

## Downtown Atlanta - Tier Report - 2019 4Q

| PARTNERS                      |            |            |         |           |        |            |                |           |           |               |                                |
|-------------------------------|------------|------------|---------|-----------|--------|------------|----------------|-----------|-----------|---------------|--------------------------------|
| Property Name                 | RSF        | Year Built | Vacancy |           |        | Gross Rate | Net Absorption |           |           | Parking Ratio | Owner                          |
|                               |            |            | Direct  | Direct SF | Sublet |            | 2017           | 2018      | 2019      |               |                                |
| TIER I                        |            |            |         |           |        |            |                |           |           |               |                                |
| 55 Allen Plaza                | 342,854    | 2007       | 13.2%   | 45,151    | 0.0%   | \$32.48    | (42,766)       | 38,582    | 32,712    | 1.0x          | Lone Star Funds                |
| SunTrust Plaza Gardens        | 650,000    | 2000       | 8.9%    | 57,599    | 0.0%   | NM         | 0              | (119,411) | 61,812    | 1.5x          | Truist                         |
| SunTrust Plaza                | 1,249,022  | 1992       | 5.1%    | 63,733    | 0.3%   | NM         | (6,255)        | (44,337)  | (15,237)  | 1.5x          | Truist                         |
| One Ninety One Peachtree      | 1,222,142  | 1991       | 10.7%   | 131,374   | 1.1%   | \$33.05    | (36,190)       | 4,830     | 7,982     | 1.0x          | Banyan Street Capital          |
| Georgia-Pacific Center        | 1,133,840  | 1982       | 19.9%   | 225,714   | 0.0%   | \$27.50    | 7,849          | (19,401)  | (168,132) | 1.9x          | Invest Atlanta                 |
| Centennial Tower              | 664,477    | 1975       | 12.4%   | 82,435    | 1.3%   | \$30.06    | 18,267         | 61,685    | 86,790    | 4.0x          | The Dilweg Companies           |
| Wgt. Avg. / Total             | 4,919,481  | 1991       | 12.3%   | 606,006   | 0.5%   | \$30.53    | (59,095)       | (78,052)  | 5,927     | 1.8x          |                                |
| TIER II                       |            |            |         |           |        |            |                |           |           |               |                                |
| ACS Building                  | 998,770    | 1989       | 15.1%   | 150,628   | 0.0%   | \$24.50    | (11,997)       | 5,129     | 30,530    | 1.0x          | CVMC REIT II                   |
| Marquis One                   | 492,611    | 1987       | 27.3%   | 134,289   | 0.0%   | \$45.00    | 13,972         | (5,079)   | 1,433     | 2.0x          | Banyan Street Capital          |
| Marquis Two                   | 464,277    | 1987       | 12.8%   | 59,348    | 0.0%   | \$45.00    | (2,084)        | 35,712    | 65,606    | 2.0x          | Banyan Street Capital          |
| Peachtree Center - 229        | 426,178    | 1976       | 14.9%   | 63,685    | 0.0%   | \$42.53    | 65,378         | (2,679)   | 2,185     | 2.0x          | Banyan Street Capital          |
| Peachtree Center - 233        | 419,500    | 1976       | 24.1%   | 100,970   | 0.0%   | \$90.00    | 426            | (16,486)  | 12,904    | 2.0x          | Banyan Street Capital          |
| Peachtree Center - 225        | 349,488    | 1968       | 31.2%   | 109,165   | 0.0%   | \$34.88    | (4,386)        | (8,449)   | 4,724     | 2.0x          | Banyan Street Capital          |
| Peachtree Center - 235        | 302,951    | 1967       | 21.0%   | 63,684    | 0.0%   | \$30.23    | (22,187)       | 16,542    | 6,940     | 2.0x          | Banyan Street Capital          |
| 260 Peachtree                 | 308,213    | 1972       | 8.5%    | 26,205    | 7.6%   | \$24.00    | 8,519          | 12,952    | (9,492)   | 2.1x          | Richard Bowers & Co.           |
| 100 Peachtree                 | 622,084    | 1969       | 10.6%   | 66,155    | 3.1%   | \$31.50    | 85,579         | 49,991    | 15,802    | 1.5x          | Zeller Realty Group            |
| One Georgia Center            | 375,952    | 1968       | 1.7%    | 6,579     | 0.0%   | \$24.82    | 10,278         | 13,488    | 10,896    | 3.0x          | Office Properties Income Trust |
| 230 Peachtree                 | 290,000    | 1965       | 18.5%   | 53,547    | 7.0%   | \$20.72    | (22,823)       | 25,127    | (16,615)  | 0.3x          | Portman Holdings, LLC          |
| 270 Peachtree                 | 326,023    | 1961       | 19.6%   | 63,914    | 4.3%   | \$23.00    | 0              | (13,924)  | (22,142)  | 1.1x          | Richard Bowers & Co.           |
| Baltimore Block               | 105,241    | 1885       | 9.3%    | 9,812     | 0.0%   | \$24.97    | 11,691         | 12,300    | 31,913    | NM            | Gamma Real Estate              |
| 100 Edgewood                  | 323,600    | 1963       | 100.0%  | 323,600   | 0.0%   | NM         | (323,600)      | 0         | 0         | 1.8x          | Parkway Properties             |
| The Hurt Building             | 436,032    | 1913       | 18.7%   | 81,589    | 1.2%   | \$23.23    | 14,951         | 37,864    | (6,654)   | 2.0x          | Meltzer Group, LLC             |
| Baltimore Block               | 105,241    | 1885       | 9.3%    | 9,812     | 0.0%   | \$24.97    | 11,691         | 12,300    | 31,913    | NM            | Gamma Real Estate              |
| Wgt. Avg. / Total             | 6,346,161  | 1958       | 20.8%   | 1,322,982 | 1.3%   | \$34.86    | (164,592)      | 174,788   | 159,943   | 1.8x          |                                |
| TIER III                      |            |            |         |           |        |            |                |           |           |               |                                |
| I.B.E.W Building              | 75,000     | 1969       | 2.7%    | 1,997     | 0.0%   | \$0.00     | 1,387          | 3,236     | 0         | 1.8x          | IBEW Local 613                 |
| Federal Reserve - Marietta St | 331,249    | 1966       | 12.3%   | 40,588    | 0.0%   | \$9.00     | 0              | 223       | 0         | 1.0x          | State Bar of Georgia           |
| 34 Park Tower                 | 299,494    | 1961       | 59.4%   | 177,818   | 3.7%   | \$25.00    | 8,209          | 0         | (4,134)   | 1.0x          | The Creations Group            |
| The Grant Building            | 130,000    | 1898       | 69.5%   | 90,364    | 0.0%   | \$13.60    | (2,331)        | (23,983)  | 11,949    | NM            | Stream Realty Partners, LP     |
| Wgt. Avg. / Total             | 835,743    | 1949       | 37.2%   | 310,767   | 1.3%   | \$14.64    | 7,265          | (20,524)  | 7,815     | 1.3x          |                                |
| Total Competitive Set*        | 12,101,385 | 1964       | 18.5%   | 2,239,755 | 1.0%   | \$31.79    | (216,422)      | 76,212    | 173,685   | 1.7x          |                                |

\*excludes buildings for which data was not available.