

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

Portfolio Awards and Achievements



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



Fitwel Champion



2021 Energy Star Partner of the Year



Empire Building Challenge Partner

Most Energy Efficient REIT in NYC

Nation's Largest 100% User of Renewable Power



EPA Green Power Partnership



Better Buildings Challenge



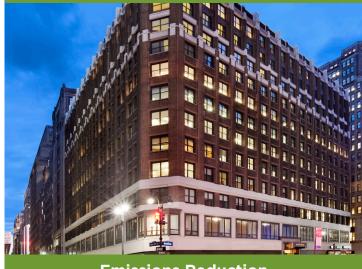
GRESB 5-Star Rated



Green Lease Leader Platinum

BUILDING SPOTLIGHT

1333 Broadway



Emissions Reduction

25% emissions reduction over the last 10 years

GHG Emissions Avoided = 122 Vehicles Driven for 1 Year

CO₂ Emissions Avoided = 67 Homes' Energy Use for 1 Year

Health and Wellness Features

WELL Health-Safety Rated

Walk Score: 100

Transit Score: 100

Bike Score: 82

In-Building Dining

Operating Features

Operable Windows

Natural Light and Views

Recycling

Green Cleaning and Pest Control Products

WiredScore Certified Platinum





