




Columbia Property Trust Environmental, Social and Governance 2019 REPORT SUPPLEMENT

To supplement our previously published Environmental, Social and Governance 2019 Report, we are providing the metrics of our environmental performance for the 2019 year. We intend for these metrics, which will be provided within our ESG Reports in future years, to become a baseline against which to compare our future performance year over year, and to demonstrate our progress against our performance improvement goals in the years ahead.

Our full ESG 2019 Report is available on our website at www.columbia.reit/responsibility.

 **6.2**
MILLION RENTABLE
SQUARE FEET

2019 Environmental Performance

Columbia is committed to reporting performance for key environmental metrics. To ensure accuracy and transparency in reporting, an independent, third-party limited-assurance review was conducted. The review evaluated the GHG inventory in accordance with the ISO14064-3 2019 International Standard. A parallel methodology was used for energy, water, and waste data. The review identified no cause to believe that the values reported are not presented fairly, in accordance with the relevant criteria.

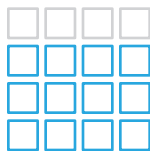
Unless otherwise noted, the environmental performance data provided in this supplement report is as of December 31, 2019; is based on gross square feet; and is at 100% of the 17 assets that Columbia owned and operated in the 2019 calendar year, including those held through joint venture partnerships, and that were not under development or re-development in 2019. Data is also pro forma for the sale of two properties in Pittsburgh, PA, and Pasadena, CA, that Columbia owned in 2019 but sold in early 2020.

CERTIFICATIONS



15

BUILDINGS
ENERGY STAR CERTIFIED



75%

ENERGY STAR CERTIFIED
4.7 million square feet



15

BUILDINGS
LEED CERTIFIED



82%

LEED CERTIFIED
5.1 million square feet



2

BOMA 360 BUILDING
DESIGNATIONS

- 95 Columbus
- 221 Main Street

ENERGY STAR, LEED, and BOMA percentages are based on rentable square feet, which excludes space that is under development or redevelopment; these data reflect all properties that have met certification criteria and have received or are awaiting certification.

ACCESSIBILITY



97

AVERAGE WALK SCORE¹



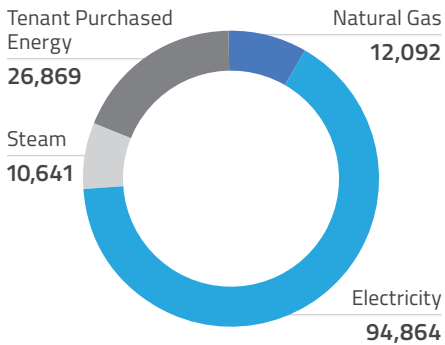
92

AVERAGE TRANSIT SCORE²

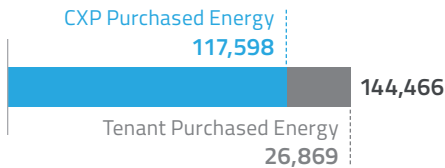
¹ Walk Score measures the walkability and pedestrian friendliness using a third-party validated methodology. For each address, Walk Score routes and analyzes population density and block length to calculate a score between 0 and 100 (100 being the highest possible score). Points are awarded based on the distance to amenities: Amenities within 1/3 of a mile or a 5-minute walk are given maximum points.

² Transit Score measures how well a location is served by public transportation using a third-party validated methodology. Transit Scores are based on the frequency of service and distance from a specific building and are calculated between 0 and 100 (100 being the highest possible score).

ENERGY CONSUMPTION (MWh)



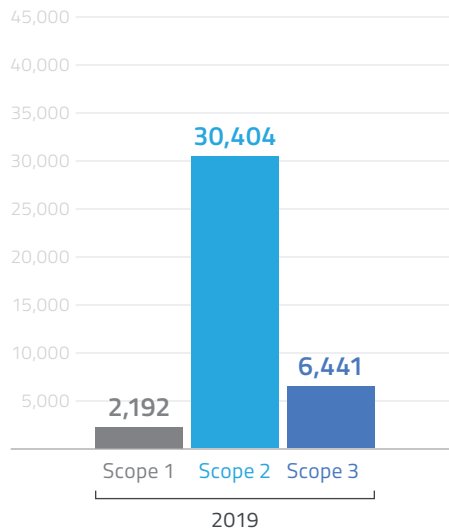
TOTAL ENERGY CONSUMPTION (MWh)



64.31
SITE ENERGY USE INTENSITY
(kBtu/ft²)

We benchmark property-level performance in ENERGY STAR Portfolio Manager to track and report energy performance across the portfolio. Total energy consumption represents electricity, steam, and natural gas consumption. Tenant energy consumption represents tenant directly metered and tenant submetered energy.

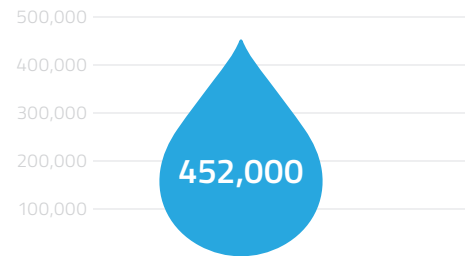
GREENHOUSE GAS EMISSIONS (MTCO₂e)



5.09
GHG EMISSIONS INTENSITY
(kg CO₂e/ft²)

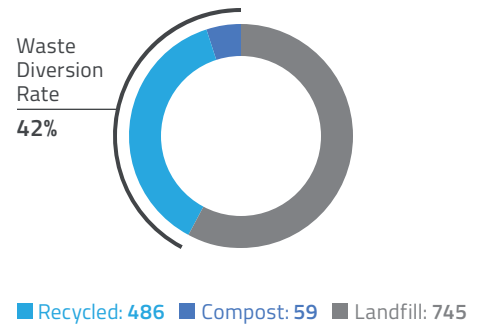
The GHG emissions inventory was performed in accordance with the GHG Protocol based on site specific data. Scope 1 emissions are from natural gas consumption, Scope 2 emissions are from base building electricity and steam consumption, and Scope 3 emissions are from tenant-purchased energy consumption.

WATER CONSUMPTION (m³)



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

WASTE AND RECYCLING (tons)



42%
WASTE DIVERSION RATE

We pursue sustainable waste management strategies across our portfolio where feasible. The total waste generated in 2019 was 1,290 metric tons. We diverted 42% of our waste through recycling and composting.

Sustainability Data Management Strategy

In order to optimize building systems and drive operational efficiencies, Columbia utilizes an Environmental Management System (EMS) based on the Integrated Organization for Standardization (ISO) 14001 standard. This enables us to continually monitor our performance and identify opportunities that align with our overall sustainability strategy. We track metrics across our portfolio for energy, water, waste, and greenhouse gas emissions, and leverage external platforms including the EPA's ENERGY STAR Portfolio Manager tool to benchmark performance.