

| Property Name            | RSF       | Year Built | Parking Ratio | Vacancy |           |        | Gross Rate | Net Absorption |          |          |
|--------------------------|-----------|------------|---------------|---------|-----------|--------|------------|----------------|----------|----------|
|                          |           |            |               | Direct  | Direct SF | Sublet |            | 2018           | 2019     | 2020 YTD |
| TIER I                   |           |            |               |         |           |        |            |                |          |          |
| Bayport Plaza            | 264,718   | 1985       | 4.0x          | 10.8%   | 28,696    | 11.1%  | \$42.00    | 11,247         | 17,633   | (5,933)  |
| MetWest 1                | 250,000   | 2009       | 4.3x          | 8.7%    | 21,686    | 0.7%   | \$42.00    | (6,882)        | (987)    | 14,793   |
| MetWest 2                | 250,000   | 2013       | 4.0x          | 0.0%    | 0         | 0.0%   | \$42.00    | (6,882)        | (987)    | 14,793   |
| Corporate Center 1       | 391,319   | 1999       | 5.0x          | 0.0%    | 0         | 3.2%   | \$40.00    | 0              | (33,101) | 33,101   |
| Corporate Center 2       | 290,648   | 2001       | 5.0x          | 6.7%    | 19,408    | 0.0%   | \$40.00    | (59,826)       | 26,331   | (2,290)  |
| Corporate Center 3       | 292,357   | 2004       | 4.0x          | 0.0%    | 0         | 0.0%   | \$40.00    | 25,619         | 332      | 15,085   |
| Corporate Center 4       | 250,097   | 2008       | 4.3x          | 5.7%    | 14,251    | 17.5%  | \$40.00    | 26,853         | 0        | 0        |
| One MetroCenter          | 240,320   | 1988       | 4.0x          | 12.3%   | 29,485    | 0.0%   | \$40.00    | (467)          | 0        | (25,767) |
| One Urban Centre         | 278,100   | 1987       | 4.0x          | 10.8%   | 29,936    | 5.4%   | \$40.00    | 3,083          | (11,072) | (2,943)  |
| Two Urban Centre         | 269,954   | 1985       | 4.0x          | 12.8%   | 34,577    | 18.0%  | \$40.00    | (6,513)        | 11,583   | (42,890) |
| The Pointe               | 252,455   | 1982       | 3.5x          | 8.5%    | 21,355    | 2.6%   | \$37.00    | (1,857)        | (1,796)  | (4,188)  |
| Highwoods Bay Center 1   | 209,079   | 2007       | 4.0x          | 5.2%    | 10,904    | 1.2%   | \$36.00    | (4,282)        | 43,927   | (5,573)  |
| Island Center            | 249,797   | 1986       | 3.5x          | 29.8%   | 74,546    | 7.3%   | \$36.00    | (40,677)       | (23,305) | 2,239    |
| Harborview Plaza         | 206,014   | 2002       | 4.6x          | 23.3%   | 47,983    | 0.0%   | \$35.00    | (29,819)       | 33,409   | 21,906   |
| Waterford Plaza          | 245,016   | 1986       | 4.0x          | 4.3%    | 10,621    | 9.9%   | \$35.00    | 18,366         | (13,905) | 2,909    |
| Total / Weighted Average | 3,939,874 | 1996       | 4.2x          | 8.7%    | 343,448   | 5.1%   | \$39.16    | (72,037)       | 48,062   | 15,242   |

|                                    |           |      |      |       |         |       |         |          |          |           |
|------------------------------------|-----------|------|------|-------|---------|-------|---------|----------|----------|-----------|
| TIER II                            |           |      |      |       |         |       |         |          |          |           |
| WestShore 500                      | 130,350   | 1984 | 3.3x | 4.6%  | 5,981   | 3.7%  | \$38.00 | 17,490   | (1,725)  | (5,686)   |
| Rocky Point Centre                 | 181,014   | 1985 | 4.0x | 11.4% | 20,581  | 1.9%  | \$35.00 | (21,634) | 2,081    | 1,413     |
| Meridian 1                         | 199,359   | 1984 | 4.0x | 5.4%  | 10,670  | 11.5% | \$34.00 | 2,410    | 6,455    | (3,431)   |
| Meridian 2                         | 172,693   | 1986 | 4.0x | 7.5%  | 12,953  | 0.0%  | \$34.00 | 7,965    | (7,022)  | (1,728)   |
| Meridian 3                         | 218,608   | 1989 | 1.1x | 5.2%  | 11,288  | 0.0%  | \$34.00 | 23,500   | 7,112    | (6,320)   |
| Westshore Center                   | 226,103   | 1984 | 4.0x | 14.5% | 32,675  | 1.4%  | \$34.00 | (35,251) | (3,349)  | 20,958    |
| Tampa Commons                      | 254,808   | 1984 | 4.0x | 15.9% | 40,447  | 8.2%  | \$33.50 | 5,011    | 23,274   | (30,863)  |
| Tower Place                        | 180,075   | 1988 | 4.0x | 15.0% | 27,078  | 3.9%  | \$33.20 | (7,732)  | (111)    | (20,993)  |
| Lincoln Center                     | 217,695   | 1975 | 3.5x | 6.0%  | 13,136  | 4.6%  | \$33.00 | 15,929   | (11,719) | 23,534    |
| Bridgeport Center                  | 392,238   | 1980 | 4.0x | 7.7%  | 30,016  | 0.0%  | \$32.00 | (3,718)  | (3,695)  | (1,727)   |
| LakePointe 1                       | 236,665   | 1986 | 6.3x | 6.6%  | 15,563  | 6.4%  | \$32.00 | 2,765    | (20,572) | 5,009     |
| LakePointe 2                       | 223,644   | 1999 | 5.0x | 0.0%  | 0       | 5.1%  | \$32.00 | 0        | 0        | 0         |
| Orion Center                       | 72,950    | 1987 | 4.0x | 4.6%  | 3,347   | 0.0%  | \$32.00 | 10,495   | 14,617   | 14,501    |
| Tower I - The Towers at Westshore  | 101,626   | 1978 | 4.0x | 12.7% | 12,942  | 27.4% | \$31.00 | (15,291) | 4,194    | (19,713)  |
| Tower II - The Towers at Westshore | 145,923   | 1982 | 4.0x | 9.4%  | 13,733  | 0.0%  | \$31.00 | 888      | 3,858    | (12,258)  |
| Westshore Corporate Center         | 173,556   | 1988 | 5.0x | 14.5% | 25,189  | 0.0%  | \$31.00 | (24,329) | 19,214   | (6,065)   |
| Fountain Square I                  | 124,157   | 1989 | 5.2x | 0.0%  | 0       | 0.0%  | \$29.00 | 0        | 0        | 0         |
| Fountain Square II                 | 133,887   | 1989 | 4.0x | 29.2% | 39,031  | 0.0%  | \$29.00 | 0        | 0        | (39,031)  |
| Fountain Square Centre             | 98,000    | 1999 | 4.0x | 2.3%  | 2,238   | 0.0%  | \$27.50 | 12,363   | 6,470    | (2,238)   |
| Anchor Plaza                       | 98,138    | 1988 | 4.0x | 0.0%  | 0       | 18.1% | \$26.00 | 22,907   | 0        | (17,741)  |
| Total / Weighted Average           | 3,581,489 | 1986 | 4.1x | 8.8%  | 316,868 | 4.0%  | \$32.43 | 13,768   | 39,082   | (102,379) |

| Property Name            | RSF       | Year Built | Parking Ratio | Vacancy |           |        | Gross Rate | Net Absorption |          |           |
|--------------------------|-----------|------------|---------------|---------|-----------|--------|------------|----------------|----------|-----------|
|                          |           |            |               | Direct  | Direct SF | Sublet |            | 2018           | 2019     | 2020 YTD  |
| TIER III                 |           |            |               |         |           |        |            |                |          |           |
| Cypress Center 2         | 50,697    | 1982       | 4.0x          | 14.5%   | 7,336     | 0.0%   | \$31.50    | (25,327)       | (1,865)  | 17,991    |
| Concourse Center 1       | 74,533    | 1982       | 5.2x          | 8.7%    | 6,505     | 0.0%   | \$29.50    | (17,337)       | 10,832   | 0         |
| Concourse Center 2       | 73,180    | 1982       | 5.5x          | 0.0%    | 0         | 0.0%   | \$29.50    | 73,180         | 0        | 0         |
| Concourse Center 3       | 73,568    | 1983       | 4.0x          | 10.2%   | 7,525     | 0.0%   | \$29.50    | (8,615)        | 1,178    | 5,327     |
| Concourse Center 4       | 73,468    | 1984       | 5.3x          | 1.7%    | 1,249     | 9.0%   | \$29.50    | 5,070          | (1,249)  | (6,631)   |
| Cypress Center 1         | 152,758   | 1982       | 4.0x          | 7.2%    | 11,034    | 47.3%  | \$29.50    | (58,373)       | 54,416   | (15,860)  |
| Cypress Center 3         | 83,345    | 1982       | 4.0x          | 0.0%    | 0         | 0.0%   | \$29.50    | (12,102)       | 16,646   | 0         |
| Airport Executive Center | 238,325   | 1985       | 4.0x          | 13.5%   | 32,103    | 1.5%   | \$29.00    | (585)          | (1,306)  | (949)     |
| Spectrum                 | 155,347   | 1984       | 5.0x          | 0.0%    | 0         | 0.0%   | \$29.00    | 0              | 0        | 0         |
| Westwood Center          | 128,737   | 1984       | 4.0x          | 24.9%   | 32,091    | 2.7%   | \$29.00    | 8,488          | (13,219) | (12,564)  |
| President's Plaza II     | 98,030    | 1986       | 4.3x          | 34.7%   | 34,009    | 12.9%  | \$27.50    | 29,030         | 0        | (12,643)  |
| Sunforest I              | 107,404   | 1984       | 7.0x          | 0.0%    | 0         | 0.0%   | \$27.50    | 0              | 0        | 0         |
| Sunforest II             | 75,821    | 1986       | 5.0x          | 10.6%   | 8,016     | 0.0%   | \$27.50    | 7,849          | 7,010    | 0         |
| Reo Center               | 175,201   | 1981       | 2.7x          | 34.0%   | 59,622    | 0.0%   | \$27.30    | 2,119          | (17,288) | (20,480)  |
| 550 Reo                  | 76,397    | 1985       | 4.0x          | 9.4%    | 7,200     | 0.0%   | \$27.00    | 2,147          | (9,086)  | 11,325    |
| Kennedy Center           | 95,869    | 1980       | 4.0x          | 12.1%   | 11,591    | 0.0%   | \$27.00    | (3,330)        | 2,843    | (3,565)   |
| Memorial Center I        | 120,213   | 1983       | 5.5x          | 4.0%    | 4,838     | 0.0%   | \$27.00    | (2,484)        | 6,204    | 7,238     |
| Memorial Center II       | 64,545    | 1986       | 5.5x          | 38.8%   | 25,068    | 0.0%   | \$27.00    | (1)            | 0        | 0         |
| Corporate Oaks 1         | 60,832    | 1983       | 5.0x          | 0.0%    | 0         | 0.0%   | \$26.50    | 0              | 0        | 0         |
| Corporate Oaks 2         | 71,376    | 1983       | 5.0x          | 0.0%    | 0         | 0.0%   | \$26.50    | 0              | 0        | 0         |
| Corporate Oaks 3         | 65,071    | 1983       | 5.0x          | 0.0%    | 0         | 0.0%   | \$26.50    | 0              | 0        | 0         |
| One President's Plaza    | 93,163    | 1980       | 4.0x          | 5.4%    | 5,005     | 2.7%   | \$25.50    | (12,790)       | (4,052)  | 14,837    |
| Centrepointe             | 163,378   | 1985       | 5.0x          | 0.0%    | 0         | 0.0%   | \$25.00    | 0              | 0        | 0         |
| Total / Weighted Average | 2,371,258 | 1983       | 4.5x          | 10.7%   | 253,192   | 4.3%   | \$27.94    | (13,061)       | 51,064   | (15,974)  |
|                          |           |            |               |         |           |        |            |                |          |           |
| Total Competitive Set    | 9,892,621 | 1989       | 4.2x          | 9.2%    | 913,508   | 4.5%   | \$34.03    | (71,330)       | 138,208  | (103,111) |

| Property Name                      | Owner                      | Last Sale Detail |         |        |       |          | Seller | Property Manager    | Leasing Agent       |
|------------------------------------|----------------------------|------------------|---------|--------|-------|----------|--------|---------------------|---------------------|
|                                    |                            | Date             | Price   | \$/RSF | Occ.  | Cap Rate |        |                     |                     |
| TIER I                             |                            |                  |         |        |       |          |        |                     |                     |
| Bayport Plaza                      | GEM Realty Capital         | Aug-19           | \$80.0  | \$302  | -     | -        |        | Cushman & Wakefield | Cushman & Wakefield |
| MetWest 1                          | MetLife, Inc.              | N/A              | N/A     | N/A    | -     | -        |        | Cushman & Wakefield | Cushman & Wakefield |
| MetWest 2                          | MetLife, Inc.              | N/A              | N/A     | N/A    | -     | -        |        | Cushman & Wakefield | Cushman & Wakefield |
| Corporate Center 1                 | Cousins Properties         | Oct-16           | \$100.2 | \$256  | -     | 6.8%     |        | Cousins Properties  | JLL                 |
| Corporate Center 2                 | Cousins Properties         | Oct-16           | \$74.4  | \$256  | -     | 6.8%     |        | Cousins Properties  | JLL                 |
| Corporate Center 3                 | Cousins Properties         | Oct-16           | \$74.8  | \$256  | -     | 6.8%     |        | Cousins Properties  | JLL                 |
| Corporate Center 4                 | Cousins Properties         | Oct-16           | \$64.0  | \$256  | -     | 6.8%     |        | Cousins Properties  | JLL                 |
| One MetroCenter                    | MetLife, Inc.              | N/A              | N/A     | N/A    | -     | -        |        | Cushman & Wakefield | Cushman & Wakefield |
| One Urban Centre                   | Starwood Capital           | Mar-18           | \$72.3  | \$260  | 92.0% | 6.7%     |        | JLL                 | JLL                 |
| Two Urban Centre                   | Starwood Capital           | Mar-18           | \$70.2  | \$260  | 92.0% | 6.7%     |        | JLL                 | JLL                 |
| The Pointe                         | Cousins Properties         | Oct-16           | \$63.9  | \$253  | -     | -        |        | Cousins Properties  | JLL                 |
| Highwoods Bay Center 1             | Highwoods                  | N/A              | N/A     | N/A    | -     | -        |        | Highwoods           | Highwoods           |
| Island Center                      | Partners Group             | Oct-17           | \$56.8  | \$227  | -     | -        |        | Parmenter           | Cushman & Wakefield |
| Harborview Plaza                   | Cousins Properties         | Sept-16          | \$49.0  | \$239  | -     | -        |        | Cousins Properties  | JLL                 |
| Waterford Plaza                    | Partners Group             | Oct-17           | \$55.7  | \$227  | -     | -        |        | Parmenter           | Cushman & Wakefield |
| TIER II                            |                            |                  |         |        |       |          |        |                     |                     |
| WestShore 500                      | The Green Companies        | May-19           | \$32.9  | \$252  | 79.4% | 6.8%     |        | The Green Companies | Colliers            |
| Rocky Point Centre                 | Parmenter                  | Jun-15           | \$35.1  | \$194  | 92.9% | -        |        | Parmenter           | Cushman & Wakefield |
| Meridian 1                         | Highwoods                  | Feb-13           | \$27.3  | \$137  | 86.8% | 8.7%     |        | Highwoods           | Highwoods           |
| Meridian 2                         | Highwoods                  | Feb-13           | \$23.7  | \$137  | 86.8% | 8.7%     |        | Highwoods           | Highwoods           |
| Meridian 3                         | Highwoods                  | Nov-09           | \$22.3  | \$101  | 93.5% |          |        | Highwoods           | Highwoods           |
| Westshore Center                   | America's Capital Partners | Jun-19           | \$52.1  | \$240  | 84.0% | 5.8%     |        | PM Realty           | CBRE                |
| Tampa Commons                      | Starwood Capital           | Jun-17           | \$34.1  | \$134  | -     | -        |        | Franklin Street     | JLL                 |
| Tower Place                        | Highwoods                  | Jul-03           | \$19.4  | \$108  | -     | -        |        | Highwoods           | Highwoods           |
| Lincoln Center                     | Travelers                  | Mar-98           | \$21.5  | \$99   | -     | -        |        | Travelers Companies | Redstone Commercial |
| Bridgeport Center                  | America's Capital          | Apr-13           | \$23.5  | \$132  | 88.8% | 9.0%     |        | America's Capital   | Cushman & Wakefield |
| LakePointe 1                       | Highwoods                  | Dec-97           | \$28.0  | \$118  | -     | -        |        | Highwoods           | Highwoods           |
| LakePointe 2                       | Highwoods                  | Jan-00           | \$29.9  | \$134  | -     | -        |        | Highwoods           | Highwoods           |
| Orion Center                       | Dilweg Companies           | May-17           | \$10.5  | \$144  | 47.0% | -        |        | Dilweg Companies    | CBRE                |
| Tower I - The Towers at Westshore  | Edgewood                   | Dec-00           | \$6.6   | \$65   | -     | -        |        | Edgewood            | CBRE                |
| Tower II - The Towers at Westshore | Edgewood                   | Dec-00           | \$9.4   | \$65   | -     | -        |        | Edgewood            | CBRE                |
| Westshore Corporate Center         | Parkway                    | Nov-19           | \$35.9  | \$207  | -     | 6.6%     |        | Parkway             | Parkway             |
| Fountain Square I                  | W.P. Carey                 | May-10           | \$24.8  | \$183  | -     | -        |        | CBRE                | CBRE                |
| Fountain Square II                 | Owens Realty Network       | Jul-19           | \$29.4  | \$220  | 93.2% | 7.2%     |        | -                   | CBRE                |
| Fountain Square Centre             | Balogh Family Foundation   | Feb-19           | \$17.8  | \$182  | 94.0% | 7.5%     |        | -                   | JLL                 |
| Anchor Plaza                       | RDB NJR Office             | Aug-13           | \$11.6  | \$118  | -     | -        |        | JLL                 | JLL                 |

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|--------------------------|--------------------------|------------------|--------|--------|--------|----------|--------|----------------------|---------------------|
|                          |                          | Date             | Price  | \$/RSF | Occ.   | Cap Rate |        |                      |                     |
| TIER III                 |                          |                  |        |        |        |          |        |                      |                     |
| Cypress Center 2         | Parkway                  | Nov-19           | \$10.5 | \$207  | -      | 6.6%     |        | Parkway              | Parkway             |
| Concourse Center 1       | Dilweg Companies         | May-19           | \$13.5 | \$181  | 91.3%  | 6.5%     |        | -                    | CBRE                |
| Concourse Center 2       | Dilweg Companies         | May-19           | \$13.2 | \$181  | 100.0% | 6.5%     |        | -                    | CBRE                |
| Concourse Center 3       | Dilweg Companies         | May-19           | \$13.3 | \$181  | 91.4%  | 6.5%     |        | -                    | CBRE                |
| Concourse Center 4       | Dilweg Companies         | May-19           | \$13.3 | \$181  | 100.0% | 6.5%     |        | -                    | CBRE                |
| Cypress Center 1         | Parkway                  | Nov-19           | \$31.6 | \$207  | -      | 6.6%     |        | Parkway              | Parkway             |
| Cypress Center 3         | Parkway                  | Nov-19           | \$17.3 | \$207  | -      | 6.6%     |        | Parkway              | Parkway             |
| Airport Executive Center | IP Capital               | Oct-16           | \$28.9 | \$121  | 66.7%  | -        |        | Cushman & Wakefield  | Cushman & Wakefield |
| Spectrum                 | Highwoods                | Dec-96           | \$12.2 | \$78   | -      | -        |        | Highwoods            | Highwoods           |
| Westwood Center          | IP Capital - Blue Vista  | Feb-16           | \$12.6 | \$98   | 66.6%  | -        |        | Cushman & Wakefield  | Cushman & Wakefield |
| President's Plaza II     | TPG Capital              | Jul-18           | -      | -      | -      | -        |        | L & W Commercial     | Avison Young        |
| Sunforest I              | Great Point Investors    | Sep-04           | \$12.3 | \$115  | -      | 8.5%     |        | L & W Commercial     | Avison Young        |
| Sunforest II             | Great Point Investors    | Sep-04           | \$8.7  | \$115  | -      | 8.5%     |        | L & W Commercial     | Avison Young        |
| Reo Center               | Partners Group           | Nov-19           | \$10.7 | \$61   | 75.2%  | -        |        | Parkway              | Parkway             |
| 550 Reo                  | Tampa Medical Properties | Aug-18           | \$13.2 | \$172  | 100.0% | -        |        | MoreSpace Management | Century 21          |
| Kennedy Center           | Research Management      | Jun-07           | \$13.4 | \$139  | 100.0% | 7.6%     |        | -                    | Redstone Commercial |
| Memorial Center I        | BVIP Memorial Center     | Jun-17           | \$12.5 | \$104  | 69.4%  | 6.8%     |        | Avison Young         | Cushman & Wakefield |
| Memorial Center II       | BVIP Memorial Center     | Jun-17           | \$6.7  | \$104  | 63.5%  | 6.8%     |        | Avison Young         | Cushman & Wakefield |
| Corporate Oaks 1         | Next Generation          | Jun-16           | \$9.9  | \$162  | 100.0% | 7.9%     |        | Avison Young         | Avison Young        |
| Corporate Oaks 2         | Next Generation          | Jun-16           | \$11.6 | \$162  | 100.0% | 7.9%     |        | Avison Young         | Avison Young        |
| Corporate Oaks 3         | Next Generation          | Jun-16           | \$10.6 | \$162  | 100.0% | 7.9%     |        | Avison Young         | Avison Young        |
| One President's Plaza    | Carlisle Realty Holdings | Jun-07           | \$13.1 | \$141  | 96.8%  | 7.4%     |        | -                    | Redstone Commercial |
| CentrepoinTE             | Florida D.O.T.           | Aug-17           | \$35.7 | \$219  | 96.2%  | 7.0%     |        | -                    | Avison Young        |