

Corporate Office Properties Trust

PROPERTY TOUR

> Data Centers

December 31, 2018



CORPORATE OFFICE
PROPERTIES TRUST

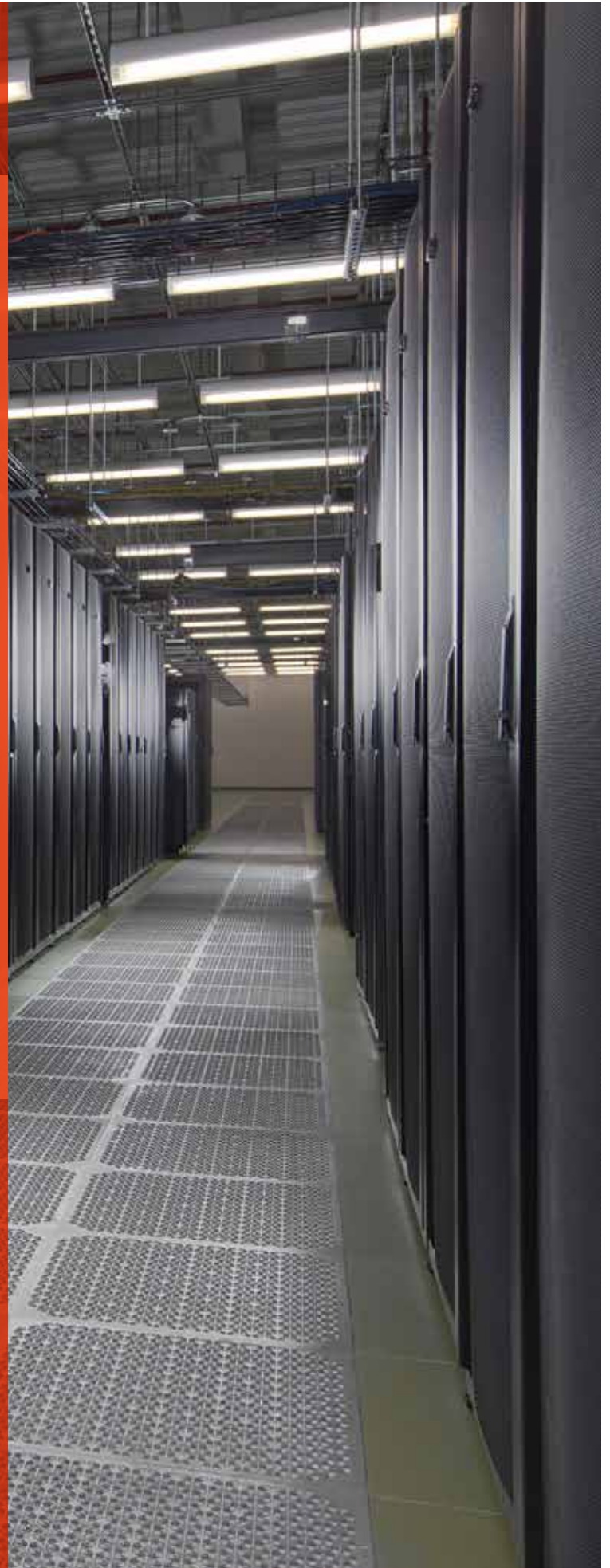


Table of Contents

COPT DATA CENTERS

> Overview of Data Center Platform	page 2
> Data Center Business Overview	page 3
> Overview of Data Centers	page 4
> DC-3: 2500 Riva Road // Annapolis, MD	page 5
> DC-6: Manassas, VA	page 5
> COPT Data Center Shells	page 6
> Safe Harbor	page 7

Overview of Data Center Platform

SPEED-TO-MARKET DATA CENTER SHELL DEVELOPER IN NORTHERN VIRGINIA

- > **The Company's data center business began in 2003 with a Government customer**
 - > By 2008, we owned and facilitated property management at five data center shells totaling 872,000 SF* for Defense/IT customers
- > **Data Center Shells:**
 - > In 2013, the Company leveraged its development expertise and customer relationships into its growing, build-to-suit platform in data center shells** for cloud computing government contractors
 - > Today, we own 18 operational data center shells† totaling 3.0 million SF and have four under construction (730,300 SF); all 22 projects are 100% leased
- > **In total, our data center platform consists of 25 dedicated facilities aggregating 4.3 million SF, plus another 775,000 SF of data center support space**

* In October 2017, the Company sold DC-4 & DC-5, which represented 296,000 SF of this total.

** The Company delivers only the core building and basic power to its tenants.

† Excludes two U.S. Government data center shells on which we are not permitted to provide detail; includes 6 data centers owned in a 50/50 JV with an institutional investor.

Data Center Business Overview

> We own 20 operational data centers aggregating 3.4 million SF:

- > 17 data center shells
- > 2 USG facilities*
- > 1 wholesale data center

> We have five data center shells under construction totaling 946,500 SF

DETAIL ON DATA CENTER PLATFORM[†]

MAP LOCATION	PROPERTY NAME	SHELL?	COUNTY	SQUARE FEET	% LEASED
A	DC-3 (Annapolis)	✓	Anne Arundel, MD	155,000	100%
C, D & E	DC-8, 9, 10, 11, 12 & 14	✓	Loudoun & Prince William, VA	963,823	100%
F	DC-15, 16 & 17	✓	Loudoun, VA	445,740	100%
G	DC-18, 19 & 20	✓	Prince William, VA	579,880	100%
H	DC-21 & 22	✓	Loudoun, VA	297,160	100%
I	BLC 1 & 2	✓	Loudoun, VA	297,160	100%
J	MP 2	✓	Loudoun, VA	216,203	100%
Subtotal – 18 Data Center Shells:				2,955,000	100%
*	DC-1 & DC-2	✓	*	421,000	100%
B	DC-6		Prince William, VA	233,000	87%
Subtotal – 3 Other Operational Data Centers:				654,000	95%
TOTAL – 20 OPERATIONAL DATA CENTERS:				3,392,800	99%
Under Construction					
G	DC-23	✓	Prince William, VA	148,560	100%
J	MP 1	✓	Loudoun, VA	216,203	100%
K	IN 1	✓	Prince William, VA	149,362	100%
K	IN 2	✓	Prince William, VA	216,203	100%
Subtotal – Data Centers Under Construction:				730,328	
TOTAL – 25 DATA CENTERS:				4,339,300	99%

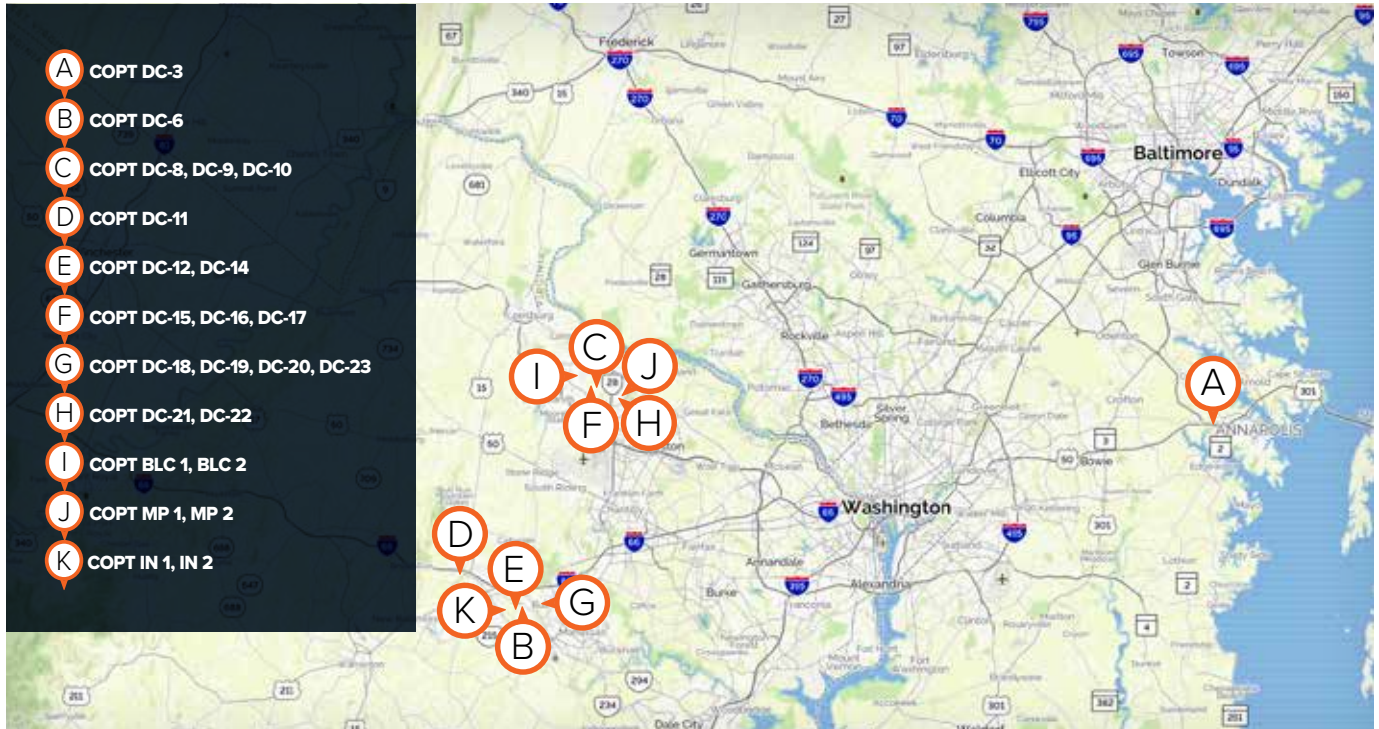
Shaded row indicates properties are owned in joint venture.

[†] Excludes 775,000 SF of data center support space located throughout our office portfolio.

* DC-1 and DC-2 are secure U.S. Government facilities; locations and other information are not permitted to be disclosed.

** The projects under construction are 100% pre-leased.

Overview of Data Centers*



Note: DC-1 and DC-2 are secure data center facilities whose locations we are not permitted to disclose.



DC-3: 2500 Riva Road Annapolis, MD

MAP REFERENCE: 

COPT ACQUIRED THIS FACILITY IN 2003; IT HAS BEEN 100% OCCUPIED EVER SINCE



NEARBY ATTRACTIONS:

- | | |
|---|------------|
| > Maryland State House (downtown Annapolis) & Naval Academy | 3.0 miles |
| > Westfields Annapolis Mall | 0.6 miles |
| > Annapolis Towne Centre | 0.25 miles |



DC-6: Manassas, VA

MAP REFERENCE: 

- > COPT DC-6 commenced operations in 2010 and supports Anti-Terrorism Force Protection (“ATFP”) security
- > 233,000 square foot, two-story facility with 100,000 SF of raised floor on the second floor
- > Very high density configurations up to 250 kilowatts/square foot air cooled. Higher density available.

COPT Data Center Shells

DC-8, 9 & 10

431,000 SF of build-to-suit data center space in Loudon County, VA, delivered in 4Q13, 3Q14 & 1Q15, respectively

DC-11

COPT delivered a 236,000 SF redevelopment property for data center use in Haymarket, VA in 1Q14

DC-12 & 14

297,160 SF of build-to-suit data center space in Prince William County, VA delivered in 3Q15

DC 15, 16 & 17

COPT built three data centers totaling 445,740 SF in Loudon County, VA; DC-15, DC-16 & DC-17 delivered in 1Q, 2Q & 3Q of 2016, respectively

DC-18, 19, 20 & 23

Four data center shells totaling 728,440 SF. DC-19 & DC-20 delivered in 4Q16 & 2Q17, respectively; DC-18 delivered in 3Q17, and DC-23 is scheduled to be delivered in 3Q18

DC-21 & 22

Two data centers in Loudon County, VA, totaling 297,160 SF, both of which delivered in 4Q17

BLC 1 & 2

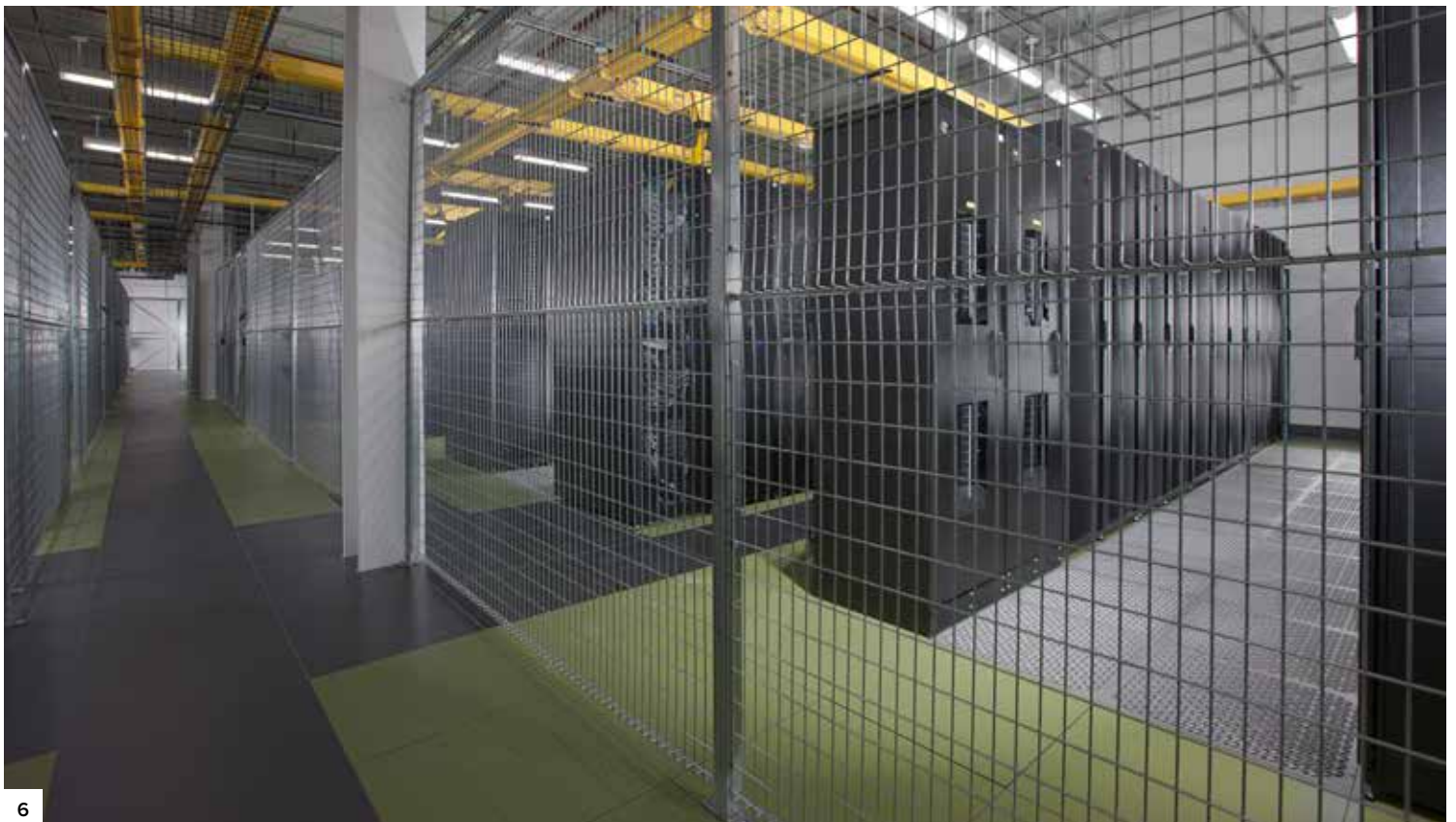
Two data center shells Loudon County, VA, totaling 297,160 SF. BLC 1 delivered in 2Q18 and BLC 2 is scheduled to deliver in 3Q18

MP 1 & 2

Two data center shells in Loudon County, VA, totaling 432,400 SF. MP 2 delivered in 4Q18, and MP 1 is scheduled to deliver in 2Q19

IN 1 & 2

Two build-to-suit data center developments in Prince William County, VA, totaling 366,000 SF, scheduled to deliver in 1Q19 and 2Q19



Notes:

A series of horizontal dashed lines for writing notes.



INVESTOR RELATIONS

For help with questions about the
Company, or for additional corporate
information, please contact:

Stephanie Krewson-Kelly

Vice President, Investor Relations

Corporate Office Properties Trust
6711 Columbia Gateway Drive, Suite 300
Columbia, Maryland 21046
Telephone: 443.285.5400
Facsimile: 443.285.7650
Email: ir@copt.com

EXECUTIVE OFFICES

6711 Columbia Gateway Drive, Suite 300
Columbia, Maryland 21046
Telephone: 443.285.5400
Facsimile: 443.285.7650
www.copt.com // NYSE: OFC