



Fixed Income Supplemental Presentation June 30, 2024

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Note to Readers:

The information presented herein is excerpted from Piedmont Office Realty Trust, Inc.'s Quarterly Supplemental Information (the "Supplemental") dated June 30, 2024. Please review Piedmont's Supplemental report dated June 30, 2024 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 June 30, 2024 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 located primarily in major U.S. Sunbelt markets. 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, 2022 and 2023, and was recognized as a 2024 Energy Star Partner of the Year - Sustained Excellence, a distinction awarded for earning Partner of the Year for multiple consecutive years as well as exceeding the criteria required for recognition. Approximately 84% and 72% of the Company's portfolio is ENERGY STAR rated and LEED certified, respectively. Piedmont is headquartered in Atlanta, GA.

This data supplements the information provided in our reports filed with the Securities and Exchange Commission as of June 30, 2024 and should be reviewed in conjunction with such filings.

	As of June 30, 2024	As of December 31, 2023
Number of in-service projects ⁽¹⁾	31	34
Rentable square footage (in thousands) ⁽¹⁾	15,658	16,563
Percent leased ⁽²⁾	87.3 %	87.1 %
Capitalization (in thousands):		
Total debt - GAAP (net of \$143.8 million of cash and investments on hand at June 30, 2024)	\$2,077,916	\$2,050,390
Total principal amount of debt outstanding (net of \$143.8 million of cash and investments on hand at June 30, 2024) (excludes premiums, discounts, and deferred financing costs)	\$2,100,347	\$2,065,827
Equity market capitalization ⁽³⁾	\$898,964	\$879,616
Total market capitalization ⁽³⁾	\$3,143,133	\$2,949,649
Average net principal amount of debt to Core EBITDA - quarterly ⁽⁴⁾	6.8 x	6.5 x
Average net principal amount of debt to Core EBITDA - trailing twelve months ⁽⁵⁾	6.6 x	6.4 x
Net principal amount of debt / Total gross assets less cash and cash equivalents ⁽⁶⁾	39.1 %	38.2 %
Common stock data:		
High closing price during quarter	\$7.42	\$7.50
Low closing price during quarter	\$6.36	\$5.07
Closing price of common stock at period end	\$7.25	\$7.11
Weighted average fully diluted shares outstanding during quarter (in thousands)	124,796	123,846
Shares of common stock issued and outstanding at period end (in thousands)	123,995	123,715
Annualized current dividend per share ⁽⁷⁾	\$0.50	\$0.50
Ratings (Standard & Poor's / Moody's)	BBB- / Baa3	BBB- / Baa3
Employees	151	150

(1) As of June 30, 2024, the Company's in-service office portfolio excluded three projects held out of service for redevelopment, totaling 783,000 square feet.

(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 principal amount of debt outstanding as of the end of the reporting period.

(4) Calculated using the annualized Core EBITDA for the quarter and the average daily principal balance of debt outstanding during the quarter less the average balance of cash and escrow deposits and restricted cash during the quarter.

(5) Calculated using the sum of Core EBITDA for the trailing twelve month period and the average daily principal balance of debt outstanding for the trailing twelve months less the average balance of cash and escrow deposits and restricted cash during the trailing twelve month period.

(6) As of June 30, 2024, the Company held a large cash balance to be used for future debt retirement in early 2025; therefore, the metric shown is on a net debt basis to account for this cash balance.

(7) Annualized amount based on the regular dividends per share recorded for the most recent quarter.

Piedmont Office Realty Trust, Inc.

Quarterly Highlights

As of June 30, 2024

Piedmont Office Realty Trust Reports Second Quarter 2024 Results

ATLANTA, July 31, 2024--Piedmont Office Realty Trust, Inc. ("Piedmont" or the "Company") (NYSE:PDM), an owner of Class A office properties located primarily in major U.S. Sunbelt markets, today announced its results for the quarter ended June 30, 2024, including the completion of over one million square feet of leasing, the largest amount of leasing the Company has completed in a single quarter in over a decade.

Highlights for the Three Months Ended June 30, 2024:

Financial Results:

<i>(in 000s other than per share amounts)</i>	Three Months Ended	
	June 30, 2024	June 30, 2023
Net loss applicable to Piedmont	\$(9,809)	\$(1,988)
Net loss per share applicable to common stockholders - diluted	\$(0.08)	\$(0.02)
Interest expense, net of interest income	\$29,569	\$23,389
NAREIT and Core FFO applicable to common stock	\$46,751	\$55,535
NAREIT and Core FFO per diluted share	\$0.37	\$0.45
Adjusted FFO applicable to common stock	\$27,758	\$44,444
Same Store NOI - cash basis	5.7 %	
Same Store NOI - accrual basis	3.7 %	

- Piedmont recognized a net loss of \$9.8 million, or \$0.08 per diluted share, for the second quarter of 2024, as compared to a net loss of \$2.0 million, or \$0.02 per diluted share, for the second quarter of 2023, with the second quarter of 2024 reflecting an approximately \$7.5 million, or \$0.06 per diluted share, increase in interest expense, net of interest income, as compared to the second quarter of 2023.
- Core FFO, which removes depreciation and amortization expense, was \$0.37 per diluted share for the second quarter of 2024, as compared to \$0.45 per diluted share for the second quarter of 2023. Approximately \$0.06 of the decrease is due to the increased interest expense, net of interest income mentioned above, with the remaining decrease attributable to a combination of the sale of One Lincoln Park during the first quarter of 2024, as well as the expiration of two large leases during the six months ended June 30, 2024.
- Same Store NOI - Cash basis and Same Store NOI - Accrual basis increased 5.7% and 3.7%, respectively, for the three months ended June 30, 2024, as compared to the same period in the prior year, as newly commenced leases or those with expiring abatements outweighed expiring leases.

Leasing:

	Three Months Ended June 30, 2024
# of lease transactions	65
Total leasing sf <i>(in 000s)</i>	1,038
New tenant leasing sf <i>(in 000s)</i>	404
Cash rent roll up	15.2%
Accrual rent roll up	23.0%
Leased percentage as of period end	87.3%

- The Company completed over one million square feet of leasing during the second quarter, the largest amount of leasing the Company has completed in a single quarter in over a decade, which included over 400,000 square feet of new tenant leasing.
- The largest new lease completed during the quarter was for the relocation of Travel + Leisure Co.'s (NYSE:TNL) headquarters to the Company's 182,000 square foot 501 West Church Street building in downtown Orlando, FL.
- The largest renewal completed during the quarter was for over 240,000 square feet through 2030 for an e-commerce retailer at Dallas Galleria Office Towers.
- The average size lease executed during the quarter was approximately 16,000 square feet and the weighted average lease term was approximately eight years.
- Rents on leases executed during the three months ended June 30, 2024 for space vacant one year or less increased approximately 15.2% and 23.0% on a cash and accrual basis, respectively.
- The Company's leased percentage for its in-service portfolio as of June 30, 2024 was 87.3%, as compared to 87.1% as of December 31, 2023, with the increase attributable to net leasing activity completed during the first six months of 2024, and reflecting the sale of the One Lincoln Park building during the first quarter of 2024 and the reclassification of the 9320 Excelsior and Meridian Crossings projects in Minneapolis, MN to out-of-service as of June 30, 2024. Both projects are being redeveloped into multi-tenant assets following the expiration of the sole tenant lease at each project during the six months ended June 30, 2024.
- As of June 30, 2024, the Company had approximately 1.6 million square feet of executed leases for vacant space that is yet to commence or is currently under rental abatement, representing approximately \$51 million of future additional annual cash rents.

Balance Sheet:

(in 000s except for ratios)	June 30, 2024	December 31, 2023
Total Real Estate Assets	\$3,468,030	\$3,512,527
Total Assets	\$4,158,643	\$4,057,082
Total Debt	\$2,221,738	\$2,054,596
Weighted Average Cost of Debt	6.08 %	5.82%
Net Principal Amount of Debt/Total Gross Assets less Cash and Cash Equivalents	39.1 %	38.2%
Average Net Debt-to-Core EBITDA (ttm)	6.6 x	6.4 x

- During the three months ended June 30, 2024, the Company issued \$400 million of 6.875% senior notes due in 2029 and used the net proceeds to repay the balance outstanding on its \$600 million line of credit, as well as a \$25 million unsecured bank term loan that was scheduled to mature in January of 2025. The remaining proceeds have been invested until they will be used (along with any disposition proceeds and the Company's line of credit if necessary) to repay a \$250 million unsecured bank term loan that matures in March of 2025. The Company has no other debt with a final maturity until 2027.
- As of June 30, 2024, our liquidity position was comprised of our \$600 million line of credit and \$138.5 million in cash and cash equivalents.

ESG and Operations:

- Four projects: The Exchange and 400&500 TownPark Commons in Orlando, FL; Crescent Ridge II, in Minneapolis, MN; and Wayside Office Park in Boston, MA won Regional The Outstanding Building of the Year ("TOBY") awards during the second quarter of 2024 and Wayside Office Park won at the International level during the third quarter of 2024. The award is presented by the Building Owners and Managers Association ("BOMA") and recognizes excellence in building management.
- As of June 30, 2024, approximately 84% and 72% of the Company's portfolio was ENERGY STAR rated and LEED certified, respectively, and 57% of its portfolio is certified LEED gold or higher.

Piedmont Office Realty Trust, Inc.

Capitalization Analysis

Unaudited (in thousands except for per share data and ratios)

	As of June 30, 2024	As of December 31, 2023
Market Capitalization		
Common stock price	\$7.25	\$7.11
Total shares outstanding	123,995	123,715
Equity market capitalization ⁽¹⁾	\$898,964	\$879,616
Total debt - GAAP (net of \$143.8 million of cash and investments on hand at June 30, 2024)	\$2,077,916	\$2,050,390
Total principal amount of debt outstanding (net of \$143.8 million of cash and investments on hand at June 30, 2024) (excludes premiums, discounts, and deferred financing costs)	\$2,100,347	\$2,065,827
Total market capitalization ⁽¹⁾	\$3,143,133	\$2,949,649
Ratios & Information for Debt Holders		
Total gross assets ⁽²⁾	\$5,529,088	\$5,415,573
Net principal amount of debt / Total gross assets less cash and cash equivalents ⁽³⁾	39.1 %	38.2 %
Average net principal amount of debt to Core EBITDA - quarterly ⁽⁴⁾	6.8 x	6.5 x
Average net principal amount of debt to Core EBITDA - trailing twelve months ⁽⁵⁾	6.6 x	6.4 x

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

(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) As of June 30, 2024, the Company held a large cash balance to be used for future debt retirement in early 2025; therefore, the metric shown is on a net debt basis to account for this cash balance.

(4) Calculated using the annualized Core EBITDA for the quarter and the average daily principal balance of debt outstanding during the quarter less the average balance of cash and escrow deposits and restricted cash during the quarter.

(5) Calculated using the sum of Core EBITDA for the trailing twelve month period and the average daily principal balance of debt outstanding for the trailing twelve months less the average balance of cash and escrow deposits and restricted cash during the trailing twelve month period.

Piedmont Office Realty Trust, Inc.
Debt Covenant & Ratio Analysis (for Debt Holders)
As of June 30, 2024
Unaudited

Bank Debt Covenant Compliance ⁽¹⁾	Required	Three Months Ended				
		6/30/2024	3/31/2024	12/31/2023	9/30/2023	6/30/2023
Maximum leverage ratio	0.60	0.41	0.41	0.37	0.36	0.37
Minimum fixed charge coverage ratio ⁽²⁾	1.50	2.49	2.67	2.91	3.16	3.52
Maximum secured indebtedness ratio	0.40	0.04	0.04	0.04	0.03	0.04
Minimum unencumbered leverage ratio	1.60	2.37	2.39	2.67	2.74	2.66
Minimum unencumbered interest coverage ratio ⁽³⁾	1.75	2.57	2.75	2.99	3.28	3.67

Bond Covenant Compliance ⁽⁴⁾	Required	Three Months Ended				
		6/30/2024	3/31/2024	12/31/2023	9/30/2023	6/30/2023
Total debt to total assets	60% or less	46.8%	45.2%	44.4%	44.7%	44.8%
Secured debt to total assets	40% or less	4.1%	4.2%	4.2%	4.3%	4.3%
Ratio of consolidated EBITDA to interest expense	1.50 or greater	2.85	3.04	3.29	3.56	3.97
Unencumbered assets to unsecured debt	150% or greater	212%	220%	225%	223%	223%

Other Debt Coverage Ratios for Debt Holders	Three Months Ended	Six Months Ended	Twelve Months Ended
	June 30, 2024	June 30, 2024	December 31, 2023
Average net principal amount of debt to core EBITDA ⁽⁵⁾	6.8 x	6.8 x	6.4 x
Fixed charge coverage ratio ⁽⁶⁾	2.3 x	2.3 x	2.9 x
Interest coverage ratio ⁽⁷⁾	2.4 x	2.4 x	2.9 x

(1) Bank debt covenant compliance calculations relate to the most restrictive of the specific calculations detailed in the relevant credit agreements. Please refer to such agreements for relevant defined terms.

(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 and the First Supplemental Indenture dated March 6, 2014, the Second Supplemental Indenture dated August 12, 2020, the Third Supplemental Indenture dated September 20, 2021, the Fourth Supplemental Indenture dated July 20, 2023, and the Fifth Supplemental Indenture dated June 25, 2024 for defined terms and detailed information about the calculations.

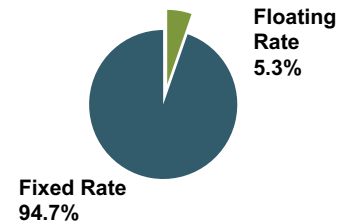
(5) Calculated using the average daily principal balance of debt outstanding during the identified period, less the average balance of cash and escrow deposits and restricted cash as of the end of each month during the relevant period.

(6) Calculated as Core EBITDA divided by the sum of interest expense, principal amortization, capitalized interest and preferred dividends (none during periods presented). The Company had principal amortization of \$0.9 million for the three months ended June 30, 2024, \$1.7 million for the six months ended June 30, 2024, and \$1.1 million for the twelve months ended December 31, 2023. The Company had capitalized interest of \$3.0 million for the three months ended June 30, 2024, \$5.8 million for the six months ended June 30, 2024 and \$7.0 million for the twelve months ended December 31, 2023.

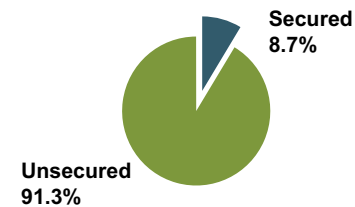
(7) Calculated as Core EBITDA divided by the sum of interest expense and capitalized interest. The Company had capitalized interest of \$3.0 million for the three months ended June 30, 2024, \$5.8 million for the six months ended June 30, 2024, and \$7.0 million for the twelve months ended December 31, 2023.

Piedmont Office Realty Trust, Inc.**Debt Summary****As of June 30, 2024****Unaudited (\$ in thousands)****Floating Rate & Fixed Rate Debt**

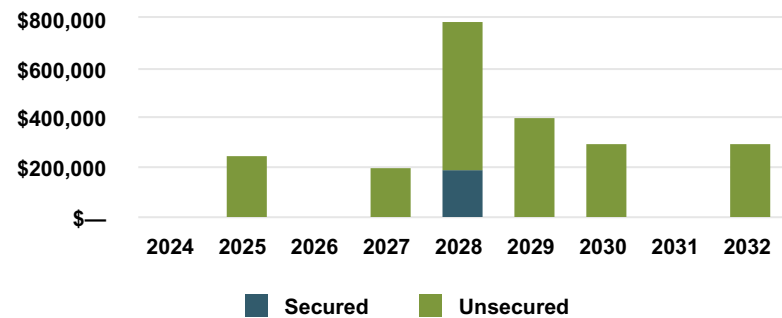
Debt	Principal Amount Outstanding ⁽¹⁾	Weighted Average Interest Rate ⁽²⁾	Weighted Average Maturity
Floating Rate ⁽³⁾	\$120,000	6.71%	31.0 months
Fixed Rate	2,124,169	6.04%	55.6 months
Total	\$2,244,169	6.08%	54.3 months

**Unsecured & Secured Debt**

Debt	Principal Amount Outstanding ⁽¹⁾	Weighted Average Interest Rate ⁽²⁾	Weighted Average Maturity
Unsecured	\$2,050,000	6.26%	54.6 months
Secured	194,169	4.10%	51.1 months
Total	\$2,244,169	6.08%	54.3 months

**Debt Maturities ⁽⁴⁾**

Maturity Year	Secured Principal Amount Outstanding ⁽¹⁾	Unsecured Principal Amount Outstanding ⁽¹⁾	Weighted Average Interest Rate ⁽²⁾	Percentage of Total Debt
2024	\$—	\$—	—	—
2025	—	250,000	4.79%	11.1%
2026	—	—	—	—
2027	—	200,000	6.22%	8.9%
2028	194,169	600,000	7.99%	35.4%
2029	—	400,000	7.11%	17.8%
2030	—	300,000	3.90%	13.4%
2031	—	—	—	—
2032	—	300,000	2.78%	13.4%
Total	\$194,169	\$2,050,000	6.08%	100.00%

Debt Maturity Schedule

(1) All of Piedmont's outstanding debt as of June 30, 2024 was interest-only with the exception of the \$197 million fixed-rate mortgage associated with 1180 Peachtree Street in Atlanta, GA.

(2) Calculated based upon the principal amounts outstanding and effective interest rates at June 30, 2024.

(3) Comprised of the \$120 million variable-rate portion of the \$200 million unsecured 2024 term loan.

(4) For loans that 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	Stated Rate ⁽¹⁾	Effective Rate ⁽²⁾	Maturity Date	Principal Amount Outstanding as of June 30, 2024
Secured Debt				
\$197 Million Fixed-Rate Mortgage (1180 Peachtree Street)	4.10%	4.10%	10/1/2028	\$ 194,169
Secured Subtotal / Weighted Average Interest Rate		4.10%		\$ 194,169
Unsecured Debt				
\$250 Million Unsecured 2018 Term Loan ⁽³⁾	SOFR + 1.20%	4.79%	3/31/2025	250,000
\$200 Million Unsecured 2024 Term Loan ⁽⁴⁾	SOFR + 1.30%	6.22%	1/29/2027	200,000
\$600 Million Unsecured Line of Credit ⁽⁵⁾	SOFR + 1.04%	6.45%	6/30/2027	—
\$600 Million Unsecured 2023 Senior Notes ⁽⁶⁾	9.25%	9.25%	7/20/2028	600,000
\$400 Million Unsecured 2024 Senior Notes ⁽⁷⁾	6.88%	7.11%	7/15/2029	400,000
\$300 Million Unsecured 2020 Senior Notes ⁽⁸⁾	3.15%	3.90%	8/15/2030	300,000
\$300 Million Unsecured 2021 Senior Notes ⁽⁹⁾	2.75%	2.78%	4/1/2032	300,000
Unsecured Subtotal / Weighted Average Interest Rate		6.26%		\$ 2,050,000
Total Debt - Principal Amount Outstanding				\$ 2,244,169
GAAP Adjustments - Discounts and Unamortized Debt Issuance Costs				(22,431)
Total Debt - GAAP Amount Outstanding / Weighted Average Interest Rate		6.08%		\$ 2,221,738

(1) The all-in stated interest rates for the SOFR selections are comprised of the relevant adjusted SOFR rate (calculated as the base SOFR interest rate plus a fixed adjustment of 0.10%) and is a subject to an additional spread over the selected rate based on Piedmont's current credit rating.

(2) The effective rates reflect the consideration of settled or in-place interest rate swap agreements and issuance discounts.

(3) The \$250 million unsecured term loan has a stated variable interest rate; however, Piedmont entered into multiple interest rate swap agreements which effectively fixes the interest rate on the entire facility through the loan's maturity date and can only change with a credit rating change for the Company.

(4) The \$200 million unsecured term loan has a stated variable interest rate; however, Piedmont entered into two interest rate swap agreements which effectively fixes the interest rate on \$80 million of the term loan to 5.50% through February 1, 2026 and can only change with a credit rating change for the Company. For the remaining \$120 million variable portion of the loan, Piedmont may select from multiple interest rate options, including the prime rate and various length SOFR rates.

(5) There was no balance outstanding under the unsecured line of credit as of June 30, 2024. This revolving credit facility has an initial maturity date of June 30, 2026; however, there are two, six-month extension options available under the facility providing for a total extension of up to one year to June 30, 2027. Piedmont may select from multiple interest rate options with each draw under the facility, including the prime rate and various SOFR rates.

(6) The original \$400 million unsecured senior notes were offered for sale at 99.000% of the principal amount; the resulting effective cost of the original \$400 million financing is approximately 9.50% before the consideration of transaction costs. Piedmont offered an additional \$200 million in unsecured senior notes for sale at 101.828% of the principal amount; the resulting effective cost of the \$200 million additional financing is approximately 8.75%.

(7) The \$400 million unsecured senior notes were offered for sale at 98.993% of the principal amount; the resulting effective cost of the financing is approximately 7.114% before the consideration of transaction costs.

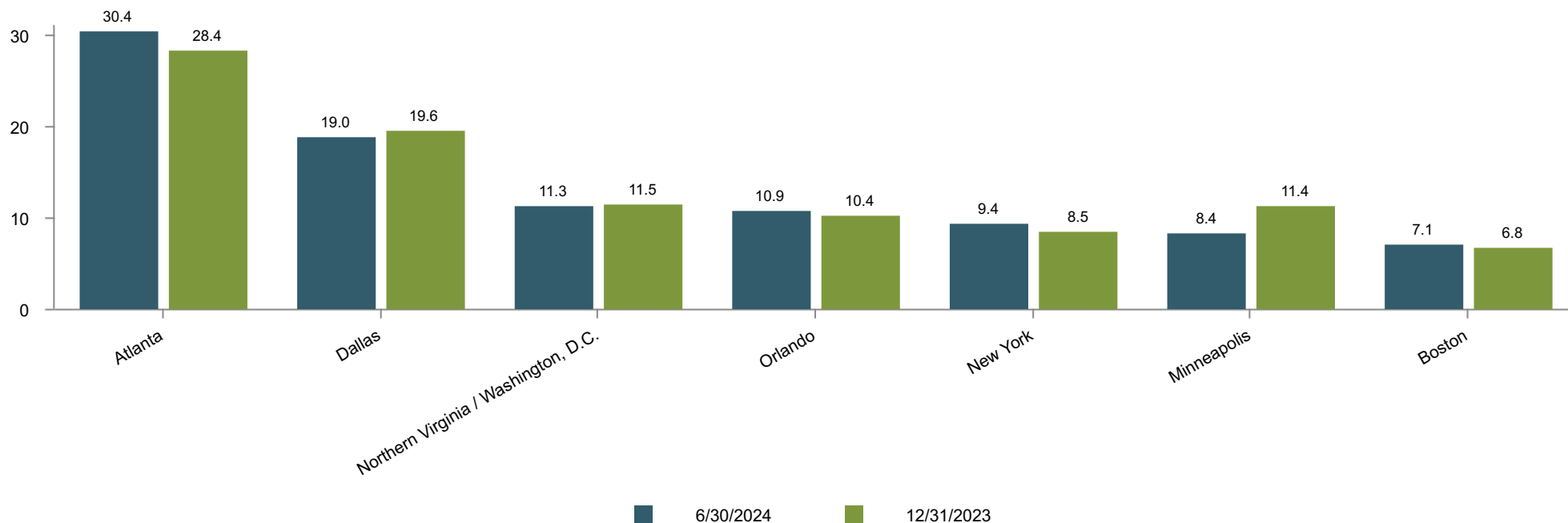
(8) The \$300 million unsecured senior notes were offered for sale at 99.236% of the principal amount; the resulting effective cost of the financing is approximately 3.24% before the consideration of transaction costs and the impact of interest rate hedges. After incorporating the results of the related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

(9) 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%.

Piedmont Office Realty Trust, Inc.
Geographic Diversification
As of June 30, 2024
(\$ 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 (%)
Atlanta	11	\$172,514	30.4	4,711	30.1	4,396	93.3
Dallas	12	107,746	19.0	3,225	20.6	2,605	80.8
Northern Virginia / Washington, D.C.	6	63,907	11.3	1,589	10.2	1,199	75.5
Orlando	6	62,189	10.9	1,757	11.2	1,619	92.1
New York	1	53,498	9.4	1,046	6.7	949	90.7
Minneapolis	3	47,583	8.4	1,446	9.2	1,258	87.0
Boston	6	40,146	7.1	1,270	8.1	1,083	85.3
Other	2	19,863	3.5	614	3.9	560	91.2
Total / Weighted Average	47	\$567,446	100.0	15,658	100.0	13,669	87.3

Percentage of Annualized Lease Revenue (%)



Piedmont Office Realty Trust, Inc.
Industry Diversification
As of June 30, 2024
(\$ 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	77	10.6	\$82,975	14.6	2,082	15.2
Engineering, Accounting, Research, Management & Related Services	94	12.9	81,649	14.4	1,916	14.0
Legal Services	79	10.9	58,412	10.3	1,380	10.1
Governmental Entity	5	0.7	51,322	9.0	938	6.9
Real Estate	52	7.2	28,496	5.0	823	6.0
Depository Institutions	19	2.6	26,054	4.6	679	5.0
Oil and Gas Extraction	5	0.7	22,994	4.1	645	4.7
Holding and Other Investment Offices	37	5.1	20,950	3.7	501	3.7
Security & Commodity Brokers, Dealers, Exchanges & Services	55	7.6	20,667	3.6	510	3.7
Miscellaneous Retail	8	1.1	18,455	3.3	398	2.9
Health Services	34	4.7	16,291	2.9	404	3.0
Automotive Repair, Services & Parking	8	1.1	13,909	2.5	8	0.1
Membership Organizations	18	2.5	11,982	2.1	228	1.7
Insurance Agents, Brokers & Services	19	2.6	10,609	1.9	300	2.2
Insurance Carriers	12	1.7	9,154	1.6	245	1.8
Other	204	28.0	93,527	16.4	2,612	19.0
Total	726	100.0	\$567,446	100.0	13,669	100.0

Appendix

Definitions of Non-GAAP Financial Measures

Core EBITDA: The Company calculates Core EBITDA as net income/(loss) (computed in accordance with GAAP) before interest, taxes, depreciation and amortization and removing any impairment charges, 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.

Total Gross Assets: 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.

Definitions of Other Terms

Annualized Lease Revenue ("ALR"): ALR is calculated by multiplying (i) current 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 unleased 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.

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

	6/30/2024	3/31/2024	12/31/2023	9/30/2023	6/30/2023
Assets:					
Real estate assets, at cost:					
Land	\$ 552,744	\$ 552,744	\$ 559,384	\$ 559,384	\$ 559,384
Buildings and improvements	3,791,196	3,769,592	3,788,249	3,747,467	3,733,538
Buildings and improvements, accumulated depreciation	(1,080,613)	(1,056,469)	(1,039,136)	(1,005,991)	(974,372)
Intangible lease assets	151,015	156,804	170,654	177,584	182,127
Intangible lease assets, accumulated amortization	(80,251)	(80,070)	(88,066)	(86,197)	(83,763)
Construction in progress	115,213	91,112	85,239	74,200	58,847
Real estate assets held for sale, gross	26,547	26,492	43,579	43,157	43,047
Real estate assets held for sale, accumulated depreciation & amortization	(7,821)	(7,730)	(7,376)	(7,028)	(6,680)
Total real estate assets	3,468,030	3,452,475	3,512,527	3,502,576	3,512,128
Cash and cash equivalents	138,454	3,544	825	5,044	5,167
Tenant receivables, net of allowance for doubtful accounts	7,619	10,338	7,915	8,806	5,387
Straight line rent receivable	186,913	183,784	182,856	180,853	179,375
Escrow deposits and restricted cash	5,368	4,221	3,381	5,983	5,055
Prepaid expenses and other assets	25,224	22,908	27,559	25,974	23,453
Goodwill	53,491	53,491	53,491	71,980	82,937
Interest rate swaps	3,578	4,148	3,032	5,841	5,693
Deferred lease costs, gross	467,710	472,757	485,531	481,365	480,161
Deferred lease costs, accumulated amortization	(201,008)	(216,835)	(223,248)	(217,069)	(207,406)
Other assets held for sale, gross	4,016	3,900	3,879	3,160	3,065
Other assets held for sale, accumulated amortization	(752)	(735)	(666)	(735)	(666)
Total assets	\$ 4,158,643	\$ 3,993,996	\$ 4,057,082	\$ 4,073,778	\$ 4,094,349
Liabilities:					
Unsecured debt, net of discount	\$ 2,027,569	\$ 1,875,042	\$ 1,858,717	\$ 1,853,598	\$ 1,852,236
Secured debt	194,169	195,028	195,879	196,721	197,000
Accounts payable, accrued expenses, and accrued capital expenditures	140,793	106,638	146,659	120,579	107,629
Deferred income	100,131	95,139	89,930	89,990	89,815
Intangible lease liabilities, less accumulated amortization	37,657	40,237	42,925	45,825	50,335
Total liabilities	2,500,319	2,312,084	2,334,110	2,306,713	2,297,015
Stockholders' equity:					
Common stock	1,240	1,239	1,237	1,237	1,237
Additional paid in capital	3,719,419	3,717,599	3,716,742	3,714,629	3,712,688
Cumulative distributions in excess of earnings	(2,055,697)	(2,030,389)	(1,987,147)	(1,943,652)	(1,911,188)
Other comprehensive loss	(8,180)	(8,090)	(9,418)	(6,718)	(6,977)
Piedmont stockholders' equity	1,656,782	1,680,359	1,721,414	1,765,496	1,795,760
Non-controlling interest	1,542	1,553	1,558	1,569	1,574
Total stockholders' equity	1,658,324	1,681,912	1,722,972	1,767,065	1,797,334
Total liabilities, redeemable common stock and stockholders' equity	\$ 4,158,643	\$ 3,993,996	\$ 4,057,082	\$ 4,073,778	\$ 4,094,349
<i>Common stock outstanding at end of period</i>	123,995	123,888	123,715	123,696	123,692

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

	Three Months Ended					Six Months Ended	
	6/30/2024	3/31/2024	12/31/2023	9/30/2023	6/30/2023	6/30/2024	6/30/2023
Net income (loss) applicable to Piedmont	\$ (9,809)	\$ (27,763)	\$ (28,030)	\$ (17,002)	\$ (1,988)	\$ (37,572)	\$ (3,355)
Net income (loss) applicable to noncontrolling interest	2	2	3	1	3	4	6
Interest expense	29,569	29,714	28,431	27,361	23,389	59,283	45,466
Depreciation	38,802	38,857	38,025	38,140	36,464	77,660	72,251
Amortization	18,089	18,112	24,223	20,151	21,323	36,201	43,344
Depreciation and amortization attributable to noncontrolling interests	20	20	20	20	21	40	41
Impairment charges	—	18,432	18,489	10,957	—	18,432	—
Gain on sale of properties	—	—	(1,946)	—	—	—	—
EBITDAre	76,673	77,374	79,215	79,628	79,212	154,048	157,753
Loss on early extinguishment of debt	—	386	—	820	—	386	—
Core EBITDA	76,673	77,760	79,215	80,448	79,212	154,434	157,753