



Environmental Sustainability

Increases Employee Recruitment, Retention and Productivity

<p>INDOOR ENVIRONMENTAL QUALITY</p>	MERV 13 filters
	Ventilation
	Active bi-polar ionization Independently shown to neutralize 99.92% of coronaviruses
	Annual air and water testing
	Portfolio-wide low/no VOC materials
<p>HEALTHY BUILDINGS</p>	Air and water quality management
	Green certified cleaning and sanitation
	Waste reduction training
	Health service resources
	Stakeholder engagement
<p>ENERGY EFFICIENCY</p>	100% renewable wind-powered
	Lowest greenhouse emissions
	Save \$1+ per square foot
	Reduce operating costs

Portfolio Awards and Achievements



1st Commercial 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