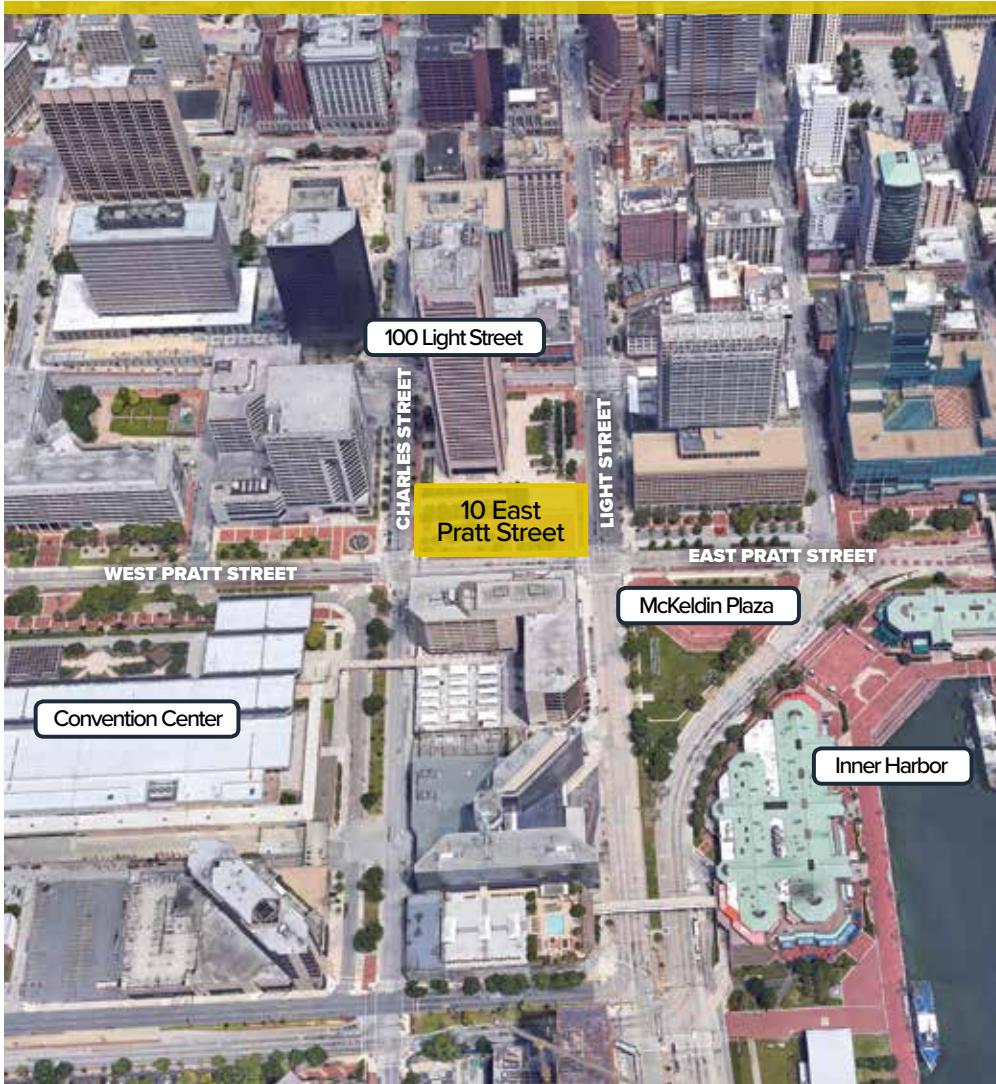




10 EAST PRATT

> New Retail Pavilion Offering Enriching Amenities at the Central Location of Pratt and Light Streets

10 East Pratt Street // Baltimore, MD 21202



ABOUT 10 EAST PRATT*

- > **Description:**
two-story retail pavilion

- > **Location:**
10 East Pratt Street, along Pratt Street frontage of COPT's iconic 100 Light Street tower (Transamerica building)

- > **Lot Size:**
1/2 acre

- > **Rentable SF:**
30,000+ SF

- > **First Floor:**
17,000+ RSF

- > **Second Floor:**
13,000+ RSF
4,000 SF covered terrace

**10 East Pratt Street is the proposed address for this project.*

PROMINENT “MAIN AND MAIN” LOCATION AT BALTIMORE’S INNER HARBOR

In collaboration with the City of Baltimore’s initiative to activate Pratt Street along the Inner Harbor, COPT will develop 10 East Pratt, a landmark two-story retail amenity pavilion that will front both the public plaza of COPT’s 100 Light Street trophy office tower and Baltimore’s Inner Harbor.

The new retail pavilion will enjoy a commanding view of the Inner Harbor from its “Main and Main” location at Pratt and Light streets, also overlooking the recently renovated McKeldin Plaza.

This commercially activated retail pavilion is targeted to include retail amenities valued by the burgeoning nearby residential and office communities, and also enriching the tourist experience.

10 East Pratt will significantly enhance the pedestrian experience along Pratt Street frontage of 100 Light Street, and will better serve 100 Light’s tenants, and thereby, fulfills the objective of the Downtown Partnership of Baltimore’s Pratt Street Revitalization guidelines.

INTERESTING FACT

At 529 feet in height, 100 Light Street (the Transamerica Tower) is the tallest building in Baltimore City. It is one of the 10 buildings that comprise Baltimore’s Pratt Street Corridor submarket.

> *Source: Wikipedia, “List of Tallest Buildings in Baltimore”*

**FOCAL POINT OF
PRATT STREET CORRIDOR**



Corner
of Pratt
and
Light
Streets

Corner
of Pratt
and
Charles
Streets



View
from
Light
Street



100 LIGHT STREET



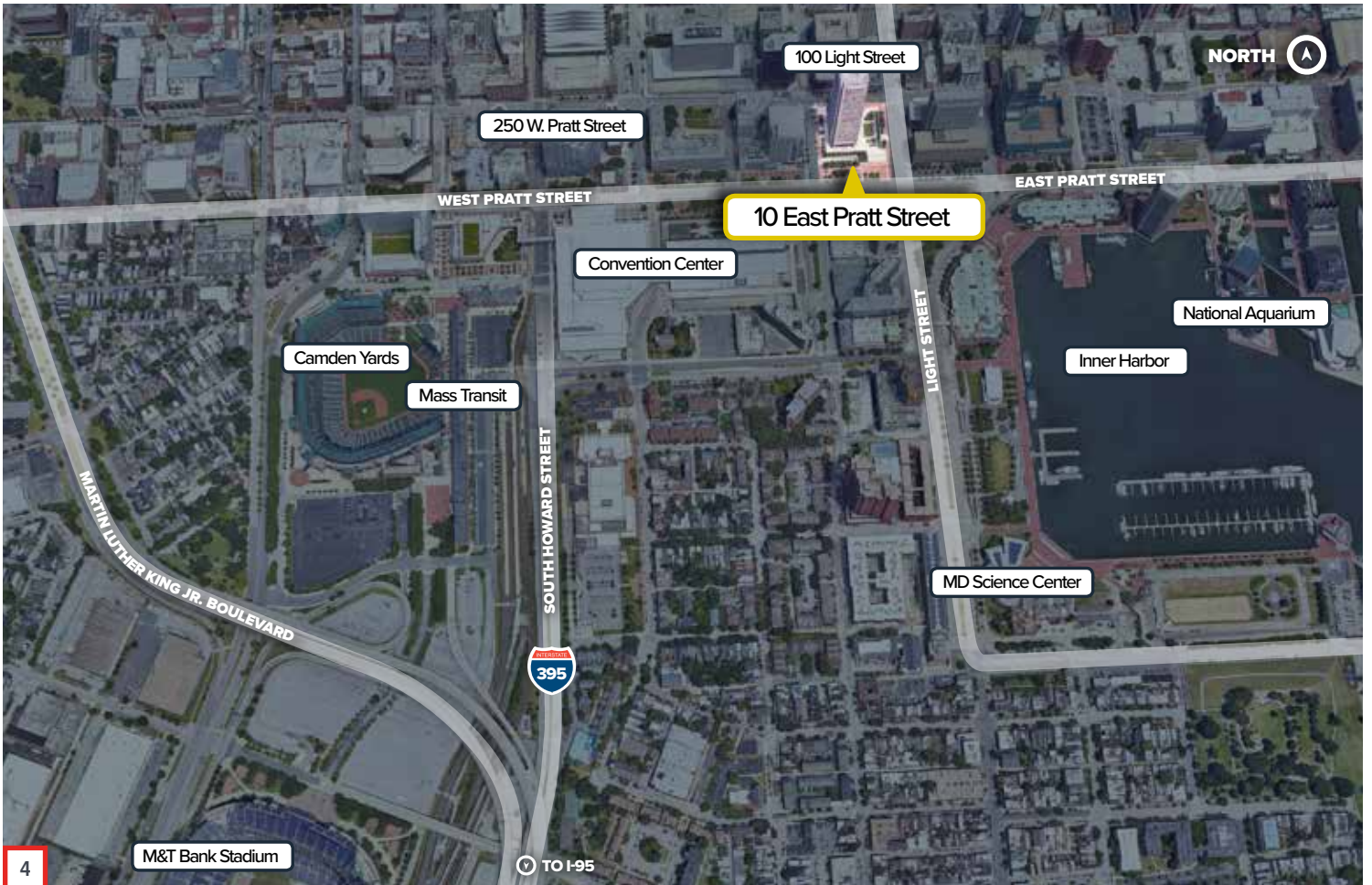
TRANSFORMING THE PRATT STREET CORRIDOR

10 East Pratt will provide high quality enriching street retail at the center of the Pratt Street Corridor, overlooking Baltimore’s Inner Harbor.

The 30,000+ SF, two-story retail pavilion will be within 1 mile of approximately 120,000 workers in 14 million SF of office space. In addition, it is within a short walking distance of residents currently or soon to be living in 6,500 luxury apartment units recently developed or under construction.

10 East Pratt will also provide retail options for the 26 million tourists who visit Baltimore’s Inner Harbor and its attractions each year.

10 East Pratt’s improvements and landscaping are consistent with the Downtown Partnership of Baltimore’s Pratt Street Revitalization guidelines. This master plan envisions Pratt Street as Baltimore’s main street, a “pedestrian-friendly boulevard with continuous great public spaces activated by retail shops and restaurants, from Camden Yards to President Street.”





EXCEPTIONAL LOCATION AND DEMOGRAPHICS

Residential

10 East Pratt is in close proximity to approximately 6,500 luxury apartment units recently developed or under construction. This includes a combined 2,150+ residential units that are under construction or planned at:

- > 1 Light Street
- > 10 Light Street
- > 414 Light Street
- > 333 East Pratt Street
- > 1 North Charles Street (former Morris A. Mechanic Theatre site)

Tourism

- > 26 million annual tourist visits to the Inner Harbor^(a)
- > 1.3 million annual visitors to The National Aquarium in Baltimore^(b)
- > 500,000+ annual visitors to Maryland Science Center^(c)
- > 513,000+ annual visitors to Baltimore Convention Center^(d)
- > \$5.4 billion in annual visitors spending^(e)
- > Over 50,000 vehicles travel in front of 10 East Pratt each day^(f)

Entertainment

- > 2 million annual attendees for baseball games at Oriole Park at Camden Yards^(g)
- > Over 565,000 annual attendees for Baltimore Ravens games at M&T Bank Stadium^(h)

Sources:

- (a) Longwoods International
- (b) National Aquarium in Baltimore
- (c) Maryland Science Center
- (d) Baltimore Convention Center

- (e) Downtown Partnership of Baltimore
- (f) Maryland Department of Transportation
- (g) Major League Baseball
- (h) National Football League

NEARBY ATTRACTIONS



Major League Baseball:
More than 2 million fans attended Baltimore Orioles games in 2017.



NFL Football:
Over 565,000 fans attend Baltimore Ravens games each year.



National Aquarium:
1.3 million people visit the National Aquarium in Baltimore each year.



Upper Level:
13,000+
RSF Plus
4,000+ SF
Covered
Outdoor
Terrace

Ground
Level:
17,000+
RSF of
Amenity
Retail



COPT'S PROJECT SCOPE OF BALTIMORE — FOR BALTIMORE

COPT's design for 10 East Pratt represents a signature retail amenity pavilion whose architectural elements reflect Baltimore's heritage in a forward thinking design.

10 East Pratt plays a vital role connecting the pedestrian plaza at Baltimore's tallest building, 100 Light Street with Baltimore City's new vision of the Pratt Street experience. From the corner of Charles and Pratt Streets, the two story building is influenced by the priorities of the pedestrian.

Heading east along Pratt Street, the buildings elevation uniquely deconstructs revealing the authentic material palette and creating a varietal storefront experience. As the elevation approaches the corner of Light and Pratt, 10 East Pratt presents as an open air signature pavilion with covered outdoor plaza space grounding a one of a kind retail and public space experience.

FAQs:

Please direct media inquiries to Stephanie Krewson-Kelly
443.285.5453 // stephanie.kelly@copt.com

Q: Why is COPT looking to invest more in Baltimore?

A: 10 East Pratt will enhance the Inner Harbor's amenities to the benefit of all workers, residents and visitors. By enhancing the market appeal and financial performance of COPT's existing asset (100 Light Street), the project will also benefit our investors.

Q: Who are prospective retail tenants?

A: We are currently in discussions with several restaurant and amenity retail tenants, and are pleased with the market response to this new offering. However, our discussions with potential tenants are confidential, and leases will be announced only after full execution.

Q: What role does Baltimore's Urban Design and Architecture Advisory Panel (UDAAP) play in this process?

A: UDAAP, which is comprised of professionals with expertise in the areas of urban design, architecture and landscape architecture, advises the Department of Planning, and its review of COPT's proposed development represents an important step in the City's approval process. COPT looks forward to continuing our engagement with UDAAP, and we value their feedback.

Q: Why does the current design differ from the one that COPT previously submitted to UDAAP?

A: In the year and half since the original plans were submitted, the Baltimore market has experienced a growing demand for amenities that cater to the needs of the booming nearby residential communities, as well as business customers and tourists. COPT refined its design to better serve this demand.

Q: When will COPT complete the land purchase from the City of Baltimore?

A: Our agreement with the City of Baltimore contemplates certain milestones that must be met in advance of the land purchase moving forward. COPT is actively working towards obtaining the necessary approvals and engaging in leasing efforts prior to completing the land purchase. Given our current progress on both tracks, we expect to close on the land in 2019.

Q: When will construction start, and when will it be completed?

A: Construction is anticipated to start in 2019, and is expected to take up to 18 months.

Q: Will COPT develop more retail elsewhere in its portfolio? If so, what percent of total assets could become retail?

A: COPT may opportunistically develop retail in mixed-use projects and situations where doing so will enhance the viability and market appeal of its office assets. 10 East Pratt is a good opportunity to enrich the office experience of our tenants, create value for our shareholders, and support the on-going transformation of downtown Baltimore into a vibrant 24-hour environment.



**FOR MEDIA INQUIRIES ABOUT
10 EAST PRATT, CONTACT:**

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