EMPIRE STATE
REALTY TRUST

PORTFOLIO SUSTAINABILITY MATRIX

	Empire State Building	One Grand Central Place	1400 Broadway	111 West 33rd Street	250 West 57th Street	1333 Broadway	1350 Broadway	1359 Broadway	501 Seventh Avenue	First Stamford Place	MerrittView	10 Bank Street	500 Mamaroneck	Metro Center
Whole Building Energy Retrofit Analysis (Replicate ESB Model)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Whole Building Energy Retrofit Implementation	✓	✓	✓	✓	✓	✓	✓	✓	✓	Underway	Pending	✓	✓	Pending
Low-e window retrofit	✓	✓	✓	✓	✓	✓	✓	✓	✓					
High Performance Design and Tenant Installation Required per Lease	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Submetering of All New Tenant Spaces	✓	✓	✓	✓	✓	✓	✓	✓	✓					
Utilities Billed by Submetering (as installed)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Building Management System (BMS) Status														
(i) BMS in place	✓			✓	✓		✓			✓	✓	✓	✓	✓
(ii) No BMS in place						✓ No central HVAC		✓ No central HVAC						
(iii) Partial BMS in place		✓ No central HVAC	✓ No central HVAC						✓ No central HVAC					
Energy Star Certification	✓	✓	✓	✓		✓	✓	✓	✓		✓	✓	✓	✓
Energy Star Tenant Spaces Certified Tenants	✓			✓	✓									
Indoor Environmental Quality Focus														
(i) Low/No VOC offgassing materials	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
(ii) Regular IEQ Testing and Reporting	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
(iii) Enhanced filtration and/or air purification	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
(iv) Demand Controlled Ventilation and CO2 management standard for tenant spaces	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Water Conservation Initiatives														
(i) Ultra low flow fixtures	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
(ii) Meter and reduce process/ HVAC water usage	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Waste Management/Recycling														
(i) Construction waste diversion target 90%	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
(ii) Tenant waste education, engagement, audits	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
(iii) Separate electronics and bulb	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
(iv) Dual stream recycling for whole building	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Green Cleaning Products and Practices	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Green Pest Management Products and Practices	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Demand Response/Peak Load Shaving	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Sustainability Committee and Tenant Engagement	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Annual & Long Term Sustainability Targets and Tracking	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Leadership & Sharing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓