



Piedmont Office Realty Trust Achieves Energy Star Certification for 25% of Portfolio

April 27, 2009

Atlanta – April 27, 2009 – Piedmont Office Realty Trust announced today that it has earned the U.S. Environmental Protection Agency’s (EPA) prestigious ENERGY STAR rating for a growing percentage of its portfolio. ENERGY STAR is the national symbol for superior energy efficiency and environmental stewardship. Commercial buildings and industrial plants that rate in the top 25 percent of facilities in the nation for energy efficiency may qualify for the ENERGY STAR rating (see www.energystar.gov).

Piedmont, a Class-A office owner based in Atlanta, is a member of the U.S. Green Building Council (USGBC), and has obtained ratings for seventeen of its office holdings, including Two Pierce Place in Chicago, IL, 150 West Jefferson in Detroit, MI, 2 Gatehall Drive in Parsippany, NJ and 1901 Main Street in Irvine, CA.

“ENERGY STAR buildings use approximately 35% less energy than average buildings,” said Jason Williams, Director of Construction for Piedmont Office Realty Trust. “Piedmont is committed to making a contribution to sustainability in the marketplace and we are pleased to demonstrate this to our tenants and shareholders through our ENERGY STAR accomplishments.”

Additionally, Piedmont and several of its tenants have made strides towards environmental sustainability in the area of LEED certification. While Piedmont is currently in the process of pursuing LEED EBOM (Existing Building Operations Maintenance) at various properties in its portfolio, various tenants have achieved LEED certification for their leased space as well. Companies such as Caterpillar Financial (2120 West End Ave - Nashville, TN), Bovis Lend Lease (Las Colinas Corporate Center - Irvine, TX) and Veolia Environmental Services (Aon Center – Chicago, IL) top this LEED Certification list.

Piedmont has improved its energy performance by managing energy consumption strategically across the organization and by making cost-effective improvements to its buildings. “We are continually conscious of identifying areas where we can be good stewards of our tenants, shareholders and, in this case, the environment overall” said Bo Reddic, Executive Vice President of Real Estate Operations for Piedmont. “In addition to our focus on Energy Star and LEED EBOM goals, we have participated in Earth Hour for the past two years and currently have four (4) LEED Accredited Professionals on staff.”

About Piedmont: Piedmont Office Realty Trust is a public, non-traded REIT specializing in Class-A office properties. As of December 31, 2008, Piedmont owned 84 buildings, totaling approximately 21 million square feet, in 22 states and Washington, D.C. Properties include the corporate headquarters of such organizations as U.S. Bancorp, NASA and Nestlé USA. Across the portfolio, Piedmont properties are approximately 92 percent leased. For more information, see www.piedmontreit.com.