



Capital Deployment: 501 West Church Street - Downtown Orlando

March 2018

Piedmont Office Realty Trust, Inc. (also referred to herein as “Piedmont” or the “Company”) (NYSE: PDM) is an owner, manager, developer and operator of high-quality, Class A office properties in select sub-markets located primarily within eight major eastern U.S. office markets. The Company’s geographically-diversified portfolio is comprised of almost \$5 billion in gross assets and approximately 17 million square feet. The Company is a fully-integrated, self-managed real estate investment trust (REIT) with local management offices in each of its major markets and is investment-grade rated by Standard & Poor’s (BBB) and Moody’s (Baa2).

We use market data and industry forecasts and projections throughout this presentation which have been obtained from publicly available industry publications. These sources are believed to be reliable, but the accuracy and completeness of the information are not guaranteed. Certain statements contained in this presentation constitute forward-looking statements which we intend to be covered by the safe-harbor provisions for forward-looking statements contained in Section 27A of the Securities Act of 1933 and Section 21E of the Securities Exchange Act of 1934, as applicable. Such information is subject to certain risks and uncertainties, as well as known and unknown risks, which could cause actual results to differ materially from those projected or anticipated. Therefore, such statements are not intended to be a guarantee of our performance in future periods. Such forward-looking statements can generally be identified by our use of forward-looking terminology such as “may,” “will,” “expect,” “intend,” “anticipate,” “believe,” “continue” or similar words or phrases that are predictions of future events or trends and which do not relate solely to historical matters. Some examples of risk factors that could cause our actual results and expectations to differ materially from those described in our forward-looking statements are detailed in our most recent Annual Report on Form 10-K and other documents we file with the Securities and Exchange Commission (“SEC”). Readers are cautioned not to place undue reliance on these forward-looking statements, which speak only as of the date of this presentation.

Unless the context indicates otherwise, the term “properties” as used in this document and the statistical information presented in this document regarding our properties includes our wholly-owned office properties and our office properties owned through consolidated joint ventures.

The information and non-GAAP financial terms contained in this presentation do not contain all of the information and definitions that may be important to you and should be read in conjunction with our Annual Report on Form 10-K for the year ended December 31, 2017, and our quarterly reports on Form 10-Q for the periods ended March 31, 2017, June 30, 2017, and September 30, 2017 and our other filings with the SEC. Other information important to you may also be found in documents that we furnish to the SEC, such as our Quarterly Supplemental Information dated as of December 31, 2017. Such documents are available at www.sec.gov and under the heading Investor Relations on our website at www.piedmontreit.com.

Unless otherwise noted, all financial and statistical information contained in this presentation is as of December 31, 2017.

Strategic Downtown Orlando Acquisition at a Favorable Basis

PIEDMONT'S
SUNTRUST PLAZA,
CNL CENTER I & II

**501 WEST
CHURCH
STREET**

**STRONG FINANCIAL
RETURNS**
Projected 2018
Core FFO yield of 7.6% ⁽²⁾

**Substantial Discount to
Replacement Cost**
High-quality, class A property acquired at
~50% discount to replacement cost ⁽¹⁾



Value-Add Investment
Opportunity to grow cash flow by resetting
significantly below market rental rates,
capturing additional event parking and
expanding retail tenancy

Located in Orlando's Burgeoning Technology, Research and Entertainment Corridor



Orlando City SC Stadium



Amway Center

501 WEST CHURCH STREET



UCF Creative Village
(Under Construction)

Government Block

Orlando's Bridge District
@ Church Street Retail
(Under Construction)

Orlando Magic Sports and Entertainment Complex
(Proposed Development)

Strengthened Downtown Orlando Presence for Large Corporate Tenants



STRONG AMENITY BASE

Onsite café and fitness center with a 5-minute walk to Orlando's developing Bridge District and Church Street Retail

STABLE CASH FLOW WITH UPSIDE POTENTIAL

Stabilized through 2024 with the opportunity to meaningfully grow cash flow through value enhancing initiatives

OPERATIONAL SYNERGIES

Floorplates attractive to large tenants broadens Piedmont's 1.5 million square foot downtown Orlando portfolio



Investment	\$28 million / \$153 per square foot
Submarket / Year Built	CBD / 2003
Square Feet / Floors	182,000 / 5 stories
Occupancy	Major lease expires March 2024
Parking	550 spaces in adjoining garage 3.0:1,000 ratio

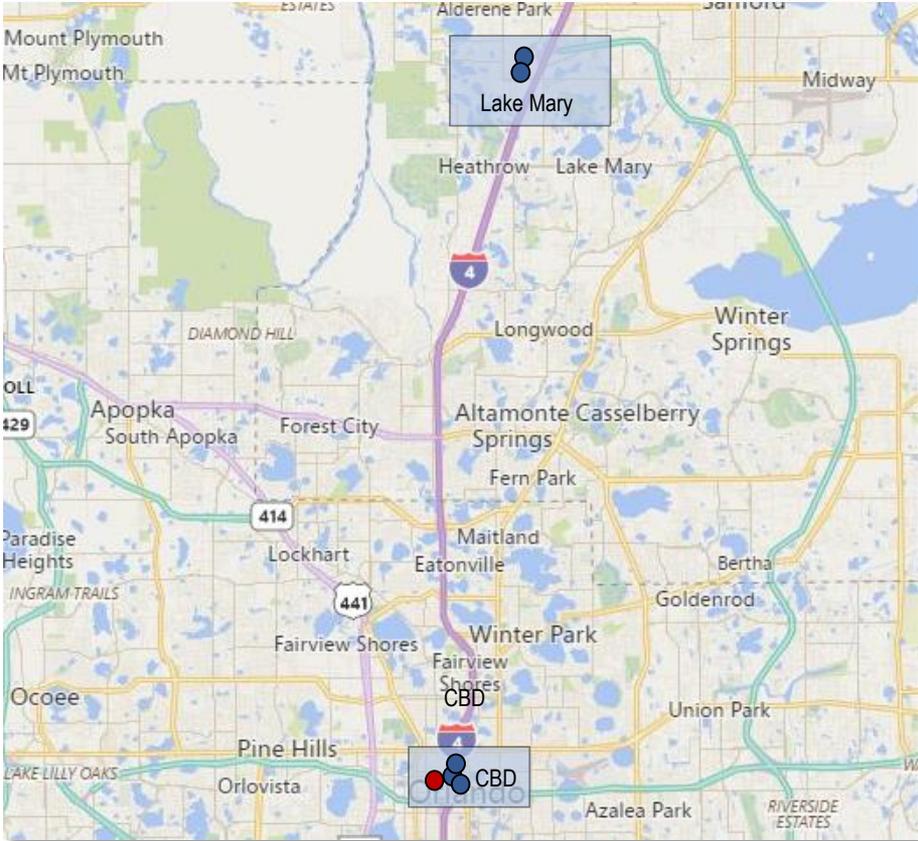
3.3%
Metro
Unemployment

2
Fortune 1000 HQ in
Metro Area

3.5%
Prior 12 month
employment growth

8.3%
Metro Class A
Vacancy

574,500
SF Under
Construction- Metro



● Existing Property ● 501 W. Church

Sources: BLS December 2017, Green Street Market-Level Job Growth October Employment Update November 2017, CoStar, JLL 4th Quarter 2017 office statistics

TARGET SUBMARKET CLASS-A PERFORMANCE

Submarket	Vacancy	Rent Change	
		2017 ⁽³⁾	2018 ⁽⁴⁾
Lake Mary	7.7%	4.1%	3.4%
CBD	9.0%	2.3%	1.0%

PIEDMONT ORLANDO PORTFOLIO

	Property	SF	% Leased @ 12/31/17
CBD	501 W. Church	182,000	100.0%
	CNL Center I	347,000	98.6%
	CNL Center II	270,000	97.4%
	SunTrust Center	646,000	93.7%
Suburban	400 TownPark	176,000	97.7%
	500 TownPark	134,000	90.3%
	TownPark Land	18.9 acres / 1,000,000+ SF	N/A

Appendix: Footnotes

- 1 Based on Management's estimate of replacement cost for a comparable property with structured parking
- 2 Based on Management's estimates as of March 2018
- 3 2017 as stated by CoStar's 2017Q4 Submarket Analysis and Forecast Report
- 4 Annualized growth projected in Class A rental rates for 2018 as stated by CoStar