

Q3 2021

Quarterly Supplemental Information



Piedmont Office Realty Trust, Inc.
Quarterly Supplemental Information
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Notice to Readers:

Please refer to page [42](#) for 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 quarterly supplemental information report may differ from actual results.

Certain prior period amounts have been reclassified to conform to the current period financial statement presentation. In addition, many of the schedules herein contain rounding to the nearest thousands or millions and, therefore, the schedules may not total due to this rounding convention.

To supplement the presentation of the Company's financial results prepared in accordance with U.S. generally accepted accounting principles (GAAP), this report contains certain financial measures that are not prepared in accordance with GAAP, including FFO, Core FFO, AFFO, Same Store NOI, Property NOI, EBITDare and Core EBITDA. Definitions and reconciliations of these non-GAAP measures to their most comparable GAAP metrics are included beginning on page [36](#). Each of the non-GAAP measures included in this report has limitations as an analytical tool and should not be considered in isolation or as a substitute for an analysis of the Company's results calculated in accordance with GAAP. In addition, because not all companies use identical calculations, the Company's presentation of non-GAAP measures in this report may not be comparable to similarly titled measures disclosed by other companies, including other REITs. The Company may also change the calculation of any of the non-GAAP measures included in this report from time to time in light of its then existing operations.

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 in select submarkets located primarily within seven major Eastern U.S. office markets, with over half of its revenue generated from the Sunbelt. Its geographically-diversified, approximately \$5 billion portfolio is comprised of approximately 17 million square feet (as of the date of release of this report). 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, and it is the only office REIT headquartered in the Southeast to receive that designation. At the end of the third quarter of 2021, approximately 76% of the Company's portfolio was Energy Star certified and approximately 43% was LEED certified. Piedmont is headquartered in Atlanta, GA.

This data supplements the information provided in our reports filed with the Securities and Exchange Commission and should be reviewed in conjunction with such filings.

	As of September 30, 2021	As of December 31, 2020
Number of consolidated in-service office properties ⁽¹⁾	54	54
Rentable square footage (in thousands) ⁽¹⁾	16,428	16,428
Percent leased ⁽²⁾	85.9 %	86.8 %
Capitalization (in thousands):		
Total debt - principal amount outstanding (excludes premiums, discounts, and deferred financing costs)	\$1,678,000	\$1,632,610
Equity market capitalization ⁽³⁾	\$2,163,684	\$2,009,914
Total market capitalization ⁽³⁾	\$3,841,684	\$3,642,524
Total debt / Total market capitalization ⁽³⁾	43.7 %	44.8 %
Average net debt to Core EBITDA	5.5 x	5.8 x
Total debt / Total gross assets	34.4 %	34.4 %
Common stock data:		
High closing price during quarter	\$19.40	\$16.95
Low closing price during quarter	\$16.79	\$11.42
Closing price of common stock at period end	\$17.43	\$16.23
Weighted average fully diluted shares outstanding during quarter (in thousands)	124,627	125,544
Shares of common stock issued and outstanding at period end (in thousands)	124,136	123,839
Annual regular dividend per share ⁽⁴⁾	\$0.84	\$0.84
Rating / Outlook:		
Standard & Poor's	BBB / Stable	BBB / Stable
Moody's	Baa2 / Stable	Baa2 / Stable
Employees	130	137

(1) As of September 30, 2021, our consolidated office portfolio consisted of 54 properties (exclusive of one 127,000 square foot property that was out of service for redevelopment, 222 South Orange Avenue in Orlando, FL).

(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. Please refer to page 24 for additional analyses regarding Piedmont's leased percentage.

(3) Reflects common stock closing price, shares outstanding and outstanding debt as of the end of the reporting period, as appropriate.

(4) Total of the regular dividends per share for which record dates occurred over the prior four quarters.

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Chief Financial and Administrative Officer
and Executive Vice President

George Wells

Chief Operating Officer and
Executive Vice President

Edward H. Guilbert, III

Executive Vice President, Finance,
Assistant Secretary and Treasurer
Investor Relations Contact

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Strategy

Laura P. Moon

Chief Accounting Officer and
Senior Vice President

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Midwest Region and Co-Head of
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Director, Chair of the Board of Directors,
Chair of the Compensation Committee, and
Member of the Governance Committee

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Board of Directors, and Member of the
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Piedmont Office Realty Trust Reports Third Quarter 2021 Results and Raises Guidance

ATLANTA, October 27, 2021--Piedmont Office Realty Trust, Inc. ("Piedmont" or the "Company") (NYSE:PDM), an owner of Class A office properties located primarily in seven major Eastern U.S. markets with a majority of its revenue being generated from the Sunbelt, today announced its results for the quarter ended September 30, 2021.

Highlights for the Quarter Ended September 30, 2021:

Financial Results:

- The Company reported net income applicable to Piedmont of \$11.3 million, or \$0.09 per diluted share, for the quarter ended September 30, 2021, as compared to \$8.9 million, or \$0.07 per diluted share, for the quarter ended September 30, 2020.
- Piedmont reported Core Funds From Operations ("Core FFO") of \$62.0 million, or \$0.50 per diluted share, for the quarter ended September 30, 2021, as compared to \$60.2 million, or \$0.48 per diluted share, for the quarter ended September 30, 2020.
- Piedmont reported an approximately 12% and 5% increase in Same Store Net Operating Income ("Same Store NOI") on a cash and accrual basis, respectively, for the quarter ended September 30, 2021 as compared to the quarter ended September 30, 2020.
- The Company has raised and narrowed its 2021 financial guidance to a range of \$1.95 to \$1.98 per diluted share of Core FFO, as compared to its previously announced range of \$1.90 to \$1.96 per diluted share of Core FFO.

Leasing:

- The Company completed approximately 509,000 square feet of leasing across all of its major markets, including approximately 221,000 square feet of new tenant leasing.
- Piedmont reported an approximately 11% and 16% roll up in cash and accrual basis rents, respectively, based on leases executed during the quarter ended September 30, 2021 for space vacant one year or less.
- The Company's reported average lease size was approximately 15,000 square feet and the portfolio was approximately 86% leased as of September 30, 2021.

Capital Markets (Including Subsequent Event):

- As previously announced, the Company is under binding contract to sell 225 & 235 Presidential Way in Woburn, MA for \$129.0 million, or \$293 per square foot, to an investment-grade buyer. The sale is expected to close in early 2022, subject to customary closing conditions.
- On October 22, 2021, Piedmont acquired 999 Peachtree Street, a 622,000 square foot, approximately 77% leased, LEED Platinum, 28-story, office building located in Atlanta, GA for \$223.9 million, or \$360 per square foot.
- After the completion of both of the above transactions, approximately 55% of the Company's Annualized Lease Revenue will be generated from the Sunbelt.

Balance Sheet:

- The Company issued \$300 million in aggregate principal amount of 2.75% Senior Notes due 2032 and used the proceeds to repay, without penalty, its Amended and Restated \$300 million Unsecured 2011 Term Loan that was scheduled to mature in November of 2021.
- The Company's average net debt-to-Core EBITDA ratio as of September 30, 2021 was 5.5 x.
- The Company's Debt-to-Gross Assets ratio was 34.4% as of September 30, 2021.
- As of September 30, 2021, the Company had no secured debt and approximately \$422 million of available capacity on its \$500 million line of credit.

ESG and Operations:

- Piedmont's entire approximately 17 million square foot portfolio has been submitted to the International WELL Building Institute ("IWBI") for WELL Health-Safety Rating.
- All three of the Dallas Galleria Office Towers obtained Building Owners and Managers Association ("BOMA") 360 Designations.
- Three buildings won regional The Outstanding Building of the Year ("TOBY") awards.
- Piedmont awarded scholarships to two students, one at Howard University in Washington, D.C. and the other at Morehouse College in Atlanta, GA.
- Piedmont was recognized by the Make-a-Wish Georgia chapter for outstanding community involvement through its 2020 annual Make-a-Wish grant.

Commenting on third quarter results, Brent Smith, President and Chief Executive Officer, said, "In addition to reporting strong financial metrics for the quarter, we also made progress on a number of strategic objectives including a sizeable debt refinancing, major capital recycling transaction, and numerous ESG initiatives. Perhaps most encouraging to our business was that new tenant leasing returned to pre-pandemic levels, demonstrating both optimism around the office sector's recovery and the resiliency of our portfolio." Smith added, "Furthermore, we are extremely excited to announce our acquisition and vision for 999 Peachtree Street, an iconic building located in the heart of midtown Atlanta. This LEED Platinum building provides Piedmont with a foothold in one of the most vibrant, active submarkets in the country at an attractive basis and with immediate scale. We look forward to revitalizing the asset and driving income growth by providing a unique, differentiated product with outdoor amenities that are unmatched in the submarket today."

Results for the Quarter ended September 30, 2021

Piedmont recognized net income applicable to Piedmont for the three months ended September 30, 2021 of \$11.3 million, or \$0.09 per diluted share, compared to \$8.9 million, or \$0.07 per diluted share, for the three months ended September 30, 2020, with the \$0.02 per share increase primarily attributable to rising rental rates, decreased operating expenses, particularly related to our landlord's portion of real estate taxes, as well as the expiration of operating expense recovery abatements on certain leases. These improvements were partially offset by a 0.9% reduction in our overall leased percentage on a year-to-date basis as a result of reduced new leasing activity in 2020 and the first half of 2021 due to the COVID-19 pandemic.

FFO and Core FFO, which remove the impact of gains and losses on sales of real estate assets, as well as depreciation and amortization, were both \$62.0 million, or \$0.50 per diluted share, for the three months ended September 30, 2021 as compared to \$60.2 million, or \$0.48 per diluted share, for the three months ended September 30, 2020. The \$0.02 per share increase in both metrics was primarily attributable to the same factors noted in net income above.

Total revenues were \$131.1 million for the three months ended September 30, 2021, compared to \$131.7 million for the three months ended September 30, 2020, with the loss of revenue related to 2020 disposition activity generally being offset by higher rental rates and reimbursement and other income at certain properties in 2021.

Property operating costs were \$51.8 million for the three months ended September 30, 2021, as compared with \$53.3 million for the three months ended September 30, 2020, with the decrease primarily related to lower real estate taxes at certain properties, as well as the impact of disposition activity that occurred during 2020.

General and administrative expense was \$7.0 million for the third quarter of 2021, as compared to \$5.5 million for the same period in 2020, with the three months ended September 30, 2020 primarily reflecting reduced accruals during 2020 for potential performance based compensation tied to operating results, particularly leasing, which was impacted by the COVID-19 pandemic.

Leasing Update

During the three months ended September 30, 2021, Piedmont completed approximately 509,000 square feet of leasing, which was widely dispersed throughout the portfolio and included approximately 221,000 square feet of new tenant leasing. The weighted average lease term for the approximately 50 leases executed during the third quarter was 6.4 years with the largest lease completed during the third quarter being a 10-year renewal and expansion totaling approximately 155,000 square feet at 5&15 Wayside in Burlington, MA. No other individual lease executed during the quarter was as large as 25,000 square feet.

Leases executed during the third quarter of 2021 for recently occupied space reflected a 10.5% and 16.1% roll up in cash and accrual rents, respectively. As of September 30, 2021, the Company's reported leased percentage and weighted average remaining lease term were approximately 86% and 6.1 years, respectively.

Same Store NOI increased 11.6% and 5.0% on a cash and accrual basis, respectively, for the quarter ended September 30, 2021 as compared to the quarter ended September 30, 2020, with the increase in both metrics primarily attributable to rising rental rates and decreased operating expenses, particularly property taxes, as well as the expiration of abatements at certain properties, partially offset by lower overall occupancy (0.9% year-to-date) due to slow leasing in 2020 and the first half of 2021 due to the COVID-19 pandemic. As of September 30, 2021, the Company had approximately 770,000 square feet of executed leases for vacant space yet to commence or under rental abatement.

Financing and Transactional Activity

During the three months ended September 30, 2021, the Company issued \$300 million in aggregate principal amount of 2.75% Senior Notes due 2032 and used the proceeds to repay its Amended and Restated \$300 million Unsecured 2011 Term Loan that was scheduled to mature in November of 2021.

As previously announced, the Company is under binding contract to sell 225 and 235 Presidential Way in Woburn, MA for \$129.0 million, or \$293 per square foot, to an investment-grade buyer. The sale is expected to close in early 2022, subject to customary closing conditions.

Subsequent to quarter end, on October 22, 2021, Piedmont acquired 999 Peachtree Street, a 622,000 square foot, approximately 77% leased, LEED-Platinum, 28-story, office building located in Atlanta, GA for \$223.9 million, or \$360 psf. Located at the corner of Peachtree and 10th Streets in the heart of Midtown, the property offers spectacular views of the Midtown skyline and nearby Piedmont Park. Superior accessibility to the interstate, MARTA (commuter rail system) and the Midtown/ Beltline bike path, along with premier amenities and close proximity to Georgia Tech and more than 30,000 residents within a 1-mile radius, make 999 Peachtree Street a compelling location for prospective tenants. The acquisition marks Piedmont's entry into Midtown Atlanta, one of the most vibrant, active submarkets in the country. Piedmont plans an exciting redevelopment project to revitalize the asset and deliver a premiere tenant experience.

ESG and Other Operational Initiatives

In addition to Piedmont's Atlanta Galleria assets that have already received a WELL Health-Safety rating, the remainder of Piedmont's entire approximately 17 million square foot portfolio has been submitted to the IWBI for WELL Health-Safety Rating. The WELL Health-Safety Rating is an evidence-based, third-party verified rating for all new and existing building and facility types focused on operational policies, maintenance protocols, occupant engagement and emergency plans to prioritize the health and safety of their staff, visitors and stakeholders during the COVID-19 crisis and for the long-term.

All three of the Company's Dallas Galleria Office Towers obtained BOMA 360 Designations during the three months ended September 30, 2021. Consequently, approximately 90% of the Company's portfolio is now designated as BOMA 360. In addition, three buildings - 5 Wall Street in Boston, MA and Norman Pointe I and US Bancorp Center, both in Minneapolis, MN - won regional TOBY awards.

During the three months ended September 30, 2021, Piedmont awarded scholarships to two students, one at Howard University in Washington, D.C. and the other at Morehouse College in Atlanta, GA. The scholarships were awarded pursuant to the Piedmont Office Realty Trust Scholarship Program, whereby Piedmont has partnered with two Historically Black Colleges and Universities to provide need-based, scholastic support to selected rising sophomores interested in pursuing a career related to the real estate industry along with the opportunity to join Piedmont in a summer internship position.

Fourth Quarter 2021 Dividend Declaration

On October 27, 2021, the board of directors of Piedmont declared a dividend for the fourth quarter of 2021 in the amount of \$0.21 per share on its common stock to stockholders of record as of the close of business on November 26, 2021, payable on January 4, 2022.

Guidance for 2021

The Company has raised and narrowed its 2021 financial guidance for calendar year 2021 to a range of \$1.95 to \$1.98 per diluted share of Core FFO, as compared to its previously announced range of \$1.90 to \$1.96 per diluted share of Core FFO. This guidance is based upon management's assumptions, estimates and expectations based on information available to management as of the date of this release. These estimates reflect year-to-date operating and leasing results, as well as management's view of current market conditions, and incorporate certain economic and operational assumptions and projections, including those related to the pace and strength of the ongoing economic recovery from the COVID-19 pandemic. They also include the effect of the acquisition of 999 Peachtree Street, but no other acquisition or disposition activity that may be completed during the year. Actual results could differ materially from these estimates based on a variety of factors as discussed on page 42.

<i>(in millions, except per share data)</i>	Low	High
Net Income	\$40	\$41
Add:		
Depreciation	119	121
Amortization	84	85
NAREIT FFO and Core FFO applicable to common stock	<u>\$243</u>	<u>\$247</u>
NAREIT FFO and Core FFO per diluted share	<u>\$1.95</u>	<u>\$1.98</u>

Note that individual quarters may fluctuate on both a cash basis and an accrual basis due to the timing of lease commencements and expirations, abatement periods, repairs and maintenance expenses, capital expenditures, capital markets activities, seasonal general and administrative expenses, accrued potential performance-based compensation expenses, and one-time revenue or expense events.

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

	September 30, 2021	June 30, 2021	March 31, 2021	December 31, 2020	September 30, 2020
Assets:					
Real estate, at cost:					
Land assets	\$ 476,717	\$ 476,717	\$ 476,717	\$ 476,716	\$ 497,478
Buildings and improvements	3,259,369	3,203,286	3,170,152	3,123,042	3,215,255
Buildings and improvements, accumulated depreciation	(829,832)	(804,400)	(776,577)	(751,521)	(787,602)
Intangible lease asset	148,945	155,002	155,634	158,444	161,870
Intangible lease asset, accumulated amortization	(80,072)	(79,149)	(72,475)	(67,850)	(63,353)
Construction in progress	48,226	67,033	47,498	56,749	56,393
Real estate assets held for sale, gross	78,803	77,917	76,797	76,475	76,475
Real estate assets held for sale, accumulated depreciation & amortization	(16,699)	(16,699)	(16,487)	(16,021)	(15,558)
Total real estate assets	3,085,457	3,079,707	3,061,259	3,056,034	3,140,958
Cash and cash equivalents	8,189	8,122	10,689	7,331	23,958
Tenant receivables, net of allowance for doubtful accounts	8,678	6,530	4,545	8,448	11,301
Straight line rent receivable	159,871	156,912	153,727	148,797	152,171
Notes receivable	118,500	118,500	118,500	118,500	—
Escrow deposits and restricted cash	6,093	1,578	1,741	1,883	1,781
Prepaid expenses and other assets	24,915	29,469	22,647	23,277	28,074
Goodwill	98,918	98,918	98,918	98,918	98,918
Deferred lease costs, gross	437,020	441,488	439,342	444,211	460,773
Deferred lease costs, accumulated amortization	(195,255)	(191,045)	(181,499)	(171,817)	(169,307)
Other assets held for sale, gross	9,258	9,128	8,941	5,030	5,123
Other assets held for sale, accumulated amortization	(996)	(996)	(936)	(802)	(668)
Total assets	\$ 3,760,648	\$ 3,758,311	\$ 3,737,874	\$ 3,739,810	\$ 3,753,082
Liabilities:					
Unsecured debt, net of discount	\$ 1,665,101	\$ 1,666,570	\$ 1,633,819	\$ 1,594,068	\$ 1,588,411
Secured debt	—	—	27,628	27,936	28,424
Accounts payable, accrued expenses, and accrued capital expenditures	127,675	111,562	92,183	137,680	120,763
Deferred income	73,614	70,594	56,638	36,891	36,613
Intangible lease liabilities, less accumulated amortization	26,924	29,761	32,607	35,440	38,324
Interest rate swaps	6,715	7,316	7,654	9,834	10,618
Other liabilities held for sale	—	—	—	—	—
Total liabilities	\$ 1,900,029	\$ 1,885,803	\$ 1,850,529	\$ 1,841,849	\$ 1,823,153
Stockholders' equity:					
Common stock	1,241	1,241	1,240	1,238	1,260
Additional paid in capital	3,700,208	3,698,656	3,697,801	3,693,996	3,692,634
Cumulative distributions in excess of earnings	(1,822,441)	(1,807,679)	(1,791,558)	(1,774,856)	(1,740,670)
Other comprehensive loss	(20,036)	(21,368)	(21,813)	(24,100)	(24,993)
Piedmont stockholders' equity	1,858,972	1,870,850	1,885,670	1,896,278	1,928,231
Non-controlling interest	1,647	1,658	1,675	1,683	1,698
Total stockholders' equity	1,860,619	1,872,508	1,887,345	1,897,961	1,929,929
Total liabilities, redeemable common stock and stockholders' equity	\$ 3,760,648	\$ 3,758,311	\$ 3,737,874	\$ 3,739,810	\$ 3,753,082
<i>Common stock outstanding at end of period</i>	<i>124,136</i>	<i>124,132</i>	<i>124,029</i>	<i>123,839</i>	<i>126,029</i>

Piedmont Office Realty Trust, Inc.
Consolidated Statements of Income
Unaudited (in thousands except for per share data)

	Three Months Ended				
	9/30/2021	6/30/2021	3/31/2021	12/31/2020	9/30/2020
Revenues:					
Rental income ⁽¹⁾	\$ 105,592	\$ 105,209	\$ 105,170	\$ 104,560	\$ 108,071
Tenant reimbursements ⁽¹⁾	21,835	21,758	20,742	23,712	20,209
Property management fee revenue	626	536	758	721	751
Other property related income	3,018	2,715	2,587	2,536	2,662
	131,071	130,218	129,257	131,529	131,693
Expenses:					
Property operating costs	51,767	51,658	51,424	55,302	53,293
Depreciation	30,562	29,998	28,103	27,236	28,255
Amortization	20,373	20,693	22,912	22,324	22,990
General and administrative	6,955	8,211	7,251	7,415	5,469
	109,657	110,560	109,690	112,277	110,007
Other income / (expense):					
Interest expense	(12,450)	(12,345)	(12,580)	(13,048)	(12,725)
Other income / (expense)	2,337	2,631	2,356	1,770	319
Gain / (loss) on extinguishment of debt	—	—	—	—	—
Gain / (loss) on sale of real estate ⁽²⁾	—	—	—	14,634	(340)
	11,301	9,944	9,343	22,608	8,940
Net income	11,301	9,944	9,343	22,608	8,940
Less: Net (income) / loss applicable to noncontrolling interest	5	3	1	1	3
Net income applicable to Piedmont	\$ 11,306	\$ 9,947	\$ 9,344	\$ 22,609	\$ 8,943
<i>Weighted average common shares outstanding - diluted</i>	124,627	124,704	124,450	125,544	126,385
Net income per share available to common stockholders - diluted	\$ 0.09	\$ 0.08	\$ 0.08	\$ 0.18	\$ 0.07
<i>Common stock outstanding at end of period</i>	124,136	124,132	124,029	123,839	126,029

(1) The presentation method used for this line is not in conformance with GAAP. To be in conformance with the current GAAP standard, the Company would need to combine amounts presented on the rental income line with amounts presented on the tenant reimbursements line and present that aggregated figure on one line entitled "rental and tenant reimbursement revenue." The amounts presented on this line were determined based upon the Company's interpretation of the rental charges and billing method provisions in each of the Company's lease documents.

(2) The gain on sale of real estate reflected in the fourth quarter of 2020 was primarily related to the net sale of a three property portfolio in northern New Jersey.

Piedmont Office Realty Trust, Inc.
Consolidated Statements of Income
Unaudited (in thousands except for per share data)

	Three Months Ended				Nine Months Ended			
	9/30/2021	9/30/2020	Change (\$)	Change (%)	9/30/2021	9/30/2020	Change (\$)	Change (%)
Revenues:								
Rental income ⁽¹⁾	\$ 105,592	\$ 108,071	\$ (2,479)	(2.3)%	\$ 315,971	\$ 329,281	\$ (13,310)	(4.0)%
Tenant reimbursements ⁽¹⁾	21,835	20,209	1,626	8.0 %	64,335	62,400	1,935	3.1 %
Property management fee revenue	626	751	(125)	(16.6)%	1,920	2,146	(226)	(10.5)%
Other property related income	3,018	2,662	356	13.4 %	8,320	9,668	(1,348)	(13.9)%
	<u>131,071</u>	<u>131,693</u>	<u>(622)</u>	<u>(0.5)%</u>	<u>390,546</u>	<u>403,495</u>	<u>(12,949)</u>	<u>(3.2)%</u>
Expenses:								
Property operating costs	51,767	53,293	1,526	2.9 %	154,849	159,631	4,782	3.0 %
Depreciation	30,562	28,255	(2,307)	(8.2)%	88,663	83,339	(5,324)	(6.4)%
Amortization	20,373	22,990	2,617	11.4 %	63,978	70,970	6,992	9.9 %
General and administrative	6,955	5,469	(1,486)	(27.2)%	22,417	20,049	(2,368)	(11.8)%
	<u>109,657</u>	<u>110,007</u>	<u>350</u>	<u>0.3 %</u>	<u>329,907</u>	<u>333,989</u>	<u>4,082</u>	<u>1.2 %</u>
Other income / (expense):								
Interest expense	(12,450)	(12,725)	275	2.2 %	(37,375)	(41,942)	4,567	10.9 %
Other income / (expense)	2,337	319	2,018	632.6 %	7,324	817	6,507	796.5 %
Gain / (loss) on extinguishment of debt	—	—	—		—	(9,336)	9,336	100.0 %
Gain / (loss) on sale of real estate ⁽²⁾	—	(340)	340	100.0 %	—	191,032	(191,032)	(100.0)%
Net income	11,301	8,940	2,361	26.4 %	30,588	210,077	(179,489)	(85.4)%
Less: Net (income) / loss applicable to noncontrolling interest	5	3	2	66.7 %	9	2	7	350.0 %
Net income applicable to Piedmont	\$ 11,306	\$ 8,943	\$ 2,363	26.4 %	\$ 30,597	\$ 210,079	\$ (179,482)	(85.4)%
<i>Weighted average common shares outstanding - diluted</i>	<i>124,627</i>	<i>126,385</i>			<i>124,472</i>	<i>126,302</i>		
Net income per share available to common stockholders - diluted	\$ 0.09	\$ 0.07			\$ 0.25	\$ 1.66		
<i>Common stock outstanding at end of period</i>	<i>124,136</i>	<i>126,029</i>			<i>124,136</i>	<i>126,029</i>		

(1) The presentation method used for this line is not in conformance with GAAP. To be in conformance with the current GAAP standard, the Company would need to combine amounts presented on the rental income line with amounts presented on the tenant reimbursements line and present that aggregated figure on one line entitled "rental and tenant reimbursement revenue." The amounts presented on this line were determined based upon the Company's interpretation of the rental charges and billing method provisions in each of the Company's lease documents.

(2) The gain on sale of real estate for the nine months ended September 30, 2020 was primarily related to the sale of 1901 Market Street in Philadelphia, PA.

Piedmont Office Realty Trust, Inc.

Key Performance Indicators

Unaudited (in thousands except for per share data)

This section of our supplemental report includes non-GAAP financial measures, including, but not limited to, Earnings Before Interest, Taxes, Depreciation, and Amortization for real estate (EBITDAre), Core Earnings Before Interest, Taxes, Depreciation, and Amortization (Core EBITDA), Funds from Operations (FFO), Core Funds from Operations (Core FFO), and Adjusted Funds from Operations (AFFO). Definitions of these non-GAAP measures are provided on page 36 and reconciliations are provided beginning on page 38.

Selected Operating Data	Three Months Ended				
	9/30/2021	6/30/2021	3/31/2021	12/31/2020	9/30/2020
Percent leased ⁽¹⁾	85.9 %	85.9 %	86.0 %	86.8 %	86.9 %
Percent leased - economic ⁽¹⁾⁽²⁾	81.6 %	82.6 %	80.6 %	82.0 %	80.7 %
Total revenues	\$131,071	\$130,218	\$129,257	\$131,529	\$131,693
Net income attributable to Piedmont	\$11,306	\$9,947	\$9,344	\$22,609	\$8,943
Core EBITDA	\$74,686	\$72,980	\$72,938	\$70,582	\$73,250
Core FFO applicable to common stock	\$62,004	\$60,353	\$60,056	\$57,229	\$60,219
Core FFO per share - diluted	\$0.50	\$0.48	\$0.48	\$0.46	\$0.48
AFFO applicable to common stock	\$41,213	\$41,661	\$37,861	\$36,291	\$37,606
Gross regular dividends ⁽³⁾	\$26,068	\$26,068	\$26,046	\$26,145	\$26,466
Regular dividends per share ⁽³⁾	\$0.21	\$0.21	\$0.21	\$0.21	\$0.21
Selected Balance Sheet Data					
Total real estate assets, net	\$3,085,457	\$3,079,707	\$3,061,259	\$3,056,034	\$3,140,958
Total assets	\$3,760,648	\$3,758,311	\$3,737,874	\$3,739,810	\$3,753,082
Total liabilities	\$1,900,029	\$1,885,803	\$1,850,529	\$1,841,849	\$1,823,153
Ratios & Information for Debt Holders					
Core EBITDA margin ⁽⁴⁾	57.0 %	56.0 %	56.4 %	53.7 %	55.6 %
Fixed charge coverage ratio ⁽⁵⁾	5.5 x	5.4 x	5.4 x	5.1 x	5.5 x
Average net debt to Core EBITDA ⁽⁶⁾	5.5 x	5.7 x	5.6 x	5.8 x	5.5 x
Total gross real estate assets	\$4,012,060	\$3,979,955	\$3,926,798	\$3,891,426	\$4,007,471
Net debt ⁽⁷⁾	\$1,663,718	\$1,666,300	\$1,658,995	\$1,623,396	\$1,602,237

(1) Please refer to page 24 for additional leased percentage information.

(2) Economic leased percentage excludes the square footage associated with executed but not commenced leases for currently vacant spaces and the square footage associated with tenants receiving rental abatements (after proportional adjustments for tenants receiving only partial rental abatements). Due to variations in rental abatement structures, there will be variability to the economic leased percentage over time as abatements commence and expire.

(3) Dividends are reflected in the quarter in which the record date occurred.

(4) Core EBITDA margin is calculated as Core EBITDA divided by total revenues.

(5) The fixed charge coverage ratio is calculated as Core EBITDA divided by the sum of interest expense, principal amortization, capitalized interest and preferred dividends. The Company had no preferred dividends during any of the periods presented; the Company had capitalized interest of \$1,009,904 for the quarter ended September 30, 2021, \$875,804 for the quarter ended June 30, 2021, \$812,649 for the quarter ended March 31, 2021, \$368,965 for the quarter ended December 31, 2020, and \$236,290 for the quarter ended September 30, 2020; the Company had no principal amortization for the quarter ended September 30, 2021, as its last remaining amortizing loan was repaid during the second quarter of 2021; the Company had principal amortization of \$187,087 for the quarter ended June 30, 2021, \$185,368 for the quarter ended March 31, 2021, \$365,644 for the quarter ended December 31, 2020, and \$269,838 for the quarter ended September 30, 2020.

(6) For the purposes of this calculation, we annualize the period's Core EBITDA and use the average daily balance of debt outstanding during the period, less cash and cash equivalents and escrow deposits and restricted cash as of the end of the period.

(7) Net debt is calculated as the total principal amount of debt outstanding minus cash and cash equivalents and escrow deposits and restricted cash as of the end of the period.

Piedmont Office Realty Trust, Inc.
Funds From Operations, Core Funds From Operations and Adjusted Funds From Operations
Unaudited (in thousands except for per share data)

	Three Months Ended		Nine Months Ended	
	9/30/2021	9/30/2020	9/30/2021	9/30/2020
GAAP net income applicable to common stock	\$ 11,306	\$ 8,943	\$ 30,597	\$ 210,079
Depreciation ⁽¹⁾⁽²⁾	30,336	27,960	87,873	82,384
Amortization ⁽¹⁾	20,362	22,976	63,943	70,930
Loss / (gain) on sale of properties	—	340	—	(191,032)
NAREIT funds from operations and core funds from operations applicable to common stock	62,004	60,219	182,413	172,361
Adjustments:				
Loss / (gain) on extinguishment of debt	—	—	—	9,336
Core funds from operations applicable to common stock	62,004	60,219	182,413	181,697
Adjustments:				
Amortization of debt issuance costs, fair market adjustments on notes payable, and discount on senior notes	849	931	2,076	2,180
Depreciation of non real estate assets	216	286	762	930
Straight-line effects of lease revenue ⁽¹⁾	(2,122)	(6,315)	(8,627)	(20,378)
Stock-based compensation adjustments	1,637	1,336	5,152	4,281
Amortization of lease-related intangibles ⁽¹⁾	(2,731)	(3,240)	(8,192)	(9,517)
Non-incremental capital expenditures ⁽³⁾	(18,640)	(15,611)	(52,849)	(58,062)
Adjusted funds from operations applicable to common stock	\$ 41,213	\$ 37,606	\$ 120,735	\$ 101,131
Weighted average common shares outstanding - diluted	124,627	126,385	124,472	126,302
Funds from operations per share (diluted)	\$ 0.50	\$ 0.48	\$ 1.47	\$ 1.36
Core funds from operations per share (diluted)	\$ 0.50	\$ 0.48	\$ 1.47	\$ 1.44
<i>Common stock outstanding at end of period</i>	<i>124,136</i>	<i>126,029</i>	<i>124,136</i>	<i>126,029</i>

(1) Includes our proportionate share of amounts attributable to consolidated properties.

(2) Excludes depreciation of non real estate assets.

(3) Non-incremental capital expenditures are defined on page [36](#).

Piedmont Office Realty Trust, Inc.
Same Store Net Operating Income (Cash Basis)
Unaudited (in thousands)

	Three Months Ended		Nine Months Ended	
	9/30/2021	9/30/2020	9/30/2021	9/30/2020
Net income attributable to Piedmont	\$ 11,306	\$ 8,943	\$ 30,597	\$ 210,079
Net income / (loss) attributable to noncontrolling interest	(5)	(3)	(9)	(2)
Interest expense	12,450	12,725	37,375	41,942
Depreciation ⁽¹⁾	30,552	28,247	88,635	83,315
Amortization ⁽¹⁾	20,362	22,976	63,943	70,930
Depreciation and amortization attributable to noncontrolling interests	21	22	63	64
Loss / (gain) on sale of properties	—	340	—	(191,032)
EBITDAre	74,686	73,250	220,604	215,296
(Gain) / loss on extinguishment of debt	—	—	—	9,336
Core EBITDA ⁽²⁾	74,686	73,250	220,604	224,632
General & administrative expenses	6,955	5,469	22,417	20,049
Non-cash general reserve for uncollectible accounts ⁽³⁾	—	(33)	412	4,831
Management fee revenue ⁽⁴⁾	(309)	(422)	(946)	(1,098)
Other (income) / expense ⁽¹⁾⁽⁵⁾	(2,121)	(104)	(6,423)	(170)
Straight-line effects of lease revenue ⁽¹⁾	(2,122)	(6,315)	(8,627)	(20,378)
Straight-line effects of lease revenue attributable to noncontrolling interests	1	(5)	2	(12)
Amortization of lease-related intangibles ⁽¹⁾	(2,731)	(3,240)	(8,192)	(9,517)
Property net operating income (cash basis)	74,359	68,600	219,247	218,337
Deduct net operating (income) / loss from:				
Acquisitions ⁽⁶⁾	(8,012)	(6,041)	(24,214)	(15,320)
Dispositions ⁽⁷⁾	(359)	(3,338)	(204)	(20,225)
Other investments ⁽⁸⁾	254	150	580	388
Same store net operating income (cash basis)	\$ 66,242	\$ 59,371	\$ 195,409	\$ 183,180
<i>Change period over period</i>	<i>11.6 %</i>	<i>N/A</i>	<i>6.7 %</i>	<i>N/A</i>

(1) Includes our proportionate share of amounts attributable to consolidated properties.

(2) The Company has historically recognized approximately \$2 to \$3 million of termination income on an annual basis. Given the size of its asset base and the number of tenants with which it conducts business, Piedmont considers termination income of that magnitude to be a normal part of its operations and a recurring part of its revenue stream; however, the recognition of termination income is typically variable between quarters and throughout any given year and is dependent upon when during the year the Company receives termination notices from tenants. During the three months ended September 30, 2021, Piedmont recognized \$0.1 million of termination income, as compared with \$0.4 million during the same quarterly period in 2020. During the nine months ended September 30, 2021, Piedmont recognized \$2.8 million in termination income, as compared with \$1.5 million during the same period in 2020.

(3) As a result of COVID-19 and as a precautionary measure, during the second quarter of 2020, the Company established a general reserve for potential future losses on customer accounts. The general reserve is non-cash in nature and, therefore, any changes in the reserve are removed from the calculation of cash basis same store net operating income. No such reserves were made in any periods prior to the second quarter of 2020.

(4) Presented net of related operating expenses incurred to earn the revenue; therefore, the information presented on this line will not tie to the data presented on the income statements.

(5) Figures presented on this line may not tie back to the relevant sources as some activity is attributable to property operations and is, therefore, presented in property net operating income.

(6) Acquisitions include One Galleria Tower, Two Galleria Tower and Three Galleria Tower in Dallas, TX, purchased on February 12, 2020.

(7) Dispositions include 1901 Market Street in Philadelphia, PA, sold on June 25, 2020, and the New Jersey property portfolio sold on October 28, 2020 (consisting of the Company's final remaining assets in the state, 200 and 400 Bridgewater Crossing in Bridgewater, NJ, and 600 Corporate Drive in Lebanon, NJ).

(8) Other investments include active out-of-service redevelopment and development projects, land, and recently completed redevelopment and development projects. Additional information on our land holdings can be found on page 35. The operating results from 222 South Orange Avenue in Orlando, FL, are included in this line item.

Piedmont Office Realty Trust, Inc.
Same Store Net Operating Income (Accrual Basis)
Unaudited (in thousands)

	Three Months Ended		Nine Months Ended	
	9/30/2021	9/30/2020	9/30/2021	9/30/2020
Net income attributable to Piedmont	\$ 11,306	\$ 8,943	\$ 30,597	\$ 210,079
Net income / (loss) attributable to noncontrolling interest	(5)	(3)	(9)	(2)
Interest expense	12,450	12,725	37,375	41,942
Depreciation ⁽¹⁾	30,552	28,247	88,635	83,315
Amortization ⁽¹⁾	20,362	22,976	63,943	70,930
Depreciation and amortization attributable to noncontrolling interests	21	22	63	64
Loss / (gain) on sale of properties	—	340	—	(191,032)
EBITDAre	74,686	73,250	220,604	215,296
(Gain) / loss on extinguishment of debt	—	—	—	9,336
Core EBITDA ⁽²⁾	74,686	73,250	220,604	224,632
General & administrative expenses	6,955	5,469	22,417	20,049
Management fee revenue ⁽³⁾	(309)	(422)	(946)	(1,098)
Other (income) / expense ⁽¹⁾⁽⁴⁾	(2,121)	(104)	(6,423)	(170)
Property net operating income (accrual basis)	79,211	78,193	235,652	243,413
Deduct net operating (income) / loss from:				
Acquisitions ⁽⁵⁾	(9,621)	(8,505)	(29,244)	(21,246)
Dispositions ⁽⁶⁾	(359)	(3,191)	(204)	(21,330)
Other investments ⁽⁷⁾	311	(286)	748	551
Same store net operating income (accrual basis)	\$ 69,542	\$ 66,211	\$ 206,952	\$ 201,388
<i>Change period over period</i>	<i>5.0 %</i>	<i>N/A</i>	<i>2.8 %</i>	<i>N/A</i>

(1) Includes our proportionate share of amounts attributable to consolidated properties.

(2) The Company has historically recognized approximately \$2 to \$3 million of termination income on an annual basis. Given the size of its asset base and the number of tenants with which it conducts business, Piedmont considers termination income of that magnitude to be a normal part of its operations and a recurring part of its revenue stream; however, the recognition of termination income is typically variable between quarters and throughout any given year and is dependent upon when during the year the Company receives termination notices from tenants. During the three months ended September 30, 2021, Piedmont recognized \$0.1 million of termination income, as compared with \$0.4 million during the same quarterly period in 2020. During the nine months ended September 30, 2021, Piedmont recognized \$2.8 million in termination income, as compared with \$1.5 million during the same period in 2020.

(3) Presented net of related operating expenses incurred to earn the revenue; therefore, the information presented on this line will not tie to the data presented on the income statements.

(4) Figures presented on this line may not tie back to the relevant sources as some activity is attributable to property operations and is, therefore, presented in property net operating income.

(5) Acquisitions include One Galleria Tower, Two Galleria Tower and Three Galleria Tower in Dallas, TX, purchased on February 12, 2020.

(6) Dispositions include 1901 Market Street in Philadelphia, PA, sold on June 25, 2020, and the New Jersey property portfolio sold on October 28, 2020 (consisting of the Company's final remaining assets in the state, 200 and 400 Bridgewater Crossing in Bridgewater, NJ, and 600 Corporate Drive in Lebanon, NJ).

(7) Other investments include active out-of-service redevelopment and development projects, land, and recently completed redevelopment and development projects. Additional information on our land holdings can be found on page 35. The operating results from 222 South Orange Avenue in Orlando, FL, are included in this line item.

Piedmont Office Realty Trust, Inc.
Same Store Net Operating Income (Financial Components)
Unaudited (in thousands)

	Three Months Ended				Nine Months Ended			
	9/30/2021	9/30/2020	Change (\$)	Change (%)	9/30/2021	9/30/2020	Change (\$)	Change (%)
Revenue								
Cash rental income ⁽¹⁾	\$ 92,043	\$ 86,487	\$ 5,556	6.4 %	\$ 272,632	\$ 256,212	\$ 16,420	6.4 %
Tenant reimbursements ⁽²⁾	18,638	16,511	2,127	12.9 %	53,990	53,641	349	0.7 %
Straight line effects of lease revenue ⁽³⁾	1,784	5,389	(3,605)	(66.9)%	7,566	18,049	(10,483)	(58.1)%
Amortization of lease-related intangibles	1,516	1,418	98	6.9 %	4,389	4,990	(601)	(12.0)%
Total rents	113,981	109,805	4,176	3.8 %	338,577	332,892	5,685	1.7 %
Other property related income ⁽⁴⁾	2,820	2,569	251	9.8 %	7,887	9,626	(1,739)	(18.1)%
Total revenue	116,801	112,374	4,427	3.9 %	346,464	342,518	3,946	1.2 %
Property operating expense	47,475	46,378	(1,097)	(2.4)%	140,159	141,776	1,617	1.1 %
Property other income / (expense)	216	215	1.0	0.5 %	647	646	1.0	0.2 %
Same store net operating income (accrual)	\$ 69,542	\$ 66,211	\$ 3,331	5.0 %	\$ 206,952	\$ 201,388	\$ 5,564	2.8 %
Less:								
Straight line effects of lease revenue	(1,784)	(5,389)	3,605	66.9 %	(7,566)	(18,049)	10,483	58.1 %
Amortization of lease-related intangibles	(1,516)	(1,418)	(98)	(6.9)%	(4,389)	(4,990)	601	12.0 %
Non-cash general reserve for uncollectible accounts	—	(33)	33	100.0 %	412	4,831	(4,419)	(91.5)%
Same store net operating income (cash)	\$ 66,242	\$ 59,371	\$ 6,871	11.6 %	\$ 195,409	\$ 183,180	\$ 12,229	6.7 %

- (1) The increase in cash rental income for the three months and the nine months ended September 30, 2021 as compared to the same periods in 2020 was primarily due to the burn off of significant rental abatements at several properties in the portfolio, including Enclave Place in Houston, TX.
- (2) The increase in tenant reimbursements for the three months ended September 30, 2021 as compared to the same period in 2020 was primarily the result of the expiration of an operating expense reimbursement abatement at Enclave Place in Houston, TX.
- (3) The decrease in straight line effects of lease revenue for the three months and the nine months ended September 30, 2021 as compared to the same periods in 2020 was primarily due to the expiration of the rental abatement periods of several large new and renewal leases in the portfolio.
- (4) The decrease in other property related income for the nine months ended September 30, 2021 as compared to the same period in 2020 was primarily the result of pandemic-related decreased transient parking activity across the portfolio.

Piedmont Office Realty Trust, Inc.
Capitalization Analysis
Unaudited (in thousands except for per share data)

	As of September 30, 2021	As of December 31, 2020
Market Capitalization		
Common stock price	\$17.43	\$16.23
Total shares outstanding	124,136	123,839
Equity market capitalization ⁽¹⁾	\$2,163,684	\$2,009,914
Total debt - principal amount outstanding (excludes premiums, discounts, and deferred financing costs)	\$1,678,000	\$1,632,610
Total market capitalization ⁽¹⁾	\$3,841,684	\$3,642,524
Total debt / Total market capitalization ⁽¹⁾	43.7 %	44.8 %
Ratios & Information for Debt Holders		
Total gross assets ⁽²⁾	\$4,883,502	\$4,747,821
Total debt / Total gross assets ⁽²⁾	34.4 %	34.4 %
Average net debt to Core EBITDA ⁽³⁾	5.5 x	5.8 x

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

(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) For the purposes of this calculation, we annualize the Core EBITDA for the quarter and use the average daily balance of debt outstanding during the quarter, less cash and cash equivalents and escrow deposits and restricted cash as of the end of the quarter.

Piedmont Office Realty Trust, Inc.

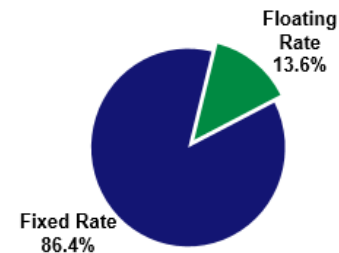
Debt Summary

As of September 30, 2021

Unaudited (\$ in thousands)

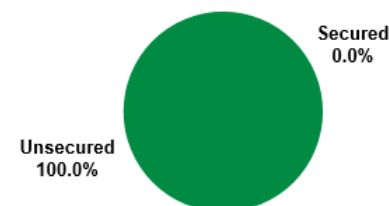
Floating Rate & Fixed Rate Debt

Debt ⁽¹⁾	Principal Amount Outstanding	Weighted Average Stated Interest Rate ⁽²⁾	Weighted Average Maturity
Floating Rate	\$228,000 ⁽³⁾	1.02%	35.8 months
Fixed Rate	1,450,000	3.51%	64.0 months
Total	\$1,678,000	3.18%	60.2 months



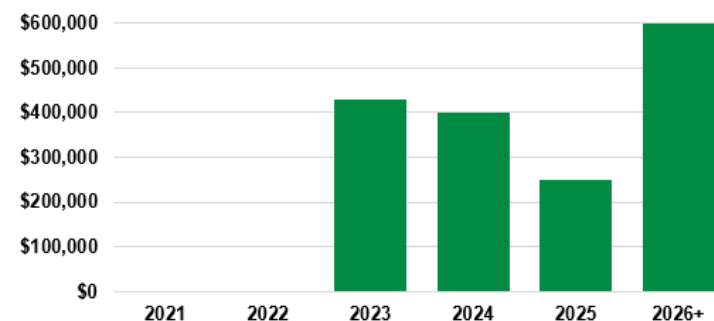
Unsecured & Secured Debt

Debt ⁽¹⁾	Principal Amount Outstanding	Weighted Average Stated Interest Rate ⁽²⁾	Weighted Average Maturity
Unsecured	\$1,678,000	3.18%	60.2 months
Secured	—	—%	N/A
Total	\$1,678,000	3.18%	60.2 months



Debt Maturities ⁽⁴⁾

Maturity Year	Unsecured Debt - Principal Amount Outstanding ⁽¹⁾	Weighted Average Stated Interest Rate ⁽²⁾	Percentage of Total
2021	—	N/A	—%
2022	—	N/A	—%
2023	428,000	2.96%	25.5%
2024	400,000	4.45%	23.8%
2025	250,000	2.04%	14.9%
2026 +	600,000	2.95%	35.8%
Total	\$1,678,000	3.18%	100.0%



(1) All of Piedmont's outstanding debt as of September 30, 2021, was unsecured, interest-only debt.

(2) Weighted average stated interest rate is calculated based upon the principal amounts outstanding.

(3) The amount of floating rate debt is comprised of the \$78 million outstanding balance as of September 30, 2021 on the \$500 million unsecured revolving credit facility and \$150 million in principal amount of the \$250 million unsecured term loan that closed in 2018 that remained unhedged as of September 30, 2021. The \$250 million unsecured term loan that closed in 2018 has a stated variable rate. However, Piedmont entered into \$100 million in notional amount of seven-year interest rate swap agreements resulting in an effectively fixed interest rate for \$100 million in principal amount of the term loan (at 3.56% as of September 30, 2021; this rate can change only with a credit rating change for the Company) through the loan's maturity date of March 31, 2025. Additional details regarding the floating rate debt can be found on the following page.

(4) For loans which 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 ⁽¹⁾	Stated Rate	Maturity	Principal Amount Outstanding as of September 30, 2021
\$350.0 Million Unsecured 2013 Senior Notes	3.40 % ⁽²⁾	6/1/2023	\$ 350,000
\$500.0 Million Unsecured Line of Credit ⁽³⁾	0.99 % ⁽⁴⁾	9/29/2023	78,000
\$400.0 Million Unsecured 2014 Senior Notes	4.45 % ⁽⁵⁾	3/15/2024	400,000
\$250.0 Million Unsecured 2018 Term Loan	2.04 % ⁽⁶⁾	3/31/2025	250,000
\$300.0 Million Unsecured 2020 Senior Notes	3.15 % ⁽⁷⁾	8/15/2030	300,000
\$300.0 Million Unsecured 2021 Senior Notes	2.75 % ⁽⁸⁾	4/1/2032	300,000
Total Debt - Principal Amount Outstanding / Weighted Average Stated Rate ⁽⁹⁾	3.18 %		\$ 1,678,000
GAAP Accounting Adjustments ⁽¹⁰⁾			(12,899)
Total Debt - GAAP Amount Outstanding			\$ 1,665,101

(1) All of Piedmont's outstanding debt as of September 30, 2021, was unsecured, interest-only debt.

(2) The \$350 million unsecured senior notes were offered for sale at 99.601% of the principal amount. The resulting effective cost of the financing is approximately 3.45% before the consideration of transaction costs and proceeds from interest rate hedges. After the application of proceeds from interest rate hedges, the effective cost of the financing is approximately 3.43%.

(3) All of Piedmont's outstanding debt as of September 30, 2021, was term debt with the exception of \$78 million outstanding on our unsecured revolving credit facility. The \$500 million unsecured revolving credit facility has an initial maturity date of September 30, 2022; however, there are two, six-month extension options available under the facility providing for a total extension of up to one year to September 29, 2023. The final extended maturity date is presented on this schedule.

(4) The interest rate presented for the \$500 million unsecured revolving credit facility is the weighted average interest rate for all outstanding draws as of September 30, 2021. Piedmont may select from multiple interest rate options with each draw under the facility, including the prime rate and various length LIBOR locks. The all-in interest rate associated with each LIBOR interest period selection is comprised of the relevant base LIBOR interest rate plus a credit spread (0.90% as of September 30, 2021) based on Piedmont's then current credit rating.

(5) The \$400 million unsecured senior notes were offered for sale at 99.791% of the principal amount. The resulting effective cost of the financing is approximately 4.48% before the consideration of transaction costs and proceeds from interest rate hedges. After the application of proceeds from interest rate hedges, the effective cost of the financing is approximately 4.10%.

(6) The \$250 million unsecured term loan that closed in 2018 has a stated variable interest rate; however, Piedmont entered into \$100 million in notional amount of seven-year interest rate swap agreements that effectively fixed the interest rate on \$100 million of the term loan (at 3.56% as of September 30, 2021; this rate can change only with a credit rating change for the Company) through the loan's maturity date of March 31, 2025. For the portion of the loan that continues to have a variable interest rate, Piedmont may select from multiple interest rate options, including the prime rate and various length LIBOR locks. The all-in interest rate associated with each LIBOR interest period selection is comprised of the relevant base LIBOR interest rate plus a credit spread (0.95% as of September 30, 2021) based on Piedmont's then current credit rating.

(7) 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%.

(8) 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%.

(9) Weighted average is based on the principal amounts outstanding and interest rates at September 30, 2021.

(10) The GAAP accounting adjustments relate to original issue discounts, third-party fees, and lender fees resulting from the procurement processes for our various debt facilities. The original issue discounts and fees are amortized to interest expense over the contractual term of the related debt.

Piedmont Office Realty Trust, Inc.
Debt Covenant & Ratio Analysis (for Debt Holders)
As of September 30, 2021
Unaudited

Bank Debt Covenant Compliance ⁽¹⁾	Required	Three Months Ended				
		9/30/2021	6/30/2021	3/31/2021	12/31/2020	9/30/2020
Maximum leverage ratio	0.60	0.35	0.35	0.36	0.35	0.35
Minimum fixed charge coverage ratio ⁽²⁾	1.50	5.28	5.15	4.96	4.71	4.54
Maximum secured indebtedness ratio	0.40	—	—	0.01	0.01	0.01
Minimum unencumbered leverage ratio	1.60	2.74	2.74	2.72	2.77	2.85
Minimum unencumbered interest coverage ratio ⁽³⁾	1.75	5.49	5.48	5.44	5.26	5.13

Bond Covenant Compliance ⁽⁴⁾	Required	Three Months Ended				
		9/30/2021	6/30/2021	3/31/2021	12/31/2020	9/30/2020
Total debt to total assets	60% or less	40.4%	40.8%	41.1%	40.6%	40.3%
Secured debt to total assets	40% or less	—%	—%	0.7%	0.7%	0.7%
Ratio of consolidated EBITDA to interest expense	1.50 or greater	6.11	6.06	5.93	5.66	5.52
Unencumbered assets to unsecured debt	150% or greater	248%	245%	243%	247%	249%

Other Debt Coverage Ratios for Debt Holders	Three Months Ended	Nine Months Ended	Twelve Months Ended
	September 30, 2021	September 30, 2021	December 31, 2020
Average net debt to core EBITDA ⁽⁵⁾	5.5 x	5.6 x	5.8 x
Fixed charge coverage ratio ⁽⁶⁾	5.5 x	5.5 x	5.2 x
Interest coverage ratio ⁽⁷⁾	5.5 x	5.5 x	5.3 x

(1) Bank debt covenant compliance calculations relate to specific calculations detailed in the relevant credit agreements.

(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 dated May 9, 2013, the Indenture and the First Supplemental Indenture dated March 6, 2014, the Second Supplemental Indenture dated August 12, 2020, and the Third Supplemental Indenture dated September 20, 2021 for detailed information about the calculations.

(5) For the purposes of this calculation, we use the average daily balance of debt outstanding during the identified period, less cash and cash equivalents and escrow deposits and restricted cash as of the end of the period.

(6) Fixed charge coverage ratio is calculated as Core EBITDA divided by the sum of interest expense, principal amortization, capitalized interest and preferred dividends. The Company had no preferred dividends during the periods ended September 30, 2021 and December 31, 2020. The Company had capitalized interest of \$1,009,904 for the three months ended September 30, 2021, \$2,698,357 for the nine months ended September 30, 2021 and \$965,142 for the twelve months ended December 31, 2020. The Company had no principal amortization for the three months ended September 30, 2021, as it repaid its last remaining amortizing loan during the second quarter of 2021; the Company had principal amortization of \$372,455 for the nine months ended September 30, 2021 and \$1,076,993 for the twelve months ended December 31, 2020.

(7) Interest coverage ratio is calculated as Core EBITDA divided by the sum of interest expense and capitalized interest. The Company had capitalized interest of \$1,009,904 for the three months ended September 30, 2021, \$2,698,357 for the nine months ended September 30, 2021 and \$965,142 for the twelve months ended December 31, 2020.

Piedmont Office Realty Trust, Inc.

Tenant Diversification ⁽¹⁾

As of September 30, 2021

(in thousands except for number of properties)

Tenant	Credit Rating ⁽²⁾	Number of Properties	Lease Expiration ⁽³⁾	Annualized Lease Revenue	Percentage of Annualized Lease Revenue (%)	Leased Square Footage	Percentage of Leased Square Footage (%)
US Bancorp	A+ / A2	3	2023 / 2024	\$27,000	5.2	787	5.6
State of New York	AA+ / Aa2	1	2024 / 2039	26,996	5.2	502	3.6
City of New York	AA / Aa2	1	2026	14,602	2.8	313	2.2
Amazon	AA / A1	4	2024 / 2025	14,431	2.8	337	2.4
Transocean	CCC / Caa3	1	2036	10,902	2.1	301	2.1
Harvard University	AAA / Aaa	2	2032 / 2033	8,778	1.7	129	0.9
Raytheon	A- / Baa1	2	2031	8,115	1.6	440	3.1
Schlumberger Technology	A / A2	1	2028	7,820	1.5	254	1.8
Gartner	BB+ / Ba2	2	2034	7,522	1.5	207	1.5
Salesforce.com	A+ / A2	1	2029	7,096	1.4	182	1.3
Fiserv	BBB / Baa2	1	2027	6,980	1.3	195	1.4
VMware, Inc.	BBB- / Baa2	1	2027	6,917	1.3	215	1.5
Nuance Communications	BB- / Ba3	1	2030	6,907	1.3	201	1.4
Epsilon Data Management / subsidiary of Publicis	BBB / Baa2	1	2026	6,668	1.3	222	1.6
Applied Predictive Technologies / subsidiary of MasterCard	A+ / A1	1	2028	6,316	1.2	133	1.0
CVS Caremark	BBB / Baa2	1	2022	6,261	1.2	208	1.5
International Food Policy Research Institute	No Rating Available	1	2029	6,194	1.2	102	0.7
Ryan	No Rating Available	1	2023	6,012	1.2	170	1.2
Cargill	A / A2	1	2023	5,370	1.0	268	1.9
Bank of America	A- / A2	5	2024 / 2025	5,193	1.0	100	0.7
NCS Pearson, Inc.	Baa3	1	2027	4,980	1.0	147	1.0
Other			Various	317,193	61.2	8,693	61.6
Total				\$518,253	100.0	14,106	100.0

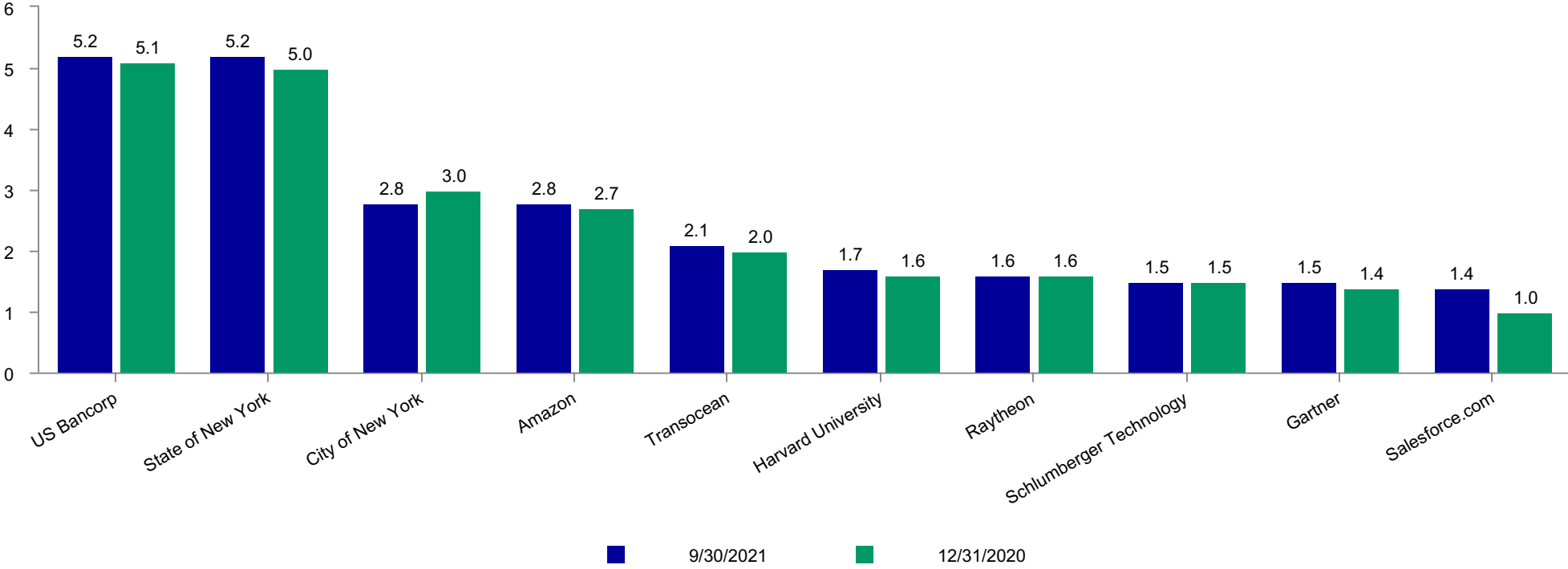
(1) This schedule presents all tenants contributing 1.0% or more to Annualized Lease Revenue.

(2) Credit rating may reflect the credit rating of the parent or a guarantor. When available, both the Standard & Poor's credit rating and the Moody's credit rating are provided. The absence of a credit rating for a tenant is not an indication of the creditworthiness of the tenant; in most cases, the lack of a credit rating reflects that the tenant has not sought such a rating.

(3) Unless otherwise indicated, Lease Expiration represents the expiration year of the majority of the square footage leased by the tenant.

Piedmont Office Realty Trust, Inc.
Tenant Diversification
As of September 30, 2021

Percentage of Annualized Leased Revenue (%)
September 30, 2021 as compared to December 31, 2020



Piedmont Office Realty Trust, Inc.
Tenant Credit Rating & Lease Distribution Information
As of September 30, 2021

Tenant Credit Rating ⁽¹⁾

Rating Level	Annualized Lease Revenue (in thousands)	Percentage of Annualized Lease Revenue (%)
AAA / Aaa	\$21,505	4.1
AA / Aa	60,315	11.6
A / A	96,174	18.6
BBB / Baa	53,441	10.3
BB / Ba	29,102	5.6
B / B	9,943	1.9
Below	17,401	3.4
Not rated ⁽²⁾	230,372	44.5
Total	\$518,253	100.0

Lease Distribution

Lease Size	Number of Leases	Percentage of Leases (%)	Annualized Lease Revenue (in thousands)	Percentage of Annualized Lease Revenue (%)	Leased Square Footage (in thousands)	Percentage of Leased Square Footage (%)
2,500 or Less	354	37.3	\$21,935	4.3	255	1.8
2,501 - 10,000	335	35.3	63,362	12.2	1,723	12.2
10,001 - 20,000	106	11.2	54,976	10.6	1,479	10.5
20,001 - 40,000	80	8.4	81,466	15.7	2,248	15.9
40,001 - 100,000	43	4.5	99,030	19.1	2,598	18.4
Greater than 100,000	31	3.3	197,484	38.1	5,803	41.2
Total	949	100.0	\$518,253	100.0	14,106	100.0

(1) Credit rating may reflect the credit rating of the parent or a guarantor. Where differences exist between the Standard & Poor's credit rating for a tenant and the Moody's credit rating for a tenant, the higher credit rating is selected for this analysis.

(2) The classification of a tenant as "not rated" is not an indication of the creditworthiness of the tenant; in most cases, the lack of a credit rating reflects that the tenant has not sought such a rating. Included in this category are such tenants as Piper Sandler, Ernst & Young, KPMG, BDO, and RaceTrac Petroleum.

Piedmont Office Realty Trust, Inc.
Leased Percentage Information
(in thousands)

	Three Months Ended September 30, 2021			Three Months Ended September 30, 2020		
	Leased	Rentable	Percent Leased ⁽¹⁾	Leased	Rentable	Percent Leased ⁽¹⁾
	Square Footage	Square Footage		Square Footage	Square Footage	
As of June 30, 20xx	14,117	16,435	85.9 %	15,215	17,164	88.6 %
Properties placed in service	—	—		—	—	
Restated As of June 30, 20xx	14,117	16,435	85.9 %	15,215	17,164	88.6 %
Leases signed during the period	509			229		
Less:						
Lease renewals signed during period	(288)			(151)		
New leases signed during period for currently occupied space	(64)			(10)		
Leases expired during period and other	(168)	(7)		(371)	1	
Subtotal	14,106	16,428	85.9 %	14,912	17,165	86.9 %
Acquisitions during period ⁽²⁾	—	—		—	—	
Dispositions during period ⁽²⁾	—	—		—	—	
As of September 30, 20xx	14,106	16,428	85.9 %	14,912	17,165	86.9 %

	Nine Months Ended September 30, 2021			Nine Months Ended September 30, 2020		
	Leased	Rentable	Percent Leased ⁽¹⁾	Leased	Rentable	Percent Leased ⁽¹⁾
	Square Footage	Square Footage		Square Footage	Square Footage	
As of December 31, 20xx	14,260	16,428	86.8 %	14,633	16,046	91.2 %
Properties placed in service	—	—		204	487	
Restated As of December 31, 20xx	14,260	16,428	86.8 %	14,837	16,533	89.7 %
Leases signed during the period	1,851			917		
Less:						
Lease renewals signed during period	(1,323)			(707)		
New leases signed during period for currently occupied space	(108)			(47)		
Leases expired during period and other	(574)	—		(654)	(2)	
Subtotal	14,106	16,428	85.9 %	14,346	16,531	86.8 %
Acquisitions and properties placed in service during period ⁽²⁾	—	—		1,367	1,435	
Dispositions and properties taken out of service during period ⁽²⁾	—	—		(801)	(801)	
As of September 30, 20xx	14,106	16,428	85.9 %	14,912	17,165	86.9 %

Same Store Analysis						
Less acquisitions / dispositions after September 30, 2020 and developments / out-of-service redevelopments ^{(2) (3)}	—	—	— %	(552)	(739)	74.7 %
Same Store Leased Percentage	14,106	16,428	85.9 %	14,360	16,426	87.4 %

- (1) Calculated as square footage associated with commenced leases as of period end with the addition of square footage associated with uncommenced leases for spaces vacant as of period end at our in-service properties, divided by total rentable in-service square footage as of period end, expressed as a percentage.
- (2) For additional information on acquisitions and dispositions completed during the last year and current developments and out-of-service redevelopments, please refer to pages 34 and 35, respectively.
- (3) Dispositions completed during the previous twelve months are deducted from the previous period data and acquisitions completed during the previous twelve months are deducted from the current period data. Redevelopments that commenced during the previous twelve months that were taken out of service are deducted from the previous period data and developments and redevelopments placed in service during the previous twelve months are deducted from the current period data.

Piedmont Office Realty Trust, Inc.
Rental Rate Roll Up / Roll Down Analysis ⁽¹⁾
(in thousands)

	Three Months Ended				
	September 30, 2021				
	Square Feet	% of Total Signed During Period	% of Rentable Square Footage	% Change Cash Rents ⁽²⁾	% Change Accrual Rents ^{(3) (4)}
Leases executed for spaces vacant one year or less	253	49.7%	1.5%	10.5%	16.1%
Leases executed for spaces excluded from analysis ⁽⁵⁾	256	50.3%			
	Nine Months Ended				
	September 30, 2021				
	Square Feet	% of Total Signed During Period	% of Rentable Square Footage	% Change Cash Rents ⁽²⁾	% Change Accrual Rents ^{(3) (4)}
Leases executed for spaces vacant one year or less	1,241	67.0%	7.6%	8.2%	17.0%
Leases executed for spaces excluded from analysis ⁽⁵⁾	610	33.0%			

(1) The populations analyzed for this analysis consist of consolidated leases executed during the relevant period with lease terms of greater than one year. Leases associated with storage spaces, retail spaces, management offices, and newly acquired assets for which there is less than one year of operating history, along with percentage rent leases, are excluded from this analysis.

(2) For the purposes of this analysis, the last twelve months of cash paying rents of the previous leases are compared to the first twelve months of cash paying rents of the new leases in order to calculate the percentage change.

(3) For the purposes of this analysis, the accrual basis rents of the previous leases are compared to the accrual basis rents of the new leases in order to calculate the percentage change. For newly signed leases which have variations in accrual basis rents, whether because of known future expansions, contractions, lease expense recovery structure changes, or other similar reasons, the weighted average of such varying accrual basis rents is used for the purposes of this analysis.

(4) For leases under which a tenant may use, at its discretion, a portion of its tenant improvement allowance for expenses other than those related to improvements to its space, an assumption is made that the tenant elects to use any such portion of its tenant improvement allowance for improvements to its space prior to the commencement of its lease, unless the Company is notified otherwise by the tenant. This assumption is made based upon historical usage patterns of tenant improvement allowances by the Company's tenants.

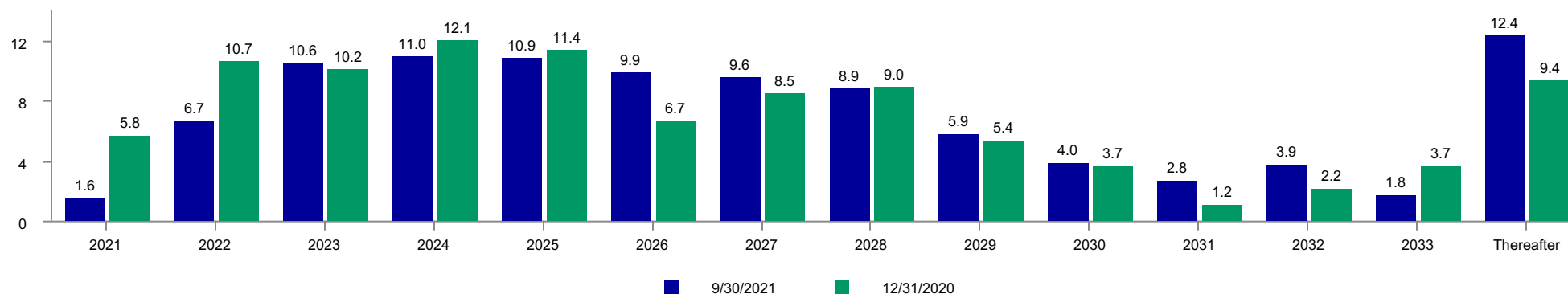
(5) Represents leases signed at our consolidated office assets that do not qualify for inclusion in the analysis, primarily because the spaces for which the new leases were signed had been vacant for more than one year.

Piedmont Office Realty Trust, Inc.
Lease Expiration Schedule
As of September 30, 2021
(in thousands)

Expiration Year	Annualized Lease Revenue ⁽¹⁾	Percentage of Annualized Lease Revenue (%)	Rentable Square Footage	Percentage of Rentable Square Footage (%)
Vacant	\$—	—	2,322	14.1
2021 ⁽²⁾	8,208	1.6	256	1.6
2022 ⁽³⁾	34,615	6.7	1,030	6.3
2023	54,732	10.6	1,666	10.1
2024	56,827	11.0	1,701	10.4
2025	56,581	10.9	1,583	9.6
2026	51,221	9.9	1,378	8.4
2027	49,789	9.6	1,357	8.3
2028	46,273	8.9	1,283	7.8
2029	30,664	5.9	781	4.7
2030	20,903	4.0	570	3.5
2031	14,567	2.8	646	3.9
2032	20,183	3.9	464	2.8
2033	9,339	1.8	176	1.1
Thereafter	64,351	12.4	1,215	7.4
Total / Weighted Average	\$518,253	100.0	16,428	100.0

Average Lease Term Remaining	
9/30/2021	6.1 years
12/31/2020	6.1 years

Percentage of Annualized Lease Revenue (%)



(1) Annualized rental income associated with each newly executed lease for currently occupied space is incorporated herein only at the expiration date for the current lease. Annualized rental income associated with each such new lease is removed from the expiry year of the current lease and added to the expiry year of the new lease. These adjustments effectively incorporate known roll ups and roll downs into the expiration schedule.

(2) Includes leases with an expiration date of September 30, 2021, comprised of approximately 102,000 square feet and Annualized Lease Revenue of \$3.6 million.

(3) Leases and other revenue-producing agreements on a month-to-month basis, comprised of approximately 18,000 square feet and Annualized Lease Revenue of \$0.6 million, are assigned a lease expiration date of a year and a day beyond the period end date.

Piedmont Office Realty Trust, Inc.
Lease Expirations by Quarter
As of September 30, 2021
(in thousands)

Location	Q4 2021 ⁽¹⁾		Q1 2022		Q2 2022		Q3 2022	
	Expiring Square Footage	Expiring Lease Revenue ⁽²⁾	Expiring Square Footage	Expiring Lease Revenue ⁽²⁾	Expiring Square Footage	Expiring Lease Revenue ⁽²⁾	Expiring Square Footage	Expiring Lease Revenue ⁽²⁾
Atlanta	121	\$3,554	58	\$1,804	152	\$4,816	64	\$2,048
Boston	—	—	2	95	8	349	34	1,908
Dallas	53	1,884	26	1,052	85	3,050	55	1,968
Minneapolis	47	1,681	12	412	—	1	28	1,154
New York	—	8	2	94	2	79	3	169
Orlando	5	149	12	455	2	202	5	259
Washington, D.C.	28	1,339	5	199	17	829	15	642
Other	2	44	—	25	—	6	2	6
Total / Weighted Average ⁽³⁾	256	\$8,659	117	\$4,136	266	\$9,332	206	\$8,154

(1) Includes leases with an expiration date of September 30, 2021, comprised of approximately 102,000 square feet and expiring lease revenue of \$3.5 million. No such adjustments are made to other periods presented.

(2) Expiring Lease Revenue is calculated as expiring square footage multiplied by the gross rent per square foot of the tenant currently leasing the space.

(3) Total expiring lease revenue in any given year will not tie to the expiring Annualized Lease Revenue presented on the Lease Expiration Schedule on the previous page as the Lease Expiration Schedule accounts for the revenue effects of newly signed leases. Reflected herein are expiring revenues based on in-place rental rates.

Piedmont Office Realty Trust, Inc.
Lease Expirations by Year
As of September 30, 2021
(in thousands)

Location	12/31/2021 ⁽¹⁾		12/31/2022		12/31/2023		12/31/2024		12/31/2025	
	Expiring Square Footage	Expiring Lease Revenue ⁽²⁾	Expiring Square Footage	Expiring Lease Revenue ⁽²⁾	Expiring Square Footage	Expiring Lease Revenue ⁽²⁾	Expiring Square Footage	Expiring Lease Revenue ⁽²⁾	Expiring Square Footage	Expiring Lease Revenue ⁽²⁾
Atlanta	121	\$3,554	324	\$10,128	205	\$6,912	276	\$9,089	425	\$13,160
Boston	—	—	53	3,518	124	4,912	39	2,723	148	5,050
Dallas	53	1,884	475	15,662	461	16,098	222	8,064	414	16,403
Minneapolis	47	1,681	52	1,845	701	20,047	531	18,911	260	10,151
New York	—	8	7	364	3	607	69	3,706	7	374
Orlando	5	149	65	2,324	100	3,261	379	8,588	244	7,364
Washington, D.C.	28	1,339	52	2,409	68	3,475	172	8,503	44	2,963
Other	2	44	2	37	4	137	13	413	41	1,096
Total / Weighted Average ⁽³⁾	256	\$8,659	1,030	\$36,287	1,666	\$55,449	1,701	\$59,997	1,583	\$56,561

(1) Includes leases with an expiration date of September 30, 2021, comprised of approximately 102,000 square feet and expiring lease revenue of \$3.5 million. No such adjustments are made to other periods presented.

(2) Expiring Lease Revenue is calculated as expiring square footage multiplied by the gross rent per square foot of the tenant currently leasing the space.

(3) Total expiring lease revenue in any given year will not tie to the expiring Annualized Lease Revenue presented on the Lease Expiration Schedule on page 26 as the Lease Expiration Schedule accounts for the revenue effects of newly signed leases. Reflected herein are expiring revenues based on in-place rental rates.

Piedmont Office Realty Trust, Inc.
Capital Expenditures
For the quarter ended September 30, 2021
Unaudited (in thousands)

	For the Three Months Ended				
	9/30/2021	6/30/2021	3/31/2021	12/31/2020	9/30/2020
Non-incremental					
Building / construction / development	\$ 8,598	\$ 4,231	\$ 12,921	\$ 9,334	\$ 6,665
Tenant improvements	5,941	9,504	3,225	9,839	7,396
Leasing costs	4,101	3,127	1,201	447	1,550
Total non-incremental	18,640	16,862	17,347	19,620	15,611
Incremental					
Building / construction / development	10,348	9,757	7,065	9,913	9,343
Tenant improvements	4,282	4,835	2,544	2,014	2,225
Leasing costs	1,471	2,484	618	444	1,330
Total incremental	16,101	17,076	10,227	12,371	12,898
Total capital expenditures	\$ 34,741	\$ 33,938	\$ 27,574	\$ 31,991	\$ 28,509

NOTE: The information presented on this page is for our consolidated assets.

Piedmont Office Realty Trust, Inc.
Contractual Tenant Improvements and Leasing Commissions

	Three Months Ended September 30, 2021	Nine Months Ended September 30, 2021	For the Year Ended					2016 to 2021 (Weighted Average Total)
			2020	2019	2018	2017	2016	
Renewal Leases								
Square feet	286,504	1,321,295	841,020	2,032,452	735,969	1,198,603	880,289	7,009,628
Tenant improvements per square foot per year of lease term ⁽¹⁾	\$1.60	\$1.45	\$3.15	\$4.28	\$4.15	\$1.84	\$1.35	\$2.98
Leasing commissions per square foot per year of lease term	\$1.72	\$1.45	\$1.75	\$1.63	\$1.69	\$1.12	\$1.05	\$1.47
Total per square foot per year of lease term	\$3.32	\$2.90	\$4.90	\$5.91 ⁽²⁾	\$5.84 ⁽³⁾	\$2.96	\$2.40	\$4.45
New Leases								
Square feet	220,904	528,659	262,228	697,880	864,113	855,069	1,065,630	4,273,579
Tenant improvements per square foot per year of lease term ⁽¹⁾	\$4.34	\$3.93	\$6.22	\$4.07	\$4.58	\$4.73	\$5.01	\$4.62
Leasing commissions per square foot per year of lease term	\$1.98	\$1.98	\$2.13	\$1.85	\$1.73	\$1.83	\$1.86	\$1.85
Total per square foot per year of lease term	\$6.32	\$5.91	\$8.35 ⁽⁴⁾	\$5.92	\$6.31 ⁽³⁾	\$6.56	\$6.87	\$6.47
Total								
Square feet	507,408	1,849,954	1,103,248	2,730,332	1,600,082	2,053,672	1,945,919	11,283,207
Tenant improvements per square foot per year of lease term ⁽¹⁾	\$3.22	\$2.47	\$4.30	\$4.21	\$4.46	\$3.55	\$3.70	\$3.80
Leasing commissions per square foot per year of lease term	\$1.87	\$1.67	\$1.89	\$1.70	\$1.72	\$1.54	\$1.57	\$1.66
Total per square foot per year of lease term	\$5.09	\$4.14	\$6.19 ⁽⁴⁾	\$5.91 ⁽²⁾	\$6.18 ⁽³⁾	\$5.09	\$5.27	\$5.46
Less Adjustment for Commitment Expirations ⁽⁵⁾								
Expired tenant improvements (not paid out) per square foot per year of lease term	-\$0.17	-\$0.19	-\$0.40	-\$0.05	-\$0.54	-\$0.44	-\$0.16	-\$0.27
Adjusted total per square foot per year of lease term	\$4.92	\$3.95	\$5.79	\$5.86	\$5.64	\$4.65	\$5.11	\$5.19

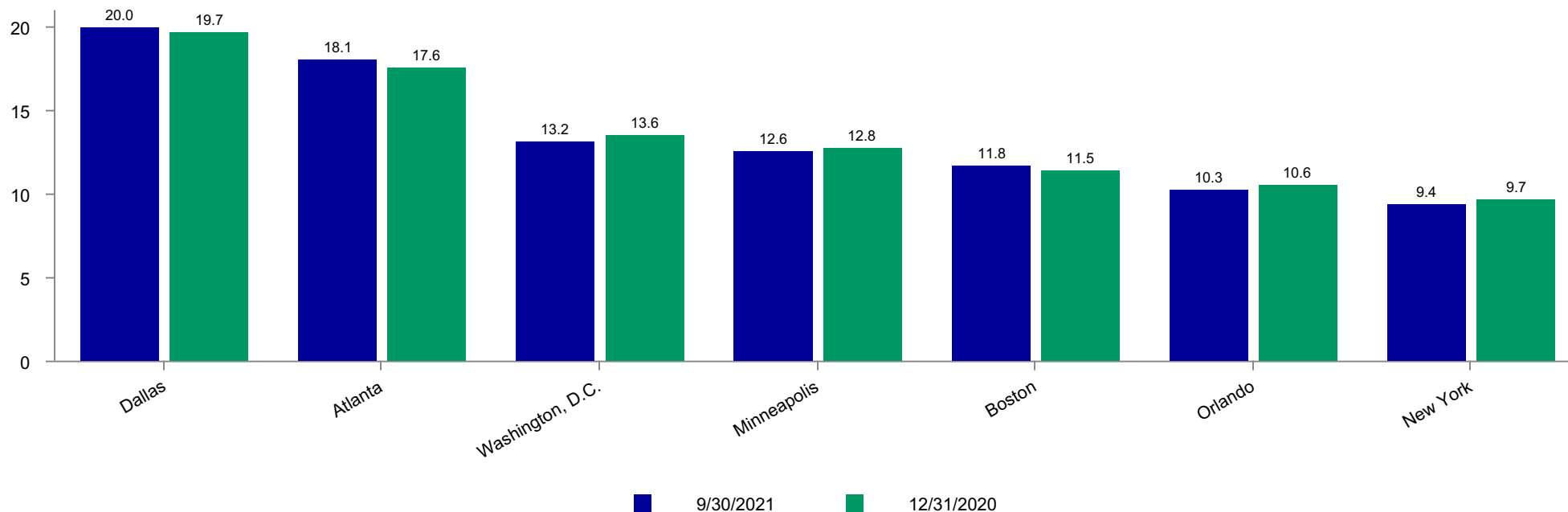
NOTE: This information is presented for our consolidated office assets only and excludes activity associated with storage and license spaces.

- (1) For leases under which a tenant may use, at its discretion, a portion of its tenant improvement allowance for expenses other than those related to improvements to its space, an assumption is made that the tenant elects to use any such portion of its tenant improvement allowance for improvements to its space prior to the commencement of its lease, unless the Company is notified otherwise by the tenant. This assumption is made based upon historical usage patterns of tenant improvement allowances by the Company's tenants.
- (2) During 2019, we completed three large lease renewals with significant capital commitments: VMware at 1155 Perimeter Center West in Atlanta, GA, Siemens at Crescent Ridge II in Minnetonka, MN, and the State of New York at 60 Broad Street in New York, NY. If the costs associated with those leases were to be removed from the average committed capital cost calculation, the average committed capital cost per square foot per year of lease term for renewal leases and total leases completed during the twelve months ended December 31, 2019 would be \$3.41 and \$5.04, respectively.
- (3) During 2018, we completed two large leasing transactions in the Houston, TX market with large capital commitments: a 254,000 square foot lease renewal and expansion with Schlumberger Technology Corporation at 1430 Enclave Parkway and a 301,000 square foot, full-building lease with Transocean Offshore Deepwater Drilling at Enclave Place. If the costs associated with those leases were to be removed from the average committed capital cost calculation, the average committed capital cost per square foot per year of lease term for renewal leases, new leases and total leases completed during the twelve months ended December 31, 2018 would be \$5.27, \$6.02, and \$5.70, respectively.
- (4) During 2020, we completed five new leasing transactions (amounting to 93,000 square feet in total) in the Washington, DC market with large capital commitments. If the costs associated with those leases were to be removed from the average committed capital cost calculation, the average committed capital cost per square foot per year of lease term for new leases and total leases completed during the twelve months ended December 31, 2020 would be \$5.62 and \$5.06, respectively.
- (5) The Company has historically reported the maximum amount of capital to which it committed in leasing transactions as of the signing of the leases with no subsequent updates for variations and/or changes in tenants' uses of tenant improvement allowances. Many times, tenants do not fully use the allowances provided in their leases or let portions of their tenant improvement allowances expire. In an effort to provide additional clarity on the actual costs of completed leasing transactions, tenant improvement allowances that expired or became no longer available to tenants are disclosed in this section and are deducted from the capital commitments per square foot of leased space in the periods in which they expired in an effort to provide a better estimation of leasing transaction costs over time.

Piedmont Office Realty Trust, Inc.
Geographic Diversification
As of September 30, 2021
(\$ 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 (%)
Dallas	13	\$103,400	20.0	3,544	21.6	2,971	83.8
Atlanta	9	93,983	18.1	3,393	20.6	2,890	85.2
Washington, D.C.	6	68,144	13.2	1,620	9.8	1,327	81.9
Minneapolis	6	65,432	12.6	2,104	12.8	1,934	91.9
Boston	10	61,352	11.8	1,885	11.5	1,739	92.3
Orlando	6	53,587	10.3	1,754	10.7	1,589	90.6
New York	1	48,657	9.4	1,029	6.3	930	90.4
Other	3	23,698	4.6	1,099	6.7	726	66.1
Total / Weighted Average	54	\$518,253	100.0	16,428	100.0	14,106	85.9

Percentage of Annualized Lease Revenue (%)



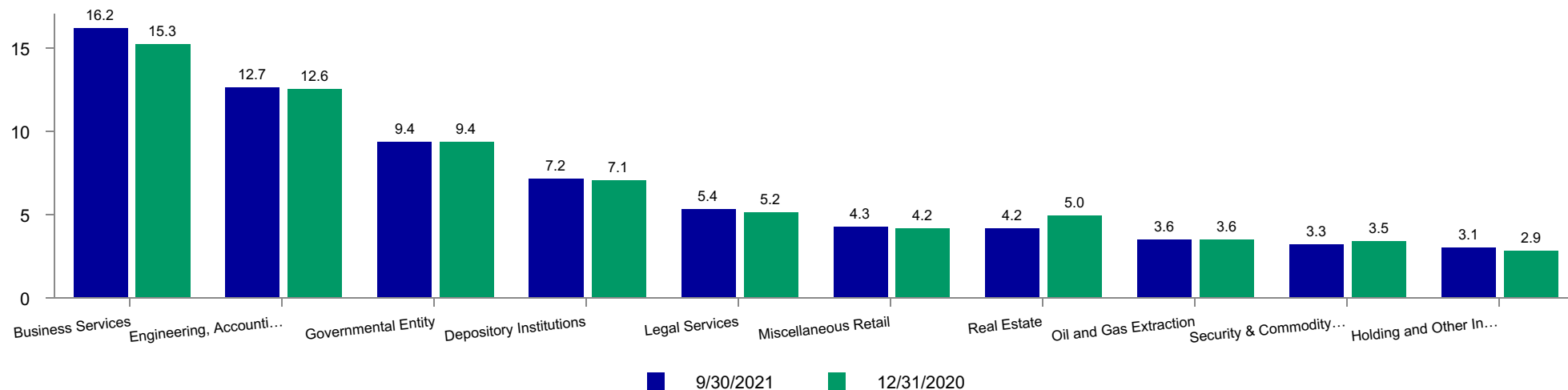
Piedmont Office Realty Trust, Inc.
Geographic Diversification by Location Type
As of September 30, 2021
(square footage in thousands)

Location	State	CBD				URBAN INFILL / SUBURBAN				TOTAL			
		Number of Properties	Percentage of Annualized Lease Revenue (%)	Rentable Square Footage	Percentage of Rentable Square Footage (%)	Number of Properties	Percentage of Annualized Lease Revenue (%)	Rentable Square Footage	Percentage of Rentable Square Footage (%)	Number of Properties	Percentage of Annualized Lease Revenue (%)	Rentable Square Footage	Percentage of Rentable Square Footage (%)
Dallas	TX	—	—	—	—	13	20.0	3,544	21.6	13	20.0	3,544	21.6
Atlanta	GA	—	—	—	—	9	18.1	3,393	20.6	9	18.1	3,393	20.6
Washington, D.C.	DC, VA	3	5.9	722	4.4	3	7.3	898	5.4	6	13.2	1,620	9.8
Minneapolis	MN	1	6.5	937	5.7	5	6.1	1,167	7.1	6	12.6	2,104	12.8
Boston	MA	—	—	—	—	10	11.8	1,885	11.5	10	11.8	1,885	11.5
Orlando	FL	4	8.5	1,445	8.8	2	1.8	309	1.9	6	10.3	1,754	10.7
New York	NY	1	9.4	1,029	6.3	—	—	—	—	1	9.4	1,029	6.3
Other		—	—	—	—	3	4.6	1,099	6.7	3	4.6	1,099	6.7
Total / Weighted Average		9	30.3	4,133	25.2	45	69.7	12,295	74.8	54	100.0	16,428	100.0

Piedmont Office Realty Trust, Inc.
Industry Diversification
As of September 30, 2021
(\$ 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	94	13.3	\$83,970	16.2	2,342	16.6
Engineering, Accounting, Research, Management & Related Services	100	14.1	65,803	12.7	1,729	12.3
Governmental Entity	6	0.8	48,973	9.4	970	6.9
Depository Institutions	18	2.5	37,524	7.2	1,021	7.2
Legal Services	70	9.9	28,133	5.4	780	5.5
Miscellaneous Retail	9	1.3	22,258	4.3	590	4.2
Real Estate	40	5.7	21,875	4.2	687	4.9
Oil and Gas Extraction	3	0.4	18,805	3.6	557	3.9
Security & Commodity Brokers, Dealers, Exchanges & Services	49	6.9	17,265	3.3	471	3.3
Holding and Other Investment Offices	31	4.4	15,882	3.1	426	3.0
Health Services	26	3.7	15,615	3.0	416	2.9
Measuring, Analyzing, And Controlling Instruments; Medical and Other Goods	5	0.7	12,471	2.4	587	4.2
Educational Services	6	0.8	11,858	2.3	206	1.5
Communications	46	6.5	11,238	2.2	263	1.9
Insurance Agents, Brokers & Services	17	2.4	10,897	2.1	332	2.4
Other	187	26.6	95,686	18.6	2,729	19.3
Total	707	100.0	\$518,253	100.0	14,106	100.0

Percentage of Annualized Lease Revenue (%)



Piedmont Office Realty Trust, Inc.
Property Investment Activity
As of September 30, 2021
(\$ and square footage in thousands)

Acquisitions Over Previous Eighteen Months

Property	Market / Submarket	Acquisition Date	Percent Ownership (%)	Year Built	Purchase Price	Rentable Square Footage	Percent Leased at Acquisition (%)
222 South Orange Avenue	Orlando / CBD	10/29/2020	100	1959	\$20,000	127	—

Dispositions Over Previous Eighteen Months

Property	Market / Submarket	Disposition Date	Percent Ownership (%)	Year Built	Sale Price	Rentable Square Footage	Percent Leased at Disposition (%)
1901 Market Street	Philadelphia / Market Street West	6/25/2020	100	1987	\$360,000	801	100
New Jersey Portfolio ⁽¹⁾	New York / Route 78	10/28/2020	100	Various	130,000	739	75
Total / Weighted Average					\$490,000	1,540	88

Acquisitions Subsequent to Quarter End

Property	Market / Submarket	Acquisition Date	Percent Ownership (%)	Year Built	Purchase Price	Rentable Square Footage	Percent Leased at Acquisition (%)
999 Peachtree Street	Atlanta / Midtown	10/22/2021	100	1987	\$223,900	622	77

(1) The New Jersey Portfolio was comprised of Piedmont's remaining three assets in New Jersey: 200 Bridgewater Crossing and 400 Bridgewater Crossing in Bridgewater, NJ; and 600 Corporate Drive in Lebanon, NJ.

Piedmont Office Realty Trust, Inc.
Other Investments
As of September 30, 2021
(\$ and square footage in thousands)

Developable Land Parcels

Property	Market / Submarket	Adjacent Piedmont Property	Acres	Real Estate Book Value
Gavitello	Atlanta / Buckhead	The Medici	2.0	\$2,626
Glenridge Highlands Three	Atlanta / Central Perimeter	Glenridge Highlands One and Two	3.0	2,015
Galleria Atlanta	Atlanta / Northwest	Galleria 100, 200, 300, 400 and 600	11.7	21,904
State Highway 161	Dallas / Las Colinas	Las Colinas Corporate Center I and II, 161 Corporate Center	4.5	3,320
Royal Lane	Dallas / Las Colinas	6011, 6021 and 6031 Connection Drive	10.6	2,837
John Carpenter Freeway	Dallas / Las Colinas	750 West John Carpenter Freeway	3.5	1,000
Galleria Dallas	Dallas / Lower North Tollway	One Galleria Tower, Two Galleria Tower, Three Galleria Tower	1.9	4,117
TownPark	Orlando / Lake Mary	400 and 500 TownPark	18.9	8,031
Total			56.1	\$45,850

Redevelopment

Property	Market / Submarket	Adjacent Piedmont Property	Construction Type	Percent Leased (%)	Square Feet	Current Asset Basis (Accrual)
222 South Orange Avenue ⁽¹⁾	Orlando / CBD	200 South Orange Avenue	Redevelopment	—	127	\$21.7 million

Loan Investments

Loan Type	Collateral	Location of Collateral	Maturity Date	Book Value (\$'s in thousands)	Interest Rate
Senior Loan ⁽²⁾	200 and 400 Bridgewater Crossing	Bridgewater, NJ	10/31/2023	\$102,800	6.0%
Mezzanine Loan ⁽²⁾	Equity interests in 200 and 400 Bridgewater Crossing	Bridgewater, NJ	10/31/2023	\$15,700	13.6%
Total / Weighted Average				\$118,500	7.0%

(1) The property was acquired on October 29, 2020 and shares a common lobby and atrium with the Company's 200 South Orange Avenue property. The redevelopment will include an enhanced window line, allowing more light and air into tenant spaces, along with renovations to the lobby, common areas and restrooms.

(2) Piedmont provided seller financing with the sale of 200 and 400 Bridgewater Crossing in Bridgewater, NJ, on October 28, 2020.

Piedmont Office Realty Trust, Inc.

Supplemental Definitions

Included below are definitions of various terms used throughout this supplemental report, including definitions of certain non-GAAP financial measures and the reasons why the Company's management believes these measures provide useful information to investors about the Company's financial condition and results of operations. Reconciliations of any non-GAAP financial measures defined below are included beginning on page 38.

Adjusted Funds From Operations ("AFFO"): The Company calculates AFFO by starting with Core FFO and adjusting for non-incremental capital expenditures and then adding back non-cash items including: non-real estate depreciation, straight-lined rents and fair value lease adjustments, non-cash components of interest expense and compensation expense, and by making similar adjustments for joint ventures. AFFO 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 AFFO is helpful to investors as a meaningful supplemental comparative performance measure of our ability to make incremental capital investments. Other REITs may not define AFFO in the same manner as the Company; therefore, the Company's computation of AFFO may not be comparable to that of other REITs.

Annualized Lease Revenue ("ALR"): ALR is calculated by multiplying (i) 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 un-leased 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.

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

Core Funds From Operations ("Core FFO"): The Company calculates Core FFO by starting with FFO, as defined by NAREIT, and adjusting for gains or losses on the extinguishment of swaps and/or debt and any significant non-recurring items. Core FFO 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 FFO is helpful to investors as a supplemental performance measure because it excludes the effects of certain items which can create significant earnings volatility, but which do not directly relate to the Company's core business operations. As a result, the Company believes that Core FFO can help facilitate comparisons of operating performance between periods and provides a more meaningful predictor of future earnings potential. Other REITs may not define Core FFO in the same manner as the Company; therefore, the Company's computation of Core FFO may not be comparable to that of other REITs.

EBITDA: EBITDA is defined as net income before interest, taxes, depreciation and amortization.

EBITDAre: The Company calculates EBITDAre in accordance with the current National Association of Real Estate Investment Trusts ("NAREIT") definition. NAREIT currently defines EBITDAre as net income (computed in accordance with GAAP) adjusted for gains or losses from sales of property, impairment losses, depreciation on real estate assets, amortization on real estate assets, interest expense and taxes, along with the same adjustments for joint ventures. Some of the adjustments mentioned can vary among owners of identical assets in similar conditions based on historical cost accounting and useful-life estimates. EBITDAre 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 EBITDAre is helpful to investors as a supplemental performance measure because it provides a metric for understanding the Company's results from ongoing operations without taking into account the effects of non-cash expenses (such as depreciation and amortization) and capitalization and capital structure expenses (such as interest expense and taxes). The Company also believes that EBITDAre can help facilitate comparisons of operating performance between periods and with other REITs. However, other REITs may not define EBITDAre in accordance with the NAREIT definition, or may interpret the current NAREIT definition differently than the Company; therefore, the Company's computation of EBITDAre may not be comparable to that of such other REITs.

Funds From Operations ("FFO"): The Company calculates FFO in accordance with the current National Association of Real Estate Investment Trusts ("NAREIT") definition. NAREIT currently defines FFO as net income (calculated in accordance with GAAP), excluding depreciation and amortization related to real estate, gains and losses from the sale of certain real estate assets, gains and losses from change in control, and impairment write-downs of certain real estate assets and investment in entities when the impairment is directly attributable to decreases in the value of depreciable real estate held by the entity, along with appropriate adjustments to those reconciling items for joint ventures. These adjustments can vary among owners of identical assets in similar conditions based on historical cost accounting and useful-life estimates. FFO 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 FFO is helpful to investors as a supplemental performance measure because it excludes the effects of depreciation, amortization and gains or losses from sales of real estate, all of which are based on historical costs, which implicitly assumes that the value of real estate diminishes predictably over time. The Company also believes that FFO can help facilitate comparisons of operating performance between periods and with other REITs. However, other REITs may not define FFO in accordance with the NAREIT definition, or may interpret the current NAREIT definition differently than the Company; therefore, the Company's computation of FFO may not be comparable to that of such other REITs.

Gross Assets: 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.

Gross Real Estate Assets: Gross Real Estate Assets is defined as total real estate assets with the add-back of accumulated depreciation and accumulated amortization related to real estate assets.

Incremental Capital Expenditures: Incremental Capital Expenditures are defined as capital expenditures of a non-recurring nature that incrementally enhance the underlying assets' income generating capacity. Tenant improvements, leasing commissions, building capital and deferred lease incentives ("Leasing Costs") incurred to lease space that was vacant at acquisition, Leasing Costs for spaces vacant for greater than one year, Leasing Costs for spaces at newly acquired properties for which in-place leases expire shortly after acquisition, improvements associated with the expansion of a building, renovations that change the underlying classification of a building, and deferred building maintenance capital identified at and completed shortly after acquisition are included in this measure.

Non-Incremental Capital Expenditures: Non-Incremental Capital Expenditures are defined as capital expenditures of a recurring nature related to tenant improvements and leasing commissions that do not incrementally enhance the underlying assets' income generating capacity. We exclude first generation tenant improvements and leasing commissions from this measure, in addition to other capital expenditures that qualify as Incremental Capital Expenditures, as defined above.

Property Net Operating Income ("Property NOI"): The Company calculates Property NOI by starting with Core EBITDA and adjusting for general and administrative expense, income associated with property management performed by Piedmont for other organizations and other income or expense items for the Company, such as interest income from loan investments or costs from the pursuit of non-consummated transactions. The Company may present this measure on an accrual basis or a cash basis. When presented on a cash basis, the effects of straight lined rents and fair value lease revenue are also eliminated. Property NOI 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 Property NOI is helpful to investors as a supplemental comparative performance measure of income generated by its properties alone without the administrative overhead of the Company. Other REITs may not define Property NOI in the same manner as the Company; therefore, the Company's computation of Property NOI may not be comparable to that of other REITs.

Same Store Net Operating Income ("Same Store NOI"): The Company calculates Same Store NOI as Property NOI attributable to the properties for which the following criteria were met during the entire span of the current and prior year reporting periods: (i) they were owned, (ii) they were not under development / redevelopment, and (iii) none of the operating expenses for which were capitalized. Same Store NOI also excludes amounts attributable to land assets. The Company may present this measure on an accrual basis or a cash basis. When presented on a cash basis, the effects of straight lined rents and fair value lease revenue are also eliminated. Same Store NOI 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 Same Store NOI is helpful to investors as a supplemental comparative performance measure of the income generated from the same group of properties from one period to the next. Other REITs may not define Same Store NOI in the same manner as the Company; therefore, the Company's computation of Same Store NOI may not be comparable to that of other REITs.

Same Store Properties: Same Store Properties is defined as those properties for which the following criteria were met during the entire span of the current and prior year reporting periods: (i) they were owned, (ii) they were not under development / redevelopment, and (iii) none of the operating expenses for which were capitalized. Same Store Properties excludes land assets.

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Piedmont Office Realty Trust, Inc.

Funds From Operations, Core Funds From Operations, and Adjusted Funds From Operations Reconciliations

Unaudited (in thousands)

	Three Months Ended					Nine Months Ended	
	9/30/2021	6/30/2021	3/31/2021	12/31/2020	9/30/2020	9/30/2021	9/30/2020
GAAP net income applicable to common stock	\$ 11,306	\$ 9,947	\$ 9,344	\$ 22,609	\$ 8,943	\$ 30,597	\$ 210,079
Depreciation	30,336	29,725	27,812	26,942	27,960	87,873	82,384
Amortization	20,362	20,681	22,900	22,312	22,976	63,943	70,930
Loss / (gain) on sale of properties	—	—	—	(14,634)	340	—	(191,032)
NAREIT funds from operations applicable to common stock	62,004	60,353	60,056	57,229	60,219	182,413	172,361
Adjustments:							
Loss / (gain) on extinguishment of debt	—	—	—	—	—	—	9,336
Core funds from operations applicable to common stock	62,004	60,353	60,056	57,229	60,219	182,413	181,697
Adjustments:							
Amortization of debt issuance costs, fair market adjustments on notes payable, and discount on senior notes	849	573	654	653	931	2,076	2,180
Depreciation of non real estate assets	216	264	282	286	286	762	930
Straight-line effects of lease revenue	(2,122)	(2,402)	(4,103)	(2,223)	(6,315)	(8,627)	(20,378)
Stock-based compensation adjustments	1,637	2,404	1,111	2,733	1,336	5,152	4,281
Amortization of lease-related intangibles	(2,731)	(2,669)	(2,792)	(2,767)	(3,240)	(8,192)	(9,517)
Non-incremental capital expenditures	(18,640)	(16,862)	(17,347)	(19,620)	(15,611)	(52,849)	(58,062)
Adjusted funds from operations applicable to common stock	\$ 41,213	\$ 41,661	\$ 37,861	\$ 36,291	\$ 37,606	\$ 120,735	\$ 101,131

Piedmont Office Realty Trust, Inc.
Same Store Net Operating Income (Cash Basis)
Unaudited (in thousands)

	Three Months Ended					Nine Months Ended	
	9/30/2021	6/30/2021	3/31/2021	12/31/2020	9/30/2020	9/30/2021	9/30/2020
Net income attributable to Piedmont	\$ 11,306	\$ 9,947	\$ 9,344	\$ 22,609	\$ 8,943	\$ 30,597	\$ 210,079
Net income / (loss) attributable to noncontrolling interest	(5)	(3)	(1)	(1)	(3)	(9)	(2)
Interest expense	12,450	12,345	12,580	13,048	12,725	37,375	41,942
Depreciation	30,552	29,989	28,094	27,228	28,247	88,635	83,315
Amortization	20,362	20,681	22,900	22,312	22,976	63,943	70,930
Depreciation and amortization attributable to noncontrolling interests	21	21	21	20	22	63	64
Loss / (gain) on sale of properties	—	—	—	(14,634)	340	—	(191,032)
EBITDAre	74,686	72,980	72,938	70,582	73,250	220,604	215,296
(Gain) / loss on extinguishment of debt	—	—	—	—	—	—	9,336
Core EBITDA	74,686	72,980	72,938	70,582	73,250	220,604	224,632
General & administrative expenses	6,955	8,211	7,251	7,415	5,469	22,417	20,049
Non-cash general reserve for uncollectible accounts	—	—	412	(278)	(33)	412	4,831
Management fee revenue	(309)	(247)	(390)	(397)	(422)	(946)	(1,098)
Other (income) / expense	(2,121)	(2,162)	(2,141)	(1,554)	(104)	(6,423)	(170)
Straight-line effects of lease revenue	(2,122)	(2,402)	(4,103)	(2,223)	(6,315)	(8,627)	(20,378)
Straight-line effects of lease revenue attributable to noncontrolling interests	1	—	1	(4)	(5)	2	(12)
Amortization of lease-related intangibles	(2,731)	(2,669)	(2,792)	(2,767)	(3,240)	(8,192)	(9,517)
Property net operating income (cash basis)	74,359	73,711	71,176	70,774	68,600	219,247	218,337
Deduct net operating (income) / loss from:							
Acquisitions	(8,012)	(8,761)	(7,440)	(7,795)	(6,041)	(24,214)	(15,320)
Dispositions	(359)	(258)	413	(824)	(3,338)	(204)	(20,225)
Other investments	254	182	144	162	150	580	388
Same store net operating income (cash basis)	\$ 66,242	\$ 64,874	\$ 64,293	\$ 62,317	\$ 59,371	\$ 195,409	\$ 183,180

Piedmont Office Realty Trust, Inc.
Property Detail - In-Service Portfolio ⁽¹⁾
As of September 30, 2021
(in thousands)

Property	City	State	Percent Ownership	Year Built / Renovation	Rentable Square Footage Owned	Leased Percentage	Commenced Leased Percentage	Economic Leased Percentage ⁽²⁾
Atlanta								
Glenridge Highlands One	Atlanta	GA	100.0%	1998 / 2021	288	93.1 %	91.3 %	89.6 %
Glenridge Highlands Two	Atlanta	GA	100.0%	2000	424	99.5 %	97.9 %	86.1 %
1155 Perimeter Center West	Atlanta	GA	100.0%	2000	377	76.4 %	76.4 %	76.4 %
Galleria 100	Atlanta	GA	100.0%	1982 / 2019	415	83.1 %	81.4 %	81.2 %
Galleria 200	Atlanta	GA	100.0%	1984 / 2021	432	86.6 %	80.1 %	79.2 %
Galleria 300	Atlanta	GA	100.0%	1987	437	88.6 %	88.1 %	88.1 %
Galleria 400	Atlanta	GA	100.0%	1999	430	92.6 %	92.1 %	88.8 %
Galleria 600	Atlanta	GA	100.0%	2002	434	60.4 %	59.9 %	57.6 %
The Medici	Atlanta	GA	100.0%	2008	156	93.6 %	93.6 %	93.6 %
Metropolitan Area Subtotal / Weighted Average					3,393	85.2 %	83.6 %	81.1 %
Boston								
1414 Massachusetts Avenue	Cambridge	MA	100.0%	1873 / 1956	78	100.0 %	100.0 %	100.0 %
One Brattle Square	Cambridge	MA	100.0%	1991	96	97.9 %	97.9 %	97.9 %
One Wayside Road	Burlington	MA	100.0%	1997	201	100.0 %	100.0 %	100.0 %
5 & 15 Wayside Road	Burlington	MA	100.0%	1999 & 2001	272	100.0 %	86.4 %	86.4 %
5 Wall Street	Burlington	MA	100.0%	2008	182	100.0 %	100.0 %	100.0 %
25 Burlington Mall Road	Burlington	MA	100.0%	1987 / 2021	291	83.8 %	80.8 %	61.9 %
225 Presidential Way	Woburn	MA	100.0%	2001	202	100.0 %	100.0 %	100.0 %
235 Presidential Way	Woburn	MA	100.0%	2000	238	100.0 %	100.0 %	100.0 %
80 Central Street	Boxborough	MA	100.0%	1988	150	35.3 %	35.3 %	35.3 %
90 Central Street	Boxborough	MA	100.0%	2001	175	100.0 %	100.0 %	100.0 %
Metropolitan Area Subtotal / Weighted Average					1,885	92.3 %	89.8 %	86.9 %
Dallas								
161 Corporate Center	Irving	TX	100.0%	1998	105	80.0 %	80.0 %	80.0 %
750 West John Carpenter Freeway	Irving	TX	100.0%	1999	316	93.4 %	91.5 %	91.5 %
6011 Connection Drive	Irving	TX	100.0%	1999	152	100.0 %	100.0 %	100.0 %
6021 Connection Drive	Irving	TX	100.0%	2000	222	100.0 %	100.0 %	100.0 %
6031 Connection Drive	Irving	TX	100.0%	1999 / 2018	232	56.0 %	56.0 %	56.0 %
6565 North MacArthur Boulevard	Irving	TX	100.0%	1998	255	72.9 %	69.0 %	66.7 %
Las Colinas Corporate Center I	Irving	TX	100.0%	1998 / 2021	161	38.5 %	38.5 %	38.5 %
Las Colinas Corporate Center II	Irving	TX	100.0%	1998 / 2021	225	72.4 %	72.4 %	67.6 %
One Lincoln Park	Dallas	TX	100.0%	1999	262	82.4 %	65.3 %	64.1 %
Park Place on Turtle Creek	Dallas	TX	100.0%	1986 / 2018	177	83.1 %	83.1 %	83.1 %
One Galleria Tower	Dallas	TX	100.0%	1982 / 2018	470	88.5 %	88.5 %	87.7 %
Two Galleria Tower	Dallas	TX	100.0%	1985 / 2018	435	89.7 %	89.7 %	88.5 %
Three Galleria Tower	Dallas	TX	100.0%	1991	532	95.5 %	95.5 %	95.5 %
Metropolitan Area Subtotal / Weighted Average					3,544	83.8 %	82.1 %	81.3 %

Property	City	State	Percent Ownership	Year Built / Renovation	Rentable Square Footage Owned	Leased Percentage	Commenced Leased Percentage	Economic Leased Percentage ⁽²⁾
Minneapolis								
US Bancorp Center	Minneapolis	MN	100.0%	2000	937	93.2 %	93.2 %	92.2 %
Crescent Ridge II	Minnetonka	MN	100.0%	2000 / 2021	301	80.4 %	80.4 %	61.1 %
Norman Pointe I	Bloomington	MN	100.0%	2000 / 2020	214	85.0 %	85.0 %	84.1 %
9320 Excelsior Boulevard	Hopkins	MN	100.0%	2010	268	100.0 %	100.0 %	100.0 %
One Meridian Crossings	Richfield	MN	100.0%	1997	195	100.0 %	100.0 %	100.0 %
Two Meridian Crossings	Richfield	MN	100.0%	1998	189	92.1 %	92.1 %	92.1 %
Metropolitan Area Subtotal / Weighted Average					2,104	91.9 %	91.9 %	88.6 %
New York								
60 Broad Street	New York	NY	100.0%	1962	1,029	90.4 %	90.4 %	77.2 %
Metropolitan Area Subtotal / Weighted Average					1,029	90.4 %	90.4 %	77.2 %
Orlando								
400 TownPark	Lake Mary	FL	100.0%	2008	175	94.3 %	94.3 %	94.3 %
500 TownPark	Lake Mary	FL	100.0%	2016	134	100.0 %	100.0 %	100.0 %
200 South Orange Avenue	Orlando	FL	100.0%	1988 / 2021	646	80.7 %	78.0 %	76.9 %
501 West Church Street	Orlando	FL	100.0%	2003	182	100.0 %	100.0 %	100.0 %
CNL Center I	Orlando	FL	99.0%	1999	347	98.3 %	87.6 %	87.6 %
CNL Center II	Orlando	FL	99.0%	2006	270	91.1 %	91.1 %	91.1 %
Metropolitan Area Subtotal / Weighted Average					1,754	90.6 %	87.5 %	87.1 %
Washington, D.C.								
400 Virginia Avenue	Washington	DC	100.0%	1985	226	82.7 %	63.7 %	63.7 %
1201 Eye Street	Washington	DC	98.6% ⁽³⁾	2001	271	57.9 %	54.6 %	54.6 %
1225 Eye Street	Washington	DC	98.1% ⁽³⁾	1986	225	85.3 %	85.3 %	83.6 %
3100 Clarendon Boulevard	Arlington	VA	100.0%	1987 / 2015	261	81.2 %	76.2 %	70.5 %
4250 North Fairfax Drive	Arlington	VA	100.0%	1998	308	93.8 %	93.8 %	85.7 %
Arlington Gateway	Arlington	VA	100.0%	2005	329	88.1 %	88.1 %	88.1 %
Metropolitan Area Subtotal / Weighted Average					1,620	81.9 %	77.9 %	75.2 %
Other								
1430 Enclave Parkway	Houston	TX	100.0%	1994	313	82.7 %	82.7 %	82.7 %
Enclave Place	Houston	TX	100.0%	2015	301	100.0 %	100.0 %	100.0 %
Two Pierce Place	Itasca	IL	100.0%	1991 / 2018	485	34.2 %	34.2 %	33.8 %
Subtotal/Weighted Average					1,099	66.1 %	66.1 %	65.9 %
Grand Total					16,428	85.9 %	84.2 %	81.6 %

- (1) This schedule includes information for Piedmont's in-service portfolio of properties only. Information on investments excluded from this schedule can be found on page 35.
- (2) Economic leased percentage excludes the square footage associated with executed but not commenced leases for currently vacant spaces and the square footage associated with tenants receiving rental abatements (after proportional adjustments for tenants receiving only partial rental abatements).
- (3) Although Piedmont owns 98.6% of 1201 Eye Street and 98.1% of 1225 Eye Street, it is entitled to 100% of the cash flows for each asset pursuant to the terms of each property ownership entity's joint venture agreement.

Piedmont Office Realty Trust, Inc.
Supplemental Operating & Financial Data
Risks, Uncertainties and Limitations

Certain statements contained in this supplemental package constitute forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended (the "Securities Act") and Section 21E of the Securities Exchange Act of 1934, as amended (the "Exchange Act"). We intend for all such forward-looking statements to be covered by the safe-harbor provisions for forward-looking statements contained in Section 27A of the Securities Act and Section 21E of the Exchange Act, 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," "estimate," "believe," "continue" or similar words or phrases that are predictions of future events or trends and which do not relate solely to historical matters. Examples of such statements in this supplemental package include: the estimated financial impacts associated with, and the general business and economic recovery from, the COVID-19 pandemic; estimated Core FFO and Core FFO per diluted share for calendar year 2021; expected future capital expenditures; and potential future acquisition, disposition and financing activity.

The following are some of the factors that could cause our actual results and expectations to differ materially from those described in our forward-looking statements: economic, regulatory, socio-economic changes, and/or technology changes (including accounting standards) that impact the real estate market generally, or that could affect patterns of use of commercial office space; the impact of competition on our efforts to renew existing leases or re-let space on terms similar to existing leases; changes in the economies and other conditions affecting the office sector in general and specifically the seven markets in which we primarily operate where we have high concentrations of our annualized lease revenue; lease terminations, lease defaults, or changes in the financial condition of our tenants, particularly by one of our large lead tenants; adverse market and economic conditions, including any resulting impairment charges on both our long-lived assets or goodwill resulting therefrom; the success of our real estate strategies and investment objectives, including our ability to identify and consummate suitable acquisitions and divestitures; the illiquidity of real estate investments, including regulatory restrictions to which real estate investment trusts ("REITs") are subject and the resulting impediment on our ability to quickly respond to adverse changes in the performance of our properties; the risks and uncertainties associated with our acquisition and disposition of properties, many of which risks and uncertainties may not be known at the time of acquisition or disposition; development and construction delays and resultant increased costs and risks; our real estate development strategies may not be successful; future acts of terrorism, civil unrest, or armed hostilities in any of the major metropolitan areas in which we own properties, or future cybersecurity attacks against any of our tenants; risks related to the occurrence of cyber incidents, or a deficiency in our cybersecurity, which could negatively impact our business by causing a disruption to our operations, a compromise or corruption of our confidential information, and/or damage to our business relationships; costs of complying with governmental laws and regulations; uninsured losses or losses in excess of our insurance coverage, and our inability to obtain adequate insurance coverage at a reasonable cost; additional risks and costs associated with directly managing properties occupied by government tenants, including an increased risk of default by government tenants during periods in which state or federal governments are shut down or on furlough; significant price and volume fluctuations in the public markets, including on the exchange which we listed our common stock; changes in interest rates and changes in the method pursuant to which the LIBOR rates are determined and the planned phasing out of USD LIBOR after June 2023; high interest rates which could affect our ability to finance or refinance properties; the effect of future offerings of debt or equity securities or changes in market interest rates on the value of our common stock; uncertainties associated with environmental and other regulatory matters; potential changes in the political environment and reduction in federal and/or state funding of our governmental tenants; changes in the financial condition of our tenants directly or indirectly resulting from geopolitical developments that could negatively affect international trade, the termination or threatened termination of existing international trade agreements, or the implementation of tariffs or retaliatory tariffs on imported or exported goods; the effect of any litigation to which we are, or may become, subject; additional risks and costs associated with owning properties occupied by tenants in particular industries, such as oil and gas, hospitality, travel, co-working, etc., including risks of default during start-up and during economic downturns; changes in tax laws impacting REITs and real estate in general, as well as our ability to continue to qualify as a REIT under the Internal Revenue Code of 1986, as amended, or other tax law changes which may adversely affect our stockholders; the future effectiveness of our internal controls and procedures; actual or threatened public health epidemics or outbreaks, such as the ongoing COVID-19 pandemic, and governmental and private measures taken to combat such health crises, which may affect our personnel, tenants, tenants' operations and ability to pay lease obligations, demand for office space, and the costs of operating our assets; the adequacy of our general reserve related to tenant lease-related assets established as a result of the COVID-19 pandemic, as well as the impact of any increase in this reserve or the establishment of any other reserve in the future; and other factors, including the risk factors discussed under Item 1A. of Piedmont's most recent Annual Report on Form 10-K and other documents we file with the Securities and Exchange Commission.

Readers are cautioned not to place undue reliance on these forward-looking statements, which speak only as of the date of this supplemental report. We cannot guarantee the accuracy of any such forward-looking statements contained in this supplemental report, and we do not intend to publicly update or revise any forward-looking statements, whether as a result of new information, future events, or otherwise.



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