ESRT: The Green Leader

Setting the Standard for Innovation and Technology

Goals

- 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 fil ers and increased ventilation
- Active bi-polar ionization, neutralizes 99.92% of viruses (as shown by an independent study from Microchem Laboratory)
- Portfolio-wide low/no VOC materials
- Annual air and water testing

Tenant Engagement

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

Portfolio Awards and Achievements



1st Commercial Portfolio with WELL Health-Safety Rating in The Americas



Fitwel Champion

Carbon Neutral

Most **Energy Efficie REIT in NYC**



Green Power Partnership



Better Buildings Challenge



Empire Building Challenge Partner



Energy Star Partner of the Year



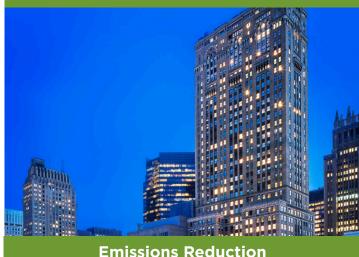
GRESB 5-Star Rated



Green Lease Leader Platinum



One Grand Central Place



Emissions Reduction

20% **Emissions Reduction Since 2009**

GHG Emissions Avoided = 243 Vehicles Driven

For An Entire Year 18,335 Trees Planted

Health and Wellness Features

WELL Health-Safety Rated

Walk Score: 100

Transit Score: 100

Bike Score: 79

Fitwel Certifie

In-Building Dining

Operating Features

ENERGY STAR Certifie

Operable Windows

Natural Light and Views

Recycling

Green Cleaning and **Pest Control Products**