



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



EPA
Green Power
Partnership



GRESB
5-Star Rated

Most
Energy Efficient
REIT in NYC

Nation's Largest
100% User of
Renewable
Power



Better Buildings
Challenge



Green Lease
Leader Platinum

BUILDING SPOTLIGHT

Empire State Building



Emissions Reduction

**54% emissions reduction
over the last 10 years**

GHG Emissions Avoided =
4,030 Vehicles Driven for 1 Year

CO₂ Emissions Avoided =
2,232 Homes' Energy Use for 1 Year

Health and Wellness Features

- WELL Health-Safety Rated
- Walk Score: 98
- Transit Score: 100
- Bike Score: 87
- Fitwel Certified
- Tenant-Only Fitness Center
- In-Building Dining
- Green Roof/Terrace

Operating Features

- ENERGY STAR Certified
- LEED Gold Certified
- Operable Windows
- Natural Light & Views
- Regenerative Elevators
- Recycling and Composting
- Green Cleaning and Pest Control Products
- WiredScore Certified Platinum