

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

(in thousands)

	<u>March 31, 2023</u>	<u>December 31, 2022</u>
<b>Assets:</b>		
Real estate assets, at cost:		
Land	\$ 567,244	\$ 567,244
Buildings and improvements	3,714,572	3,682,000
Buildings and improvements, accumulated depreciation	(947,209)	(915,010)
Intangible lease assets	190,180	205,074
Intangible lease assets, accumulated amortization	(83,997)	(90,694)
Construction in progress	46,007	52,010
Total real estate assets	<u>3,486,797</u>	<u>3,500,624</u>
Cash and cash equivalents	170,593	16,536
Tenant receivables	6,280	4,762
Straight line rent receivables	176,320	172,019
Restricted cash and escrows	4,183	3,064
Prepaid expenses and other assets	26,810	17,152
Goodwill	82,937	82,937
Interest rate swaps	2,899	4,183
Deferred lease costs	486,694	505,979
Deferred lease costs, accumulated depreciation	(206,053)	(221,731)
<b>Total assets</b>	<u><u>\$ 4,237,460</u></u>	<u><u>\$ 4,085,525</u></u>
<b>Liabilities:</b>		
Unsecured debt, net of discount and unamortized debt issuance costs of \$14,045 and \$13,319, respectively	\$ 2,000,955	\$ 1,786,681
Secured Debt	197,000	197,000
Accounts payable, accrued expenses, and accrued capital expenditures	98,464	110,306
Dividends payable	—	25,357
Deferred income	67,056	59,977
Intangible lease liabilities, less accumulated amortization	53,494	56,949
Interest rate swaps	394	—
<b>Total liabilities</b>	<u>2,417,363</u>	<u>2,236,270</u>
<b>Stockholders' equity:</b>		
Common stock (123,642,953 and 123,439,558 shares outstanding as of March 31, 2023 and December 31, 2022, respectively)	1,236	1,234
Additional paid in capital	3,710,767	3,711,005
Cumulative distributions in excess of earnings	(1,883,225)	(1,855,893)
Other comprehensive income	(10,266)	(8,679)
<b>Piedmont stockholders' equity</b>	<u>1,818,512</u>	<u>1,847,667</u>
Noncontrolling interest	1,585	1,588
<b>Total stockholders' equity</b>	<u>1,820,097</u>	<u>1,849,255</u>
<b>Total liabilities and stockholders' equity</b>	<u><u>\$ 4,237,460</u></u>	<u><u>\$ 4,085,525</u></u>
<i>Net debt (Unsecured and Secured Debt less Cash and cash equivalents)</i>	<i>2,027,362</i>	<i>1,967,145</i>
<i>Total Principal Amount of Debt Outstanding (Unsecured and Secured Debt plus discounts and unamortized debt issuance costs)</i>	<i>2,212,000</i>	<i>1,997,000</i>

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

	<b>Three Months Ended</b>	
	<b>3/31/2023</b>	<b>3/31/2022</b>
<b>Revenues:</b>		
Rental and tenant reimbursement revenue	\$ 136,829	\$ 131,912
Property management fee revenue	507	651
Other property related income	5,031	3,586
Total revenues	142,367	136,149
<b>Expenses:</b>		
Property operating costs	57,791	53,622
Depreciation	35,797	31,515
Amortization	22,031	22,252
General and administrative	7,691	7,595
Total operating expenses	123,310	114,984
<b>Other income (expense):</b>		
Interest expense	(22,077)	(13,898)
Other income	1,656	2,024
Gain on sale of real estate assets	—	50,673
Total other income (expense)	(20,421)	38,799
<b>Net income/(loss)</b>	<b>(1,364)</b>	<b>59,964</b>
Net income applicable to noncontrolling interest	(3)	—
<b>Net income/(loss) applicable to Piedmont</b>	<b>\$ (1,367)</b>	<b>\$ 59,964</b>
Weighted average common shares outstanding - diluted	123,550	123,510
<b>Net income/(loss) per share applicable to common stockholders - diluted</b>	<b>\$ (0.01)</b>	<b>\$ 0.49</b>

**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)*

	<b>Three Months Ended</b>	
	<b>3/31/2023</b>	<b>3/31/2022</b>
<b>GAAP net income/(loss) applicable to common stock</b>	<b>\$ (1,367)</b>	<b>\$ 59,964</b>
Depreciation of real estate assets <sup>(1)</sup>	35,690	31,332
Amortization of lease-related costs	22,021	22,240
Gain on sale of real estate assets	—	(50,673)
<b>NAREIT Funds From Operations and Core Funds From Operations applicable to common stock*</b>	<b>56,344</b>	<b>62,863</b>
Amortization of debt issuance costs and discounts on debt	1,239	778
Depreciation of non real estate assets	97	173
Straight-line effects of lease revenue	(3,187)	(2,577)
Stock-based compensation adjustments	183	(552)
Amortization of lease-related intangibles	(3,412)	(3,162)
Non-incremental capital expenditures <sup>(2)</sup>	(14,472)	(18,947)
<b>Adjusted Funds From Operations applicable to common stock*</b>	<b>\$ 36,792</b>	<b>\$ 38,576</b>
Weighted average common shares outstanding - diluted	123,690 <sup>(3)</sup>	123,510
<b>NAREIT Funds From Operations and Core Funds From Operations per share (diluted)</b>	<b>\$ 0.46</b>	<b>\$ 0.51</b>

<sup>(1)</sup>Excludes depreciation of non real estate assets.

<sup>(2)</sup>Capital expenditures of a recurring nature related to tenant improvements, leasing commissions and building capital that do not incrementally enhance the underlying assets' income generating capacity. Tenant improvements, leasing commissions, building capital and deferred lease incentives 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 and renovations that either enhance the rental rates of a building or change the property's underlying classification, such as from a Class B to a Class A property, are excluded from this measure.

<sup>(3)</sup>Includes potential dilution under the treasury stock method that would occur if our remaining unvested and potential stock awards vested and resulted in additional common shares outstanding. Such shares are not included when calculating net loss per diluted share applicable to Piedmont for the three months ended March 31, 2023 as they would reduce the loss per share presented.

**Piedmont Office Realty Trust, Inc.**

**EBITDAre, Core EBITDA, Property Net Operating Income (Cash and Accrual),  
Same Store Net Operating Income (Cash and Accrual)**

*Unaudited (in thousands)*

	Cash Basis		Accrual Basis	
	Three Months Ended		Three Months Ended	
	3/31/2023	3/31/2022	3/31/2023	3/31/2022
<b>Net income/(loss) applicable to Piedmont (GAAP)</b>	<b>\$ (1,367)</b>	<b>\$ 59,964</b>	<b>\$ (1,367)</b>	<b>\$ 59,964</b>
Net income applicable to noncontrolling interest	3	—	3	—
Interest expense	22,077	13,898	22,077	13,898
Depreciation	35,787	31,505	35,787	31,505
Amortization	22,021	22,240	22,021	22,240
Depreciation and amortization attributable to noncontrolling interests	20	22	20	22
Gain on sale of real estate assets	—	(50,673)	—	(50,673)
<b>EBITDAre* and Core EBITDA*</b>	<b>78,541</b>	<b>76,956</b>	<b>78,541</b>	<b>76,956</b>
General & administrative expenses	7,691	7,595	7,691	7,595
Management fee revenue	(293)	(362)	(293)	(362)
Other income	(1,440)	(1,808)	(1,440)	(1,808)
Reversal of non-cash general reserve for uncollectible accounts	(400)	—		
Straight line effects of lease revenue	(3,187)	(2,577)		
Straight line effects of lease revenue attributable to noncontrolling interests	(4)	(1)		
Amortization of lease-related intangibles	(3,412)	(3,162)		
<b>Property NOI*</b>	<b>77,496</b>	<b>76,641</b>	<b>84,499</b>	<b>82,381</b>
Net operating (income)/loss from:				
Acquisitions	(5,073)	—	(7,368)	—
Dispositions	25	(3,080)	25	(3,161)
Other investments <sup>(1)</sup>	164	189	62	247
<b>Same Store NOI*</b>	<b>\$ 72,612</b>	<b>\$ 73,750</b>	<b>\$ 77,218</b>	<b>\$ 79,467</b>
<i>Change period over period in Same Store NOI</i>	<i>(1.5)%</i>	<i>N/A</i>	<i>(2.8)%</i>	<i>N/A</i>

<sup>(1)</sup>Other investments consist of our investments in active, out-of-service redevelopment and development projects, land, and recently completed redevelopment and development projects. The operating results of 222 South Orange Avenue in Orlando, FL, are included in this line item.

**\*Definitions:**

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/(loss) (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, if any. 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.

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 infrequent or non-recurring 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.

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, if any. 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.

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/(loss) (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.

Core EBITDA: The Company calculates Core EBITDA as net income/(loss) (computed in accordance with GAAP) before interest, taxes, depreciation and amortization and 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.

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 non-cash general reserve for uncollectible accounts, 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. 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.