



**Equity
Commonwealth**

INVESTOR UPDATE

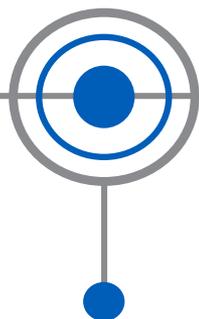
November 7, 2018



PROGRESS TO DATE

Completed over \$6 bn of dispositions and substantially de-risked the company creating significant optionality

2014



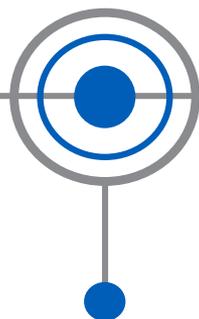
- New management created integrated company and embarked on turnaround strategy
- Leased **4.8** MSF
- Completed **\$920.7** mm of dispositions
- Repaid **\$785.9** mm of debt

- Leased **4.9** MSF
- Sold **91** properties for **\$2.0** bn
- Repaid **\$484.8** mm of debt
- Repurchased **3.4** mm common shares for **\$87.8** mm

2015



2016



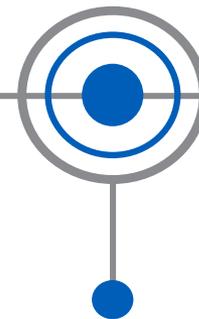
- Leased **4.3** MSF
- Sold **30** properties for **\$1.3** bn
- Repaid **\$831.9** mm of debt and preferred equity
- Repurchased **2.5** mm common shares for **\$69.0** mm

2017



- Leased **1.3** MSF
- Sold **16** properties for **\$862.6** mm
- Repaid **\$293.3** mm of debt

2018



- Leased **1.2** MSF
- Sold **6** properties for **\$1.0** bn
- Repaid **\$575.0** mm of debt
- Repurchased **3** mm common shares for **\$88.1** mm
- Paid a **\$2.50** per share special common distribution in October
- Cash balance of **\$2.6** bn

Notes:

Data as of September 30, 2018, unless otherwise noted.

Cash balance includes cash and marketable securities as of September 30, 2018 and excludes distributions payable.

HIGH-QUALITY ASSETS IN STRONG MARKETS

Continue to focus on aggressive leasing, creative asset management and selectively marketing properties for sale

	Property Name	Market	Square Feet	Leased Occupancy	Leasing 4Q16 to 3Q18	Largest Tenant
	206 E. 9 th Street	Austin	176 KSF	92.0%	98 KSF	Crowdstrike, Inc.
	Bridgpoint Square	Austin	440 KSF	91.6%	155 KSF	Equinor Energy Services
	333 108 th Avenue NE	Bellevue	435 KSF	99.3%	437 KSF	Expedia, Inc. / Amazon (2020)
	109 Brookline Avenue	Boston	286 KSF	94.6%	114 KSF	Beth Israel Deaconess Medical Ctr.
	1225 17 th Street	Denver	695 KSF	88.4%	151 KSF	KPMG, LLP
	1250 H Street, NW	Washington, DC	196 KSF	89.7%	16 KSF	The Education Trust, Inc.
	Georgetown Green and Harris Buildings	Washington, DC	240 KSF	100%	112 KSF	Georgetown University

Data as of September 30, 2018.

HIGH-QUALITY ASSETS IN STRONG MARKETS

Currently in various stages of marketing four properties for sale totaling 2.9 MSF

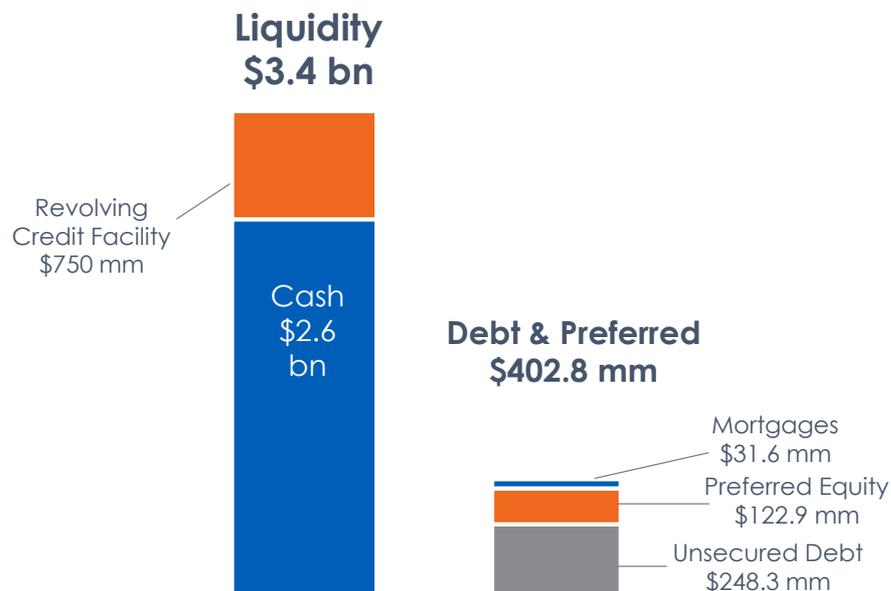
	Property Name	Type	Market	Square Feet	Leased Occupancy	Leasing Activity 4Q16 to 3Q18	Largest Tenant
	1735 Market Street	Office	Philadelphia	1.3 MSF	91.0%	457 KSF	Ballard Spahr LLP
	600 108 th Avenue NE	Office	Bellevue	255 KSF	94.5%	57 KSF	HNTB Corporation
	Research Park	Flex	Austin	1.1 MSF	98.0%	1.1 MSF	Flex Ltd.
	97 Newberry Road	Industrial	East Windsor, CT	289 KSF	100%	-	Lincoln Technical Institute

Data as of September 30, 2018.

BALANCE SHEET POSITIONED FOR GROWTH

Repaid over \$3 bn of debt and preferred equity, building significant capacity for future opportunities

- Substantial liquidity, including cash and revolver availability
- Negative net debt position with significant borrowing capacity
- No outstanding debt maturing until 2020
- Investment Grade Credit Ratings from Moody's and S&P of Baa2/BBB-



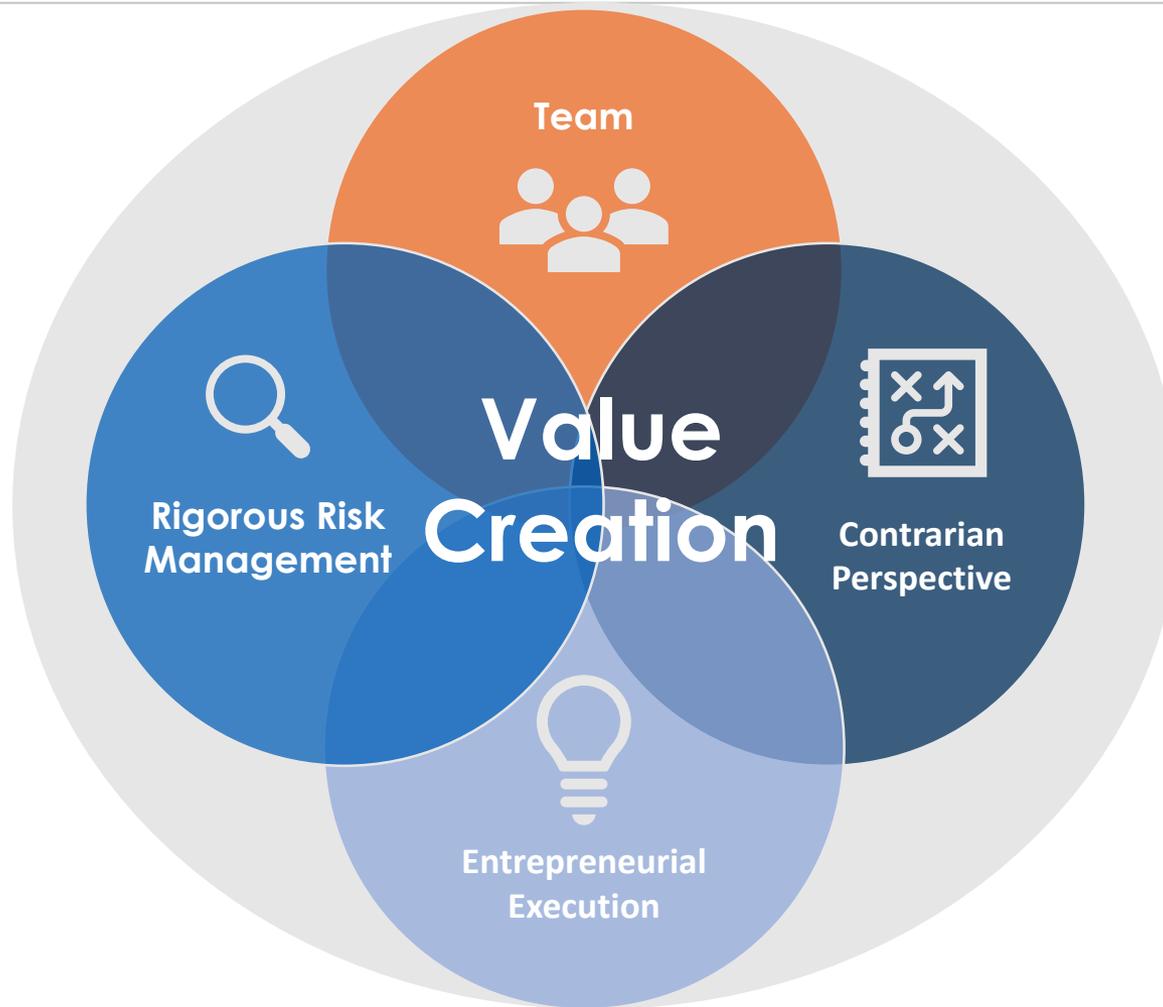
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INVESTMENT APPROACH

Combining our balance sheet with our investment approach to create value and deliver attractive risk-adjusted returns



INVESTMENT APPROACH

Fostering a culture of integrity, creativity, teamwork, and transparency, to serve as a foundation for long-term value creation



EQC has a distinctive approach and a team of professionals with a complementary set of characteristics:

- 41 employees based in Chicago
- Extensive network of relationships; multi-cycle experience across sectors
- Diverse and cross-functional expertise in a variety of disciplines, including complicated transactions



Disciplined entrepreneurial approach to capital allocation:

- Ownership mentality and long-term approach
- Alignment with shareholders
- Evaluate a broad spectrum of opportunities to establish values
- Build value through active ownership and focus on risk management

INVESTMENT APPROACH

Challenging conventional wisdom to identify obscure value; mitigate risk by seeking investments at a discount to replacement cost



**Contrarian
Perspective**

Seeking value-add and opportunistic investment opportunities, where value can be unclear:

- Distressed opportunities
- Portfolio repositionings
- Complex situations



**Rigorous Risk
Management**

Focus on risk mitigation and downside protection:

- Rigorous due diligence and a focus on intrinsic value
- Investing at the appropriate basis
- Commitment to collaboration and debate facilitates risk mitigation

TRENDING TOPICS

Various market factors influence opportunities; our experience and history encourage us to be disciplined

Office Real Estate Trends

- New supply remains elevated; over 100 MSF under construction
- Demand for office space largely from technology, life sciences, and co-working sectors
- Urbanization continues
- Continued flight to quality
- Amenitized space required for landlords to be competitive

Macro Trends

- Six federal funds target rate increases since March 2017
- Long-term interest rates have increased as the 10-year treasury rate remains above 3%
- Volatile equity markets

Forward-Looking Statements

Some of the statements contained in this presentation constitute forward-looking statements within the meaning of the federal securities laws. Any forward-looking statements contained in this presentation are intended to be made pursuant to the safe harbor provisions of Section 21E of the Securities Exchange Act of 1934. Forward-looking statements relate to expectations, beliefs, projections, future plans and strategies, anticipated events or trends and similar expressions concerning matters that are not historical facts. In some cases, you can identify forward-looking statements by the use of forward-looking terminology such as “may,” “will,” “should,” “expects,” “intends,” “plans,” “anticipates,” “believes,” “estimates,” “predicts,” or “potential” or the negative of these words and phrases or similar words or phrases which are predictions of or indicate future events or trends and which do not relate solely to historical matters. You can also identify forward-looking statements by discussions of strategy, plans or intentions.

The forward-looking statements contained in this presentation reflect our current views about future events and are subject to numerous known and unknown risks, uncertainties, assumptions and changes in circumstances that may cause our actual results to differ significantly from those expressed in any forward-looking statement. We do not guarantee that the transactions and events described will happen as described (or that they will happen at all). The following factors, among others, could cause actual results and future events to differ materially from those set forth or contemplated in the forward-looking statements:

- changes in the real estate industry, particularly in those markets in which our properties are located;
- our ability to raise equity or debt capital;
- the future amount of leasing activity and occupancy rates at our properties;
- the future rent rates we will be able to charge at our properties;
- the costs we may incur to lease space at our properties;
- our ability to declare or pay distributions to our shareholders and the amounts of such distributions;
- the credit quality of our tenants;
- the likelihood that our tenants will pay rent, renew leases, enter into new leases or be affected by cyclical economic conditions;
- our sales of properties;
- our ability to compete for tenancies effectively;
- our ability to pay interest on and principal of our debt;
- our ability to obtain credit facilities, and the availability of borrowings under those credit facilities; and
- our tax status as a REIT.

While forward-looking statements reflect our good faith beliefs, they are not guarantees of future performance. 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. For a further discussion of these and other factors that could cause our future results to differ materially from any forward-looking statements, see the sections entitled “Risk Factors” in our Annual Report on Form 10-K for the year ended December 31, 2017.

Regulation FD Disclosures

We intend to use any of the following to comply with our disclosure obligations under Regulation FD: press releases, SEC filings, public conference calls, or our website. We post important information on our website at www.eqcre.com, including information that may be deemed to be material. We encourage investors and others interested in the company to monitor these distribution channels for material disclosures.