



Strategic Capital Deployment

Disposition



Austin

Braker Pointe III

Acquisition



Dallas

750 West John Carpenter Freeway

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 located in select sub-markets of major U.S. cities. The Company’s geographically-diversified portfolio is comprised of over \$5.0 billion in gross assets and over 19 million square feet (inclusive of developments, redevelopments, and joint ventures). 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 the 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, but excludes our interests in one property owned through an unconsolidated joint venture, one development property, and one out-of-service property as of September 30, 2016. We have adjusted certain portfolio information from that as of September 30, 2016 to give effect, on a pro forma basis, to the acquisition of 750 West John Carpenter Freeway.

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, 2015 and our quarterly reports on Form 10-Q for the periods ended March 31, 2016, June 30, 2016, and September 30, 2016 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 September 30, 2016. Such documents are available at www.sec.gov and under the heading Investor Relations on our website at www.piedmontreit.com.

Austin Disposition Paired with Dallas Acquisition

Disposition



Advance non-core disposition program— over \$330 million in sales proceeds for 2016 at an approximate GAAP NOI yield of 6.0% ⁽¹⁾

Exit Austin market— disposition to owner-user garnered a “stabilized” valuation despite less than 20% occupancy

Acquisition



Accretive capital recycling into a value-add Dallas-Las Colinas acquisition— \$90 per square foot lower basis and 78% occupancy

Improve portfolio quality— building and adjacent development site are located in an amenity rich submarket sought after by large corporate tenants

Dallas: Business Friendly Environment Fueling Job Growth

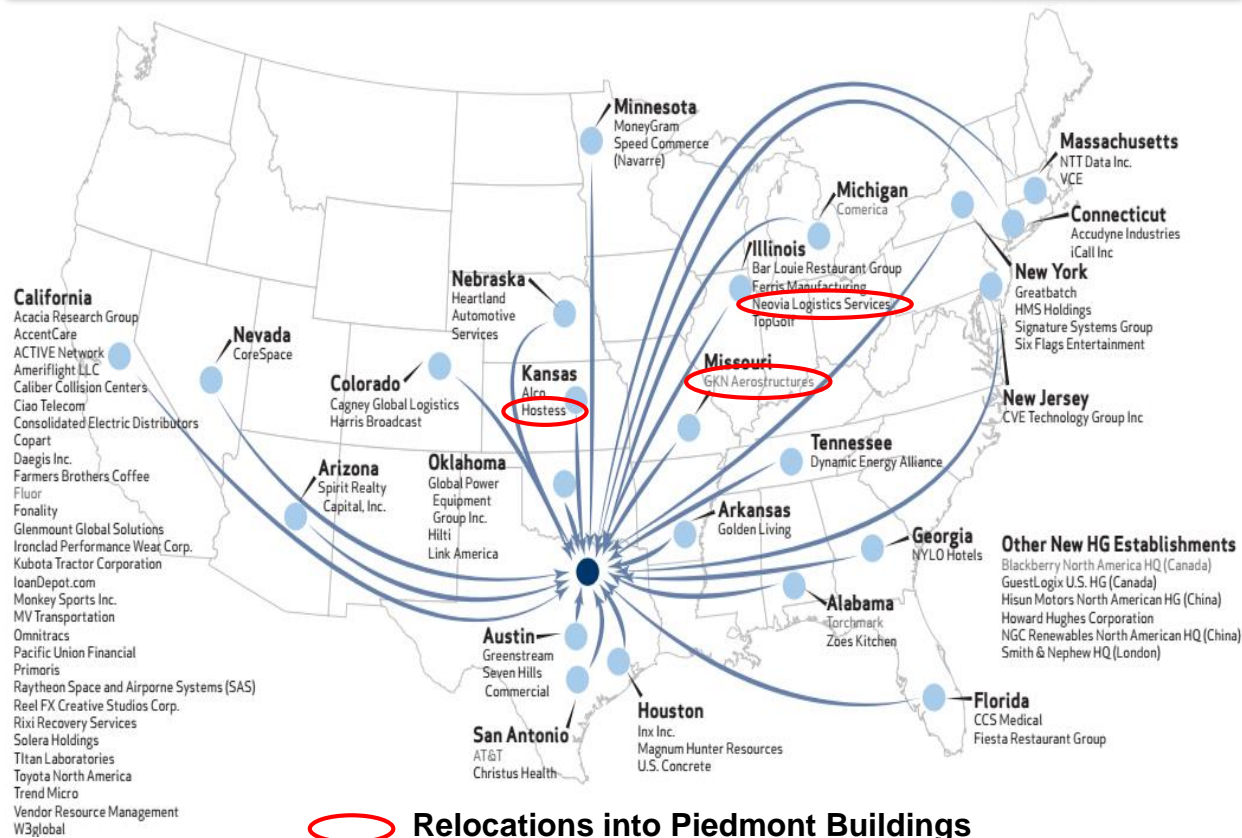
#1 Market for Job Growth ⁽¹⁾

Top Destination for Corporate Relocations ⁽²⁾

2016 - 2020

MSA Annualized Jobs Created

1	Dallas-Fort Worth	87,094
2	Los Angeles-Long Beach-Glendale	63,126
3	New York-Jersey City	61,160
4	Phoenix-Mesa-Scottsdale	53,606
5	Atlanta-Sandy Springs	50,420
6	Chicago-Naperville	47,509
7	Houston-The Woodlands-Sugar Land	47,442
8	Orlando-Kissimmee-Sanford	34,478
9	Washington-Arlington-Alexandria	32,971
10	Seattle-Bellevue-Everett	25,683
11	Denver-Aurora-Lakewood	25,677
12	Anaheim-Santa Ana-Irvine	24,426
13	Austin-Round Rock	24,033
14	Tampa-St. Petersburg-Clearwater	23,367
15	Minneapolis-St. Paul-Bloomington	23,315



Piedmont Strategic Operating Markets

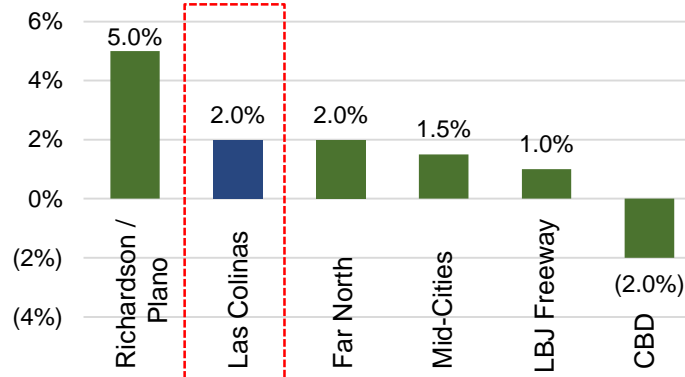
Sources: HFF, Company information

National and global corporations are moving / growing in Dallas— headquarters to 40 of the Fortune 1000 and 150 of the fastest growing companies in the U.S.⁽³⁾

3 Notes: (1) Based on annualized job growth from Moody's economy.com
(2) Based on corporate relocation since 2006
(3) Based on number of companies ranked in the INC. 5000 fastest-growing private companies

Las Colinas: Increasing Market Share in a Strong Corporate Submarket

Among the Top Submarkets for One-Year Absorption (1)



Large Corporate Presence



* Corporate Headquarters in Las Colinas



**Operational efficiencies—
1.7 million square feet and
three development land parcels
(25 build-to-suits in Las Colinas in the last 20 years)**

750 West John Carpenter Freeway: Value-add Opportunity through Lease-up with Development Site

Cash flow upside—
78% occupancy versus
Class-A competitive
set at 93% ⁽¹⁾

Projected stabilized
Core FFO yield of 8.6% ⁽²⁾

Class A asset acquired at
almost a 50% discount to
replacement cost ⁽³⁾

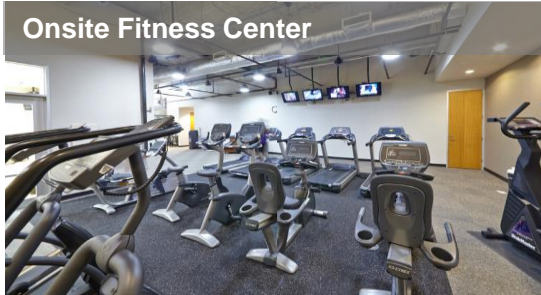
Future
Development
Site / Garage

Development parcel
zoned for 400,000+
square feet of additional
office space

Notes: (1) Based on 3Q2016 per CoStar. Competitive set includes: Towers at William Square, Urban Towers, Tower 909, MacArthur Ridge, Connection Drive at Las Colinas, 6565 N. MacArthur Blvd, Las Colinas Corporate Center
5 (2) Based on estimated NOI upon stabilization of 94% occupancy
(3) Based on management's estimate of replacement cost

750 West John Carpenter Freeway: Full Service Building with Growing Submarket Amenity Base

Onsite Fitness Center



Onsite Cafe



- Development in the submarket includes the addition of ~\$6 billion in new and planned investments, including over one million square feet of retail space, 12,000 residential units and 1,000 hotel rooms
- Las Colinas offers the prestige of an elite master-planned community, world class amenities and proximity to the world's fourth-busiest airport

Investment	\$49.6 million / \$158 per square foot ⁽¹⁾	
Submarket Year Built	Las Colinas – Suburban	1999
Square Feet / Floors Parcel	314,714 / 12 stories	
Occupancy	78%; investment grade tenants (CVS/Caremark and IBM); no expiries until 2022	
Parking	Adjoining garage - 5 parking levels / 1,098 spaces (3.5 /1,000)	
Nearby Amenities	Onsite café, fitness and conference center; over 500,000 SF of restaurants/retail within a 5-minute drive including The Music Factory and Water Street developments (delivering 2017); Irving Convention Center; Four Seasons Las Colinas; 5,000+ housing units in construction	
Transportation	Convenient access to 5 major highways, DFW airport 10-minute drive	

Investment Focus: Dallas

2.1 M SF Owned / 2.1 M SF Strategic

3.7%

Metro
Unemployment

5.9

Fortune 1000 HQs per
Million of Population

4.2%

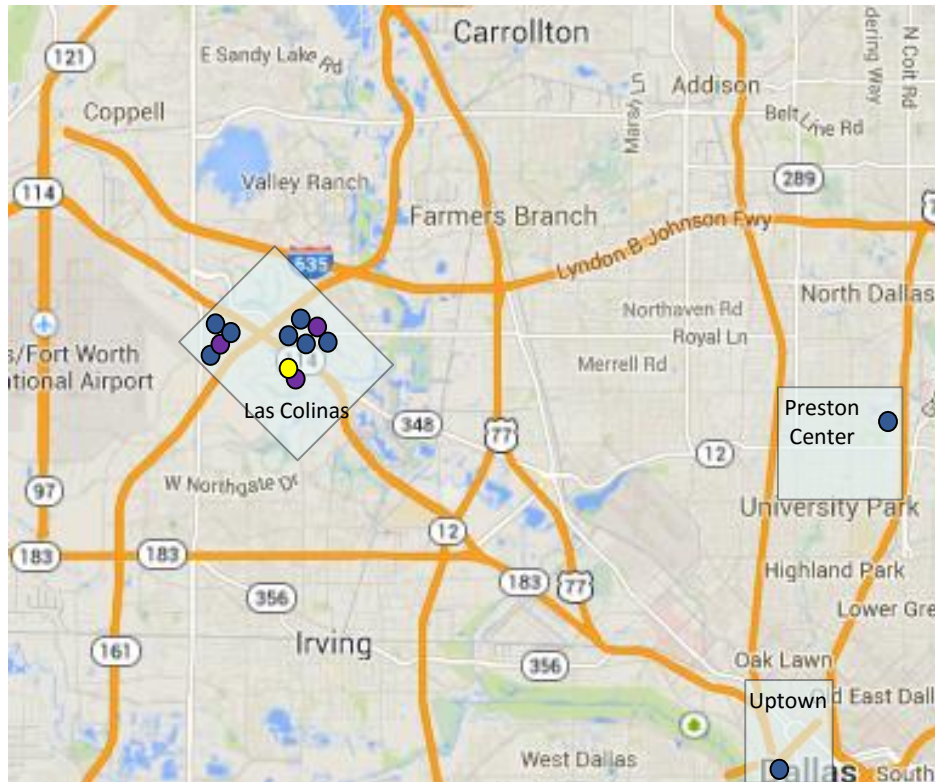
Prior 12-Month
Employment Growth

18.4%

Metro Class A Vacancy

10,947,382 / 68%

Under Construction SF /
% Preleased



● Property ● Land Parcel ● Subject Property

Target Submarket Performance

Submarket	Class A Vacancy	Rent Growth	
		TTM	2017-2019 ⁽¹⁾
Las Colinas (Irving)	14.4%	1.3%	6.8%
Preston Center	10.2%	(0.5%)	5.7%
Uptown	13.3%	2.9%	4.7%

Property Overview

	Property	SF	% Leased
Las Colinas	6011/6021/6031 Connection Drive	606,000	100.0%
	Las Colinas Corporate Center I & II	387,000	97.2%
	6565 North MacArthur	260,000	89.2%
	161 Corporate Center	105,000	100.0%
	750 W. John Carpenter Freeway ⁽²⁾	315,000	77.9%
	Land – Royal Lane	N/A	N/A
	Land – State Highway 161	N/A	N/A
	Land – John Carpenter Freeway ⁽²⁾	N/A	N/A
PC	One Lincoln Park	262,000	95.8%
UP	Park Place on Turtle Creek	178,000	92.7%

Bold/Italics denotes acquisition in past 18 months

PC: Preston Center UP: Uptown

Sources: CoStar 3Q 2016, JLL Research 3Q 2016

Notes: (1) Sum of 2017 through 2019 gross asking rent percent growth from 3Q 2016 CoStar Overview Report
(2) Purchased subsequent to Q3 2016