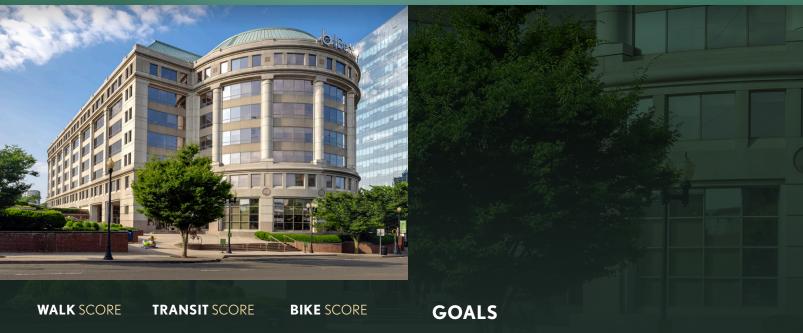
ESRT: THE GREEN LEADER

Setting the Standard for Innovation and Technology



HEALTH & WELLNESS FEATURES

- WELL Health-Safety Rated
- Tenant-Only Fitness Center
- In-Building Dining
- Outdoor Garden

OPERATING FEATURES

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

- 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 viruses*
- Portfolio-wide low/no VOC materials
- Annual air and water testing

TENANT ENGAGEMENT

- Custom sustainable and efficient design support
- Utility and sustainability data available
- Green Lease Provisions across 100% of portfolio
- · Save up to \$1 per square foot on energy bill



















^{*} As shown by an independent study from Microchem Laboratory