

**GRAMERCY**  
PROPERTY TRUST

Supplemental  
Fourth Quarter 2014

## Cautionary Note Regarding Forward-Looking Information

This investment presentation contains "forward-looking statements" based upon the Company's current best judgment and expectations. You can identify forward-looking statements by the use of forward-looking expressions such as "may," "will," "should," "expect," "believe," "anticipate," "estimate," "intend," "plan," "project," "continue," or any negative or other variations on such expressions. Forward-looking statements include information concerning possible or assumed future results of the Company's operations, including any forecasts, projections, plans and objectives for future operations. Although the Company believes that its plans, intentions and expectations as reflected in or suggested by those forward-looking statements are reasonable, the Company can give no assurance that the plans, intentions or expectations will be achieved. The Company has listed below some important risks, uncertainties and contingencies which could cause its actual results, performance or achievements to be materially different from the forward-looking statements it makes in this presentation. These risks, uncertainties and contingencies include, but are not limited to, the following: the success or failure of the Company's efforts to implement its Company's current business strategy; the Company's ability to identify and complete additional property acquisitions and risks of real estate acquisitions; availability of investment opportunities on real estate assets; the performance and financial condition of tenants and corporate customers; the adequacy of the Company's cash reserves, working capital and other forms of liquidity; the availability, terms and deployment of short-term and long-term capital; demand for industrial and office space; the actions of the Company's competitors and ability to respond to those actions; the timing of cash flows from the Company's investments; the cost and availability of the Company's financings, which depends in part on the Company's asset quality, the nature of the Company's relationships with its lenders and other capital providers, the Company's business prospects and outlook and general market conditions; the continuity of the management agreement for the KBS portfolio; economic conditions generally and in the real estate markets and the capital markets specifically; unanticipated increases in financing and other costs, including a rise in interest rates; the Company's ability to maintain its current relationships with financial institutions and to establish new relationships with additional financial institutions; the Company's ability to profitably dispose of non-core assets; availability of, and ability to retain, qualified personnel and directors; changes to the Company's management and board of directors; changes in governmental regulations, tax rates and similar matters; legislative and regulatory changes (including changes to laws governing the taxation of REITs or the exemptions from registration as an investment company); environmental and/or safety requirements; the Company's ability to satisfy complex rules in order for it to qualify as a REIT for federal income tax purposes, the Company's operating partnership's ability to satisfy the rules in order for it to qualify as a partnership for federal income tax purposes, and the ability of certain of the Company's subsidiaries to qualify as REITs and certain of the Company's subsidiaries to qualify as TRSs for federal income tax purposes, and the Company's ability and the ability of its subsidiaries to operate effectively within the limitations imposed by these rules; the continuing threat of terrorist attacks on the national, regional and local economies; and other factors discussed under Item 1A, "Risk Factors" of the Company's Annual Report on Form 10-K for the year ended December 31, 2013.

The Company assumes no obligation to update any forward-looking statements, whether as a result of new information, future events, or otherwise. In evaluating forward-looking statements, you should consider these risks and uncertainties, together with the other risks described from time-to-time in the Company's reports and documents which are filed with the SEC, and you should not place undue reliance on those statements. The risks included here are not exhaustive. Other sections of this report may include additional factors that could adversely affect the Company's business and financial performance. Moreover, the Company operates in a very competitive and rapidly changing environment. New risk factors emerge from time to time and it is not possible for management to predict all such risk factors, nor can it assess the impact of all such risk factors on the Company's business or the extent to which any factor, or combination of factors, may cause actual results to differ materially from those contained in any forward-looking statements. Given these risks and uncertainties, investors should not place undue reliance on forward-looking statements as a prediction of actual results.

## Disclaimers

### Non-GAAP Financial Measures

The Company has used non-GAAP financial measures as defined by SEC Regulation G in this press release. A reconciliation of each non-GAAP financial measure and the comparable GAAP financial measure can be found on page 15 of this presentation.

Fund from operations ("FFO"): The revised White Paper on FFO approved by the Board of Governors of the National Association of Real Estate Investment Trusts, or NAREIT, defines FFO as net income (loss) (determined in accordance with GAAP), excluding impairment write-downs of investments in depreciable real estate and investments in in-substance real estate investments, gains or losses from debt restructurings and sales of depreciable operating properties, plus real estate-related depreciation and amortization (excluding amortization of deferred financing costs), less distributions to non-controlling interests and gains/losses from discontinued operations and after adjustments for unconsolidated partnerships and joint ventures.

Core FFO and adjusted funds from operations ("AFFO"): Core FFO and AFFO are non-GAAP financial measures that are presented excluding property acquisition costs, discontinued operations, other-than-temporary impairments on retained bonds, and other one-time charges. AFFO of the Company also excludes non-cash stock-based compensation expense, amortization of above and below market leases, amortization of deferred financing costs, amortization of lease inducement costs, non-real estate depreciation and amortization, amortization of free rent received at property acquisition, and straight-line rent. The Company believes that Core FFO and AFFO are useful supplemental measures regarding the Company's operating performances as they provide a more meaningful and consistent comparison of the Company's operating performance and allows investors to more easily compare the Company's operating results.

Net operating income is a non-GAAP financial measure that represents property revenues on a straight-line basis minus property expenses before interest and capital reserves/expenditures.

Capitalization rate is a rate of return on a real estate investment property based on the expected, straight-lined income that the property will generate. Capitalization rate is used to estimate the Company's potential return on its investment. This is done by dividing the income the property is expected to generate (before debt service and depreciation and after fixed costs and variable costs) by the acquisition price of the property.

The Core FFO, AFFO, NOI and Cap Rate assumptions included in this presentation reflects the Company's assumptions and expectations and are not guarantees of its future performance. The Company's actual results may vary materially from the assumptions presented in this presentation. The results that an investor in the Company will actually receive will depend, to a significant degree, on the actual performance of the Company's assets, which may be impacted by material economic and market risk factors.

# Table of Contents

## **ABOUT GRAMERCY**

Investment Focus	5
Fourth Quarter 2014 Highlights	6
Fourth Quarter 2014 Acquisitions	7

## **CURRENT PORTFOLIO**

Owned Portfolio	9-10
Debt Summary	11
Lease Expiration	12
Capital Expenditures	13

## **FINANCIAL INFORMATION**

Comparative Statement of Operations	15
Comparative Balance Sheets	16
Comparative Computation of FFO & AFFO	17
Business Segment Report	18
Philips Joint Venture – Statement of Operations	19

Gramercy Property Trust Inc. (NYSE: GPT), or the Company, is a leading global investor and asset manager of commercial real estate. Gramercy specializes in acquiring and managing single-tenant, net-leased industrial and office properties purchased through sale-leaseback transactions or directly from property developers and owners. 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.

To review the Company's latest news releases and other corporate documents, please visit the Company's website at [www.gptreit.com](http://www.gptreit.com) or contact Investor Relations at (212) 297-1000.



## Snapshot (December 31, 2014)

<b>Number of Buildings</b>	132
<b>Square Feet</b>	13.7 million
<b>Q4 Ending Occupancy</b>	99%
<b>Weighted Average Lease Term</b>	9.6 years
<b>% of Investment Grade Tenants</b>	55%
<b>Monthly Dividend / Annualized</b>	\$0.05 / \$0.20
<b>Totally Enterprise Value (TEV)</b>	\$1.7 billion
<b>Net Debt / TEV</b>	17%
<b>Secured Debt / TEV</b>	10%
<b>Corporate Headquarters</b>	New York
<b>Employees</b>	103

The Company's principal business is to acquire and manage industrial and office properties, net leased to high quality tenants in target markets throughout the United States.

- Portfolio average lease term approximately 10 years
- Properties critical to tenant operations
- Top 25 major markets
- Focus on contract rent versus market rent
- Cap Rates – 6.0% - 9.0% straight-lined
- Prudent use of leverage – migrate balance sheet to Investment Grade over time
  - Stagger maturities



**Core FFO** Generated Core FFO of \$13.5 million or \$0.10 per diluted common share for the fourth quarter of 2014. For the full year, generated Core FFO of \$32.0 million or \$0.30 per diluted common share.

**FFO** Generated FFO of \$6.5 million or \$0.05 per diluted common share for the fourth quarter of 2014. For the full year generated FFO of \$12.3 million or \$0.11 per diluted common share.

**AFFO** Generated AFFO of \$13.1 million or \$0.09 per diluted common share for the fourth quarter of 2014. For the full year, generated AFFO of \$31.6 million or \$0.29 per diluted common share.

**Dividend** Increased the quarterly common stock dividend 43% to \$0.05 per common share, paid on January 15, 2015 to holders of record as of December 31, 2014.

**4Q 14 Acquisitions** Acquired 13 properties for a total purchase price of approximately \$162.4 million.

- 8.1 years weighted average lease term
- 7.2% initial cap rate; 7.8% annualized straight-line cap rate

Exceeded projected acquisition target of \$600.0 million for 2014, acquired 100 properties in 28 separate transactions for a total purchase price of approximately \$636.5 million.<sup>1</sup>

**DECEMBER 2014** Raised \$336.1 million of net proceeds through a public offering of 59,800,000 shares of common stock.

Launched the €352.5 million Gramercy European Property Fund with investment partners EJV Capital LLC, Fir Tree Partners and Senator Investor Group LP, targeting single-tenant net leased assets and sale-leaseback opportunities across Europe, and simultaneously acquired ThreadGreen Europe Limited, providing the Company with immediate in-house investment and management capabilities throughout Europe.

**1Q 15 Acquisitions (To Date)** Subsequent to year end, the Company acquired nine additional properties for a total purchase price of approximately \$144.5 million

- 9.8 years weighted average lease term
- 6.8% initial cap rate; 7.2% annualized straight-line cap rate

1. Inclusive of Gramercy's JV buyout of Garrison's 50% stake in the a 67-property portfolio leased to Bank of America.

# Fourth Quarter 2014 Acquisitions

(Dollar amount in thousands)

Acq. Date	Location	MSA	Major Tenants	Property Type	Square Feet	Purchase Price	Occupancy	Cash NOI	S/L NOI
<b>Quarterly Closings</b>									
12/23/2014	Bolingbrook, IL	Chicago	Valid USA, Inc.	Class B Industrial	225,203	\$ 14,750	100%	\$ 918	\$ 1,084
12/23/2014	Downers Grove, IL	Chicago	Valid USA, Inc.	Class B Industrial	109,000	10,510	100%	689	784
12/22/2014	Westlake Village, CA	Los Angeles	Bank of America, N.A.	Class B Office	253,720	43,000	100%	3,152	3,398
12/19/2014	Hamlet, NC	Greater Charlotte	Henry's Tackle, LLC ( Big Rock Sports)	Class B Industrial	310,673	12,355	100%	988	1,053
12/18/2014	Buffalo Grove, IL / Burr Ridge, IL	(1) Chicago	CrossCom National / Harry Holland & Son	Class B Industrial	107,014	9,250	100%	710	754
12/8/2014	Midway, GA	Savannah	Pacific Global Logistics, Inc.	Class A Industrial	502,854	20,000	100%	1,372	1,497
12/4/2014	Groveport, OH	Columbus	Almo Distributing Pennsylvania, Inc.	Class B Industrial	240,000	7,200	100%	602	619
12/4/2014	Lewisville, TX	Dallas/Ft. Worth	CompuData Products / E.A. Sween Co.	Class B Industrial	115,459	6,800	100%	516	537
12/4/2014	Rolling Meadows, IL	Chicago	J.C. Restoration, Inc.	Class B Industrial	93,614	9,870	100%	740	804
12/2/2014	Puyallup, WA	Seattle	Saint-Gobain Abrasives, Inc.	Class B Industrial	108,644	11,600	100%	704	794
11/25/2014	Morrow, GA	Atlanta	Global Stainless Supply, Inc.	Class B Industrial	203,850	7,000	100%	506	531
10/24/2014	Miami, FL	Miami	International Data Depository, Inc.	Class B Industrial	187,749	10,060	100%	773	846
					<b>2,457,780</b>	<b>\$ 162,395</b>	<b>100%</b>	<b>\$ 11,670</b>	<b>\$ 12,701</b>
<b>Closed Since Quarter End</b>									
3/5/2015	Kent, WA	Seattle	Cenveo Corp. / NCS Pearson, Inc.	Class B Industrial	214,970	\$ 18,500	100%	\$ 1,113	\$ 1,179
3/5/2015	San Jose, CA	San Francisco	Vander-Bend Manufacturing, Inc.	Class B Industrial	207,006	44,000	100%	2,785	3,038
2/13/2015	Milwaukee, Oak Creek, Sussex, WI	(2) Milwaukee	Ball Metal Beverage, USPS, Quad/Graphics	Class B Industrial	452,752	19,750	100%	1,704	1,745
2/3/2015	Charlotte, NC	Charlotte	Time Warner Cable, Inc.	Class B Office	113,600	18,200	100%	1,224	1,361
2/2/2015	Milford, CT	New Haven	FedEx Freight, Inc.	Industrial - Truck Terminal	24,450	6,400	100%	463	456
1/9/2015	Cinnaminson, NJ	Philadelphia	Domtar Paper Company, LLC	Class B Industrial	465,000	27,060	100%	1,651	1,800
1/6/2015	St. Louis, MO	St. Louis	Alpha Plastics, Inc.	Class B Industrial	211,000	10,610	100%	833	844
					<b>1,688,778</b>	<b>\$ 144,520</b>	<b>100%</b>	<b>\$ 9,773</b>	<b>\$ 10,423</b>

(1) Portfolio acquisition includes two separate properties.

(2) Portfolio acquisition includes three separate properties.

## Current Portfolio



# Gramercy Owned Portfolio – December 31, 2014

(Dollar Amount in Thousands)

Acq. Date	Investment	Location	MSA	Major Tenants	Property Type	Sq. Ft.	Purchase Price	Occ.	Lease Exp.	Cash NOI	S/L NOI	
<b>Industrial Portfolio</b>												
12/23/2014	Bolingbrook	Bolingbrook, IL	Chicago	Valid USA, Inc.	Class B Industrial	225,203	\$ 14,750	100%	5/2029	\$ 918	\$ 1,084	
12/23/2014	Downers Grove	Downers Grove, IL	Chicago	Valid USA, Inc.	Class B Industrial	109,000	10,510	100%	9/2029	689	784	
12/19/2014	Hamlet	Hamlet, NC	Greater Charlotte	Henry's Tackle, LLC ( Big Rock Sports)	Class B Industrial	310,673	12,355	100%	5/2024	988	1,053	
12/18/2014	Chicago Portfolio 2 <sup>(1)</sup>	Buffalo Grove, IL / Burr Ridge, IL	Chicago	CrossCom National / Harry Holland & Son	Class B Industrial	107,014	9,250	100%	12/2021 & 2/2020	710	754	
12/8/2014	Midway	Midway, GA	Savannah	Pacific Global Logistics, Inc.	Class A Industrial	502,854	20,000	100%	1/2019	1,372	1,497	
12/4/2014	Groveport	Groveport, OH	Columbus	Almo Distributing Pennsylvania, Inc.	Class B Industrial	240,000	7,200	100%	3/2018	602	619	
12/4/2014	Lewisville	Lewisville, TX	Dallas/Ft. Worth	CompuData Products / E.A. Sween Co.	Class B Industrial	115,459	6,800	100%	5/2028 & 3/2018	516	537	
12/4/2014	Rolling Meadows	Rolling Meadows, IL	Chicago	J.C. Restoration, Inc.	Class B Industrial	93,614	9,870	100%	12/2026	740	804	
12/2/2014	Puyallup	Puyallup, WA	Seattle	Saint-Gobain Abrasives, Inc.	Class B Industrial	108,644	11,600	100%	2/2024	704	794	
11/25/2014	Morrow	Morrow, GA	Atlanta	Global Stainless Supply, Inc.	Class B Industrial	203,850	7,000	100%	1/2020	506	531	
10/24/2014	Miami	Miami, FL	Miami	International Data Depository, Inc.	Class B Industrial	187,749	10,060	100%	10/2021	773	846	
9/24/2014	Worcester	Worcester, MA	Greater Boston	Polar Corp.	Class B Industrial	285,437	21,400 <sup>2</sup>	100%	3/2024	1,618	1,761	
9/24/2014	Chicago Portfolio 1 <sup>(1)</sup>	Bloomington, IL / Kenosha, WI	Chicago	Compass Group / Emerson Electric	Class B Industrial	270,363	17,816 <sup>2</sup>	100%	7/2024 & 9/2024	1,228	1,320	
8/19/2014	Arlington Heights	Arlington Heights, IL	Chicago	European Imports, Ltd	Freezer/Cooler	186,954	19,100	100%	5/2019	1,543	1,600	
7/31/2014	Ames	Ames, IA	Greater Des Moines	Amcor Rigid Plastics USA, Inc.	Class B Industrial	576,876	26,250	100%	below	2,203	2,226	
7/31/2014	Buford	Buford, GA	Atlanta	Office Depot	Class B Industrial	550,000	26,040	100%	4/2020	2,794	2,513	
7/31/2014	Wilson	Wilson, NC	Greater Raleigh	Cott Beverages Inc.	Class B Industrial	328,000	16,700	100%	5/2026	1,193	1,311	
5/29/2014	Tampa	Tampa, FL	Tampa	Cott Beverages Inc.	Class B Industrial	175,920	9,500	100%	1/2020	725	778	
5/20/2014	Elk Grove Village	Elk Grove Village, IL	Chicago	Hearthside Food Solutions	Class B Industrial	309,284	20,985	100%	12/2023	1,427	1,569	
5/1/2014	Harrisburg	Harrisburg, PA	Central PA	Cummins Power Systems	Class B Industrial	183,200	8,329 <sup>2</sup>	100%	5/2025	595	646	
4/23/2014	Elgin	Elgin, IL	Chicago	Dynacast, LLC	Class B Industrial	112,325	10,350	100%	8/2028	795	915	
2/18/2014	Des Plaines	Des Plaines, IL	Chicago	Filtran LLC	Class B Industrial	115,472	6,300	100%	10/2025	479	533	
12/30/2013	Vernon <sup>(1)</sup>	Vernon, CA	Los Angeles	Douglas Steel Supply Company	Class A Industrial	120,506	14,750	100%	12/2028	922	1,186	
12/23/2013	Allentown	Allentown, PA	Central PA	Amcor Rigid Plastics USA, Inc.	Class A Industrial	480,000	36,830	100%	12/2028	2,496	2,825	
11/21/2013	Waco	Waco, TX	Waco	Associated Hygienic Products LLC (AHP)	Class A Industrial	303,000	24,400	100%	7/2029	1,963	2,289	
11/15/2013	Beverage Distribution Portfolio <sup>(3)</sup>	Various - IN, IL	Various	Monarch/Euclid Beverage	Class B Industrial	665,569	47,802	100%	1/2024	3,394	3,883	
10/22/2013	Austin	Austin, TX	Austin	Angelica Corp.	Class B Industrial	120,347	9,490	100%	10/2028	717	791	
10/1/2013	Yuma	Yuma, AZ	Yuma	Earthbound Farm Organic	Freezer/Cooler	216,727	17,850	100%	9/2033	1,428	1,651	
9/5/2013	Manassas <sup>(1)</sup>	Manassas Park, VA	Baltimore/Washington	Retrieve Acquisition Corp.	Class B Industrial	83,065	8,794	100%	12/2024	611	647	
8/22/2013	Atlanta	Atlanta, GA	Atlanta	KapStone Corp.	Class B Industrial	133,317	4,000	100%	4/2023	322	354	
6/28/2013	Logan Township	Logan Township, NJ	Philadelphia	Albert's Organics	Freezer/Cooler	70,000	11,725	100%	5/2028	732	832	
6/26/2013	Orlando	Orlando, FL	Orlando	YRC Freight	Industrial - Truck Terminal	46,458	5,036	100%	1/2019	383	383	
6/26/2013	Houston	Houston, TX	Houston	YRC Freight	Industrial - Truck Terminal	101,940	6,914	100%	5/2019	557	557	
6/19/2013	Elkridge	Elkridge, MD	Baltimore/Washington	New Penn Motor Express	Industrial - Truck Terminal	33,572	5,900	100%	5/2019	490	510	
6/18/2013	Deer Park	Deer Park, NY	New York/New Jersey	YRC Freight	Industrial - Truck Terminal	18,396	3,900	100%	12/2019	299	299	
5/30/2013	Hialeah	Hialeah Gardens, FL	Miami	Preferred Freezer	Freezer/Cooler	117,591	26,300	100%	6/2039	2,104	2,469	
5/30/2013	Bellmawr	Bellmawr, NJ	Philadelphia	FedEx Corp.	Class B Industrial	62,230	4,175	100%	10/2022	292	312	
5/6/2013	Atlanta	Atlanta, GA	Atlanta	FedEx Freight, Inc.	Industrial - Truck Terminal	129,535	7,850	100%	5/2020	600	671	
3/28/2013	East Brunswick	East Brunswick, NJ	New York/New Jersey	Con-Way Truck Freight, Inc.	Industrial - Truck Terminal	33,664	11,650	100%	1/2019	940	940	
3/19/2013	Garland	Garland, TX	Dallas/Ft. Worth	Apex Tools	Class B Industrial	341,840	10,700	100%	10/2032	762	841	
3/11/2013	Olive Branch	Olive Branch, MS	Memphis	Five Below, Inc.	Class A Industrial	605,427	24,650	100%	12/2022	1,726	1,706	
11/20/2012	Indianapolis <sup>(1)</sup>	Greenwood, IN / Mt. Comfort, IN	Indianapolis	Nestle Waters / Stanley Tools	Class A Industrial	539,429	27,125	100%	3/2021	1,987	2,219	
							<b>9,520,504</b>	<b>\$ 612,006</b>	<b>100%</b>		<b>\$ 45,843</b>	<b>\$ 49,840</b>

(1) Includes two separate properties.

(2) Worcester: net of seller credits of \$99,800 / Chicago Portfolio: Net of seller credits of \$84,000 / Harrisburg: Net of \$284,460 of free rent and operating expense credit.

(3) Beverage Distribution Portfolio is comprised of three properties located in: Lawrence, IN, Peru, IL and Galesburg, IL.

# Gramercy Owned Portfolio – December 31, 2014

(Dollar Amount in Thousands)

Acq. Date	Investment	Location	MSA	Major Tenants	Property Type	Sq. Ft.	Purchase Price	Occ.	Lease Exp.	Cash NOI	S/L NOI
<b>Office/Banking Center Portfolio</b>											
12/22/2014	Westlake Village	Westlake Village, CA	Los Angeles	Bank of America, N.A.	Class B Office	253,720	\$ 43,000	100%	12/2020	\$ 3,152	\$ 3,398
9/30/2014	Parsippany	Parsippany, NJ	New York/New Jersey	Solix Inc.	Class B Office	56,230	9,370	100%	5/2021	772	830
6/30/2014	Malvern	Malvern, PA	Philadelphia	Fujirebio Diagnostics, Inc.	Office/R&D	190,597	28,400	100%	3/2030	2,118	2,434
6/9/2014	California Portfolio	Various	California	Bank of America, N.A.	Bank Branch	648,467	75,904	95%	6/2023	5,275	5,485
6/9/2014	Florida Portfolio	Various	Florida	Bank of America, N.A.	Bank Branch	251,217	33,676	99%	6/2023	2,340	2,427
6/9/2014	Western Portfolio	Various	AZ, NM, TX, WA	Bank of America, N.A.	Bank Branch	256,066	28,649	95%	6/2023	1,991	2,075
6/9/2014	Other Portfolio	Various	MD, MO, GA, KS	Bank of America, N.A.	Bank Branch	121,284	12,712	89%	6/2023	884	921
6/9/2014	Jacksonville Ops Center	Jacksonville, FL	Jacksonville	Bank of America, N.A.	Class A Office	1,237,719	171,386	100%	6/2023	11,911	12,339
6/9/2014	Phoenix Ops Center	Phoenix, AZ	Phoenix	Bank of America, N.A.	Class A Office	539,849	72,896	100%	6/2023	5,066	5,253
5/20/2014	Nashville	Nashville, TN	Nashville	Aramark Corporation	Class B Office	88,958	16,475	100%	6/2029	1,189	1,304
5/15/2014	St. Louis	St. Louis, MO	St. Louis	Bank of America, N.A.	Bank Branch/Office	25,061	2,153	100%	12/2017	214	222
8/1/2013	Morristown	Morristown, NJ	New York/New Jersey	Wells Fargo/U.S. Bank	Bank Branch	41,861	4,900	70%	3/2020	352	368
6/6/2013	Calabash	Calabash, NC	Myrtle Beach	PNC Bank	Bank Branch	2,048	610	100%	12/2018	75	79
6/6/2013	Emmaus	Emmaus, PA	Allentown	Sovereign Bank	Bank Branch	4,800	1,610	100%	2/2019	153	165
9/1/2005	Philips Electronics (25%) <sup>(1)</sup>	Somerset, NJ	New York/New Jersey	Philips Holdings USA	Class A Office	199,900	12,563	100%	12/2021	825	931
						<b>3,917,777</b>	<b>\$ 514,304</b>	<b>98.3%</b>		<b>\$ 36,318</b>	<b>\$ 38,231</b>
<b>Specialty Assets</b>											
9/11/2014	Santa Clara Auto Rental	Santa Clara, CA	San Francisco	Enterprise Rent-A-Car Co. of San Francisco	Auto Rental	5,066	\$ 20,000	100%	3/2021	\$ 1,329	\$ 1,329
8/27/2014	Medley Salvage Yards <sup>(2)</sup>	Medley, FL	Miami	LKQ Crystal River, Inc.	Auto Parts Recycling	27,403	17,300	100%	7/2022	1,278	1,278
11/22/2013	Chicago Bus Depot	Chicago, IL	Chicago	N. America Central School Bus	Bus Depot	36,500	5,750	100%	10/2022	474	518
11/21/2013	Franklin Park Auto Rental	Franklin Park, IL	Chicago	Enterprise Leasing Company of Chicago	Auto Rental	22,872	8,000	100%	4/2021	601	601
6/27/2013	Hutchins Auto Auction Facility	Hutchins, TX	Dallas/Ft. Worth	Adesa Texas, Inc.	Auto Auction	196,366	58,500	100%	7/2029	4,924	5,656
						<b>288,207</b>	<b>\$ 109,550</b>	<b>100%</b>		<b>\$ 8,606</b>	<b>\$ 9,382</b>

(1) Gramercy's 25% interest in the JV that owns the Philips Headquarters property.

(2) Includes three separate properties.

Total Straight-Line (S/L) NOI for the Portfolio: \$ 97,453

# Debt Summary – December 31, 2014

(Dollars in thousands)

Mortgage/Borrowing	Number of Properties	12/31/2014 Balance <sup>(1)</sup>	Coupon Interest Rate <sup>(2)</sup>	Maturity Date	Remaining Debt Amortization					
					2015	2016	2017	2018	2019	>2019
<b>Secured Fixed-Rate Debt: <sup>(3)</sup></b>										
Hutchins	1	\$ 24,902	6.95%	6/2029	\$ 1,031	\$ 1,106	\$ 1,185	\$ 1,271	\$ 1,362	\$ 18,947
Allentown	1	23,793	5.07%	1/2024	330	344	365	384	404	21,966
Lawrence	1	21,962	4.00%	1/2020	591	615	640	667	693	18,756
Waco <sup>(3)</sup>	1	15,782	4.55%	12/2020	298	298	298	298	298	14,292
Ames	1	17,342	5.53%	5/2018	442	464	494	15,942	-	-
Buford	1	16,354	7.46%	7/2017	407	435	15,512	-	-	-
Yuma	1	12,428	5.15%	12/2023	181	189	201	211	223	11,423
Philips Joint Venture <sup>(4)</sup>	1	10,250	4.90%	9/2015	10,250	-	-	-	-	-
Wilson	1	8,827	5.33%	10/2016	224	8,603	-	-	-	-
Greenwood/Indianapolis	1	7,777	3.28%	6/2018	168	173	179	7,257	-	-
Mt. Comfort/Indianapolis	1	6,286	3.28%	6/2018	136	140	145	5,865	-	-
Des Plaines	1	2,608	5.25%	10/2020	69	74	78	82	87	2,218
	<b>12</b>	<b>\$ 168,311</b>	<b>5.30%</b>		<b>\$ 14,127</b>	<b>\$ 12,441</b>	<b>\$ 19,097</b>	<b>\$ 31,977</b>	<b>\$ 3,067</b>	<b>\$ 87,602</b>
<b>Unsecured Fixed-Rate Debt:</b>										
Convertible Debt	-	\$ 115,000	3.75%	3/2019	\$ -	\$ -	\$ -	\$ -	\$ 115,000	\$ -
<b>Total Fixed-Rate Debt</b>	<b>12</b>	<b>\$ 283,311</b>	<b>4.67%</b>		<b>\$ 14,127</b>	<b>\$ 12,441</b>	<b>\$ 19,097</b>	<b>\$ 31,977</b>	<b>\$ 118,067</b>	<b>\$ 87,602</b>
<b>Unsecured Floating-Rate Debt:</b>										
Term Loan <sup>(5)</sup>	-	\$ 200,000	3.42%	6/2019	\$ -	\$ -	\$ -	\$ -	\$ 200,000	\$ -
Revolving Facility <sup>(6)</sup>	-	-	1.78%	6/2018	-	-	-	-	-	-
<b>Total Floating-Rate Debt</b>	<b>-</b>	<b>\$ 200,000</b>	<b>3.42%</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 200,000</b>	<b>\$ -</b>
<b>TOTAL DEBT</b>	<b>12</b>	<b>\$ 483,311</b>	<b>4.15%</b>		<b>\$ 14,127</b>	<b>\$ 12,441</b>	<b>\$ 19,097</b>	<b>\$ 31,977</b>	<b>\$ 318,067</b>	<b>\$ 87,602</b>
<b>% Secured Debt Balance to Total Debt</b>			<b>34.8%</b>							
<b>% Unsecured Debt Balance to Total Debt</b>			<b>65.2%</b>							

(1) Current Principal Balance shown does not include GAAP FMV adjustments or discount/premium amounts.

(2) Coupon Interest Rate is the stated coupon and is not adjusted for our hedging activity.

(3) Floating Rate Loan with a fixed pay interest rate SWAP (effective interest rate of 4.55%).

(4) Principal balance adjusted to reflect GPT's 25% JV portion of a \$41mm loan.

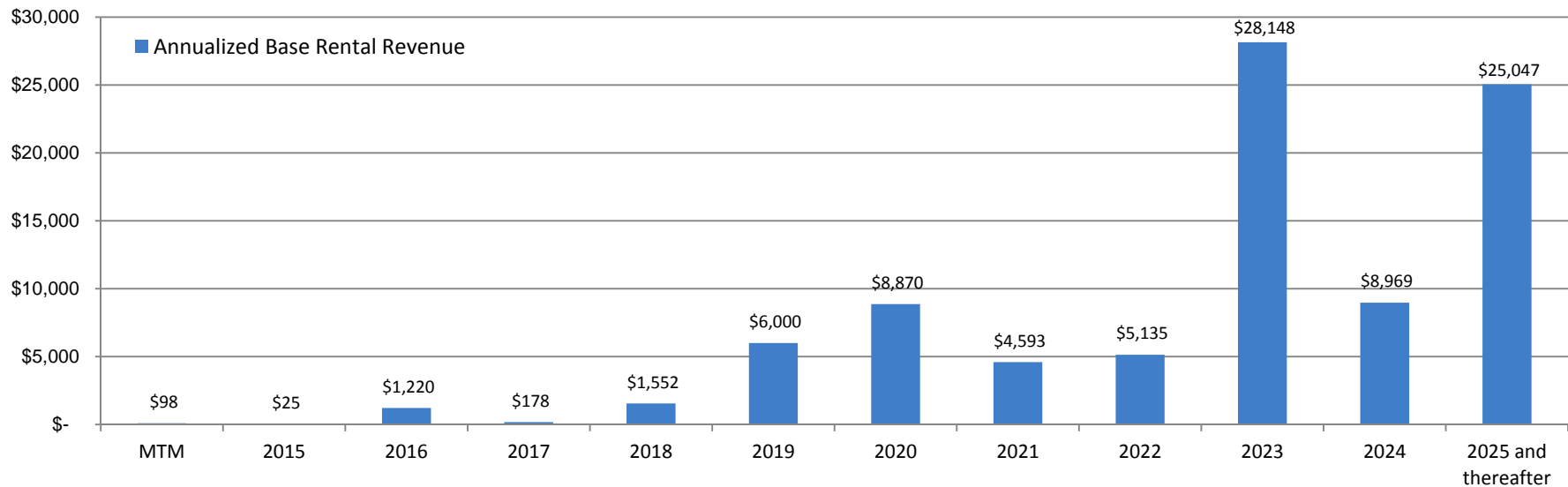
(5) Floating rate interest based on 1M USD LIBOR plus 1.60% with a fixed pay interest rate SWAP of Applicable Rate plus 1.82% - current fixed rate is 3.42%.

(6) Floating rate interest based on 1M USD LIBOR plus 1.65%.

# Lease Expiration – December 31, 2014

Year of Lease Expiration	Number of Leases Expiring	SF of Leases Expiring	Annualized Base Rental Revenue	% of Total ABR
MTM	9	3,674	\$ 98	0.1%
2015	2	265	\$ 25	0.0%
2016	8	283,875	\$ 1,220	1.4%
2017	2	17,565	\$ 178	0.2%
2018	5	360,189	\$ 1,552	1.7%
2019	13	938,460	\$ 6,000	6.7%
2020	8	1,660,025	\$ 8,870	9.9%
2021	8	384,631	\$ 4,593	5.1%
2022	9	983,137	\$ 5,135	5.7%
2023	83	3,390,655	\$ 28,148	31.3%
2024	10	1,904,204	\$ 8,969	10.0%
2025 and thereafter	3	3,521,882	\$ 25,047	27.9%
<b>TOTAL</b>	<b>160</b>	<b>13,448,562</b>	<b>\$ 89,835</b>	<b>100.0%</b>

ABR by Year of Lease Expiration



# Capital Expenditures

(Dollars in thousands)	Q4 14	2014
Hialeah - Preferred Freezer build-to-suit <sup>(1)</sup>	\$ 597	\$ 12,961
BOA Portfolio Capital Expenditures <sup>(2)</sup>	215	944
Other Capital Expenditures	201	1,297
<b>Total</b>	<b>\$ 1,013</b>	<b>\$ 15,202</b>

(1) Completed and placed in service in 2014.

(2) Substantially all of the expenditures for capital repairs or replacements are reimbursable by the tenant(s) on an amortized basis.

# Financial Information



# Comparative Statement of Operations

(Unaudited, dollar amount in thousands, except per share data)

	Three Months Ended December 31,		Twelve Months Ended December 31,	
	2014	2013	2014	2013
<b>Revenues:</b>				
Rental revenue	\$ 22,567	\$ 5,697	\$ 60,258	\$ 12,181
Management fees	6,166	10,621	25,033	40,896
Operating expense reimbursements	8,266	439	20,604	1,203
Interest income	431	484	1,824	1,717
Other income	(3)	471	221	707
<b>Total revenues</b>	<b>37,427</b>	<b>17,712</b>	<b>107,940</b>	<b>56,704</b>
<b>Expenses:</b>				
Property operating expenses:				
Property management expenses	3,842	4,853	17,500	20,868
Property operating expenses	8,342	508	21,120	1,411
Total property operating expenses	12,184	5,361	38,620	22,279
Other-than-temporary impairment	4,073	320	4,816	2,002
Depreciation and amortization	13,957	2,533	36,408	5,675
Interest expense	5,516	1,109	16,586	1,732
Loss on derivative instruments	-	115	3,300	115
Management, general and administrative	4,758	4,844	18,416	18,210
Acquisition costs	2,925	1,321	6,171	2,808
<b>Total expenses</b>	<b>43,413</b>	<b>15,603</b>	<b>124,317</b>	<b>52,821</b>
Income (loss) from continuing operations before equity in income (loss) from joint venture, gain on remeasurement of previously held joint venture, loss on extinguishment of debt and provision for taxes	(5,986)	2,109	(16,377)	3,883
Equity in net income (loss) from joint ventures	103	(2,854)	1,959	(5,662)
Loss from continuing operations before gain on remeasurement of previously held joint venture, loss on extinguishment of debt and provision for taxes	(5,883)	(745)	(14,418)	(1,779)
Gain on remeasurement of previously held joint venture	-	-	72,345	-
Loss on extinguishment of debt	-	-	(1,925)	-
Provision for taxes	162	(803)	(809)	(6,393)
Net income (loss) from continuing operations	(5,721)	(1,548)	55,193	(8,172)
Net income (loss) from discontinued operations	(2)	(4,399)	(524)	5,057
Provision for taxes	-	-	-	(2,515)
Gain on sale of joint venture interests to a related party	-	-	-	1,317
Net gains from disposals	-	-	-	389,140
Net income (loss) from discontinued operations	(2)	(4,399)	(524)	392,999
Net income (loss)	(5,723)	(5,947)	54,669	384,827
Net loss attributable to non-controlling interest	132	-	236	-
Net income (loss) attributable to Gramercy Property Trust Inc.	(5,591)	(5,947)	54,905	384,827
Preferred stock redemption costs	-	-	(2,912)	-
Preferred stock dividends	(1,576)	(1,792)	(7,349)	(7,162)
Net income (loss) available to common stockholders	\$ (7,167)	\$ (7,739)	\$ 44,644	\$ 377,665
<b>Basic earnings per share:</b>				
Net income (loss) from continuing operations, net of preferred stock dividends	\$ (0.05)	\$ (0.05)	\$ 0.43	\$ (0.25)
Net income (loss) from discontinued operations	-	(0.06)	-	6.39
Net income (loss) available to common stockholders	\$ (0.05)	\$ (0.11)	\$ 0.43	\$ 6.14
Basic weighted average common shares outstanding	133,859,665	69,724,546	104,811,814	61,500,847
<b>Diluted earnings per share:</b>				
Net income (loss) from continuing operations, net of preferred stock dividends	\$ (0.05)	\$ (0.05)	\$ 0.41	\$ (0.25)
Net income (loss) from discontinued operations	-	(0.06)	-	6.39
Net income (loss) available to common stockholders	\$ (0.05)	\$ (0.11)	\$ 0.41	\$ 6.14
Diluted weighted average common shares and common share equivalents outstanding	133,859,665	69,724,546	107,750,340	61,500,847

# Comparative Balance Sheets

(Unaudited, dollar amount in thousands, except per share data)

	December 31, 2014	December 31, 2013
<b>Assets:</b>		
Real estate investments, at cost:		
Land	\$ 239,503	\$ 73,131
Building and improvements	828,117	264,581
Less: accumulated depreciation	(27,598)	(4,247)
Total real estate investments, net	1,040,022	333,465
Cash and cash equivalents	200,069	43,333
Restricted cash	1,244	179
Joint ventures and equity investments	-	39,385
Servicing advances receivable	1,485	8,758
Retained CDO bonds	4,293	6,762
Tenant and other receivables, net	15,398	5,976
Acquired lease assets, net of accumulated amortization of \$15,168 and \$1,596	200,231	40,960
Deferred costs, net of accumulated amortization of \$1,908 and \$634	10,355	5,815
Goodwill	3,840	-
Other assets	23,063	7,030
<b>Total assets</b>	<b>\$ 1,500,000</b>	<b>\$ 491,663</b>
<b>Liabilities and Equity:</b>		
<b>Liabilities:</b>		
Secured revolving credit facility	\$ -	\$ 45,000
Exchangeable senior notes, net	107,836	-
Senior unsecured term loan	200,000	-
Mortgage notes payable	161,642	122,180
Total long term debt	469,478	167,180
Accounts payable and accrued expenses	18,806	11,517
Dividends payable	9,579	37,600
Accrued interest payable	2,357	81
Deferred revenue	11,592	1,581
Below-market lease liabilities, net of accumulated amortization of \$3,961 and \$300	53,826	6,077
Derivative instruments, at fair value	3,189	302
Other liabilities	8,263	852
Total liabilities	577,090	225,190
Commitments and contingencies	-	-
Noncontrolling interest in operating partnership	16,129	-
<b>Equity:</b>		
Common stock, par value \$0.001, 220,000,000 and 100,000,000 shares authorized, and 186,945,569 and 71,313,043 shares issued and outstanding at December 31, 2014 and December 31, 2013, respectively.	187	71
Series A cumulative redeemable preferred stock, par value \$0.001, liquidation preference \$88,146, and 3,525,822 shares, issued and outstanding at December 31, 2013.	-	85,235
Series B cumulative redeemable preferred stock, par value \$0.001, liquidation preference \$87,500, 3,500,000 shares authorized, issued and outstanding at December 31, 2014.	84,394	-
Additional paid-in-capital	1,768,837	1,149,896
Accumulated other comprehensive loss	(3,703)	(1,405)
Accumulated deficit	(942,934)	(967,324)
Total equity	906,781	266,473
<b>Total liabilities and equity</b>	<b>\$ 1,500,000</b>	<b>\$ 491,663</b>



# Comparative Computation of FFO

(Unaudited, dollar amount in thousands, except per share data)

	For the Quarter Ended		For the Year Ended	
	December 31, 2014	December 31, 2013	December 31, 2014	December 31, 2013
Net income (loss) available to common shareholders	\$ (7,167)	\$ (7,739)	\$ 44,644	\$ 377,665
Add:				
Depreciation and amortization	13,957	2,824	36,408	6,449
FFO adjustments for joint ventures and equity investments	67	4,305	4,086	11,111
Net loss attributed to noncontrolling interest	(132)	-	(236)	-
Income (loss) from discontinued operations	2	4,399	524	(392,999)
Less:				
Non-real estate depreciation and amortization	(204)	(337)	(784)	(952)
Gain on remeasurement of previously held joint venture	-	-	(72,345)	-
FFO adjustment for discontinued operations	-	-	-	(7)
<b>Funds from operations</b>	<b>\$ 6,523</b>	<b>\$ 3,452</b>	<b>\$ 12,297</b>	<b>\$ 1,267</b>
Add:				
Acquisition costs	2,925	1,321	6,171	2,808
Other-than-temporary impairments on retained bonds	4,073	320	4,816	2,002
Loss on extinguishment of debt	-	-	1,925	-
Loss on derivative instruments	-	115	3,300	-
Preferred stock redemption costs	-	-	2,912	-
Change in preferred stock dividends	-	-	564	-
<b>Core funds from operations</b>	<b>\$ 13,521</b>	<b>\$ 5,208</b>	<b>\$ 31,985</b>	<b>\$ 6,077</b>
Add:				
Non-cash stock-based compensation expense	803	575	2,901	2,147
Amortization of market lease assets	337	150	1,310	266
Amortization of deferred financing costs and non cash interest	520	232	2,561	167
Amortization of lease inducement costs	43	-	175	-
Return on construction advances	-	94	358	153
Non-real estate depreciation and amortization	204	337	784	952
Amortization of free rent received at property acquisition	175	-	544	-
Less:				
AFFO adjustments for joint ventures	2	(281)	(793)	3,973
Straight-lined rent	(1,163)	(618)	(3,995)	(1,015)
Incentive fees under prior asset management contract, net of taxes	-	(1,776)	-	(5,675)
Amortization of market lease liabilities	(1,325)	(90)	(3,661)	(296)
Change in preferred stock dividends	-	-	(564)	-
<b>Adjusted Funds from Operations</b>	<b>\$ 13,117</b>	<b>\$ 3,831</b>	<b>\$ 31,605</b>	<b>\$ 6,749</b>
Funds from operations per share - basic	\$ 0.05	\$ 0.05	\$ 0.12	\$ 0.02
Funds from operations per share - diluted	\$ 0.05	\$ 0.05	\$ 0.11	\$ 0.02
Core funds from operations per share - basic	\$ 0.10	\$ 0.07	\$ 0.30	\$ 0.10
Core funds from operations per share - diluted	\$ 0.10	\$ 0.07	\$ 0.30	\$ 0.09
Adjusted funds from operations per share - basic	\$ 0.10	\$ 0.05	\$ 0.30	\$ 0.11
Adjusted funds from operations per share - diluted	\$ 0.09	\$ 0.05	\$ 0.29	\$ 0.10

# Business Segment Report

(Unaudited, dollar amount in thousands, except per share data)

As of December 31, 2014

	Investments / Corporate	Asset Management	Bank of America	Total
<b>Total real estate investments, net</b>				
Cash and cash equivalents	\$ 188,486	\$ 2,501	\$ 9,082	\$ 200,069
Real estate assets, net	684,285	-	355,737	1,040,022
Acquired lease assets, net	128,927	-	71,304	200,231
Goodwill	-	3,840	-	3,840
Retained CDO bonds	4,293	-	-	4,293
Other assets	40,363	1,799	9,383	51,545
<b>Total assets</b>	<b>\$ 1,046,354</b>	<b>\$ 8,140</b>	<b>\$ 445,506</b>	<b>\$ 1,500,000</b>
Dividends payable	\$ 9,579	\$ -	\$ -	\$ 9,579
Exchangeable senior notes	107,836	-	-	107,836
Unsecured term loan	200,000	-	-	200,000
Mortgage notes payable	161,642	-	-	161,642
Acquired lease liabilities, net	12,604	-	41,222	53,826
Other liabilities	26,722	2,219	15,266	44,207
<b>Total liabilities</b>	<b>518,383</b>	<b>2,219</b>	<b>56,488</b>	<b>577,090</b>
Noncontrolling interest in operating partnership	16,129	-	-	16,129
Total equity	511,842	5,921	389,018	906,781
<b>Total liabilities and equity</b>	<b>\$ 1,046,354</b>	<b>\$ 8,140</b>	<b>\$ 445,506</b>	<b>\$ 1,500,000</b>

For the three months ended Dec 31, 2014:

	Investments / Corporate	Asset Management	Bank of America Portfolio	Total GPT	Joint Ventures <sup>(1)</sup>	Eliminations	Total
<b>Revenues:</b>							
Net rental revenue and operating expense reimbursement	\$ 15,906	\$ -	\$ 14,927	\$ 30,833	\$ 240	\$ -	\$ 31,073
Management fees	-	6,164	2	6,166	-	-	6,166
Interest income	431	-	-	431	-	-	431
Other revenue <sup>(2)</sup>	116	(16)	-	100	-	(103)	-
<b>Total revenues</b>	<b>16,453</b>	<b>6,148</b>	<b>14,929</b>	<b>37,530</b>	<b>240</b>	<b>(103)</b>	<b>37,670</b>
<b>Expenses:</b>							
Property operating expenses	1,506	3,842	6,836	12,184	-	-	12,184
Management, general and administrative	3,948	800	10	4,758	-	-	4,758
Business acquisition costs	2,925	-	-	2,925	-	-	2,925
Depreciation	8,157	-	5,801	13,958	78	-	14,036
Interest expense	5,699	-	(183)	5,516	133	-	5,649
Other expenses, net (impairments)	4,073	-	-	4,073	-	-	4,073
<b>Total expenses</b>	<b>26,308</b>	<b>4,642</b>	<b>12,464</b>	<b>43,414</b>	<b>212</b>	<b>-</b>	<b>43,626</b>
<b>Income (loss) from continuing operations before provision for taxes</b>	<b>\$ (9,855)</b>	<b>\$ 1,506</b>	<b>\$ 2,465</b>	<b>\$ (5,884)</b>	<b>\$ 28</b>	<b>\$ (103)</b>	<b>\$ (5,956)</b>

<sup>(1)</sup> Amount represents the Company's 25% equity interest in the results of operations of the Philips Building Joint Venture. During the 4th quarter of 2014, the Company recognized distributions in excess of its investment in the Philips Building Joint Venture, and the excess distributions were recognized as additional income from the joint venture.

<sup>(2)</sup> Includes equity in net income from joint ventures of \$103.

# Philips Joint Venture – Statement of Operations

For the three months ended December 31, 2014  
(Unaudited, amount in thousands)

**Three Months Ended  
December 31, 2014**

**Philips Building Joint Venture:**

Rental income and reimbursements	\$ 959
Interest and other income	-
<b>Total revenues</b>	<b>959</b>
Property operating expenses	-
<b>Property net operating income (NOI)</b>	<b>959</b>
Interest expense	533
Depreciation expense	313
<b>Total expenses</b>	<b>846</b>
<b>Net income</b>	<b>\$ 113</b>
Net income recognized by Gramercy Property Trust Inc.	\$ 103 <sup>(1)</sup>

<sup>(1)</sup> During the 4th quarter of 2014, the Company recognized distributions in excess of its investment in the Philips Building Joint Venture, and the excess distributions were recognized as additional income from the joint venture.