

COLUMBIA PROPERTY TRUST, INC.
Form 10-Q
October 30, 2014
Table of Contents

UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549

FORM 10-Q

(Mark One)

Quarterly report pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934 for the quarterly period ended September 30, 2014

OR

Transition report pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934 for the transition period from _____ to _____

Commission file number 000-51262

COLUMBIA PROPERTY TRUST, INC.
(Exact name of registrant as specified in its charter)

Maryland
(State or other jurisdiction of incorporation or organization)
One Glenlake Parkway, Suite 1200
Atlanta, GA 30328
(Address of principal executive offices)
(Zip Code)
(404) 465-2200
(Registrant's telephone number, including area code)

20-0068852
(I.R.S. Employer Identification Number)

(Former name, former address, and former fiscal year, if changed since last report)

Indicate by check mark whether the registrant (1) has filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that the registrant was required to file such reports), and (2) has been subject to such filing requirements for the past 90 days.

Yes No

Indicate by check mark whether the registrant has submitted electronically and posted on its corporate Web site, if any, every Interactive Data File required to be submitted and posted pursuant to Rule 405 of Regulation S-T (§232.405 of this chapter) during the preceding 12 months (or for such shorter period that the registrant was required to submit and post such files).

Yes No

Indicate by check mark whether the registrant is a large accelerated filer, an accelerated filer, a non-accelerated filer, or a smaller reporting company. See definitions of "large accelerated filer", "accelerated filer", and "smaller reporting company" in Rule 12b-2 of the Exchange Act (check one).

Large accelerated filer Accelerated filer
Non-accelerated filer (Do not check if a smaller reporting company) Smaller reporting company

Indicate by check mark whether the registrant is a shell company (as defined in Rule 12b-2 of the Exchange Act).
Yes No

Number of shares outstanding of the registrant's
only class of common stock, as of October 24, 2014: 124,974,142 shares

Table of Contents

FORM 10-Q
COLUMBIA PROPERTY TRUST, INC.
TABLE OF CONTENTS

<u>PART I. FINANCIAL INFORMATION</u>		Page No.
Item 1.	<u>Condensed Consolidated Financial Statements</u>	<u>Page 4</u>
	<u>Consolidated Balance Sheets as of September 30, 2014 (unaudited) and December 31, 2013</u>	<u>Page 5</u>
	<u>Consolidated Statements of Operations for the Three and Nine Months Ended September 30, 2014 (unaudited) and 2013 (unaudited)</u>	<u>Page 6</u>
	<u>Consolidated Statements of Comprehensive Income for the Three and Nine Months Ended September 30, 2014 (unaudited) and 2013 (unaudited)</u>	<u>Page 7</u>
	<u>Consolidated Statements of Equity for the Nine Months Ended September 30, 2014 (unaudited) and 2013 (unaudited)</u>	<u>Page 8</u>
	<u>Consolidated Statements of Cash Flows for the Nine Months Ended September 30, 2014 (unaudited) and 2013 (unaudited)</u>	<u>Page 9</u>
	<u>Condensed Notes to Consolidated Financial Statements (unaudited)</u>	<u>Page 10</u>
Item 2.	<u>Management's Discussion and Analysis of Financial Condition and Results of Operations</u>	<u>Page 35</u>
Item 3.	<u>Quantitative and Qualitative Disclosures About Market Risk</u>	<u>Page 42</u>
Item 4.	<u>Controls and Procedures</u>	<u>Page 43</u>
<u>PART II. OTHER INFORMATION</u>		
Item 1.	<u>Legal Proceedings</u>	<u>Page 43</u>
Item 1A.	<u>Risk Factors</u>	<u>Page 44</u>
Item 2.	<u>Unregistered Sales of Equity Securities and Use of Proceeds</u>	<u>Page 44</u>
Item 3.	<u>Defaults Upon Senior Securities</u>	<u>Page 44</u>
Item 4.	<u>Mine Safety Disclosures</u>	<u>Page 44</u>
Item 5.	<u>Other Information</u>	<u>Page 44</u>
Item 6.	<u>Exhibits</u>	<u>Page 44</u>

Table of Contents

CAUTIONARY NOTE REGARDING FORWARD-LOOKING STATEMENTS

Certain statements contained in this Quarterly Report on Form 10-Q of Columbia Property Trust, Inc. ("Columbia Property Trust," "the Company," "we," "our," or "us") 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 this report is filed with the U.S. Securities and Exchange Commission ("SEC"). We make no representations or warranties (express or implied) about the accuracy of any such forward-looking statements contained in this Form 10-Q, 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 Columbia Property Trust's Annual Report on Form 10-K for the year ended December 31, 2013 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.

Table of Contents

PART I. FINANCIAL INFORMATION

ITEM 1. CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

The information furnished in the accompanying consolidated balance sheets, and related consolidated statements of operations, comprehensive income, equity, and cash flows, reflects all normal and recurring adjustments that are, in management's opinion, necessary for a fair and consistent presentation of the aforementioned financial statements. The accompanying consolidated financial statements should be read in conjunction with the condensed notes to Columbia Property Trust's financial statements and Management's Discussion and Analysis of Financial Condition and Results of Operations included in this Quarterly Report on Form 10-Q, and with Columbia Property Trust's Annual Report on Form 10-K filed for the year ended December 31, 2013. Columbia Property Trust's results of operations for the three and nine months ended September 30, 2014 are not necessarily indicative of the operating results expected for the full year.

Table of ContentsCOLUMBIA PROPERTY TRUST, INC.
CONSOLIDATED BALANCE SHEETS

(in thousands, except share and per-share amounts)

	(Unaudited) September 30, 2014	December 31, 2013
Assets:		
Real estate assets, at cost:		
Land	\$789,967	\$706,938
Buildings and improvements, less accumulated depreciation of \$630,114 and \$604,497, as of September 30, 2014 and December 31, 2013, respectively	3,046,359	2,976,287
Intangible lease assets, less accumulated amortization of \$302,713 and \$298,975, as of September 30, 2014 and December 31, 2013, respectively	259,146	281,220
Construction in progress	16,479	7,949
Real estate assets held for sale, less accumulated depreciation and amortization of \$46,637, as of September 30, 2014	211,131	—
Total real estate assets	4,323,082	3,972,394
Cash and cash equivalents	46,433	99,855
Tenant receivables, net of allowance for doubtful accounts of \$2 and \$52 as of September 30, 2014 and December 31, 2013, respectively	8,200	7,414
Straight-line rent receivable	113,645	113,592
Prepaid expenses and other assets	28,320	32,423
Deferred financing costs, less accumulated amortization of \$14,321 and \$11,938, as of September 30, 2014 and December 31, 2013, respectively	9,334	10,388
Intangible lease origination costs, less accumulated amortization of \$216,091 and \$216,598, as of September 30, 2014 and December 31, 2013, respectively	113,447	148,889
Deferred lease costs, less accumulated amortization of \$34,238 and \$27,375, as of September 30, 2014 and December 31, 2013, respectively	97,273	87,527
Investment in development authority bonds	120,000	120,000
Other assets held for sale, less accumulated amortization of \$13,631, as of September 30, 2014	23,853	—
Total assets	\$4,883,587	\$4,592,482
Liabilities:		
Line of credit and notes payable	\$1,590,824	\$1,240,249
Bonds payable, net of discount of \$881 and \$1,070, as of September 30, 2014 and December 31, 2013, respectively	249,119	248,930
Accounts payable, accrued expenses, and accrued capital expenditures	100,911	99,678
Deferred income	26,478	21,938
Intangible lease liabilities, less accumulated amortization of \$80,043 and \$76,500, as of September 30, 2014 and December 31, 2013, respectively	79,198	73,864
Obligations under capital leases	120,000	120,000
Liabilities held for sale, less accumulated amortization of \$2,432, as of September 30, 2014	3,037	—
Total liabilities	2,169,567	1,804,659

Edgar Filing: COLUMBIA PROPERTY TRUST, INC. - Form 10-Q

Commitments and Contingencies (Note 6)	—	—
Equity:		
Common stock, \$0.01 par value, 225,000,000 and 900,000,000 shares authorized, 124,969,182 and 124,830,122 shares issued and outstanding as of September 30, 2014 and December 31, 2013, respectively	1,249	1,248
Additional paid-in capital	4,601,363	4,600,166
Cumulative distributions in excess of earnings	(1,886,346)	) (1,810,284)
Other comprehensive loss	(2,246)	) (3,307)
Total equity	2,714,020	2,787,823
Total liabilities and equity	\$4,883,587	\$4,592,482
See accompanying notes.		

Table of Contents

COLUMBIA PROPERTY TRUST, INC.
CONSOLIDATED STATEMENTS OF OPERATIONS
(in thousands, except per-share amounts)

	(Unaudited) Three months ended September 30,		(Unaudited) Nine months ended September 30,	
	2014	2013	2014	2013
Revenues:				
Rental income	\$ 104,938	\$ 101,859	\$ 309,326	\$ 306,268
Tenant reimbursements	23,861	23,073	70,528	66,583
Hotel income	6,732	6,788	17,298	18,304
Other property income	1,450	782	5,754	2,036
	136,981	132,502	402,906	393,191
Expenses:				
Property operating costs	41,144	39,783	118,956	114,436
Hotel operating costs	5,039	4,693	13,869	13,774
Asset and property management fees:				
Related-party	—	—	—	4,693
Other	682	239	1,646	1,382
Depreciation	29,980	27,155	87,453	80,820
Amortization	19,476	19,705	58,218	59,589
Impairment loss on real estate assets	—	—	14,982	—
General and administrative	7,836	7,880	23,194	53,656
Listing costs	—	756	—	756
Acquisition expenses	7,996	—	14,098	—
	112,153	100,211	332,416	329,106
Real estate operating income	24,828	32,291	70,490	64,085
Other income (expense):				
Interest expense	(19,273)	(26,567)	(56,043)	(78,750)
Interest and other income	1,803	9,125	5,415	27,349
Loss on interest rate swaps	(28)	(419)	(363)	(198)
	(17,498)	(17,861)	(50,991)	(51,599)
Income before income tax expense and gains on sale of real estate assets	7,330	14,430	19,499	12,486
Income tax expense	(409)	(424)	(416)	(646)
Income before gains on sale of real estate	6,921	14,006	19,083	11,840
Gains on sale of real estate assets	18,607	—	18,607	—
Income from continuing operations	25,528	14,006	37,690	11,840
Discontinued operations:				
Operating loss from discontinued operations	(540)	(9,206)	(303)	(19,061)
Gain (loss) on disposition of discontinued operations	—	—	(978)	10,014
Loss from discontinued operations	(540)	(9,206)	(1,281)	(9,047)
Net income	\$ 24,988	\$ 4,800	\$ 36,409	\$ 2,793
Per-share information – basic:				
Income from continuing operations	\$ 0.20	\$ 0.10	\$ 0.30	\$ 0.09
Loss from discontinued operations	\$ 0.00	\$(0.07)	\$(0.01)	\$(0.07)
Net income	\$ 0.20	\$ 0.04	\$ 0.29	\$ 0.02
Weighted-average common shares outstanding – basic	124,863	134,668	124,858	135,661

Edgar Filing: COLUMBIA PROPERTY TRUST, INC. - Form 10-Q

Per-share information – diluted:

Income from continuing operations	\$0.20	\$0.10	\$0.30	\$0.09
Loss from discontinued operations	\$0.00	\$(0.07)	\$(0.01)	\$(0.07)
Net income	\$0.20	\$0.04	\$0.29	\$0.02
Weighted-average common shares outstanding – diluted	124,938	134,668	124,921	135,661
Dividends per share	\$0.300	\$0.380	\$0.900	\$1.140

See accompanying notes.

Table of Contents

COLUMBIA PROPERTY TRUST, INC.
CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME
(in thousands)

	(Unaudited) Three months ended September 30,		(Unaudited) Nine months ended September 30,	
	2014	2013	2014	2013
Net income	\$24,988	\$4,800	\$36,409	\$2,793
Foreign currency translation adjustment realized in discontinued operations	—	—	—	(83)
Market value adjustment to interest rate swap	850	(922)	1,061	1,795
Comprehensive income	\$25,838	\$3,878	\$37,470	\$4,505

See accompanying notes.

Table of Contents

COLUMBIA PROPERTY TRUST, INC.
CONSOLIDATED STATEMENTS OF EQUITY
FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2014 AND 2013 (UNAUDITED)
(in thousands, except per-share amounts)

	Stockholders' Equity Common Stock		Additional Paid-In Capital	Cumulative Distributions in Excess of Earnings	Other Comprehensive Income (Loss)	Total Equity	
	Shares	Amount					
Balance, December 31, 2013	124,830	\$ 1,248	\$4,600,166	\$(1,810,284)	\$ (3,307)	\$2,787,823	
Common stock issued to employees and directors, and amortized (net of amounts withheld for income taxes)	139	1	1,197	—	—	1,198	
Distributions to common stockholders (\$0.90 per share)	—	—	—	(112,471)	—	(112,471)	
Net income	—	—	—	36,409	—	36,409	
Market value adjustment to interest rate swap	—	—	—	—	1,061	1,061	
Balance, September 30, 2014	124,969	\$ 1,249	\$4,601,363	\$(1,886,346)	\$ (2,246)	\$2,714,020	
	Stockholders' Equity Common Stock		Additional Paid-In Capital ⁽¹⁾	Cumulative Distributions in Excess of Earnings	Redeemable Common Stock	Other Comprehensive Income (Loss)	Total Equity
	Shares ⁽¹⁾	Amount ⁽¹⁾					
Balance, December 31, 2012	136,901	\$ 1,369	\$4,901,889	\$(1,634,531)	\$ (99,526)	\$ (5,221)	\$3,163,980
Issuance of common stock	1,665	17	46,585	—	—	—	46,602
Redemptions of common stock	(4,373)	(44)	(112,062)	—	—	—	(112,106)
Decrease in redeemable common stock	—	—	—	—	99,526	—	99,526
Distributions to common stockholders (\$1.14 per share)	—	—	—	(154,024)	—	—	(154,024)
Offering costs	—	—	(121)	—	—	—	(121)
Net income	—	—	—	2,793	—	—	2,793
Foreign currency translation adjustment	—	—	—	—	—	(83)	(83)
Market value adjustment to interest rate swap	—	—	—	—	—	1,795	1,795
Balance, September 30, 2013	134,193	\$ 1,342	\$4,836,291	\$(1,785,762)	\$—	\$ (3,509)	\$3,048,362

(1) As applicable, share amounts and computations using such amounts have been retroactively adjusted to reflect the August 14, 2013 four-for-one reverse stock split (see Note 7, Equity).

See accompanying notes.

Page 8

Table of Contents

COLUMBIA PROPERTY TRUST, INC.
CONSOLIDATED STATEMENTS OF CASH FLOWS
(in thousands)

	(Unaudited)	
	Nine months ended	
	September 30,	
	2014	2013
Cash Flows from Operating Activities:		
Net income	\$36,409	\$2,793
Adjustments to reconcile net income to net cash provided by operating activities:		
Straight-line rental income	(7,366	) (19,188
Depreciation	87,453	92,146
Amortization	56,087	64,716
Impairment losses on real estate assets	14,982	29,737
Noncash interest expense	2,297	2,947
Gain on interest rate swaps	(3,624	) (4,354
Gain on sale of real estate	(17,629	) (10,014
Stock-based compensation expense	1,511	200
Changes in assets and liabilities, net of acquisitions:		
Decrease (increase) in tenant receivables, net	(1,533	) 2,562
Decrease (increase) in prepaid expenses and other assets	2,252	(5,136
Increase (decrease) in accounts payable and accrued expenses	(4,195	) 499
Increase in due to affiliates	—	7,074
Increase in deferred income	4,482	383
Net cash provided by operating activities	171,126	164,365
Cash Flows from Investing Activities:		
Net proceeds from the sale of real estate	131,028	65,928
Real estate acquisitions	(335,986) —
Capital improvements	(41,615	) (36,053
Deferred lease costs paid	(12,057	) (20,356
Net cash provided by (used in) investing activities	(258,630	) 9,519
Cash Flows from Financing Activities:		
Financing costs paid	(1,482	) (3,702
Proceeds from lines of credit and notes payable	283,000	214,000
Repayments of lines of credit and notes payable	(134,965	) (154,304
Issuance of common stock	—	46,402
Redemptions of common stock	—	(115,781
Distributions paid to stockholders	(112,471	) (107,622
Distributions paid to stockholders and reinvested in shares of our common stock	—	(46,402
Tender offer and offering costs paid	—	(121
Net cash provided by (used in) financing activities	34,082	(167,530
Net increase (decrease) in cash and cash equivalents	(53,422	) 6,354
Effect of foreign exchange rate on cash and cash equivalents	—	(103
Cash and cash equivalents, beginning of period	99,855	53,657
Cash and cash equivalents, end of period	\$46,433	\$59,908
See accompanying notes.		

Table of Contents

COLUMBIA PROPERTY TRUST, INC.
CONDENSED NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
SEPTEMBER 30, 2014
(unaudited)

1. Organization

Columbia Property Trust, Inc. ("Columbia Property Trust") (NYSE: CXP) is a Maryland corporation that operates as a real estate investment trust ("REIT") for federal income tax purposes and owns and operates commercial real estate properties. Columbia Property Trust was incorporated in 2003, commenced operations in 2004, and conducts business primarily through Columbia Property Trust Operating Partnership, L.P. ("Columbia Property Trust OP"), a Delaware limited partnership. Columbia Property Trust is the general partner and sole owner of Columbia Property Trust OP and possesses full legal control and authority over its operations. Columbia Property Trust OP acquires, develops, owns, leases, and operates real properties directly, through wholly owned subsidiaries, or through joint ventures. References to Columbia Property Trust, "we," "us," or "our" herein shall include Columbia Property Trust and all subsidiaries of Columbia Property Trust, direct and indirect, and consolidated joint ventures.

Columbia Property Trust typically invests in high-quality, income-generating office properties. As of September 30, 2014, Columbia Property Trust owned 36 office properties and one hotel, which includes 57 operational buildings. These properties comprise approximately 16.8 million square feet of commercial space and are located in 12 states and the District of Columbia. As of September 30, 2014, 35 of the office properties were wholly owned and the remaining property was owned through a consolidated subsidiary; the office properties were approximately 93.5% leased.

2. Summary of Significant Accounting Policies

Basis of Presentation

The consolidated financial statements of Columbia Property Trust have been prepared in accordance with the rules and regulations of the U.S. Securities and Exchange Commission ("SEC"), including the instructions to Form 10-Q and Article 10 of Regulation S-X, and do not include all of the information and footnotes required by U.S. generally accepted accounting principles ("GAAP") for complete financial statements. In the opinion of management, the statements for these unaudited interim periods presented include all adjustments, which are of a normal and recurring nature, necessary for a fair and consistent presentation of the results for such periods. Results for these interim periods are not necessarily indicative of a full year's results. Columbia Property Trust's consolidated financial statements include the accounts of Columbia Property Trust, Columbia Property Trust OP, and any variable interest entity in which Columbia Property Trust or Columbia Property Trust OP was deemed the primary beneficiary. With respect to entities that are not variable interest entities, Columbia Property Trust's consolidated financial statements also include the accounts of any entity in which Columbia Property Trust, Columbia Property Trust OP, or their subsidiaries own a controlling financial interest and any limited partnership in which Columbia Property Trust, Columbia Property Trust OP, or its subsidiaries own a controlling general partnership interest. All intercompany balances and transactions have been eliminated in consolidation. For further information, refer to the financial statements and footnotes included in Columbia Property Trust's Annual Report on Form 10-K for the year ended December 31, 2013 (the "2013 Form 10-K").

Fair Value Measurements

Columbia Property Trust estimates the fair value of its assets and liabilities (where currently required under GAAP) consistent with the provisions of Accounting Standard Codification ("ASC") 820, Fair Value Measurements ("ASC 820"). Under this standard, fair value is defined as the price that would be received upon sale of an asset or paid upon transfer of a liability in an orderly transaction between market participants at the measurement date. While various techniques and assumptions can be used to estimate fair value depending on the nature of the asset or liability, the accounting standard for fair value measurements and disclosures provides the following fair value technique parameters and hierarchy, depending upon availability:

Level 1 – Assets or liabilities for which the identical term is traded on an active exchange, such as publicly traded instruments or futures contracts.

Level 2 – Assets and liabilities valued based on observable market data for similar instruments.

Level 3 – Assets or liabilities for which significant valuation assumptions are not readily observable in the market. Such assets or liabilities are valued based on the best available data, some of which may be internally developed. Significant assumptions may include risk premiums that a market participant would consider.

Table of Contents

Real Estate Assets

Columbia Property Trust is required to make subjective assessments as to the useful lives of its depreciable assets. Columbia Property Trust considers the period of future benefit of the asset to determine the appropriate useful lives. These assessments have a direct impact on net income. The estimated useful lives of its assets by class are as follows:

Buildings	40 years
Building and site improvements	5-25 years
Tenant improvements	Shorter of economic life or lease term
Intangible lease assets	Lease term

Evaluating the Recoverability of Real Estate Assets

Columbia Property Trust continually monitors events and changes in circumstances that could indicate that the carrying amounts of its real estate and related intangible assets, of both operating properties and properties under construction, in which Columbia Property Trust has an ownership interest, either directly or through investments in joint ventures, may not be recoverable. When indicators of potential impairment are present that suggest that the carrying amounts of real estate assets and related intangible assets and liabilities may not be recoverable, Columbia Property Trust assesses the recoverability of these assets and liabilities by determining whether the respective carrying values will be recovered through the estimated undiscounted future operating cash flows expected from the use of the assets and their eventual disposition. In the event that such expected undiscounted future cash flows do not exceed the carrying values, Columbia Property Trust adjusts the carrying value of the real estate assets and related intangible assets and liabilities to the estimated fair values, pursuant to the property, plant, and equipment accounting standard for the impairment or disposal of long-lived assets, and recognizes an impairment loss. Estimated fair values are calculated based on the following information, in order of preference, depending upon availability: (i) recently quoted market prices, (ii) market prices for comparable properties, or (iii) the present value of future cash flows, including estimated salvage value. Certain of Columbia Property Trust's assets may be carried at more than an amount that could be realized in a current disposition transaction.

Projections of expected future operating cash flows require that Columbia Property Trust estimate future market rental income amounts subsequent to the expiration of current lease agreements, property operating expenses, the number of months it takes to re-lease the property, and the number of years the property is held for investment, among other factors. The subjectivity of assumptions used in the future cash flow analysis, including discount rates, could result in an incorrect assessment of the property's fair value and could result in the misstatement of the carrying value of Columbia Property Trust's real estate assets and related intangible assets and liabilities and net income.

In connection with furthering its portfolio repositioning efforts, in the first quarter of 2013, Columbia Property Trust initiated a process to market 18 properties for sale (the "18 Property Sale"). Pursuant to the accounting policy outlined above, Columbia Property Trust evaluated the recoverability of the carrying values of each of these properties and determined that the 120 Eagle Rock property in East Hanover, New Jersey, and the 333 & 777 Republic Drive property in Allen Park, Michigan, were no longer recoverable due to shortening the respective expected property holding periods in connection with these repositioning efforts. As a result, Columbia Property Trust reduced the carrying value of the 120 Eagle Rock property and the 333 & 777 Republic Drive property to reflect their respective fair values, estimated based on projected discounted future cash flows and recorded corresponding property impairment losses, of \$11.7 million and \$5.2 million, respectively, in the first quarter of 2013, which are included in operating loss from discontinued operations in the accompanying statement of operations. In connection with finalizing the terms of the 18 Property Sale agreement in the fourth quarter of 2013, Columbia Property Trust reduced the aggregate carrying value of the assets included therein to fair value, as estimated based on the approximate net contract price (Level 2) of \$500 million, by recognizing an additional impairment loss of \$12.9 million in the third quarter of 2013, which is also included in operating loss from discontinued operations in the accompanying statement of operations.

In the first quarter of 2014, Columbia Property Trust revised its investment strategy for the 180 Park Avenue, #103 Building in Florham Park, New Jersey, to sell the property to a user in the near term. As a result, management reduced its intended holding period for the building and reevaluated the property's carrying value as of March 31, 2014,

pursuant to the accounting policy outlined above. Columbia Property Trust concluded that the 180 Park Avenue, #103 Building was not recoverable and reduced its carrying value to reflect its fair value, estimated based on recently quoted market prices (Level 2), by recording an impairment loss of approximately \$13.6 million in the first quarter of 2014. The sale of the 180 Park Avenue, #103 Building closed on June 4, 2014 for \$10.2 million, exclusive of transaction costs.

In the second quarter of 2014, Columbia Property Trust decided to pursue a near-term sale of the 200 South Orange Building (formerly known as the SunTrust Building) in Orlando, Florida in connection with exiting this market. As a result, management

Table of Contents

reduced its intended holding period for the building and reevaluated the property's carrying value in the second quarter of 2014. In connection with negotiating the terms of the sale, Columbia Property Trust reduced the carrying value of the 200 South Orange Building to reflect fair value, estimated based on an approximate net contract price of \$18.4 million (Level 1), by recording an impairment loss of \$1.4 million in the second quarter. The sale of the 200 South Orange Building closed on June 30, 2014 for \$18.4 million, net of transaction costs.

The fair value measurements used in the evaluation of the 120 Eagle Rock property and the 333 & 777 Republic Drive property are considered to be Level 3 valuations within the fair value hierarchy outlined above, as there are significant unobservable inputs. Examples of inputs that were utilized in the fair value calculations include estimated holding periods, discount rates, market capitalization rates, expected lease rental rates, and potential sales prices. The table below represents the detail of the adjustments recognized using Level 3 inputs.

For the nine months ended September 30, 2013 (in thousands):

Property	Net Book Value	Impairment Loss Recognized	Fair Value
120 Eagle Rock	\$23,808	\$(11,708	) \$12,100
333 & 777 Republic Drive	\$13,359	\$(5,159	) \$8,200
Assets Held for Sale			

Columbia Property Trust classifies assets as held for sale according to ASC 360, Accounting for the Impairment or Disposal of Long-Lived Assets ("ASC 360"). According to ASC 360, assets are considered held for sale when the following criteria are met:

• Management, having the authority to approve the action, commits to a plan to sell the property.

• The property is available for immediate sale in its present condition subject only to terms that are usual and customary for sales of such property.

• An active program to locate a buyer and other actions required to complete the plan to sell the property have been initiated.

• The sale of the property is probable, and transfer of the property is expected to qualify for recognition as a completed sale, within one year.

• The property is being actively marketed for sale at a price that is reasonable in relation to its current fair value.

• Actions required to complete the plan indicate that it is unlikely that significant changes to the plan will be made or that the plan will be withdrawn.

At such time that a property is determined to be held for sale, its carrying amount is reduced to the lower of its depreciated book value or its estimated fair value, less costs to sell, and depreciation is no longer recognized. As of September 30, 2014, the Lenox Park Property met the criteria to be classified as held for sale in the accompanying balance sheet. See Note 3, Real Estate and Other Transactions, for discussion of this disposition.

Table of Contents**Intangible Assets and Liabilities Arising from In-Place Leases where Columbia Property Trust is the Lessor**

Upon the acquisition of real properties, Columbia Property Trust allocates the purchase price of properties to tangible assets, consisting of land, building, site improvements, and identified intangible assets and liabilities, including the value of in-place leases, based in each case on Columbia Property Trust's estimate of their fair values in accordance with ASC 820 (see Fair Value Measurements section above for additional detail). As of September 30, 2014 and December 31, 2013, Columbia Property Trust had the following gross intangible in-place lease assets and liabilities (in thousands):

	Intangible Lease Assets		Intangible	Intangible	
	Above-Market	Absorption	Lease	Below-Market	
	In-Place	Period Costs	Origination	In-Place Lease	
	Lease Assets		Costs	Liabilities	
September 30, 2014	Gross	\$79,982	\$406,121	\$359,557	\$164,700
	Accumulated Amortization	(60,364)	(243,510)	(229,722)	(82,475)
	Net	\$19,618	\$162,611	\$129,835	\$82,225
December 31, 2013	Gross	\$80,836	\$388,686	\$365,487	\$150,364
	Accumulated Amortization	(56,859)	(229,065)	(216,598)	(76,500)
	Net	\$23,977	\$159,621	\$148,889	\$73,864

Columbia Property Trust recognized the following amortization of intangible lease assets and liabilities (in thousands):

	Intangible Lease Assets		Intangible	Intangible
	Above-Market	Absorption	Lease	Below-Market
	In-Place	Period Costs	Origination	In-Place Lease
	Lease Assets		Costs	Liabilities
For the three months ended September 30, 2014	\$1,333	\$8,979	\$8,232	\$3,754
For the three months ended September 30, 2013	\$1,487	\$9,728	\$9,957	\$3,640
For the nine months ended September 30, 2014	\$4,039	\$26,230	\$25,105	\$10,613
For the nine months ended September 30, 2013	\$4,626	\$29,783	\$29,898	\$11,071

The remaining net intangible assets and liabilities as of September 30, 2014, will be amortized as follows (in thousands):

	Intangible Lease Assets		Intangible	Intangible
	Above-Market	Absorption	Lease	Below-Market
	In-Place	Period Costs	Origination	In-Place Lease
	Lease Assets		Costs	Liabilities
For the three months ended December 31, 2014	\$1,332	\$11,662	\$8,595	\$4,927
For the years ending December 31:				
2015	4,492	37,772	30,602	17,349
2016	3,760	27,919	23,765	12,404
2017	1,891	19,486	16,951	8,570
2018	1,087	14,635	12,233	6,950
2019	1,047	13,132	11,021	6,235
Thereafter	6,009	38,005	26,668	25,790
	\$19,618	\$162,611	\$129,835	\$82,225

Intangible Assets and Liabilities Arising from In-Place Leases where Columbia Property Trust is the Lessee

In-place ground leases where Columbia Property Trust is the lessee may have value associated with effective contractual rental rates that are above or below market rates at the time of execution or assumption. Such values are calculated based on the present value (using a discount rate that reflects the risks associated with the leases acquired) of the difference between (i) the contractual amounts to be paid pursuant to the in-place lease and (ii) management's estimate of fair market lease rates for the corresponding in-place lease at the time of execution or assumption,

measured over a period equal to the remaining terms of the leases. The

Table of Contents

capitalized above-market and below-market in-place lease values are recorded as intangible lease liabilities and assets, respectively, and are amortized as an adjustment to property operating cost over the remaining term of the respective leases. Columbia Property Trust had gross below-market lease assets of approximately \$110.7 million as of September 30, 2014 and December 31, 2013, and recognized amortization of these assets of approximately \$0.5 million for the three months ended September 30, 2014 and 2013, and \$1.6 million for the nine months ended September 30, 2014 and 2013.

As of September 30, 2014, the remaining net below-market lease asset will be amortized as follows (in thousands):

For the three months ended December 31, 2014	\$517
For the years ending December 31:	
2015	2,069
2016	2,069
2017	2,069
2018	2,069
2019	2,069
Thereafter	85,209
	\$96,071

Prepaid Expenses and Other Assets

Prepaid expenses and other assets primarily are comprised of escrow accounts held by lenders to pay future real estate taxes, insurance and tenant improvements, notes receivable, nontenant receivables, prepaid taxes, insurance and operating costs, certain corporate assets, hotel inventory, and deferred tax assets. Prepaid expenses and other assets will be expensed as incurred or reclassified to other asset accounts upon being put into service in future periods.

Deferred Lease Costs

Deferred lease costs are comprised of costs incurred to procure leases, which are capitalized and recognized as amortization expense on a straight-line basis over the terms of the lease. Such costs are capitalized and recognized as operating expenses over the lease term. Columbia Property Trust recognized amortization of deferred lease costs of approximately \$2.9 million and \$3.5 million for the three months ended September 30, 2014 and 2013, respectively, and \$9.2 million and \$10.0 million for the nine months ended September 30, 2014 and 2013, respectively, the majority of which is recorded as amortization expense. Upon receiving notification of a tenant's intention to terminate a lease, unamortized deferred lease costs are amortized over the shortened lease period.

Interest Rate Swap Agreements

Columbia Property Trust enters into interest rate swap contracts to mitigate its interest rate risk on the related financial instruments. Columbia Property Trust does not enter into derivative or interest rate swap transactions for speculative purposes; however, certain of its derivatives may not qualify for hedge accounting treatment. Columbia Property Trust records the fair value of its interest rate swaps either as prepaid expenses and other assets or as accounts payable, accrued expenses, and accrued capital expenditures. Changes in the fair value of the effective portion of interest rate swaps that are designated as cash flow hedges are recorded as other comprehensive income, while changes in the fair value of the ineffective portion of a hedge, if any, is recognized currently in earnings. Changes in the fair value of interest rate swaps that do not qualify for hedge accounting treatment are recorded as gain (loss) on interest rate swaps. Amounts received or paid under interest rate swap agreements are recorded as interest expense for contracts that qualify for hedge accounting treatment and as gain (loss) on interest rate swaps for contracts that do not qualify for hedge accounting treatment.

Table of Contents

The following tables provide additional information related to Columbia Property Trust's interest rate swaps (in thousands):

Instrument Type	Balance Sheet Classification	Estimated Fair Value as of	
		September 30, 2014	December 31, 2013
Derivatives designated as hedging instruments:			
Interest rate contracts	Accounts payable	\$ (2,246)	\$ (3,307)
Derivatives not designated as hedging instruments:			
Interest rate contracts	Accounts payable	\$ (3,955)	\$ (7,579)

Columbia Property Trust applied the provisions of ASC 820 in recording its interest rate swaps at fair value. The fair values of the interest rate swaps, classified under Level 2, were determined using a third-party proprietary model that is based on prevailing market data for contracts with matching durations, current and anticipated London Interbank Offered Rate ("LIBOR") information, and reasonable estimates about relevant future market conditions. Columbia Property Trust has determined that the fair value, as determined by the third party, is reasonable. The fair value of Columbia Property Trust's interest rate swaps were \$(6.2) million and \$(10.9) million at September 30, 2014 and December 31, 2013, respectively.

	Three months ended		Nine months ended	
	September 30, 2014	2013	September 30, 2014	2013
Market value adjustment to interest rate swaps designated as hedging instruments and included in other comprehensive income	\$ 850	\$ (922)	\$ 1,061	\$ 1,795
Loss on interest rate swap recognized through earnings	\$ (28)	\$ (419)	\$ (363)	\$ (198)

During the periods presented, there was no hedge ineffectiveness required to be recognized into earnings on the interest rate swaps that qualified for hedge accounting treatment.

Income Taxes

Columbia Property Trust has elected to be taxed as a REIT under the Internal Revenue Code of 1986, as amended (the "Code"), and has operated as such beginning with its taxable year ended December 31, 2003. To qualify as a REIT, Columbia Property Trust must meet certain organizational and operational requirements, including a requirement to distribute at least 90% of its REIT taxable income, as defined by the Code, to its stockholders. As a REIT, Columbia Property Trust generally is not subject to income tax on income it distributes to stockholders. Columbia Property Trust's stockholder distributions typically exceed its taxable income due to the inclusion of noncash expenses, such as depreciation, in taxable income. As a result, Columbia Property Trust typically does not incur federal income taxes other than as described in the following paragraph. Columbia Property Trust is, however, subject to certain state and local taxes related to the operations of properties in certain locations, which have been provided for in the accompanying consolidated financial statements.

Columbia Property Trust TRS, LLC ("Columbia Property Trust TRS"), Columbia KCP TRS, LLC ("Columbia KCP TRS"), and Columbia Energy TRS, LLC ("Columbia Energy TRS") (collectively, the "TRS Entities") are wholly owned subsidiaries of Columbia Property Trust, are organized as Delaware limited liability companies, and operate, among other things, a full-service hotel. Columbia Property Trust has elected to treat the TRS Entities as taxable REIT subsidiaries. Columbia Property Trust may perform certain additional, noncustomary services for tenants of its buildings through the TRS Entities; however, any earnings related to such services are subject to federal and state income taxes. In addition, for Columbia Property Trust to continue to qualify as a REIT, Columbia Property Trust must limit its investments in taxable REIT subsidiaries to 25% of the value of the total assets. The TRS Entities' deferred tax assets and liabilities represent temporary differences between the financial reporting basis and the tax basis of assets and liabilities based on the enacted rates expected to be in effect when the temporary differences reverse. If applicable, Columbia Property Trust records interest and penalties related to uncertain tax positions as

general and administrative expense in the accompanying consolidated statements of operations.

Table of Contents

Reclassification

Certain prior period amounts have been reclassified to provide additional detail, or to conform with the current-period financial statement presentation, including 2013 discontinued operations (see Note 10, Held for Sale and Discontinued Operations) and historical share and per-share data impacted by the Reverse Stock Split (see Note 7, Equity).

Recent Accounting Pronouncements

In April 2014, Financial Accounting Standards Board (the "FASB") issued Accounting Standards Update 2014-08, Reporting Discontinued Operations and Disclosures of Disposals of Components on an Entity ("ASU 2014-08"), which raises the threshold used to determine whether revenues and expenses associated with dispositions are reclassified to discontinued operations in the statement of operations. Under the new standard, typical asset sales will remain in continuing operations; whereas, asset sales that represent a strategic shift in operations (for example, exiting a major geographical area) would be reclassified to discontinued operations. ASU 2014-08 is required beginning with the first quarter of 2015; however, Columbia Property Trust elected to adopt the new standard effective April 1, 2014. In May 2014, the FASB issued Accounting Standards Update 2014-09, Revenue from Contracts with Customers ("ASU 2014-09"), which establishes a comprehensive model to account for revenue arising from contracts with customers. ASU 2014-09 applies to all contracts with customers except those that are within the scope of other topics in the FASB's Accounting Standards Codification such as real estate leases. ASU 2014-09 will require companies to perform a five-step analysis of transactions to determine when and how revenue is recognized. ASU 2014-09 will be effective for Columbia Property Trust beginning on January 1, 2017, and early adoption is not permitted. Columbia Property Trust is currently in the process of evaluating the potential impact, if any, ASU 2014-09 will have on its financial statements and disclosures.

3. Real Estate and Other Transactions

Acquisitions

During the nine months ended September 30, 2014, Columbia Property Trust acquired the following properties (in thousands):

	221 Main	650 California
	Street Building	Street Building
Location	San Francisco, CA	San Francisco, CA
Date Acquired	April 22, 2014	September 9, 2014
Purchase price:		
Land	\$60,509	\$75,384
Building and Improvements	161,853	221,135
Intangible lease assets	12,776	19,306
Intangible lease origination costs	3,475	4,290
Intangible below market lease liability	(10,323	) (9,908
Total purchase price	\$228,290	\$310,207

Note 2, Summary of Significant Accounting Policies, provides a discussion of the estimated useful life for each asset class.

221 Main Street Building

On April 22, 2014, Columbia Property Trust acquired the 221 Main Street Building, a 388,000 square foot office building in San Francisco, California, for \$228.8 million, exclusive of transaction costs. The acquisition was funded with a \$73.0 million assumed mortgage note, \$116.0 million of borrowings on the JPMorgan Credit Facility, and cash on hand. Columbia Property Trust recognized revenues of \$7.9 million and a net loss of \$9.4 million from the 221 Main Street Building acquisition for the period from April 22, 2014 to September 30, 2014. The net loss includes acquisition-related expenses of \$6.1 million.

As of the acquisition date, the 221 Main Street Building was 82.8% leased to 40 tenants, including DocuSign, Inc. (16%), and no other tenants lease more than 10% of the building based on annualized lease revenue.

Table of Contents**650 California Street Building**

On September 9, 2014, Columbia Property Trust acquired the 650 California Street Building, a 478,000 square foot office building in San Francisco, California, for \$310.2 million, exclusive of transaction costs. The acquisition was funded with a \$130.0 million assumed mortgage note, \$118.0 million of borrowings on the JPMorgan Credit Facility, and cash on hand. Columbia Property Trust recognized revenues of \$1.3 million and a net loss of \$8.3 million from the 650 California Street Building acquisition for the period from September 9, 2014 to September 30, 2014. The net loss includes acquisition-related expenses of \$8.0 million.

As of the acquisition date, the 650 California Street Building was 88.1% leased to 18 tenants, including Littler Mendelson (24%), Credit Suisse (13%), and Goodby Silverstein (11%).

Pro Forma Financial Information

The following unaudited pro forma statements of operations presented for the three and nine months ended September 30, 2014, have been prepared for Columbia Property Trust to give effect to the acquisition of both the 650 California Street Building and the 221 Main Street Building as if the acquisitions occurred on January 1, 2013. The following unaudited pro forma financial results for Columbia Property Trust have been prepared for informational purposes only and are not necessarily indicative of future results or of actual results that would have been achieved had the acquisitions of the 650 California Street Building and the 221 Main Street Building been consummated as of January 1, 2013 (in thousands).

	Three months ended September 30,		Nine months ended September 30,	
	2014	2013	2014	2013
Revenues	\$139,884	\$137,818	\$416,234	\$322,857
Net income (loss)	\$29,751	\$3,727	\$33,892	\$(46,628)
Net income (loss) per share - basic	\$0.24	\$0.03	\$0.27	\$(0.34)
Net income (loss) per share - diluted	\$0.24	\$0.03	\$0.27	\$(0.34)

Dispositions

As a result of adopting ASU 2014-08 effective April 1, 2014 (see Note 2, Significant Accounting Policies), for all periods presented in the accompanying consolidated statements of operations, the revenues and expenses associated with the second and third quarter 2014 property sales described below are included in continuing operations, while the revenues and expenses associated with sales executed before April 1, 2014, are classified as discontinued operations.

180 Park Avenue, #103 Building

On June 4, 2014, Columbia Property Trust closed on the sale of the 180 Park Avenue, #103 Building in Florham Park, New Jersey, for \$10.2 million, exclusive of transaction costs. Columbia Property Trust recognized an impairment loss of \$13.6 million related to this building in the first quarter of 2014, as further described in Note 2, Significant Accounting Policies.

200 South Orange Building

On June 30, 2014, Columbia Property Trust closed on the sale of the 200 South Orange Building in Orlando, Florida, for \$18.8 million, exclusive of transaction costs. This transaction resulted in a \$1.4 million impairment loss in the second quarter of 2014, as further described in Note 2, Significant Accounting Policies.

7031 Columbia Gateway Drive Building

On July 1, 2014, Columbia Property Trust closed on the sale of the 7031 Columbia Gateway Drive Building in Columbia, Maryland, for \$59.5 million, exclusive of transaction costs, yielding a gain on sale of real estate assets of \$7.8 million in the third quarter of 2014.

9 Technology Drive Building

On August 22, 2014, Columbia Property Trust closed on the sale of the 9 Technology Drive Building in Westborough, Massachusetts, for \$47.0 million, exclusive of purchase price adjustments and transaction costs, yielding a gain on sale of real estate assets of \$10.8 million in the third quarter of 2014.

Table of Contents

Lenox Park Property

On October 3, 2014, Columbia Property Trust closed on the sale of the five buildings comprising the Lenox Park Property in Atlanta, Georgia, for \$290.0 million, exclusive of transaction costs, yielding a gain on sale of real estate assets of approximately \$56.6 million, which will be reflected in the fourth quarter and may be adjusted in future periods as additional information regarding estimated transaction costs becomes available. As of September 30, 2014, the assets and liabilities of the Lenox Park Property are classified as held for sale in the accompanying balance sheet.

Other Transactions

As described in Note 9, Related-Party Transactions and Agreements, Columbia Property Trust acquired Columbia Property Trust Advisory Services, LLC ("Columbia Property Trust Advisory Services") and Columbia Property Trust Services, LLC ("Columbia Property Trust Services") on February 28, 2013. The following unaudited pro forma statements of operations presented for the nine months ended September 30, 2013, have been prepared for Columbia Property Trust to give effect to the acquisitions of Columbia Property Trust Advisory Services and Columbia Property Trust Services as if the acquisitions occurred on January 1, 2013. The following unaudited pro forma financial results for Columbia Property Trust have been prepared for informational purposes only and are not necessarily indicative of future results or of actual results that would have been achieved had the acquisitions of Columbia Property Trust Advisory Services and Columbia Property Trust Services been consummated as of January 1, 2013 (in thousands).

	Three months ended		Nine months ended	
	September 30,		September 30,	
	2014	2013	2014	2013
Revenues	*	*	*	\$394,313
Net income	*	*	*	\$36,570

* Columbia Property Trust owned Columbia Property Trust Advisory Services and Columbia Property Trust Services for all of the three months ended September 30, 2014 and 2013, and the nine months ended September 30, 2014.

4. Line of Credit and Notes Payable

As of September 30, 2014 and December 31, 2013, Columbia Property Trust had the following line of credit and notes payable indebtedness (excluding bonds payable; see Note 5, Bonds Payable) in thousands:

Facility