

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

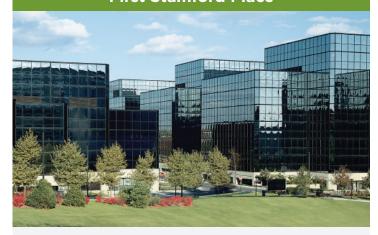
 (as shown by an independent study from Microchem Laboratory)
- Portfolio-wide low/no VOC materials
- Annual air and water testing

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

First Stamford Place



Health and Wellness Features

WELL Health-Safety Rated

Walk Score: 71

Transit Score: 71

Bike Score: 78

Tenant-only Fitness Center

In-Building Dining

Dedicated Outdoor Space

Operating Features

Natural Light and Views

Recycling

Green Cleaning and Pest Control Products

WiredScore Certified Platinum

Portfolio Awards and Achievements





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



CHALLENGE

EPA Green Power Partnership

Better

Buildings

Challenge



GRESB 5-Star Rated



Green Lease Leader Platinum

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