



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

501 7th Avenue



Health and Wellness Features	Operating Features
<ul style="list-style-type: none"> WELL Health-Safety Rated Walk Score: 99 Transit Score: 100 Bike Score: 83 In-Building Dining 	<ul style="list-style-type: none"> Operable Windows Natural Light and Views Recycling 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
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