

**ENVIRONMENTAL
SOCIAL
GOVERNANCE
ROADMAP**

COMSTOCK

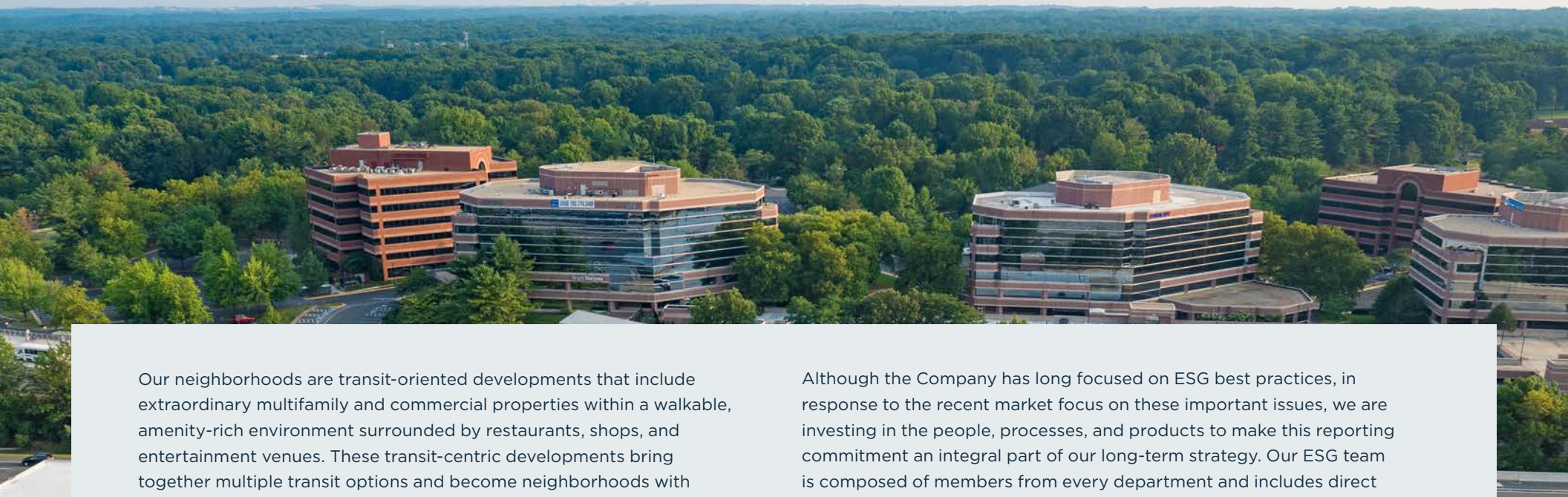
2022



ESG ROADMAP

Comstock is committed to pursuing environmental sustainability, social responsibility and robust governance practices in all of our operations. We recognize that development of real estate can have significant impact, positive or negative, for the surrounding community, the region, and the environment that we all share. We believe that companies developing real estate have a responsibility to maximize the positive impacts while taking steps to minimize the negative impacts.

Supporting and fostering these initiatives are instrumental in making our communities better places to live, work, and play while simultaneously bolstering asset values, reducing risk, and positively impacting all stakeholders.



Our neighborhoods are transit-oriented developments that include extraordinary multifamily and commercial properties within a walkable, amenity-rich environment surrounded by restaurants, shops, and entertainment venues. These transit-centric developments bring together multiple transit options and become neighborhoods with reduced carbon footprints, benefiting the local community, our shared environment, and ultimately, Comstock's shareholders. In recognition of the positive impacts resulting from Comstock's Reston Station design, the development was awarded the designation of Best Workplaces for Commuters in 2020, 2021, and 2022 by the Best Workplaces for Commuters Organization created by the National Center for Transit Research at the Center for Urban Transportation Research.

Although the Company has long focused on ESG best practices, in response to the recent market focus on these important issues, we are investing in the people, processes, and products to make this reporting commitment an integral part of our long-term strategy. Our ESG team is composed of members from every department and includes direct involvement of senior management and our CEO. The ESG team works to identify critical elements of our designs and operations that address elements of ESG best practices, while also identifying additional steps that we can take to enhance the positive impacts of our developments while further minimizing any potential negative impacts on the surrounding community, the region, and the environment that we all share. The ESG team will continuously seek to implement, manage, improve, and monitor our sustainability efforts while identifying new opportunities for enhancing our ability to position the Company as a leader in the space.

COMPANY OVERVIEW

ASSETS UNDER MANAGEMENT

OPERATING PORTFOLIO

45 TOTAL ASSETS
17 COMMERCIAL
2.5M SF
6 MULTIFAMILY
1,636 UNITS
22 COMMERCIAL GARAGES
14,000+ SPACES

UNDER CONSTRUCTION

3 TOTAL ASSETS
330K SF COMMERCIAL
415 MULTIFAMILY UNITS
95 CONDOS, **243** KEY
HOTEL

DEVELOPMENT PIPELINE

13 TOTAL ASSETS
1.9M SF COMMERCIAL
2,739 MULTIFAMILY UNITS
1 HOTEL, **140** KEYS

ACQUISITIONS SINCE 2019

11
BUILDINGS

3.0M SF
ADDITIONS TO AUM

\$5.8M
ACQUISITION &
RECAP FEES

~\$542M
CAPITAL RAISED
AND DEPLOYED

CUSTOMERS

Institutional Real Estate Investors
HNW Family Offices
Corporate Real Estate Owners
Financial Institutions
Governmental Institutions

ASSET TYPES

Mixed-Use Transit Oriented
Office
Multifamily
Retail
Hotel
Commercial Parking
Public Infrastructure

SERVICES

Asset Management
Asset Acquisition and Disposition
Asset Recapitalization
Leasing and Marketing
Design, Planning, and Entitlements
Development and Construction
Property Management
Facility Management
Environmental Engineering

*Includes 3 buildings held for development

TRANSIT-ORIENTED AND MIXED USE

Comstock believes transit-oriented developments are key to creating sustainable urban communities with tight knit neighborhoods, diverse land uses, high population density, and quality public spaces. Compact, connected, and coordinated developments have a direct impact on reducing congestion, carbon emissions, and travel time.

Our flagship developments provide direct metro access, bike infrastructure, and pedestrian-friendly conditions to encourage decreased auto travel. These sub-urban centers that combine mixed land use provide vibrant communities that facilitate social interaction and vital economic activity.



Community

Promotes a sense of place
Provides the community with transit options



Transport Authorities

Increase in ridership
Expand localities tax base



Office Tenants

Accessibility to wider job market
Convenience on location



Retailers

Built-in residential and business customer base
Transit passenger traffic



Residential

Multiple transportation options
Mixed-use convenience and activated spaces



Developers

Public-Private Partnerships
Creates desirable neighborhoods people want to live or work in

Washington Metropolitan Area Transit Authority has been one of the nation's leading practitioners of transit-oriented development.

With over 20 completed TOD projects, WMATA earns more than \$6 million a year in lease revenues and credits approximately 10 percent of its total ridership to the high-density residential and commercial properties surrounding its Metro stations.

Consultants were engaged to provide advisory services to prioritize and advance Comstock's ESG commitment. They developed a Sustainability Materiality Assessment to identify Comstock's most material ESG topics for the company.

THIS PROCESS INCLUDED:



Conducting stakeholder engagement interviews for both internal and external stakeholders with over 20 parties



Accumulating data and developing visualizations that showcase the top material topics



Prioritization of the top topics based on working sessions with Management and the Board



Recommendations and Action Items

FINAL MATERIALITY MATRIX

The weighted scores from the 20 stakeholder interviews prioritized key material ESG topics for Comstock to focus on.



PRIORITY ESG TOPICS

Energy Management

Diversity, Equity, & Inclusion

Social

Community Engagement

Social

Health & Safety

Social

ESG Compliance & Reporting

Governance

TOP FIVE MATERIAL TOPICS

Environmental Energy Management	Social Diversity, Equity & Inclusion (DE&I) Community Engagement Health & Safety			Governance ESG Compliance & Reporting
<p>“The main issue is building the buildings to keep the cost of powering those buildings as low as possible – so much of that is passed back to tenants... landlords are going to have to become more operationally efficient to keep common area costs down.”</p>	<p>“The investor community thinks D&I and Sustainability are becoming more and more important. The current investor group and [those] in the future will [be] more and more diverse, [including] women and people of color.”</p>	<p>“[Site selection is] not just location, location, location; a lot to do with community involvement; can’t do one with out the other.”</p> <p>“The community always wants to stay engaged and know what’s going on.”</p>	<p>“As we look ahead in the real estate lifecycle, people will want more balance and healthier, more sustainable offices.”</p> <p>“...have to have building in such a way that people walk into building and feel good about it.”</p>	<p>“Compliance and reporting is going to be an industry standard.”</p> <p>“Compliance and reporting – you can’t measure anything if you don’t have that in place first...Fairfax is very cognizant of ESG so by virtue of that, I don’t think more ESG related things are far away. Comstock is going to need to report to public entities about where they are at with these things.”</p>



ENVIRONMENTAL HIGHLIGHTS



**All buildings at
Reston Metro Plaza
LEED silver or above**



**The Hartford
Building in Arlington
LEED gold certified**



Energy Star Certified

The Hartford Building in
addition to buildings at
Reston Metro Plaza
Commerce District



**Highly rated
MERV Air
Filtration Systems**



**Non Corrosive
and Non Toxic
Ice Melt**



Green Cleaning

Use environmentally-friendly
practices and low toxicity
cleaning products



**Smoke Free
Buildings**



**Basalt Rebar
Exploration**



**Low Emitting Building
Materials & Enhanced
Refrigerant Management**



ENVIRONMENTAL HIGHLIGHTS



Host electronic recycling events throughout the year



Electric Charging Stations



Bike Racks, Bike Repair Rooms and Bike Share Program
provides access to non-auto transportation to encourage reduction of carbon footprint of residents and workers



Transit-oriented projects
Encourages use of and promotes public transportation to reduce the carbon footprint





ENVIRONMENTAL STRATEGY

ENERGY MANAGEMENT AND HEALTH & SAFETY

Commercial Property Management

2022 SUCCESSES

- Achieved Energy Star certification at 1900 Reston Metro Plaza, Commerce Four, and the Hartford Building

2023 GOALS

- Achieve Energy Star certification at three properties
- Achieve LEED certification at two properties
- Achieve BOMA 360 at three properties
- Electronic recycling at all buildings in April for Earth Day
- Continue to track energy and waste usage on Mach Energy to reduce usage



CURRENT PORTFOLIO COMMITMENT
INCLUDES THE FOLLOWING:

1,496,011
SF OF LEED
CERTIFIED

679,820
SF ENERGY STAR
CERTIFIED



LED lighting
retrofits



Annual Water Testing,
Chemical Water Treatment,
and Preventive Maintenance



Energy audits
that identify opportunities
in existing buildings to
improve efficiency and
sustainability through
operational and capital
improvements



Engaging
the supply chain
to incorporate
sustainable designs,
materials,
and systems



ENVIRONMENTAL STRATEGY

ENERGY MANAGEMENT AND HEALTH & SAFETY

Residential Property Management

2022 SUCCESSES

- Achieved LEED certification at BLVD Reston Station
- Worked with PK Global to produce energy usage reports
- Identified an alternate program that came highly recommended for energy/utility tracking
- Received budget approval for LED light retrofit throughout all common areas at BLVD Commons (Loudoun Station Phase I)
- Identified potential partners to assist with energy audits to include HVAC systems and potential water waste
- Gathered information on building certifications that we could pursue at our residential properties
- Gathered data on historical energy usage at residential properties

2023 GOALS

- Continue utilizing PK Global for billing purposes but shift energy usage tracking to Conservice Sustainability Solutions dba Goby. Information on Goby provided in Appendix
- Complete LED retrofit at BLVD Commons by Q1 2023
- Select a partner to complete utility and equipment audits at all residential properties
- Partner with Goby to identify action steps and costs, including capital, for healthy building certifications. BLVD Gramercy East has the potential to pursue Fitwel.





ENVIRONMENTAL STRATEGY

ENERGY MANAGEMENT AND HEALTH & SAFETY

Neighborhood Development

- Achieve LEED certification levels for all new developments. Achieve LEED Silver for all residential buildings and LEED Gold certification for office buildings.
- Build to BOMA 360 and Energy Star building certifications for new buildings.
- Partner with suppliers to lower emissions and align with applicable carbon neutrality goals, such as CarbonCure.
- Reston Row is expected to utilize approximately 500,000 cubic yards of concrete using CarbonCure. We will divert approximately 5 million pounds of carbon, the equivalent of 258,000 gallons of gasoline NOT being burned.
- Work with design professionals to evaluate smart building systems, recommend appropriate systems to Senior Management and implement approved design.
- Plan new developments to achieve high walk, bike and transit scores.

BUILDING A GREENER FUTURE

with  CARBONCURE.



1. Waste CO₂ emissions are collected from local industrial emitters by gas companies and then purified.
2. The purified CO₂ is stored onsite at the concrete plant and connected to CarbonCure's technology.
3. CarbonCure's technology injects CO₂ into the fresh concrete to create high-performing, low-carbon concrete.
4. Private and public projects are built with CarbonCure concrete, reducing embodied carbon in new buildings.



SOCIAL RESPONSIBILITY OVERVIEW

Comstock employs a diverse, multi-generational staff and continues to foster and grow new talent while retaining our seasoned professionals. We foster collaboration, support, and innovation that provides all employees the opportunity to achieve their professional and wellness goals.

Our respect for our team members, both internal and external, in every facet of communication and interaction will return value to our shareholders, opportunities to our employees, and fulfillment for our customers.



DIVERSITY, EQUITY & INCLUSION

COMSTOCK'S CORE MISSION: DELIVERING EXTRAORDINARY EXPERIENCES IN PLACES PEOPLE LIVE, WORK, AND PLAY.

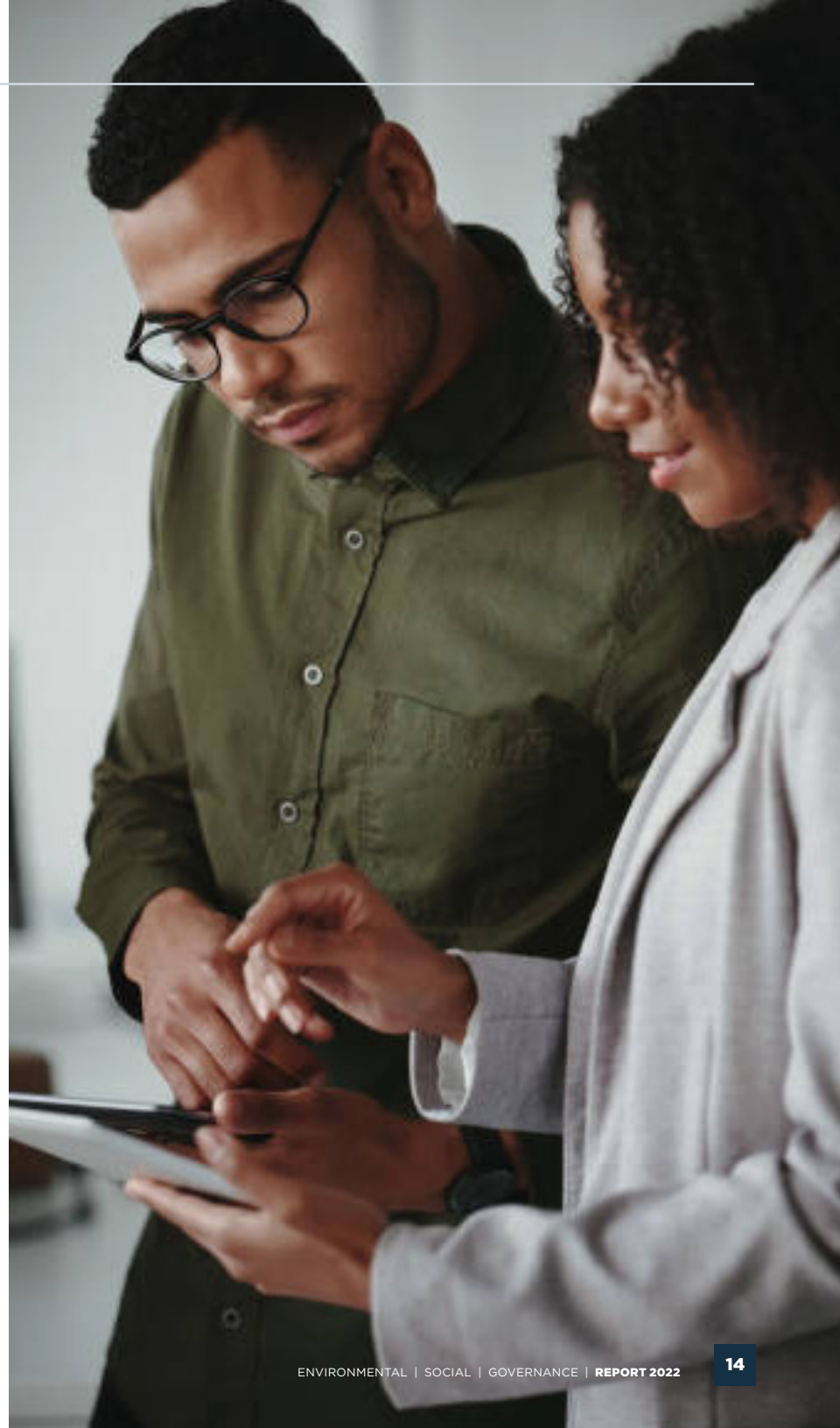
We are committed to creating open and inclusive environments that are welcoming to all and we honor and respect the spirit and the letter of Equal Employment Opportunity laws.

Diversity, Equity, & Inclusion Commitment (DEI): Continuously strive to diversify our workforce, provide equal access to opportunities to our people, and create a sense of belonging at our workplace and communities

Strategic Areas of Focus: Focus on creating and maintaining an inclusive culture – engaging with Consultant to re-define mission, vision, and values

Goals:

- Create a process for employees to submit feedback on how we can improve
- Increase the number of recruitment sources by EOY 2023
- Attend 5 – 10 career fairs at local community colleges and universities
- Continue to post open positions to all college sites via Handshake
- Partner with additional organizations like Future Housing Leaders and Project Destined for Internships
- Create a strong partnership with a handful of local colleges such as Northern VA Community College, VA Tech, GMU, UVA, Morgan State University, and Howard University





COMMUNITY ENGAGEMENT

Supporting the communities where we live, work, and play has always been at the forefront of our approach. Comstock's goal is to become a market leader in providing Workforce Dwelling Units (WDU's) in the Dulles Corridor. Not only do we maximize the number of affordable units we offer, but we develop and manage all WDU's in the same manner as our market rate units. Our commitment and contributions to the affordable housing crisis in the Washington DC region extends beyond the quality of the product we develop and the services provided by our residential management team, and routinely includes significant cash donations to organizations that support families in need of affordable housing.



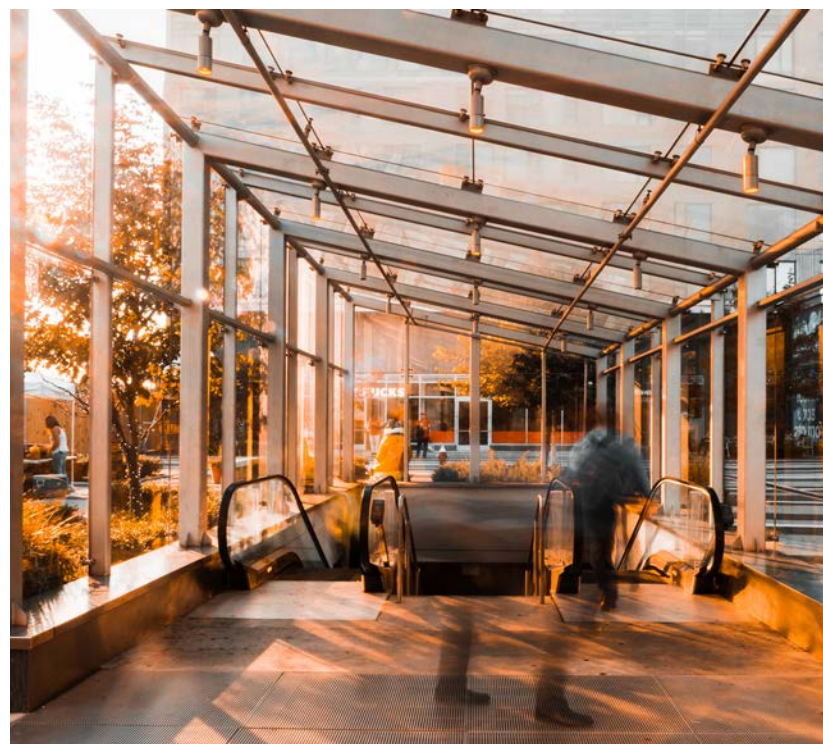


COMMUNITY ENGAGEMENT

Providing exceptional experiences and client service is a priority of each of our three separate real estate property management divisions. We strive to deliver 'best in class' services and products in the real estate property management industry through exemplary conduct, superb systems and an ongoing commitment to excellence. We believe in delivering a superior experience to our tenants that includes an emphasis on sustainability.

HIGHLIGHTS OF OUR FOCUS INCLUDE:

- Transit-oriented facilities that reduce vehicular traffic and CO2
- Infrastructure designed to support and encourage biking, walking, and electric vehicles
- Green Cleaning and noncorrosive/nontoxic ice melt
- All Properties are Tobacco and Smoke Free Properties
- E-cycling Events
- Annual Flu Shot and COVID vaccine offered onsite at select locations
- On-site fitness centers and bike storage, and close proximity to regional biking and walking trails
- Air Filters building automation systems that monitor temperature, carbon dioxide, and air quality determinants
- Water Bottle Filler systems being implemented at Reston Row which could save as many as 500,000 disposable water bottles

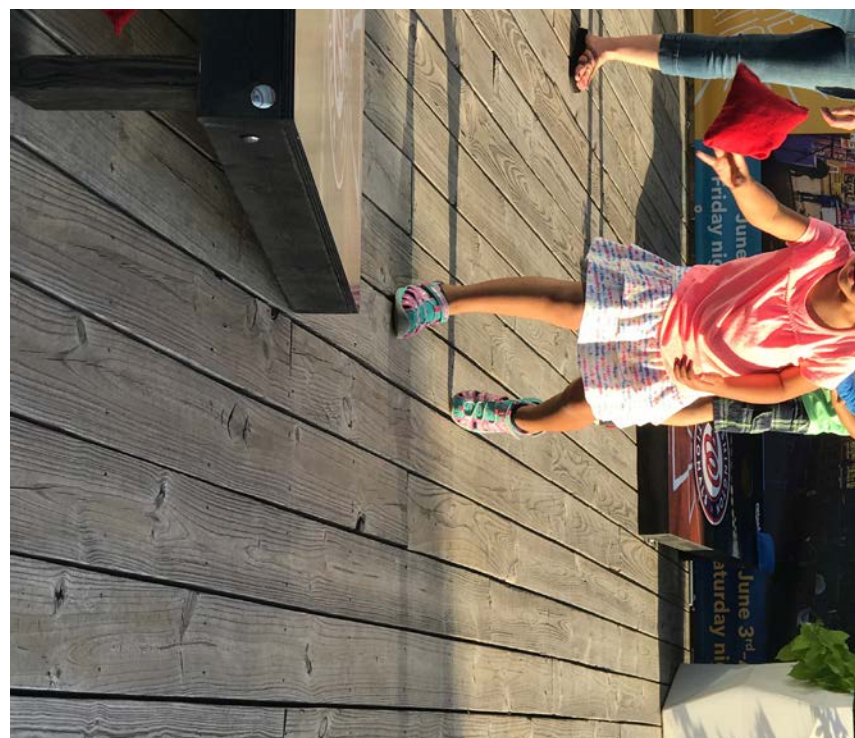




COMMUNITY ENGAGEMENT

Comstock supports local organizations in the communities where we do business including Embry Rucker Shelter, Women Giving Back, Live the Life Foundation, Head Start Program, HOPE Quilt, Bradley Baseball Academia and many others. Comstock partners with Cornerstones, Reston's leading nonprofit dedicated to helping underserved populations, for over a decade, by delivering school supplies, participating in an annual Thanksgiving Drive, and contributing meals throughout the year.

Placemaking is an integral part of our development and management process. In addition to the community service and numerous donations, Comstock engages its neighborhoods with a variety of community events in our common areas and green spaces aimed at creating a rich and meaningful experience. Comstock encourages participation in community charitable events by providing employees paid leave to volunteer.





COMMUNITY ENGAGEMENT

Community involvement has always been at the forefront of our overall business strategy and we engage our neighborhoods with a variety of community events in the public spaces we develop aimed at creating rich and meaningful experiences such as:

- Outdoor concerts and movies, along with other featured entertainment events in partnership with local community organizations
- Major League quality indoor baseball training facility constructed by the Company in Reston Station and operated by a professional baseball training academy where local high school and little league teams schedule year-round indoor practice, conditioning clinics, and skills training at no cost
- Comstock's Arts Program supports public arts by weaving public art throughout its neighborhoods from world-renowned artists, as well as local artists
- Outdoor yoga classes, and bingo and cooking classes for residents, as well as jazz events in outdoor social spaces
- Annual Kids Celebration that includes face painting, bounce houses, and prize giveaways
- Charitable fund raising events benefiting a variety of charitable causes that attract donations from attendees of events such as: Cars & Cigars events that provide hundreds of car enthusiasts with a free local space to display unique automobiles and hold best in class contests
- Annual participation and sponsorship of Bike to Work Day encouraging exercise and mental well-being. Participants are invited to our "pit-stop" to enjoy light refreshments and giveaways on their way to work
- Partnering with and hosting local farmers markets to increase access to fresh, nutritious foods and support a healthy community
- Participated in Habitat for Humanity Programs to help build homes in underserved areas





COMMUNITY ENGAGEMENT GOALS



- Coordinate with Economic Development Agencies where we conduct business to align needs/interests
- Take a baseline of KPI's and quantify community events and philanthropic efforts
- Launch a webpage dedicated to ESG to convey efforts to the community
- Program community events and include community partnerships
- Lead philanthropic partnerships



HEALTH & SAFETY

WELLNESS INITIATIVES



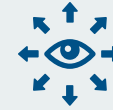
Wellness/Fitness Challenges



Flu Shot and COVID Vaccine Programs



401(K) Financial Wellness Webinars



Mindfulness Webinar



Health Risk Assessment

EMPLOYEE TRAINING

735+ hours of e-learning completed in 2022 by team members



Diversity Training for All Employees



Sponsorship of Work Visas



Legal Permanent Residence Status

WORK VISA SPONSORSHIP



AWARDS



2022 Care Awards Winner



2022 Best Workplaces for Commuters





HEALTH & SAFETY: EMPLOYEE BENEFITS



MEDICAL

Choice between two leading medical and prescription drug plans at low employee cost



DENTAL

A dental plan with a low employee contribution



HSA

Health savings account for medical expenses with monthly employer contribution



EMPLOYEE REFERRAL BONUS

Cash incentive for referrals (full-time and part-time) are hired



CATERED LUNCH

Provided at no cost to employees by local restaurants



VISION

A vision plan with minimal employee cost



FSA

Flexible spending accounts for medical and dependent care expenses



PAID TIME OFF

Paid time off for vacation, sick days, volunteering, personal leave, and holidays



PAID PARENTAL LEAVE

Generous extended paid time off to spend with family, including adoption or foster care and elder leave



CHILD CARE DISCOUNT

Discounted tuition for child care



EMPLOYEE PROTECTION PLANS

Basic life insurance, short-term and long-term disability provided



401(K)

A tax-deferred safe harbor 401(k) plan as well as a Roth option — both with a competitive company match



EAP

Company paid Employee Assistance Program



PROFESSIONAL DEVELOPMENT REIMBURSEMENT

Money back on employee expenses to foster employee growth and development



WELLNESS PROGRAM

Comprehensive wellness program with access to on-site fitness center



GOVERNANCE

STRUCTURE

- Independent Board of Directors
- Independent Audit and Compensation Committee
- Independent director meetings without management
- Annual independent Audit Meeting with company's independent auditor

CORPORATE POLICIES

- Corporate Governance Guidelines
- Code of Conduct
- Code of Ethics for CEO and Senior Financial Officers
- Policy on Insider Information and Insider Trading
- Whistleblowers Policy
- Executive Compensation Recoupment Policy
- Corporate Opportunity and Related Party Policy
- Stock Ownership Guidelines
- Investment Approval Policy for Financial Transactions

LOOKING AHEAD

An aerial photograph of a city intersection. A multi-lane highway runs vertically through the center. A pedestrian bridge crosses the highway. To the right, a modern building with a distinctive white, geometric, lattice-like facade stands out. The surrounding area includes parking lots, trees, and other urban buildings. The sky is blue with some clouds.

Comstock remains committed to continuously integrating ESG Practices throughout every level of our operations.

APPENDIX

RESIDENTIAL PROPERTY ENERGY CONSUMPTION

Listed below is the annual energy usage history at our residential properties.

ANNUAL TOTAL KWH			
Year	BLVD Commons	BLVD Reston	BLVD Gramercy/ Flats
2017	998,792	3,279,480	
2018	1,077,320	3,598,539	
2019	932,960	3,495,866	
2020	857,340	3,345,958	
2021	803,780	3,286,314	1,107,200

COMMERCIAL PROPERTY ENERGY CONSUMPTION

1886 Metro Center Drive Energy Usage

2022													2022 Totals	DEC-22	
Date													0	Leased	
KWH													\$0	Vacant	
Cost															
2021													2021 Totals	DEC-21	
Date	DEC-20 - JAN-21	JAN-21 - FEB-21	FEB-21 - MAR-21	MAR-21 - APR-21	APR-21 - MAY-21	MAY-21 - JUN-21	JUN-21 - JUL-21	JUL-21 - AUG-21	AUG-21 - SEP-21	SEP-21 - OCT-21	OCT-21 - NOV-21	NOV-21 - DEC-21	1,859,033	Leased	91%
KWH	202,687	213,156	154,800	137,428	127,044	135,742	152,917	138,658	143,142	125,383	141,027	187,049	\$166,186	Vacant	9%
Cost	\$15,558	\$16,515	\$13,383	\$13,085	\$11,681	\$13,257	\$14,217	\$13,129	\$13,893	\$11,542	\$14,963	\$14,963			
2020													2020 Totals	DEC-20	
Date	DEC-19 - JAN-20	JAN-20 - FEB-20	FEB-20 - MAR-20	MAR-20 - APR-20	APR-20 - MAY-20	MAY-20 - JUN-20	JUN-20 - JUL-20	JUL-20 - AUG-20	AUG-20 - SEP-20	SEP-20 - OCT-20	OCT-20 - NOV-20	NOV-20 - DEC-20	1,894,418	Leased	87%
KWH	174,739	165,183	170,064	141,787	132,151	143,234	152,435	173,891	159,378	143,692	155,631	182,233	\$165,081	Vacant	13%
Cost	\$15,961	\$14,361	\$15,319	\$12,860	\$11,184	\$12,785	\$13,406	\$14,376	\$14,546	\$11,953	\$13,106	\$15,225			
2019													2019 Totals	DEC-19	
Date	DEC-18 - JAN-19	JAN-19 - FEB-19	FEB-19 - MAR-19	MAR-19 - APR-19	APR-19 - MAY-19	MAY-19 - JUN-19	JUN-19 - JUL-19	JUL-19 - AUG-19	AUG-19 - SEP-19	SEP-19 - OCT-19	OCT-19 - NOV-19	NOV-19 - DEC-19	1,962,161	Leased	88%
KWH	179,527	202,724	183,548	169,739	143,387	148,744	167,122	147,238	149,769	154,599	157,295	158,469	\$169,495	Vacant	12%
Cost	\$13,964	\$16,770	\$15,754	\$15,166	\$12,749	\$10,786	\$15,537	\$13,247	\$13,828	\$14,209	\$13,543	\$13,942			
2018													2018 Totals	DEC-18	
Date	DEC-17 - JAN-18	JAN-18 - FEB-18	FEB-18 - MAR-18	MAR-18 - APR-18	APR-18 - MAY-18	MAY-18 - JUN-18	JUN-18 - JUL-18	JUL-18 - AUG-18	AUG-18 - SEP-18	SEP-18 - OCT-18	OCT-18 - NOV-18	NOV-18 - DEC-18	2,003,143	Leased	88%
KWH	260,733	198,114	196,993	170,086	144,677	145,916	149,869	136,915	139,919	128,888	157,992	173,041	\$170,442	Vacant	12%
Cost	\$19,565	\$15,325	\$15,619	\$14,297	\$13,467	\$13,349	\$10,108	\$12,483	\$13,007	\$12,406	\$15,228	\$15,589			

COMMERCIAL PROPERTY ENERGY CONSUMPTION

1900 Reston Metro Plaza Energy Usage

2022													2022 Totals	DEC-22	
Date													0	Leased	
KWH													\$0	Vacant	
Cost															
2021													2021 Totals	DEC-21	
Date	JAN-21 - FEB-21	FEB-21 - MAR-21	MAR-21 - APR-21	APR-21 - MAY-21	MAY-21 - JUN-21	JUN-21 - JUL-21	JUL-21 - AUG-21	AUG-21 - SEP-21	SEP-21 - OCT-21	OCT-21 - NOV-21	NOV-21 - DEC-21		4,029,319	Leased	66%
KWH	389,254	399,408	312,670	300,677	322,143	381,067	375,685	396,930	358,595	371,173	421,717	187,049			
Cost	\$37,265	\$37,213	\$36,919	\$33,054	\$30,174	\$35,865	\$34,111	\$35,982	\$33,125	\$39,379	\$41,993	\$14,963	\$395,081	Vacant	34%
2020													2020 Totals	DEC-20	
Date	JAN-20 - FEB-20	FEB-20 - MAR-20	MAR-20 - APR-20	APR-20 - MAY-20	MAY-20 - JUN-20	JUN-20 - JUL-20	JUL-20 - AUG-20	AUG-20 - SEP-20	SEP-20 - OCT-20	OCT-20 - NOV-20	NOV-20 - DEC-20	DEC-20 - JAN 21	3,419,196	Leased	57%
KWH	317,249	320,694	275,245	195,393	201,172	248,404	288,844	275,941	272,324	291,695	335,758	396,477			
Cost	\$33,397	\$32,819	\$32,000	\$21,010	\$22,992	\$27,859	\$26,691	\$26,444	\$27,838	\$34,297	\$37,826	\$40,685	\$363,857	Vacant	43%
2019													2019 Totals	DEC-19	
Date	JAN-19 - FEB-19	FEB-19 - MAR-19	MAR-19 - APR-19	APR-19 - MAY-19	MAY-19 - JUN-19	JUN-19 - JUL-19	JUL-19 - AUG-19	AUG-19 - SEP-19	SEP-19 - OCT-19	OCT-19 - NOV-19	NOV-19 - DEC-19	DEC-19 - JAN 20	4,185,050	Leased	22%
KWH	482,938	420,420	338,353	249,455	228,463	325,925	349,187	374,242	349,557	318,744	343,275	404,491			
Cost	\$40,002	\$32,984	\$30,603	\$29,565	\$23,925	\$30,696	\$30,476	\$30,850	\$41,646	\$41,646	\$29,991	\$33,302	\$395,685	Vacant	78%
2018													2018 Totals	DEC-18	
Date	JAN-18 - FEB-18	FEB-18 - MAR-18	MAR-18 - APR-18	APR-18 - MAY-18	MAY-18 - JUN-18	JUN-18 - JUL-18	JUL-18 - AUG-18	AUG-18 - SEP-18	SEP-18 - OCT-18	OCT-18 - NOV-18	NOV-18 - DEC-18	DEC-18 - JAN 19	3,429,919	Leased	12%
KWH	349,589	173,198	33,880	250,780	185,578	310,761	295,303	291,435	367,410	405,766	363,508	402,791			
Cost	\$27,252	\$13,894	\$2,566	\$20,880	\$16,779	\$21,492	\$21,205	\$26,390	\$24,948	\$25,966	\$35,696	\$33,194	\$270,262	Vacant	88%

COMMERCIAL PROPERTY ENERGY CONSUMPTION

1902 Reston Metro Plaza Energy Usage

2022													2022 Totals	DEC-22	
Date	DEC-21 - JAN-22													Leased	
KWH	162,720														
Cost	\$22,531												\$22,531	Vacant	

2021													2021 Totals	DEC-21	
Date	JAN-21 - FEB-21	FEB-21 - MAR-21	MAR-21 - APR-21	APR-21 - MAY-21	MAY-21 - JUN-21	JUN-21 - JUL-21	JUL-21 - AUG-21	AUG-21 - SEP-21	SEP-21 - OCT-21	OCT-21 - NOV-21	NOV-21 - DEC-21			Leased	0%
KWH	48,960	53,280	99,360	131,040	103,680	83,520	73,440	83,520	106,560	109,440	83,520	128,160			
Cost	\$6,943	\$4,569	\$8,235	\$9,087	\$12,254	\$7,181	\$6,628	\$7,327	\$8,174	\$8,096	\$7,303	\$16,718	\$102,517	Vacant	0%

1906 Reston Metro Plaza Energy Usage

2022													2022 Totals	DEC-22	
Date														Leased	
KWH															
Cost													\$0	Vacant	

2021													2021 Totals	DEC-21	
Date	JAN-21 - FEB-21	FEB-21 - MAR-21	MAR-21 - APR-21	APR-21 - MAY-21	MAY-21 - JUN-21	JUN-21 - JUL-21	JUL-21 - AUG-21	AUG-21 - SEP-21	SEP-21 - OCT-21	OCT-21 - NOV-21	NOV-21 - DEC-21	DEC-21 - JAN-22		Leased	55%
KWH	171,300	178,800	132,600	112,500	123,300	154,500	150,300	157,500	137,100	117,000	146,100	157,500			
Cost	\$17,519	\$17,170	\$13,916	\$11,735	\$12,773	\$15,314	\$14,696	\$15,077	\$13,132	\$12,751	\$15,760	\$17,364	\$177,206	Vacant	45%

2020													2020 Totals	DEC-20	
Date						JUN-20 - JUL-20	JUL-20 - AUG-20	AUG-20 - SEP-20	SEP-20 - OCT-20	OCT-20 - NOV-20	NOV-20 - DEC-20	DEC-20 - JAN-21		Leased	4%
KWH						88,200	121,500	140,400	86,700	108,900	111,600	162,600			
Cost						\$8,137	\$10,221	\$10,271	\$8,093	\$10,808	\$11,305	\$14,373	\$73,210	Vacant	96%

COMMERCIAL PROPERTY ENERGY CONSUMPTION

43777 Central Station Drive Energy Usage

2022													2022 Totals	DEC-22	
Date													0	Leased	
KWH															
Cost													\$0	Vacant	

2021													2021 Totals	DEC-21	
Date	DEC-20 - JAN-21	JAN-21 - FEB-21	FEB-21 - MAR-21	MAR-21 - APR-21	APR-21 - MAY-21	MAY-21 - JUN-21	JUN-21 - JUL-21	JUL-21 - AUG-21	AUG-21 - SEP-21	SEP-21 - OCT-21	OCT-21 - NOV-21	NOV-21 - DEC-21	690,600	Leased	100%
KWH	69,600	96,000	73,800	53,700	44,700	44,100	53,100	53,100	54,900	39,900	43,200	64,500			
Cost	\$6,018	\$8,311	\$6,982	\$5,437	\$4,946	\$4,914	\$5,499	\$5,984	\$5,776	\$4,054	\$4,666	\$6,695	\$69,282	Vacant	0%

2020													2020 Totals	DEC-20	
Date	DEC-19 - JAN-20	JAN-20 - FEB-20	FEB-20 - MAR-20	MAR-20 - APR-20	APR-20 - MAY-20	MAY-20 - JUN-20	JUN-20 - JUL-20	JUL-20 - AUG-20	AUG-20 - SEP-20	SEP-20 - OCT-20	OCT-20 - NOV-20	NOV-20 - DEC-20	711,600	Leased	100%
KWH	87,900	88,800	77,400	60,900	51,000	45,900	47,700	58,200	45,900	38,100	44,400	65,400			
Cost	\$8,090	\$8,389	\$7,066	\$6,013	\$5,237	\$5,033	\$5,111	\$6,000	\$4,817	\$3,911	\$4,101	\$6,949	\$70,717	Vacant	0%

2019													2019 Totals	DEC-19	
Date	DEC-18 - JAN-19	JAN-19 - FEB-19	FEB-19 - MAR-19	MAR-19 - APR-19	APR-19 - MAY-19	MAY-19 - JUN-19	JUN-19 - JUL-19	JUL-19 - AUG-19	AUG-19 - SEP-19	SEP-19 - OCT-19	OCT-19 - NOV-19	NOV-19 - DEC-19	827,100	Leased	100%
KWH	74,100	88,800	78,900	75,300	59,100	61,800	62,100	56,700	58,500	60,300	60,300	91,200			
Cost	\$6,032	\$8,031	\$6,863	\$6,726	\$5,451	\$4,838	\$6,347	\$5,705	\$6,136	\$5,787	\$5,958	\$8,002	\$75,876	Vacant	0%

2018													2018 Totals	DEC-18	
Date	DEC-17 - JAN-18	JAN-18 - FEB-18	FEB-18 - MAR-18	MAR-18 - APR-18	APR-18 - MAY-18	MAY-18 - JUN-18	JUN-18 - JUL-18	JUL-18 - AUG-18	AUG-18 - SEP-18	SEP-18 - OCT-18	OCT-18 - NOV-18	NOV-18 - DEC-18	765,380	Leased	100%
KWH	88,500	79,800	81,300	58,500	55,800	52,500	57,900	57,000	55,880	50,100	49,500	78,600			
Cost	\$14,011	\$7,203	\$7,506	\$5,670	\$5,313	\$5,450	\$5,206	\$6,333	\$6,126	\$4,989	\$5,028	\$7,643	\$80,480	Vacant	0%

COMMERCIAL PROPERTY ENERGY CONSUMPTION

The Hartford Building 3101 Wilson Blvd Energy Usage

Comstock Purchase Date 12/30/2019

2022

Date														2022 Totals	DEC-22	
KWH														0	Leased	
Cost														\$0	Vacant	

2021

Date	DEC-20 - JAN-21	JAN-21 - FEB-21	FEB-21 - MAR-21	MAR-21 - APR-21	APR-21 - MAY-21	MAY-21 - JUN-21	JUN-21 - JUL-21	JUL-21 - AUG-21	AUG-21 - SEP-21	SEP-21 - OCT-21	OCT-21 - NOV-21	NOV-21 - DEC-21	2021 Totals	DEC-21	
KWH	228,211	267,462	231,509	240,496	204,474	241,137	262,325	233,293	238,140	205,591	222,398	213,922	2,788,958	Leased	76%
Cost	\$20,020	\$22,610	\$20,581	\$19,555	\$18,362	\$23,399	\$24,555	\$21,581	\$22,737	\$19,146	\$23,253	\$20,325	\$256,123	Vacant	24%

2020

Date		JAN-20 - FEB-20	FEB-20 - MAR-20	MAR-20 - APR-20	APR-20 - MAY-20	MAY-20 - JUN-20	JUN-20 - JUL-20	JUL-20 - AUG-20	AUG-20 - SEP-20	SEP-20 - OCT-20	OCT-20 - NOV-20	NOV-20 - DEC-20	2020 Totals	DEC-20	
KWH		272,831	521,744	207,167	185,645	231,131	262,654	231,573	218,768	207,904	192,358	228,211	2,759,986	Leased	92%
Cost		\$15,020	\$34,582	\$22,973	\$18,605	\$19,650	\$24,667	\$20,602	\$19,900	\$19,685	\$1,944	\$20,020	\$217,647	Vacant	8%

2019

Date	DEC-18 - JAN-19	JAN-19 - FEB-19	FEB-19 - MAR-19	MAR-19 - APR-19	APR-19 - MAY-19	MAY-19 - JUN-19	JUN-19 - JUL-19	JUL-19 - AUG-19					2019 Totals
KWH	295,152	292,374	272,461	263,608	251,388	261,736	308,450						1,945,169
Cost	\$26,343	\$27,255	\$25,720	\$25,823	\$18,617	\$24,925	\$27,321						\$176,003

2018

Date	DEC-17 - JAN-18	JAN-18 - FEB-18	FEB-18 - MAR-18	MAR-18 - APR-18	APR-18 - MAY-18	MAY-18 - JUN-18	JUN-18 - JUL-18	JUL-18 - AUG-18	AUG-18 - SEP-18	SEP-18 - OCT-18	OCT-18 - NOV-18	NOV-18 - DEC-18	2018 Totals
KWH	362,853	282,603	274,867	245,259	250,212	240,253	266,824	272,468	275,274	239,002	275,229	276,549	3,261,393
Cost	\$33,113	\$25,142	\$24,920	\$23,283	\$24,066	\$23,772	\$21,154	\$26,214	\$27,816	\$23,253	\$29,279	\$27,156	\$309,168

Information for 7/28/19 - 1/29/20 is not available from the prior owner

COMMERCIAL PROPERTY ENERGY CONSUMPTION

Commerce Three at Reston Station Usage

Comstock Purchase Date 2/4/2019

2022

Date														2022 Totals	DEC-22	
KWH														0	Leased	
Cost														\$0	Vacant	

2021

Date	JAN-21 - FEB-21	FEB-21 - MAR-21	MAR-21 - APR-21	APR-21 - MAY-21	MAY-21 - JUN-21	JUN-21 - JUL-21	JUL-21 - AUG-21	AUG-21 - SEP-21	SEP-21 - OCT-21	OCT-21 - NOV-21	NOV-21 - DEC-21	DEC-21 - JAN-22	2021 Totals:	DEC-21	
KWH	305,862	271,737	269,706	267,273	306,997	351,527	355,282	360,636	327,567	39,632	285,069		3,141,288	Leased	91%
Cost	\$18,434	\$15,410	\$16,263	\$14,801	\$16,748	\$35,402	\$31,958	\$26,290	\$18,906	\$20,032	\$17,386		\$231,630	Vacant	9%

2020

Date	JAN-20 - FEB-20	FEB-20 - MAR-20	MAR-20 - APR-20	APR-20 - MAY-20	MAY-20 - JUN-20	JUN-20 - JUL-20	JUL-20 - AUG-20	AUG-20 - SEP-20	SEP-20 - OCT-20	OCT-20 - NOV-20	NOV-20 - DEC-20	DEC-20 - JAN-21	2020 Totals	DEC-20	
KWH	265,377	220,090	237,432	232,986	262,555	339,216	327,873	339,702	264,221	270,787	272,221	278,077	3,310,537	Leased	95%
Cost	\$17,181	\$14,560	\$14,147	\$13,437	\$15,887	\$25,825	\$33,707	\$23,564	\$14,917	\$15,580	\$16,938	\$15,980	\$221,723	Vacant	5%

2019

Date	JAN-19 - FEB-19	FEB-19 - MAR-19	MAR-19 - APR-19	APR-19 - MAY-19	MAY-19 - JUN-19	JUN-19 - JUL-19	JUL-19 - AUG-19	AUG-19 - SEP-19	SEP-19 - OCT-19	OCT-19 - NOV-19	NOV-19 - DEC-19	DEC-19 - JAN-20	2019 Totals	DEC-19	
KWH	281,435	283,850	269,899	259,668	279,511	271,200	255,102	269,582	228,759	231,642	249,424	241,113	3,121,185	Leased	94%
Cost	\$18,280	\$18,489	\$17,184	\$16,592	\$20,320	\$27,600	\$24,024	\$22,742	\$15,976	\$14,835	\$16,450	\$15,778	\$228,270	Vacant	6%

2018

Date	JAN-18 - FEB-18	FEB-18 - MAR-18	MAR-18 - APR-18	APR-18 - MAY-18	MAY-18 - JUN-18	JUN-18 - JUL-18	JUL-18 - AUG-18	AUG-18 - SEP-18	SEP-18 - OCT-18	OCT-18 - NOV-18	NOV-18 - DEC-18	DEC-18 - JAN-19	2018 Totals
KWH	241,121	198,714	214,331	201,448	207,832	217,207	236,741	239,649	228,659	226,415	231,994	256,218	2,700,329
Cost	\$15,230	\$11,703	\$12,676	\$11,798	\$12,596	\$18,499	\$22,629	\$21,938	\$17,167	\$13,254	\$13,687	\$15,424	\$186,601

COMMERCIAL PROPERTY ENERGY CONSUMPTION

Commerce Four at Reston Station Usage

Comstock Purchase Date 2/4/2019

2022

Date														2022 Totals	DEC-22	
KWH														0	Leased	
Cost														\$0	Vacant	

2021

Date	JAN-21 - FEB-21	FEB-21 - MAR-21	MAR-21 - APR-21	APR-21 - MAY-21	MAY-21 - JUN-21	JUN-21 - JUL-21	JUL-21 - AUG-21	AUG-21 - SEP-21	SEP-21 - OCT-21	OCT-21 - NOV-21	NOV-21 - DEC-21	DEC-21 - JAN-22	2021 Totals	DEC-21	
KWH	230,725	266,117	249,030	198,556	171,902	189,463	187,486	184,772	159,791	158,757	184,215		2,180,814	Leased	94%
Cost	\$14,678	\$14,882	\$10,837	\$11,750	\$11,791	\$21,820	\$18,817	\$15,231	\$10,688	\$11,025	\$12,202		\$153,721	Vacant	6%

2020

Date	JAN-20 - FEB-20	FEB-20 - MAR-20	MAR-20 - APR-20	APR-20 - MAY-20	MAY-20 - JUN-20	JUN-20 - JUL-20	JUL-20 - AUG-20	AUG-20 - SEP-20	SEP-20 - OCT-20	OCT-20 - NOV-20	NOV-20 - DEC-20	DEC-20 - JAN-21	2020 Totals	DEC-20	
KWH	202,490	176,405	141,317	100,118	133,266	128,397	162,084	160,059	138,011	161,931	174,585	179,032	1,857,695	Leased	94%
Cost	\$13,781	\$12,165	\$9,373	\$7,140	\$9,567	\$12,286	\$19,551	\$13,278	\$9,168	\$10,573	\$12,082	\$11,414	\$140,378	Vacant	6%

2019

Date	JAN-19 - FEB-19	FEB-19 - MAR-19	MAR-19 - APR-19	APR-19 - MAY-19	MAY-19 - JUN-19	JUN-19 - JUL-19	JUL-19 - AUG-19	AUG-19 - SEP-19	SEP-19 - OCT-19	OCT-19 - NOV-19	NOV-19 - DEC-19	DEC-19 - JAN-20	2019 Totals	DEC-19	
KWH	91,397	194,572	174,856	176,786	182,875	189,257	189,111	178,151	144,347	146,344	164,914	171,983	2,004,593	Leased	78%
Cost		\$13,511	\$12,070	\$12,154	\$20,765	\$20,765	\$18,608	\$16,382	\$11,102	\$10,349	\$11,892	\$12,107	\$159,705	Vacant	22%

2018

Date	JAN-18 - FEB-18	FEB-18 - MAR-18	MAR-18 - APR-18	APR-18 - MAY-18	MAY-18 - JUN-18	JUN-18 - JUL-18	JUL-18 - AUG-18	AUG-18 - SEP-18	SEP-18 - OCT-18	OCT-18 - NOV-18	NOV-18 - DEC-18	DEC-18 - JAN-22	2018 Totals
KWH	188,059	169,618	192,260	137,073	153,546	174,075	165,384	171,642	161,753	160,257	200,146	193,684	2,067,497
Cost													N/A

COMMERCIAL PROPERTY ENERGY CONSUMPTION

Commerce Five at Reston Station Usage

Comstock Purchase Date 2/4/2019

2022

Date														2022 Totals	DEC-22	
KWH														0	Leased	
Cost														\$0	Vacant	

2021

Date	JAN-21 - FEB-21	FEB-21 - MAR-21	MAR-21 - APR-21	APR-21 - MAY-21	MAY-21 - JUN-21	JUN-21 - JUL-21	JUL-21 - AUG-21	AUG-21 - SEP-21	SEP-21 - OCT-21	OCT-21 - NOV-21	NOV-21 - DEC-21	DEC-21 - JAN-22	2021 Totals	DEC-21	
KWH	348,710	318,338	269,763	270,151	336,710	371,337	390,577	368,685	312,949	318,423	309,586		3,615,229	Leased	71%
Cost	\$21,537	\$18,476	\$30,730	\$14,820	\$20,745	\$37,349	\$37,128	\$27,715	\$18,967	\$19,697	\$19,421		\$266,585	Vacant	29%

2020

Date	JAN-20 - FEB-20	FEB-20 - MAR-20	MAR-20 - APR-20	APR-20 - MAY-20	MAY-20 - JUN-20	JUN-20 - JUL-20	JUL-20 - AUG-20	AUG-20 - SEP-20	SEP-20 - OCT-20	OCT-20 - NOV-20	NOV-20 - DEC-20	DEC-20 - JAN-21	2020 Totals	DEC-20	
KWH	345,682	295,737	266,306	225,950	275,531	337,108	310,533	366,554	295,691	324,473	293,151	318,154	3,654,810	Leased	71%
Cost	\$22,085	\$19,136	\$16,139	\$14,078	\$17,519	\$29,167	\$34,628	\$26,491	\$17,094	\$19,062	\$18,996	\$18,724	\$253,119	Vacant	29%

2019

Date	JAN-19 - FEB-19	FEB-19 - MAR-19	MAR-19 - APR-19	APR-19 - MAY-19	MAY-19 - JUN-19	JUN-19 - JUL-19	JUL-19 - AUG-19	AUG-19 - SEP-19	SEP-19 - OCT-19	OCT-19 - NOV-19	NOV-19 - DEC-19	DEC-19 - JAN-20	2019 Totals	DEC-19	
KWH	206,029	352,415	302,448	276,704	317,509	287,875	310,918	315,519	131,292	312,552	330,861	380,744	3,524,866	Leased	71%
Cost		\$22,875	\$19,550	\$18,175	\$23,312	\$29,649	\$29,649	\$26,802	\$11,961	\$19,362	\$21,408	\$24,141	\$246,884	Vacant	29%

2018

Date	JAN-18 - FEB-18	FEB-18 - MAR-18	MAR-18 - APR-18	APR-18 - MAY-18	MAY-18 - JUN-18	JUN-18 - JUL-18	JUL-18 - AUG-18	AUG-18 - SEP-18	SEP-18 - OCT-18	OCT-18 - NOV-18	NOV-18 - DEC-18	DEC-18 - JAN-19	2018 Totals
KWH	350,896	315,878	352,444	275,895	320,187	341,763	317,331	343,695	296,816	295,046	313,652	409,404	3,933,007
Cost													N/A

COMMERCIAL PROPERTY ENERGY CONSUMPTION

Commerce Six at Reston Station Usage

Comstock Purchase Date 3/9/2020

2022

Date														2022 Totals	DEC-22	
KWH														0	Leased	
Cost														\$0	Vacant	

2021

Date	JAN-21 - FEB-21	FEB-21 - MAR-21	MAR-21 - APR-21	APR-21 - MAY-21	MAY-21 - JUN-21	JUN-21 - JUL-21	JUL-21 - AUG-21	AUG-21 - SEP-21	SEP-21 - OCT-21	OCT-21 - NOV-21	NOV-21 - DEC-21	DEC-21 - JAN-22	2021 Totals	DEC-21	
KWH	216,809	184,968	174,345	153,595	145,674	180,774	176,608	155,027	141,725	173,467	179,324		1,882,316	Leased	71%
Cost	\$18,735	\$16,959	\$15,879	\$14,764	\$14,170	\$16,272	\$16,326	\$15,312	\$13,558	\$16,819	\$16,704		\$175,498	Vacant	30%

2020

Date	JAN-20 - FEB-20	FEB-20 - MAR-20	MAR-20 - APR-20	APR-20 - MAY-20	MAY-20 - JUN-20	JUN-20 - JUL-20	JUL-20 - AUG-20	AUG-20 - SEP-20	SEP-20 - OCT-20	OCT-20 - NOV-20	NOV-20 - DEC-20	DEC-20 - JAN-21	2020 Totals	DEC-20	
KWH	212,420	179,219	154,640	146,969	154,734	145,639	157,714	167,991	159,746	170,944	176,312	190,810	2,017,138	Leased	74%
Cost	\$19,800	\$17,067	\$18,278	\$14,554	\$14,210	\$13,733	\$15,711	\$16,776	\$14,977	\$16,048	\$16,624	\$17,638	\$195,416	Vacant	26%

2019

Date	JAN-19 - FEB-19	FEB-19 - MAR-19	MAR-19 - APR-19	APR-19 - MAY-19	MAY-19 - JUN-19	JUN-19 - JUL-19	JUL-19 - AUG-19	AUG-19 - SEP-19	SEP-19 - OCT-19	OCT-19 - NOV-19	NOV-19 - DEC-19	DEC-19 - JAN-20	2019 Totals		
KWH	216,600	196,800	162,000	140,400	147,000	148,800	213,000	178,200	159,000	178,200	206,400	206,470	2,152,870		
Cost	\$18,936	\$18,851	\$16,168	\$14,207	\$12,310	\$14,025	\$18,485	\$17,280	\$15,331	\$17,016	\$19,438	\$19,135	\$201,182		

2018

Date	JAN-18 - FEB-18	FEB-18 - MAR-18	MAR-18 - APR-18	APR-18 - MAY-18	MAY-18 - JUN-18	JUN-18 - JUL-18	JUL-18 - AUG-18	AUG-18 - SEP-18	SEP-18 - OCT-18	OCT-18 - NOV-18	NOV-18 - DEC-18	DEC-18 - JAN-19	2018 Totals		
KWH	199,800	191,739	184,512	152,157	151,800	183,000	171,600	183,000	160,200	162,000	193,200	196,800	2,129,808		
Cost	\$17,554	\$17,598	\$17,598	\$15,625	\$16,010	\$14,430	\$17,360	\$18,809	\$16,308	\$16,147	\$17,788	\$16,555	\$201,782		

**ENVIRONMENTAL
SOCIAL
GOVERNANCE
REPORT**

2022

COMSTOCK

1900 Reston Metro Plaza
10th Floor
Reston, VA 20190
comstock.com