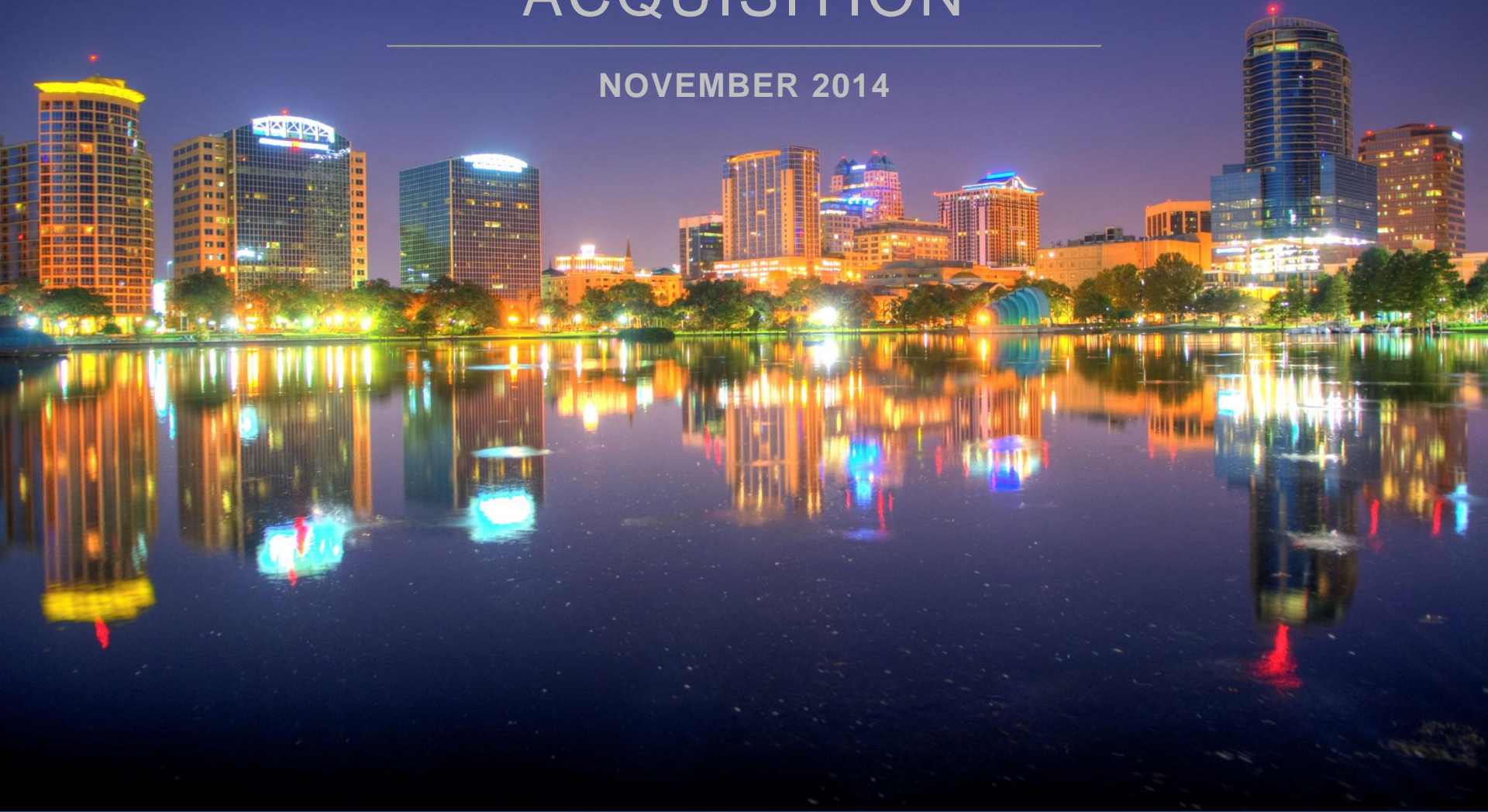


ORLANDO, FLORIDA ACQUISITION

NOVEMBER 2014



FORWARD LOOKING STATEMENTS

Certain statements contained in this presentation, including those that express a belief, expectation or intention, as well as those that are not statements of historical fact, are forward-looking statements within the meaning of the federal securities laws and as such are based upon City Office REIT, Inc. (or the “Company”) and its current beliefs as to the outcome and timing of future events. There can be no assurance that actual future developments affecting the Company will be those anticipated by the Company. Examples of forward-looking statements include projected capital resources, projected profitability and portfolio performance, estimates of market rental rates, projected capital improvements, expected sources of financing, expectations as to the timing of closing of acquisitions, dispositions, or other transactions, the expected operating performance of anticipated near-term acquisitions and descriptions relating to these expectations, including without limitation, the anticipated net operating income yield. Forward-looking statements presented in this presentation are based on management’s beliefs and assumptions made by, and information currently available to, management.

When used, the words “anticipate,” “believe,” “expect,” “intend,” “may,” “might,” “plan,” “estimate,” “project,” “should,” “will,” “result” and similar expressions that do not relate solely to historical matters are intended to identify forward-looking statements. You can also identify forward-looking statements by discussions of strategy, plans or intentions. Forward-looking statements involve risks and uncertainties (some of which are beyond the Company’s control) and are subject to change based upon various factors, including but not limited to the following risks and uncertainties: changes in the real estate industry and in performance of the financial markets; competition in the leasing market; the demand for and market acceptance of our properties for rental purposes; the amount and growth of our expenses; tenant financial difficulties and general economic conditions, including interest rates, as well as economic conditions in our geographic markets; defaults or non-renewal of leases; risks associated with joint venture partners; the risks associated with the ownership and development of real property, including risks related to natural disasters; risks associated with property acquisitions, the failure to acquire or sell properties as and when anticipated; the outcome of claims and litigation involving or affecting the Company; the ability to satisfy conditions necessary to close pending transactions; our failure to maintain our status as real estate investment trust, or REIT; and other risks and uncertainties detailed in the Company’s news releases and filings with the Securities and Exchange Commission, including but not limited to the Company’s report on Form 10-Q and Form 8-K in the Company’s SEC filings.

Should one or more of these risks or uncertainties occur, or should underlying assumptions prove incorrect, the Company’s business, financial condition, liquidity, cash flows and results could differ materially from those expressed in any forward-looking statement. While forward-looking statements reflect our good faith beliefs, they are not guarantees of future performance. Any forward-looking statements speak only as of the date on which it is made. New risks and uncertainties arise over time, and it is not possible for us to predict the occurrence of those matters or the manner in which they may affect us. We disclaim any obligation to publicly update or revise any forward-looking statement to reflect changes in underlying assumptions or factors, of new information, data or methods, future events or other changes. Use caution in relying on past forward-looking statements, which were based on results and trends at the time they were made, to anticipate future results or trends.

ACQUISITION SUMMARY RESEARCH PARK

- › Research Park is a 124,500 square foot, Class A office building located in Orlando's Central Florida Research Park
- › The Central Florida Research Park is one of the largest research parks in the United States. It is adjacent to the University of Central Florida providing access to an educated employee base of over 60,000 students
- › The building is leased to Kaplan, Inc., a subsidiary of Graham Holdings Company (NYSE: GHC). Kaplan utilizes the space as a mission critical support center providing sales, marketing and customer support (no classroom space)
- › One of the most technologically equipped buildings in the Central Florida Research Park with high quality finishing/amenities
- › Market leading parking ratio of 7.1 per 1,000



Research Park Key Metrics

Purchase price **\$26.5 M / \$213 PSF**

Property size **124,500 SF**

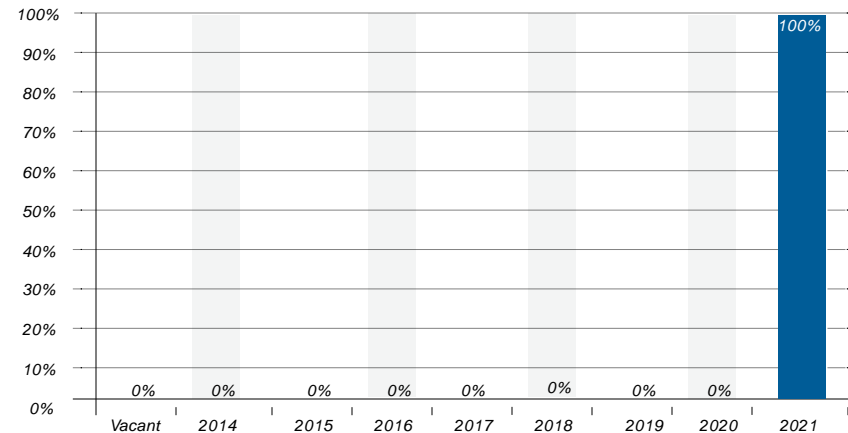
Year built / renovated **1999**

Occupancy at close **100%**

Year 1 cash NOI cap rate **~9.0%**

Estimated replacement cost **~\$240+ PSF**

SUMMARY OF EXPIRING SQUARE FOOTAGE (% OF TOTAL SF)



ACQUISITION CHARACTERISTICS

Well Located Real Estate:

- › Research Park is located in the Central Florida Research Park. The submarket is adjacent to the University of Central Florida which provides a skilled employee base and is the second largest University in the United States based on enrollment (>60,000 students)
- › The submarket has a mixture of Fortune 500 companies, U.S. space and defense agencies and a thriving University business incubator. Major tenants include the Army Simulation, Training and Instrumentation Command, Aon Hewitt, AT&T Wireless, CAE, Hewlett-Packard, General Dynamics, L-3 Communications, Naval Air Warfare Center Training Systems Division, Raytheon and Siemens

High Quality Property:

- › One of the most technologically equipped buildings in the submarket with a state-of-the-art data center and back-up generators capable of running the entire facility 24/7
- › Well constructed with various amenities including a 25 foot glass atrium, cafeteria, and a 7.1 per 1,000 parking ratio

Favorable Acquisition Metrics:

- › ~9.0% capitalization rate on year 1 projected NOI
- › ~7 years of lease term remaining with a strong tenant
- › \$17 million mortgage. Ten year fixed rate of 4.44%

Strong Tenant Profile:

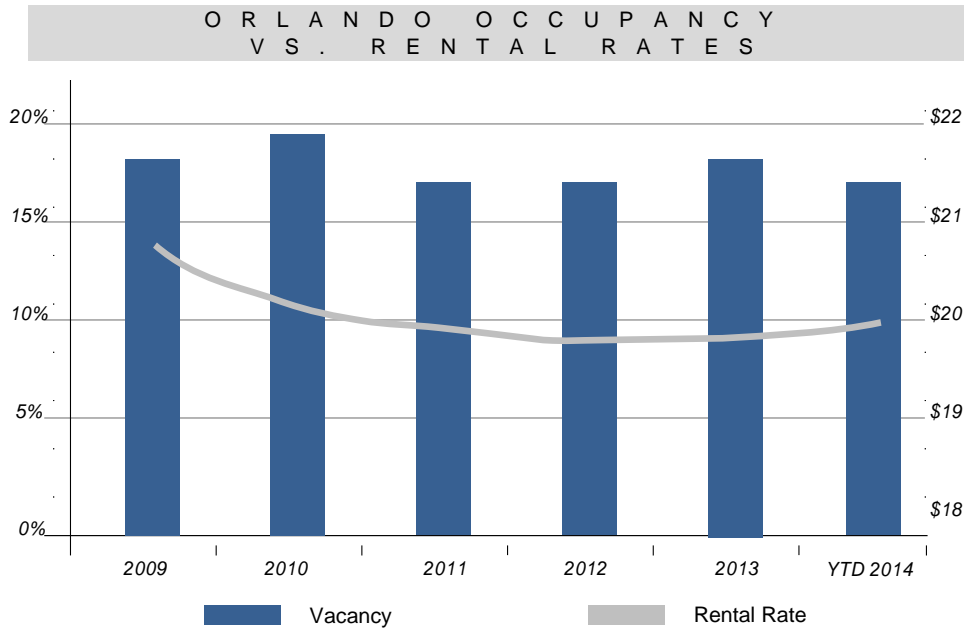
- › Kaplan, Inc., one of the major subsidiaries of Graham Holdings Company leases the entire building until December 2021
- › Potential to reposition the property as a multi-tenant building over the long term. Presently another strong tenant subleases a portion of the property offering the ability to complete a direct lease



MARKET STATISTICS – ORLANDO, FL

Strong Orlando Market Fundamentals:

- 2.3 million MSA population. Broad industry base including aerospace, life science and biotechnology, military simulation technology, and tourism
- Forbes ranks Orlando 9th on its 2014 list of fastest growing cities with a 10.4% projected population growth over the next five years
- The Orlando office market continues to strengthen with positive net absorption and a reduction of 580,000 SF of vacant sublease space since Q3 2009
- Projected market rental rate growth of 27% over the next five years with vacancy anticipated to decline to 10.7% through 2019 (CBRE Research)





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