

PIEDMONT[®]
OFFICE REALTY TRUST

GREEN BOND ALLOCATION REPORT

August 31, 2020



Additional Information Provided by Management

Dallas Galleria Office Towers



Piedmont Office Realty Trust is dedicated to sustainable practices that enhance our commitment to provide highest quality office properties while responsibly managing our impact on the environment. We strive to own and manage workplaces that are environmentally conscious, productive and healthy for our tenants and employees. We have developed and continue to refine our Environmental Management Strategy in line with our climate change risks which encompasses:

- Piedmont's long-term commitment to sustainability is supported by our **Environmental & Social Steering Committee**, which reports quarterly to the Board of Directors, to develop, implement and monitor initiatives and policies relating to environmental matters.
- Piedmont uses **LEED guidelines** as minimum standards for construction and operates according to **BOMA 360 and ENERGY STAR standards**.
- Piedmont **installs solar arrays** at viable properties with our last installation commencing at year end 2020.
- Representatives from our **Energy & Sustainability Committee** meet with property teams every six months to discuss needed and planned capital improvements for building efficiency.
- Resource Advisor software allows for the **continual tracking and management** of our environmental data, metrics and targets.

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- › Key Achievements
- › Report of Independent Accountants
- › Management Assertion
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- › Impact Metrics
- › Project Profile

GOVERNANCE, GOALS AND KEY ACHIEVEMENTS

Additional Information Provided by Management

On behalf of all our stakeholders, Piedmont is dedicated to environmentally sustainable practices which enhance our commitment to operate the highest quality office properties for our constituents.

ISS Rank as of December 2020

- Environmental Responsibility: 3
- Social Responsibility: 1
- Corporate Governance: 2

Governance

- Board of Directors: ESG Committee, reports to Governance Committee
- Management: Sustainability Committee, reports to Executive Vice President, Real Estate Operations
- Director of Sustainability and National Initiatives (position created in 2018)
- Corporate Sustainability Policy

Goals

- Achieve a 20% reduction in energy use intensity by 2026.
- Achieve a 20% reduction in water use intensity by 2028.
- Achieve a 20% reduction in GHG emissions intensity by 2028.
- Achieve a 50% reduction of waste to landfills by 2030.



Piedmont ranks in the top 1% among program participants for number of 360 designations. 80% of total square footage is BOMA 360 certified.¹



62% of Piedmont's office portfolio square footage is ENERGY STAR certified.¹



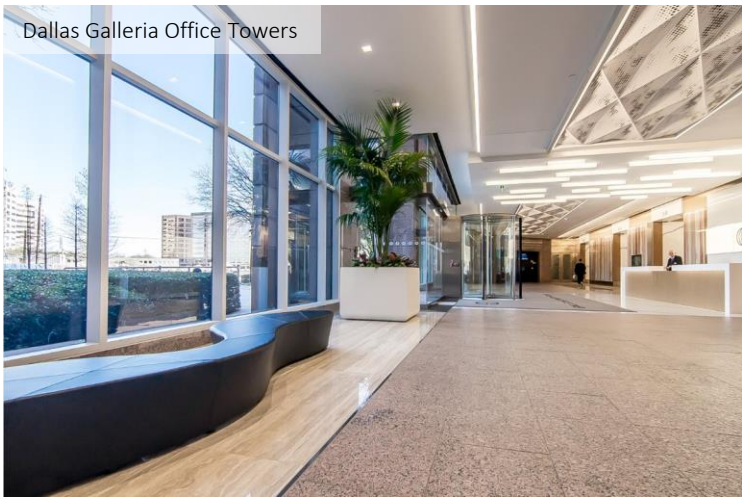
43% of Piedmont's office portfolio square footage is LEED Certified.¹



The Outstanding Building of the Year (TOBY) Awards are annual awards sponsored by BOMA that honor the best commercial buildings. Thirteen of our assets have been awarded a TOBY.

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¹ Data as of November 2020.



1230 Peachtree Street NE
Suite 1500
Atlanta, Georgia 30309
404.253.7500
www.frazierdeeter.com

REPORT OF INDEPENDENT ACCOUNTANT

To the Management of Piedmont Office Realty Trust:

We have examined the management assertion of Piedmont Office Realty Trust (the Company or PORT), which states the net proceeds of approximately \$295.8 million from the Piedmont Operating Partnership, LP offering of 3.150% Senior Notes due August 15, 2030 were allocated to Eligible Green Projects (as defined in management's assertion) as included on the August 31, 2020 Green Bond Allocation Report. PORT's management is responsible for its assertion. Our responsibility is to express an opinion on management's assertion based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether management's assertion is fairly stated, in all material respects. An examination involves performing procedures to obtain evidence about management's assertion. The nature, timing and extent of the procedures selected depend on our judgment, including an assessment of the risks of material misstatement of management's assertion, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

The information included, labeled as "Additional Information Provided by Management," is presented by management of PORT and is not a part of PORT's management assertion. The information included has not been subjected to the procedures applied in the examination engagement, and accordingly, we make no comment as to its completeness and accuracy and do not express an opinion or provide any assurance on it.

In our opinion, management's assertion that the net proceeds of approximately \$295.8 million from the Piedmont Operating Partnership, LP offering of 3.150% Senior Notes due August 15, 2030 were allocated to Eligible Green Projects as included on the August 31, 2020 Green Bond Allocation Report is fairly stated, in all material respects.

November 19, 2020

Frazier + Deeter, LLC

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MANAGEMENT ASSERTION

Piedmont Office Realty Trust (PORT) is responsible for the completeness, accuracy and validity of the August 31, 2020 Green Bond Allocation Report. PORT asserts that as of August 31, 2020, the net proceeds of approximately \$295.8 million from the Piedmont Operating Partnership, LP August 5, 2020 offering of 3.150% Senior Notes due August 15, 2030 were allocated to Eligible Green Projects, as defined below, included on the August 31, 2020 Green Bond Allocation Report.

"Eligible Green Projects" are defined as investments in: (i) buildings, developments, redevelopments, existing building renovations, and tenant improvements, in each case, that have received, or are expected to receive, a LEED Certified, Silver, Gold or Platinum certification (or similar BREEAM standards); (ii) increased energy efficiency; (iii) increased water efficiency; and (iv) renewable energy. The definition of Eligible Green Projects includes the Dallas Galleria Office Towers, which have received LEED Certified certification.

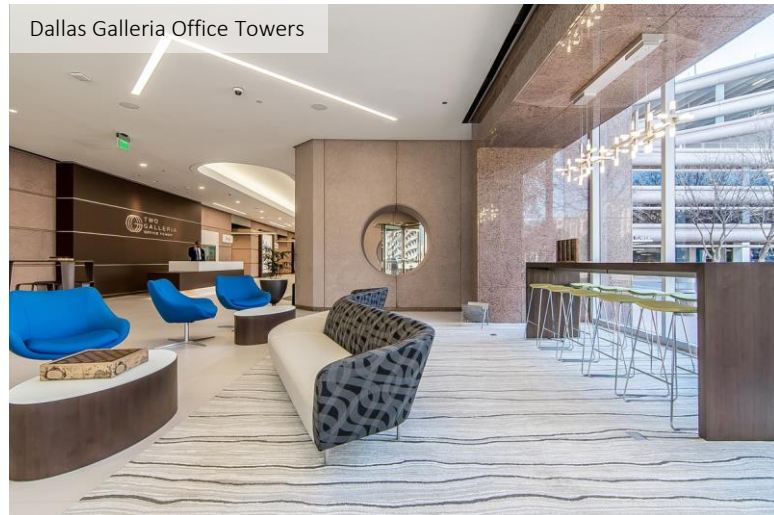
Leadership in Energy and Environmental Design (LEED) is a voluntary, third-party building certification process developed by the U.S. Green Building Council (USGBC), a non-profit organization. The USGBC developed the LEED certification process to (i) evaluate the environmental performance from a whole-building perspective over a building's life cycle, (ii) provide a definitive standard for what constitutes a "green building," (iii) enhance environmental awareness among architects and building contractors and (iv) encourage the design and construction of energy efficient, water-conserving buildings that use sustainable or green resources and materials. Please see www.usgbc.org for more information.

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Dallas Galleria Office Towers



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On August 5, 2020, Piedmont Operating Partnership, LP agreed to sell \$300 million of 3.150% senior unsecured notes due August 15, 2030 in an underwritten public offering.

Green Bond Details

Net Proceeds from Offering of Unsecured Senior Notes	Issuance Date	Net Proceeds
Piedmont Operating Partnership, LP, 3.150%, Senior Unsecured Notes due August 15, 2030	August 12, 2020	\$295.8 million

Green Project Allocation

Property	Market	LEED Certification	Allocation to Eligible Green Projects as of August 31, 2020
Galleria Office Towers	Dallas	LEED Certified	\$295.8 million

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Impact Metrics and Equivalencies

Additional Information Provided by Management

Impact metrics quantify the environmental result associated with the allocation of green bond proceeds. The selected metrics and methodology have been informed by The Green Bond Principles Harmonized Framework for Impact Report. All metrics are for the Dallas Galleria Office Towers project, which has a total area of 1.4 million square feet.

Environmental Impact Metrics	Annual Total	% Reduced/Avoided	Annual Amount Reduced/Avoided
Energy	226,791,495 kBtu	19%	54,066,026 kBtu
Carbon Emissions	11,534 MTCO2e	19%	2,749 MTCO2e

Equivalency Calculations¹

The annual savings associated with the environmental impact metrics based on the allocation of green bond proceeds at the Dallas Galleria Office Towers are equivalent to either of the following:



ENERGY

Heating, cooling, and power for 317 US homes



CARBON EMISSIONS

Removing 594 gasoline-powered vehicles from the road annually

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¹ Figures based on the Greenhouse Gas Equivalencies Calculator from the US Environmental Protection Agency, 2020.

PROJECT PROFILE

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The Galleria Office Towers are three class-A office towers totaling approximately 1.4 million square feet located at the intersection of the Dallas North Tollway and LBJ Freeway (I-635) in the Lower Tollway submarket of Dallas, TX. The Galleria is a 3.7 million square foot master-planned, mixed-use development with unmatched connectivity to the DFW Metroplex.

The Galleria Office Towers are LEED Certified and were recently renovated to meet the evolving needs of today's progressive office space users. The Galleria Office Towers provide a highly-amenitized, vibrant and easily-accessible professional environment.

The Galleria Office Towers are seamlessly integrated through air-conditioned skybridges into the mixed-use amenity base, including the Galleria Dallas retail destination, encompassing over 30 dining options and 1.5 million square feet of shopping, along with the 448-room Westin Galleria Hotel, creating a vibrant and highly-amenitized destination. The office towers are each 24 to 26 stories, range in size between 434,000 and 531,000 square feet and are well-leased to a roster of high-quality, diverse tenants including Amazon, Ryan LLC, Ansira Partners, Kimley-Horn and Hospital Corporation of America, among many others.



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www.piedmontreit.com

770-418-8800

