



Piedmont Office Realty Trust (PDM)

Updated May 7th, 2023 by Quinn Mohammed

Key Metrics

Current Price:	\$7	5 Year CAGR Estimate:	23.3%	Market Cap:	\$820 M
Fair Value Price:	\$14	5 Year Growth Estimate:	1.0%	Ex-Dividend Date:	05/25/23
% Fair Value:	48%	5 Year Valuation Multiple Estimate:	15.9%	Dividend Payment Date:	06/16/23
Dividend Yield:	12.7%	5 Year Price Target	\$15	Years Of Dividend Growth:	0
Dividend Risk Score:	D	Retirement Suitability Score:	B	Rating:	Buy

Overview & Current Events

Piedmont Office Realty Trust, Inc. owns, manages, develops, redevelops, and operates high-quality office properties located primarily in sub-markets within seven major Eastern U.S. office markets. The company derives most of its revenues from U.S. government entities, business services companies, and financial institutions in the Sunbelt region. PDM is fully integrated and self-managed. The company has local management offices in each of their markets. Piedmont trades on the NYSE under the ticker symbol PDM and is headquartered in Atlanta, Georgia. The office REIT has a market capitalization of \$820 million.

On May 1st, 2023, Piedmont reported first quarter 2023 results. The company reported core funds from operations (FFO) of \$0.46 per share for the quarter, a 9.8% decrease compared to last year's results in the first quarter, mostly due to an increase in interest expense.

PDM saw a 1.5% decrease in same store net operating income on a cash basis during the first quarter, due to 2% of the company's annualized lease revenue expiring and a 600K square foot increase in executed leases yet to commence or under rental abatement. The company leased 544,000 square feet in the quarter, including 270,000 square feet of new tenant leasing.

As of December 31st, 2022, Piedmont's average net debt-to-Core EBITDA was 6.1X for the first quarter on an annualized basis, and the debt-to-gross assets ratio was 40.4%.

Leadership reaffirmed its 2023 guidance, which sees 2023 core funds from operations in the range of \$1.80 to \$1.90 per share, for a \$1.85 midpoint. The most significant impact on guidance for 2023 is due to higher interest expense as a result of rising interest rates, which grew by more than 400 basis points during 2022.

Growth on a Per-Share Basis

Year	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2028
CFFO/S	\$1.46	\$1.49	\$1.60	\$1.67	\$1.75	\$1.73	\$1.79	\$1.89	\$1.97	\$2.00	\$1.85	\$1.94
DPS	\$0.80	\$0.81	\$0.84	\$0.84	\$1.34	\$0.84	\$0.84	\$0.84	\$0.84	\$0.84	\$0.84	\$0.88
Shares¹	165.1	154.6	150.9	145.6	145.4	130.6	126.2	126.1	123.9	123.5	123.0	120.0

Piedmont measures performance using core funds from operations (CFFO) per share, as it provides a more accurate representation of the REIT's cash flow rather than earnings per share (EPS), which can include a large amount of depreciation, or the gain on sale of real estate. In the last nine and five years, PDM has managed to grow core FFO by 3.6% and 1.4% annually, on average. While results have been relatively choppy at times, there exists a long term track record of positive growth. Given the ongoing struggles of the office real estate space due to the COVID pandemic, upcoming lease expirations, and higher interest rates, we estimate PDM will grow core FFO below its long-term range, at just 1.0% annually.

PDM will focus on growing its real estate concentration in their seven identified growth sub-markets of Atlanta, Boston, Dallas, Minneapolis, New York, Orlando, and Washington, D.C. The Trust believes that working from home should

¹ In millions

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diminish as the pandemic subsides in the U.S. and they are well-positioned to adapt to the updated workforce preferences. The Trust will recycle capital into assets within their targeted submarkets that should benefit from the migration trends that COVID has accelerated. Piedmont has sold more than \$1 billion of assets since early 2019 and redeployed into higher yielding assets. Currently there are approximately 1.3 million square feet in leases under an abatement period or yet to commence. Among its peers, PDM has a strong same store cumulative NOI growth from 2018 through 2022 and is priced among the lowest in terms of valuation. PDM's share count, unlike most other REITs, has decreased over the long term, and this is a positive since core FFO is concentrated over a lower number of units, effectively increasing the core FFO per share.

Valuation Analysis

Year	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Now	2028
P/FFO	12.7	12.3	11.5	12.1	11.9	10.8	11.5	9.0	9.1	6.9	3.6	7.5
Avg. Yld.	4.4%	4.4%	4.5%	4.2%	4.0%	4.5%	4.1%	5.1%	4.7%	6.2%	12.7%	6.1%

Piedmont's valuation has trended lower in recent years, with a nine and five year average price-to-core FFO of 10.8 and 9.5. Presently PDM trades at just 3.6 times estimated core FFO, and we believe the discount to be steep, thus we estimate the trust can benefit from a 15.9% tailwind to the valuation to reach 7.5 times core FFO.

Safety, Quality, Competitive Advantage, & Recession Resiliency

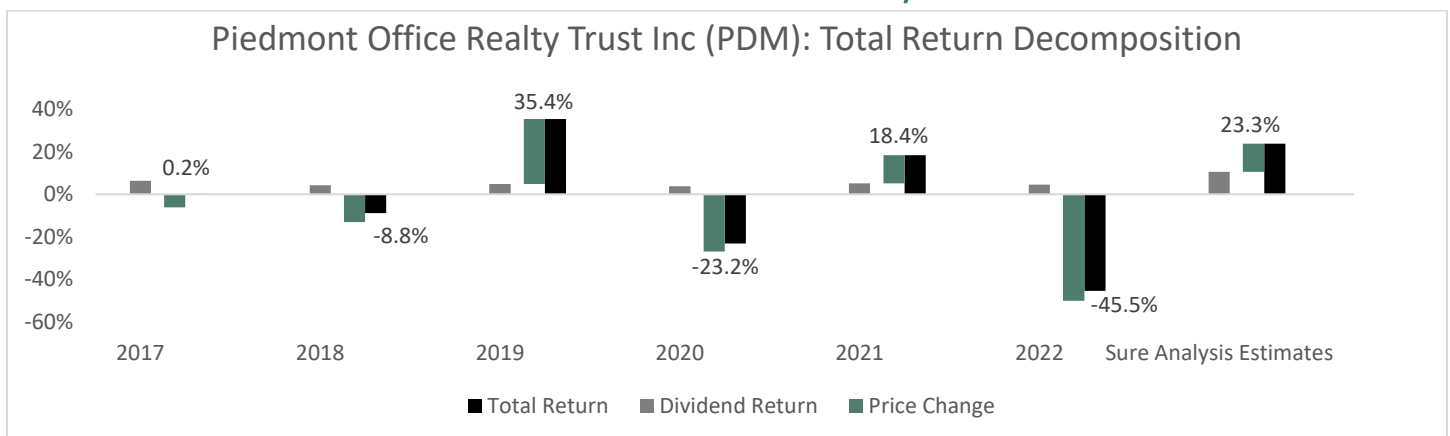
Year	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2028
Payout	55%	54%	53%	50%	77%	49%	47%	44%	43%	42%	45%	45%

Piedmont Office Realty Trust has a fair payout ratio based on its core FFO, and we believe the distribution is safe. The company has not made a habit of raising the dividend, so as core FFO grows over the long term, the payout ratio decreases. The Trust had not been around during the start of the Great Recession, but we can assume that such a recession would be a risk. While office leases tend to be fairly stable, the pandemic and resulting remote work could result in a permanent paradigm shift, which would result in less office space being required. PDM does not possess any strong competitive advantage, but it's focus on its identified growth submarkets is a strength.

Final Thoughts & Recommendation

Overall, we expect total returns of 23.3% annually, primarily driven by the 15.9% valuation tailwind and 12.7% dividend yield as well as some earnings growth. The company is trading at a massive discount, and hovers around half of our estimated fair value. As a result, we rate Piedmont Office Realty Trust as a buy.

Total Return Breakdown by Year



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Income Statement Metrics

Year	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Revenue	550	566	585	556	574	526	533	535	529	564
Gross Profit	329	327	343	335	352	317	322	320	318	338
Gross Margin	59.8%	57.7%	58.6%	60.3%	61.3%	60.2%	60.4%	59.8%	60.1%	59.9%
SG&A Exp.	22	24	30	27	29	30	38	27	30	29
D&A Exp.	168	195	196	202	193	166	178	195	199	
Operating Profit	141	108	117	105	128	116	101	89	81	84
Operating Margin	25.6%	19.0%	20.0%	18.8%	22.3%	22.0%	19.0%	16.6%	15.3%	14.9%
Net Profit	99	42	131	100	134	130	229	233	-1	147
Net Margin	18.0%	7.4%	22.5%	17.9%	23.3%	24.8%	43.0%	43.5%	-0.2%	26.0%
Free Cash Flow	39	48	105	122	163	131	105	81	120	

Balance Sheet Metrics

Year	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total Assets	4,666	4,788	4,362	4,368	4,000	3,592	3,517	3,740	3,931	4,086
Cash & Equivalents	7	12	5	7	7	5	14	7	7	17
Accounts Receivable	169	175	174	163	157	148	141	160	166	177
Goodwill & Int. Ass.	254	250	189	199	177	177	173	190	193	197
Total Liabilities	2,205	2,476	2,238	2,270	2,013	1,880	1,698	1,842	2,143	2,236
Accounts Payable	129	134	128	165	115	94	117	112	114	110
Long-Term Debt	2,002	2,270	2,030	2,020	1,727	1,685	1,481	1,622	1,878	1,984
Shareholder's Equity	2,460	2,310	2,122	2,096	1,985	1,710	1,817	1,896	1,786	1,848
LTD/E Ratio	0.81	0.98	0.96	0.96	0.87	0.99	0.82	0.86	1.05	1.07

Profitability & Per Share Metrics

Year	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Return on Assets	2.2%	0.9%	2.9%	2.3%	3.2%	3.4%	6.4%	6.4%	0.0%	3.7%
Return on Equity	3.9%	1.8%	5.9%	4.7%	6.5%	7.1%	13.0%	12.5%	-0.1%	8.1%
ROIC	2.3%	0.9%	3.0%	2.4%	3.4%	3.7%	6.8%	6.8%	0.0%	3.9%
Shares Out.	165.1	154.6	150.9	145.6	145.4	130.6	126.2	126.1	124.0	123.5
Revenue/Share	3.33	3.66	3.88	3.82	3.95	4.03	4.23	4.24	4.26	4.56
FCF/Share	0.24	0.31	0.70	0.84	1.12	1.00	0.83	0.64	0.96	

Note: All figures in millions of U.S. Dollars unless per share or indicated otherwise.

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