



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



EPA
Green Power
Partnership



GRESB
5-Star Rated

Nation's Largest
100% User of
Renewable
Power



Better Buildings
Challenge



Green Lease
Leader Platinum

BUILDING SPOTLIGHT

1359 Broadway



Emissions Reduction

**39% emissions reduction
over the last 10 years**

GHG Emissions Avoided =
285 Vehicles Driven for 1 Year

CO₂ Emissions Avoided =
158 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

ENERGY STAR
Certified

Operable Windows

Natural Light
and Views

Recycling

Green Cleaning and
Pest Control Products

WiredScore
Certified Platinum