

Description:	The Tower Companies is a family-owned real estate developer and property management company located in the Washington, D.C. Metropolitan area. The company owns and operates approximately 4 million SF of commercial office, retail, and residential properties.		
Industry:	53 - Real Estate and Rental and Leasing		
Address:	2000 Tower Oaks Blvd., Rockville, Maryland, US	Contact: Luke Lanciano	www.towercompanies.com

Reporting Information

Inventory Type	Complete
Reporting Protocol:	GRP 3.0
GWP Standard:	AR5
Base Year:	2010
Scope 2 method	Location-based and Market-based
Reporting Year Type	Calendar Year
Consolidation Methodology:	Financial Control Only
Status:	TCR Accepted

Verification Information

Verification Body:	Cameron-Cole, LLC
Level of Assurance:	Reasonable

Entity Emissions | Total in metric tons of CO2e

Scope 1 - Direct Emissions	Total CO2e (t)	CO2 (t)	CH4 (t of CO2e)	N2O (t of CO2e)	HFC (t of CO2e)	PFC (t of CO2e)	NF3 (t of CO2e)	SF6 (t of CO2e)
Stationary Combustion - Scope 1	2,263.253218	2,256.310729	5.389544	1.552945	0	0	0	0
Mobile Combustion - Scope 1	9.580823	9.580823	0	0	0	0	0	0
Fugitive - Scope 1	52.362622	0	0	0	52.362622	0	0	0
Total	2,325.196663	2,265.891552	5.389544	1.552945	52.362622	0	0	0
Applied Offsets	2,326							
Net Total	0							

Scope 2 - Location Based - Indirect Emissions	Total CO2e (t)	CO2 (t)	CH4 (t of CO2e)	N2O (t of CO2e)	HFC (t of CO2e)	PFC (t of CO2e)	NF3 (t of CO2e)	SF6 (t of CO2e)
Purchased Electricity - Location Based - Scope 2	7,245.749191	7,214.47259	13.827548	17.449053	0	0	0	0
Total	7,245.749191	7,214.47259	13.827548	17.449053	0	0	0	0
Applied Offsets	0							
Net Total	7,245.749191							

Scope 2 - Market Based - Indirect Emissions	Total CO2e (t)	CO2 (t)	CH4 (t of CO2e)	N2O (t of CO2e)	HFC (t of CO2e)	PFC (t of CO2e)	NF3 (t of CO2e)	SF6 (t of CO2e)
Purchased Electricity - Market Based - Scope 2	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0
Applied Offsets	0							
Net Total	0							

Entity Emissions | Total in metric tons of gas

Scope 1 - Direct Emissions	Total CO2e (t)	CO2 (t)	CH4 (t)	N2O (t)	HFC (t of CO2e)	PFC CO2e (t of CO2e)	NF3 (t)	SF6 (t)
Stationary Combustion - Scope 1	2,263.253218	2,256.310729	0.192478	0.005855	0	0	0	0
Mobile Combustion - Scope 1	9.580823	9.580823	0	0	0	0	0	0
Fugitive - Scope 1	52.362622	0	0	0	52.362622	0	0	0
Total	2,325.196663	2,265.891552	0.192478	0.005855	52.362622	0	0	0

Scope 2 - Location Based - Indirect Emissions	Total CO2e (t)	CO2 (t)	CH4 (t)	N2O (t)	HFC (t of CO2e)	PFC CO2e (t of CO2e)	NF3 (t)	SF6 (t)
Purchased Electricity - Location Based - Scope 2	7,245.749191	7,214.47259	0.493833	0.065837	0	0	0	0
Total	7,245.749191	7,214.47259	0.493833	0.065837	0	0	0	0

Scope 2 - Market Based - Indirect Emissions	Total CO2e (t)	CO2 (t)	CH4 (t)	N2O (t)	HFC (t of CO2e)	PFC CO2e (t of CO2e)	NF3 (t)	SF6 (t)
Purchased Electricity - Market Based - Scope 2	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0

Simplified Estimation Methods (SEMs)

	Total Estimated CO2e (t)	Total Emissions (t of CO2e)	Estimated CO2e as a Percentage of Total*
Location-based	9	9,571	0.09%
Market-based	9	2,325	0.39%
*Total based on Scope 1, Scope 2, & biomass emissions			

Facility Emissions | 1707 L Street Joint Venture

Equity share - 100.00 | Entity controls the facility emissions - Yes

Scope 1 - Direct Emissions	Total CO2e (t)	CO2 (t)	CH4 (t)	N2O (t)	HFC (t of CO2e)	PFC (t of CO2e)	NF3 (t)	SF6 (t)
Stationary Combustion - Scope 1	67.374013	67.040832	0.001137	0.001137	0	0	0	0
Total	67.374013	67.040832	0.001137	0.001137	0	0	0	0

Scope 2 - Location Based - Indirect Emissions	Total CO2e (t)	CO2 (t)	CH4 (t)	N2O (t)	HFC (t of CO2e)	PFC (t of CO2e)	NF3 (t)	SF6 (t)
Purchased Electricity - Location Based - Scope 2	328.011121	326.595247	0.022355	0.00298	0	0	0	0
Total	328.011121	326.595247	0.022355	0.00298	0	0	0	0

Scope 2 - Market Based - Indirect Emissions	Total CO2e (t)	CO2 (t)	CH4 (t)	N2O (t)	HFC (t of CO2e)	PFC (t of CO2e)	NF3 (t)	SF6 (t)
Purchased Electricity - Market Based - Scope 2	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0

Facility Emissions | 1828 L Street NW

Equity share - 100.00 | Entity controls the facility emissions - Yes

Scope 1 - Direct Emissions	Total CO2e (t)	CO2 (t)	CH4 (t)	N2O (t)	HFC (t of CO2e)	PFC (t of CO2e)	NF3 (t)	SF6 (t)
Stationary Combustion - Scope 1	162.951958	162.467862	0.014391	0.000306	0	0	0	0
Total	162.951958	162.467862	0.014391	0.000306	0	0	0	0

Scope 2 - Location Based - Indirect Emissions	Total CO2e (t)	CO2 (t)	CH4 (t)	N2O (t)	HFC (t of CO2e)	PFC (t of CO2e)	NF3 (t)	SF6 (t)
Purchased Electricity - Location Based - Scope 2	1,137.734052	1,132.822971	0.077543	0.010339	0	0	0	0
Total	1,137.734052	1,132.822971	0.077543	0.010339	0	0	0	0

Scope 2 - Market Based - Indirect Emissions	Total CO2e (t)	CO2 (t)	CH4 (t)	N2O (t)	HFC (t of CO2e)	PFC (t of CO2e)	NF3 (t)	SF6 (t)
Purchased Electricity - Market Based - Scope 2	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0

Facility Emissions | Aspen Hill Ventures, LLD

Equity share - 100.00 | Entity controls the facility emissions - Yes

Scope 2 - Location Based - Indirect Emissions	Total CO2e (t)	CO2 (t)	CH4 (t)	N2O (t)	HFC (t of CO2e)	PFC (t of CO2e)	NF3 (t)	SF6 (t)
Purchased Electricity - Location Based - Scope 2	38.602449	38.435821	0.00263	0.00035	0	0	0	0
Total	38.602449	38.435821	0.00263	0.00035	0	0	0	0

Scope 2 - Market Based - Indirect Emissions	Total CO2e (t)	CO2 (t)	CH4 (t)	N2O (t)	HFC (t of CO2e)	PFC (t of CO2e)	NF3 (t)	SF6 (t)
Purchased Electricity - Market Based - Scope 2	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0

Facility Emissions | Blair East Apartment Building

Equity share - 100.00 | Entity controls the facility emissions - Yes

Scope 1 - Direct Emissions	Total CO2e (t)	CO2 (t)	CH4 (t)	N2O (t)	HFC (t of CO2e)	PFC (t of CO2e)	NF3 (t)	SF6 (t)
Stationary Combustion - Scope 1	691.92529	689.869724	0.061107	0.0013	0	0	0	0
Total	691.92529	689.869724	0.061107	0.0013	0	0	0	0

Scope 2 - Location Based - Indirect Emissions	Total CO2e (t)	CO2 (t)	CH4 (t)	N2O (t)	HFC (t of CO2e)	PFC (t of CO2e)	NF3 (t)	SF6 (t)
Purchased Electricity - Location Based - Scope 2	814.054074	810.540173	0.055482	0.007397	0	0	0	0
Total	814.054074	810.540173	0.055482	0.007397	0	0	0	0

Scope 2 - Market Based - Indirect Emissions	Total CO2e (t)	CO2 (t)	CH4 (t)	N2O (t)	HFC (t of CO2e)	PFC (t of CO2e)	NF3 (t)	SF6 (t)
Purchased Electricity - Market Based - Scope 2	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0

Facility Emissions | Blair House Apartment Building

Equity share - 100.00 | Entity controls the facility emissions - Yes

Scope 1 - Direct Emissions	Total CO2e (t)	CO2 (t)	CH4 (t)	N2O (t)	HFC (t of CO2e)	PFC (t of CO2e)	NF3 (t)	SF6 (t)
Stationary Combustion - Scope 1	661.708798	659.742999	0.058439	0.001243	0	0	0	0
Total	661.708798	659.742999	0.058439	0.001243	0	0	0	0

Scope 2 - Location Based - Indirect Emissions	Total CO2e (t)	CO2 (t)	CH4 (t)	N2O (t)	HFC (t of CO2e)	PFC (t of CO2e)	NF3 (t)	SF6 (t)
Purchased Electricity - Location Based - Scope 2	530.288281	527.999268	0.036142	0.004818	0	0	0	0
Total	530.288281	527.999268	0.036142	0.004818	0	0	0	0

Scope 2 - Market Based - Indirect Emissions	Total CO2e (t)	CO2 (t)	CH4 (t)	N2O (t)	HFC (t of CO2e)	PFC (t of CO2e)	NF3 (t)	SF6 (t)
Purchased Electricity - Market Based - Scope 2	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0

Facility Emissions | Blair Office Building

Equity share - 100.00 | Entity controls the facility emissions - Yes

Scope 2 - Location Based - Indirect Emissions	Total CO2e (t)	CO2 (t)	CH4 (t)	N2O (t)	HFC (t of CO2e)	PFC (t of CO2e)	NF3 (t)	SF6 (t)
Purchased Electricity - Location Based - Scope 2	250.804117	249.72151	0.017093	0.002279	0	0	0	0
Total	250.804117	249.72151	0.017093	0.002279	0	0	0	0

Scope 2 - Market Based - Indirect Emissions	Total CO2e (t)	CO2 (t)	CH4 (t)	N2O (t)	HFC (t of CO2e)	PFC (t of CO2e)	NF3 (t)	SF6 (t)
Purchased Electricity - Market Based - Scope 2	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0

Facility Emissions | Blair Plaza Apartment Building

Equity share - 100.00 | Entity controls the facility emissions - Yes

Scope 1 - Direct Emissions	Total CO2e (t)	CO2 (t)	CH4 (t)	N2O (t)	HFC (t of CO2e)	PFC (t of CO2e)	NF3 (t)	SF6 (t)
Stationary Combustion - Scope 1	588.058141	586.311142	0.051934	0.001104	0	0	0	0
Total	588.058141	586.311142	0.051934	0.001104	0	0	0	0

Scope 2 - Location Based - Indirect Emissions	Total CO2e (t)	CO2 (t)	CH4 (t)	N2O (t)	HFC (t of CO2e)	PFC (t of CO2e)	NF3 (t)	SF6 (t)
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Purchased Electricity - Location Based - Scope 2	477.540602	475.479276	0.032547	0.004339	0	0	0	0
Total	477.540602	475.479276	0.032547	0.004339	0	0	0	0

Scope 2 - Market Based - Indirect Emissions	Total CO2e (t)	CO2 (t)	CH4 (t)	N2O (t)	HFC (t of CO2e)	PFC (t of CO2e)	NF3 (t)	SF6 (t)
Purchased Electricity - Market Based - Scope 2	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0

Facility Emissions | Blair Shopping Center, LLC

Equity share - 100.00 | Entity controls the facility emissions - Yes

Scope 2 - Location Based - Indirect Emissions	Total CO2e (t)	CO2 (t)	CH4 (t)	N2O (t)	HFC (t of CO2e)	PFC (t of CO2e)	NF3 (t)	SF6 (t)
Purchased Electricity - Location Based - Scope 2	9.12973	9.090322	0.000622	0.000082	0	0	0	0
Total	9.12973	9.090322	0.000622	0.000082	0	0	0	0

Scope 2 - Market Based - Indirect Emissions	Total CO2e (t)	CO2 (t)	CH4 (t)	N2O (t)	HFC (t of CO2e)	PFC (t of CO2e)	NF3 (t)	SF6 (t)
Purchased Electricity - Market Based - Scope 2	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0

Facility Emissions | Blair Towns Apartment Buildings

Equity share - 100.00 | Entity controls the facility emissions - Yes

Scope 1 - Direct Emissions	Total CO2e (t)	CO2 (t)	CH4 (t)	N2O (t)	HFC (t of CO2e)	PFC (t of CO2e)	NF3 (t)	SF6 (t)
Stationary Combustion - Scope 1	3.311867	3.302029	0.000292	0.000006	0	0	0	0
Fugitive - Scope 1	52.362622	0	0	0	52.362622	0	0	0
Total	55.674489	3.302029	0.000292	0.000006	52.362622	0	0	0

Scope 2 - Location Based - Indirect Emissions	Total CO2e (t)	CO2 (t)	CH4 (t)	N2O (t)	HFC (t of CO2e)	PFC (t of CO2e)	NF3 (t)	SF6 (t)
Purchased Electricity - Location Based - Scope 2	54.685461	54.44941	0.003727	0.000496	0	0	0	0
Total	54.685461	54.44941	0.003727	0.000496	0	0	0	0

Scope 2 - Market Based - Indirect Emissions	Total CO2e (t)	CO2 (t)	CH4 (t)	N2O (t)	HFC (t of CO2e)	PFC (t of CO2e)	NF3 (t)	SF6 (t)
Purchased Electricity - Market Based - Scope 2	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0

Facility Emissions | Scope 3 Emissions

Equity share - 100.00 | Entity controls the facility emissions - Yes

Facility Emissions | Snow Blowers - All Properties

Equity share - 100.00 | Entity controls the facility emissions - Yes

Scope 1 - Direct Emissions	Total CO2e (t)	CO2 (t)	CH4 (t)	N2O (t)	HFC (t of CO2e)	PFC (t of CO2e)	NF3 (t)	SF6 (t)
Mobile Combustion - Scope 1	0.50924	0.50924	0	0	0	0	0	0
Total	0.50924	0.50924	0	0	0	0	0	0

Facility Emissions | The Millennium Building

Equity share - 100.00 | Entity controls the facility emissions - Yes

Scope 1 - Direct Emissions	Total CO2e (t)	CO2 (t)	CH4 (t)	N2O (t)	HFC (t of CO2e)	PFC (t of CO2e)	NF3 (t)	SF6 (t)
Stationary Combustion - Scope 1	2.32115	2.30746	0.000311	0.000018	0	0	0	0
Total	2.32115	2.30746	0.000311	0.000018	0	0	0	0

Scope 2 - Location Based - Indirect Emissions	Total CO2e (t)	CO2 (t)	CH4 (t)	N2O (t)	HFC (t of CO2e)	PFC (t of CO2e)	NF3 (t)	SF6 (t)
Purchased Electricity - Location Based - Scope 2	853.321611	849.63821	0.058158	0.007754	0	0	0	0
Total	853.321611	849.63821	0.058158	0.007754	0	0	0	0

Scope 2 - Market Based - Indirect Emissions	Total CO2e (t)	CO2 (t)	CH4 (t)	N2O (t)	HFC (t of CO2e)	PFC (t of CO2e)	NF3 (t)	SF6 (t)
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Purchased Electricity - Market Based - Scope 2	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0

Facility Emissions | The Pearl

Equity share - 100.00 | Entity controls the facility emissions - Yes

Scope 1 - Direct Emissions	Total CO2e (t)	CO2 (t)	CH4 (t)	N2O (t)	HFC (t of CO2e)	PFC (t of CO2e)	NF3 (t)	SF6 (t)
Stationary Combustion - Scope 1	46.11593	45.97893	0.004072	0.000086	0	0	0	0
Total	46.11593	45.97893	0.004072	0.000086	0	0	0	0

Scope 2 - Location Based - Indirect Emissions	Total CO2e (t)	CO2 (t)	CH4 (t)	N2O (t)	HFC (t of CO2e)	PFC (t of CO2e)	NF3 (t)	SF6 (t)
Purchased Electricity - Location Based - Scope 2	267.001137	265.848615	0.018197	0.002426	0	0	0	0
Total	267.001137	265.848615	0.018197	0.002426	0	0	0	0

Scope 2 - Market Based - Indirect Emissions	Total CO2e (t)	CO2 (t)	CH4 (t)	N2O (t)	HFC (t of CO2e)	PFC (t of CO2e)	NF3 (t)	SF6 (t)
Purchased Electricity - Market Based - Scope 2	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0

Facility Emissions | The Tower Building

Equity share - 100.00 | Entity controls the facility emissions - Yes

Scope 1 - Direct Emissions	Total CO2e (t)	CO2 (t)	CH4 (t)	N2O (t)	HFC (t of CO2e)	PFC (t of CO2e)	NF3 (t)	SF6 (t)
Stationary Combustion - Scope 1	39.486071	39.289751	0.000795	0.000655	0	0	0	0
Total	39.486071	39.289751	0.000795	0.000655	0	0	0	0

Scope 2 - Location Based - Indirect Emissions	Total CO2e (t)	CO2 (t)	CH4 (t)	N2O (t)	HFC (t of CO2e)	PFC (t of CO2e)	NF3 (t)	SF6 (t)
Purchased Electricity - Location Based - Scope 2	874.662702	870.88718	0.059613	0.007948	0	0	0	0
Total	874.662702	870.88718	0.059613	0.007948	0	0	0	0

Scope 2 - Market Based - Indirect Emissions	Total CO2e (t)	CO2 (t)	CH4 (t)	N2O (t)	HFC (t of CO2e)	PFC (t of CO2e)	NF3 (t)	SF6 (t)
Purchased Electricity - Market Based - Scope 2	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0

Facility Emissions | Tower II Building

Equity share - 100.00 | Entity controls the facility emissions - Yes

Scope 1 - Direct Emissions	Total CO2e (t)	CO2 (t)	CH4 (t)	N2O (t)	HFC (t of CO2e)	PFC (t of CO2e)	NF3 (t)	SF6 (t)
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Stationary Combustion - Scope 1	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0

Scope 2 - Location Based - Indirect Emissions	Total CO2e (t)	CO2 (t)	CH4 (t)	N2O (t)	HFC (t of CO2e)	PFC (t of CO2e)	NF3 (t)	SF6 (t)
Purchased Electricity - Location Based - Scope 2	1,222.251587	1,216.975682	0.083303	0.011107	0	0	0	0
Total	1,222.251587	1,216.975682	0.083303	0.011107	0	0	0	0

Scope 2 - Market Based - Indirect Emissions	Total CO2e (t)	CO2 (t)	CH4 (t)	N2O (t)	HFC (t of CO2e)	PFC (t of CO2e)	NF3 (t)	SF6 (t)
Purchased Electricity - Market Based - Scope 2	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0

Facility Emissions | Tower Vehicle Fleet

Equity share - 100.00 | Entity controls the facility emissions - Yes

Scope 1 - Direct Emissions	Total CO2e (t)	CO2 (t)	CH4 (t)	N2O (t)	HFC (t of CO2e)	PFC (t of CO2e)	NF3 (t)	SF6 (t)
Mobile Combustion - Scope 1	9.071583	9.071583	0	0	0	0	0	0
Total	9.071583	9.071583	0	0	0	0	0	0

Facility Emissions | Verizon Building

Equity share - 100.00 | Entity controls the facility emissions - Yes

Scope 2 - Location Based - Indirect Emissions	Total CO2e (t)	CO2 (t)	CH4 (t)	N2O (t)	HFC (t of CO2e)	PFC (t of CO2e)	NF3 (t)	SF6 (t)
Purchased Electricity - Location Based - Scope 2	387.662267	385.988905	0.026421	0.003522	0	0	0	0
Total	387.662267	385.988905	0.026421	0.003522	0	0	0	0

Scope 2 - Market Based - Indirect Emissions	Total CO2e (t)	CO2 (t)	CH4 (t)	N2O (t)	HFC (t of CO2e)	PFC (t of CO2e)	NF3 (t)	SF6 (t)
Purchased Electricity - Market Based - Scope 2	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0