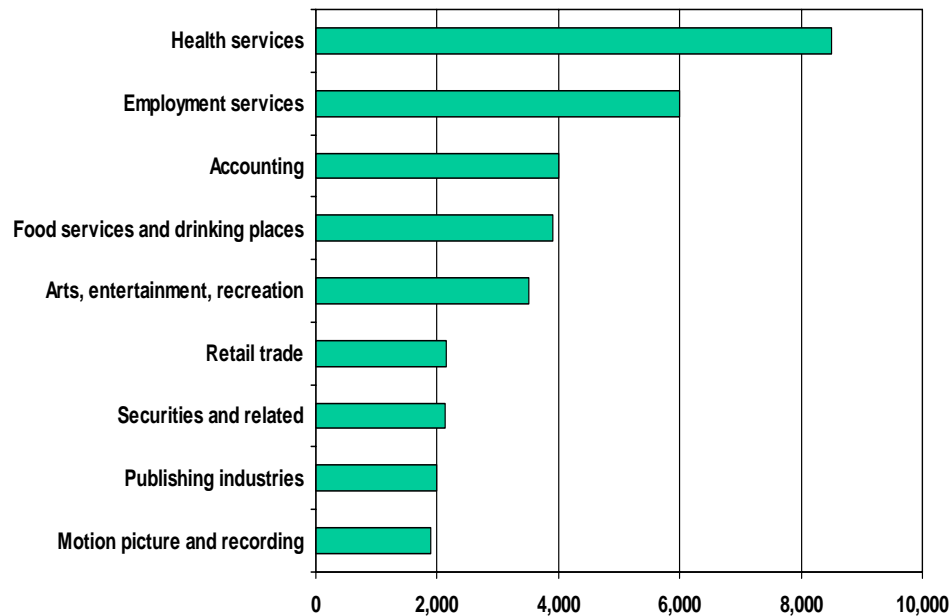


Source: Cushman & Wakefield, CoStar



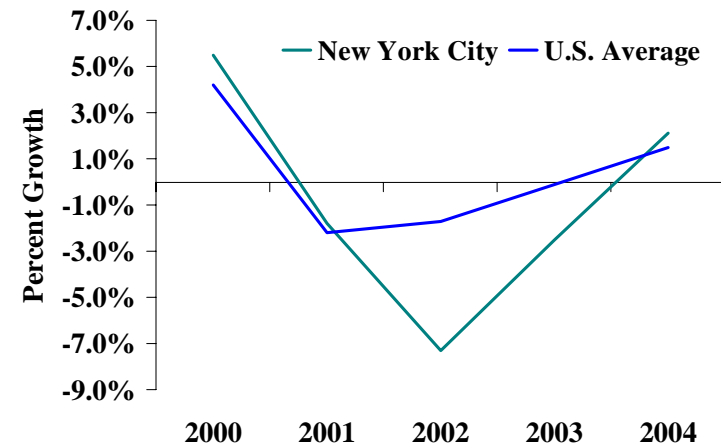
Health and Professional Services Leading Job Growth; Highest Levels Since 2002

Manhattan Sectors Which Posted Biggest Job Gains in 2004



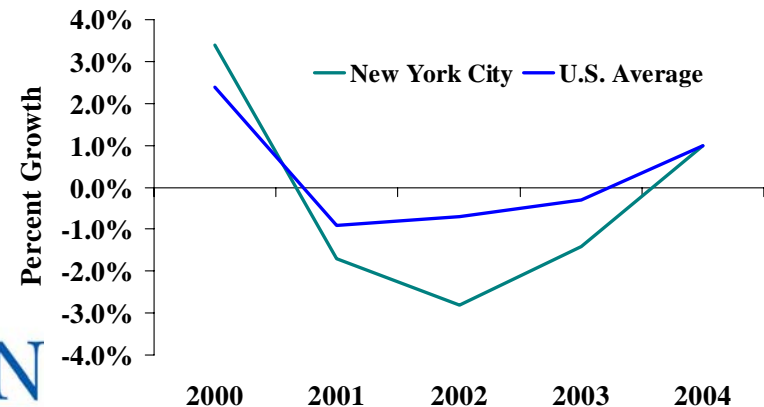
Employment Growth

Number of Office Jobs Added Per Year



Total Employment Growth

Total Number of Jobs Added Per Year



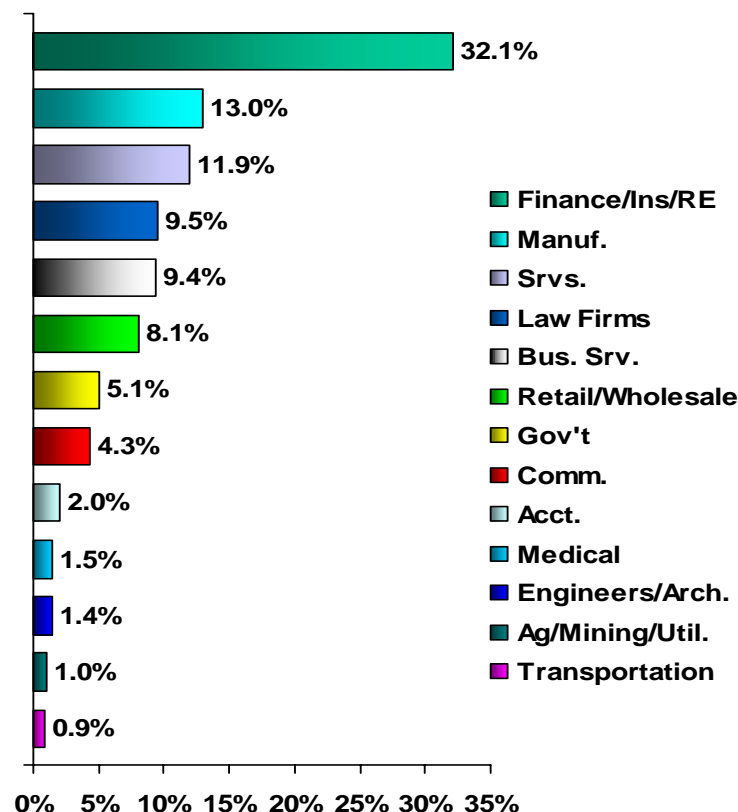
Source: CoStar, Grains



Financial and Professional Services Contributors to Strong Leasing Momentum

Tenants by Industry

Based on Total Number of Tenants



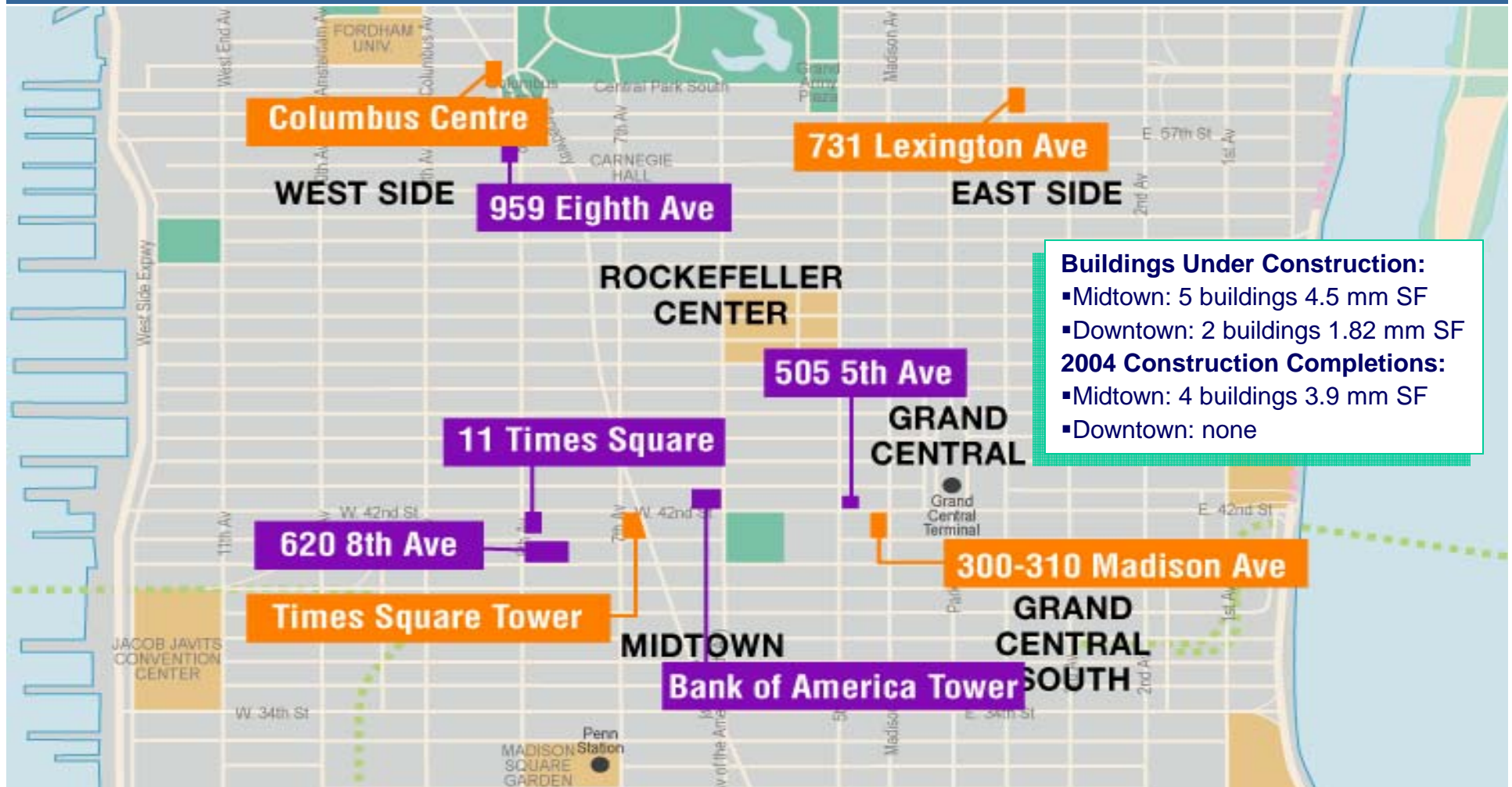
Major Leases Signed During 2004

- Bank of America 1.1msf Bank of America Tower
- Bank of America 335,000 sf 50 Rockefeller Center
- Time Warner 800,000 sf Time Warner Center
- PWC 789,000 sf 300 Madison Avenue
- Cadwalader 456,000 sf World Financial Center
- Morgan Stanley 447,000 sf One New York Plaza
- Morgan Stanley 365,000 sf Seventh Avenue Center
- Dreyfus Service Corp 370,000 sf Met Life Building
- Lehman Brothers 307,000 sf 1301 Avenue of the Americas



Source: Cushman & Wakefield, CoStar

Limited New Construction; 54% of Pipeline Pre-Leased

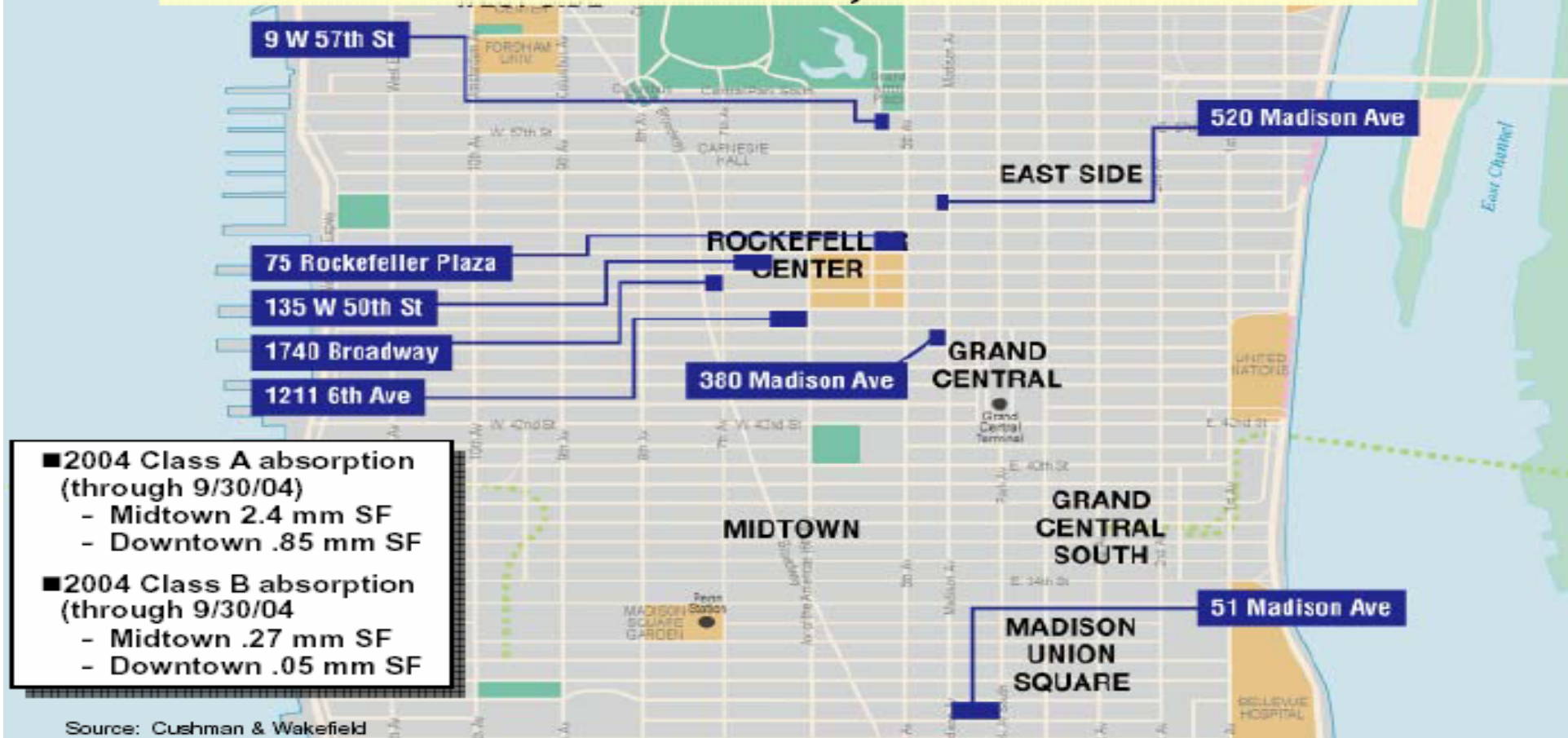


Source: Cushman & Wakefield



Large Blocks Cut in Half in Manhattan; 6 Blocks > 200k Square Feet Left in Midtown

Direct & Sublet - 200,000 SF and Over



2005 and Beyond

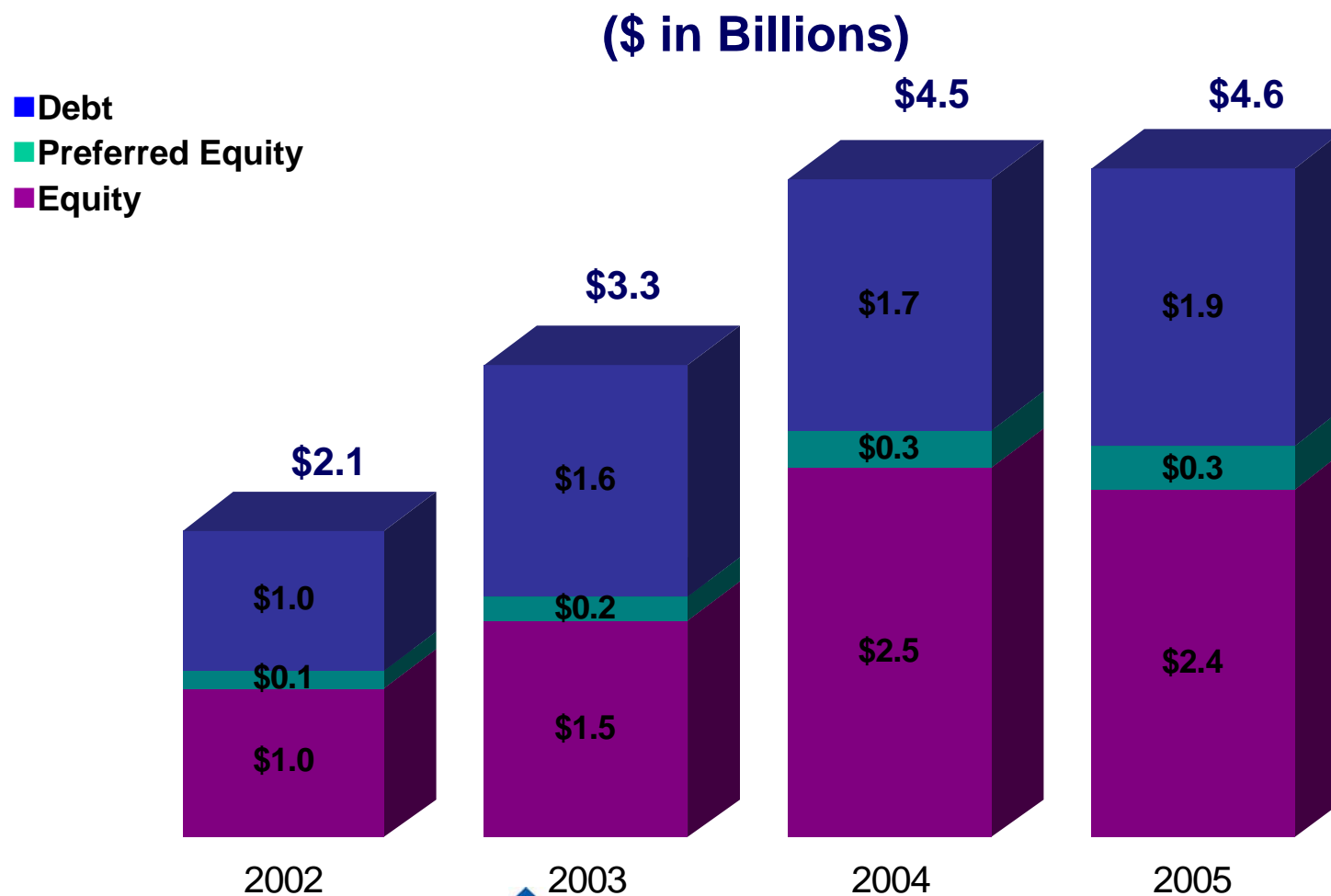
Hudson Yards



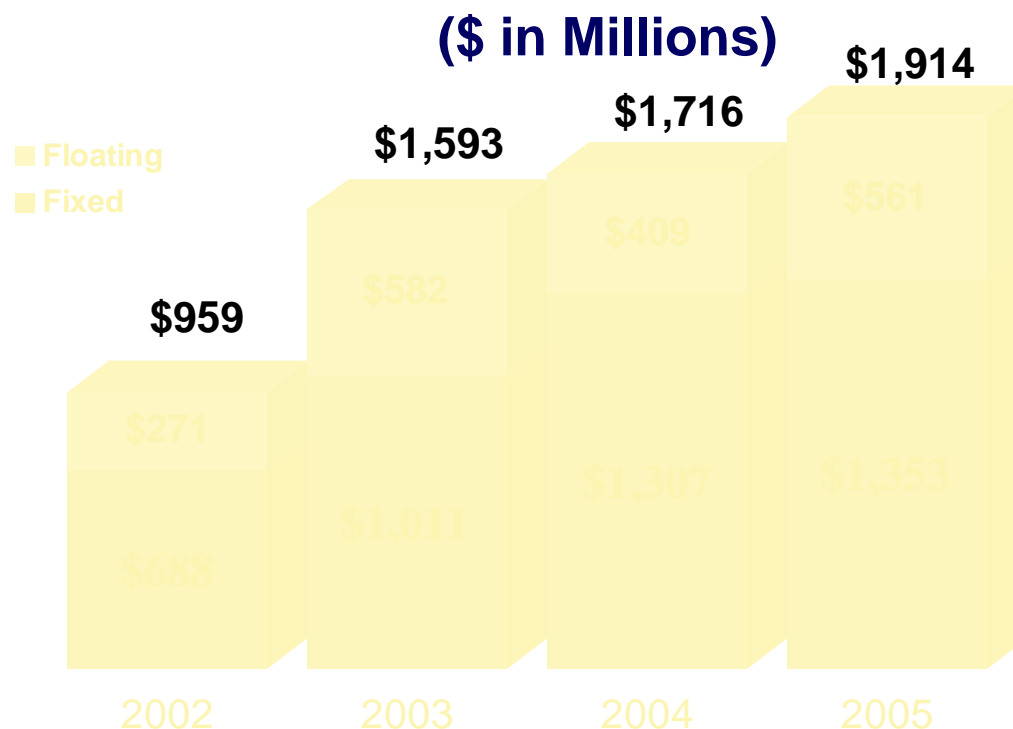
Freedom Tower



Total Combined Market Capitalization



Combined Debt Composition

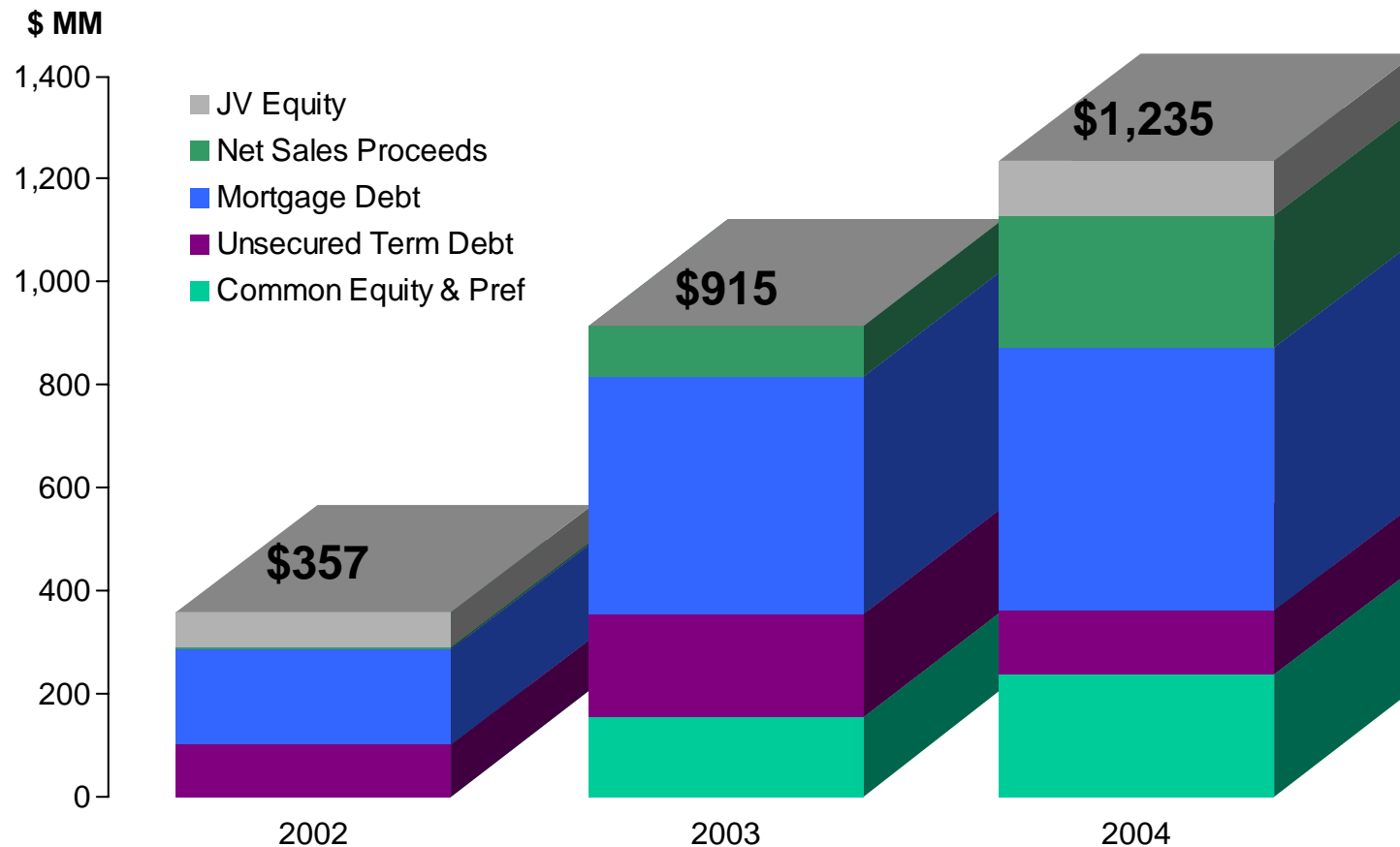


% Floating	28%	37%	24%	29%
% Floating - Net of Floating Rate Investments	16%	31%	16%	24%
Weighted Average Interest Rate				
Fixed	7.32%	6.46%	5.76%	6.02%
Floating	3.26%	2.86%	3.29%	3.46%

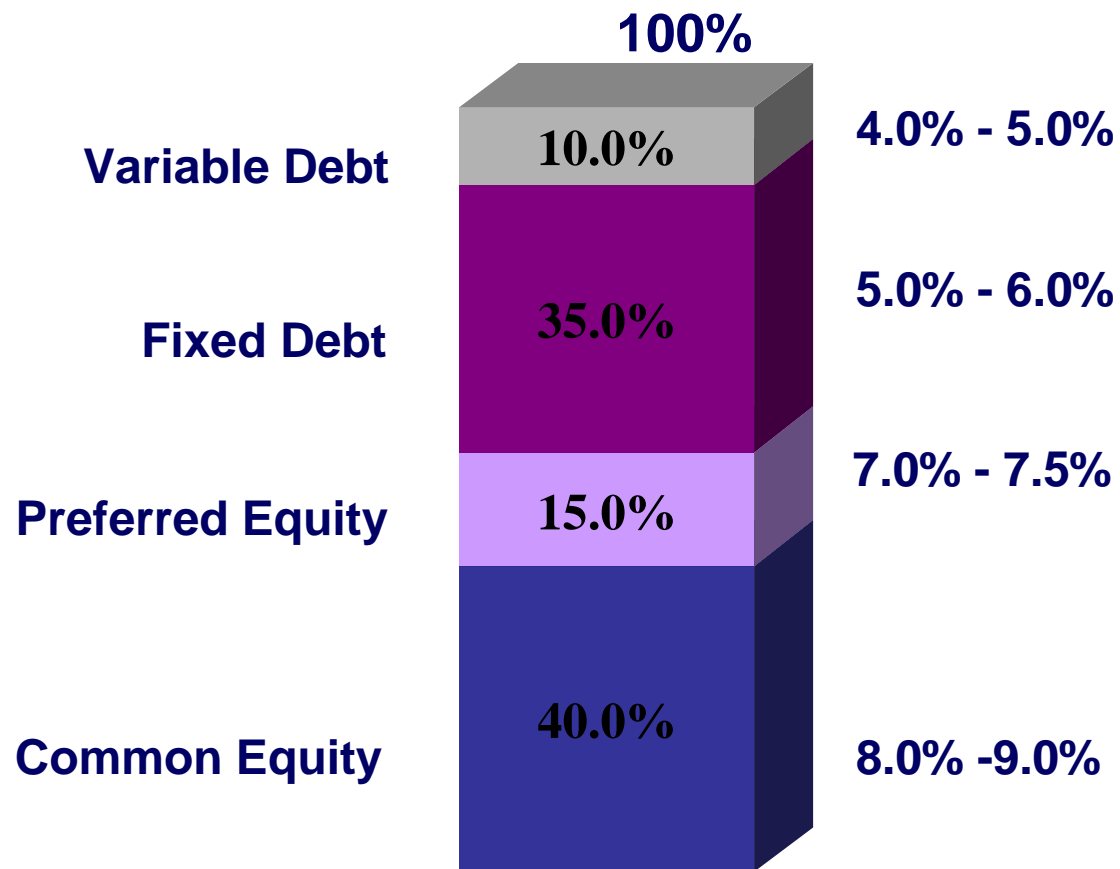


Includes SL Green's pro rata share of JV debt.

Historical Capital Raising

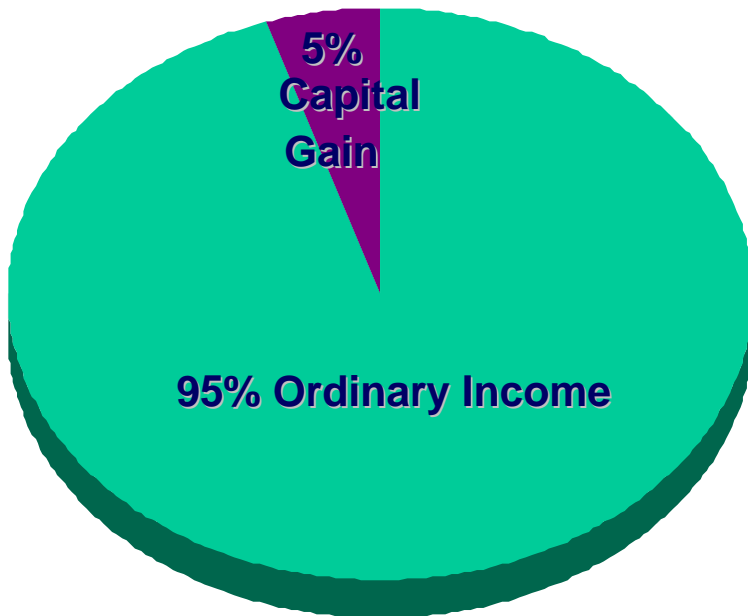


Cost of Capital



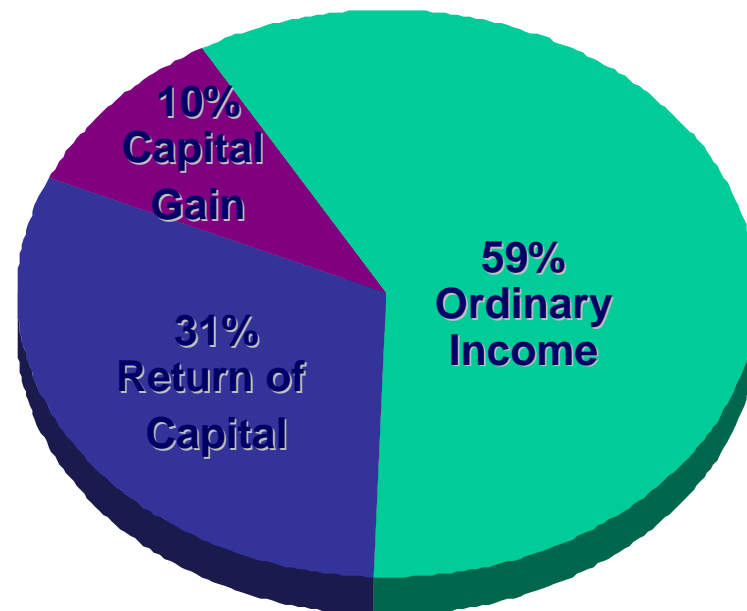
Distribute Minimum Required to Maintain REIT Status

SL Green 2004



**100% Taxable
0% Return of Capital**

Office Sector 2003



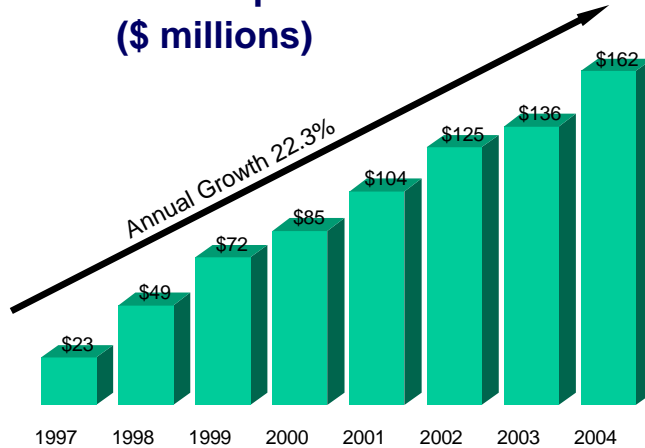
**69% Taxable
31% Return of Capital**

Source: NAREIT

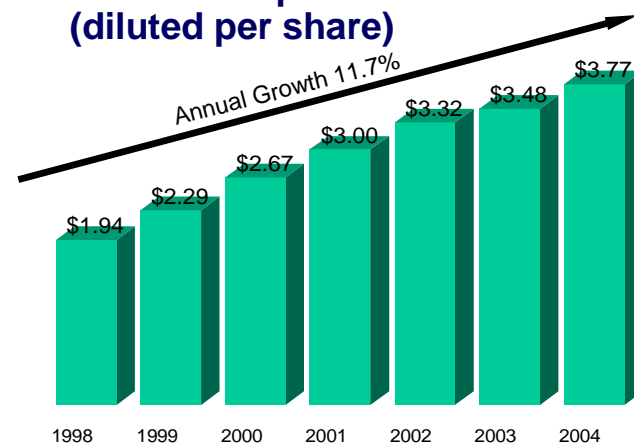


Increase FFO by 6.5% to 8.0%, or \$4.00 to \$4.10 per share

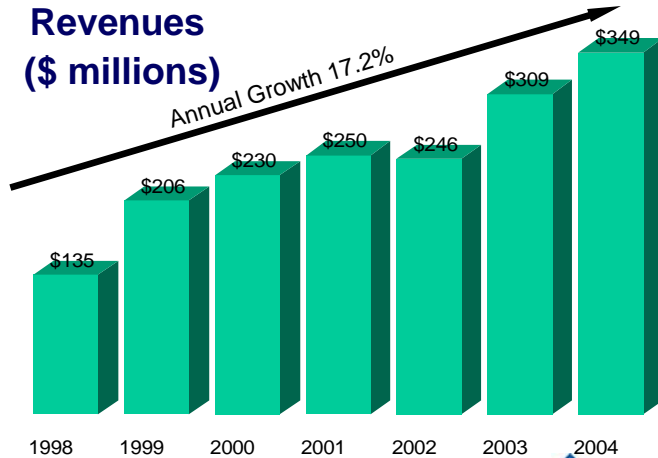
**Funds From Operations
(\$ millions)**



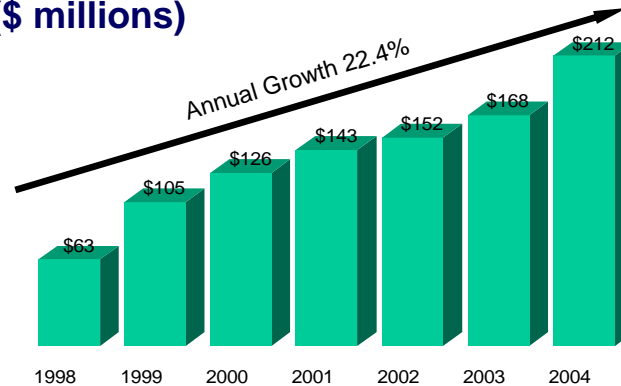
**Funds From Operations
(diluted per share)**



**Revenues
(\$ millions)**



**EBITDA
(\$ millions)**



Summary of Earnings

\$3.77

\$4.05

Property NOI - Wholly Owned	3.45	<ul style="list-style-type: none"> ↑ 625 Madison Avenue ↑ 750 Third Avenue ↑ Same Store NOI 2-3% ↓ Sale of 1466 Broadway ↓ Sale of 17 Battery Place North 	3.90
Property NOI – Joint Ventures	2.11	<ul style="list-style-type: none"> ↑ 485 Lexington Avenue ↑ 19 West 44th Street ↑ Same Store NOI 4-5% ↓ Sale of One Park Avenue 	2.21
Structured Finance & GKK	0.92	<ul style="list-style-type: none"> ↑ Earnings on Investment in GKK ↑ Higher Outstanding Balances ↓ Lower Investment Spreads 	0.93
Other, Net	0.32	<ul style="list-style-type: none"> ↓ 2004 Exit and Incentive Fee Income ↑ Gramercy Capital Corp. Fee Income ↓ One Park Avenue Incentive Fee Income 	0.30
Interest & Preferred Dividends	(2.33)	<ul style="list-style-type: none"> ↑ Lower Borrowing Spreads ↓ Higher LIBOR ↓ Higher Debt Balance ↓ Full Year of Series D Dividends 	(2.72)
G&A	(0.70)	<ul style="list-style-type: none"> ↑ Gramercy Capital Corp. Manager Expenses ↓ Employment Contract Charges 	(0.57)
	2004		2005

Raise Dividend by 6% to 10%, Seventh Consecutive Year of Dividend Increases



	1998	1999	2000	2001	2002	2003	2004
Payout Ratio							
FFO	72.2%	61.7%	55.3%	53.4%	54.0%	54.5%	54.1%
FAD	98.6%	92.9%	79.2%	70.9%	69.0%	75.3%	87.5%
Dividend Growth	NA	3.6%	6.9%	14.2%	5.1%	7.5%	8.0%
FFO Growth	14.1%	18.0%	16.6%	12.4%	10.7%	4.8%	8.3%

