



Corporate Presentation
June 2017

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 U.S. office markets. The Company’s geographically-diversified, portfolio is comprised of over \$5.0 billion in gross assets and approximately 20 million square feet (inclusive of 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 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 interest in one property owned through an unconsolidated joint venture as of March 31, 2017.

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 Amended Annual Report on Form 10-K for the year ended December 31, 2016, including our quarterly results for the periods ended March 31, 2016, June 30, 2016, September 30, 2016, and our quarterly report on Form 10-Q for the period ended March 31, 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 March 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 March 31, 2017.

Company Overview

Strategic Operating Markets (~90% of ALR in top 8 Markets)



Corporate Snapshot

\$3.1 Bn equity market cap ⁽¹⁾

\$5.4 Bn of total gross assets

**BBB rated with access to
full array of debt / equity sources**

**Regional operating teams with
in-house property management**

Portfolio Snapshot

69 high-quality properties ⁽²⁾

19.7 MM rentable square feet ⁽²⁾

91.5% leased

**Youngest portfolio in office REIT peer set –
median age 18 years**

**67% of ALR from
CBD and Urban Infill locations**

66% of ALR from creditworthy tenancy ⁽³⁾

Notes: (1) Based on closing stock price as of May 31, 2017.

(2) Inclusive of an unconsolidated joint venture property, or, where applicable, our proportionate interest in an unconsolidated joint venture property.

(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.

Corporate Objectives

Provide above-average risk-adjusted returns to shareholders through the ownership of high-quality, well-located office properties leased to creditworthy tenants

Focus Operations...

Grow / consolidate in 8 of the largest Eastern U.S. office markets

- Target markets based upon presence of major corporations, projected office job growth, market fundamentals and barriers to entry
- Focus on select submarkets within each market based on favorable characteristics and long-term fundamentals

Build Value...

Recycle proceeds out of remaining non-core assets

- \$300 to \$500 million of non-core dispositions – currently marketing portfolio of non-core assets totaling 3 million square feet
- Recycle capital into higher quality acquisitions or stock – market dependent
- Select development opportunities on controlled land sites

Grow Earnings...

Realize cash flow growth from signed leases and occupancy increases

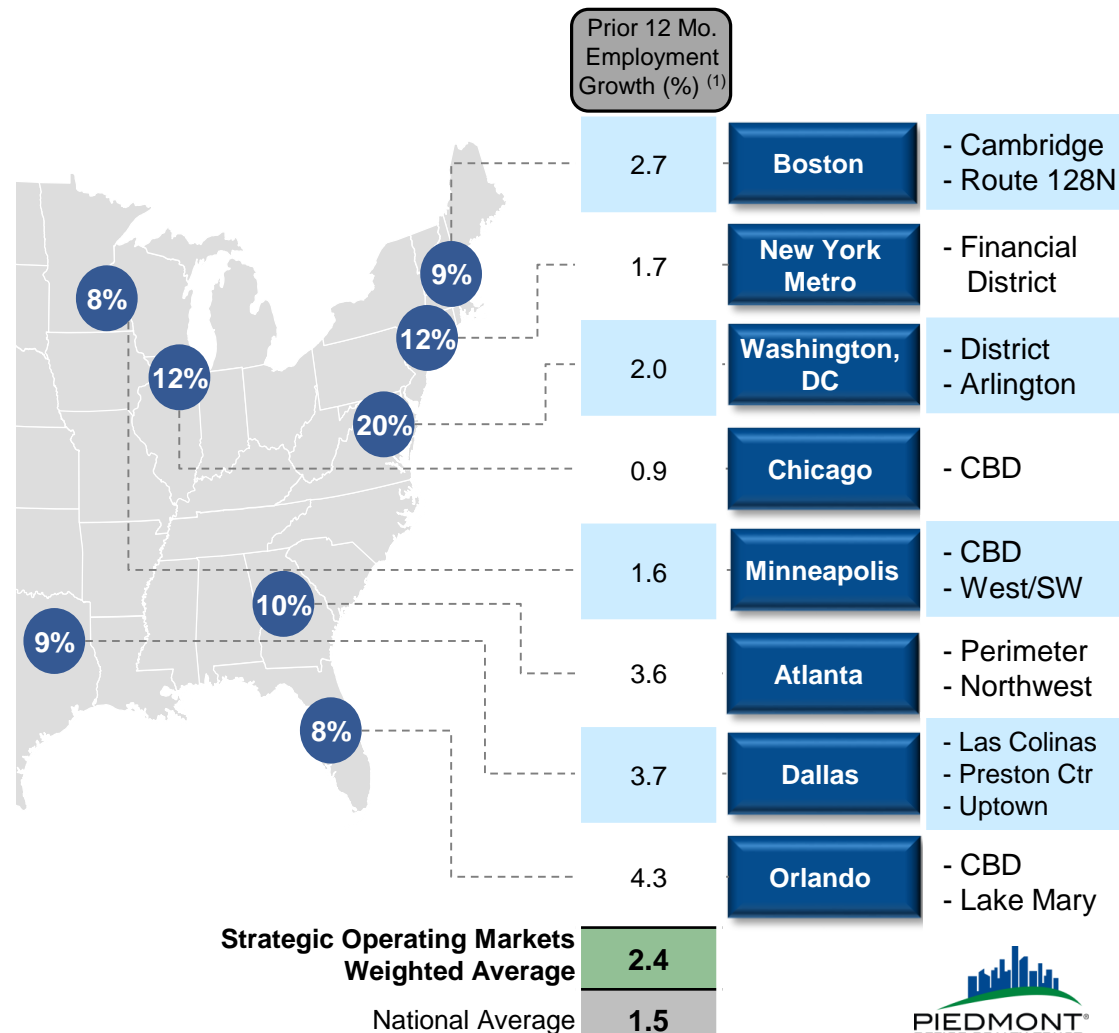
- \$25 to \$30 million in incremental cash flow from signed leases yet to commence or currently in abatement
- Opportunity to realize mark-to-market on sizeable leases
- Differentiated platform for serving corporate real estate customers

Focus: Consolidate Presence in Target Submarkets

Consistent Submarket Characteristics

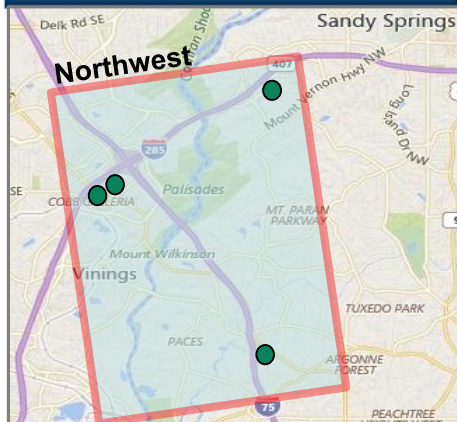
- Fragmented / limited competitive (public REIT) ownership
- Desired location for large corporate users
- Strong amenity base
- Proximity to executive housing
- Transportation infrastructure / easy accessibility
- Minimum market size; class A scale / liquidity
- Favorable business environment / support of local government
- Diversified economy
- Favorable projections for market fundamentals (rent growth, limited new supply, office job growth, positive demographics)

Target Submarkets



Focus: Examples of Strategy in Execution since IPO

Northwest – Atlanta



4 Buildings Acquired ⁽¹⁾

Invested
(\$ millions)

\$192 MM

Basis Discount
to Replacement
Cost ⁽²⁾

43%

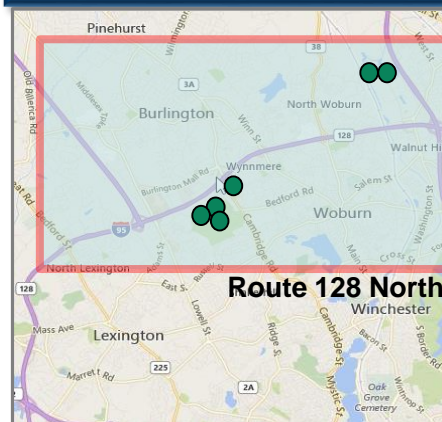
2017
Submarket
Vacancy Rate ⁽³⁾

14.7%

Submarket
Rent Growth
'18-'19 ⁽⁴⁾

6.7%

128N - Boston



6 Buildings Acquired ⁽¹⁾

Invested
(\$ millions)

\$280 MM

Basis Discount
to Replacement
Cost ⁽²⁾

25%

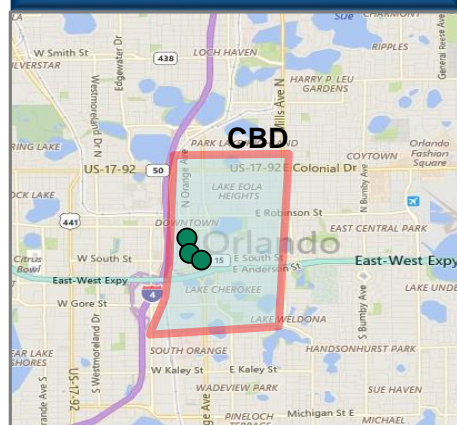
2017
Submarket
Vacancy Rate ⁽³⁾

10.0%

Submarket
Rent Growth
'18-'19 ⁽⁴⁾

6.4%

CBD - Orlando



3 Buildings Acquired ⁽¹⁾

Invested
(\$ millions)

\$338 MM

Basis Discount
to Replacement
Cost ⁽²⁾

28%

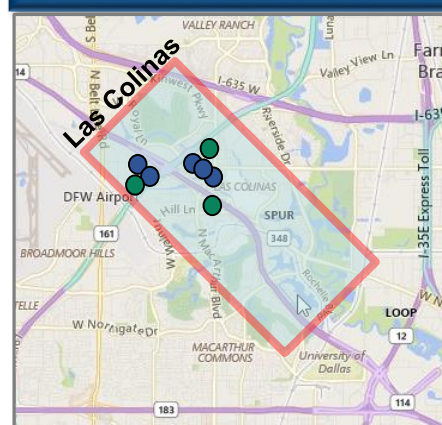
2017
Submarket
Vacancy Rate ⁽³⁾

11.1%

Submarket
Rent Growth
'18-'19 ⁽⁴⁾

5.6%

Las Colinas - Dallas



3 Buildings Acquired ⁽¹⁾

Invested
(\$ millions)

\$114 MM

Basis Discount
to Replacement
Cost ⁽²⁾

37%

2017
Submarket
Vacancy Rate ⁽³⁾

11.7%

Submarket
Rent Growth
'18-'19 ⁽⁴⁾

4.0%

- Notes:
- (1) Represents the number of buildings acquired in the submarket since IPO.
 - (2) Aggregated basis for acquired buildings since IPO as compared to the Company's estimate of aggregated replacement cost.
 - (3) Submarket vacancy rate for 2017 per CoStar (1Q2017).
 - (4) Cumulative submarket rent growth for 2018 and 2019 per CoStar (1Q2017).

- Property Acquired During Current Cycle
- Property Acquired Before Current Cycle

Build Value: Recycle Capital to Improve Quality and Growth

Sample Non-Core Asset Sales



\$2.0 Billion at 6.1% Average GAAP Yield

86% Average Leased Percentage

Markets exited:

- Seattle
- Cleveland
- Portland
- Kansas City
- Greenville
- Oklahoma City
- San Jose
- Austin

**Currently marketing portfolio
of non-core assets totaling
3 million square feet**

Sample Strategic Acquisitions



\$1.7 Billion at 6.9% Average GAAP Yield

83% Average Leased Percentage

Acquisitions focused on 8 strategic operating markets:

- Atlanta
- Boston
- Chicago
- Dallas
- Minneapolis
- New York
- Orlando
- Washington DC

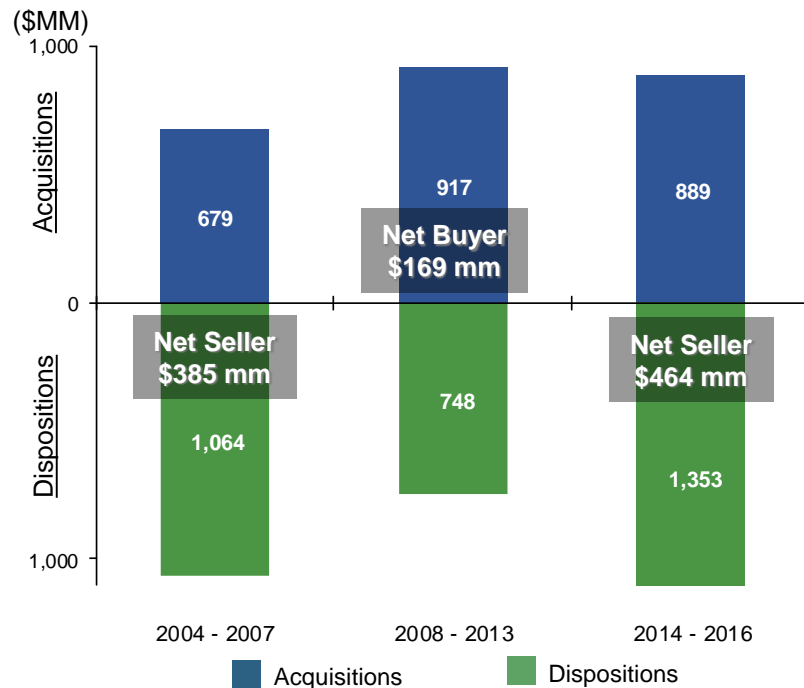
**Objective to dispose of \$300+ million of non-core assets over the next 12 to 24 months
along with mature assets when full value is realized**

Build Value: Allocate Capital Opportunistically

Deploy Capital Dynamically through Either Private or Public Markets

Private Market

Property Transactions: Acquisitions vs Dispositions

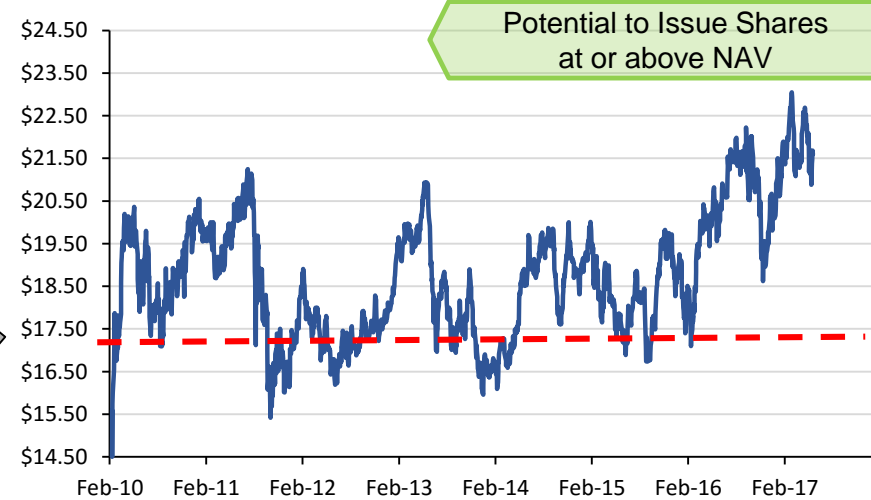


**Net seller in up markets,
net buyer in down markets**

Public Market

Capitalization: Stock Repurchases vs At-the-Market Issuances

Stock Price (since PDM IPO)



**\$486 MM Stock Buyback
Program at \$17.17 per share**

**Repurchased shares at a favorable basis
relative to price / time distribution**

Objective is growth in NAV, not growth in size

Build Value: Develop in Strategic Locations

Orlando



**500 TownPark
Lake Mary, FL**

Acres

6.3

Approximate
Developable
SF

134,400

Adjacent
Piedmont
Building

400 TownPark

Submarket &
Class A
Vacancy ⁽¹⁾

Lake Mary
12.3%

Marketing
Differentiator

Located in the premier
TownPark
development;
Pin corner location with
easy access to
Highway 417 and I-4



**TownPark Land
Lake Mary, FL**

18.9

Over 1,000,000
including office,
retail, and hotel

400 & 500 TownPark

Lake Mary
12.3%

Located in one of Orlando's
strongest submarkets;
Excellent build-to-suit
opportunity;
68% of Lake Mary's office
space falls into Class A;
Pin corner location with
easy access to
Highway 417 and I-4

Dallas



**Royal Lane
Irving, TX**

10.6

500,000

6011, 6021, &
6031 Connection
Drive

Las Colinas
13.0%

Well positioned within
submarket; Prominent highway
exposure;
Access to plentiful amenities



**J. Carpenter Fwy
Irving, TX**

3.5

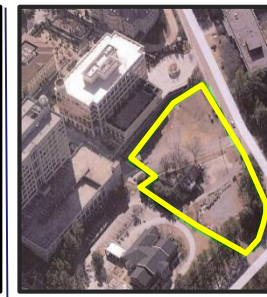
400,000

750 West John
Carpenter Fwy

Las Colinas
13.0%

Well positioned within
submarket; Prominent highway
exposure;
Access to plentiful amenities

Atlanta



**Gavittello
Atlanta, GA**

2.0

250,000

The Medici

Buckhead
12.1%

One of the few
remaining developable
sites in Buckhead;
Prime build-to-suit
opportunity;
Located in an already
established high-end, mixed-
use project



**Glenridge
Highlands III
Atlanta, GA**

3.0

110,000
(upzoning application
filed)

Glenridge
Highlands I & II

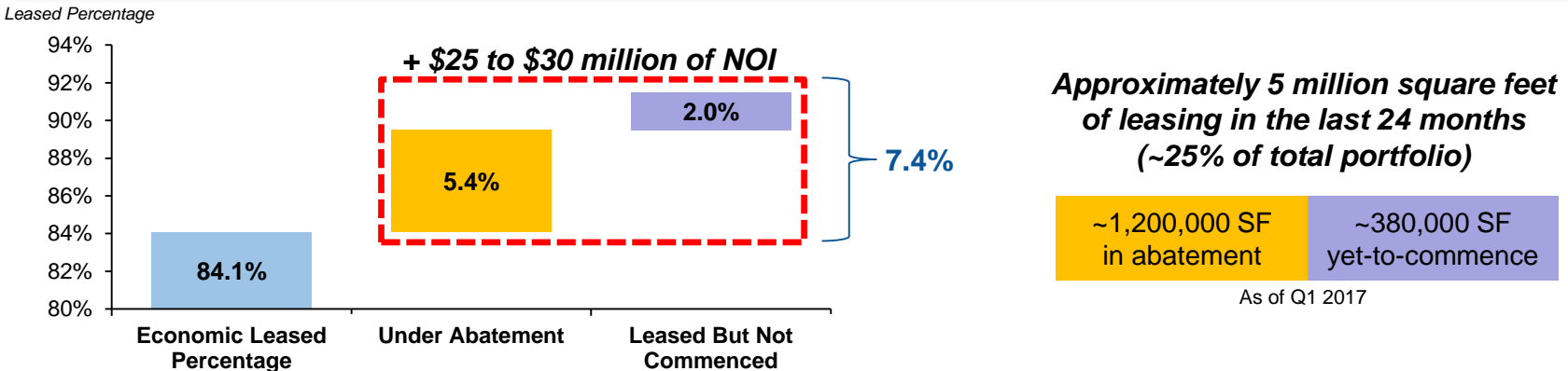
Central Perimeter
12.2%

Well located in an established
park setting; Excellent amenity
base;
Pin corner location with
easy access to GA 400
and I-285

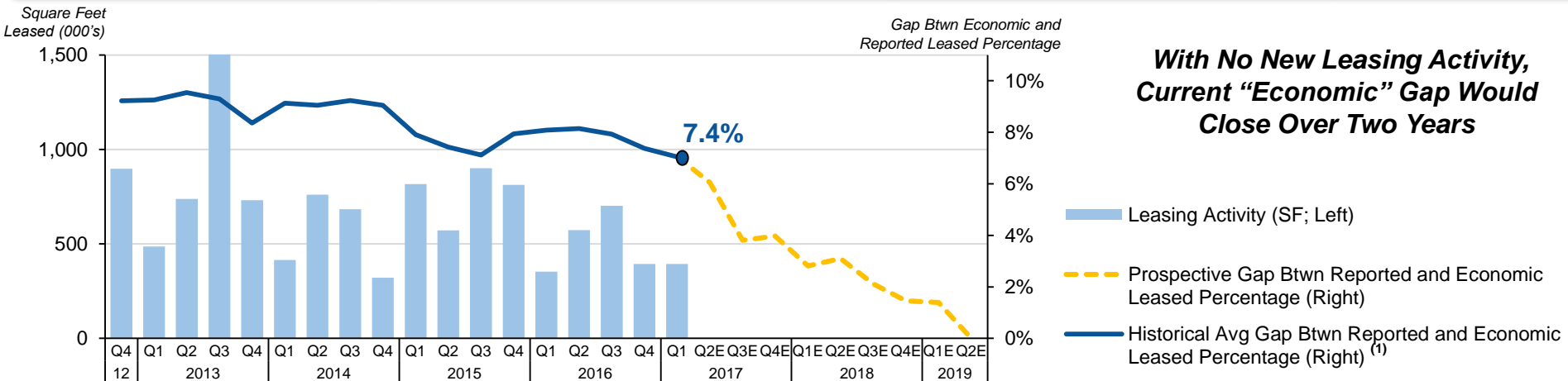
We perform development on quality sites that we own / control adjacent to existing property

Growth: Realize Embedded Growth from Recent Leasing

Executed Leases to Deliver Incremental Cash Flow Growth...



... Along with Continued Narrowing of the “Economic” Gap



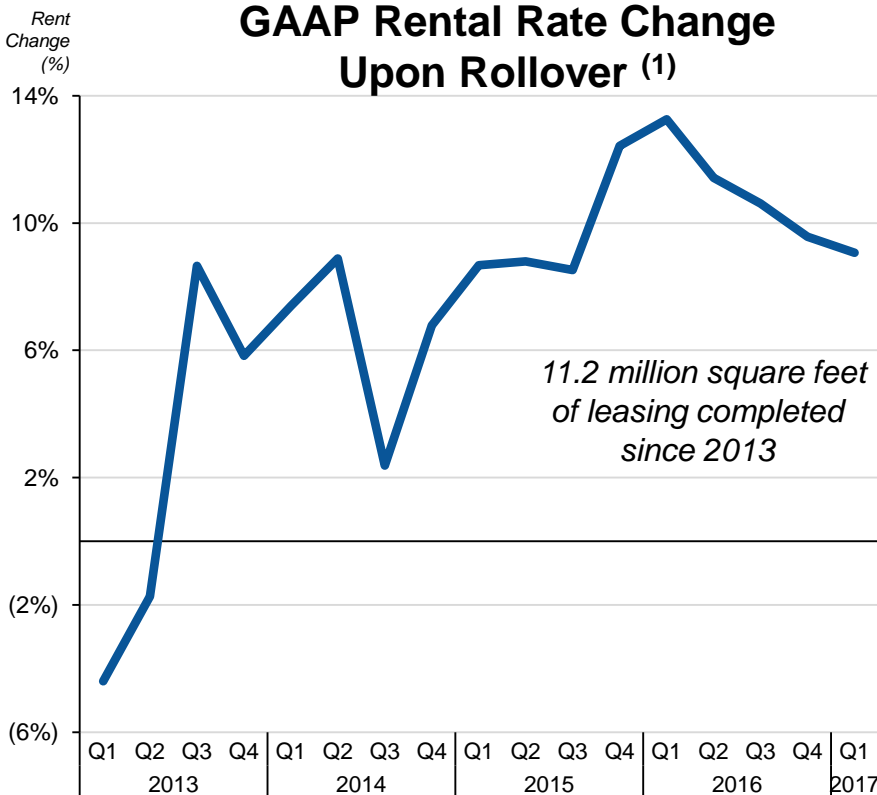
\$25 to 30 million in cash flow yet to be realized from recently executed leases

Notes: (1) Represents the average of the trailing twelve month results.

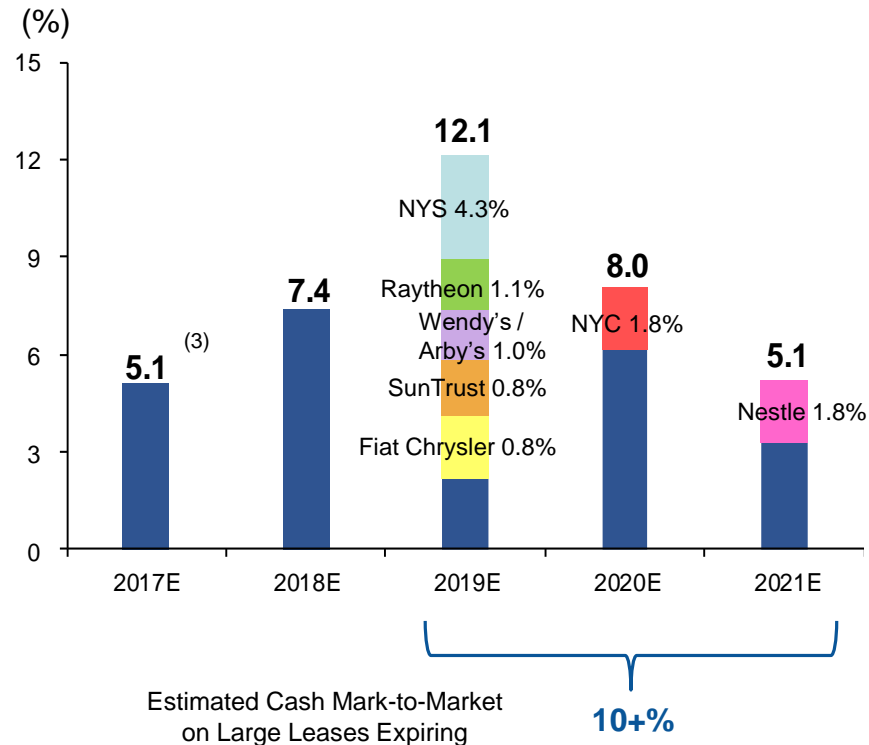
Growth: Mark Leases to Prevailing Rents

**Realized Higher Rental Rates
Over Prior Four Years...**

**...With Additional Opportunities as
Expiring Leases Reset to Market Rates**



Lease Expiry Profile (% of ALR⁽²⁾)



**Proven ability to capture higher rental rates upon rollover;
Potential to realize mark-to-market on sizable leases over the next 12 to 24+ months**

- Notes:**
- (1) Rental rate change data used in this analysis is the weighted average GAAP basis rental rate change for rolling trailing twelve month periods.
 - (2) 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.

- (3) Includes leases with an expiration date of March 31, 2017, comprised of 132,000 square feet and Annualized Lease Revenue of \$1.4 million (inclusive of 66,000 square feet of give-back space associated with a large, long-term lease renewal for which the tenant is no longer responsible for base rental charges).

Growth: Mitigate Expirations with New Leasing

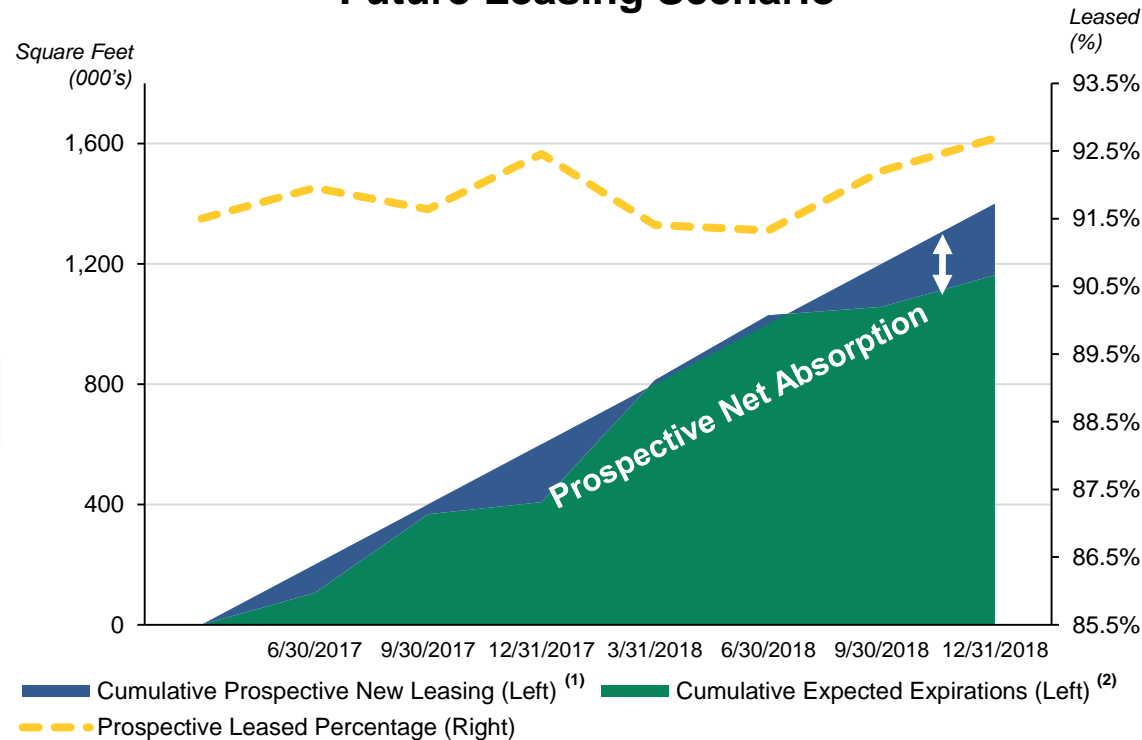
Demonstrated Leasing Prowess

- Historical average of over 200,000 square feet of vacant space leasing activity per quarter since 2013
- Average tenant retention rate of 74% since 2006
- 21.2 million square feet of total leasing activity completed since 2010

Current Situation

- Low expirations in 2017 & 2018 relative to peers [12.5% PDM vs 16.6% peers]
- Historical leasing metrics exceed known vacates and assumed non-renewals
- Over 30% of ALR is derived from customers occupying space in multiple buildings

Future Leasing Scenario



**Proven operating platform completing an average of 3 million square feet of leasing per year since 2010;
Opportunity to further increase leased percentage despite upcoming expiries**

Notes: (1) For the purposes of this analysis, it is assumed that 200,000 square feet of vacant space leasing is completed per quarter (based on historical averages).
(2) Consists of large known vacates over the next 18 months as detailed in the Company's Q1 2017 supplemental report, along with an assumed non-renewal rate of 26% of the remaining expiries (based upon historical averages).

Growth: Continue Serving Major Corporations

*Companies whose U.S. or corporate headquarters
are located in a current Piedmont property*

epsilon

airwatch™

Nestlé

usbancorp

UNIVERSAL

GE Transportation

CNL

RaceTrac



brother



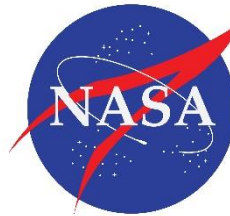
MOTOROLA SOLUTIONS

PA|C
PREFERRED APARTMENT
COMMUNITIES

Travelport

CAT
Financial

Arby's



Accertify

Synchronoss

First Data™

Independence
Blue Cross

COMDATA

NEOVIA



catamaran™

APT
Test & Learn®

NUANCE

U.S. Risk

SUPERIOR
ESSEX

Red Lobster

Diversified Portfolio Lowers Risk Profile

- PDM has a relative lower risk profile due to:
 - Diversified geographic markets
 - High average tenant credit
 - Longest reported average lease term in office REIT space / staggered expiries
- Positive impact of diversification is evident in standard deviation of stock return

	PDM	Competitive Set ⁽¹⁾
2017 & 2018 Lease Expirations	12.5%	16.6%
Average Lease Term Remaining (Years)	6.8	5.9
Tenant Credit Quality ⁽²⁾	66%	N/A
Standard Deviation of Stock Return ⁽³⁾	18.3%	21.6% ⁽⁴⁾

- Deep expertise in eight markets opens up more opportunities to find good relative value (i.e., Burlington, Las Colinas, Northwest Atlanta, Downtown Orlando)

Notes: (1) Competitive Set includes BDN, CLI, CUZ, CXP, HIW, PKY and OFC. Competitive property data sourced from company supplemental filings as of March 31, 2017.

(2) 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, Brothier International, and RaceTrac Petroleum.

(3) The relevant performance period is from February 10, 2010 (Piedmont's IPO) through May 31, 2017. Competitive set metrics are derived using simple averages of the individual companies' performances.

(4) Excludes PKY & CXP since data is not available for the comparable time period.

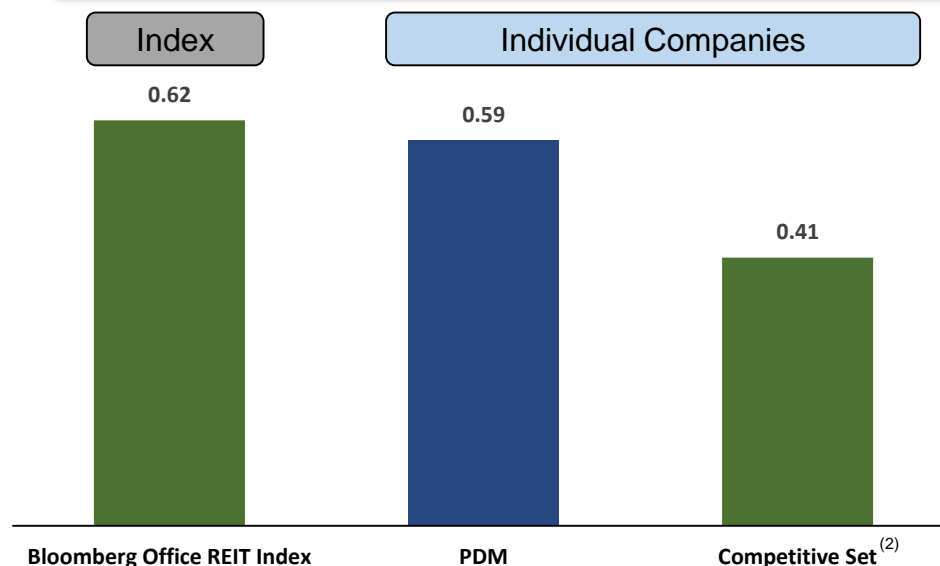
Strong Equity Performance With Lower Volatility

Relative and absolute peer outperformance

Among lowest standard deviation of return in office REIT universe

Top two quartiles Sharpe ratio in office REIT universe; second highest in competitive set

Sharpe Ratio Analysis ⁽¹⁾



Annualized Total Return

Inception to Date ⁽³⁾	10.8%	10.8%	8.9%
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Annual Standard Deviation

Inception to Date ⁽³⁾	17.2%	18.3%	21.6%
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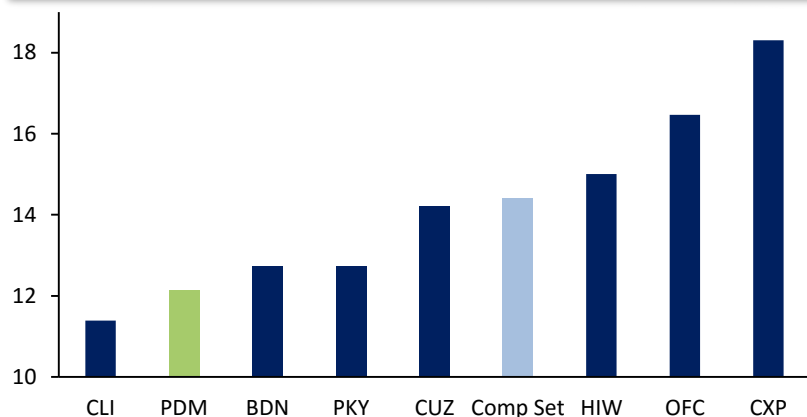
Notes: (1) Sharpe ratio is the average return earned in excess of the risk-free rate per unit of volatility. The relevant performance period is from February 10, 2010 (Piedmont's IPO) through May 31, 2017.

(2) Competitive set includes BDN, HIW, CLI, CUZ and OFC. Excludes CXP and PKY since data is not available for the comparable time period. Metric is derived using a simple average of the individual companies' performances.

(3) The relevant performance period is from February 10, 2010 (Piedmont's IPO) through May 31, 2017. Competitive set metrics are derived using simple averages of the individual companies' performances.

Compelling Relative Valuation

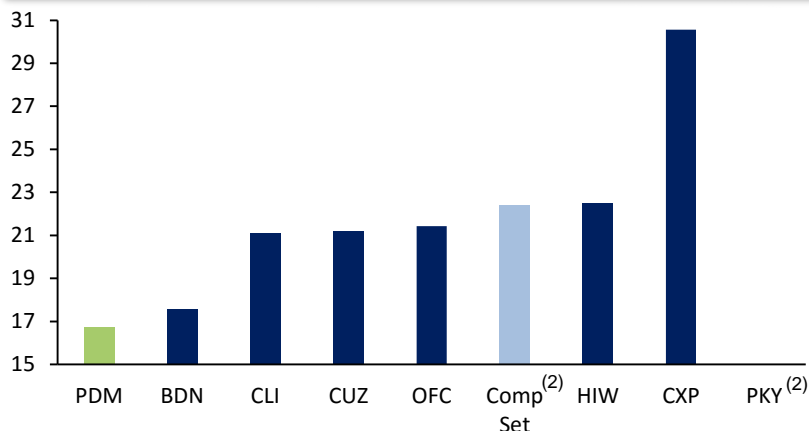
FFO Multiple on 2017 Consensus ⁽¹⁾



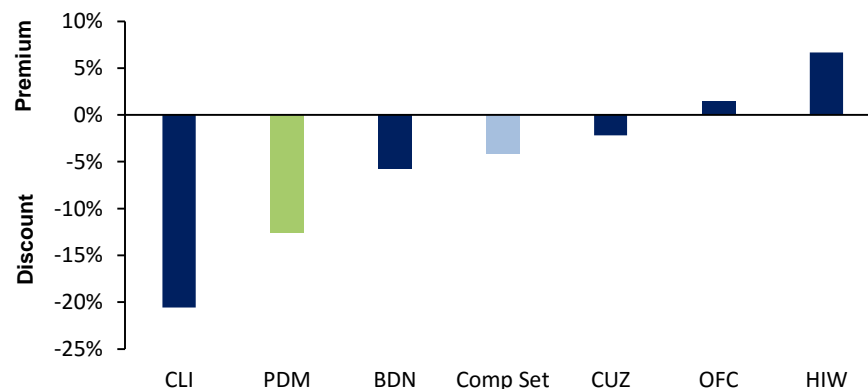
Summary PDM Valuation Comparison

	PDM	Competitive Set ⁽⁴⁾
FFO Multiple on 2017 Consensus ⁽¹⁾	12.1	14.4
AFFO Multiple on 2017 Consensus ^{(1) (2)}	16.7	22.4
Premium / (Discount) to GreenStreet NAV ⁽³⁾	(13%)	(4%)

AFFO Multiple on 2017 Consensus ⁽¹⁾



Premium / Discount to GreenStreet NAV ⁽³⁾



- Notes:**
- (1) Based on closing stock prices as of May 31, 2017. Consensus data sourced from FactSet as of June 1, 2017.
 - (2) Excludes PKY due to major capital reinvestment dollars projected for Greenway Plaza resulting in an abnormally high, outlying AFFO multiple for 2017.
 - (3) Based on closing stock prices as of May 31, 2017. NAV per Green Street Advisors Office Sector Update as of May 31, 2017. Competitive set excludes PKY and CXP because they are not covered by Green Street Advisors.
 - (4) Competitive set includes BDN, CLI, CUZ, CXP, HIW, OFC and PKY.

Key Take-Aways

High-quality portfolio predominantly located in select submarkets of largest U.S. office markets

Focus on submarkets attractive to large corporate users with limited REIT competition

Compelling growth opportunities coupled with favorable relative valuation and lower volatility

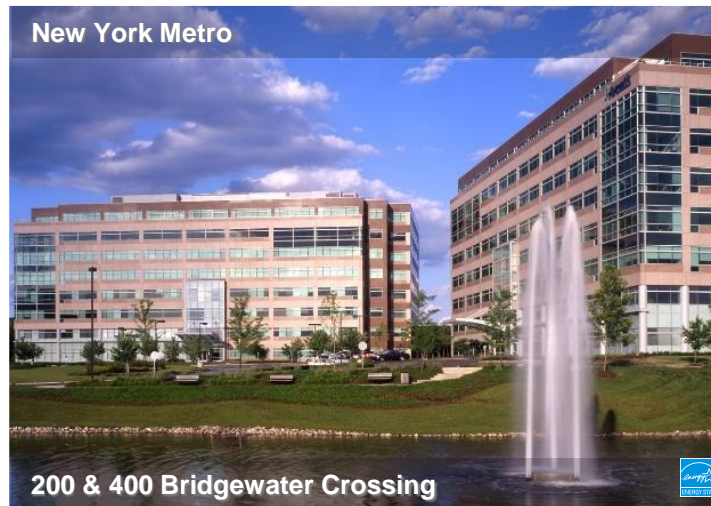
First class operator with a differentiated corporate tenant service emphasis and proven leasing prowess

Effectively manage capitalization and asset base to create value for investors

Atlanta



APPENDIX



Corporate Culture

Mission statement:
Building value through stewardship

- Best-in-class corporate governance
 - 7 of 8 directors are independent
 - Vast real estate experience / diverse board
 - Opted out of MUTA
 - Corporate simplicity: avoid complex joint ventures / separate classes of stock
- Transparency / integrity in communications
 - Consistently outperform guidance
 - Detailed operational review (in supplemental)
- Disciplined, creative, value-oriented, basis-driven investor
- Operational excellence, New Business Development and well-timed market decisions

Independent Directors



Industry Recognition & Awards

	Listing	3/31/2017
BOMA 360 Designation (% of Buildings)	0%	79% #1 US office REIT
Energy Star (% of ALR)	52%	82%
LEED Certified (% of ALR)	1%	37%

Company Summary

Office Portfolio Statistics

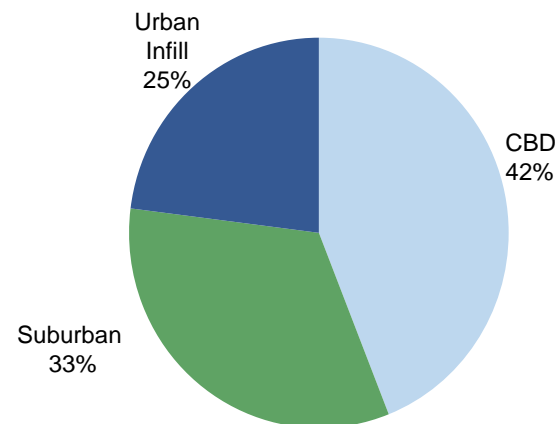
Square Feet (in millions) ⁽¹⁾	19.7
# of Properties ⁽¹⁾	69
Weighted Average Lease Term Remaining (years)	6.8
% Leased – Total	91.5%
Median Building Age (years)	18
Annualized Lease Revenue (\$MM)	588.5
% of ALR Energy Star Rated	82%
% of ALR LEED Certified	37%
Leading REIT for BOMA 360 Designation	

2017 Financial Guidance

	Low		High
Core Funds from Operations	\$248	-	\$262 million*
Core Funds from Operations per diluted share	\$1.70	-	\$1.80*

* The range in guidance is primarily due to the uncertainty of the timing and/or completion of the projected net disposition activity during 2017.

Office Property Locations ⁽²⁾



Outlook for 2017

Impact of Recent Leasing Activity

- Commencement of leases
- Burn-off of free rent periods
- Increase in cash and GAAP metrics

Transactional Activity

- Sale of non-strategic properties and exit from non-core markets
- Anticipate being a net seller
- Redeployment of capital
 - Debt reduction
 - Real estate in strategic markets with a focus on aggregating in select submarkets
 - Stock repurchases (if market conditions allow)

2017 Guidance

Core FFO

- Anticipate Core FFO in the range of
 - \$1.70 to \$1.80 per share
 - \$248 mm to \$262 mm
- Core FFO increase of approximately 5% at midpoint
 - Attributable to start of new leases and anticipated new leasing activity

Same Store Cash NOI

- Anticipate same store cash NOI growth of 7% to 10%
 - Commencement of new leases
 - Burn off of abatements

Leased Percentage

- Recent developments/redevelopments brought online
 - Initial decrease to overall leased percentage of over 2%
- Low lease expirations; anticipate additional absorption
- Anticipate same store leased percentage to be in the 92% to 92.5% range as of year end

2017 Guidance

Transaction Activity & Capitalization

- Expected net seller
- One maturing mortgage open for prepayment in August
- 2017 financing needs heavily dependent upon asset transactions

Other Assumptions

	Low	High
Same Store Cash NOI <i>(Growth % 2016 to 2017)</i>	7%	10%
Same Store GAAP NOI <i>(Growth % 2016 to 2017)</i>	5%	7%
General & Administrative expense (\$MM)	\$30	\$32
Weighted Average Shares Outstanding (Diluted; 000s)	145,800	145,800

Long-Term Outlook

Refined Portfolio

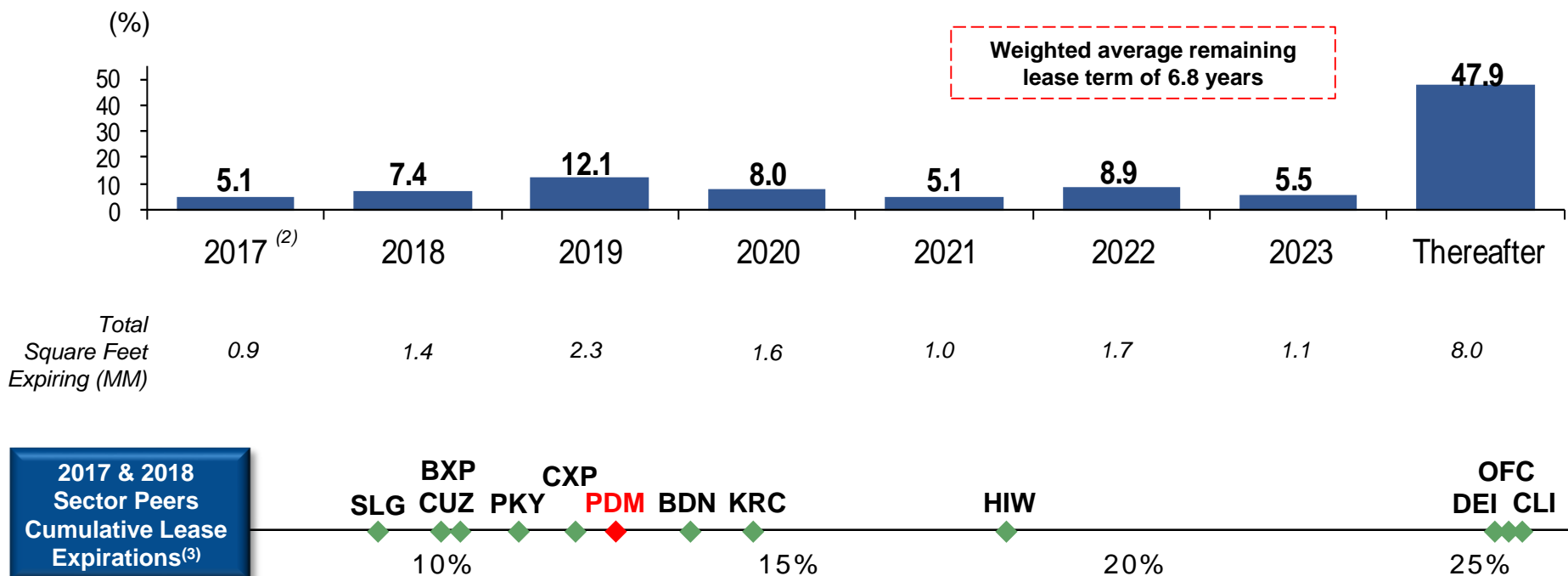
- Operations focused on 8 markets
- Harvesting of capital opportunistically from non-strategic and fully-valued assets
- Further concentration within target submarkets
- Select build-to-suit developments

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

Low Near-Term Lease Expiries Enhances Focus on New Tenant Leasing

Lease Expiry Profile (% of ALR⁽¹⁾)



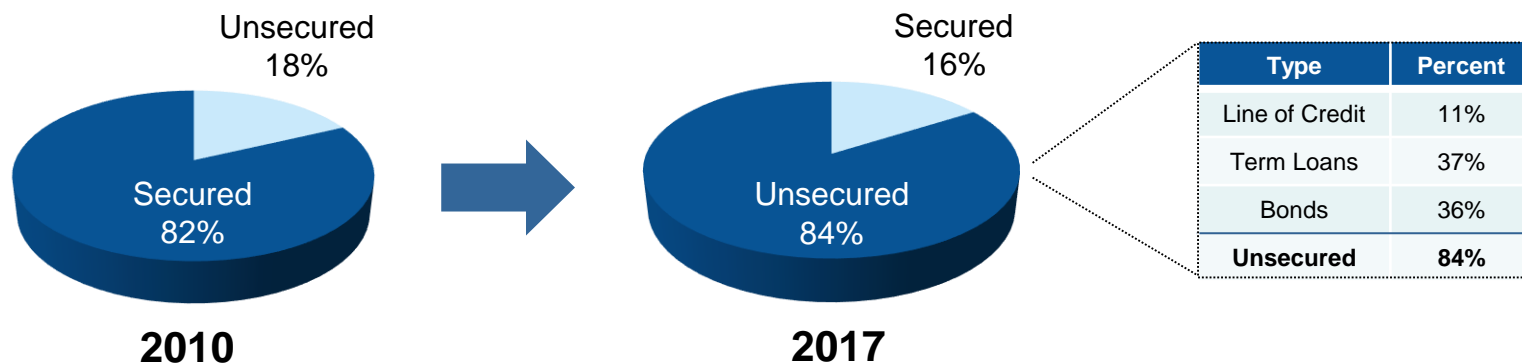
Low near-term lease roll, a 74% retention rate⁽⁴⁾, and a proactive strategy to address lease expirations generates opportunities to increase portfolio occupancy

- Notes:**
- (1) 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.
 - (2) Includes leases with an expiration date of March 31, 2017, comprised of 132,000 square feet and Annualized Lease Revenue of \$1.4 million (inclusive of 66,000 square feet of give-back space associated with a large, long-term lease renewal for which the tenant is no longer responsible for base rental charges).
 - (3) Based on Q1 2017 published company supplemental filings.
 - (4) For the period from January 1, 2006 to March 31, 2017.

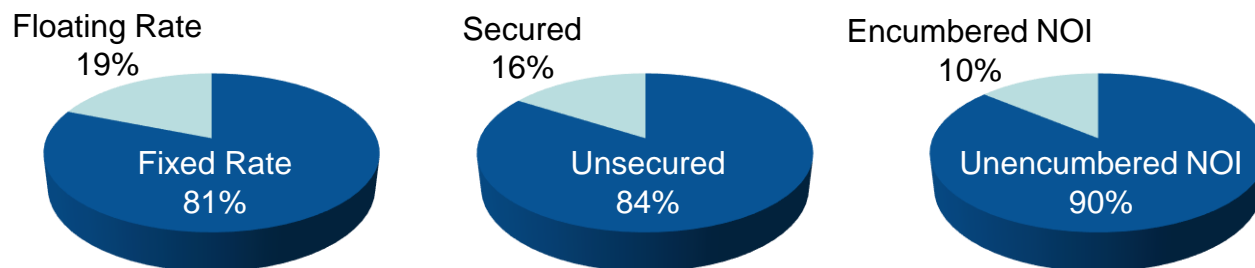
Current Debt Structure

Debt Profile Enhancement Since IPO

- Decreased secured debt from 82% to 16% of total debt
- Maximum debt maturing in a single year reduced from 50% to 25%
- Weighted average interest rate decreased nearly 30%, from 4.66% to 3.43%



March 31, 2017 Debt Metrics

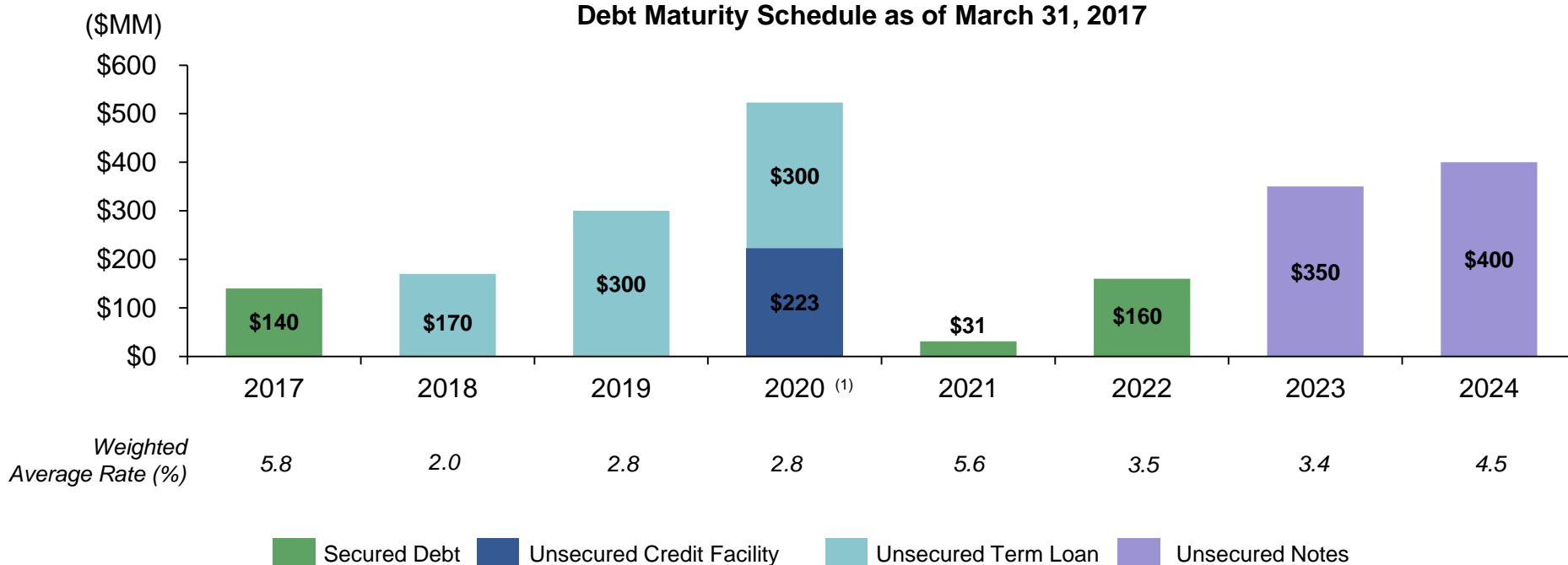


6.1 x average net debt to Core EBITDA

Broad Array of Debt Capital Sources

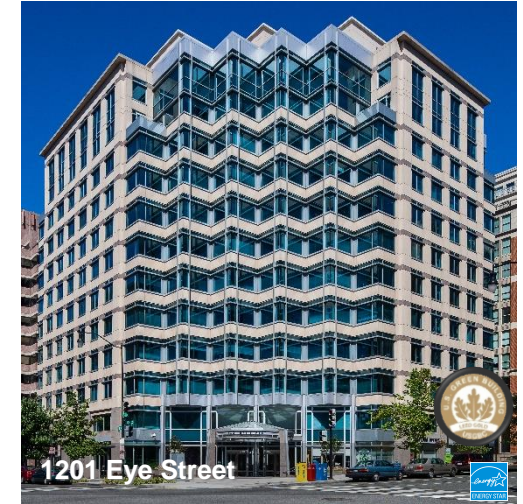
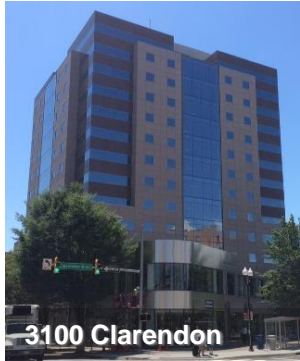
- Continued preference for unsecured debt
- Access to mortgage, bank, public, and private placement debt markets

Debt Maturity Schedule as of March 31, 2017

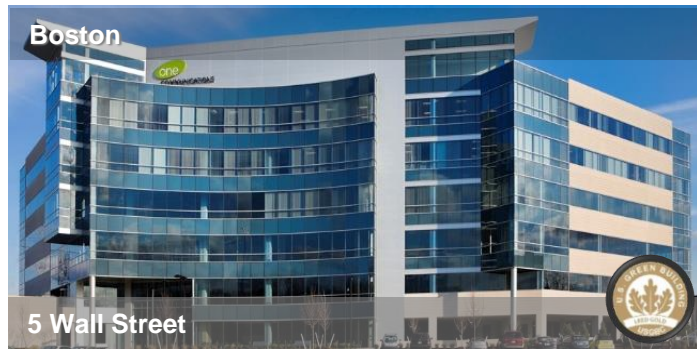
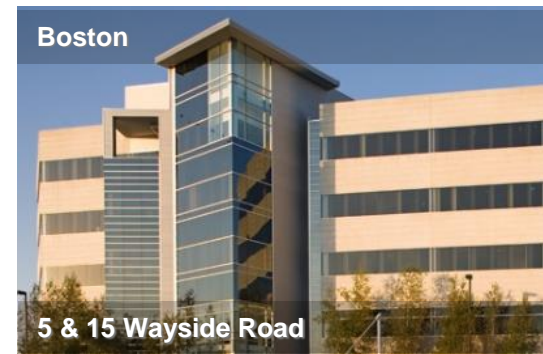
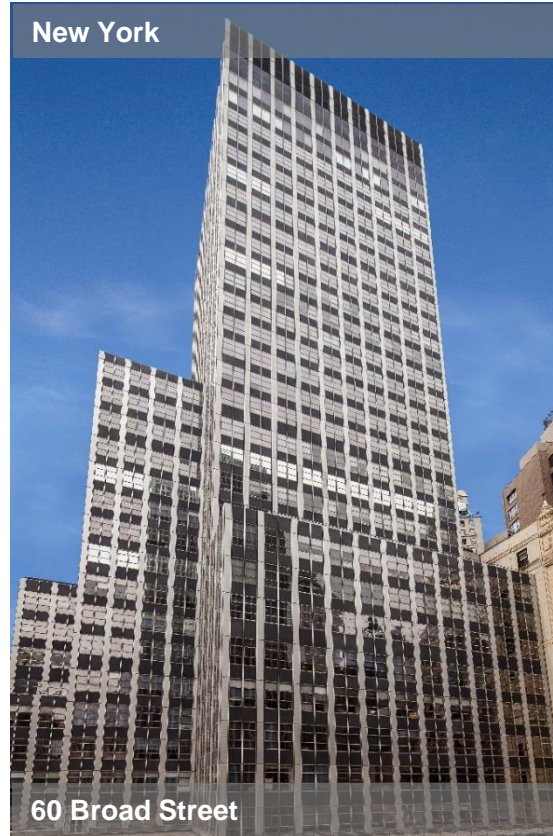
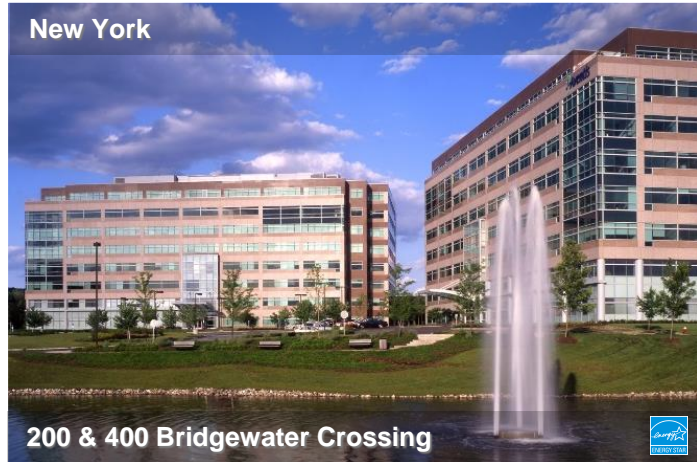


Our long-term financing strategy will continue to favor unsecured debt while maintaining our strong Baa2 / BBB credit rating from Moody's / S&P

Washington, D.C.



New York & Boston



Chicago & Minneapolis



Atlanta & Orlando

Orlando



SunTrust Center

Atlanta



The Medici

Atlanta



1155 Perimeter Center West

Atlanta



Glenridge Highlands One

Atlanta



Glenridge Highlands Two

Orlando



CNL Tower I

Orlando



400 TownPark

Orlando



500 TownPark

Orlando



CNL Tower II

Dallas

