

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

(in thousands)

	<u>December 31, 2024</u>	<u>December 31, 2023</u>
<b>Assets:</b>		
Real estate assets, at cost:		
Land	\$ 552,744	\$ 559,384
Buildings and improvements	3,894,804	3,788,249
Buildings and improvements, accumulated depreciation	(1,150,892)	(1,039,136)
Intangible lease assets	136,461	170,654
Intangible lease assets, accumulated amortization	(75,982)	(88,066)
Construction in progress	104,104	85,239
Real estate assets held for sale, gross	—	43,579
Real estate assets held for sale, accumulated depreciation and amortization	—	(7,376)
Total real estate assets	<b>3,461,239</b>	<b>3,512,527</b>
Cash and cash equivalents	109,637	825
Tenant receivables	5,524	7,915
Straight line rent receivables	193,783	182,856
Restricted cash and escrows	4,245	3,381
Prepaid expenses and other assets	25,792	27,559
Goodwill	53,491	53,491
Interest rate swaps	671	3,032
Deferred lease costs	464,419	485,531
Deferred lease costs, accumulated depreciation	(204,150)	(223,248)
Other assets held for sale, gross	—	3,879
Other assets held for sale, accumulated depreciation	—	(666)
<b>Total assets</b>	<b>\$ 4,114,651</b>	<b>\$ 4,057,082</b>
<b>Liabilities:</b>		
Unsecured debt, net of discount and unamortized debt issuance costs of \$20,077 and \$15,437, respectively	\$ 2,029,923	\$ 1,858,717
Secured Debt	192,423	195,879
Accounts payable, accrued expenses, and accrued capital expenditures	149,048	131,516
Dividends payable	15,298	15,143
Deferred income	107,030	89,930
Intangible lease liabilities, less accumulated amortization	32,794	42,925
Interest rate swaps	8	—
<b>Total liabilities</b>	<b>2,526,524</b>	<b>2,334,110</b>
<b>Stockholders' equity:</b>		
Common stock (124,083,038 and 123,715,298 shares issued and outstanding as of December 31, 2024 and December 31, 2023, respectively)	1,241	1,237
Additional paid in capital	3,723,680	3,716,742
Cumulative distributions in excess of earnings	(2,128,194)	(1,987,147)
Other comprehensive income	(10,123)	(9,418)
<b>Piedmont stockholders' equity</b>	<b>1,586,604</b>	<b>1,721,414</b>
Noncontrolling interest	1,523	1,558
<b>Total stockholders' equity</b>	<b>1,588,127</b>	<b>1,722,972</b>
<b>Total liabilities and stockholders' equity</b>	<b>\$ 4,114,651</b>	<b>\$ 4,057,082</b>
<i>*Net Principal Amount of Debt Outstanding (Unsecured and Secured Debt plus discounts and unamortized debt issuance costs less Cash and cash equivalents and Restricted cash and escrows)</i>	<i>2,128,541</i>	<i>2,065,827</i>

**Piedmont Office Realty Trust, Inc.**

**Consolidated Statements of Operations**

*Unaudited (in thousands, except for per share data)*

	Three Months Ended		Year Ended	
	12/31/2024	12/31/2023	12/31/2024	12/31/2023
<b>Revenues:</b>				
Rental and tenant reimbursement revenue	\$ 135,481	\$ 139,447	\$ 544,064	\$ 555,313
Property management fee revenue	203	389	1,738	1,729
Other property related income	7,547	5,495	24,522	20,714
Total revenues	143,231	145,331	570,324	577,756
<b>Expenses:</b>				
Property operating costs	58,605	59,085	234,124	235,091
Depreciation	40,150	38,036	156,833	148,458
Amortization	16,422	24,232	69,706	87,756
Impairment charges	15,400	18,489	33,832	29,446
General and administrative	12,650	7,177	35,423	29,190
Total operating expenses	143,227	147,019	529,918	529,941
<b>Other income (expense):</b>				
Interest expense	(31,629)	(28,431)	(122,984)	(101,258)
Other income <sup>(1)</sup>	1,648	146	4,345	3,940
Loss on early extinguishment of debt	—	—	(386)	(820)
Gain/(loss) on sale of real estate assets	—	1,946	(445)	1,946
Total other income (expense)	(29,981)	(26,339)	(119,470)	(96,192)
<b>Net loss</b>	<b>(29,977)</b>	<b>(28,027)</b>	<b>(79,064)</b>	<b>(48,377)</b>
Net income applicable to noncontrolling interest	(1)	(3)	(5)	(10)
<b>Net loss applicable to Piedmont</b>	<b>\$ (29,978)</b>	<b>\$ (28,030)</b>	<b>\$ (79,069)</b>	<b>\$ (48,387)</b>
Weighted average common shares outstanding - basic and diluted	124,001	123,714	123,939	123,659
<b>Net loss per share applicable to common stockholders - basic and diluted</b>	<b>\$ (0.24)</b>	<b>\$ (0.23)</b>	<b>\$ (0.64)</b>	<b>\$ (0.39)</b>

<sup>(1)</sup> Includes interest income (in thousands) of approximately \$1,529 and \$246 for the three months ended December 31, 2024 and 2023, respectively, and \$3,741 and \$3,536 for the year ended December 31, 2024 and 2023, respectively.

**Piedmont Office Realty Trust, Inc.**

**Funds from Operations ("FFO"), Core FFO and Adjusted FFO**

*Unaudited (in thousands, except for per share data)*

	Three Months Ended		Year Ended	
	12/31/2024	12/31/2023	12/31/2024	12/31/2023
<b>GAAP net loss applicable to common stock</b>	<b>\$ (29,978)</b>	<b>\$ (28,030)</b>	<b>\$ (79,069)</b>	<b>\$ (48,387)</b>
Depreciation of real estate assets <sup>(1)</sup>	39,769	37,889	155,468	147,569
Amortization of lease-related costs	16,414	24,222	69,674	87,717
Impairment charges	15,400	18,489	33,832	29,446
Loss on sale of real estate assets	—	(1,946)	445	(1,946)
<b>NAREIT FFO applicable to common stock*</b>	<b>41,605</b>	<b>50,624</b>	<b>180,350</b>	<b>214,399</b>
Executive separation costs	4,831	—	4,831	—
Loss on early extinguishment of debt	—	—	386	820
<b>Core FFO applicable to common stock*</b>	<b>46,436</b>	<b>50,624</b>	<b>185,567</b>	<b>215,219</b>
Amortization of debt issuance costs and discounts on debt	1,463	1,481	5,142	5,442
Depreciation of non real estate assets	370	136	1,320	847
Straight-line effects of lease revenue	(2,901)	(908)	(9,233)	(7,268)
Stock-based compensation adjustments	1,392	1,989	6,632	6,337
Amortization of lease-related intangibles	(2,351)	(2,869)	(10,019)	(13,879)
Non-incremental capital expenditures <sup>(2)</sup>	(16,738)	(18,620)	(70,170)	(53,690)
<b>Adjusted FFO applicable to common stock*</b>	<b>\$ 27,671</b>	<b>\$ 31,833</b>	<b>\$ 109,239</b>	<b>\$ 153,008</b>
Weighted average common shares outstanding - diluted <sup>(3)</sup>	125,614	123,846	124,926	123,702
<b>NAREIT FFO per share (diluted)</b>	<b>\$ 0.33</b>	<b>\$ 0.41</b>	<b>\$ 1.44</b>	<b>\$ 1.73</b>
<b>Core FFO per share (diluted)</b>	<b>\$ 0.37</b>	<b>\$ 0.41</b>	<b>\$ 1.49</b>	<b>\$ 1.74</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 were not included when calculating net loss per diluted share applicable to Piedmont for the three months and years ended December 31, 2024 and 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	
	12/31/2024	12/31/2023	12/31/2024	12/31/2023
<b>Net loss applicable to Piedmont (GAAP)</b>	<b>\$ (29,978)</b>	<b>\$ (28,030)</b>	<b>\$ (29,978)</b>	<b>\$ (28,030)</b>
Net income applicable to noncontrolling interest	1	3	1	3
Interest expense	31,629	28,431	31,629	28,431
Depreciation	40,139	38,025	40,139	38,025
Amortization	16,414	24,223	16,414	24,223
Depreciation and amortization attributable to noncontrolling interests	19	20	19	20
Impairment charges	15,400	18,489	15,400	18,489
Loss on sale of real estate assets	—	(1,946)	—	(1,946)
<b>EBITDAre*</b>	<b>73,624</b>	<b>79,215</b>	<b>73,624</b>	<b>79,215</b>
Executive separation costs	4,831	—	4,831	—
<b>Core EBITDA*</b>	<b>78,455</b>	<b>79,215</b>	<b>78,455</b>	<b>79,215</b>
General and administrative expenses	7,819	7,177	7,819	7,177
Management fee revenue	(126)	(247)	(126)	(247)
Other income	(1,540)	(38)	(1,540)	(38)
Straight-line effects of lease revenue	(2,901)	(908)		
Straight-line effects of lease revenue attributable to noncontrolling interests	2	(3)		
Amortization of lease-related intangibles	(2,351)	(2,869)		
<b>Property NOI*</b>	<b>79,358</b>	<b>82,327</b>	<b>84,608</b>	<b>86,107</b>
Net operating income from:				
Acquisitions	—	—	—	—
Dispositions	(35)	(990)	(35)	(974)
Other investments <sup>(1)</sup>	92	(2,609)	(67)	(2,658)
<b>Same Store NOI*</b>	<b>\$ 79,415</b>	<b>\$ 78,728</b>	<b>\$ 84,506</b>	<b>\$ 82,475</b>
<i>Change period over period in Same Store NOI</i>	<i>0.9%</i>	<i>N/A</i>	<i>2.5 %</i>	<i>N/A</i>

<sup>(1)</sup>Other investments consist of active, out-of-service or recently completed redevelopment projects, and land. The operating results of 222 South Orange Avenue in Orlando, FL, as well as Meridian and 9320 Excelsior Boulevard in suburban Minneapolis, MN, are currently included in this line item.

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	
	Year Ended		Year Ended	
	12/31/2024	12/31/2023	12/31/2024	12/31/2023
<b>Net loss applicable to Piedmont (GAAP)</b>	<b>\$ (79,069)</b>	<b>\$ (48,387)</b>	<b>\$ (79,069)</b>	<b>\$ (48,387)</b>
Net income applicable to noncontrolling interest	5	10	5	10
Interest expense	122,984	101,258	122,984	101,258
Depreciation	156,787	148,417	156,787	148,417
Amortization	69,674	87,717	69,674	87,717
Depreciation and amortization attributable to noncontrolling interests	79	80	79	80
Impairment charges	33,832	29,446	33,832	29,446
Loss on sale of real estate assets	445	(1,946)	445	(1,946)
<b>EBITDAre*</b>	<b>304,737</b>	<b>316,595</b>	<b>304,737</b>	<b>316,595</b>
Executive separation costs	4,831	—	4,831	—
Loss on early extinguishment of debt	386	820	386	820
<b>Core EBITDA*</b>	<b>309,954</b>	<b>317,415</b>	<b>309,954</b>	<b>317,415</b>
General and administrative expenses	30,592	29,190	30,592	29,190
Management fee revenue	(1,091)	(1,004)	(1,091)	(1,004)
Other income	(3,915)	(3,256)	(3,915)	(3,256)
Reversal of non-cash general reserve for uncollectible accounts	—	(1,000)	—	(1,000)
Straight-line effects of lease revenue	(9,233)	(7,268)	(9,233)	(7,268)
Straight-line effects of lease revenue attributable to noncontrolling interests	3	(10)	3	(10)
Amortization of lease-related intangibles	(10,019)	(13,879)	(10,019)	(13,879)
<b>Property NOI*</b>	<b>316,291</b>	<b>320,188</b>	<b>335,540</b>	<b>342,345</b>
Net operating (income)/loss from:				
Acquisitions	—	—	—	—
Dispositions	(1,783)	(3,343)	(2,067)	(4,132)
Other investments <sup>(1)</sup>	(745)	(10,957)	(1,198)	(11,046)
<b>Same Store NOI*</b>	<b>\$ 313,763</b>	<b>\$ 305,888</b>	<b>\$ 332,275</b>	<b>\$ 327,167</b>
<i>Change period over period in Same Store NOI</i>	<i>2.6 %</i>	<i>N/A</i>	<i>1.6 %</i>	<i>N/A</i>

<sup>(1)</sup> Other investments consist of active, out-of-service or recently completed redevelopment projects, and land. The operating results of 222 South Orange Avenue in Orlando, FL, as well as Meridian and 9320 Excelsior Boulevard in suburban Minneapolis, MN, are currently 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, goodwill, 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 charges, 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 charges, 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.

Average Net Debt to Core EBITDA: Calculated using the sum of Core EBITDA for the trailing twelve month period and the average daily principal balance of debt outstanding for the trailing twelve months less the average balance of cash and escrow deposits and restricted cash during the trailing twelve month period.

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.