



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

Metro Center



Health and Wellness Features

- WELL Health-Safety Rated
- Walk Score: 80
- Transit Score: 74
- Bike Score: 84
- Tenant-Only Fitness Center
- In-Building Dining
- Outdoor Garden

Operating Features

- ENERGY STAR Certified
- Natural Light and Views
- Recycling
- Green Cleaning and Pest Control Products
- WiredScore Certified Gold

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