

EMPIRE STATE  
REALTY TRUST

# ESRT IEQ & ESRT Turnkey Suites

# Environmental Sustainability

Increases Employee Recruitment, Retention and Productivity



Learn more



## INDOOR ENVIRONMENTAL QUALITY (IEQ)

MERV 13 filters

Ventilation

Active bi-polar ionization\*

Space-specific air handlers

Portfolio-wide low/no VOC materials



## HEALTHY BUILDINGS

Air + water quality management

Green certified cleaning & sanitation

Waste reduction training

Health Service resources

Stakeholder engagement



## ENERGY EFFICIENCY

100% renewable wind powered

Reduction in greenhouse emissions

Save \$1+ per square foot

Reduce operating costs

## Portfolio Awards & Achievements



First Commercial  
Portfolio with WELL  
Health-Safety Rating  
in The Americas



Fitwel  
Certified



Energy Star  
Partner of the Year



#1 Most Energy  
Efficient REIT  
in NYC



Empire Building  
Challenge Partner



Green Lease  
Leader  
Platinum

\*Independently shown to neutralize 99.92% of coronaviruses

# Carbon Neutrality



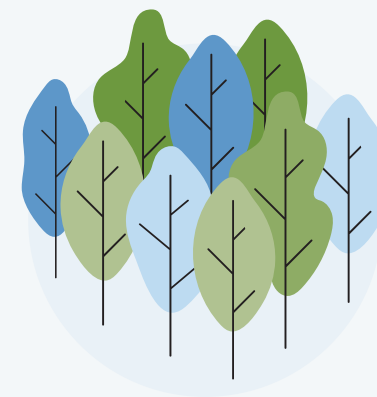
## REDUCED EMISSIONS

by 43% in our entire portfolio and  
54% at the Empire State Building



## PURCHASED WIND RECS

for 100% of the commercial portfolio's  
electrical usage as of January 2021,  
and for the Empire State Building  
Since January 2011



## PARTNERED WITH 18 RESERVES AND ACT

to support the preservation of  
biodiverse forest ecosystem and  
offset 100% of non-electric fossil fuel  
usage across entire portfolio

This is just one step in our commitment to our operational carbon neutrality target of 80% emissions reduction at ESB by 2030 and for 100% of the commercial portfolio by 2035. As we reduce emissions through our ESRT 2.0 work, we will offset our fossil fuel emissions through accredited sources until we reach our reduction goals.

# ESRT IEQ



Indoor Environmental Quality (IEQ)  
improves employee health and productivity.

We've created a program of industry-leading healthy suites to provide tenants with the opportunity to maximize their IEQ, employee recruitment and retention, and their bottom line.



## LIGHT QUALITY

### Natural Light with Views

78% of employees state access to natural light and views improves their wellbeing; 70% report improved work performance.

-Harvard Business Review

### Daylight Dimming

Workers in naturally lit offices report >50% reduction in eye strain, headaches, and drowsiness.

-Harvard Business Review



## AIR QUALITY

### Bi-Polar Ionization

Neutralizes 99.92% of coronaviruses.

-Microchem Laboratory

### CO<sub>2</sub> Sensors

Workers with low levels of CO<sub>2</sub> perform 50% better on cognitive tasks.

-Harvard School of Public Health

### MERV 13 Filters

Removes 85% of harmful air particles (e.g. allergens, viruses, and bacteria).

-Center of Disease Control

### Ventilation

Mitigates indoor air pollution, a top 10 cause of illness in humans.

-World Health Organization



## HEALTHY PRODUCTS

### Low/No VOC Materials & No Red List Materials

VOCs are typically 10x higher indoors, which has adverse effects on human health and the environment.

-Center for Disease Control



## **ESRT Turnkey Suites**

**EMPIRE STATE**  
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# Turnkey Services



## Architectural Design Partnership

Custom design and  
development of your space

**COMPLIMENTARY**  
*WITH FURNITURE OR IT SERVICES*



## Furniture

Knoll furniture  
with sit/stand desks



## IT Services

Wiring, hardware, LAN,  
and convenient IT and  
phone support

OFFICE FRONT OPTIONS



Clear Anodized Metal and Butt-Glazed System



Butt-Glazed Wall with Aluminum Top/Bottom Channel



Black Metal and Butt-Glazed System



Wood and Glass

HVAC STYLE OPTIONS



Exposed or Painted Rectangular Duct



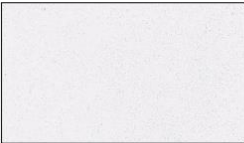
Exposed Flat Oval Duct



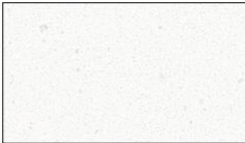
Soffited Duct

PANTRY FINISH OPTIONS

Pantry Finish Options



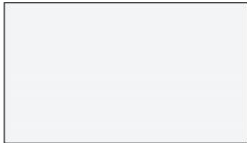
**Solid Surface Countertop**  
Manufacturer: Hanstone  
Color: Royal Blanc  
Thickness: 1-1/4"



**Solid Surface Countertop**  
Manufacturer: Caesarstone  
Color: Pure White 1141  
Thickness: 1-1/4"



**Pantry Millwork**  
Manufacturer: Pionite  
Item: WW160SD  
Color: Pralines & Cream  
Finish: Textured



**Pantry Millwork**  
Manufacturer: WilsonArt  
Item: D354K-01 Laminate  
Color: Designer White  
Finish: Gloss



**Furniture Island**  
Manufacturer: OFS  
Item: Kintra  
Color: Steel (Other finishes available upon request)  
Finish: Veneer or Laminate



PANTRY FINISHES

Option 1



Option 2



Option 3





























# Indoor Environmental Quality + Health and Wellness

- MERV 13 Filters in 100% of ESRT controlled HVAC systems
- Meet or exceed ASHRAE 62.1 Ventilation in all properties
- Increased ventilation throughout pandemic
- Bi-polar Ionization Purification
- Comprehensive air and water testing in all properties
- Green cleaning products in all properties
- Integrated Pest Management in all properties
- No/Low VOC and no Red List Materials for all projects
- CO2 Sensors and DCV
- Pilot real-time IEQ Monitoring

## HEALTHY BUILDING MEASURES

### HUMAN EXPERIENCE

- CO2-based Demand Control Ventilation to ensure adequate introduction of fresh outside air for ventilation
- Advanced LutronVive lighting control system to optimize daylight, glare and productivity balanced with energy efficiency

### AIR PURIFICATION

- Active bi-polar ionization air purification system to improve air quality

### HEALTHY MATERIALS/PRODUCTS

- Sustainable purchasing, such as low or no VOC and no Red List materials in tandem with our High-Performance Sustainable Healthy Design and Construction Guidelines

### AIR FILTRATION

- Space-specific 24/7 HVAC
- MERV 13 filters (which filter everything from dust, pollen, and mold to bacteria)

### PERFORMANCE VERIFICATION

- Annual comprehensive third-party air and water quality testing


### OPERATIONS

- Integrated pest management practices
- Certified Green Cleaning products



# ESRT's Environmental Goals

- Our commitments toward energy efficiency and carbon reduction:
  - Reduce emissions 40X30 and 80X50
  - Net zero emissions for the Empire State Building by 2030
  - Net zero emissions for the commercial portfolio by 2035 (Empire Building Challenge)
  - Entire commercial portfolio complies with LL97 and will have no fines through 2030
  - *100% renewable wind power for the full portfolio as of January 2021*
    - *(100% renewable wind power for the Empire State Building since 2011)*
- Reduce energy use intensity 20% by 2024 (Better Buildings Challenge)
- Target 30% reduction in water intensity by 2035
- Target 75% waste diversion rate by 2035
- Data driven performance for energy procurement and management



**Our High-Performance Sustainable Healthy Design and Construction Guidelines,** for tenant fit-outs provide requirements and recommendations for environmental management systems, energy and GHG emissions management, water and waste management, IEQ, sustainable procurement and climate change adaptation and resilience

# Thought Leadership + Industry Engagement

- RE Roundtable Sustainable Policy Advisory Committee
- NYC Sustainability Advisory Board
- LL97 Advisory Board + Working Group Co-Chair
- WELL Living Lab / Mayo Clinic
- REBNY Sustainability Committee
- NAREIT Real Estate Sustainability Committee
- Urban Green Board of Directors
- ULI Tenant Energy Optimization Program
- NYC Mayor's Carbon Challenge
- The Clean Fight (Final Round Judge)
- RER SPAC Chair
- LEED Steering Committee



**Our properties are Innovation Labs**, where we test new technologies that measurably improve the performance of our assets and tenant spaces



## ESRT Solidly Stands Apart

# Financial Stability



In a volatile market, it is critical for tenants to partner with a financially stable, service-oriented owner on real estate decisions.

Empire State Realty Trust, a publicly traded company with a best-in-class balance sheet maintains a solid financial platform and leads the way on healthy buildings with premier indoor environmental quality (IEQ), industry-leading sustainability and energy efficiency practices, and unmatched amenities.

### TENANT ADVANTAGES

Certainty of owner performance/service

Consistent, high-level service/maintenance

No cut corners on construction or operations

High-end finishes

Flexibility of offerings such as terms & options

Expedited response time with no need for lender/partner approvals

### FINANCIAL STABILITY

\$1.2B in liquidity

No Debt Maturity until 11/24

Well laddered Debt Maturity schedule

5.6x Net debt/Adj. EBITDA (REIT peer average: 9.3x)

\$1B spent on property upgrades

No floating rate debt

ESRT is a service firm and a true partner to its tenants with **255 expansions** which total over **2.4M RSF** since it went public in 2013. This partnership allows our tenant family to move within the ESRT portfolio hassle free with a commitment to **100% commission** paid on lease signing.

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**Thank You! Let's connect.**