

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Gross Rate	Net Absorption		
				Direct	Direct SF	Sublet		2019	2020	2021 YTD
TIER I										
Legacy Union	841,164	2019	2.0x	13.8%	115,855	0.0%	\$39.50	602,387	123,943	(1,021)
300 South Tryon	638,459	2017	1.0x	0.4%	2,265	13.1%	\$42.00	137,108	53,000	(3,987)
Regions 615	375,865	2017	2.0x	16.1%	60,456	0.0%	\$41.50	16,181	0	0
Duke Energy Center	1,394,659	2010	1.0x	0.8%	10,919	0.0%	NM	(2,389)	(7,091)	0
Ally Center	368,092	2009	3.3x	2.2%	7,940	0.0%	NM	(10,933)	13,463	(7,940)
Truist Center	966,000	2002	1.4x	1.9%	18,415	0.1%	\$41.00	9,963	4,059	0
Three Wells Fargo Center	930,733	1999	0.9x	0.0%	0	0.0%	NM	0	0	0
Fifth Third Center	698,000	1997	1.5x	2.0%	13,987	0.0%	\$40.00	24,872	23,591	0
300 S Brevard	353,393	1994	1.9x	0.0%	0	0.0%	\$42.00	353,393	0	0
One Wells Fargo Center	1,018,120	1988	1.3x	0.3%	3,110	0.3%	\$42.00	(2,728)	(3,110)	0
Transamerica Square Center	434,048	1997	1.8x	0.6%	2,435	0.0%	NM	0	(2,435)	0
NASCAR Plaza	415,612	2009	1.6x	0.6%	2,516	38.7%	\$36.50	7,220	(40,391)	(69,271)
Carillon Tower	488,243	1991	1.0x	16.8%	81,970	0.8%	\$36.24	(6,769)	(12,933)	(21,694)
121 West Trade	329,930	1990	0.5x	26.2%	86,554	0.0%	\$33.00	13,325	37,747	(6,945)
Charlotte Plaza	648,540	1981	1.0x	18.2%	118,232	16.3%	\$35.00	157,659	(93,346)	(27,191)
One South at the Plaza	952,800	1974	1.0x	40.2%	382,683	1.1%	\$37.00	(65,424)	(122,066)	(184,526)
Total / Weighted Average	10,853,658	1999	1.3x	8.4%	907,337	3.4%	\$39.15	1,233,865	(25,569)	(322,575)
TIER II										
525 North Tryon	425,000	1998	1.2x	6.2%	26,431	0.0%	\$29.50	11,129	27,450	0
Two Wells Fargo Center	758,508	1971	1.0x	0.1%	954	0.0%	NM	(954)	0	0
South Tryon Square	264,067	1961	1.5x	18.6%	49,106	2.5%	\$34.00	(13,269)	(7,673)	0
200 South Tryon	240,000	1962	-	2.5%	5,917	4.1%	\$26.89	17,739	5,805	(12,224)
Gateway Center	310,745	1987	0.6x	12.8%	39,828	0.0%	\$25.50	0	(12,664)	0
First Citizens Bank Plaza	477,000	1985	1.0x	33.7%	160,942	21.6%	\$35.00	20,676	19,866	(5,505)
101 North Tryon	546,878	1983	1.1x	18.9%	103,344	1.9%	\$34.50	25,605	(4,806)	(28,294)
BB&T Center	568,646	1975	2.5x	15.2%	86,286	23.5%	\$33.00	25,861	(46,891)	(109,735)
400 South Tryon	589,778	1974	0.9x	0.6%	3,300	0.0%	\$28.00	(3,300)	9,174	0
Total / Weighted Average	4,180,622	1977	1.1x	11.4%	476,108	6.3%	\$31.19	83,487	(9,739)	(155,758)

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Gross Rate	Net Absorption		
				Direct	Direct SF	Sublet		2019	2020	2021 YTD
TIER III										
301 Midtown	192,287	1971	1.0x	18.7%	35,955	0.0%	\$29.00	(16,300)	3,971	(1,251)
Charlotte Chamber of Commerce	65,444	1962	3.0x	17.2%	11,235	4.6%	NM	2,452	(11,235)	0
Trade West	153,514	1957	1.7x	52.6%	80,776	0.0%	\$28.84	11,661	(40,868)	0
Packard Place	95,128	1928	0.5x	46.5%	44,212	0.0%	\$29.00	(4,902)	(24,153)	0
Johnston Building	204,183	1924	-	36.5%	74,591	4.8%	\$32.00	(10,543)	(24,671)	2,347
Total / Weighted Average	710,556	1948	1.0x	34.7%	246,769	1.8%	\$29.91	(17,632)	(96,956)	1,096

Total Competitive Set	15,744,836	1991	1.3x	10.4%	1,630,214	4.1%	\$36.33	1,299,720	(132,264)	(477,237)
-----------------------	------------	------	------	-------	-----------	------	---------	-----------	-----------	-----------

UNDER CONSTRUCTION						
Property Name	RSF	Delivery Date	Asking Rent	OpEx	Preleased SF	Tenants
Legacy Union II	362,500	2021	\$42.50	NM	278,500	Deloitte & Robinhood
Legacy Union III - Honeywell	287,000	2021	NM	NM	287,000	Honeywell - Single Tenant
FNB Tower	156,415	2021	\$42.00	NM	156,415	First National Bank leasing two floors; multi-component on top floors
10 Tryon St	178,000	2024	\$38.00	NM	30,000	Publix preleased first floor for retail location
Total / Weighted Average	983,915	2022	\$29.21	NM	751,915	

Property Name	Owner	Last Sale Detail						Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate	Seller		
TIER I									
Legacy Union	Highwoods Properties, Inc.	Nov-19	\$436	\$518	90.0%	5.0%	Lincoln Harris	Lincoln Harris	Lincoln Harris
300 South Tryon	Barings Real Estate Advisers							Spectrum Companies	-
Regions 615	CBREI / CalSTRS	Jun-18	\$222	\$598	84.0%	6.0%	Portman Holdings	CBRE	-
Duke Energy Center	Childress Klein							Childress Klein	Childress Klein
Ally Center	EPIC UK Ltd	Oct-14	\$109	\$295	99.0%	6.2%	Principal Financial Group	Trinity Partners	-
Truist Center	Truist Bank	Mar-20	\$456	\$472	99.4%	NA	Cousins Properties	-	Foundry Commercial
Three Wells Fargo Center	Childress Klein							Childress Klein	Childress Klein
Fifth Third Center	Cousins Properties	Aug-14	\$215	\$308	81.6%	6.0%	Parmenter	Cousins Properties	Foundry Commercial
300 S Brevard	Hana Asset Management	Jan-21	\$201	\$569	100.0%	5.2%	Stream Realty Partners	-	-
One Wells Fargo Center	Vision Properties, LLC	Mar-16	\$284	\$279	98.0%	6.0%	Starwood Capital Group	-	CBRE
Transamerica Square Center	Bank of America Corporation	Oct-07	\$70	\$161	99.7%		Wells Fargo Bank	JLL	-
NASCAR Plaza	Cousins Properties	Oct-16	\$113	\$271	97.7%	6.8%	Parkway Properties	Cousins Properties	Foundry Commercial
Carillon Tower	Kessler / KBS	Jan-16	\$147	\$301	91.6%	5.9%	Hines Securities	Hines REIT, Inc.	Trinity Partners
121 West Trade	Lincoln Harris	Dec-15	\$72	\$217	74.0%		Greenfield Partners	Lincoln Harris	Foundry Commercial
Charlotte Plaza	Rabina Properties	Apr-15	\$160	\$245	91.0%	6.5%	Hines Securities	Rabina Properties	JLL
One South at the Plaza	Cousins Properties	Jun-19	\$302	\$317	96.3%	5.3%	TIER REIT	Cousins Properties	Trinity Partners
TIER II									
525 North Tryon	Grubb Properties / NYL	Dec-14	\$60	\$141	64.0%		Cousins Properties	Foundry Commercial	Foundry Commercial
Two Wells Fargo Center	Childress Klein							Childress Klein	Childress Klein
South Tryon Square	Goldman Sachs & Co. LLC	Aug-16	\$70	\$263	91.1%		Mayfield Gentry	Cushman & Wakefield	CBRE
200 South Tryon	Jewell Capital	Sep-17	\$35	\$148	95.0%		LNR Partners	Cushman & Wakefield	Cushman & Wakefield
Gateway Center	Hamilton Equity Partners	Mar-19	\$41	\$130	91.0%		GEM Realty Capital	-	Trinity Partners
First Citizens Bank Plaza	The Dilweg Companies	Apr-17	\$79	\$166	29.8%		Osprey Management	The Dilweg Companies	CBRE
101 North Tryon	Crescent / Nuveen	Jun-19	\$132	\$242	81.0%		Barings	-	JLL
BB&T Center	Opal Holdings	Jan-21	\$115	\$202	85.0%	7.6%	Arden Group	Trinity Partners	Trinity Partners
400 South Tryon	Oaktree Capital Management	May-18	\$134	\$229	95.0%	7.3%	DRA Advisors	Trinity Partners	Trinity Partners

Property Name	Owner	Last Sale Detail						Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate	Seller		
TIER III									
301 Midtown	The Fallon Company	Jun-17	\$25	\$127	83.3%		CW Capital	Foundry Commercial	Foundry Commercial
Charlotte Chamber of Commerce	Ferncroft Capital	Feb-19	\$30	\$456	100.0%	7.4%	Grubb Properties	Spectrum Companies	Spectrum Companies
Trade West	Somerset Properties	Jul-18	\$24	\$156	63.0%	5.5%	Triangle Capital Group	Somerset Properties	Trinity Partners
Packard Place	Packard Place, LLC	Dec-10	\$3	\$36	89.5%	4.0%	Novare Group	Packard Place, LLC	Trinity Partners
Johnston Building	Spaulding & Slye Investments	Jul-19	\$35	\$207	72.0%	5.0%	Dilweg Companies	Trinity Partners	JLL

UNDER CONSTRUCTION				
Property Name	Developer	Investor	Land Price	Dev. Cost
Legacy Union II	Lincoln Harris		Unknown	Unknown
Legacy Union III - Honeywell	Lincoln Harris		Unknown	Unknown
FNB Tower	Dominon / NYL		Unknown	Unknown
10 Tryon St	K & K Investment Holdings LLC		Unknown	Unknown