

July 28, 2017



3Q17 Sales Complete COPT's Exit from White Marsh

COLUMBIA, Md.--(BUSINESS WIRE)-- Corporate Office Properties Trust ("COPT" or the "Company") (NYSE: OFC) sold its remaining operating properties and land in the White Marsh submarket of Baltimore County for \$47.5 million. The portfolio contained approximately 412,500 square feet that, at June 30, 2017, were 94.8% occupied.

This transaction brings COPT's dispositions for the year to \$103 million, which is in-line with its guidance.

Submarket / Property Address	Square Feet	% Occupied*
▪ White Marsh submarket of Baltimore:		
▪ 8110 Corporate Drive	79,091	100.0%
▪ 8140 Corporate Drive	76,382	92.9%
▪ 8010 Corporate Drive	38,487	100.0%
▪ 8020 Corporate Drive	50,796	100.0%
▪ 8094 Sandpiper Circle	49,585	84.6%
▪ 8098 Sandpiper Circle	46,485	100.0%
▪ 5325 Nottingham Ridge Road	35,678	100.0%
▪ 5355 Nottingham Ridge Road	35,931	76.4%
▪ Acres	42 acres	--
3Q17 Total Dispositions	412,435	94.8%

* As of June 30, 2017

Since commencing its portfolio repositioning to focus resources on growing its Defense/IT real estate franchise serving the U.S. Government and supporting defense contractors, COPT has sold over \$1.5 billion of assets containing more than 10.5 million square feet. Today's portfolio sale marks the completion of the Company's programmatic selling.

Company Information

COPT is an office REIT that owns, manages, develops and selectively acquires office and data center properties in locations that support the United States Government and its contractors, most of whom are engaged in national security, defense and information technology ("IT") related activities servicing priority missions ("Defense/IT Locations"). The Company also owns a portfolio of office properties located in select urban/urban-like submarkets within its regional footprint with durable Class-A office fundamentals and characteristics ("Regional Office Properties"). As of June 30, 2017, the Company derived 87% of core portfolio annualized revenue from Defense/IT Locations and 13% from its Regional Office Properties. As of June 30, 2017, and including six buildings that are owned through an unconsolidated joint venture, its core portfolio of 153 office properties, encompassed 16.6 million square feet and was 94.8% leased. As of the same date, it also owned one wholesale data center with a critical load of 19.25 megawatts.

Forward-Looking Information

This press release may contain “forward-looking” statements, as defined in Section 27A of the Securities Act of 1933 and Section 21E of the Securities Exchange Act of 1934, that are based on the Company’s current expectations, estimates and projections about future events and financial trends affecting the Company. Forward-looking statements can be identified by the use of words such as “may,” “will,” “should,” “could,” “believe,” “anticipate,” “expect,” “estimate,” “plan” or other comparable terminology. Forward-looking statements are inherently subject to risks and uncertainties, many of which the Company cannot predict with accuracy and some of which the Company might not even anticipate. Accordingly, the Company can give no assurance that these expectations, estimates and projections will be achieved. Future events and actual results may differ materially from those discussed in the forward-looking statements.

Important factors that may affect these expectations, estimates, and projections include, but are not limited to:

- general economic and business conditions, which will, among other things, affect office property and data center demand and rents, tenant creditworthiness, interest rates, financing availability and property values;*
- adverse changes in the real estate markets including, among other things, increased competition with other companies;*
- governmental actions and initiatives, including risks associated with the impact of a prolonged government shutdown or budgetary reductions or impasses, such as a reduction in rental revenues, non-renewal of leases, and/or a curtailment of demand for additional space by the Company’s strategic customers;*
- the Company’s ability to borrow on favorable terms;*
- risks of real estate acquisition and development activities, including, among other things, risks that development projects may not be completed on schedule, that tenants may not take occupancy or pay rent or that development or operating costs may be greater than anticipated;*
- risks of investing through joint venture structures, including risks that the Company’s joint venture partners may not fulfill their financial obligations as investors or may take actions that are inconsistent with the Company’s objectives;*
- changes in the Company’s plans for properties or views of market economic conditions or failure to obtain development rights, either of which could result in recognition of significant impairment losses;*
- the Company’s ability to satisfy and operate effectively under Federal income tax rules relating to real estate investment trusts and partnerships;*
- the Company’s ability to achieve projected results;*
- the dilutive effects of issuing additional common shares; and*
- environmental requirements.*

The Company undertakes no obligation to update or supplement any forward-looking statements. For further information, please refer to the Company’s filings with the Securities and Exchange Commission, particularly the section entitled “Risk Factors” in Item 1A of the

Company's Annual Report on Form 10-K for the year ended December 31, 2016.

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