



Columbia
Property Trust



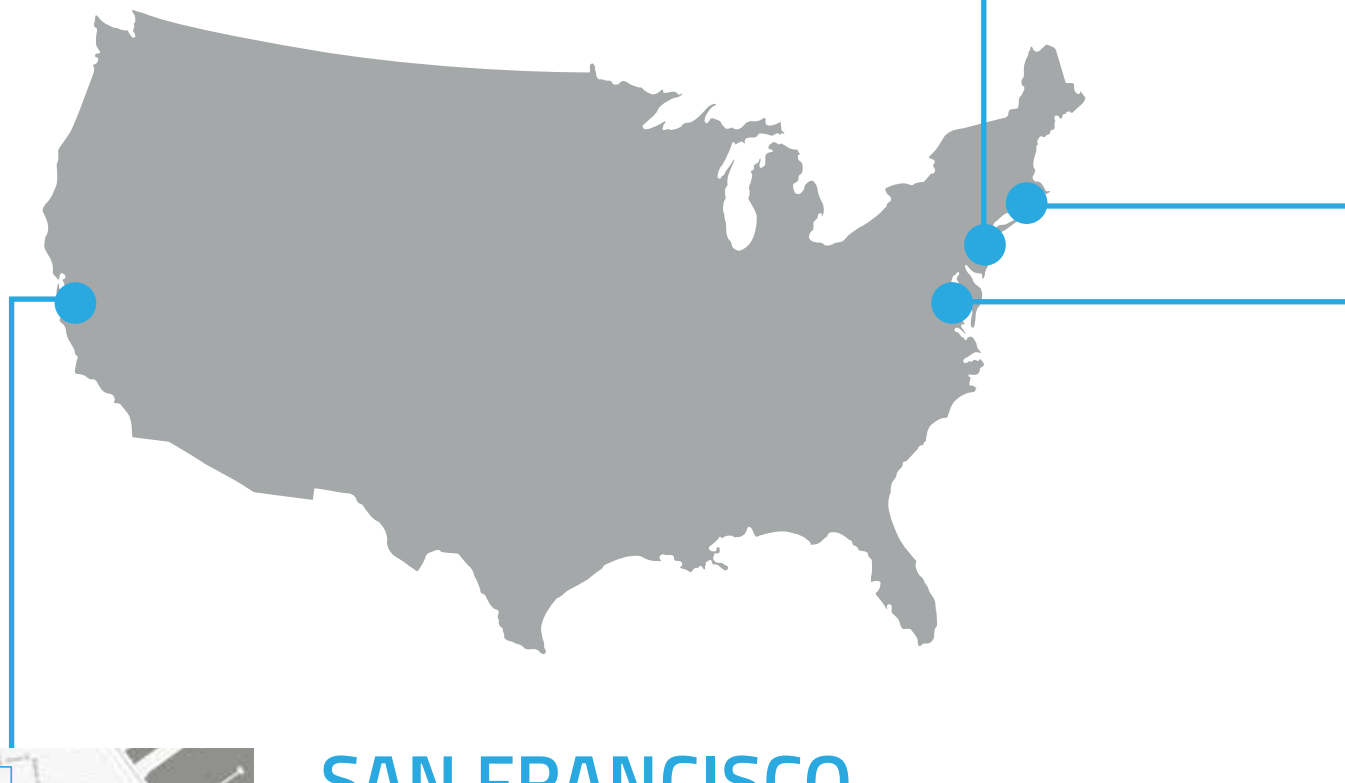
®

NEW YORK

2.8 M SF
MAJORITY OWNED (SHOWN)

8.1 M SF
TOTAL UNDER MANAGEMENT¹

pg **4**



SAN FRANCISCO

2.2 M SF
MAJORITY OWNED (SHOWN)

2.2 M SF
TOTAL UNDER MANAGEMENT

pg **26**

Unless otherwise noted, all data contained herein is as of Dec. 31, 2019, pro forma for the sale of the Cranberry Woods and Pasadena Corporate Park properties and is at 100% of all majority-owned properties, including those held through joint venture partnerships.

¹Includes all assets owned by Columbia (wholly-owned and partially-owned), or managed by Columbia for co-investors and third-parties.

OUR PORTFOLIO

Columbia Property Trust has assembled a gateway portfolio of approximately 7 million rentable square feet of exceptional office space in high-demand, central business district locations in New York, San Francisco, Washington D.C., and Boston. In addition to this core portfolio, Columbia also has approximately 8 million square feet under management for private investors and third parties.



WASHINGTON, D.C.

1.5 M SF
MAJORITY OWNED (SHOWN)

4.3 M SF
TOTAL UNDER MANAGEMENT¹

pg **40**



BOSTON

272K SF
MAJORITY OWNED (SHOWN)

755K SF
TOTAL UNDER MANAGEMENT¹

pg **50**

SELECT MANAGEMENT PROJECTS¹

pg **56**



NEW YORK | 4

NEW YORK

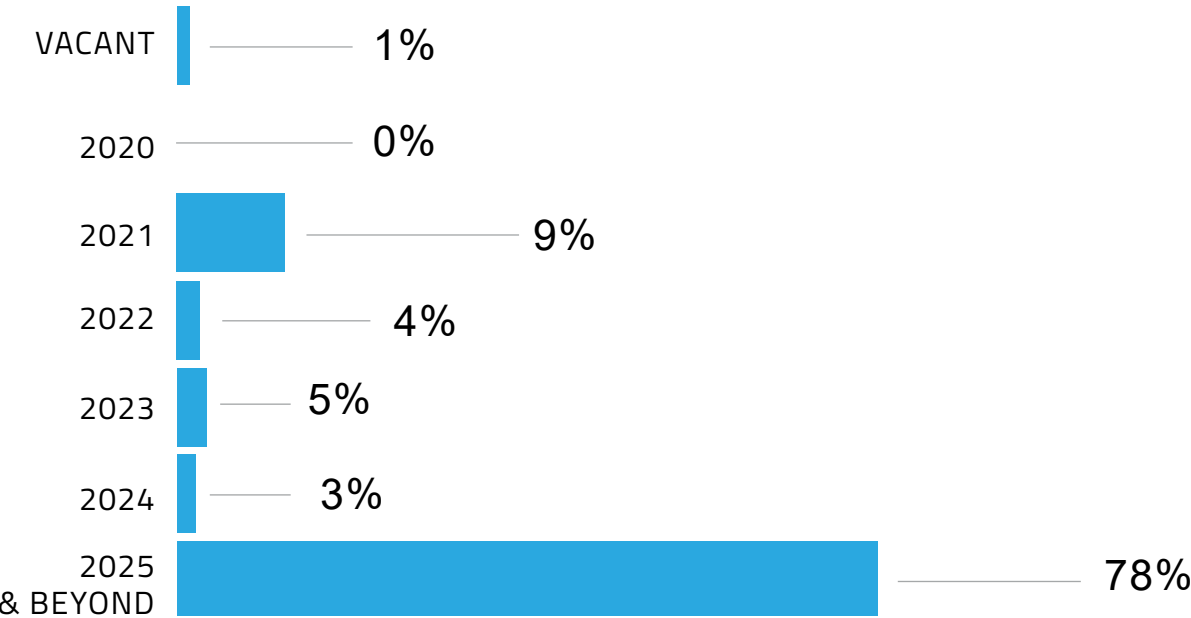


Flatiron District, NEW YORK CITY

NEW YORK CITY

MARKET PORTFOLIO OVERVIEW

LEASE EXPIRATIONS¹



NEW YORK | 6

2.2 M

**RENTABLE
SQUARE FEET¹**

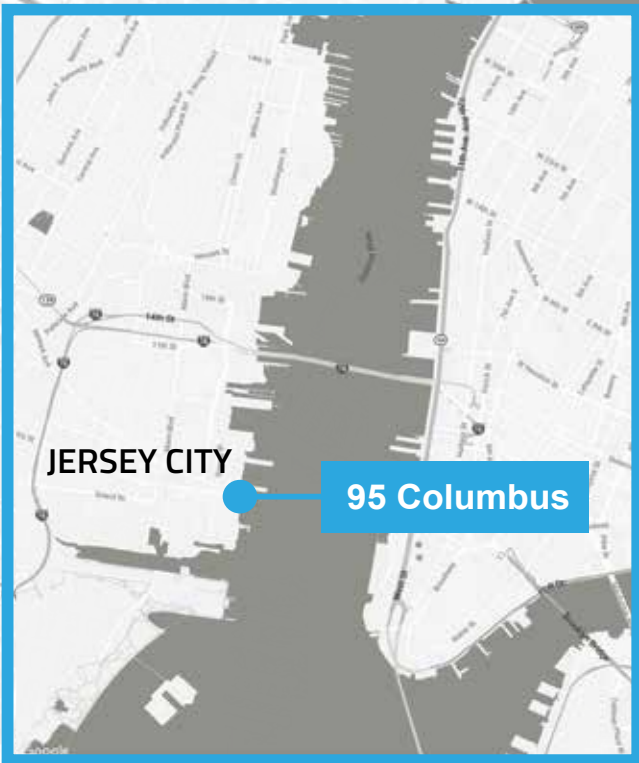


LEASED¹

8.4

**YEARS AVERAGE
REMAINING LEASE TERM¹**

¹ Does not include properties under development / re-development (149 Madison, 799 Broadway, and 101 Franklin).



JERSEY CITY

95 Columbus

HUDSON
YARDS

TIMES SQUARE

229 W. 43

MIDTOWN

Penn Station/ Madison
Square Garden

Grand
Central
Terminal

MIDTOWN
SOUTH

149 Madison

Chelsea
Market

249 W. 17th

218 W. 18th

Madison
Square
Park

315 PAS

114 Fifth

Union
Square
Park

GREENWICH
VILLAGE

799 Broadway

TRIBECA

101 Franklin

315 PARK AVENUE SOUTH



We have fully repositioned 315 Park Avenue South as best in class on PAS, with thoughtful renovations and luxury amenities to capitalize on strong demand in the Midtown South market. With over 220,000 square feet leased since June 2016 at significant rate roll ups, the building is now leased to a strong new roster of tech and finance tenants such as Gemini Trust and PitchBook, and boasts an onsite Equinox gym.

SUBMARKET

Midtown South

YEAR BUILT / RENOVATED

1910 / 2016

YEAR ACQUIRED

2015

RENTABLE SF

332,000

LEASED

100%

AVG. REMAINING LEASE TERM

9.3 years

MAJOR TENANTS

Gemini Trust

PitchBook

BDG Media



Did you know?

315 PAS has history as a technology hub: it formerly housed the Remington Rand company – in its day a leading producer of typewriters, bookkeeping machines, and early computers.



315 / PAS



249 WEST 17TH STREET



Comprising two interconnected buildings in Chelsea, 249 W. 17th Street is home to Twitter's New York office. In late 2018, Twitter renewed for an additional five years in its full current space. The asset's historic architecture and modern, high-style buildout also provide an ideal setting for one of the largest showrooms of the high-end modern furniture chain Room & Board.

SUBMARKET

Midtown South

YEAR BUILT / RENOVATED

1909 / 2014

YEAR ACQUIRED

2017

RENTABLE SF

281,000

LEASED

100%

AVG. REMAINING LEASE TERM

11.2 years

MAJOR TENANTS

Twitter
Room & Board
Hasten Beds



Did you know?

Horse-drawn delivery wagons departed from this former distribution facility with packages from historic department store giants Siegel Cooper and Gimbel Brothers.





218 WEST 18TH STREET



The 12-story former warehouse at 218 West 18th Street in Chelsea has been fully renovated into a boutique, Class-A office building that offers collaborative and creative work environments and an outdoor rooftop terrace. The building holds a diverse mix of tech and creative tenants, including the New York office of beverage and lifestyle company Red Bull. Acclaimed film production company Deluxe Creative Services recently extended its lease through 2031 for the building's penthouse suite, which encompasses 29,500 square feet across the entire 11th and 12th floors, as well as the building's private roof deck.

SUBMARKET
Midtown South

YEAR BUILT / RENOVATED
1912 / 2009

YEAR ACQUIRED
2017

RENTABLE SF
166,000

LEASED
100%

**AVG. REMAINING
LEASE TERM**
6.7 years

MAJOR TENANTS
Red Bull
SAE Institute of Technology
Deluxe Entertainment



Did you know?

Red Bull Studios New York, located on the ground floor of 218 W. 18th, uses a vintage microphone from Abbey Road Studios, the London studio where the Beatles famously recorded.

218
W18



WALKER TOWER.COM
212-315-1800

114 FIFTH AVENUE



Epitomizing Manhattan's popular Flatiron District, 114 Fifth Avenue is a landmark office asset that provides sweeping cityscape views and attractive historical architecture. These features, along with its fully modernized, upgraded interiors have attracted leading names in fin-tech to the fully leased building as part of its diverse tenant mix.

SUBMARKET
Midtown South

YEAR BUILT / RENOVATED
1910 / 2014

YEAR ACQUIRED
2017

RENTABLE SF
351,000

LEASED
100%

**AVG. REMAINING
LEASE TERM**
5.3 years

MAJOR TENANTS
Mastercard
First Look Media
Capital One



Did you know?

Originally known as the Merchants' Exchange Building when it was completed in 1909, 114 Fifth is a contributing building within the Ladies' Mile Historic District and is therefore treated as a New York City Landmark.

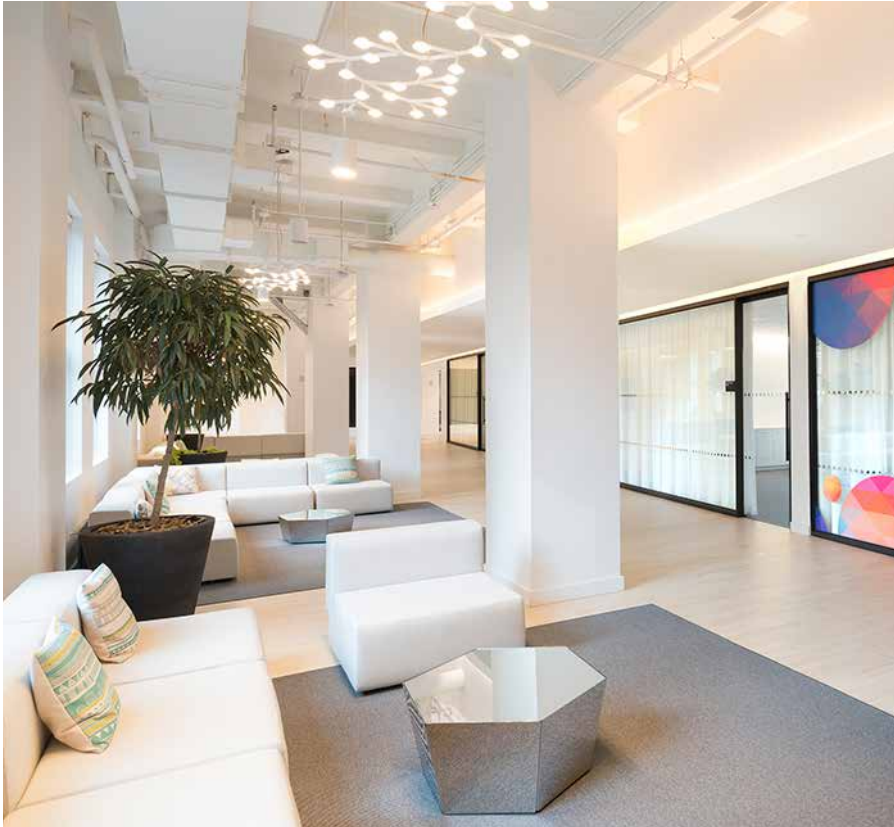
Columbia owns a 49.5% interest in the 114 Fifth Avenue Joint Venture.



114 FIFTH



229 WEST 43RD STREET



The transformed former *New York Times* building continues to serve a new generation of media icons. Fully renovated after the *Times*' departure in 2007, the building today features 16 floors of modern office space, and houses major tech and creative tenants. Chief among them is Snap Inc., parent company of the Snapchat app, which has its New York office in nearly a third of the building.

SUBMARKET
Times Square

LEASED
93%

YEAR BUILT / RENOVATED
1912-1947 / 2015

**AVG. REMAINING
LEASE TERM**
7.7 years

YEAR ACQUIRED
2015

RENTABLE SF
482,000

MAJOR TENANTS
Yahoo!/Verizon
Snap Inc.
ORC International



Did you know?

The *New York Times*' Pulitzer Prize-winning articles on the Pentagon Papers were typeset in a hidden room on the 9th floor at 229 W. 43rd – just one of countless secrets the building housed during its century as “The Times Building.”





229 WEST 43



149 MADISON AVENUE



With a prime corner location and distinctive architectural features, this century-old building is being fully renovated to serve as a modern, boutique office, providing an ideal home for tenants seeking high-end creative space in Midtown South. Columbia is collaborating on this redevelopment with WeWork, which in late 2018 signed a lease for all of the office space at the 12-story building and plans to open the location in 2020. Columbia is also renovating the retail storefront and façade to position it as the best available corner in the coveted NoMad district.

SUBMARKET

Midtown South

YEAR BUILT / RENOVATED

1916 / 2019

YEAR ACQUIRED

2017

RENTABLE SF

121,000

LEASED

95%

AVG. REMAINING LEASE TERM

15.3 years

MAJOR TENANTS

WeWork



Did you know?

In the 1930's, 149 Madison housed Dell Publishers, a comic book company that helped launch *Dick Tracy*, *Little Orphan Annie* and other historic comic strips.



799 BROADWAY



Columbia is developing and marketing 799 Broadway, a new 12-story, loft-style office building rising at the convergence of Union Square and Greenwich Village. Construction is already underway on this ground-up development, designed by Perkins+Will to be the premier office building south of 14th Street, boasting great transit access, unique design, modern efficiency and neighborhood appeal. When completed in 2021, the striking building will boast 15' ceiling heights, with floor-to-ceiling glass and private tenant terraces on most floors, offering a uniquely creative and collaborative environment.

SUBMARKET

Midtown South

YEAR ACQUIRED / BUILT

2018 / Delivering early 2021

ARCHITECT

Perkins+Will

RENTABLE SF

182,000

KEY FEATURES

- Floor plates ranging from 3,600 to 22,000 SF
- Floor-to-ceiling glass
- Multiple private terraces
- 15' ceilings
- High-end amenities, including a striking modern lobby and courtyard, shared rooftop terrace, and cellar lounge

Columbia owns a 50.6% total economic interest in the 799 Broadway Unconsolidated Joint Venture.



Did you know?

799 Broadway will stand on the site of the former St. Denis Hotel, where several historic moments took place during the late 19th century, including Alexander Graham Bell's first demonstration of the telephone in New York.



255

101 FRANKLIN STREET

formerly 250 Church Street



Columbia has commenced a full redevelopment of 101 Franklin (formerly 250 Church Street), a 16-story office building in TriBeCa between Franklin and Leonard Streets. Acclaimed architect Rafael Viñoly is drafting plans for a complete transformation of the 1948 building, which will offer premium boutique office space for discerning tenants and will benefit from very limited competing supply in the highly sought-after TriBeCa neighborhood.

SUBMARKET

TriBeCa

YEAR ACQUIRED / BUILT

2019 / Delivering early 2022

ARCHITECT

Rafael Viñoly Architects

RENTABLE SF

235,000

KEY FEATURES

- Floor plates from 8,300 to 16,500 SF
- Extremely desirable residential and amenity base
- Plans included a reimagined building exterior, relocated lobby on Franklin or Leonard, and retail on Church
- Walking distance to World Trade Center transit hub and immediate access to Franklin Street Station

Columbia owns a 92.7% total economic interest in the 101 Franklin Joint Venture.



Did you know?

International “star-architect” Rafael Viñoly has been involved in high-profile architectural projects around the world, including 432 Park Avenue, the “supertall” residence tower overlooking New York’s Central Park.



WHITE ST

CHURCH ST

ONE WAY



CD + U
Sale
TODAY



95 COLUMBUS

95 CHRISTOPHER COLUMBUS DRIVE



Conveniently located in the heart of Jersey City, 95 Columbus offers direct transit access to Manhattan's Financial District and spectacular downtown views. Columbia recently completed a renewal with the largest tenant in the 19-story, Class-A office building, Pershing, that will allow the subsidiary of BNY Mellon to retain its global headquarters at the building to June 2037. Columbia is also commencing strategic enhancements to the building's lobby and other common areas, to ensure it is well aligned with the momentum in Jersey City's amenity-rich Grove Street corridor.

SUBMARKET

Jersey City / Hudson Waterfront

LEASED

100%

YEAR BUILT / RENOVATED

1989

AVG. REMAINING

LEASE TERM

10.6 years

YEAR ACQUIRED

2006

MAJOR TENANTS

Pershing

Quality Technology Services

RENTABLE SF

630,000



Did you know?

Rather than a 13th floor, 95 Columbus has a Floor 12A, allegedly named for the bomber group with which one of the original owners flew in Vietnam.



95
COLUMBUS





SAN FRANCISCO

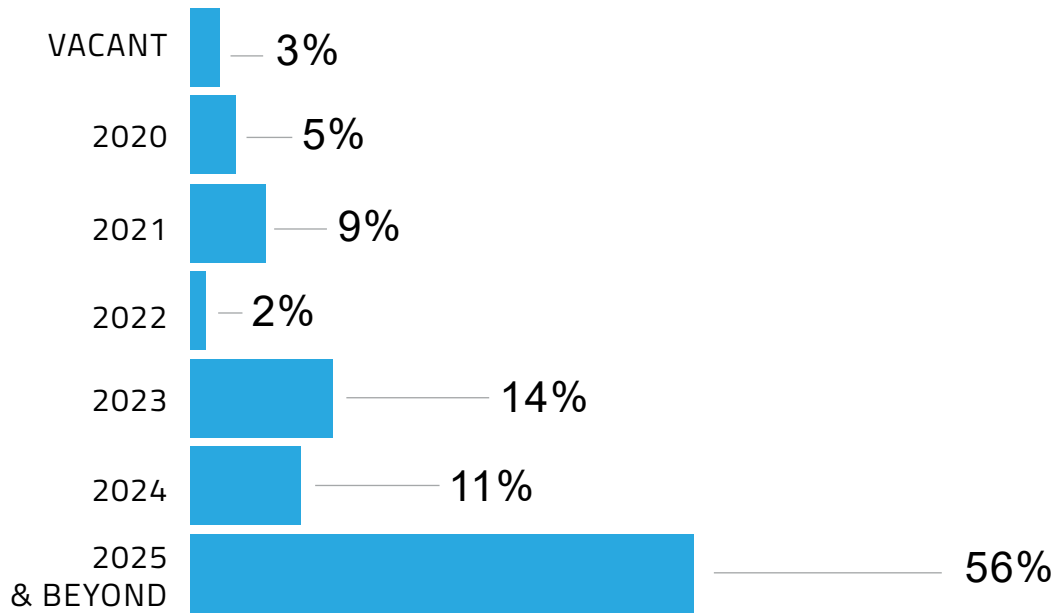


The Embarcadero, SAN FRANCISCO

SAN FRANCISCO

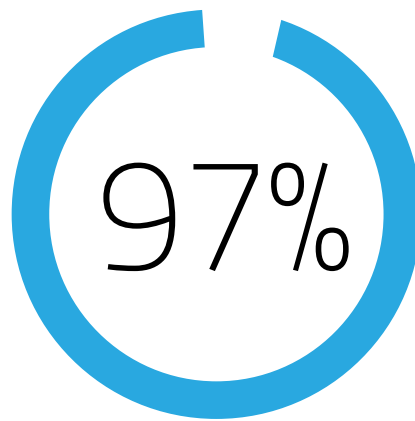
MARKET PORTFOLIO OVERVIEW

LEASE EXPIRATIONS



2.2 M

**RENTABLE
SQUARE FEET**



LEASED

4.7

**YEARS AVERAGE
REMAINING LEASE TERM**



OAKLAND

SAN FRANCISCO

University Circle

PALO ALTO

650 California

201 California

333 Market

221 Main

FINANCIAL DISTRICT

San Francisco
Museum of
Modern Art

650 CALIFORNIA STREET



This iconic office tower continues to attract tech, creative, and financial tenants alike with its mid-century modern style. Since the beginning of 2017, Columbia has leased more than 300,000 square feet at near triple-digit rent rollups at the building, which has been recognized by *Architectural Digest* for having the #2 “Breathtaking Office View” in the world.

SUBMARKET

North Financial District

YEAR BUILT / RENOVATED

1964 / 2015

YEAR ACQUIRED

2014

RENTABLE SF

470,000

LEASED

99%

AVG. REMAINING LEASE TERM

5.9 years

MAJOR TENANTS

Affirm

Credit Suisse

WeWork



Did you know?

California’s tallest building at the time of its construction, 650 California has appeared prominently in myriad movies and TV shows set in San Francisco, such as *Rise of the Planet of the Apes*, *San Andreas*, “Full House,” and “The Doris Day Show.”



650 CALIFORNIA



221 MAIN STREET



With Bay views and a South of Market address, 221 Main Street has remained a top contender in one of the nation's most competitive office markets, attracting 127,000 square feet of new and renewal leasing since the start of 2017. The building offers luxury amenities, a spacious outdoor terrace, a new state-of-the-art conference center and tenant lounge, and a stunning LED entrance display.

SUBMARKET
South Financial District

YEAR BUILT / RENOVATED
1974 / 2017

YEAR ACQUIRED
2014

RENTABLE SF
381,000

LEASED
99%

AVG. REMAINING LEASE TERM
4.2 years

MAJOR TENANTS
DocuSign
Prosper Marketplace
Triage Consulting Group



Did you know?

In 2019, 221 Main won the Building Owner and Managers' Association (BOMA) prestigious "The Office Building of the Year" (TOBY) Award at both the local Bay Area and Pacific Southwest regional levels, presented for both building quality and excellence in building management.





221 MAIN



333 MARKET STREET



333 Market Street is located just five blocks from the San Francisco Bay and iconic Ferry Building, adjacent to a BART rapid transit station, and two blocks from San Francisco's new Transbay Terminal. The 33-story office tower is fully leased to Wells Fargo Bank and serves as its primary office facility.

SUBMARKET
Financial District

YEAR BUILT / RENOVATED
1979 / 2007

YEAR ACQUIRED
2012

RENTABLE SF
656,000

LEASED
100%

**AVG. REMAINING
LEASE TERM**
6.8 years

MAJOR TENANTS
Wells Fargo Bank



Did you know?

333 Market is a quintessential San Francisco tower – it was developed by former Giants owner Walter Shorenstein and designed by Gin D. Wong, the influential midcentury architect behind numerous West Coast buildings, including the Transamerica Pyramid and LAX Theme Building.



201 CALIFORNIA STREET



Located at the highly visible corner of California and Front Streets in San Francisco's Financial District, 201 California had been substantially renovated prior to being acquired by Columbia. The building is already well leased to multiple tenants, the largest of which are First Republic Bank, Dow Jones, and the law firm Cooper, White and Cooper. However, the 17-story building has substantial roll over the next five years, with in-place rents estimated to be at least 10 percent below market – this offers Columbia an opportunity to take advantage of continued demand in the market to drive further growth in rental rates.

SUBMARKET
Financial District

LEASED
99%

YEAR BUILT / RENOVATED
1980 / 2007-2013, 2014-2019

**AVG. REMAINING
LEASE TERM**
4.1 years

YEAR ACQUIRED
2019

RENTABLE SF
252,000

MAJOR TENANTS
First Republic Bank
Dow Jones & Company
Cooper, White & Cooper



Did you know?

The cable cars that run in front of 201 California are the only national historic landmark that can move. There are over 2,500 National Historic Landmarks in the U.S.



201
CALIFORNIA



UNIVERSITY CIRCLE

1900, 1950 & 2000 UNIVERSITY AVENUE



One of the premier office addresses in Silicon Valley, University Circle boasts the Four Seasons Hotel Silicon Valley onsite (separately owned) and a large central courtyard, which was recently enhanced with a communal outdoor event area that incorporates the campus's expansive water feature. The three-building campus commands some of the highest rents in Columbia's portfolio and houses tenants ranging from major law firms to leading banking and technology companies.

SUBMARKET

Palo Alto

LEASED

89%

YEAR BUILT / RENOVATED

2001, 2002 and 2003

AVG. REMAINING LEASE TERM

2.9 years

YEAR ACQUIRED

2005

MAJOR TENANTS

DLA Piper US
Amazon Web Services
NTT Innovation Institute

RENTABLE SF

453,000



Did you know?

University Circle is built on a site originally known as Whiskey Gulch, an infamous moniker the area received for serving as the place where students and others in the communities surrounding Stanford University – then a “dry” school – could go to buy alcohol.

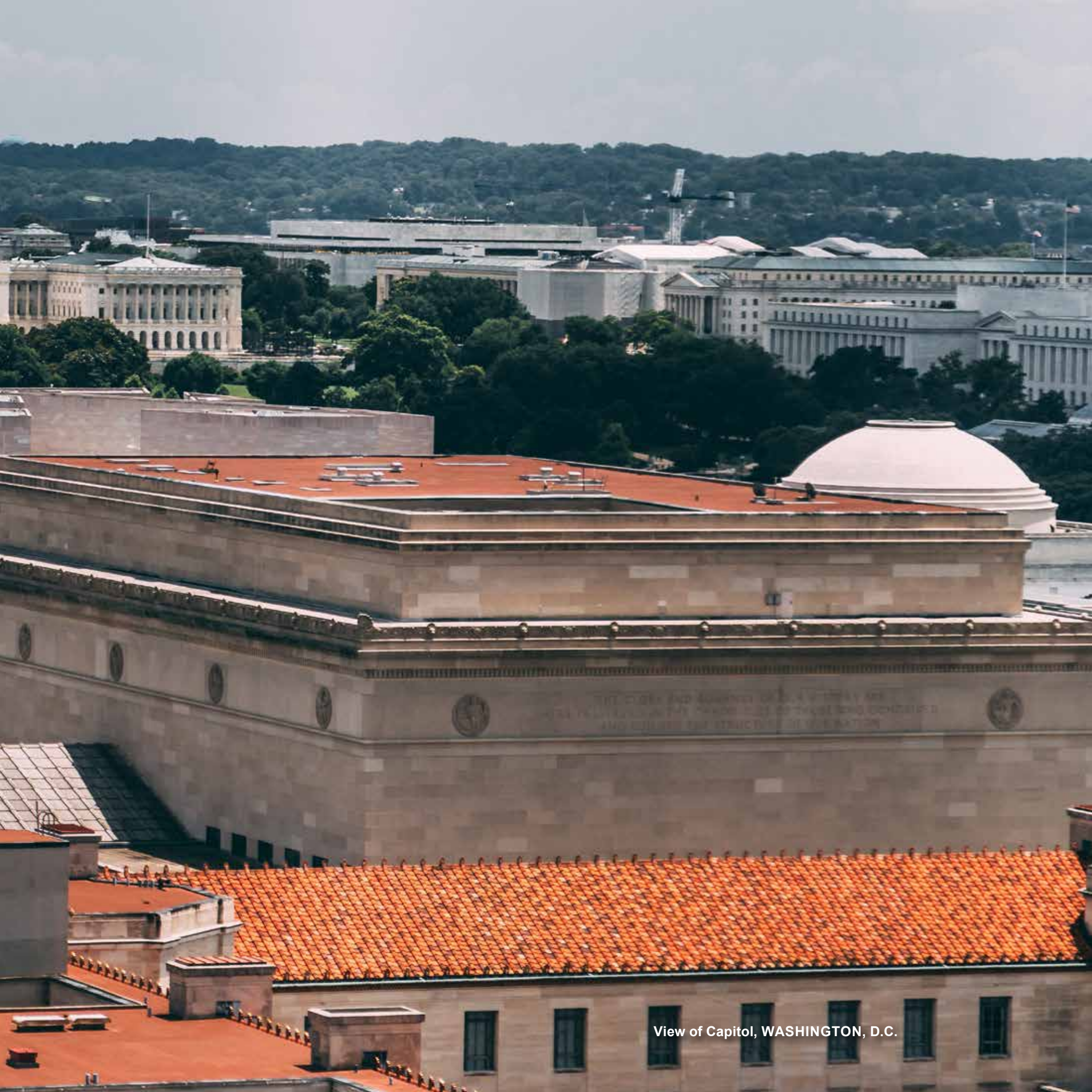
Columbia owns a 55% interest in the University Circle Joint Venture.







WASHINGTON, D.C.

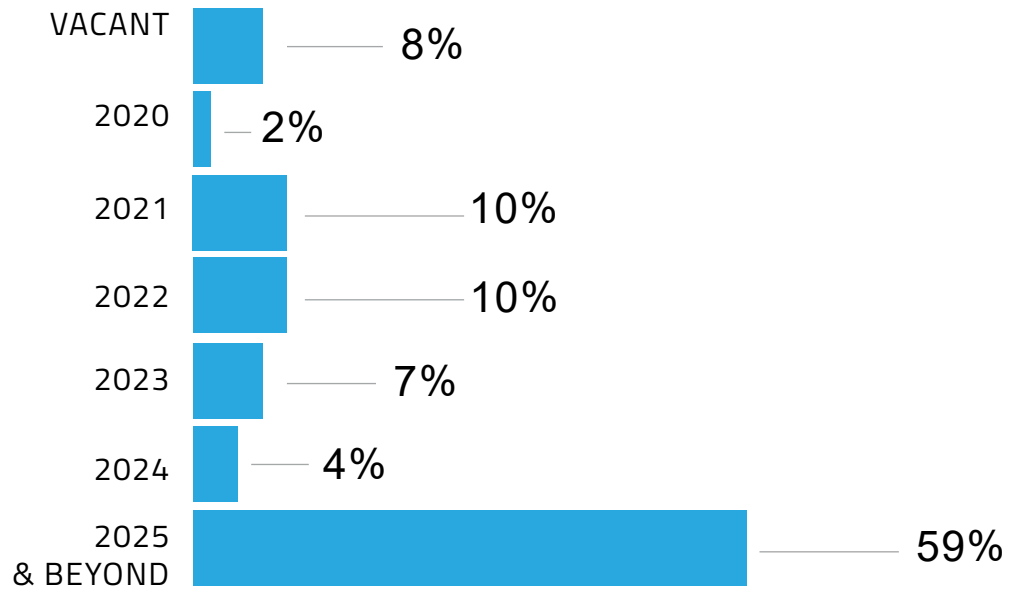


View of Capitol, WASHINGTON, D.C.

WASHINGTON, D.C.

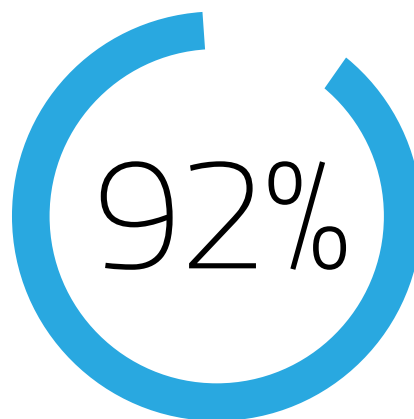
MARKET PORTFOLIO OVERVIEW

LEASE EXPIRATIONS



1.5 M

**RENTABLE
SQUARE FEET**



LEASED

6.0

**YEARS AVERAGE
REMAINING LEASE TERM**

DUPONT CIRCLE

1800 M Street

PENN QUARTER

Market Square

The White House

National Mall

United States Capitol

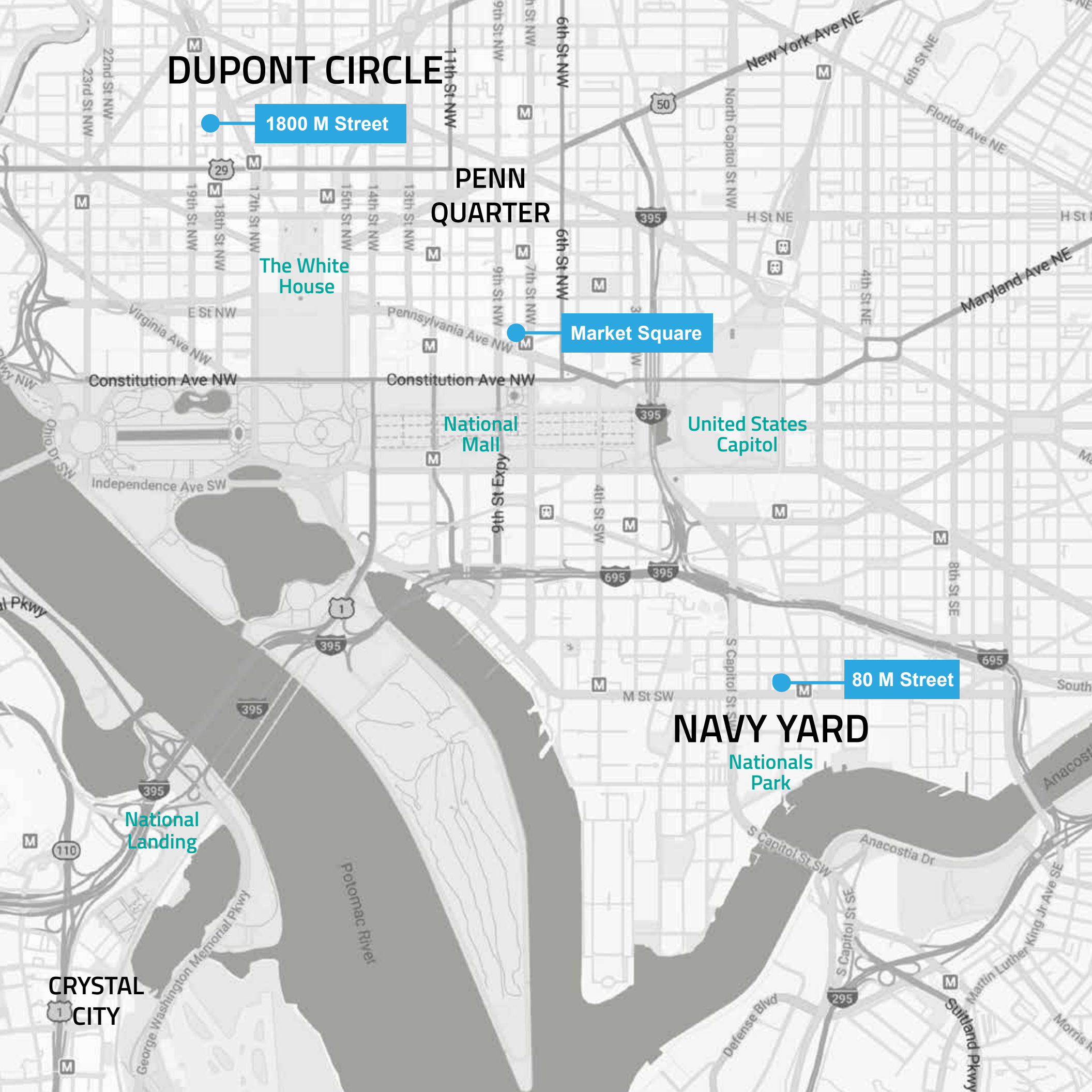
80 M Street

NAVY YARD

Nationals Park

National Landing

CRYSTAL CITY



1800 M STREET



Located in D.C.'s "Golden Triangle," 1800 M Street offers walkability to one of the city's most amenity-rich neighborhoods and transit access. Fully modernized, 1800 M Street is a luxurious destination, with dual lobbies, a roof deck, interior courtyard, new storefronts, and a best-in-class fitness center. Strikingly designed spec suites have helped to continue driving leasing at the property.

SUBMARKET
Central Business District

LEASED
97%

YEAR BUILT / RENOVATED
1975 / 2016

**AVG. REMAINING
LEASE TERM**
6.7 years

YEAR ACQUIRED
2017

RENTABLE SF
565,000

MAJOR TENANTS
Berkley Research Group
Zuckerman Spaeder
Wilkinson Barker Knauer



Did you know?

At over 8,000 square feet, 1800 M Street's state-of-the-art fitness center is one of the largest in all of Washington, D.C.

Columbia owns a 55% interest in the 1800 M Street Joint Venture.



1800 
STREET



MARKET SQUARE

701 & 801 PENNSYLVANIA AVENUE NW



An icon of D.C. office space, Market Square curves around the U.S. Navy Memorial on Pennsylvania Avenue. Recent renovations -- including a new conference center, updated lobby, best-in-class fitness center, and new roof deck with breathtaking skyline views -- have given this property one of the best rent rolls in the country. More than 30 Fortune 500 companies office at the property, following more than 160,000 square feet of leasing at Market Square since 2018.

SUBMARKET

East End

YEAR BUILT / RENOVATED

1990 / 2016

YEAR ACQUIRED

2011

RENTABLE SF

696,000

LEASED

91%

AVG. REMAINING LEASE TERM

5.7 years

MAJOR TENANTS

Edison Electric Institute
United Healthcare
Mintz Levin



Did you know?

Today's Market Square complex is the culmination of President John F. Kennedy's vision to re-develop "America's Main Street," and these acres have been known as "Market Square" and served as a center for consumer trade since 1801.

Columbia owns a 51% interest in the Market Square Joint Venture.



MARKET

SQUARE



80 M STREET



Rendering

A new hospitality-inspired lobby, outdoor terrace and lounge helped to drive the lease-up of 80 M Street in D.C.'s Capitol Riverfront neighborhood, overlooking the new Washington Nationals baseball stadium. Columbia has now commenced a pioneering expansion of the building that will add 105,000 square feet of rentable space in two new floors and a penthouse atop the existing structure, over half of which has already been pre-leased as the American Trucking Associations' new headquarters. The expansion will be the first commercial office project in D.C. to feature mass timber, a construction technique recognized for its combination of structural integrity and environmental benefits.

SUBMARKET
Capitol Riverfront

LEASED¹
97%

YEAR BUILT / RENOVATED
2001 / 2017

AVG. REMAINING LEASE TERM
5.3 years

YEAR ACQUIRED
2004

MAJOR TENANTS
WeWork
Engility

RENTABLE SF
286,000



Did you know?

Naval heritage, a vibrant community, and the new Washington Nationals stadium all helped Navy Yard / Capitol Riverfront recently earn the #2 spot on *Forbes'* list of the "12 Coolest Neighborhoods Around the World" in 2018.

¹Pro forma for the removal from service of the seventh floor of 80 M effective Jan. 1, 2020, as part of the planned building expansion project.



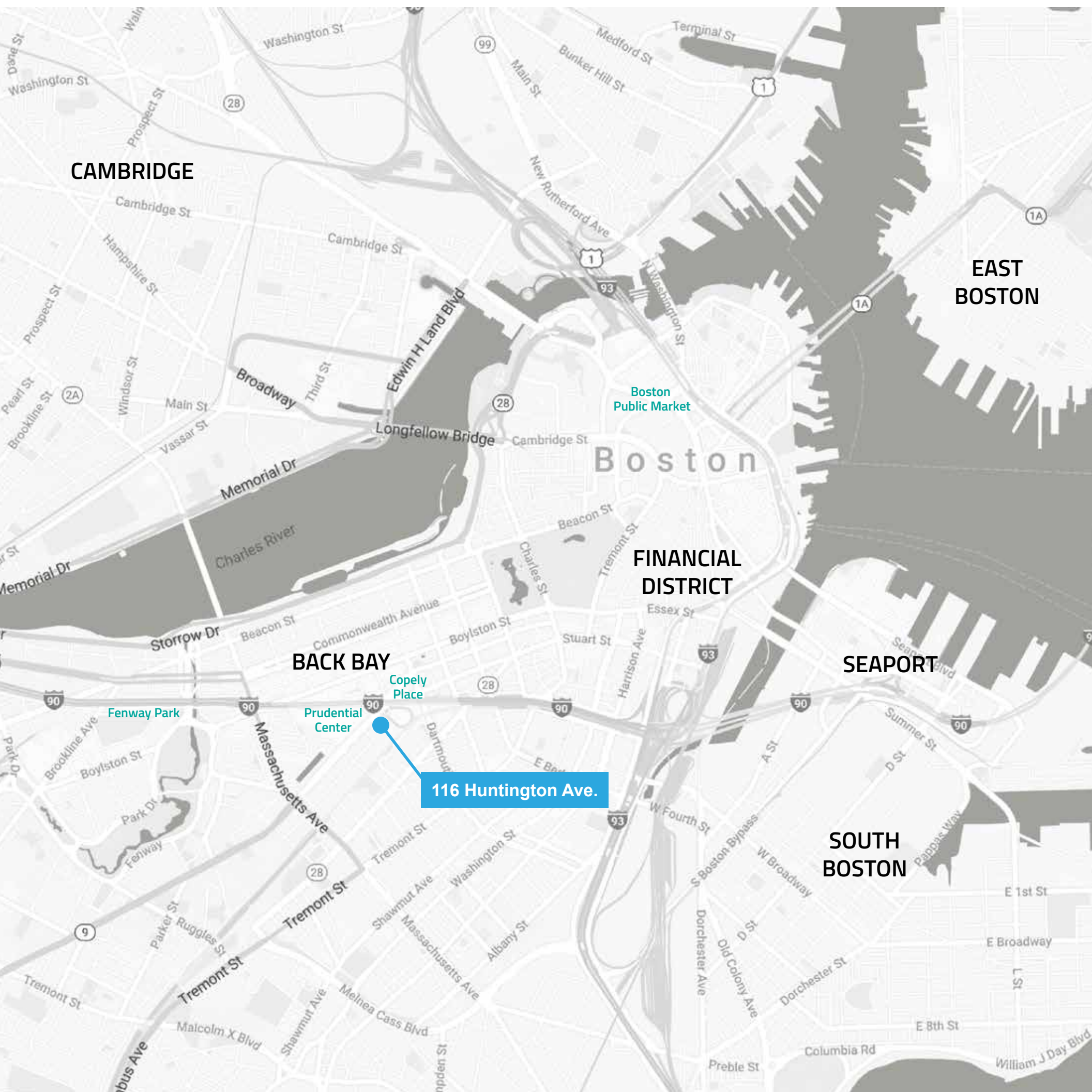
80M
STREET





BOSTON | 50

BOSTON



CAMBRIDGE

EAST BOSTON

Boston

FINANCIAL DISTRICT

BACK BAY

SEAPORT

SOUTH BOSTON

116 Huntington Ave.

Boston Public Market

Fenway Park

Prudential Center

Copley Place

116 HUNTINGTON AVENUE



Thoughtful renovations and new amenities have repositioned 116 Huntington as a boutique office destination for traditional and creative tenants alike. Additional renovations highlight the building's penthouse floors, which feature panoramic views, a distinctive oculus window, and new outdoor terraces. These enhancements have helped us bring the building to 100% leased, with over 100,000 square feet of leasing since early 2017, including a new lease for the top two floors with Silversmith Capital Partners signed in 2019.

SUBMARKET

Back Bay

YEAR BUILT / RENOVATED

1991 / 2016

YEAR ACQUIRED

2015

RENTABLE SF

272,000

LEASED

100%

AVG. REMAINING LEASE TERM

4.4 years

MAJOR TENANTS

American Tower
Silversmith Capital Partners
GE Healthcare



Did you know?

Local favorite Jaho Coffee Roasters opened at 116 Huntington in the fall of 2018. This Back Bay location serves students and professionals alike, adding a high-end, high-traffic amenity to the building.





116



116

SELECT MANAGEMENT PROJECTS

Columbia derives additional revenues from the management of a series of funds and separate accounts held by private and institutional investors.¹ Collectively, these investment vehicles represent more than 9 million square feet of commercial real estate under management in the Northeastern U.S., including several prominent Manhattan and D.C. area projects.



TERMINAL WAREHOUSE

261 11TH AVE., NEW YORK, NY
1.2 MILLION SF

Terminal Warehouse is an iconic brick-and-beam property that takes up a full block in West Chelsea, overlooking the Highline Park and Hudson Yards mega-development. The historic warehouse originally served as a train terminal for the New York Central Railroad and today is undergoing a comprehensive redevelopment into a signature boutique office, retail and events destination in the heart of the booming West Side.



888 BROADWAY

NEW YORK, NY
223,000 SF

The Columbia team is completing a total renovation of 888 Broadway, an iconic, architecturally significant loft-style property located between Madison Square Park and Union Square Park. Renovations are nearly complete and include the creation of a new office lobby, the addition of a penthouse and rooftop patio space, new elevators, restrooms, and building systems. The property is 100% pre-leased.



575 LEXINGTON

NEW YORK, NY
745,000 SF

Located on 51st and Lexington in Manhattan's Plaza District, 575 Lexington is a 35-story office building that has been fully repositioned and is now being marketed for sale. Renovations include a new lobby, HVAC system, generators, life-safety systems, and building management system, all of which have helped the building achieve LEED Gold certification.

¹ Columbia owns general partnership interests and certain limited partnership interests totaling approximately 2 percent in each of Normandy Real Estate Fund III, LP; Normandy Real Estate Fund IV, LP; and Normandy Opportunity Zone Fund, LP.



NATIONAL PRESS BUILDING

529 14TH ST. NW, WASHINGTON, D.C.
558,000 SF

Located two blocks from both the White House and Metro Center, the historically significant National Press Building has served as the home to the National Press Club since its construction in 1928 and continues to serve as a critical gathering place and resource for international press correspondents in the nation's capital. The building is undergoing a substantial repositioning that includes renovation of the lobbies, bathrooms, corridors, and atrium and the addition of an amenity suite.



1015 18TH STREET NW

WASHINGTON, D.C.
110,000 SF

Well located in D.C.'s Central Business District, steps to the city's best dining, shopping and transit, 1015 18th Street is a 12-story building that is being fully renovated to offer a modern office experience and comfortable amenities. The renovation includes a new glass curtainwall façade, new two-story lobby, new base-building mechanical and ventilation systems, upgraded bathrooms, and the addition of a 5,000-square-foot rooftop amenity suite and terrace.



175 PEARL STREET

BROOKLYN, NY
209,000 SF

Perfectly situated in the heart of Dumbo, widely considered to be the best office submarket along the Brooklyn/Queens waterfront, 175 Pearl Street offers tenants access to artisanal restaurants, curated retail and all major train lines. The eight-story building was recently converted into Class-A creative office, and a final phase of cosmetic upgrades is now nearing completion, including expansion of windows, a new rooftop amenity space, and additional improvements to the lobby and storefronts.

PORTFOLIO OVERVIEW

6.8M

**SQUARE FEET
MAJORITY OWNED**¹

15.1M

**SQUARE FEET
UNDER MANAGEMENT**²

97%

PORTFOLIO LEASED^{1,3}

6.4

**YEARS AVERAGE
REMAINING
LEASE TERM**^{1,3,4}



LEED

82% of portfolio certified^{1,3}



ENERGY STAR

64% of portfolio certified^{1,3}



WIRED SCORE

76% of portfolio certified^{1,3}

¹ Reflects only those properties in which Columbia holds a majority ownership interest.

² Includes all assets owned by Columbia (wholly-owned and partially-owned), or managed by Columbia for co-investors and third-parties.

³ Based on square feet.

⁴ Based on annualized lease revenue, here and throughout the summary.

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CORPORATE OFFICES

NEW YORK

HEADQUARTERS

315 Park Avenue South
Suite 400
New York, NY 10010

SAN FRANCISCO

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ATLANTA

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Suite 600
Atlanta, GA 30309

NEW JERSEY

53 Maple Avenue
Morristown, NJ 07960



Columbia Property Trust (NYSE: CXP) creates value through owning, operating and developing Class-A office buildings in high-barrier U.S. office markets, primarily New York, San Francisco, Washington D.C., and Boston. The Columbia team is deeply experienced in transactions, asset management and repositioning, leasing, development, and property management. It employs these competencies to grow value across its high-quality, well-leased portfolio, which contains approximately 7 million rentable square feet, and also derives revenues from approximately 8 million additional square feet under management for private investors and third parties. Columbia has investment-grade ratings from both Moody's and S&P Global Ratings.

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