



BANK OF AMERICA SECURITIES GLOBAL REAL ESTATE CONFERENCE

September 10, 2025



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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.

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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.

SL GREEN OVERVIEW

| | |
|--|----------------|
| YEARS LISTED ON NYSE (NYSE: SLG) | 28 |
| ENTERPRISE VALUE¹ | \$14.7B |
| CURRENT PORTFOLIO² (Millions of SF) | 30.7 |
| TOTAL TENANTS² (COMMERCIAL) | 969 |
| 2025 COMBINED REVENUES³ | \$1.7B |
| 2025 FUNDS FROM OPERATIONS⁴ (Per Share) | \$5.80 |
| LIQUIDITY^{2,5} | \$1.2B |
| TRS SINCE IPO¹ | 809% |
| TOTAL EMPLOYEES⁶ | 1,285 |

1. Data as of 9/9/25

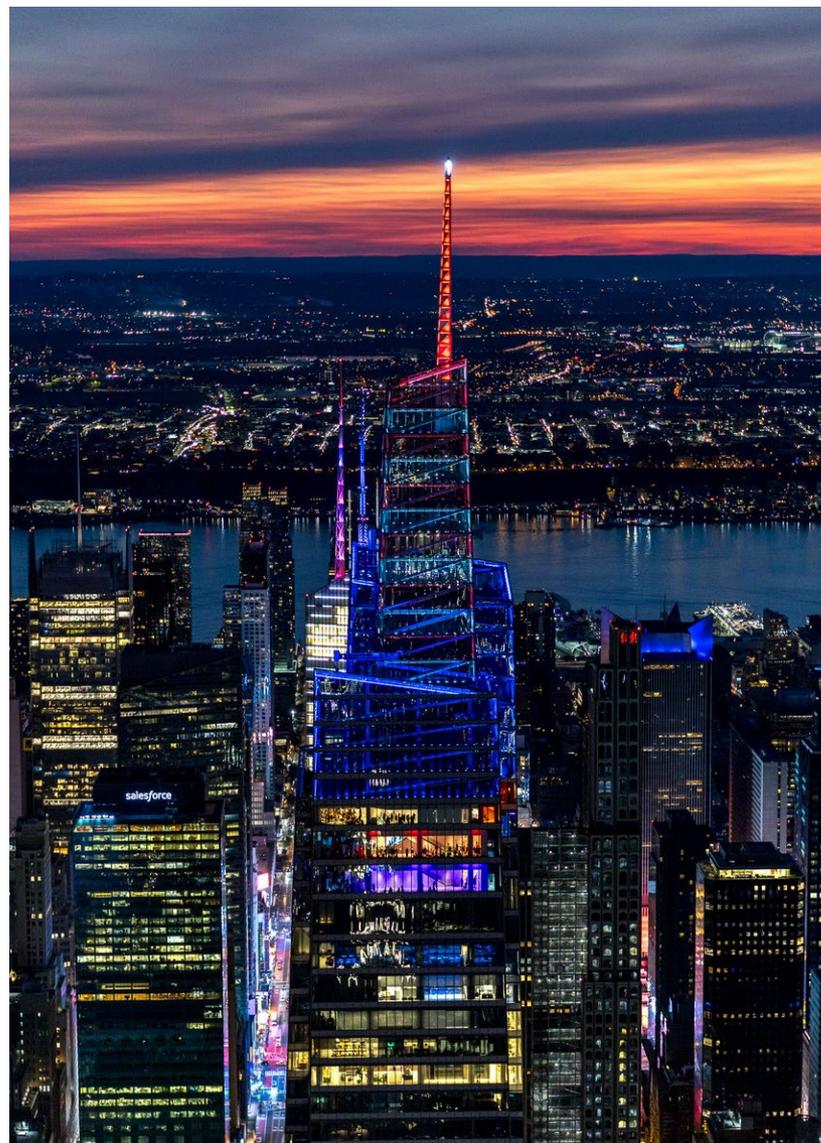
2. Data as of 6/30/25

3. Projected full year 2025

4. Midpoint of management's current FFO guidance range of \$5.65 to \$5.95. Reflects weighted average diluted share count of 76.2M

5. Includes consolidated cash, SLG share of unconsolidated JV cash, marketable securities and undrawn capacity on the revolving line of credit

6. Full and Part Time employees within SLG, SUMMIT, Union, Emerge, Joji, and Reckson



SL GREEN'S UNPARALLELED INVESTMENT PORTFOLIO

SLG's historical investment footprint comprises over 126 million square feet across New York City.



| | # of ASSETS | RSF |
|---------------------------------------|-------------|--------------|
| ■ CURRENT PROPERTIES ¹ | 38 | 25.9 |
| ■ DEBT INVESTMENTS ¹ | 16 | 9.6 |
| CURRENT PORTFOLIO | 54 | 35.5 |
| ■ SOLD PROPERTIES | 87 | 26.1 |
| ■ PRIOR DEBT INVESTMENTS ² | 102 | 64.6 |
| TOTAL FOOTPRINT | 243 | 126.2 |

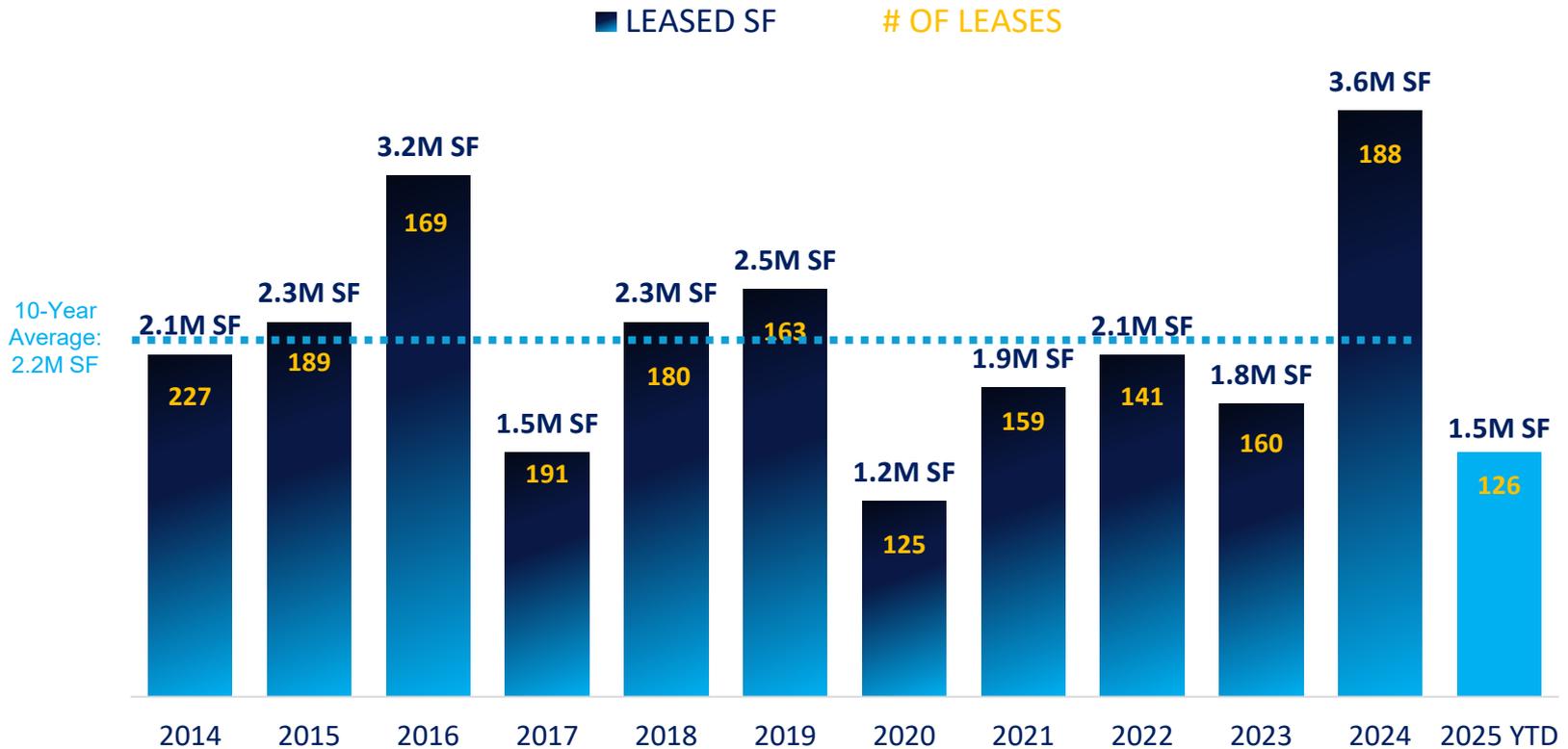
1. As of Q4 2024
2. Includes Green Loan Services and CMBS bonds held by Belmont Insurance Company.

SLG 2025 MANHATTAN OFFICE LEASING

| MANHATTAN OFFICE LEASES SIGNED YTD | PROPERTY | SF |
|------------------------------------|------------------|------------------|
| 1. Newmark & Company Real Estate | 125 Park Ave. | 144,418 |
| 2. IBM | One Madison Ave. | 92,663 |
| 3. Pinterest, Inc. | 11 Madison Ave. | 82,812 |
| 4. Atlantic Production Center | 100 Church St. | 66,012 |
| 5. Sigma Computing, Inc | One Madison Ave. | 64,077 |
| +121 Other Leasing Transactions | | 1,076,387 |
| TOTAL | | 1,526,369 |

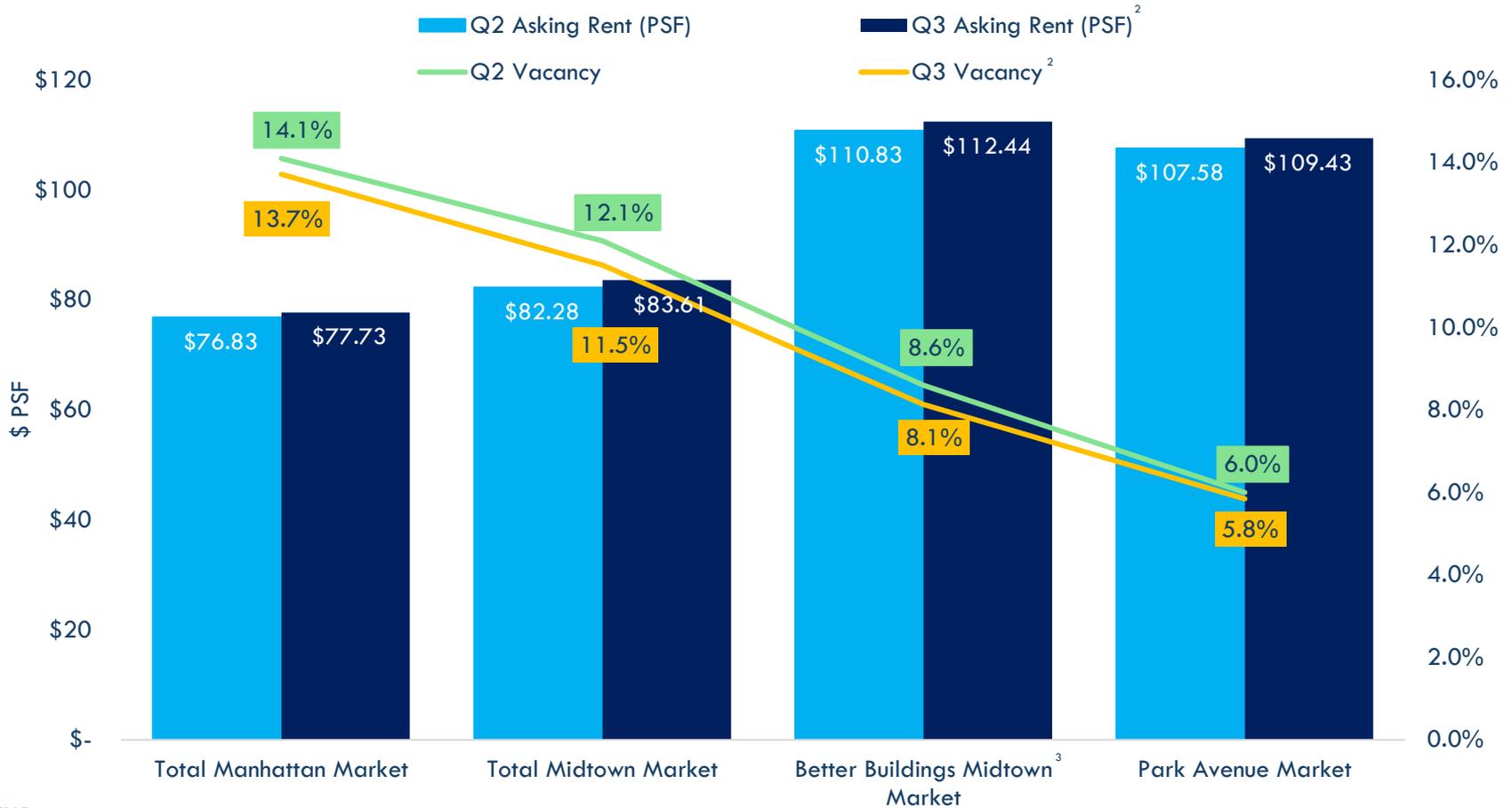
| MANHATTAN OFFICE PIPELINE AS OF 9/9/25 | # OF LEASES | SF |
|--|-------------|------------------|
| LEASES OUT FOR SIGNATURE | | |
| New | 2 | 69,477 |
| Renewal | 3 | 24,344 |
| | 5 | 93,821 |
| LEASES IN NEGOTIATION | | |
| New | 17 | 415,036 |
| Renewal | 11 | 264,488 |
| | 28 | 679,524 |
| TERM SHEETS IN NEGOTIATION | | |
| New | 12 | 229,930 |
| Renewal | 11 | 153,885 |
| TOTAL | 23 | 383,815 |
| TOTAL PIPELINE | 56 | 1,157,160 |

SLG HISTORICAL OFFICE LEASING¹



1. SLG Leasing Data as of 9/9/2025

SLG'S CORE MARKETS CONTINUE TO IMPROVE¹



1. CBRE
 2. Data through 9/1/2025
 3. Better Buildings category is CBRE's proxy for "Class A"

MANHATTAN OFFICE-TO-RESI CONVERSION PROJECTS¹

RENTAL CONVERSIONS

| PROPERTY | TYPE | OFFICE RSF | GROSS SF | EXPECTED RESIDENTIAL RSF | TOTAL POTENTIAL UNITS ² |
|--------------------------------------|--------|-------------------|-------------------|--------------------------|------------------------------------|
| 700 Lexington Avenue | Rental | 440,699 | 397,354 | 317,883 | 448 |
| 355 Lexington Avenue | Rental | 270,000 | 225,000 | 180,000 | 254 |
| 845 Third Avenue | Rental | 365,000 | 321,452 | 257,162 | 362 |
| 830 Third Avenue | Rental | 147,159 | 150,638 | 120,510 | 170 |
| 750 Third Avenue ³ | Rental | 845,256 | 798,055 | 477,000 | 678 |
| 219-235 East 42 nd Street | Rental | 1,087,206 | 972,462 | 1,018,248 | 1,566 |
| 300 East 42 nd Street | Rental | 240,137 | 214,102 | 146,624 | 146 |
| 330 West 42 nd Street | Rental | 574,000 | 552,775 | 446,025 | 224 |
| 1740 Broadway | Rental | 572,789 | 530,354 | 382,083 | 422 |
| 1619 Broadway | Rental | 169,232 | 158,150 | 126,520 | 178 |
| 44 Additional Projects | | 17,558,538 | 16,041,912 | 12,814,590 | 16,954 |
| SUBTOTAL | | 22,270,016 | 20,362,254 | 16,286,645 | 21,402 |

CONDO PROJECTS

| PROPERTY | TYPE | OFFICE RSF | GROSS SF | EXPECTED RESIDENTIAL RSF | TOTAL POTENTIAL UNITS ¹ |
|-----------------------|-------|------------------|------------------|--------------------------|------------------------------------|
| 609 Fifth Avenue | Condo | 137,896 | 226,000 | 128,288 | 76 |
| 101 Franklin Street | Condo | 205,000 | 202,000 | 161,600 | 115 |
| 175 Fifth Avenue | Condo | 204,593 | 183,449 | 146,759 | 60 |
| 4 Additional Projects | | 685,829 | 585,181 | 458,224 | 441 |
| SUBTOTAL | | 1,233,318 | 1,196,630 | 894,871 | 692 |

| | | | | | |
|--------------------|--|-------------------|-------------------|-------------------|---------------|
| GRAND TOTAL | | 23,503,334 | 21,558,884 | 17,181,516 | 22,094 |
|--------------------|--|-------------------|-------------------|-------------------|---------------|

1. Newmark, JLL, Real Deal, Commercial Observer as of 9/9/2025

2. Planned units per ownership, if applicable. Estimated units derived utilizing 80% efficiency factor across property gross SF, with an average unit size of 710 RSF

3. SLG project

USER-BUYERS TAKE INVENTORY OFFLINE^{1,2}

| PROPERTY | BUYER | TYPE | SF | PRICE | PRICE / SF | YEAR |
|----------------------------------|--------------------------|-----------|------------------|----------------|----------------|---------|
| 350 Park Ave ³ | Citadel | Office | - | \$1.4B | N/A | Pending |
| 109 Prince Street | Polo Ralph Lauren | Retail | 11,508 | \$132M | \$11,470 | 2025 |
| 270 Park Ave ⁴ | JP Morgan | Office | 2,500,000 | \$5.5B | \$2,200 | 2025 |
| 717 Fifth Ave | Kering/Gucci | Mixed-Use | 114,999 | \$963M | \$8,374 | 2024 |
| 720-724 Fifth Ave | Prada | Mixed-Use | 188,658 | \$835M | \$4,426 | 2023 |
| 570 Fifth Avenue | Ikea | Mixed-Use | 139,658 | \$700M | \$5,000 | 2024 |
| 980 Madison Ave | Bloomberg Philanthropies | Mixed-Use | 400,000 | \$580M | \$4,153 | 2024 |
| 20 Hudson Yards | Wells Fargo | Office | 17,295 | \$550M | \$1,375 | 2023 |
| 666 Fifth Ave | Uniqlo | Retail | 540,541 | \$350M | \$20,237 | 2024 |
| 250 Park Avenue | JP Morgan | Office | 140,000 | \$320M | \$592 | 2024 |
| 15 Laight St | Hyundai | Office | 122,222 | \$275M | \$2,250 | 2023 |
| 377 East 33 rd Street | NYU | Education | 212,982 | \$210M | \$986 | 2023 |
| 747 Madison Ave | Dyson | Retail | 11,250 | \$135M | \$12,000 | 2023 |
| 945 Madison Ave | Sotheby's | Office | 50,505 | \$100M | \$1,980 | 2023 |
| 147-149 Madison Ave | Enchante Accessories | Office | 121,069 | \$77M | \$636 | 2023 |
| 636 Sixth Avenue | Hotel Association of NYC | Office | 88,050 | \$70M | \$795 | 2024 |
| 155 Mercer St | Dyson | Retail | 13,636 | \$60M | \$4,400 | 2023 |
| 772 Madison Ave | AKRIS | Retail | 5,857 | \$41M | \$7,000 | 2023 |
| 25 East 22 nd Street | Kodansha | Office | 17,003 | \$27M | \$1,588 | 2024 |
| 130 Greene Street | Caudaile | Retail | 3,659 | \$10M | \$2,733 | 2024 |
| TOTAL | | | 4,698,892 | \$12.3B | \$2,625 | |

1. RCA, Commercial Observer, Newmark as of September 2025

2. None of the below project are SLG projects

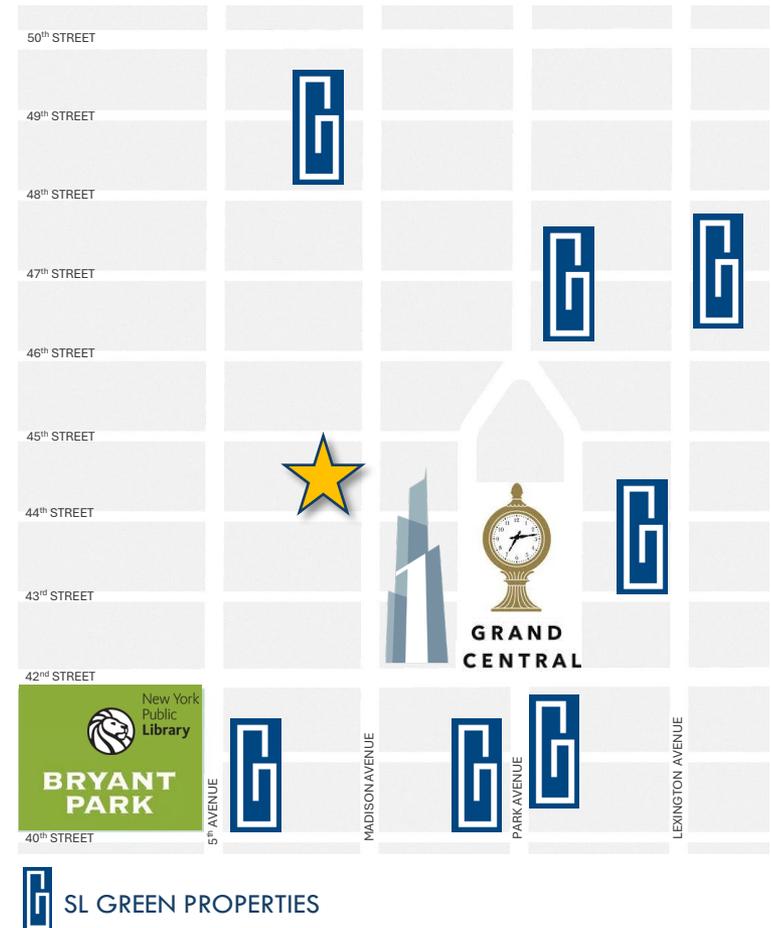
3. Vornado Realty Trust

4. Estimated all-in basis for land and construction costs. Year reflects anticipated completion date

346 MADISON AVENUE

PREMIER MIDTOWN OFFICE DEVELOPMENT SITE

- SLG entered a contract to acquire 346 Madison Avenue and the adjacent property at 11 East 44th Street for \$160.0M, with plans to pursue a world-class, ground-up office development in the heart of Midtown East.
- The site is located just one block from One Vanderbilt Avenue and Grand Central Terminal, a major transit hub served by the MTA Subway System, Metro-North Railroad, and Long Island Railroad.
- Together, the properties can accommodate approximately 800K rentable square feet under the East Midtown rezoning.
 - The project will emphasize forward-thinking amenities, column-free floor plates, and state-of-the-art workplace infrastructure, creating an all-electric, best-in-class development.



750 THIRD AVENUE



750 THIRD AVENUE PROJECT HIGHLIGHTS

- SLG intends to convert 750 Third Avenue, between 46th and 47th Streets, a fully-vacant office building¹, into residential rental units under the new 467-M program.
- The 467-M program:
 - Requires delivery of 25% of the units as permanently affordable
 - Provides 90% real estate tax abatement for 35 years
 - Provides 100% tax abatement capped at three years of construction
- This conversion project will be one of the largest in Manhattan with approximately 678 residential units and will set the standard for trophy residential conversions.
- The ultimate live, work, play community inclusive of over 75k SF of world-class amenities, hospitality, fitness, and coworking space throughout the building.
- Drives the transformation of Third Avenue into vibrant destination

1. Vacant possession by January 2026



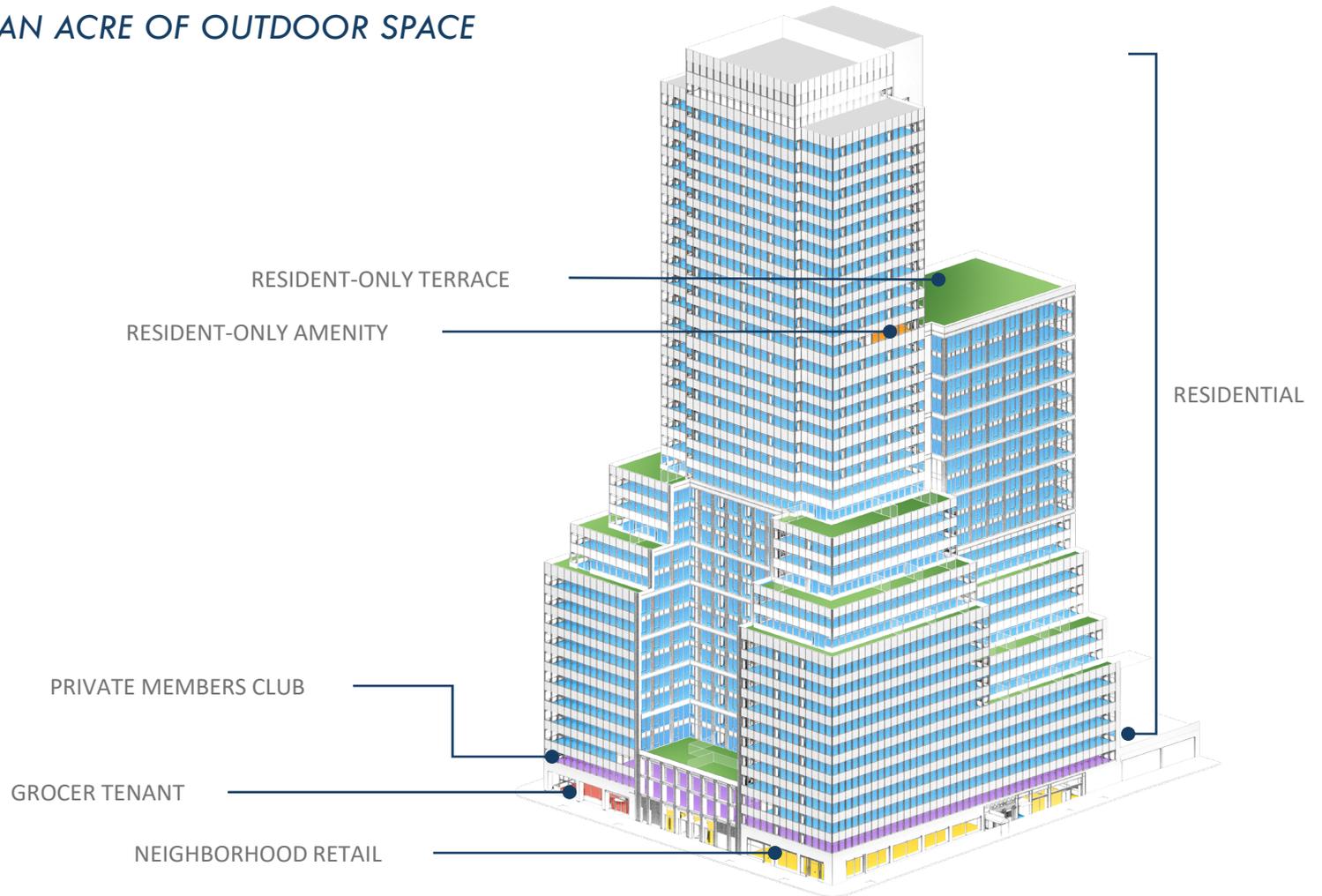
LOCATION OVERVIEW CONVENIENT TRANSPORTATION

- Close to multiple subway lines (4, 5, 6, 7, S, E, and M) for quick access to both downtown and uptown, as well as buses and taxis.
- Blocks from Grand Central Terminal with access to Metro North and Long Island Rail Road.
- Presence of major companies and industries, including finance, media, advertising, and tech, means residents would be within a short commute of their offices.



PROGRAM OVERVIEW

FEATURING HALF AN ACRE OF OUTDOOR SPACE



750 THIRD AVENUE RENDERINGS



Residential Entry



Ground Floor Lobby



Resident-Only Terrace Design



The Winter Garden Interior

FINANCIAL SUMMARY

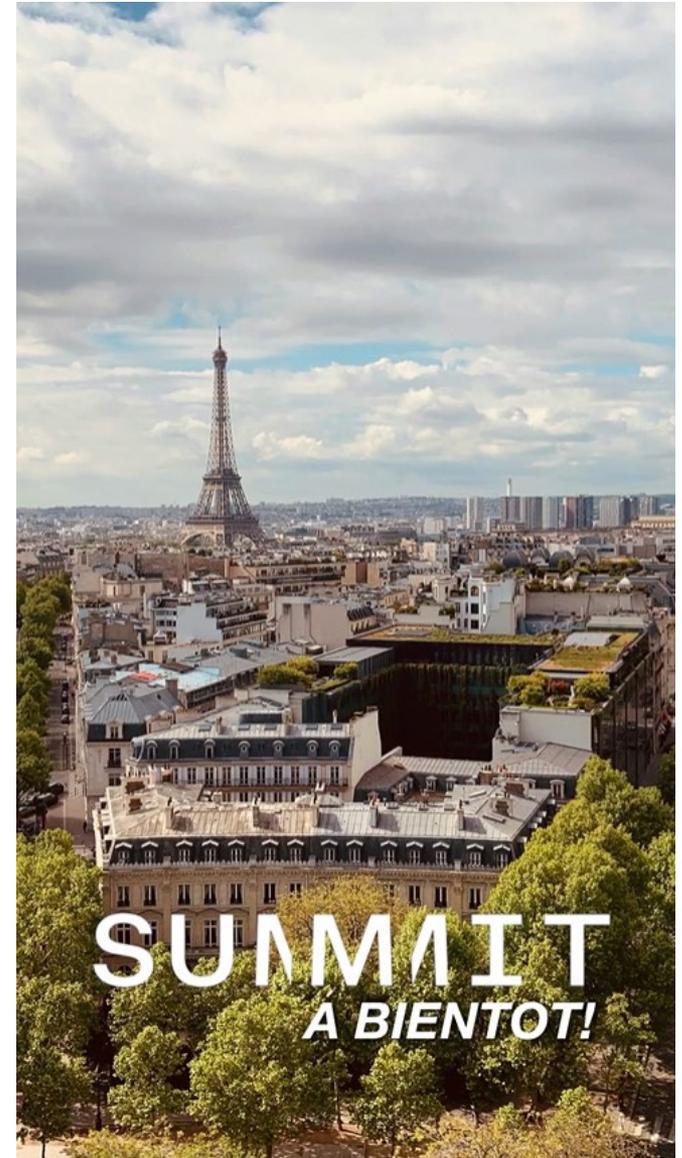
| | \$ 000's |
|---|------------------------------|
| Unlevered Project Cost | \$715,000 |
| Net Operating Income | \$49,000 - \$50,000 |
| Unlevered Yield on Cost (Stabilized) | 6.9% - 7.0% |
| <hr/> | |
| Levered Project Cost | \$800,000 |
| Residual Cap Rate | 4.5% - 5.0% |
| Implied Valuation Range | \$980,000 - \$1,100,000 |
| Value Creation | \$180,000 - \$300,000 |

An aerial photograph of Paris, France, featuring the Eiffel Tower in the upper left quadrant. The city's dense urban landscape, including the Seine river and various architectural styles, is visible. The text 'SUMMIT x PARIS' is overlaid in the center in a white, bold, sans-serif font. The background has a soft, hazy, golden-hour light.

SUMMIT x PARIS

SUMMIT PARIS STATUS UPDATE

- SUMMIT to occupy 32k SF across five levels
 - AIR Experience designed by Kenzo Digital L36-L38
 - Food & Beverage offerings on L35 & L36
 - Grade entry/exit with retail shop
- 100% of SUMMIT AIR experience design complete
- Building currently built up to 34th floor
- Expected start of SUMMIT construction: Spring 2026
- Expected SUMMIT opening: Spring 2027



TOUR TRIANGLE EXTERIOR RENDERING



TOUR TRIANGLE CONSTRUCTION PROGRESS





CAESARS PALACE
TIMES SQUARE

SL GREEN
REALTY CORP.

ROCINATION

CAESARS
ENTERTAINMENT

CASINO LICENSE TIMELINE

SUBMITTED STAGE 1 PROPOSAL



CAC = Community Advisory Committee

● **Has Occurred**

● **Per the NYS Gaming Facility Location Board**

NOTE: Timeline is an estimate based on management's best judgement at the moment. This timeline may get pushed out.

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TIMES SQUARE CASINO

FINAL BIDDERS





 **SL GREEN**
REALTY CORP.