



THE GALLERIA - ATLANTA

AUGUST 2019

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 in select sub-markets located primarily within eight major eastern U.S. office markets. The Company’s geographically-diversified portfolio is comprised of approximately \$5 billion in gross assets and approximately 18 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.

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, 2018, and our quarterly report on Form 10-Q for the period ended June 30, 2019 along with 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 June 30, 2019. Such documents are available at www.sec.gov and under the heading Investor Relations on our website at www.piedmontreit.com.

WITH THE ACQUISITION OF GALLERIA 400, 500 AND 600, PIEDMONT NOW OWNS 2.1M SF AND 12 ACRES FOR DEVELOPMENT IN ONE OF ATLANTA'S MOST VIBRANT PROFESSIONAL ENVIRONMENTS

❑ Strong Demographic Trends

The Galleria is located in Cobb County, ten miles from midtown Atlanta and the single fastest growing county for millennials¹.

❑ Modern Workforce Value Proposition

The Galleria features office towers with floor-to-ceiling window lines, open floorplans and a highly-amenitized, vibrant, easily-accessible professional environment at a compelling price-point

❑ Competitive Investment Basis

Piedmont's total basis in the Galleria is ~\$215/SF², a 55% discount to replacement cost³

❑ Step One of a Placemaking Repositioning

Under single ownership for the first time, the Galleria can now be reimagined with enhancements, amenities and new mixed-use additions which will further energize and activate the environment to meet the needs of today's workforce

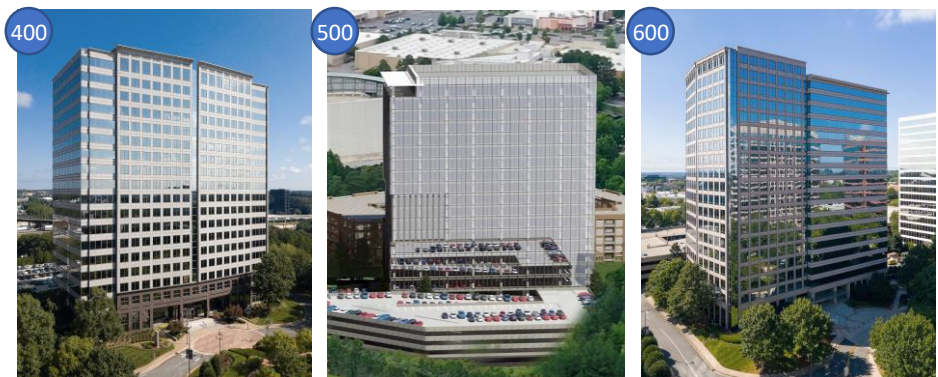
❑ Near-Term Mark to Market Opportunity

Almost 50% of the Galleria's square footage is either vacant or rolls through 2022; these in-place rents are ~14% below current market rates³

The Galleria Office Towers



Acquired August 2019...the Final Pieces



Rendering

ATLANTA'S COBB COUNTY FOSTERS A PRO-BUSINESS ENVIRONMENT WITH A PLETHORA OF AMENITIES AND YOUNG TALENT

Superior Access to/from Multiple Destinations:

Average morning commute times to Galleria⁵:

- From Vinings 10 minutes
- From Buckhead 12 minutes
- From Midtown 15 minutes
- From Dunwoody 25 minutes
- From Marietta 25 minutes
- From Airport 35 minutes



#1 lowest property taxes in Metro Atlanta ¹	#1 submarket in Atlanta for millennial population growth ²	32% millennial population increase last 18 months ²	~\$700M private investment made by the Atlanta Braves in The Battery development ³	~\$900M improvements including I-75 express lanes, highway interchanges, walkways and trails ³
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Cobb County Corporate Anchors



#23 (HQ)
Fortune



#33
Fortune



#59
Fortune



#177 (HQ)
Fortune



#430 (HQ)
Fortune



#440
Fortune



\$65K median household income ²	36 years old median age ²	28% population between 25-44 years old ²	840 acres greenspace in and around Cumberland ³ <small>(equal to NYC Central Park)</small>	3 Number of Cobb County public high schools in GA's Top 25 ⁴
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¹ Cobb County.org

² Cobb County Chamber of Commerce

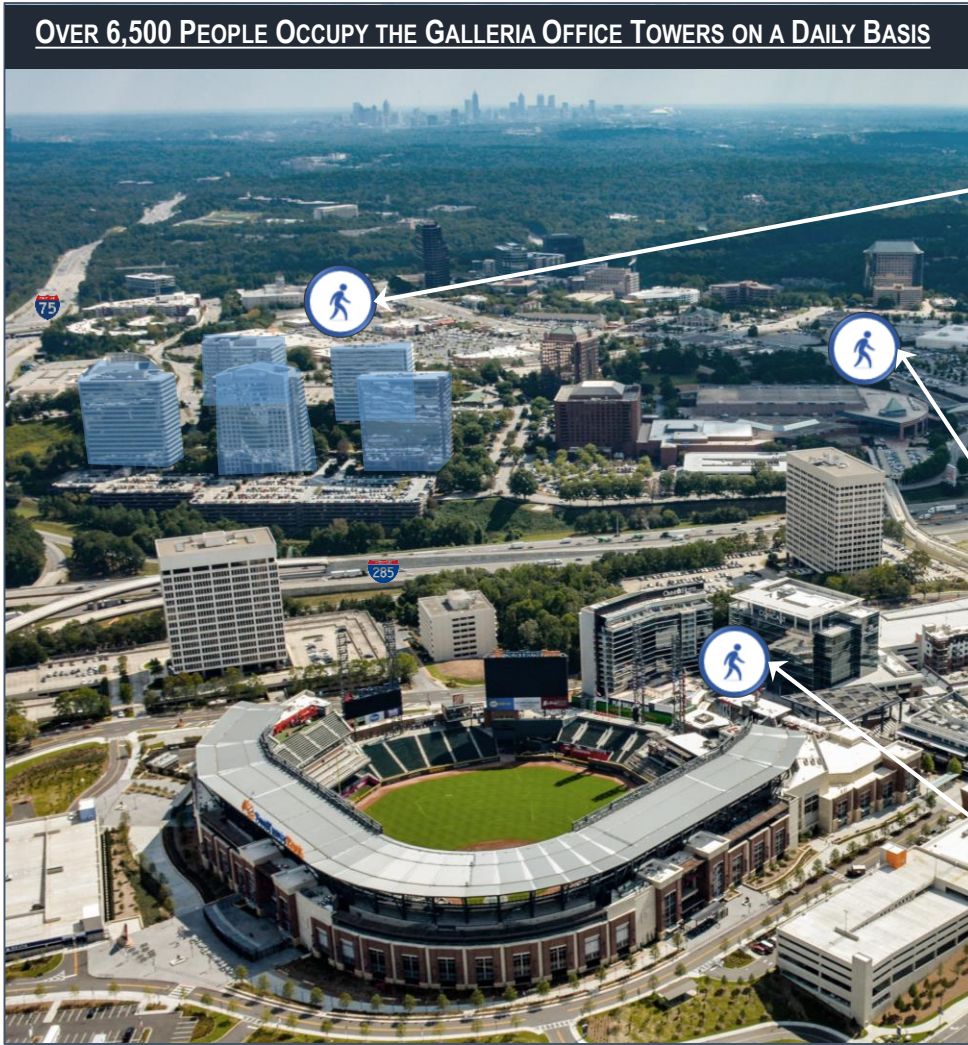
³ Cumberland CID

⁴ US News

⁵ Google Maps, sourced June, 2019- morning commute time is 8:30am

AMENITY-RICH WALKABILITY IN THE URBANIZED GALLERIA SUBMARKET

OVER 6,500 PEOPLE OCCUPY THE GALLERIA OFFICE TOWERS ON A DAILY BASIS



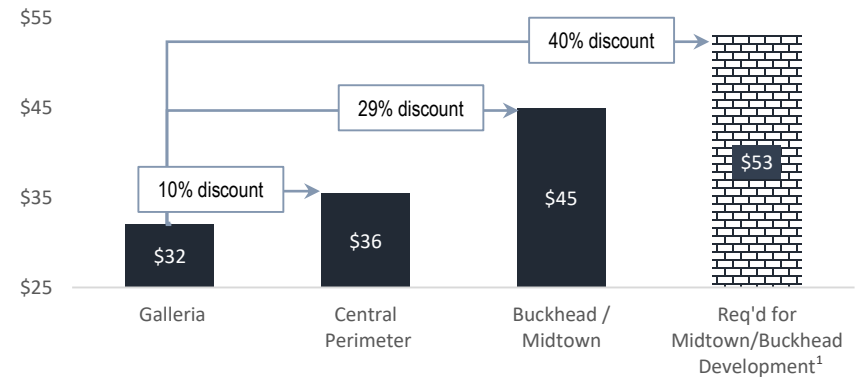
- COBB ENERGY PERFORMING ARTS CENTRE
- BONEFISH GRILL
- Chick-fil-A
- CHIPOTLE MEXICAN GRILL
- ZOË'S KITCHEN
- Panera BREAD
- Cinco MEXICAN FOOD WITH AN ATTITUDE
- LONGHORN STEAKHOUSE
- grub BURGER BAR
- BLAZE PIZZA
- Apple
- COBB GALLERIA CENTRE ATLANTA
- STONEY RIVER LEGENDARY STEAKS
- PF. CHANG'S
- Ted's MONYARD GRILL
- BUFFALO WILD WINGS
- The Cheesecake Factory
- CUMBERLAND MALL
- MAGGIANO'S LITTLE ITALY
- SUNTRUST PARK
- THE BATTERY ATLANTA
- GARDEN & GUN CLUB
- PUNCH BOWL SOCIAL
- Coca-Cola ROXY
- FOX BROS. BAR-B-Q
- H&F BURGER
- TERRAIN TROOP
- ANTICO POSTO
- C. ELLET'S
- YARD HOUSE

UNMATCHED SCALE IN A DYNAMIC “HUBURB” WHICH OFFERS BUSINESSES AN ECONOMICAL, VIBRANT ALTERNATIVE TO ATTRACT AND RETAIN TODAY’S WORKFORCE

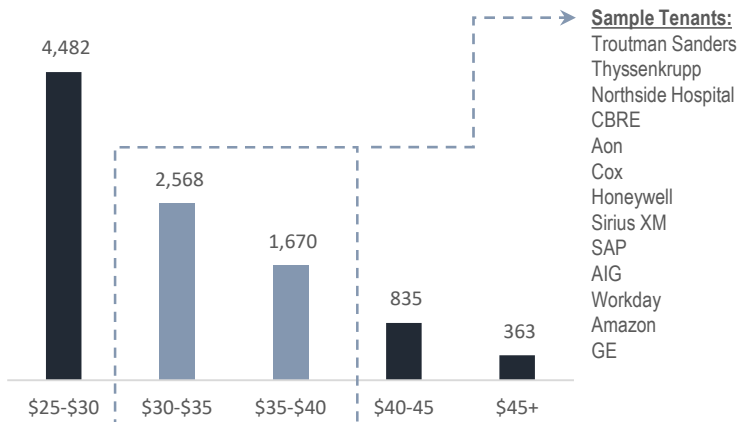
Piedmont Galleria Investment



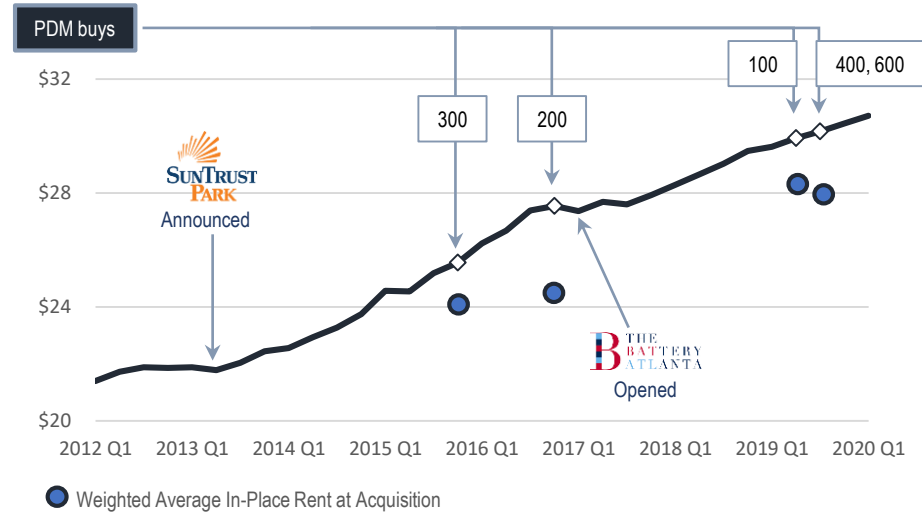
Relative Rental Rates by Market (includes parking)



Metro Atlanta Last Three Years: SF of Leases Signed (000s)²



Rental Rates: Amenitization and Densification Driving Growth³



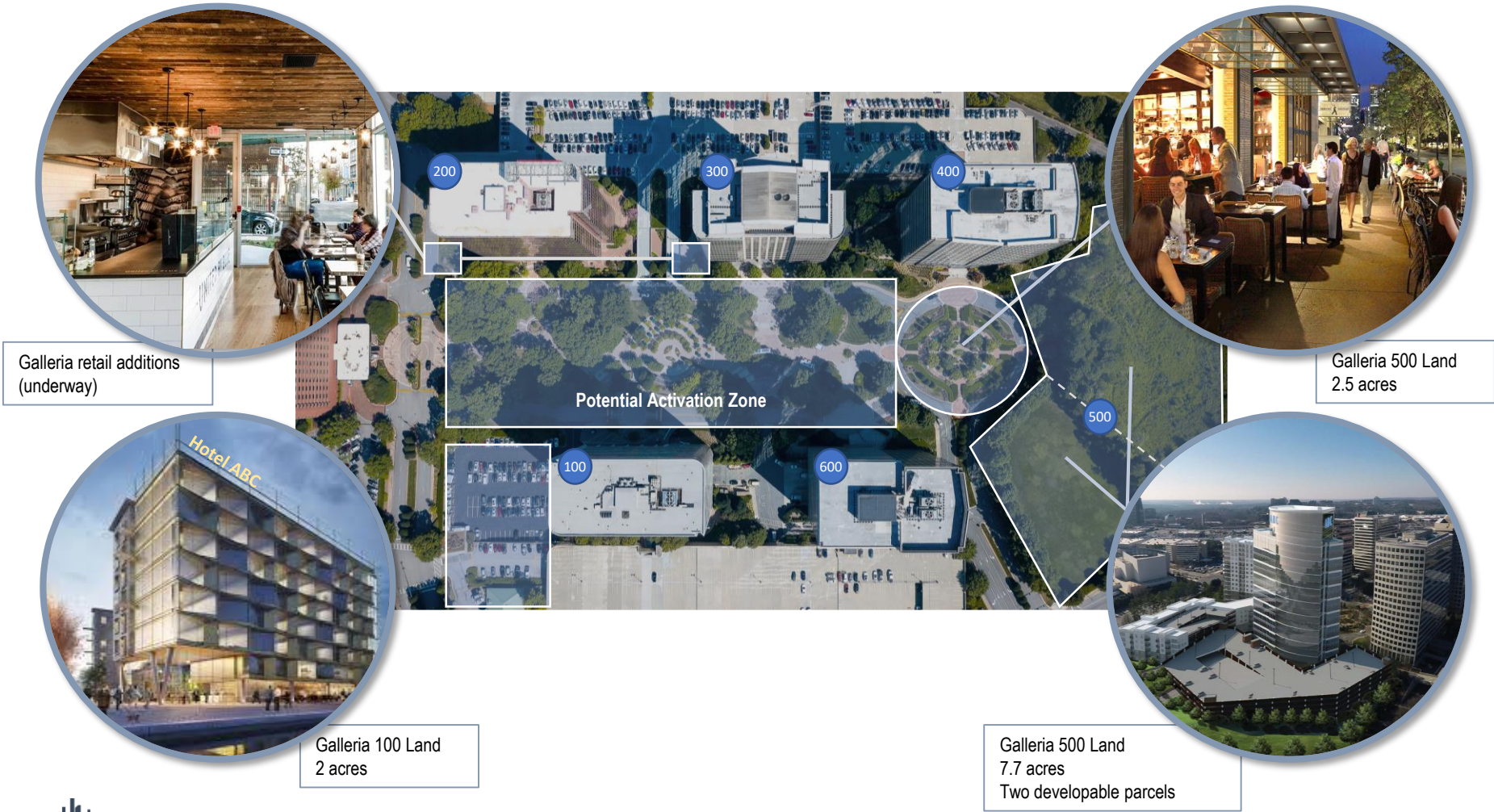
¹ Based on management estimates

³ CoStar, Cumberland Galleria assets, four and five star only

² CoStar

PIEDMONT PLANS TO LEAD A SIGNIFICANT ENHANCEMENT OF THE GALLERIA

To date, fragmented ownership has restricted potential activation and prohibited the opportunity to introduce new additional retail, hotel, or residential components to the complex. Piedmont will masterplan the development, focus on the office portion of the repositioning and dispose of the non-office parcels to collaborate with specialized operators that can optimize the mixed-use environment at The Galleria.

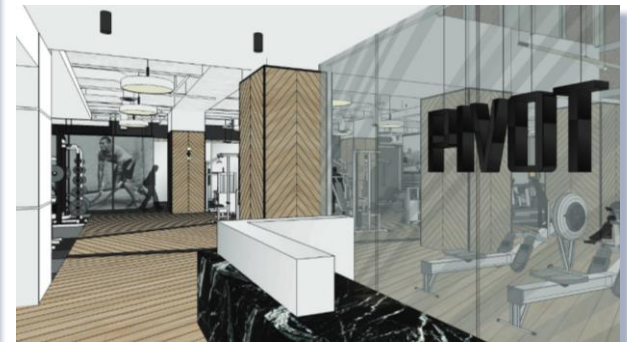
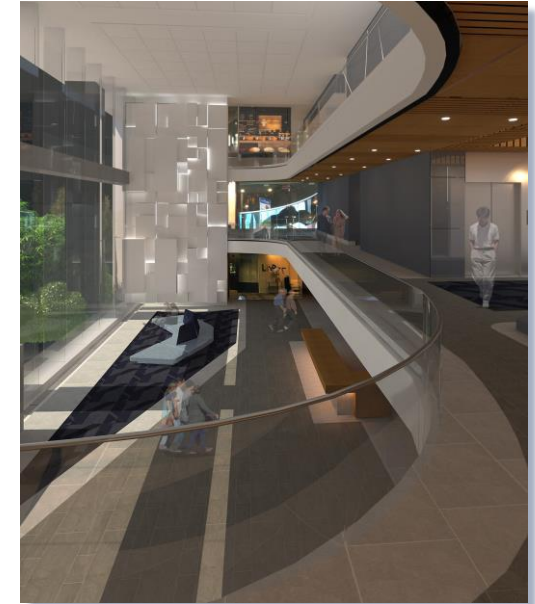
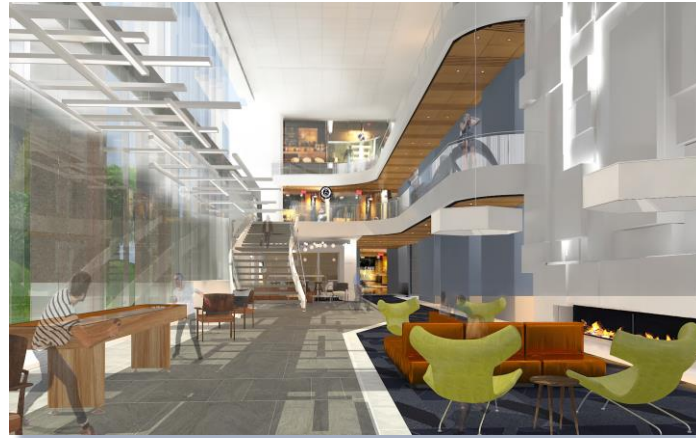


COMING SPRING 2020 – REINVIGORATING THE TENANT EXPERIENCE

Enhancements to Galleria 200 and 300 will elevate and energize the building's interior and outdoor common areas, beginning the dramatic transformation of The Galleria.

Our Vision:

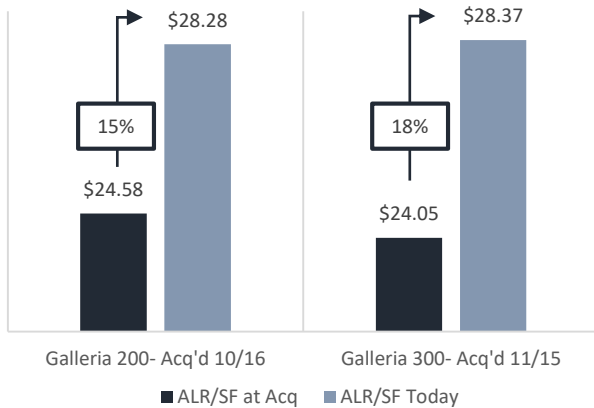
- Three-story lobby redesign
- ~10k SF state-of-the-art fitness center
- Conference facility
- Tenant lounge with WiFi, flat screens and gathering spaces
- Recognized coffee/bakery shop
- Outdoor meeting 'rooms' for collaboration and game areas



THE GALLERIA COMPLEX IS 88% LEASED WITH A FAVORABLE EXPIRATION SCHEDULE TO CAPTURE NEAR-TERM RENTAL RATE MARK TO MARKET UPSIDE

What Piedmont's Accomplished Thus Far...

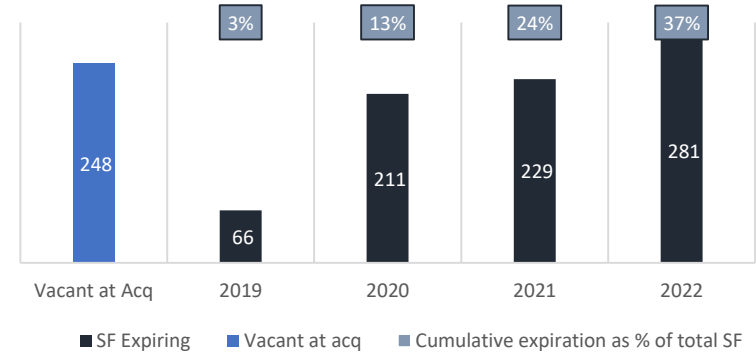
Galleria 200 and 300



What's Ahead...

Galleria 100, 200, 300, 400, 600

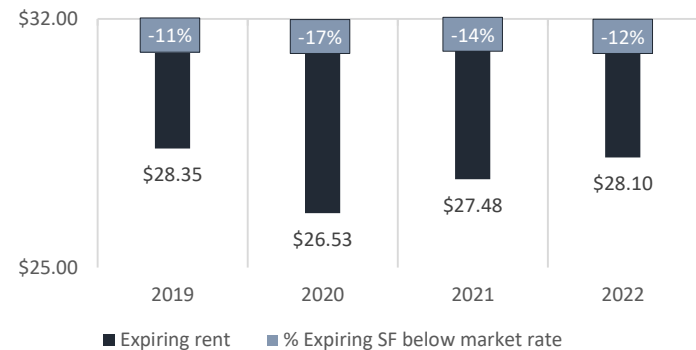
Annual Expirations and Availability (000s SF)



Select Galleria Tenants:



Expiring SF: Below Current Market Rents



LANDMARK, CLASS A OFFICE TOWERS AND 10.2 ACRES OF LAND FOR DEVELOPMENT

Assets Overview

	400	600
Size (000s SF)	430	434
Built	1999	2002
Occupancy	94%	73%
Parking	2.8/1000	2.7/1000
500 Land	10.2 acres, entitled for over 750k SF of general commercial use	
400 & 600 Amenities	Café and sundries shops Conference rooms with seating for 30 Energy Star rated Structured parking Fitness facility	

Financial Snapshot

Purchase price	\$231.2M
Land allocation	\$18.8M
Price/SF (buildings)	\$246
Wtd. Avg. In-Place Rent vs. Market	-11%
FTM Accrual NOI Yield ^{1,2}	6.5%
Stabilized Accrual NOI Yield ²	7.7%

Galleria 600



Galleria 400

