



NAREIT Investor Presentation

June 2018

Introduction

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 include our wholly-owned office properties and our office properties owned through consolidated joint ventures, but exclude one out-of-service property as of March 31, 2018.

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 report on Form 10-Q for the period ended March 31, 2018 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 March 31, 2018. 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 March 31, 2018.

Piedmont Overview

CORPORATE OVERVIEW

As of 3/31/2018

Ticker (NYSE)	PDM
Market Cap as of 5/31/2018 (billions)	\$2.5
Three-Year Total Return (5/29/15-5/31/18)	30.5%
Gross Assets (billions)	\$4.5
Ratings (Moody's/S&P)	Baa2/BBB
Debt (billions)	\$1.7
Net Debt to Gross Assets	37.5%
Net Debt to Core EBITDA ²	5.4x
Dividend / Yield as of 5/31/2018	\$0.84 / 4.4%

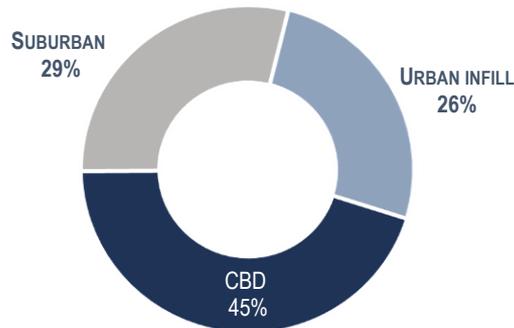
PORTFOLIO OVERVIEW ¹

As of 3/31/2018

Square Feet (millions)	16.2
Number of In-Service Properties	53
% Leased	91.3%
Weighted Average Lease Term	6.7 years
Annualized Lease Revenue (millions)	\$501.7
% of ALR from Credit Tenants ³	63%
Asset Quality (Green Street Office Sector Update, 5/31/2018)	A-
Median Building Age	18.8 years
% of SF Energy-Star Rated (Includes Out of Service Property)	83%

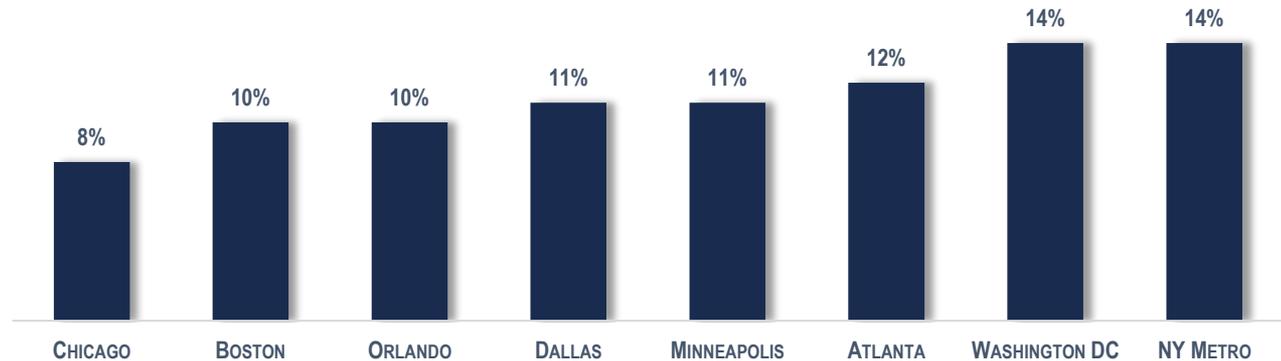
Portfolio Location

(as % of ALR as of 3/31/2018)



Core Markets (Over 90% of ALR from 8 Strategic Markets)

(% of ALR as of 3/31/2018)



Who is Piedmont?



ARLINGTON GATEWAY
Arlington, VA



ONE BRATTLE SQUARE
Cambridge, MA

PATHS TO GROWTH

DISCIPLINED CAPITAL ALLOCATOR

DIVERSIFIED PORTFOLIO

FINANCIAL STRENGTH AND FLEXIBILITY

PROACTIVE OPERATIONAL MANAGEMENT

SUPERIOR RISK / REWARD PROPOSITION

ORGANIC NOI GROWTH POTENTIAL



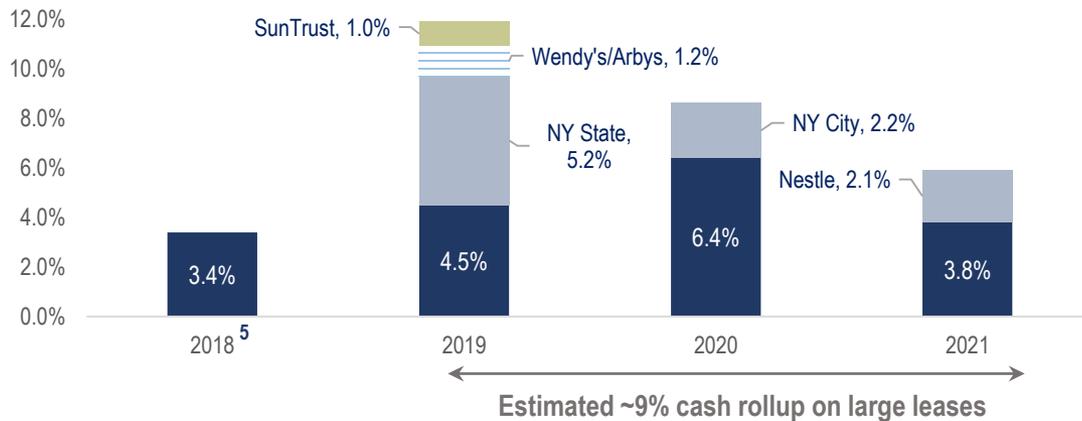
3100 CLARENDON BOULEVARD
Arlington, VA



5 & 15 WAYSIDE
Burlington, MA

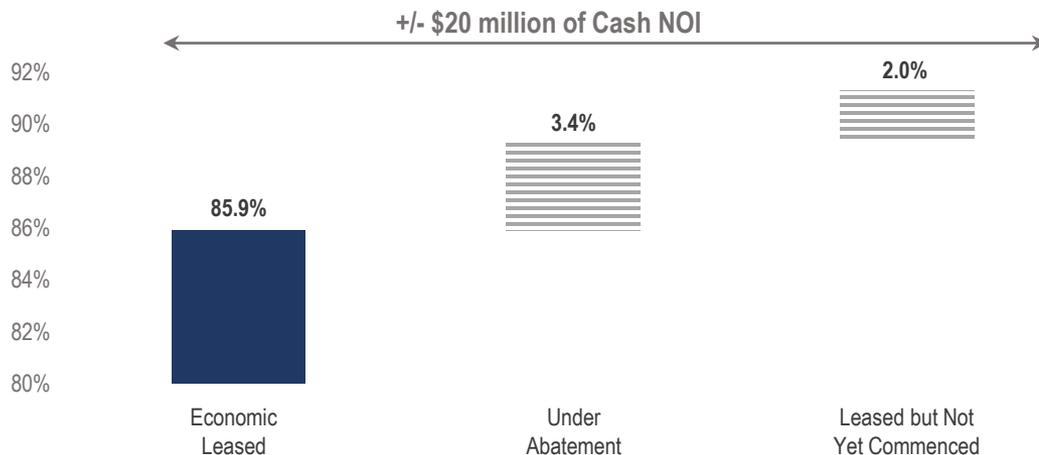
Capitalizing on Future Expirations (% of ALR ⁴)

As of 3/31/2018



Realizing Contractual Cash Flow

As of 3/31/2018



SELECTIVE DEVELOPMENT TO EXPAND POSITIONS

As of 3/31/2018

Strategically-Located Land Holdings for Future Development (minimum 70% pre-lease); All Land Holdings are Adjacent to Existing Core Locations



1,000,000 SF

Lake Mary, FL
Adjacent to 400 & 500 TownPark

Land Basis: \$6.2M
Submarket Class A Direct Vacancy: 6.7% (Lake Mary)*



250,000 SF

Atlanta, GA
Adjacent to Glenridge Highlands One & Two

Land Basis: \$1.9M
Submarket Class A Direct Vacancy: 14.3% (Central Perimeter)*



250,000 SF

Atlanta, GA
Adjacent to The Medici

Land Basis: \$2.7M
Submarket Class A Direct Vacancy: 13.1% (West Buckhead)*



500,000 SF

Irving, TX
Adjacent to 6011, 6021 & 6031 Connection Drive

Land Basis: \$2.8M
Submarket Class A Direct Vacancy: 11.4%
(Las Colinas)*



400,000 SF

Irving, TX
Adjacent to 750 West John Carpenter Freeway

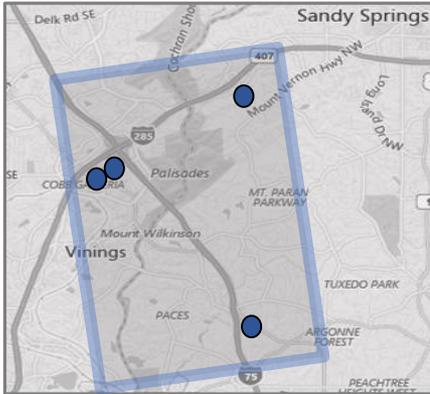
Land Basis: \$1.0M
Submarket Class A Direct Vacancy: 11.4%
(Las Colinas)*

* Submarket vacancy data sourced from JLL Office Statistics, Q1 2018.

Disciplined Capital Allocator

BUILDING DOMINANT POSITIONS WITHIN TARGET SUBMARKETS

Atlanta - Northwest



GALLERIA 200, ATLANTA, GA

Invested (# buildings, \$MM) ⁶	4 bldgs, \$192 million
Discount to Replacement Cost ⁷	43%
Submarket Vacancy ⁸	16.2%
'15-'17 Submarket CI A Rent Growth ⁹	17.5%
'18-'19 Submarket CI A Rent Growth ⁹	4.3%

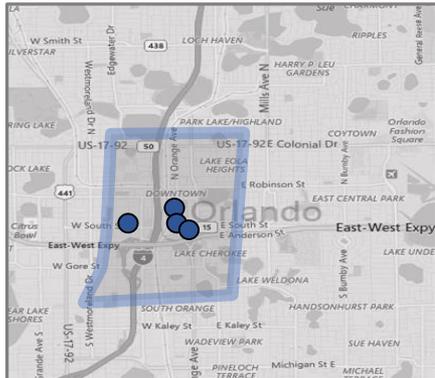
Boston - 128 North



5 WALL STREET, BURLINGTON, MA

Invested (# buildings, \$MM) ⁶	6 bldgs, \$280 million
Discount to Replacement Cost ⁷	25%
Submarket Vacancy ⁸	9.9%
'15-'17 Submarket CI A Rent Growth ⁹	11.3%
'18-'19 Submarket CI A Rent Growth ⁹	(2.0)%

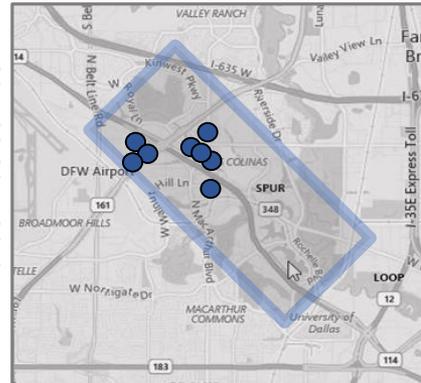
Orlando - CBD



CNL CENTER I & II, ORLANDO, FL

Invested (# buildings, \$MM) ⁶	4 bldgs, \$366 million
Discount to Replacement Cost ⁷	28%
Submarket Vacancy ⁸	9.1%
'15-'17 Submarket CI A Rent Growth ⁹	21.1%
'18-'19 Submarket CI A Rent Growth ⁹	3.7%

Dallas - Las Colinas

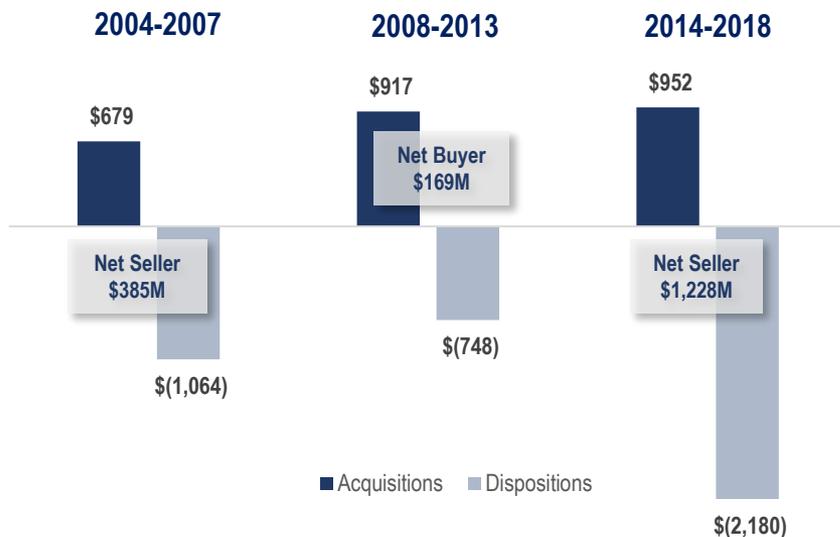


750 WEST JOHN CARPENTER, IRVING, TX

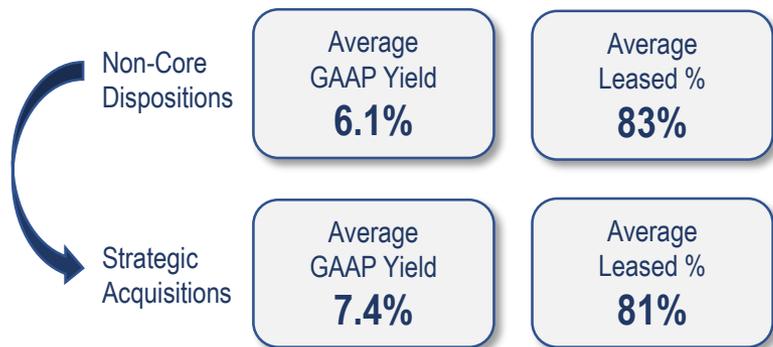
Invested (# buildings, \$MM) ⁶	3 bldgs, \$114 million
Discount to Replacement Cost ⁷	37%
Submarket Vacancy ⁸	17.7%
'15-'17 Submarket CI A Rent Growth ⁹	4.0%
'18-'19 Submarket CI A Rent Growth ⁹	1.4%

Disciplined Capital Allocator

SINCE 2014, PIEDMONT HAS SOLD \$2.2 BILLION OF NON-CORE HOLDINGS, EXITING MULTIPLE MARKETS & REDUCING DEBT BY APPROXIMATELY \$300M

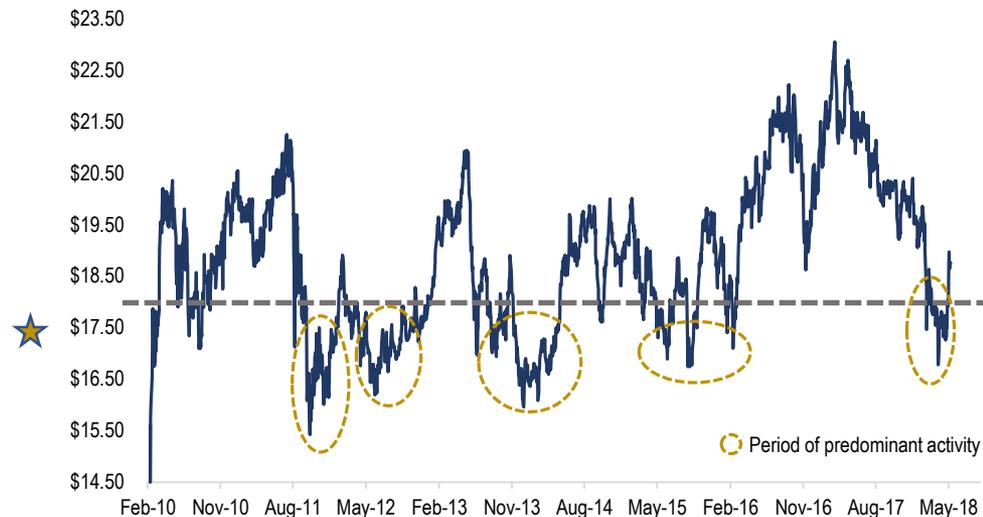


Capital Recycling Since 2014



PIEDMONT HAS CREATED VALUE THROUGH THE OPPORTUNISTIC ACQUISITION OF ~\$780M OF ITS STOCK

Piedmont Stock Price Since IPO



★ Average Stock Buyback Price of \$17.74 per Share
 ~44M Total Shares Repurchased Since IPO
 As of 3/31/2018

“Management has smartly bought back stock (with sales proceeds) multiple times this cycle...”

GreenStreet Advisors, PDM Company Snapshot May 7, 2018

NAV Impact Scenarios

Hypothetical Impact from Repurchasing Shares During Q4 2017 & Q1 2018

Calculated using different assumed starting NAVs per share and otherwise publicly available data

Starting NAV (Per Share)

\$23.00	\$24.00	\$25.00	\$26.00	\$27.00
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Value Accretion (per share) **\$ 0.56** **\$ 0.68** **\$ 0.79** **\$0.91** **\$ 1.03**

EXAMPLE CALCULATIONS ASSUMING \$25.00 STARTING NAV

	<u>9/30/17</u>	<u>Change in Real Estate</u>	<u>3/31/18</u>
Real Estate Value	\$5,416,392	(\$356,044)*	\$5,060,347
Less: Debt	(\$1,710,903)		(\$1,697,434)
Plus: Current Assets - Current Liabilities	(\$ 73,114)		(\$74,205)
Net Value	\$3,632,375		\$3,288,708
Shares Outstanding	145,295		130,025
Net Asset Value per share	\$25.00		\$25.29
Plus: Special Dividend	\$ 0.00		\$ 0.50
Total Net Asset Value per share	\$25.00		\$25.79

Sale of 14-Property Portfolio,
Acquisition of Norman Pointe I,
501 West Church Street

\$0.50-1.00 per share
Gain in Value from Buying Back
Stock Below NAV
(depending on starting point)

* Amount represents deduction of assets sold during the period (less closings costs) plus the addition of assets bought during the period.

Diversified Portfolio

PORTFOLIO CONCENTRATED WITHIN EIGHT OF THE NATION'S LARGEST EASTERN MARKETS

- Why These Markets and Specific Submarkets:
 - Historical and projected rental rate growth
 - Barriers to entry
 - Heavy amenity base
 - Proximity to transportation hubs
 - Ideal for large, corporate users
 - Ample size and scale for liquidity
 - Fragmented / limited REIT ownership
 - Favorable business environment / supportive local government

Atlanta
Northwest, Central Perimeter

Washington, DC
District, R-B Corridor

Boston
Cambridge, Burlington/Route 128

Minneapolis
CBD, West/SW

Chicago
CBD

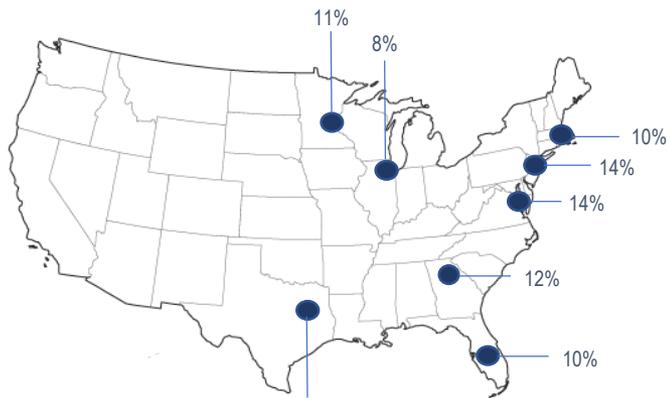
New York
Financial District

Dallas
Las Colinas, Uptown, Preston Center

Orlando
CBD, Lake Mary

ALR by Target Market

Over 90% of ALR in top 8 Markets

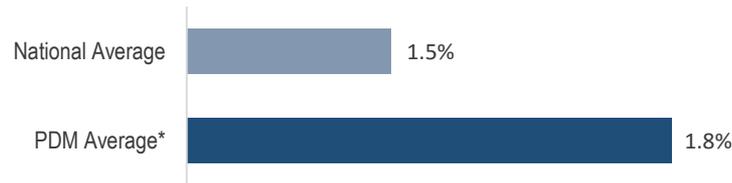


As of 3/31/2018

PIEDMONT'S MARKETS OFFER ATTRACTIVE FUNDAMENTALS AND FAVORABLE OUTLOOK

LTM Employment Growth

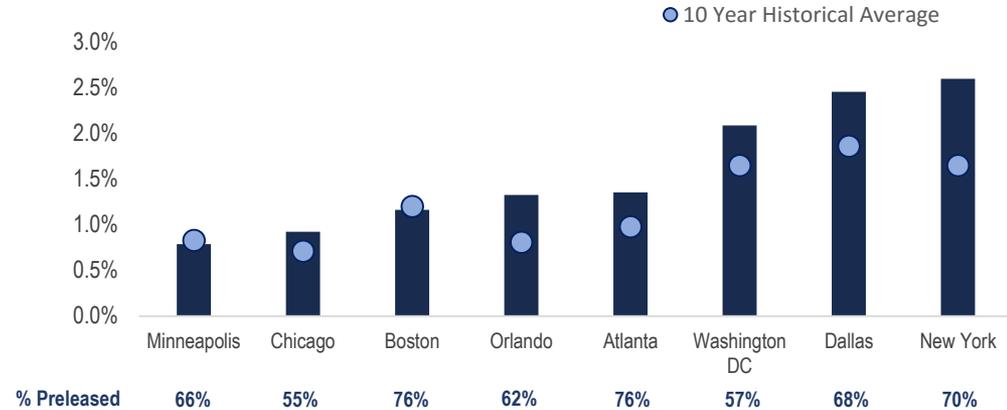
JLL Office Outlook US, Q1 2018



* Based on weighted average of Piedmont's strategic markets

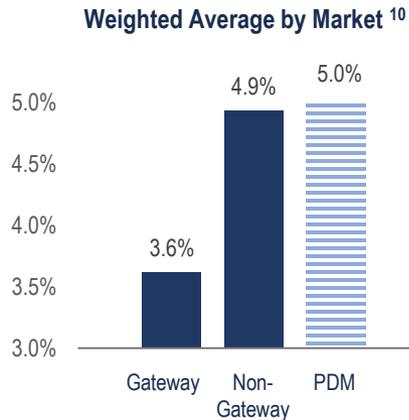
Construction as a % of Total Inventory

CoStar Office Statistics, Q1 2018



2018-2022 Employment Growth

Green Street Advisors, January 2018



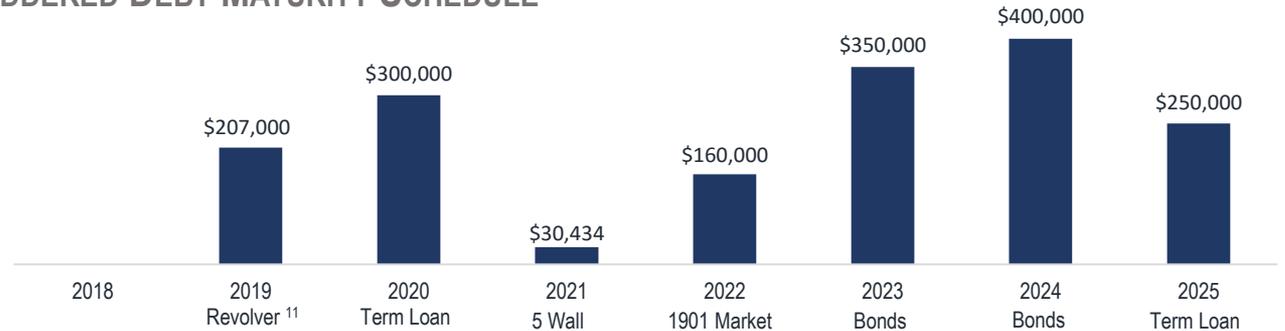
Number of Fortune 1000 Headquarters per 1 million of Population

Geolounge 2016 Fortune 1000 Information, US Census Bureau 2016 Population Estimates

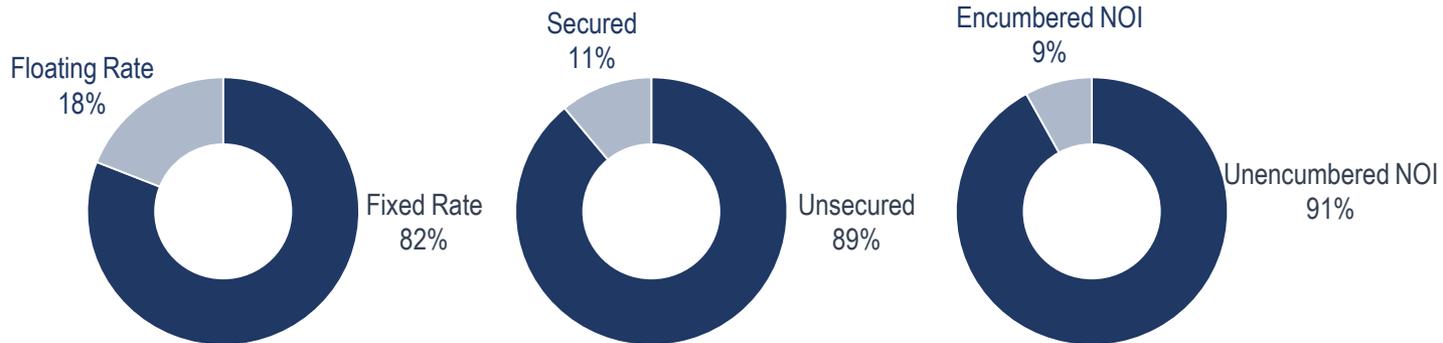


Financial Strength and Flexibility

LADDERED DEBT MATURITY SCHEDULE



DEBT PROFILE



500 WEST MONROE – CHICAGO, IL

DEBT METRICS

Net Debt /
Gross Assets
37.5%

Net Debt /
Core EBITDA
5.4x

Fixed Charge
Coverage Ratio
5.1x

Weighted Avg
Interest Rate
3.7%

CREDIT RATINGS

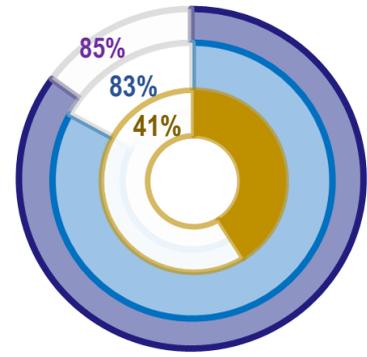
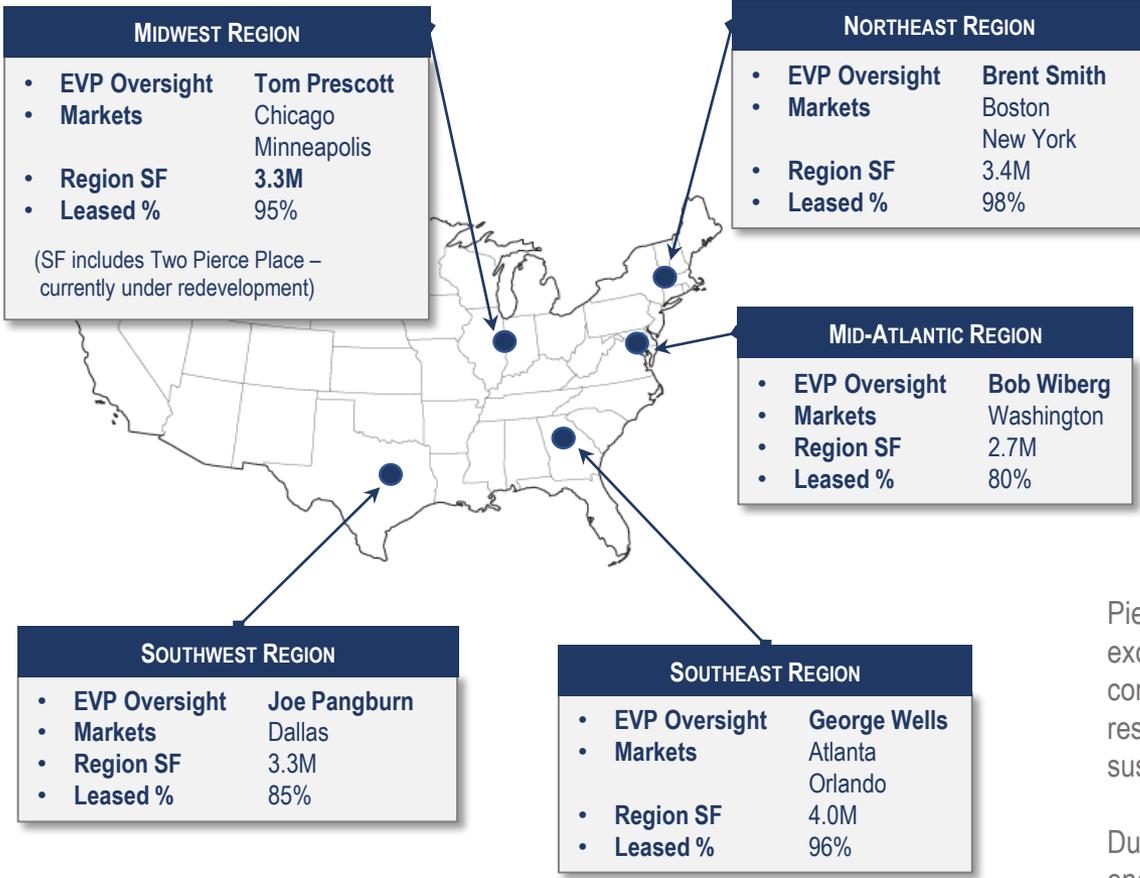
Moody's
Baa2

S&P
BBB

Proactive Operational Management

PIEDMONT MAINTAINS FIVE REGIONAL OFFICE LOCATIONS TO OPTIMIZE EFFICIENCY AND TENANT-CENTRIC FOCUS

As of 3/31/2018



As of 3/31/2018, based on % of SF. Figures include Two Pierce Place – currently under redevelopment.

Piedmont leverages industry partnerships including BOMA, ENERGY STAR, and U.S. Green Building Council, to advance the energy and sustainability performance of its assets.

Piedmont values operational excellence and is committed to continual improvement in resource efficiency and sustainability.



During 2017, Piedmont's energy-saving initiatives resulted in savings of over 5.7 million kWh.

2018 GUIDANCE

- Anticipated Core FFO of \$1.68 to \$1.74 per share
 - Only \$0.04 per share decrease from 2017 despite the sale of over \$750 million of assets (net) since the beginning of 2017
- Anticipate net neutral capital transactions activity (dispositions, acquisitions, stock repurchases) for remainder of 2018

LONG-TERM OUTLOOK

REFINED PORTFOLIO

- Operations focused on 8 markets
- Harvesting of capital opportunistically from non-strategic and fully-valued assets
- Further concentration within target submarkets
- Select build-to-suit developments

CAPITALIZATION

- Continue focus on unsecured debt sources
- Mindful of alternatives and relative pricing dynamics
- Target debt to EBITDA in the 5's to low 6's
- Target debt to gross assets below 40%
- Utilize ATM / stock repurchase program as warranted

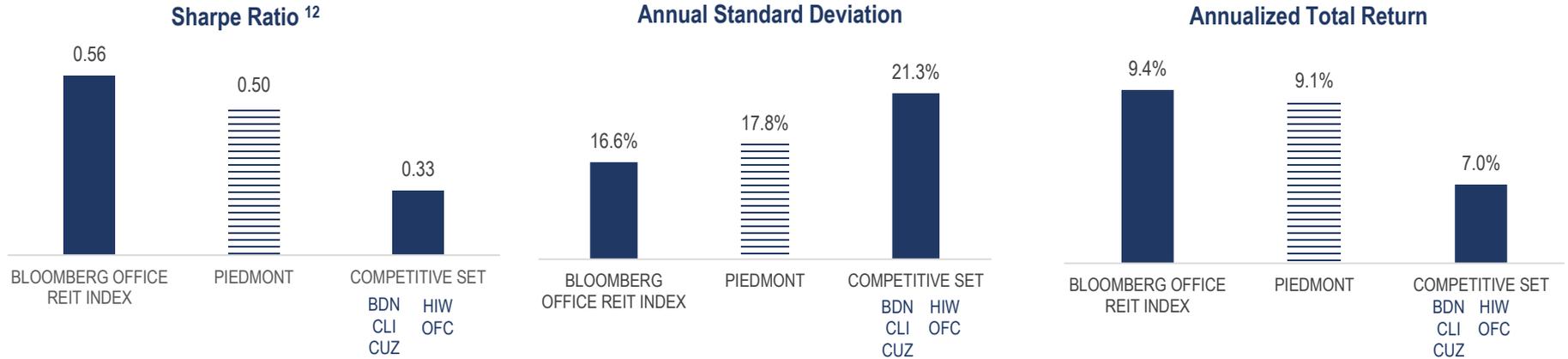


PARK PLACE
Dallas, TX

Superior Risk / Reward Proposition

ATTRACTIVE RISK-ADJUSTED RETURNS

PIEDMONT IPO THROUGH MAY 31, 2018

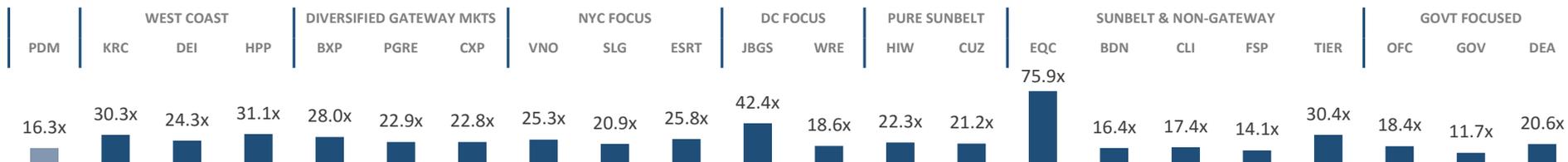


UNDERVALUED WITHIN THE OFFICE REIT SECTOR ¹³

Price/2018 FFO- by Market Focus



Price/2018 AFFO- by Market Focus



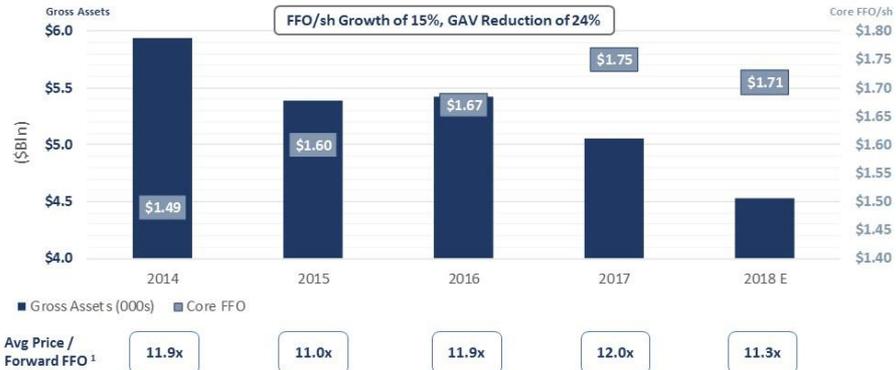
Appendix - Footnotes

- 1 Statistical information presented throughout the document regarding the company's portfolio of properties includes all in-service properties and excludes one out-of-service property as of March 31, 2018, unless otherwise noted.
- 2 For the purposes of the calculation, we annualize the quarter's Core EBITDA and use the average daily balance of debt outstanding during the period, less cash and cash equivalents and escrow deposits and restricted cash as of the end of the quarter.
- 3 Includes Annualized Lease Revenue attributable to tenants with an investment grade credit rating and tenants that do not have a credit rating but have well-established businesses, such as Independence Blue Cross, Towers Watson, Brother International, and RaceTrac Petroleum.
- 4 Annualized rental income associated with newly executed leases for currently occupied space is incorporated herein only at the expiration date for the current lease. Annualized rental income associated with such new leases is removed from the expiry year of the current lease and added to the expiry year of the new lease.
- 5 Includes leases with an expiration date of March 31, 2018, comprised of 122,000 square feet and Annualized Lease Revenue of \$3.0 million.
- 6 Represents the number of buildings acquired in the submarket since IPO.
- 7 Aggregated basis for acquired buildings since IPO as compared to the Company's estimate of aggregated replacement cost.
- 8 Submarket vacancy rate for 2018 per CoStar Submarket Analysis, 5/14/2018.
- 9 Cumulative submarket Class A rent growth for 2015-2017 and 2018-2019 per CoStar Submarket Analysis, 5/14/2018.
- 10 Weighted averages are calculated by applying Green Street Advisor's estimated asset value concentration in each geographic market to the 2018-2022 projected employment growth for each market. Companies included in the Gateway average include BXP, DEI, ESRT, KRC, PGRE, SLG, VNO, and WRE. Companies included in the Non-gateway average include BDN, CLI, CUZ, EQC, HIW, and OFC.
- 11 The initial maturity date of the \$500 million unsecured revolving credit facility is June 18, 2019; however, there are two six-month extension options available under the facility providing for a final extended maturity date of June 18, 2020.
- 12 Sharpe Ratio is the average return earned in excess of the risk-free rate per unit of volatility. The relevant performance period is from February 10, 2010 (Piedmont's IPO) through May 31, 2018.
- 13 Source: SNL, updated 5/31/2018.

Exhibit

WHAT YOU SHOULD KNOW ABOUT PIEDMONT

1 TRANSFORMED PORTFOLIO WHILE MAINTAINING FFO GROWTH



2 FURTHER EMBEDDED GROWTH OPPORTUNITIES

1. Mark to Market

- Current in-place leases average 5% to 10% below current market rents

2. Economic Occupancy

- Current economic occupancy rate is 85.9%, up almost 200bps from 1Q 2017

3. Selective Development

- Land parcels can accommodate over two million square feet of office, totaling \$750 million of potential investment

GAAP Rent-Roll Ups



3 CONSENSUS NAV NEEDS REVIEW²

	Stock Price (5/31/18)	At Consensus NAV (mean)
	\$19.22	\$22.80
Shares Out	130,331	130,331
Equity Value (bln)	\$2.50	\$2.97
Total debt (1Q '18)	\$1.70	\$1.70
Gross Market Value (bln)	\$4.20	\$4.67

Backcheck	Value	\$/SF	Value	\$/SF
Gross Market Value	\$4.20	\$252	\$4.67	\$280
Minus High Value Assets	(\$2.83)	\$443	(\$2.83)	\$443

High Value Assets (# Bldgs)

Cambridge, MA (2)
 Downtown NYC (1)
 RB Corridor & DC CBD (7)
 Chicago CBD (1)
 Minneapolis CBD (1)
 Philadelphia CBD (1)
 Glendale, CA (1)

Estimated GAV \$2.83 billion

Sample of What's Left:

- Urban infill Atlanta
- Urban infill Boston
- Downtown Orlando
- High quality Las Colinas
- High quality Minneapolis

4 CONVICTION THROUGH CAPITAL ALLOCATION DECISIONS

\$2.2 billion

Assets sold 2014-2018

\$513 million

of share buyback 2014-Q1 2018 at 20%+ discount to NAV

30%
 NAV/share Growth 2014-Current



5 RISK-ADJUSTED RELATIVE VALUE

1. Risk Adjusted Returns

- Sharpe Ratio of 0.50 versus peer group average of 0.33⁴

2. Stable Income Stream

- Long average lease term of 6.7 years
- 63% of ALR generated from investment grade-rated or nationally-recognized companies

3. Stable Balance Sheet

- No debt maturities until 2020⁵, under 6x net debt to EBITDA

4. Minimal Expirations 2019-2023

- Over the next five years, PDM averages ~8% of annualized lease revenue expiring per year

5. ...and at Compelling Valuations

- 11.3x 2018E FFO multiple
- 22% discount to GreenStreet NAV estimate

¹ Source: SNL Financial
² GAV from midpoint of internal estimates

³ For additional detail, please see page 8 of the most recent investor presentation

⁴ Data from Factset. Sharpe Ratio is the avg. return earned in excess of the risk-free rate per unit of volatility. Relevant performance period is 2/10/2010 (IPO) through May 31, 2018

⁵ PDM's line of credit matures in 2019 but includes two, six-month extensions