

GRAMERCY PROPERTY TRUST | FACT SHEET Q3 2016

GRAMERCY
PROPERTY TRUST

Company Details as of September 30, 2016

Symbol (NYSE)	GPT
Q3 / Annualized Dividend	\$0.11 / \$0.44
Dividend Yield	4.56%
Share Price	\$9.64
Enterprise Value ¹	\$5.97 billion
Net Debt / EBITDA ²	4.7x

For the Three Months Ended September 30, 2016

(Unaudited; in thousands except per share data)

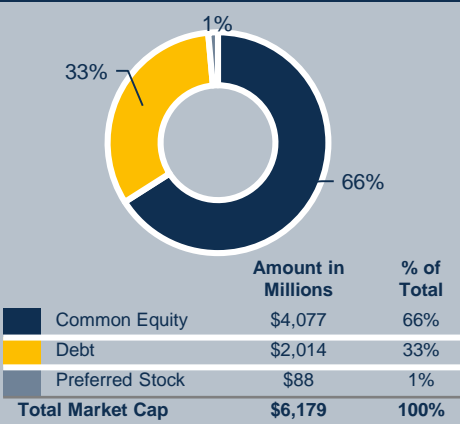
Total Net Revenues	\$131,092
Rental Revenue	100,847
Third-Party Management Fees	7,172
OpEx Reimbursements	21,231
Investment Income	544
Other	1,298

FFO	
Total	\$60,775
Per Diluted Common Share ³	\$0.14

Core FFO	
Total	\$76,596
Per Diluted Common Share ³	\$0.18

AFFO	
Total	\$69,075
Per Diluted Common Share ³	\$0.16

Capital Structure



1. Based on equity market capitalization as of 9/30/2016 plus total debt outstanding, excluding JV debt, less cash and cash equivalents, inclusive of proceeds of \$157.3 million from 1031 asset sales classified as restricted cash on balance sheet.

2. EBITDA includes straight-line rent adjustments and amortization of above and below market lease intangibles. EBITDA is as of Q3'16, annualized.

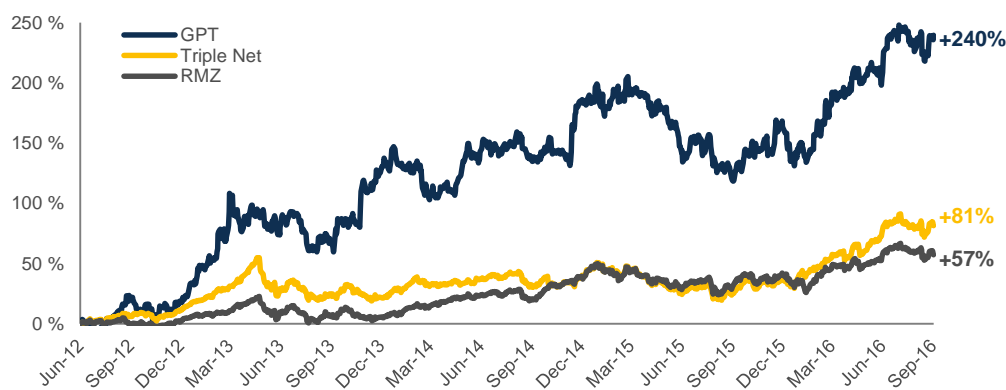
3. Based on diluted weighted average (for three months ending 9/30/2016) common shares and units outstanding of 428,704,675 shares.

Company Overview

Gramercy Property Trust (NYSE: GPT) is a leading global investor and asset manager of commercial real estate. We specialize in acquiring and managing single-tenant, net-leased industrial and office properties. We focus on income producing properties leased to high quality tenants in major markets in the United States and Europe. Gramercy is organized as a Real Estate Investment Trust.

Gramercy is headquartered in New York City with offices in Horsham, Pennsylvania, Chicago, Illinois, Dallas, Texas and St. Louis, Missouri. Gramercy Europe is headquartered in London, United Kingdom with offices in Barcelona, Spain and Berlin, Germany.

Total Returns From July 2012 through September 2016



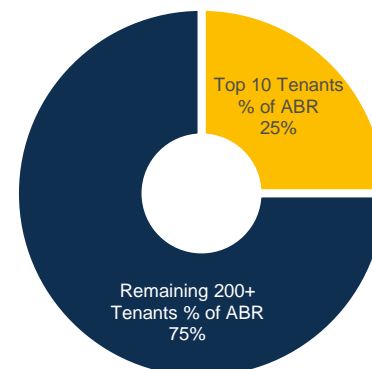
Note: Triple Net Index includes ADC, EPR, GTY, LXP, NNN, O, SIR, SRC, STAG, STOR, VER, and WPC. Based on Total Returns. Total Return includes share price appreciation, plus dividends. Share price accounts for merger exchange ratio of 3.1898 and a 4-for-1 reverse stock split.

Sources: Company Filings, SNL Financial.

Portfolio as of September 30, 2016

	Property Count	% of Contractual Base Rent	Occupancy % ¹	Total Rentable SF	NTM Cash NOI Oct-16 to Sept-17
Industrial	185	62.0%	98.9%	44.1 million	\$216.3 million
Office	73	32.1%	97.1%	7.6 million	\$101.1 million
Specialty Retail	37	5.9%	99.5%	1.6 million	\$21.2 million
Total Portfolio	295	100.0%	98.7%	53.3 million	\$338.6 million

Rank	Top 10 Markets by ABR	% of ABR
1	Dallas	9%
2	Chicago	9%
3	Los Angeles	7%
4	Baltimore / Washington	5%
5	South Florida	5%
6	New York / New Jersey	5%
7	Jacksonville	4%
8	Indianapolis	4%
9	Philadelphia	4%
10	Phoenix	4%
Top 10 Subtotal		56%
Other Target Markets		30%
Other		14%



Note: GPT owned portfolio as of September 30, 2016. Excludes all JV assets and one build-to-suit asset which will not be considered owned until completion in 2017. Assumes an exchange rate of 1.2972 U.S. Dollars per GBP and 0.7618 U.S. Dollars per Canadian Dollar.

1. Occupancy reflects lease adjustments for Gramercy Woods (Jacksonville, FL) office repositioning and a new tenant in One Kings Mountain, NC property which are executed but not yet commenced, as well as additional executed leases, which create additional occupancy of 0.4%.