

# Midtown Atlanta - Tier Report - 2019 4Q

| PARTNERS                       |           | Year  | Vacancy |           |        | Gross   | Net Absorption |           |           | Parking | PARTNERS                        |  |
|--------------------------------|-----------|-------|---------|-----------|--------|---------|----------------|-----------|-----------|---------|---------------------------------|--|
| Property Name                  | RSF       | Built | Direct  | Direct SF | Sublet | Rate    | 2017           | 2018      | 2019      | Ratio   | Owner                           |  |
| TIER I                         |           |       |         |           |        |         |                |           |           |         |                                 |  |
| 1180 Peachtree                 | 690,835   | 2005  | 6.0%    | 41,735    | 0.9%   | \$47.00 | 8,677          | (2,567)   | (38,827)  | 2.0x    | GE Pension Trust                |  |
| Coda                           | 670,000   | 2019  | 27.8%   | 186,033   | 1.3%   | \$52.00 | 0              | 0         | 474,967   | 1.4x    | Georgia Tech / Portman          |  |
| 12th & Midtown                 | 762,804   | 2010  | 8.1%    | 61,624    | 0.5%   | \$43.82 | 14,294         | 6,304     | 20,471    | 2.0x    | MetLife / NY Common             |  |
| 725 Ponce                      | 370,931   | 2019  | 0.0%    | 0         | 0.0%   | \$49.75 | 0              | 0         | 370,931   | 2.5x    | JPMorgan Chase & Co.            |  |
| Ponce City Market              | 615,244   | 2014  | 0.0%    | 0         | 0.0%   | \$46.00 | 17,437         | 58,228    | 0         | 2.0x    | Jamestown                       |  |
| One Atlantic Center            | 1,100,312 | 1987  | 6.3%    | 69,081    | 0.4%   | \$43.00 | 136,902        | 1,130     | 4,393     | 1.9x    | Starwood                        |  |
| T3 West Midtown                | 232,141   | 2019  | 100.0%  | 232,141   | 0.0%   | \$48.00 | 0              | 0         | 0         | 2.0x    | Hines                           |  |
| Promenade                      | 774,610   | 1991  | 8.6%    | 66,504    | 6.9%   | \$46.71 | 947            | (20,095)  | 5,266     | 2.7x    | Cousins Properties              |  |
| The Proscenium                 | 533,135   | 2000  | 0.7%    | 3,640     | 2.8%   | \$44.00 | (38,261)       | (5,630)   | 62,420    | 1.9x    | John Hancock                    |  |
| 1100 Peachtree                 | 553,778   | 1990  | 3.0%    | 16,650    | 0.1%   | \$40.00 | 12,996         | (25,124)  | 25,741    | 2.0x    | John Hancock                    |  |
| Regions Plaza                  | 502,846   | 2001  | 2.8%    | 13,836    | 4.5%   | \$39.50 | 26,845         | 2,011     | 11,041    | 2.0x    | Prudential                      |  |
| 999 Peachtree                  | 621,946   | 1987  | 20.1%   | 124,828   | 2.0%   | \$39.27 | (10,905)       | (101,805) | (2,885)   | 2.0x    | Franklin Street                 |  |
| Atlantic Station (201 17th St) | 355,870   | 2007  | 9.7%    | 34,657    | 3.9%   | \$42.50 | (3,225)        | (17,647)  | (7,054)   | 2.0x    | KBS                             |  |
| Atlantic Station (171 17th St) | 510,268   | 2004  | 14.1%   | 72,018    | 0.0%   | \$42.37 | 49,763         | 3,982     | (70,258)  | 2.4x    | KBS / Prime US REIT             |  |
| Atlantic Station (271 17th St) | 541,789   | 2009  | 12.9%   | 69,941    | 1.3%   | \$41.32 | (10,517)       | 19,068    | (33,420)  | 2.0x    | Lionstone / CalSTRS             |  |
| 10 10th                        | 426,192   | 2001  | 0.9%    | 4,038     | 0.0%   | \$43.00 | (3,984)        | 24,465    | 34,658    | 2.0x    | Metzler / Union                 |  |
| Centergy One                   | 486,993   | 2003  | 0.0%    | 0         | 0.0%   | \$42.00 | 0              | 0         | 40,000    | NA      | Kim King & Associates           |  |
| Wgt. Avg. / Total              | 9,058,859 | 2004  | 11.0%   | 996,726   | 1.6%   | \$44.10 | 200,969        | (57,680)  | 897,444   | 2.0x    |                                 |  |
| TIER II                        |           |       |         |           |        |         |                |           |           |         |                                 |  |
| Pershing Park Plaza            | 160,145   | 1989  | 2.6%    | 4,129     | 0.0%   | \$37.00 | 0              | 0         | 104       | 2.6x    | Franklin Street                 |  |
| 400 Colony Square              | 394,072   | 1974  | 17.4%   | 68,474    | 0.0%   | \$41.50 | 20,736         | (44,384)  | 2,105     | 2.0x    | Lionstone/North Amer Prop       |  |
| 100 Colony Square              | 335,000   | 1972  | 6.6%    | 22,163    | 1.0%   | \$41.00 | 34,450         | 36,993    | (14,848)  | 2.0x    | Lionstone/North Amer Prop       |  |
| Bank of America Plaza          | 1,330,000 | 1992  | 33.8%   | 449,085   | 0.5%   | \$37.72 | 109,683        | 139,283   | 38,744    | 1.1x    | Shorenstein                     |  |
| One Peachtree Pointe           | 160,000   | 1999  | 22.0%   | 35,183    | 0.0%   | \$35.61 | (4,481)        | 7,125     | 22,042    | 2.1x    | Dewberry Capital Corp.          |  |
| Two Peachtree Pointe           | 294,279   | 2007  | 12.4%   | 36,625    | 0.0%   | \$38.50 | (24,785)       | 0         | 13,541    | 2.0x    | Dewberry Capital Corp.          |  |
| Four Seasons Hotel             | 99,267    | 1993  | 27.7%   | 27,523    | 0.0%   | \$35.50 | (19,590)       | 3,098     | 2,478     | 1.5x    | Microsoft Corporation           |  |
| The Peachtree                  | 345,254   | 1989  | 22.1%   | 76,334    | 0.0%   | \$33.83 | 31,644         | (31,154)  | (3,797)   | 2.3x    | Banyan/Oaktree                  |  |
| One Midtown Plaza              | 250,128   | 1984  | 6.9%    | 17,322    | 5.8%   | \$35.50 | 1,084          | 6,015     | 2,501     | 2.0x    | Lincoln / State of Illinois     |  |
| Two Midtown Plaza              | 272,764   | 1986  | 8.6%    | 23,419    | 16.9%  | \$36.00 | (14,292)       | 49,008    | 12,259    | 2.0x    | Lincoln / State of Illinois     |  |
| 715 Peachtree                  | 318,446   | 1972  | 26.4%   | 84,068    | 1.6%   | \$39.00 | 99,057         | 89,546    | 21,543    | 2.9x    | Parkway / TPG                   |  |
| The Boundary                   | 97,340    | 1955  | 100.0%  | 97,300    | 0.0%   | NM      | 0              | 0         | (97,300)  | 3.1x    | Parkside Partners LLC           |  |
| Ten Peachtree Place            | 258,917   | 1989  | 0.0%    | 0         | 0.0%   | NM      | 0              | 0         | 0         | 1.9x    | Prudential                      |  |
| Wgt. Avg. / Total              | 4,315,612 | 1985  | 21.8%   | 941,625   | 1.7%   | \$37.77 | 233,506        | 255,530   | (628)     | 2.1x    |                                 |  |
| TIER III                       |           |       |         |           |        |         |                |           |           |         |                                 |  |
| AT&T Midtown Center            | 1,427,549 | 1981  | 36.3%   | 518,309   | 0.0%   | \$33.58 | 0              | (343,384) | (174,925) | 0.2x    | Icahn Enterprises               |  |
| The Biltmore                   | 286,931   | 1924  | 11.0%   | 31,489    | 5.5%   | \$33.50 | 2,692          | (7,691)   | (24,932)  | 2.0x    | Georgia Tech                    |  |
| Pershing Point Plaza           | 409,579   | 1960  | 37.2%   | 152,509   | 1.3%   | \$37.00 | 3,713          | (3,495)   | 16,979    | 1.6x    | Dilweg                          |  |
| 1200 Peachtree St (Fmr NS HQ)  | 370,651   | 1989  | 0.0%    | 0         | 0.0%   | NM      | 0              | 0         | 0         | 2.0x    | Cousins Properties Incorporated |  |
| Circa 730                      | 217,090   | 1967  | 10.9%   | 23,611    | 1.2%   | \$36.99 | 4,034          | (10,613)  | 11,441    | 3.0x    | Crestlight Capital              |  |
| 1315 Peachtree St              | 58,405    | 1986  | 0.0%    | 0         | 0.0%   | \$35.00 | (12,575)       | 12,575    | 0         | 1.8x    | Perkins + Will                  |  |
| Silhouette Midtown             | 116,946   | 1964  | 11.4%   | 13,295    | 0.0%   | \$29.00 | 5,542          | 9,083     | (1,413)   | 1.4x    | Silver Spirit Global LLC        |  |
| 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  |  |
| Midtown Heights                | 100,929   | 1969  | 4.8%    | 4,891     | 0.0%   | NM      | (216)          | 0         | 5,002     | 2.0x    | MetLife, Inc.                   |  |
| 1330 W Peachtree St NW         | 88,665    | 1955  | 0.0%    | 0         | 0.0%   | NM      | 0              | 0         | (88,665)  | 1.0x    | MetLife                         |  |
| 1100 Spring St NW              | 149,541   | 1970  | 7.6%    | 11,404    | 0.0%   | \$40.00 | 5,513          | (10,969)  | 1,605     | 3.5x    | Selig Enterprises               |  |
| 1280 W Peachtree St NW         | 42,408    | 1965  | 0.0%    | 0         | 0.0%   | NM      | 0              | 0         | 0         | 3.5x    | Stockbridge Capital Group LLC   |  |
| Wgt. Avg. / Total              | 3,644,646 | 1967  | 20.9%   | 762,087   | 0.7%   | \$33.36 | 18,981         | (341,006) | (244,012) | 2.1x    |                                 |  |

\*excludes buildings for which data was not available.