



***Fixed Income Supplemental Presentation  
September 30, 2021***

**Corporate Headquarters**

5565 Glenridge Connector, Suite 450

Atlanta, GA 30342

Telephone: 770.418.8800

**Institutional Analyst Contact**

Telephone: 770.418.8592

[research.analysts@piedmontreit.com](mailto:research.analysts@piedmontreit.com)

**Investor Relations**

Telephone: 866.354.3485

[investor.services@piedmontreit.com](mailto:investor.services@piedmontreit.com)

[www.piedmontreit.com](http://www.piedmontreit.com)

**Note to Readers:**

The information presented herein is excerpted from Piedmont Office Realty Trust, Inc.'s Quarterly Supplemental Information (the "Supplemental") dated September 30, 2021. Please review Piedmont's Supplemental report dated September 30, 2021 for more complete details, including a discussion of important risks related to the business of Piedmont Office Realty Trust, Inc., as well as an investment in its securities, including risks that could cause actual results and events to differ materially from results and events referred to in the forward-looking information. Considering these risks, uncertainties, assumptions, and limitations, the forward-looking statements about leasing, financial operations, leasing prospects, acquisitions, dispositions, etc. contained in this presentation may differ from actual results. Please also refer to Piedmont's Supplemental report dated September 30, 2021 for definitions and reconciliations of non-GAAP measures to their most comparable GAAP metric.

**Piedmont Office Realty Trust, Inc.**  
**Corporate Data**

Piedmont Office Realty Trust, Inc. (also referred to herein as "Piedmont" or the "Company") (NYSE: PDM) is an owner, manager, developer, redeveloper and operator of high-quality, Class A office properties in select submarkets located primarily within seven major Eastern U.S. office markets, with over half of its revenue generated from the Sunbelt. Its geographically-diversified, approximately \$5 billion portfolio is comprised of approximately 17 million square feet (as of the date of release of this report). The Company is a fully-integrated, self-managed real estate investment trust ("REIT") with local management offices in each of its markets and is investment-grade rated by Standard & Poor's and Moody's. The Company was designated an Energy Star Partner of the Year for 2021, and it is the only office REIT headquartered in the Southeast to receive that designation. At the end of the third quarter of 2021, approximately 76% of the Company's portfolio was Energy Star certified and approximately 43% was LEED certified. Piedmont is headquartered in Atlanta, GA.

This data supplements the information provided in our reports filed with the Securities and Exchange Commission and should be reviewed in conjunction with such filings.

	As of September 30, 2021	As of December 31, 2020
Number of consolidated in-service office properties <sup>(1)</sup>	54	54
Rentable square footage (in thousands) <sup>(1)</sup>	16,428	16,428
Percent leased <sup>(2)</sup>	85.9 %	86.8 %
Capitalization (in thousands):		
Total debt - principal amount outstanding (excludes premiums, discounts, and deferred financing costs)	\$1,678,000	\$1,632,610
Equity market capitalization <sup>(3)</sup>	\$2,163,684	\$2,009,914
Total market capitalization <sup>(3)</sup>	\$3,841,684	\$3,642,524
Total debt / Total market capitalization <sup>(3)</sup>	43.7 %	44.8 %
Average net debt to Core EBITDA	5.5 x	5.8 x
Total debt / Total gross assets	34.4 %	34.4 %
Common stock data:		
High closing price during quarter	\$19.40	\$16.95
Low closing price during quarter	\$16.79	\$11.42
Closing price of common stock at period end	\$17.43	\$16.23
Weighted average fully diluted shares outstanding during quarter (in thousands)	124,627	125,544
Shares of common stock issued and outstanding at period end (in thousands)	124,136	123,839
Annual regular dividend per share <sup>(4)</sup>	\$0.84	\$0.84

**Rating / Outlook:**

<b>Standard &amp; Poor's</b>	<b>BBB / Stable</b>	<b>BBB / Stable</b>
<b>Moody's</b>	<b>Baa2 / Stable</b>	<b>Baa2 / Stable</b>
Employees	130	137

(1) As of September 30, 2021, our consolidated office portfolio consisted of 54 properties (exclusive of one 127,000 square foot property that was out of service for redevelopment, 222 South Orange Avenue in Orlando, FL).

(2) Calculated as square footage associated with commenced leases plus square footage associated with executed but uncommenced leases for vacant spaces at our in-service properties, divided by total rentable in-service square footage, all as of the relevant date, expressed as a percentage.

(3) Reflects common stock closing price, shares outstanding and outstanding debt as of the end of the reporting period, as appropriate.

(4) Total of the regular dividends per share for which record dates occurred over the prior four quarters.

## **Piedmont Office Realty Trust, Inc.**

### **Quarterly Highlights**

**As of September 30, 2021**

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#### Financial Results:

- The Company reported net income applicable to Piedmont of \$11.3 million, or \$0.09 per diluted share, for the quarter ended September 30, 2021, as compared to \$8.9 million, or \$0.07 per diluted share, for the quarter ended September 30, 2020.
- Piedmont reported Core Funds From Operations ("Core FFO") of \$62.0 million, or \$0.50 per diluted share, for the quarter ended September 30, 2021, as compared to \$60.2 million, or \$0.48 per diluted share, for the quarter ended September 30, 2020.
- Piedmont reported an approximately 12% and 5% increase in Same Store Net Operating Income ("Same Store NOI") on a cash and accrual basis, respectively, for the quarter ended September 30, 2021 as compared to the quarter ended September 30, 2020.
- The Company has raised and narrowed its 2021 financial guidance to a range of \$1.95 to \$1.98 per diluted share of Core FFO, as compared to its previously announced range of \$1.90 to \$1.96 per diluted share of Core FFO.

#### Leasing:

- The Company completed approximately 509,000 square feet of leasing across all of its major markets, including approximately 221,000 square feet of new tenant leasing.
- Piedmont reported an approximately 11% and 16% roll up in cash and accrual basis rents, respectively, based on leases executed during the quarter ended September 30, 2021 for space vacant one year or less.
- The Company's reported average lease size was approximately 15,000 square feet and the portfolio was approximately 86% leased as of September 30, 2021.

#### Capital Markets (Including Subsequent Event):

- As previously announced, the Company is under binding contract to sell 225 & 235 Presidential Way in Woburn, MA for \$129.0 million, or \$293 per square foot, to an investment-grade buyer. The sale is expected to close in early 2022, subject to customary closing conditions.
- On October 22, 2021, Piedmont acquired 999 Peachtree Street, a 622,000 square foot, approximately 77% leased, LEED Platinum, 28-story, office building located in Atlanta, GA for \$223.9 million, or \$360 per square foot.
- After the completion of both of the above transactions, approximately 55% of the Company's Annualized Lease Revenue will be generated from the Sunbelt.

#### Balance Sheet:

- The Company issued \$300 million in aggregate principal amount of 2.75% Senior Notes due 2032 and used the proceeds to repay, without penalty, its Amended and Restated \$300 million Unsecured 2011 Term Loan that was scheduled to mature in November of 2021.
- The Company's average net debt-to-Core EBITDA ratio as of September 30, 2021 was 5.5 x.
- The Company's Debt-to-Gross Assets ratio was 34.4% as of September 30, 2021.
- As of September 30, 2021, the Company had no secured debt and approximately \$422 million of available capacity on its \$500 million line of credit.

#### ESG and Operations:

- Piedmont's entire approximately 17 million square foot portfolio has been submitted to the International WELL Building Institute ("IWBI") for WELL Health-Safety Rating.
- All three of the Dallas Galleria Office Towers obtained Building Owners and Managers Association ("BOMA") 360 Designations.
- Three buildings won regional The Outstanding Building of the Year ("TOBY") awards.
- Piedmont awarded scholarships to two students, one at Howard University in Washington, D.C. and the other at Morehouse College in Atlanta, GA.
- Piedmont was recognized by the Make-a-Wish Georgia chapter for outstanding community involvement through its 2020 annual Make-a-Wish grant.

**Piedmont Office Realty Trust, Inc.**  
**Capitalization Analysis**  
*Unaudited (in thousands except for per share data)*

	As of September 30, 2021	As of December 31, 2020
<b>Market Capitalization</b>		
Common stock price	\$17.43	\$16.23
Total shares outstanding	124,136	123,839
Equity market capitalization <sup>(1)</sup>	\$2,163,684	\$2,009,914
Total debt - principal amount outstanding (excludes premiums, discounts, and deferred financing costs)	\$1,678,000	\$1,632,610
Total market capitalization <sup>(1)</sup>	\$3,841,684	\$3,642,524
Total debt / Total market capitalization <sup>(1)</sup>	43.7 %	44.8 %
<b>Ratios &amp; Information for Debt Holders</b>		
Total gross assets <sup>(2)</sup>	\$4,883,502	\$4,747,821
Total debt / Total gross assets <sup>(2)</sup>	34.4 %	34.4 %
Average net debt to Core EBITDA <sup>(3)</sup>	5.5 x	5.8 x

(1) Reflects common stock closing price, shares outstanding, and outstanding debt as of the end of the reporting period, as appropriate.

(2) Total gross assets is defined as total assets with the add-back of accumulated depreciation and accumulated amortization related to real estate assets and accumulated amortization related to deferred lease costs.

(3) For the purposes of this calculation, we annualize the Core EBITDA for the quarter and use the average daily balance of debt outstanding during the quarter, less cash and cash equivalents and escrow deposits and restricted cash as of the end of the quarter.

**Piedmont Office Realty Trust, Inc.**  
**Debt Covenant & Ratio Analysis**  
**As of September 30, 2021**  
**Unaudited**

Bank Debt Covenant Compliance <sup>(1)</sup>	Required	Three Months Ended				
		9/30/2021	6/30/2021	3/31/2021	12/31/2020	9/30/2020
Maximum leverage ratio	0.60	0.35	0.35	0.36	0.35	0.35
Minimum fixed charge coverage ratio <sup>(2)</sup>	1.50	5.28	5.15	4.96	4.71	4.54
Maximum secured indebtedness ratio	0.40	—	—	0.01	0.01	0.01
Minimum unencumbered leverage ratio	1.60	2.74	2.74	2.72	2.77	2.85
Minimum unencumbered interest coverage ratio <sup>(3)</sup>	1.75	5.49	5.48	5.44	5.26	5.13

Bond Covenant Compliance <sup>(4)</sup>	Required	Three Months Ended				
		9/30/2021	6/30/2021	3/31/2021	12/31/2020	9/30/2020
Total debt to total assets	60% or less	40.4%	40.8%	41.1%	40.6%	40.3%
Secured debt to total assets	40% or less	—%	—%	0.7%	0.7%	0.7%
Ratio of consolidated EBITDA to interest expense	1.50 or greater	6.11	6.06	5.93	5.66	5.52
Unencumbered assets to unsecured debt	150% or greater	248%	245%	243%	247%	249%

Other Debt Coverage Ratios for Debt Holders	Three Months Ended	Nine Months Ended	Twelve Months Ended
	September 30, 2021	September 30, 2021	December 31, 2020
Average net debt to core EBITDA <sup>(5)</sup>	5.5 x	5.6 x	5.8 x
Fixed charge coverage ratio <sup>(6)</sup>	5.5 x	5.5 x	5.2 x
Interest coverage ratio <sup>(7)</sup>	5.5 x	5.5 x	5.3 x

(1) Bank debt covenant compliance calculations relate to specific calculations detailed in the relevant credit agreements.

(2) Defined as EBITDA for the trailing four quarters (including the Company's share of EBITDA from unconsolidated interests), excluding one-time or non-recurring gains or losses, less a \$0.15 per square foot capital reserve, and excluding the impact of straight line rent leveling adjustments and amortization of intangibles divided by the Company's share of fixed charges, as more particularly described in the credit agreements. This definition of fixed charge coverage ratio as prescribed by our credit agreements is different from the fixed charge coverage ratio definition employed elsewhere within this report.

(3) Defined as net operating income for the trailing four quarters for unencumbered assets (including the Company's share of net operating income from partially-owned entities and subsidiaries that are deemed to be unencumbered) less a \$0.15 per square foot capital reserve divided by the Company's share of interest expense associated with unsecured financings only, as more particularly described in the credit agreements.

(4) Bond covenant compliance calculations relate to specific calculations prescribed in the relevant debt agreements. Please refer to the Indenture dated May 9, 2013, the Indenture and the First Supplemental Indenture dated March 6, 2014, the Second Supplemental Indenture dated August 12, 2020, and the Third Supplemental Indenture dated September 20, 2021 for detailed information about the calculations.

(5) For the purposes of this calculation, we use the average daily balance of debt outstanding during the identified period, less cash and cash equivalents and escrow deposits and restricted cash as of the end of the period.

(6) Fixed charge coverage ratio is calculated as Core EBITDA divided by the sum of interest expense, principal amortization, capitalized interest and preferred dividends. The Company had no preferred dividends during the periods ended September 30, 2021 and December 31, 2020. The Company had capitalized interest of \$1,009,904 for the three months ended September 30, 2021, \$2,698,357 for the nine months ended September 30, 2021 and \$965,142 for the twelve months ended December 31, 2020. The Company had no principal amortization for the three months ended September 30, 2021, as it repaid its last remaining amortizing loan during the second quarter of 2021; the Company had principal amortization of \$372,455 for the nine months ended September 30, 2021 and \$1,076,993 for the twelve months ended December 31, 2020.

(7) Interest coverage ratio is calculated as Core EBITDA divided by the sum of interest expense and capitalized interest. The Company had capitalized interest of \$1,009,904 for the three months ended September 30, 2021, \$2,698,357 for the nine months ended September 30, 2021 and \$965,142 for the twelve months ended December 31, 2020.

**Piedmont Office Realty Trust, Inc.**

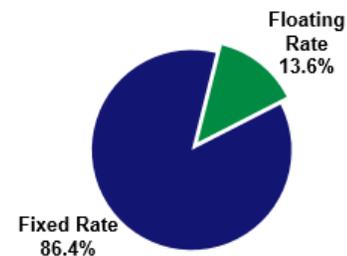
**Debt Summary**

**As of September 30, 2021**

**Unaudited (\$ in thousands)**

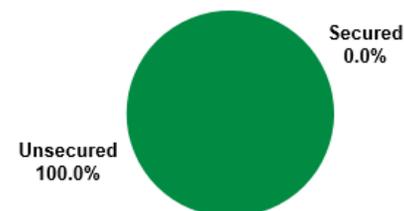
**Floating Rate & Fixed Rate Debt**

Debt <sup>(1)</sup>	Principal Amount Outstanding	Weighted Average Stated Interest Rate <sup>(2)</sup>	Weighted Average Maturity
Floating Rate	\$228,000 <sup>(3)</sup>	1.02%	35.8 months
Fixed Rate	1,450,000	3.51%	64.0 months
<b>Total</b>	<b>\$1,678,000</b>	<b>3.18%</b>	<b>60.2 months</b>



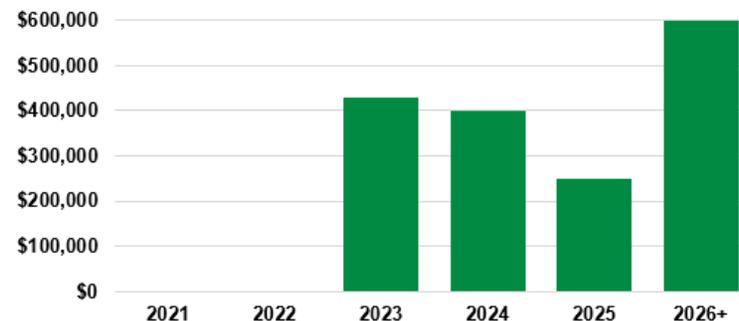
**Unsecured & Secured Debt**

Debt <sup>(1)</sup>	Principal Amount Outstanding	Weighted Average Stated Interest Rate <sup>(2)</sup>	Weighted Average Maturity
Unsecured	\$1,678,000	3.18%	60.2 months
Secured	—	—%	N/A
<b>Total</b>	<b>\$1,678,000</b>	<b>3.18%</b>	<b>60.2 months</b>



**Debt Maturities <sup>(4)</sup>**

Maturity Year	Unsecured Debt - Principal Amount Outstanding <sup>(1)</sup>	Weighted Average Stated Interest Rate <sup>(2)</sup>	Percentage of Total
2021	\$—	N/A	—%
2022	—	N/A	—%
2023	428,000	2.96%	25.5%
2024	400,000	4.45%	23.8%
2025	250,000	2.04%	14.9%
2026 +	600,000	2.95%	35.8%
<b>Total</b>	<b>\$1,678,000</b>	<b>3.18%</b>	<b>100.0%</b>



(1) All of Piedmont's outstanding debt as of September 30, 2021, was unsecured, interest-only debt.

(2) Weighted average stated interest rate is calculated based upon the principal amounts outstanding.

(3) The amount of floating rate debt is comprised of the \$78 million outstanding balance as of September 30, 2021 on the \$500 million unsecured revolving credit facility and \$150 million in principal amount of the \$250 million unsecured term loan that closed in 2018 that remained unhedged as of September 30, 2021. The \$250 million unsecured term loan that closed in 2018 has a stated variable rate. However, Piedmont entered into \$100 million in notional amount of seven-year interest rate swap agreements resulting in an effectively fixed interest rate for \$100 million in principal amount of the term loan (at 3.56% as of September 30, 2021; this rate can change only with a credit rating change for the Company) through the loan's maturity date of March 31, 2025. Additional details regarding the floating rate debt can be found on the following page.

(4) For loans which provide extension options that are conditional solely upon the Company providing proper notice to the loan's administrative agent and the payment of an extension fee, the final extended maturity date is reflected herein.

**Piedmont Office Realty Trust, Inc.**

**Debt Detail**

**Unaudited (\$ in thousands)**

Facility <sup>(1)</sup>	Property	Stated Rate	Maturity	Principal Amount Outstanding as of September 30, 2021
\$350.0 Million Unsecured 2013 Senior Notes	N/A	3.40 % <sup>(2)</sup>	6/1/2023	\$ 350,000
\$500.0 Million Unsecured Line of Credit <sup>(3)</sup>	N/A	0.99 % <sup>(4)</sup>	9/29/2023	78,000
\$400.0 Million Unsecured 2014 Senior Notes	N/A	4.45 % <sup>(5)</sup>	3/15/2024	400,000
\$250.0 Million Unsecured 2018 Term Loan	N/A	2.04 % <sup>(6)</sup>	3/31/2025	250,000
\$300.0 Million Unsecured 2020 Senior Notes	N/A	3.15 % <sup>(7)</sup>	8/15/2030	300,000
\$300.0 Million Unsecured 2021 Senior Notes	N/A	2.75 % <sup>(8)</sup>	4/1/2032	300,000
<b>Total Debt - Principal Amount Outstanding / Weighted Average Stated Rate <sup>(9)</sup></b>		<b>3.18 %</b>		<b>\$ 1,678,000</b>
GAAP Accounting Adjustments <sup>(10)</sup>				(12,899)
<b>Total Debt - GAAP Amount Outstanding</b>				<b>\$ 1,665,101</b>

(1) All of Piedmont's outstanding debt as of September 30, 2021, was unsecured, interest-only debt.

(2) The \$350 million unsecured senior notes were offered for sale at 99.601% of the principal amount. The resulting effective cost of the financing is approximately 3.45% before the consideration of transaction costs and proceeds from interest rate hedges. After the application of proceeds from interest rate hedges, the effective cost of the financing is approximately 3.43%.

(3) All of Piedmont's outstanding debt as of September 30, 2021, was term debt with the exception of \$78 million outstanding on our unsecured revolving credit facility. The \$500 million unsecured revolving credit facility has an initial maturity date of September 30, 2022; however, there are two, six-month extension options available under the facility providing for a total extension of up to one year to September 29, 2023. The final extended maturity date is presented on this schedule.

(4) The interest rate presented for the \$500 million unsecured revolving credit facility is the weighted average interest rate for all outstanding draws as of September 30, 2021. Piedmont may select from multiple interest rate options with each draw under the facility, including the prime rate and various length LIBOR locks. The all-in interest rate associated with each LIBOR interest period selection is comprised of the relevant base LIBOR interest rate plus a credit spread (0.90% as of September 30, 2021) based on Piedmont's then current credit rating.

(5) The \$400 million unsecured senior notes were offered for sale at 99.791% of the principal amount. The resulting effective cost of the financing is approximately 4.48% before the consideration of transaction costs and proceeds from interest rate hedges. After the application of proceeds from interest rate hedges, the effective cost of the financing is approximately 4.10%.

(6) The \$250 million unsecured term loan that closed in 2018 has a stated variable interest rate; however, Piedmont entered into \$100 million in notional amount of seven-year interest rate swap agreements that effectively fixed the interest rate on \$100 million of the term loan (at 3.56% as of September 30, 2021; this rate can change only with a credit rating change for the Company) through the loan's maturity date of March 31, 2025. For the portion of the loan that continues to have a variable interest rate, Piedmont may select from multiple interest rate options, including the prime rate and various length LIBOR locks. The all-in interest rate associated with each LIBOR interest period selection is comprised of the relevant base LIBOR interest rate plus a credit spread (0.95% as of September 30, 2021) based on Piedmont's then current credit rating.

(7) The \$300 million unsecured senior notes were offered for sale at 99.236% of the principal amount. The resulting effective cost of the financing is approximately 3.24% before the consideration of transaction costs and the impact of interest rate hedges. After incorporating the results of the related interest rate hedging activity, the effective cost of the financing is approximately 3.90%.

(8) The \$300 million unsecured senior notes were offered for sale at 99.510% of the principal amount. The resulting effective cost of the financing is approximately 2.80% before the consideration of transaction costs and the impact of interest rate hedges. After incorporating the results of the related interest rate hedging activity, the effective cost of the financing is approximately 2.78%.

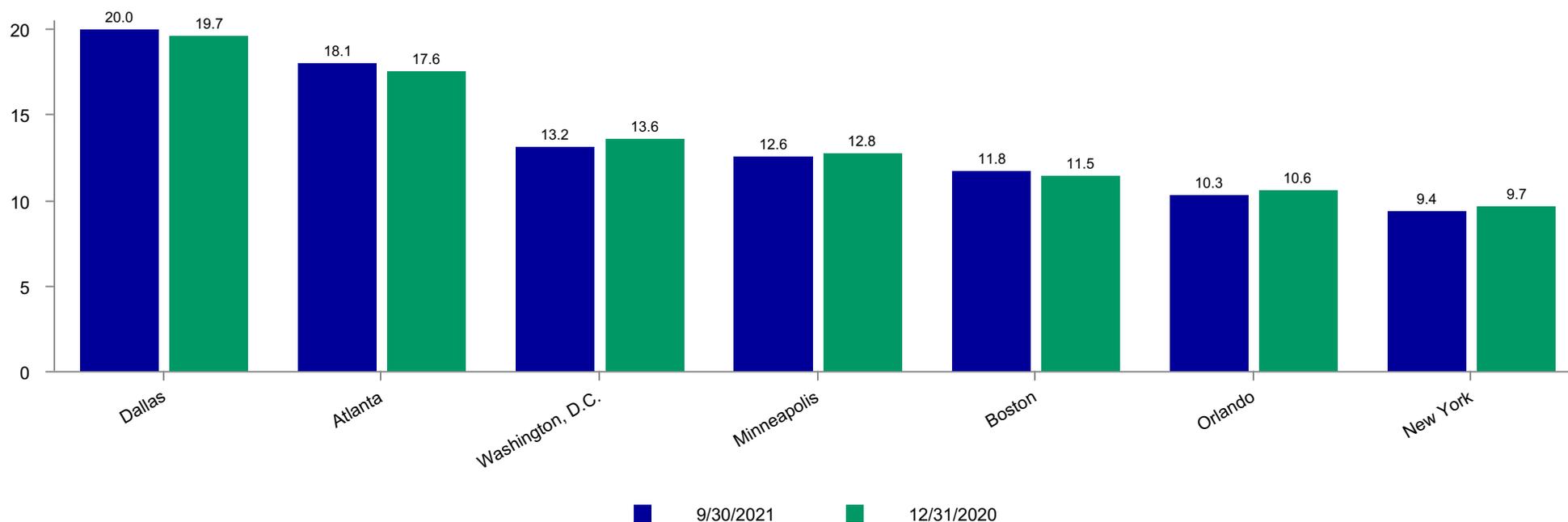
(9) Weighted average is based on the principal amounts outstanding and interest rates at September 30, 2021.

(10) The GAAP accounting adjustments relate to original issue discounts, third-party fees, and lender fees resulting from the procurement processes for our various debt facilities. The original issue discounts and fees are amortized to interest expense over the contractual term of the related debt.

**Piedmont Office Realty Trust, Inc.**  
**Geographic Diversification**  
**As of September 30, 2021**  
*(\$ and square footage in thousands)*

Location	Number of Properties	Annualized Lease Revenue	Percentage of Annualized Lease Revenue (%)	Rentable Square Footage	Percentage of Rentable Square Footage (%)	Leased Square Footage	Percent Leased (%)
Dallas	13	\$103,400	20.0	3,544	21.6	2,971	83.8
Atlanta	9	93,983	18.1	3,393	20.6	2,890	85.2
Washington, D.C.	6	68,144	13.2	1,620	9.8	1,327	81.9
Minneapolis	6	65,432	12.6	2,104	12.8	1,934	91.9
Boston	10	61,352	11.8	1,885	11.5	1,739	92.3
Orlando	6	53,587	10.3	1,754	10.7	1,589	90.6
New York	1	48,657	9.4	1,029	6.3	930	90.4
Other	3	23,698	4.6	1,099	6.7	726	66.1
<b>Total / Weighted Average</b>	<b>54</b>	<b>\$518,253</b>	<b>100.0</b>	<b>16,428</b>	<b>100.0</b>	<b>14,106</b>	<b>85.9</b>

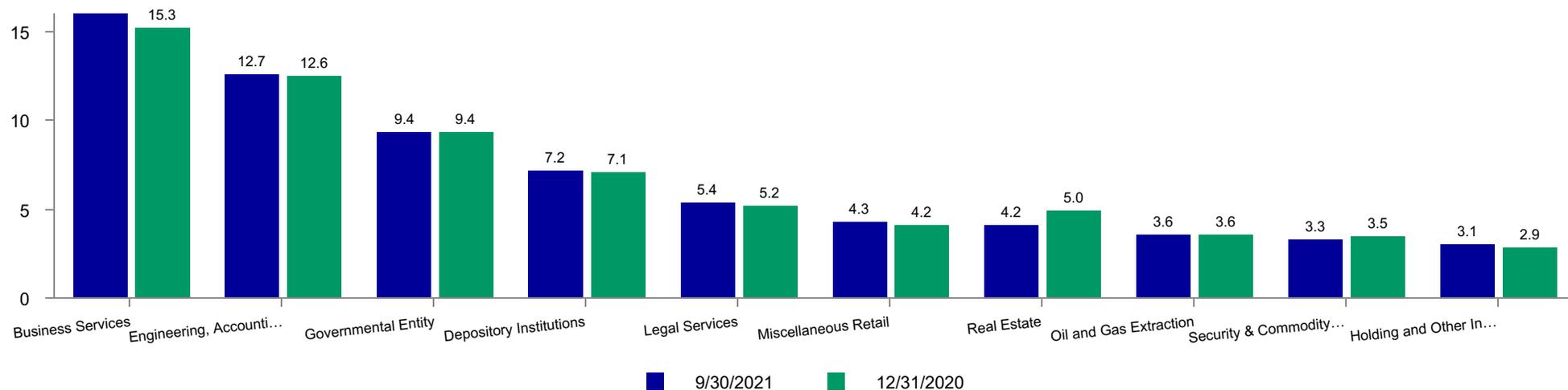
**Percentage of Annualized Lease Revenue (%)**



**Piedmont Office Realty Trust, Inc.**  
**Industry Diversification**  
**As of September 30, 2021**  
*(\$ and square footage in thousands)*

Industry	Number of Tenants	Percentage of Total Tenants (%)	Annualized Lease Revenue	Percentage of		
				Annualized Lease Revenue (%)	Leased Square Footage	Percentage of Leased Square Footage (%)
Business Services	94	13.3	\$83,970	16.2	2,342	16.6
Engineering, Accounting, Research, Management & Related Services	100	14.1	65,803	12.7	1,729	12.3
Governmental Entity	6	0.8	48,973	9.4	970	6.9
Depository Institutions	18	2.5	37,524	7.2	1,021	7.2
Legal Services	70	9.9	28,133	5.4	780	5.5
Miscellaneous Retail	9	1.3	22,258	4.3	590	4.2
Real Estate	40	5.7	21,875	4.2	687	4.9
Oil and Gas Extraction	3	0.4	18,805	3.6	557	3.9
Security & Commodity Brokers, Dealers, Exchanges & Services	49	6.9	17,265	3.3	471	3.3
Holding and Other Investment Offices	31	4.4	15,882	3.1	426	3.0
Health Services	26	3.7	15,615	3.0	416	2.9
Measuring, Analyzing, And Controlling Instruments; Medical and Other Goods	5	0.7	12,471	2.4	587	4.2
Educational Services	6	0.8	11,858	2.3	206	1.5
Communications	46	6.5	11,238	2.2	263	1.9
Insurance Agents, Brokers & Services	17	2.4	10,897	2.1	332	2.4
Other	187	26.6	95,686	18.6	2,729	19.3
<b>Total</b>	<b>707</b>	<b>100.0</b>	<b>\$518,253</b>	<b>100.0</b>	<b>14,106</b>	<b>100.0</b>

**Percentage of Annualized Lease Revenue (%)**



# Appendix

### **Definitions of Non-GAAP Financial Measures**

**Core EBITDA:** The Company calculates Core EBITDA as net income (computed in accordance with GAAP) before interest, taxes, depreciation and amortization and incrementally removing any impairment losses, gains or losses from sales of property and other significant infrequent items that create volatility within our earnings and make it difficult to determine the earnings generated by our core ongoing business. Core EBITDA is a non-GAAP financial measure and should not be viewed as an alternative to net income calculated in accordance with GAAP as a measurement of the Company's operating performance. The Company believes that Core EBITDA is helpful to investors as a supplemental performance measure because it provides a metric for understanding the performance of the Company's results from ongoing operations without taking into account the effects of non-cash expenses (such as depreciation and amortization), as well as items that are not part of normal day-to-day operations of the Company's business. Other REITs may not define Core EBITDA in the same manner as the Company; therefore, the Company's computation of Core EBITDA may not be comparable to that of other REITs.

**Gross Assets:** Gross Assets is defined as total assets with the add-back of accumulated depreciation and accumulated amortization related to real estate assets and accumulated amortization related to deferred lease costs.

### **Definitions of Other Terms**

**Annualized Lease Revenue ("ALR"):** ALR is calculated by multiplying (i) rental payments (defined as base rent plus operating expense reimbursements, if payable by the tenant on a monthly basis under the terms of a lease that has been executed, but excluding a) rental abatements and b) rental payments related to executed but not commenced leases for space that was covered by an existing lease), by (ii) 12. In instances in which contractual rents or operating expense reimbursements are collected on an annual, semi-annual, or quarterly basis, such amounts are multiplied by a factor of 1, 2, or 4, respectively, to calculate the annualized figure. For leases that have been executed but not commenced relating to un-leased space, ALR is calculated by multiplying (i) the monthly base rental payment (excluding abatements) plus any operating expense reimbursements for the initial month of the lease term, by (ii) 12. Unless stated otherwise, this measure excludes revenues associated with development properties and properties taken out of service for redevelopment, if any.

### **Contacts**

#### **Robert E. Bowers**

Chief Financial and Administrative Officer

770.418.8800

robert.bowers@piedmontreit.com

#### **Edward H. Guilbert, III**

Executive Vice President, Finance and Treasurer

770.418.8800

eddie.guilbert@piedmontreit.com

**Piedmont Office Realty Trust, Inc.**  
**Consolidated Balance Sheets**  
*Unaudited (in thousands)*

	September 30, 2021	June 30, 2021	March 31, 2021	December 31, 2020	September 30, 2020
<b>Assets:</b>					
Real estate, at cost:					
Land assets	\$ 476,717	\$ 476,717	\$ 476,717	\$ 476,716	\$ 497,478
Buildings and improvements	3,259,369	3,203,286	3,170,152	3,123,042	3,215,255
Buildings and improvements, accumulated depreciation	(829,832)	(804,400)	(776,577)	(751,521)	(787,602)
Intangible lease asset	148,945	155,002	155,634	158,444	161,870
Intangible lease asset, accumulated amortization	(80,072)	(79,149)	(72,475)	(67,850)	(63,353)
Construction in progress	48,226	67,033	47,498	56,749	56,393
Real estate assets held for sale, gross	78,803	77,917	76,797	76,475	76,475
Real estate assets held for sale, accumulated depreciation & amortization	(16,699)	(16,699)	(16,487)	(16,021)	(15,558)
<b>Total real estate assets</b>	<b>3,085,457</b>	<b>3,079,707</b>	<b>3,061,259</b>	<b>3,056,034</b>	<b>3,140,958</b>
Cash and cash equivalents	8,189	8,122	10,689	7,331	23,958
Tenant receivables, net of allowance for doubtful accounts	8,678	6,530	4,545	8,448	11,301
Straight line rent receivable	159,871	156,912	153,727	148,797	152,171
Notes receivable	118,500	118,500	118,500	118,500	—
Escrow deposits and restricted cash	6,093	1,578	1,741	1,883	1,781
Prepaid expenses and other assets	24,915	29,469	22,647	23,277	28,074
Goodwill	98,918	98,918	98,918	98,918	98,918
Deferred lease costs, gross	437,020	441,488	439,342	444,211	460,773
Deferred lease costs, accumulated amortization	(195,255)	(191,045)	(181,499)	(171,817)	(169,307)
Other assets held for sale, gross	9,258	9,128	8,941	5,030	5,123
Other assets held for sale, accumulated amortization	(996)	(996)	(936)	(802)	(668)
<b>Total assets</b>	<b>\$ 3,760,648</b>	<b>\$ 3,758,311</b>	<b>\$ 3,737,874</b>	<b>\$ 3,739,810</b>	<b>\$ 3,753,082</b>
<b>Liabilities:</b>					
Unsecured debt, net of discount	\$ 1,665,101	\$ 1,666,570	\$ 1,633,819	\$ 1,594,068	\$ 1,588,411
Secured debt	—	—	27,628	27,936	28,424
Accounts payable, accrued expenses, and accrued capital expenditures	127,675	111,562	92,183	137,680	120,763
Deferred income	73,614	70,594	56,638	36,891	36,613
Intangible lease liabilities, less accumulated amortization	26,924	29,761	32,607	35,440	38,324
Interest rate swaps	6,715	7,316	7,654	9,834	10,618
Other liabilities held for sale	—	—	—	—	—
<b>Total liabilities</b>	<b>\$ 1,900,029</b>	<b>\$ 1,885,803</b>	<b>\$ 1,850,529</b>	<b>\$ 1,841,849</b>	<b>\$ 1,823,153</b>
<b>Stockholders' equity:</b>					
Common stock	1,241	1,241	1,240	1,238	1,260
Additional paid in capital	3,700,208	3,698,656	3,697,801	3,693,996	3,692,634
Cumulative distributions in excess of earnings	(1,822,441)	(1,807,679)	(1,791,558)	(1,774,856)	(1,740,670)
Other comprehensive loss	(20,036)	(21,368)	(21,813)	(24,100)	(24,993)
<b>Piedmont stockholders' equity</b>	<b>1,858,972</b>	<b>1,870,850</b>	<b>1,885,670</b>	<b>1,896,278</b>	<b>1,928,231</b>
Non-controlling interest	1,647	1,658	1,675	1,683	1,698
<b>Total stockholders' equity</b>	<b>1,860,619</b>	<b>1,872,508</b>	<b>1,887,345</b>	<b>1,897,961</b>	<b>1,929,929</b>
<b>Total liabilities, redeemable common stock and stockholders' equity</b>	<b>\$ 3,760,648</b>	<b>\$ 3,758,311</b>	<b>\$ 3,737,874</b>	<b>\$ 3,739,810</b>	<b>\$ 3,753,082</b>
<i>Common stock outstanding at end of period</i>	<i>124,136</i>	<i>124,132</i>	<i>124,029</i>	<i>123,839</i>	<i>126,029</i>

**Piedmont Office Realty Trust, Inc.**  
**Reconciliation of Core EBITDA to Net Income**  
*Unaudited (in thousands)*

	Three Months Ended					Nine Months Ended	
	9/30/2021	6/30/2021	3/31/2021	12/31/2020	9/30/2020	9/30/2021	9/30/2020
<b>Net income attributable to Piedmont</b>	<b>\$ 11,306</b>	<b>\$ 9,947</b>	<b>\$ 9,344</b>	<b>\$ 22,609</b>	<b>\$ 8,943</b>	<b>\$ 30,597</b>	<b>\$ 210,079</b>
Net income / (loss) attributable to noncontrolling interest	(5)	(3)	(1)	(1)	(3)	(9)	(2)
Interest expense	12,450	12,345	12,580	13,048	12,725	37,375	41,942
Depreciation	30,552	29,989	28,094	27,228	28,247	88,635	83,315
Amortization	20,362	20,681	22,900	22,312	22,976	63,943	70,930
Depreciation and amortization attributable to noncontrolling interests	21	21	21	20	22	63	64
Loss / (gain) on sale of properties	—	—	—	(14,634)	340	—	(191,032)
<b>EBITDAre</b>	<b>74,686</b>	<b>72,980</b>	<b>72,938</b>	<b>70,582</b>	<b>73,250</b>	<b>220,604</b>	<b>215,296</b>
(Gain) / loss on extinguishment of debt	—	—	—	—	—	—	9,336
<b>Core EBITDA</b>	<b>74,686</b>	<b>72,980</b>	<b>72,938</b>	<b>70,582</b>	<b>73,250</b>	<b>220,604</b>	<b>224,632</b>