



ESRT: The Green Leader

Setting the Standard for Innovation and Technology

Goals

- No risk of Local Law 97 fines for tenants through 2034
- Maintain leadership in Indoor Environmental Quality
- 20% reduction in energy use by 2024
- 5% reduction in waste generation every year
- 2% reduction in water use every year

Indoor Environmental Quality

- MERV 13 filters and increased ventilation
- Active bi-polar ionization, neutralizes
- 99.92% of coronaviruses
(as shown by an independent study from Microchem Laboratory)
- Portfolio-wide low/no VOC materials
- Annual air and water testing

Tenant Engagement

- Custom sustainable and efficient design support
- Utility and ESG data available
- Green Lease Provisions across 100% of portfolio
- Save \$1+ per square foot on energy bill

BUILDING SPOTLIGHT

111 West 33rd Street



Health and Wellness Features

WELL Health-Safety Rated

Walk Score: 100

Transit Score: 100

Bike Score: 89

Fitwel Certified

Operating Features

ENERGY STAR Certified

Operable Windows

Natural Light and Views

Recycling and Composting

Green Cleaning and Pest Control Products

WiredScore Certified Platinum

Portfolio Awards and Achievements



1st Portfolio with WELL Health-Safety Rating in The Americas



Fitwel Champion



2021 Energy Star Partner of the Year

Most Energy Efficient REIT in NYC

Nation's Largest 100% User of Renewable Power



Empire Building Challenge Partner



EPA Green Power Partnership



Better Buildings Challenge



GRESB 5-Star Rated



Green Lease Leader Platinum