EMPIRE STATE
REALTY TRUST

ESRT Portfolio Sustainability Matrix

	Empire State Building	One Grand Central Place	1400 Broadway	112 W 34th St	250 W 57th St	1333 Broadway	1350 Broadway	1359 Broadway	501 7th Ave	First Stamford Place	MerrittView	10 Bank St	500 Mamaroneck	Metro Center
Whole Building Energy Retrofit Analysis (Replicate ESB Model)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Whole Building Energy Retrofit Implementation	✓	✓	✓	✓	✓	✓	✓	✓	✓	underway	pending	underway	underway	pending
Low-e window retrofit	✓	✓	✓	✓	✓	✓	✓	✓	✓					
High Performance 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					✓ (hybrid/package HVAC)	✓ (no central HVAC)		✓ (no central HVAC)						
(III) Partial BMS in place		✓ (no central HVAC)	✓ (no central HVAC)						✓ (no central HVAC)					
Energy Star Certification	✓					✓	✓		✓		✓	✓	✓	✓
Waste Management/Recycling														
(I) Construction Debris	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
(II) Tenant Waste	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
(III) Separate Electronic Recycling	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
(Iv) Single Stream Recycling	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Green Cleaning Products and Practices	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Green Pest Management Products and Practices	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Demand Response/Peak Load Shaving	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Sustainability Committee	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Annual & Long Term Sustainability Targets	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Leadership & Sharing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓