

CORPORATE RESPONSIBILITY

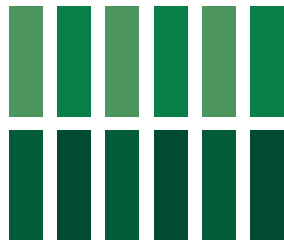
at
Columbia Property Trust



At Columbia, we recognize that our actions have both immediate and far-reaching impacts on our stakeholders, our communities, and the environment.

We take responsibility for our actions and are committed to doing the work necessary to ensure these impacts are positive. And we believe that our success in this endeavor requires that corporate responsibility must be more than something we do.

It must be central to who we are.



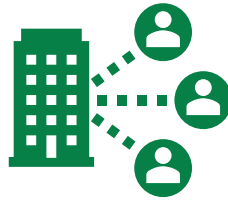


RESPONSIBLE

To all our Stakeholders



20k+
Columbia
investors¹



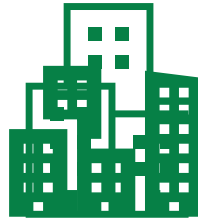
26k+
people in our
buildings²



160
Columbia
employees



7.3M
SF company
owned



16M
SF under
management³



3.3M
SF under
development³



Primary Markets

New York City | San Francisco
Washington, D.C. | Boston



NYC
headquarters

Unless otherwise indicated, statistics shown above are as of December 31, 2020, and reflect only those properties in which Columbia holds a majority ownership interest, at 100% of these assets, including those held through joint venture partnerships. ¹Estimated investors in the public-traded REIT Columbia Property Trust, Inc.; does not include joint venture partners or investors in private investment funds managed by Columbia.

²On a normalized basis. ³Includes all assets owned by Columbia (wholly-owned and partially owned), as well as those managed by Columbia for co-investors and third parties.



CORPORATE RESPONSIBILITY

Fundamental to our Business Strategy

WHAT is our approach?

Focus on issues
that benefit our stakeholders
and communities

- Climate impact
- Social equity and justice
- Safe and healthy work environments
- Community support

HOW do we execute it?

Engage our partners
to meet challenges and bring
about change

- All Columbia team members
- Our investors
- Our tenants
- Community and business leaders



DIVERSITY, EQUITY AND INCLUSION

**Demonstrating
our Commitment**

Our 2020 Advancements

- Established a DEI Oversight Committee and four working groups, focused on Education / Awareness, Opportunity, Community, and Responsibility
- Provided opportunities for all team members to reflect, honor, and learn, such as:
 - Bias and awareness training
 - Company-wide discussions and one-on-one “Coffee Chats”
 - Juneteenth observance
 - Various ongoing programs
- Extensive promotion of voter rights and awareness ahead of 2020 elections
- Implementing a Supplier Diversity Program
- Expanded DEI Policy and Objectives



DIVERSITY, EQUITY AND INCLUSION

Our DEI Policy

Mission Statement

At Columbia, we believe that valuing individual differences, maintaining equality, and creating an environment of inclusion across all facets of our business is essential to our continued success. We embrace our responsibility to have a positive impact on the communities from which we benefit and weave that obligation into the fibers of our business. To do this well, we have rebuilt our approach to diversity, equity, and inclusion to capture the renewed spirit of the company. Columbia is fully vested in making meaningful, permanent changes across the organization.

Guiding Principles

- We know equity is essential to our culture and effectiveness
- We commit to becoming a more diverse company
- We succeed through our inclusive business practices and policies
- We honor the differences within our team and know they make us stronger
- We cultivate connections across our team
- We operate with integrity and transparency in all aspects of our business
- We seek opportunities to serve our communities
- We pursue diversity in our business relationships

DIVERSITY, EQUITY AND INCLUSION

Our DEI Objectives: Focus Areas

Work Environment



Every employee is respected regardless of race, ethnicity, religion, gender, and/or title.

Employment



We uphold fair and consistent employment practices for all individuals.

Board Composition



Columbia benefits from board members with diverse backgrounds and perspectives.

Community



Columbia is committed to supporting organizations that focus on DEI initiatives.

Business Partners



Columbia reflects its internal efforts on its external relationships.



HEALTHY BUILDINGS & COMMUNITIES

Communication & Action

Our COVID-19 Response

- Established COVID-19 Task Force who oversaw comprehensive return-to-office planning
- Deployed extensive safety signage program at all managed properties and company offices nationwide
- Enhanced cleaning protocols for buildings and team spaces
- Extensive outreach to tenants and team members, with regular communications, virtual Town Halls, and surveys
- Deployed the Carbon Health COVID Ready Daily Symptom Tracking System for employees and rotational staffing plans
- Offered Capacity Manager program to tenants through “Columbia Gateway” app
- Extensive donations in support of COVID-19 relief efforts

Plus: Fitwel certification in process for select assets that will qualify Columbia as a Fitwel Champion for 2021





CARING FOR OUR EMPLOYEES

Defining what it means to be a “Best Workplace”

Columbia is a people-centric organization with a focus on driving true community in the workplace, taking pride in what we do together, and offering opportunities for professional growth and experiences.

- Culture of communication and collaboration at every level of the organization
- Provide employees a voice through open communication and anonymous employee surveys
- Extensive programs and opportunities to advance skill set, cross-role learning, and engage in industry organizations
- Comprehensive, industry-leading Health and Wellness Benefits package
- Highly competitive Employee Compensation packages to motivate and reward



COMMUNITY INITIATIVES

Columbia Cares

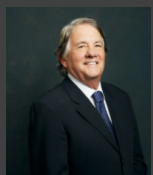
Supported nearly 50 local community groups and national organizations in 2020 through generous donations of resources, including time, money, food, clothing, school supplies, toys, and more





GOVERNANCE

Board of Directors



Board Composition

Columbia benefits from board members with diverse backgrounds and perspectives and aligns with best practices for board composition.

- ✓ 88% of non-executive Board Members are Independent
- ✓ 25% of non-executive Board Members are Female
- ✓ Average Board Tenure: 7 years
- ☒ Opted out of MUTA
- ☒ Non-staggered
- ☒ No legacy family issues among shareholder base or board
- ☒ No tax protection agreements constraining strategic decisions





GOVERNANCE

Best Practices

- Alignment of pay with performance.
 - A significant portion of total compensation is linked to the achievement of operational and strategic goals set by the Board.
 - We determine a substantial portion of the equity awards based on the Company's TSR as measured against the FTSE Nareit Equity Office Index.
- Enterprise Risk Assessment incorporates SASB and TCFD frameworks overseen by the Board of Directors
- ESG overseen by Nominating and Corporate Governance Committee with annual update to the Board
- Separate roles of Chairman and Chief Executive Officer
- Require majority voting for uncontested director elections
- Maintain stock ownership guidelines for directors and executive officers



ENVIRONMENTAL PERFORMANCE

GRESB Participation & Results



-
- Columbia achieved GRESB Green Star designation as a first-time responder in 2020, for our efforts in the 2018-2019 years.
 - Achieved a score 22% higher than the average first-time responder in 2019*
 - Achieved 3 out of 5 GRESB Green Stars
 - Achieved GRESB Public Disclosure “A” Rating
 - Responded to GRESB Resilience Module

*Most recent year for which GRESB reported a first-time respondent score.



ENVIRONMENTAL PERFORMANCE

Management Systems



We benchmark property-level performance in ENERGY STAR Portfolio Manager to track and report energy performance across the portfolio.



We perform GHG emissions inventory in accordance with the GHG Protocol based on site-specific data.



We track and report water consumption in ENERGY STAR Portfolio Manager across the portfolio.



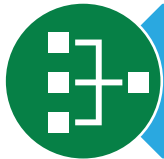
We pursue sustainable waste management strategies across our portfolio where feasible.

ENVIRONMENTAL ACCOMPLISHMENTS

In 2020



Established Sustainability Targets to be announced in our 2020 ESG Report
- *Joining global goal of Net Zero GHG emissions by 2050*



Implemented portfolio-wide Environmental Management Systems



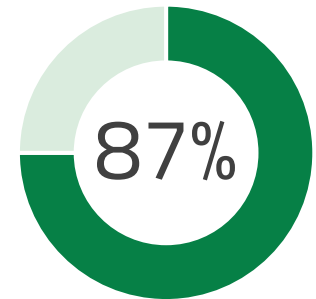
ESG Performance considered within Executive Compensation



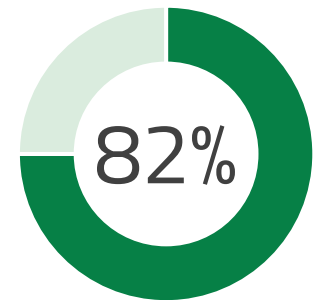
ESG Initiatives comply with SASB, TCFD, GRI standards



Secured and/or qualified 20 buildings for new or renewed LEED and Energy Star certifications in 2020



of portfolio
ENERGY STAR
certified*



of portfolio
LEED certified

SUMMARY OF 2020 ACCOMPLISHMENTS



87% of portfolio
certified



82% of portfolio
certified



Green Star-rated 2020
as first-time responder



"A" Public Disclosure
score



Best Places to Work
in NYC, 2020



Portfolio-wide app for
tenant communication



App for daily symptom
tracking of all employees

~50

Local community groups
and national
organizations supported

EMS

Tracking performance
portfolio-wide in Energy
Management System

ESG

Compensation
Metrics

in place for all employees

ESG

Initiatives

comply with SASB,
TCFD, GRI standards



INITIATIVES IN PROCESS

For 2021



Securing Well Health & Safety certifications across portfolio



Pursuing multiple Fitwel certifications and Fitwel Champion for 2021



Enhanced Green Lease language and tracking program



Creation of Sustainable Development Policy



Incorporating Sustainable Acquisition / Due Diligence Checklist

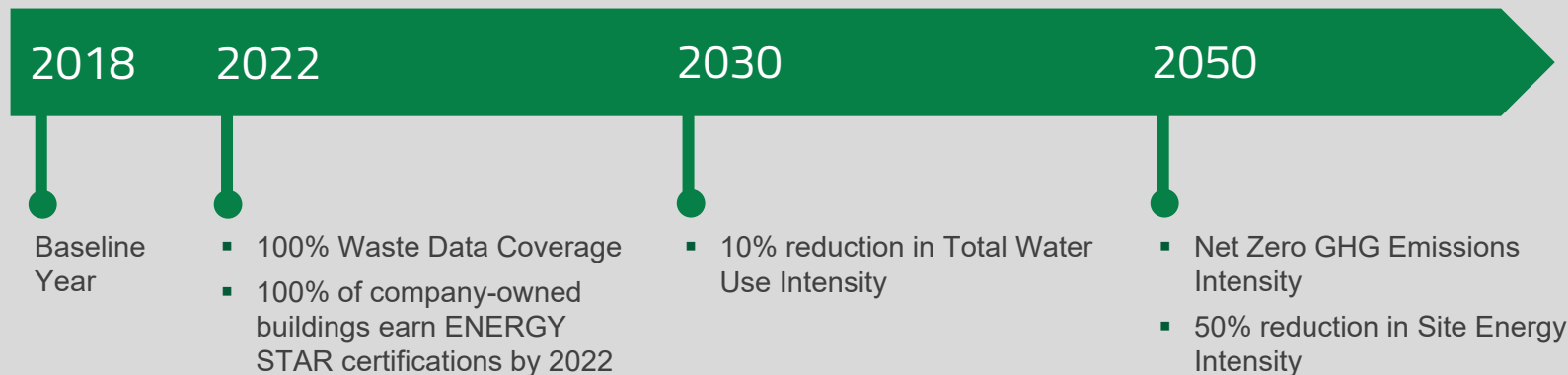


ENVIRONMENTAL GOALS & TARGETS

2021+

We have established ambitious goals and targets in alignment with leading industry frameworks and standards to reduce our overall environmental impact.

- 100% of company-owned buildings earn ENERGY STAR certifications by 2022
- 100% Waste Data Coverage by 2022
- 10% reduction in Water Use Intensity by 2030
- 50% reduction in Site Energy Intensity by 2050
- Net Zero Greenhouse Gas Emissions Intensity by 2050





FORWARD-LOOKING STATEMENTS

This presentation contains certain statements that may be considered forward-looking statements within the meaning of Section 27A of the Securities Act of 1933 and Section 21E of the Securities Exchange Act of 1934. 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 other similar words. These forward-looking statements include information about possible or assumed future results of the business and our financial condition, liquidity, results of operations, future plans, and objectives. They also include, among other things, statements regarding subjects that are forward-looking by their nature, such as, our business and financial strategy; our guidance and underlying assumptions; expectations on timing of completion of announced acquisitions; expectations on occupancy rates and additional growth in same store net operating income; the impact of the COVID-19 pandemic on our results of operations; our ability to obtain future financing; future acquisitions and dispositions of operating assets; future repurchases of common stock; and market and industry trends. Readers are cautioned not to place undue reliance on these forward-looking statements, which speak only as of the date this presentation is published, and which are subject to certain risks and uncertainties which could cause actual results to differ materially from those projected or anticipated. These risks and uncertainties include, without limitation: risks affecting the real estate industry and the office sector, in particular (such as the inability to enter into new leases, dependence on tenants' financial condition, and competition from other owners of real estate); risks relating to lease terminations, lease defaults, or changes in the financial condition of our tenants, particularly by a significant tenant; risks relating to our ability to maintain and increase property occupancy rates and rental rates; adverse economic or real estate market developments in our target markets; the risks of pandemics or other public health emergencies, including the continued spread and impact of, and the governmental and third-party response to, the recent COVID-19 outbreak; the impact of social distancing, shelter-in-place, border closings, travel restrictions, remote work requirements and similar governmental and private measures taken to combat the spread of COVID-19; risks relating to the use of debt to fund acquisitions; availability and terms of financing; the ability to refinance indebtedness as it comes due; sensitivity of our operations and financing arrangements to fluctuations in interest rates; reductions in asset valuations and related impairment charges; risks relating to construction, development, and redevelopment activities; risks associated with joint ventures, including disagreements with, or misconduct by, joint venture partners; risks relating to repositioning our portfolio; risks relating to reduced demand for, or over supply of, office space in our markets; risks relating to acquisition and disposition activities; potential liability for uninsured losses and environmental contamination; potential adverse impact of market interest rates on the market price for our securities; and risks associated with our dependence on key personnel whose continued service is not guaranteed.

We do not intend to publicly update or revise any forward-looking statement, whether as a result of new information, future events, or otherwise. For additional risks and uncertainties that may cause actual results to differ from expectations, see our Annual Report on Form 10-K for the year ended December 31, 2019, and subsequently filed periodic reports.

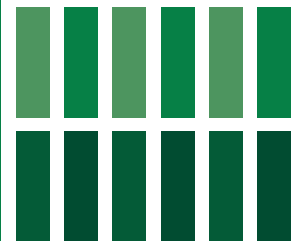
The names, logos, and related product and service names, design marks, and slogans are the trademarks or service marks of their respective companies. When evaluating the Company's performance and capital resources, management considers the financial impact of investments held directly and through unconsolidated joint ventures. This presentation includes financial and operational information for our wholly-owned investments and our proportional interest in unconsolidated investments.

Unless otherwise indicated, statistics shown above are as of December 31, 2020, and reflect only those properties in which Columbia holds a majority ownership interest, at 100% of these assets, including those held through joint venture partnerships.





Corporate responsibility ... central to who we are.



For more information: <https://columbia.reit/responsibility>

