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FOR IMMEDIATE RELEASE

THE MILLENNIUM BUILDING WINS “OUTSTANDING BUILDING OF THE YEAR (TOBY)” EARTH AWARD

Rockville, MD (May 2, 2016) – The Tower Companies announced today that The Millennium Building is the recipient of “The Outstanding Building of the Year (TOBY)” Earth Award, in addition to, the Regional Grand TOBY Award for the Mid-Atlantic Region, awarded by the Building Owners and Managers Association (BOMA). The TOBY Earth award is the one of the most rigorous categories among all of the TOBY categories. This award recognizes an “above and beyond” commitment to sustainability and excellence in all facets of property management. Debbie Webb, Vice President of Property Management, and Donna Nurmi, Senior Property Manager, accepted the award on behalf of The Tower Companies at the Mid-Atlantic BOMA Conference in Philadelphia on April 15, 2016.

“Our team is very honored and proud to receive these two TOBY awards,” said Debbie Webb, vice president of property management. “We are extremely fortunate to work with such a talented and committed team, engaged tenants and outstanding vendors. We are pleased to be recognized for the strong commitment to sustainable practices and efficient operations that we continue to strive for every day.”

The Millennium Building is located in the heart of Washington D.C.’s Central Business District near the Farragut North Metro Station at 1909 K Street, N.W. Due to a dedicated engineering and property management team, as well as, a strong Corporate Responsibility program led by Eugenia Gregorio, the building has developed and sustained a robust sustainability program. The Millennium Building first earned LEED® Certification in 2009 and was later re-certified LEED® Gold under Existing Buildings: Operations and Maintenance (EBOM), in 2013. In addition, the team has earned an ENERGY STAR® certification each year since 2010 and a BOMA 360 designation for the past three years. The Tower Companies developed and has owned the building since 1973 with the intention to provide a high-quality working environment for The District.

Through a partnership with the Department of Energy (DOE) [Better Buildings Challenge](#), The Tower Companies, as a whole, has committed to reduce both energy and water consumption by 20% before 2020. Both categories have already seen a 15% reduction since its inception in 2010. In an effort to meet this ambitious goal, the team has implemented several initiatives including, but not limited to, real-time energy and water programs, green leasing requirements, lighting and equipment upgrades,

demand response, and even onsite renewable energy projects. Additionally, carbon and wind credits are purchased to offset the energy consumption of the building by 100%. Some of the large-scope completed projects are:

- **Energy:** The Millennium Building completed the [first solar PV installation](#) on a large, commercial, class-A office building in Washington, D.C. in December 2014.
- **Water Consumption:** The building has an efficient cooling tower system, rain barrels for irrigation, and green lease requirements that ensure low-flow fixtures are installed in all client spaces and common areas. In addition, the team implemented a real-time monitoring program in 2015 to align with the already existing energy management program.
- **Waste Management:** The building also started a composting program on Earth Day in 2014 and with the help of office clients, they've composted over 9,000 lbs. of paper-towels to reduce their impact on landfills and have an average landfill diversion rate of over 50% - well above the national average.

The Tower Companies recognizes the importance of building infrastructure and sensible design to create an elevated work environment. The Millennium Building, however, does not stop there. The building boasts an extensive health and wellness platform to enhance the quality of life for the office tenants. The building also features a fitness center, a yoga room, and a private room used for meditation, lactation or massage therapy. Additionally, all tenants have the option to participate in a local farm-share through a partnership with [4P Foods](#), and freely use the seasonal herb garden that is located on the rooftop terrace. In an effort to promote mindful commuting and alternative transportation options, the building is located conveniently near two Metro stations that service the red, orange, silver and blue lines. There is also a state-of-the-art Bike Room, Electric Vehicle Charging Stations, and preferred parking for hybrid vehicles and expecting mothers.

The TOBY Earth Award is one of the most distinguished and comprehensive award programs in the commercial real estate industry, specifically recognizing quality and excellence in office building management. In order to qualify for the reward, the building must dedicate 50% of the office area to green and sustainable programs that preserve and enhance the internal and external environment. Sustainable programs include, but are not limited to, green purchasing policies, sustainable interior finishes, energy conservation, recycling, indoor air quality, occupancy, emergency preparedness and tenant communication.

The competition consists of three levels of judging. Local BOMA Associations hold the first level of competition. Winning entrants then produce a portfolio submission and advance to the Regional level, and finally, all regional winners advance to the International level. International winners are recognized at BOMA International's Annual Convention in June of each year.



Debbie Webb (second on the right) and Donna Nurmi (center) receiving the TOBY award on April 15, 2016.

ABOUT THE TOWER COMPANIES

For three generations, the family-owned Tower Companies has maintained a commitment to responsible development and envisions a world where buildings inspire and enrich the lives of their occupants, and create positive social change. The green building leader owns, develops, and manages over 5 million square feet in the Washington, D.C. metropolitan area consisting of office buildings, office parks, lifestyle centers, regional malls, eco-progressive live-work-play communities and hotels with over 8,000,000 SF in the development pipeline. The Tower Companies is recognized as an international authority in the industry, and has been recognized for its commitment to sustainability and energy independence by numerous national organizations and federal agencies, including US Green Building Council, US Department of Energy and the US Environmental Protection Agency