

| Property Name                 | RSF       | Year Built | Parking Ratio | Vacancy |           |        | Gross Rate | Net Absorption |           |           |
|-------------------------------|-----------|------------|---------------|---------|-----------|--------|------------|----------------|-----------|-----------|
|                               |           |            |               | Direct  | Direct SF | Sublet |            | 2019           | 2020      | 2021 YTD  |
| TIER I                        |           |            |               |         |           |        |            |                |           |           |
| CNL Center I                  | 348,079   | 1999       | 3.0x          | 10.7%   | 37,412    | 17.7%  | \$32.00    | 0              | (46,517)  | (26,000)  |
| CNL Center II at City Commons | 269,744   | 2006       | 3.0x          | 5.1%    | 13,890    | 8.4%   | \$32.00    | 0              | (3,196)   | (8,718)   |
| Lincoln Plaza                 | 246,100   | 2000       | 2.4x          | 0.0%    | 0         | 0.0%   | \$32.00    | 0              | 0         | 0         |
| SunTrust Center - Main Tower  | 646,008   | 1988       | 2.0x          | 34.7%   | 224,151   | 3.7%   | \$31.00    | 6,984          | (132,795) | (75,452)  |
| Capital Plaza II              | 301,603   | 1999       | 3.0x          | 6.0%    | 17,981    | 0.0%   | \$29.50    | 1,683          | (19,709)  | (16,299)  |
| Bank of America Center        | 421,069   | 1987       | 2.0x          | 20.4%   | 86,065    | 2.2%   | \$29.00    | (29,375)       | 28,066    | (15,094)  |
| One Orlando Centre            | 355,783   | 1988       | 4.0x          | 9.9%    | 35,172    | 4.4%   | \$28.00    | 26,806         | 15,046    | (7,562)   |
| The Citrus Center             | 260,751   | 1971       | 2.8x          | 16.8%   | 43,709    | 0.0%   | \$28.00    | (6,964)        | (36,730)  | 12,647    |
| GAI Consultants Building      | 105,000   | 2011       | 3.0x          | 4.4%    | 4,670     | 0.0%   | \$25.00    | 0              | 18,630    | (4,670)   |
| Total / Weighted Average      | 2,954,137 | 1992       | 2.7x          | 15.7%   | 463,050   | 4.5%   | \$30.01    | (866)          | (177,205) | (141,148) |

|                                 |                  |             |             |              |                |             |                |                 |                 |                 |
|---------------------------------|------------------|-------------|-------------|--------------|----------------|-------------|----------------|-----------------|-----------------|-----------------|
| TIER II                         |                  |             |             |              |                |             |                |                 |                 |                 |
| Seaside Plaza                   | 280,407          | 1982        | 1.5x        | 18.7%        | 52,486         | 1.5%        | \$29.50        | (57,439)        | 10,937          | 0               |
| 20 North Orange                 | 278,271          | 1983        | 1.8x        | 11.8%        | 32,809         | 1.2%        | \$29.00        | 11,778          | (1,169)         | 0               |
| Capital Plaza I                 | 243,289          | 1975        | 3.0x        | 2.1%         | 5,182          | 2.1%        | \$28.50        | 1,857           | (4,415)         | 5,446           |
| One Eleven                      | 185,197          | 2008        | 2.5x        | 24.9%        | 46,139         | 0.0%        | \$28.50        | (4,581)         | (10,252)        | 0               |
| Eola Park Centre                | 168,309          | 1969        | 3.0x        | 22.4%        | 37,668         | 0.0%        | \$28.00        | (810)           | (9,173)         | (3,742)         |
| Fairwinds Tower Building        | 168,103          | 1982        | 4.0x        | 8.6%         | 14,447         | 0.0%        | \$28.00        | 4,421           | (20,279)        | 8,401           |
| Landmark Center I               | 227,083          | 1983        | 3.0x        | 7.9%         | 18,001         | 0.0%        | \$28.00        | 1,237           | (22,319)        | 0               |
| Landmark Center II              | 227,954          | 1985        | 3.0x        | 23.4%        | 53,367         | 6.4%        | \$28.00        | (38,354)        | 24,678          | (1)             |
| Gateway Center                  | 228,241          | 1989        | 3.5x        | 30.1%        | 68,808         | 0.0%        | \$27.50        | (6,028)         | 7,278           | (42,570)        |
| Regions Bank Tower              | 443,448          | 1986        | 3.0x        | 5.4%         | 23,994         | 0.0%        | \$27.50        | 22,685          | (5,295)         | 2,309           |
| <b>Total / Weighted Average</b> | <b>2,450,302</b> | <b>1984</b> | <b>2.8x</b> | <b>14.4%</b> | <b>352,901</b> | <b>1.1%</b> | <b>\$28.24</b> | <b>(65,234)</b> | <b>(30,009)</b> | <b>(30,157)</b> |

|                                 |                |             |             |              |                |      |                |                  |              |              |
|---------------------------------|----------------|-------------|-------------|--------------|----------------|------|----------------|------------------|--------------|--------------|
| TIER III                        |                |             |             |              |                |      |                |                  |              |              |
| Cornerstone Office Orlando      | 140,991        | 1960        | 3.0x        | 75.8%        | 106,927        | 0.0% | \$28.00        | (104,209)        | (2,718)      | 0            |
| 100 East Pine                   | 82,892         | 1977        | -           | 0.0%         | 0              | 0.0% | \$25.50        | 2,682            | 0            | 4,574        |
| 250 N Orange Ave                | 128,791        | 1967        | 2.0x        | 22.2%        | 28,644         | 0.0% | \$25.00        | (5,728)          | 9,941        | 1,230        |
| The Angebilt                    | 97,579         | 1923        | 2.0x        | 7.8%         | 7,633          | 0.0% | \$23.00        | 0                | 0            | (4,633)      |
| <b>Total / Weighted Average</b> | <b>450,253</b> | <b>1957</b> | <b>1.9x</b> | <b>31.8%</b> | <b>143,204</b> |      | <b>\$25.60</b> | <b>(107,255)</b> | <b>7,223</b> | <b>1,171</b> |

|                              |                  |             |             |              |                |             |                |                  |                  |                  |
|------------------------------|------------------|-------------|-------------|--------------|----------------|-------------|----------------|------------------|------------------|------------------|
| <b>Total Competitive Set</b> | <b>5,854,692</b> | <b>1986</b> | <b>2.7x</b> | <b>16.4%</b> | <b>959,155</b> | <b>2.7%</b> | <b>\$28.93</b> | <b>(173,355)</b> | <b>(199,991)</b> | <b>(170,134)</b> |
|------------------------------|------------------|-------------|-------------|--------------|----------------|-------------|----------------|------------------|------------------|------------------|

| Property Name                 | Owner                    | Last Sale Detail |         |        |      |          | Seller | Property Manager     | Leasing Agent    |
|-------------------------------|--------------------------|------------------|---------|--------|------|----------|--------|----------------------|------------------|
|                               |                          | Date             | Price   | \$/RSF | Occ. | Cap Rate |        |                      |                  |
| TIER I                        |                          |                  |         |        |      |          |        |                      |                  |
| CNL Center I                  | Piedmont                 | Aug-16           | \$80.3  | \$231  | -    | -        |        | Valley National Bank | Foundry          |
| CNL Center II at City Commons | CNL Financial            | Aug-16           | \$63.5  | \$231  | -    | -        |        | Foundry              | Foundry          |
| Lincoln Plaza                 | Highwoods                | Dec-14           | \$68.0  | \$276  | -    | 6.2%     |        | Highwoods            | Highwoods        |
| SunTrust Center - Main Tower  | Piedmont Office          | Nov-15           | \$170.0 | \$298  | -    | 6.5%     |        | Piedmont             | JLL              |
| Capital Plaza II              | Highwoods                | Jul-13           | \$47.8  | \$159  | -    | -        |        | Highwoods            | Highwoods        |
| Bank of America Center        | Southwest Value Partners | Dec-17           | \$112.0 | \$266  | -    | -        |        | JLL                  | CBRE             |
| One Orlando Centre            | Southwest Value Partners | Dec-17           | \$94.7  | \$266  | -    | -        |        | JLL                  | CBRE             |
| The Citrus Center             | Southwest Value Partners | Dec-17           | \$69.4  | \$266  | -    | -        |        | JLL                  | CBRE             |
| GAI Consultants Building      | Ustler Properties        | -                | \$20.8  | \$198  | -    | -        |        | Regus                | JLL              |
| TIER II                       |                          |                  |         |        |      |          |        |                      |                  |
| Seaside Plaza                 | Highwoods                | Jul-13           | \$36.6  | \$130  | -    | -        |        | Highwoods            | Highwoods        |
| 20 North Orange               | Steelbridge              | Sep-14           | \$34.8  | \$130  | -    | -        |        | Steelbridge          | Franklin Street  |
| Capital Plaza I               | Highwoods                | Jul-13           | \$29.9  | \$123  | -    | -        |        | Highwoods            | Highwoods        |
| One Eleven                    | Lincoln Property         | -                | -       | -      | -    | -        |        | Lincoln Property     | Lincoln Property |
| Eola Park Centre              | Highwoods                | May-07           | \$39.3  | \$233  | -    | -        |        | Highwoods            | Highwoods        |
| Fairwinds Tower Building      | City Office REIT         | May-12           | \$14.2  | \$84   | -    | -        |        | Tower                | Tower Realty     |
| Landmark Center I             | Highwoods                | Jul-13           | \$30.2  | \$130  | -    | -        |        | Highwoods            | Highwoods        |
| Landmark Center II            | Highwoods                | Jul-13           | \$29.7  | \$130  | -    | -        |        | Highwoods            | Highwoods        |
| Gateway Center                | Faison                   | Dec-11           | \$45.2  | \$198  | -    | -        |        | Foundry              | Foundry          |
| Regions Bank Tower            | Tower                    | May-15           | \$51.0  | \$208  | -    | -        |        | Tower                | Avison Young     |
| TIER III                      |                          |                  |         |        |      |          |        |                      |                  |
| Cornerstone Office Orlando    | Condos Individually      | Apr-11           | \$0.5   | \$4    | -    | -        |        | CBRE                 | CBRE             |
| 100 East Pine                 | Denholtz                 | Dec-15           | \$7.2   | \$87   | -    | -        |        | Denholtz             | Cite Partners    |
| 250 N Orange Ave              | Sentinel Capital         | Nov-05           | \$20.3  | \$158  | -    | -        |        | BishopBeale          | BishopBeale      |
| The Angebilt                  | Real Trend               | Feb-98           | \$4.4   | \$45   | -    | -        |        | Kuhn                 | Coldwell Banker  |