

**SILVERSTEIN
PROPERTIES**



Empire Building Challenge

Company Overview

- Founded in 1957; 400+ Employees
- Developed, owned & managed 40 million SF of office, residential, hotel, retail & mixed-use properties
- 16M+ Square Feet of Commercial, Residential, and Retail space across Manhattan, Philadelphia, and Los Angeles ; 2,300 multi-family units
- 12 million+ SF of development underway
- Entire New York Commercial Portfolio Certified LEED Gold

Portfolio – 16M+ SF



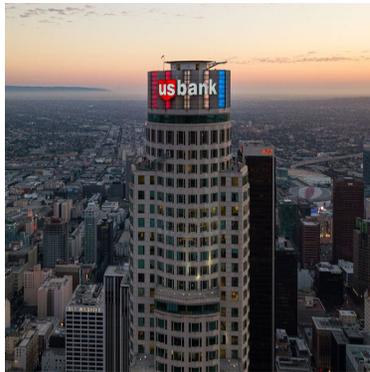
1177 Ave of the Americas



120 Broadway



529 Fifth Avenue



US Bank Tower



Silver Towers + River Place



1735 Market Street



120 Wall Street



3 + 4 World Trade Center



7 World Trade Center

SPI Carbon Neutral Building Definition and Commitment

- SPI defines a carbon neutral building as:
 - An energy efficient building that drives down energy consumption and demand through tenant engagement, operational optimization, façade improvements and a beneficial level of electrification of building end uses with minimal disruption to building occupants; any remaining onsite carbon emissions are offset with the purchase of eligible renewable energy credits and carbon offsets.
- SPI will commit to carbon neutrality in two (2) existing buildings as part of the Empire Building Challenge
 - 120 Broadway (The Equitable Building)
 - 1177 Avenue of the Americas (Americas Tower)
- Each building is targeting carbon neutrality per the SPI definition by 2030

120 Broadway

- Built in 1915
- 41 Floors – 1.9M Square Feet
- Brick, terra cotta, and granite façade
- Heating – Provided by steam through perimeter hot water radiation system
- Cooling – Provided by combination of air and water cooled self contained AC units
- LEED Gold Certified
- Energy Star Rating: 81
- Current Site EUI: 52.2



1177 Avenue of the Americas

- Built in 1992
- 48 Floors – 1M Square Feet
- Granite façade
- Heating – Provided by steam through perimeter hot water radiation system
- Cooling – Provided by water cooled individual package units
- LEED Gold Certified
- Energy Star Rating: 75
- Current Site EUI: 70.2



Value of Partnership with NYSERDA