



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

One Grand Central Place



<p style="text-align: center;">Health and Wellness Features</p> <ul style="list-style-type: none"> WELL Health-Safety Rated Walk Score: 100 Transit Score: 100 Bike Score: 79 Fitwel Certified In-Building Dining 	<p style="text-align: center;">Operating Features</p> <ul style="list-style-type: none"> ENERGY STAR Certified Operable Windows Natural Light & Views Recycling Green Cleaning and Pest Control Products WiredScore Certified Platinum
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Portfolio Awards and Achievements

			<p>Most Energy Efficient REIT in NYC</p>			
<p>1st Portfolio with WELL Health-Safety Rating in The Americas</p>	<p>Fitwel Champion</p>	<p>2021 Energy Star Partner of the Year</p>	<p>Nation's Largest 100% User of Renewable Power</p>	<p>Empire Building Challenge Partner</p>	<p>EPA Green Power Partnership</p>	<p>Better Buildings Challenge</p>
						<p>Green Lease Leader Platinum</p>