

July 11, 2016

<http://www.businesswire.com/news/home/20160711005065/en/Columbia-Property-Trust-Continues-York-Leasing-Momentum>

Columbia Property Trust Continues New York Leasing Momentum with Winton Capital Signing at 315 Park Avenue South

Global Investment Management Firm Inks 35,000 SF Deal for Top Two Floors of Premier Midtown South Building



Winton Capital has leased the top two floors of 315 Park Avenue South

ATLANTA & NEW YORK—(BUSINESS WIRE)—Columbia Property Trust, Inc. signed Winton Capital Management to a 10-year, full-service lease for 34,844 square feet at 315 Park Avenue South in Manhattan. The lease, which commenced July 1, 2016, brings the 328,198-square-foot, Class-A office building to 97% leased. With this lease and the recently announced lease with NYU Langone Medical Center for the full building at 222 E. 41st Street, Columbia has signed approximately 517,000 square feet in the past year, bringing its 1.2-million-square-foot Manhattan portfolio to 98% leased overall.

Winton will take the 20-story building's top two floors, which offer exceptional views of Midtown South, Madison Square Park and the Manhattan skyline, including such icons as the Empire State, MetLife and Chrysler Buildings. The global investment management firm, which is headquartered in London and has nine offices around the globe, will have a private entrance on Park Avenue South that includes an exclusive lobby and two dedicated, private elevators.

“The top two floors at 315 Park Avenue South offer some of the most impressive office space in all of Midtown South, and we were able to achieve a rate and quality of tenant in Winton that is commensurate with this opportunity,” noted Nelson Mills, president and CEO of Columbia Property Trust. “This lease confirms our expectations of what 315 Park Avenue South could achieve with the attractiveness of the building and its desirable location, along with the right capital improvements and management approach.”

Built in 1910, 315 Park Avenue South is located on a prominent corner at 24th Street, one block east of Madison Square Park in the Midtown South submarket. Columbia engaged L&L Holding Company, LLC to manage and lease the property. This team has embarked on a building-wide renovation that is expected to conclude in early 2017, and includes new building entries, a refinished lobby, and improvements to the storefront glass, as well as a separate club entrance on 24th Street for the new Equinox luxury fitness club, which signed on at the property in January.

“Over the past 12 months, we have worked with Columbia to successfully lease 125,000 SF to Equinox, Oracle, Fullscreen and now Winton Capital. 315 PAS has proven to be the ‘it’ building in Midtown South and is now well positioned to continue its leasing momentum as we bring floors 10 through 18 to market (160,000 RSF total),” said Andrew Wiener, director of leasing at L&L Holding Company.

About Columbia Property Trust

Columbia Property Trust (NYSE: CXP) owns and operates Class-A office buildings in competitive, primarily CBD locations, and over half our investments are in high-barrier-to-entry, primary markets. Our \$5 billion portfolio includes 26 office properties containing 13.1 million square feet and one hotel, concentrated in San Francisco, New York, and Washington, D.C. For more information about Columbia, which carries an investment-grade rating from both Moody’s and Standard & Poor’s, please visit www.ColumbiaPropertyTrust.com.

About L&L Holding Company

L&L Holding Company is a privately-held, vertically-integrated real estate company that owns and manages a six-plus million square foot portfolio of Class-A commercial office properties in New York City and the New York metropolitan area. As an investor, owner, operator, and developer, L&L is expert at identifying underperforming assets and unique value-add opportunities, producing unparalleled returns for its institutional partners and delivering award-winning redevelopment projects. For information about L&L Holding Company, visit www.ll-holding.com.

About Winton

Founded in 1997, Winton is a global investment management and data technology company that uses the scientific method to develop intelligent investment systems. The firm’s belief is that profitable investments can be identified through applying advanced pattern recognition techniques to big data. Winton has over \$30 billion in assets under advisement and employs more than 400 people in nine offices around the world. For more information, visit www.wintoncapital.com.

Forward-Looking Statements:

Certain statements contained in this press release other than historical facts may be considered forward-looking statements within the meaning of Section 27A of the Securities Act of 1933 and Section 21E of the Securities Exchange Act of 1934. We intend for all such forward-looking statements to be covered by the applicable safe harbor provisions for forward-looking statements contained in those acts. Such statements include, in particular, statements about our plans, strategies, and prospects and are subject to certain risks and uncertainties, including known and unknown risks, which could cause actual results to differ materially from those projected or anticipated. Therefore, such statements are not intended to be a guarantee of our performance in future periods. Such forward-looking statements can generally be identified by our use of forward-looking terminology such as "may," "will," "expect," "intend," "anticipate," "estimate," "believe," "continue," or other similar words. Readers are cautioned not to place undue reliance on these forward-looking statements, which speak only as of the date of this press release. We make no representations or warranties (express or implied) about the accuracy of any such forward-looking statements contained in this press release, and we do not intend to publicly update or revise any forward-looking statements, whether as a result of new information, future events, or otherwise.

Any such forward-looking statements are subject to risks, uncertainties, and other factors and are based on a number of assumptions involving judgments with respect to, among other things, future economic, competitive, and market conditions, all of which are difficult or impossible to predict accurately. To the extent that our assumptions differ from actual conditions, our ability to accurately anticipate results expressed in such forward-looking statements, including our ability to generate positive cash flow from operations, make distributions to stockholders, and maintain the value of our real estate properties, may be significantly hindered. See Item 1A in the Company's most recently filed Annual Report on Form 10-K for the year ended December 31, 2015, for a discussion of some of the risks and uncertainties that could cause actual results to differ materially from those presented in our forward-looking statements. The risk factors described in our Annual Report are not the only ones we face, but do represent those risks and uncertainties that we believe are material to us. Additional risks and uncertainties not currently known to us or that we currently deem immaterial may also harm our business.