

HIW ANNOUNCES STRATEGIC INVESTMENTS

RALEIGH & DALLAS

BLOC **83**
RALEIGH • NC

 **Highwoods®**

THE TERRACES

SAFE HARBOR

Some of the information in this presentation may contain forward-looking statements. Such statements include, in particular, statements about our plans, strategies and prospects such as the following: the expected financial and operational results and the related assumptions underlying our expected results; the planned sales of non-core assets and expected pricing and impact with respect to such sales, including the tax impact of such sales; the anticipated total investment, projected leasing activity, estimated replacement cost and expected net operating income of acquired properties and properties to be developed; and expected future leverage of the Company. You can identify forward-looking statements by our use of forward-looking terminology such as “may,” “will,” “expect,” “anticipate,” “estimate,” “continue” or other similar words. Although we believe that our plans, intentions and expectations reflected in or suggested by such forward-looking statements are reasonable, we cannot assure you that our plans, intentions or expectations will be achieved.

Factors that could cause our actual results to differ materially from Highwoods’ current expectations include, among others, the following: the financial condition of our customers could deteriorate; our assumptions regarding potential losses related to customer financial difficulties could prove to be incorrect; buyers may not be available and pricing may not be adequate with respect to the planned dispositions of non-core assets; comparable sales data on which we based our expectations with respect to the sales price of the non-core assets may not reflect current market trends; counterparties under our debt instruments, particularly our revolving credit facility, may attempt to avoid their obligations thereunder, which, if successful, would reduce our available liquidity; we may not be able to lease or re-lease second generation space, defined as previously occupied space that becomes available for lease, quickly or on as favorable terms as old leases; we may not be able to lease newly constructed buildings as quickly or on as favorable terms as originally anticipated; we may not be able to complete development, acquisition, reinvestment, disposition or joint venture projects as quickly or on as favorable terms as anticipated; development activity in our existing markets could result in an excessive supply relative to customer demand; our markets may suffer declines in economic and/or office employment growth; unanticipated increases in interest rates could increase our debt service costs; unanticipated increases in operating expenses could negatively impact our operating results; natural disasters and climate change could have an adverse impact on our cash flow and operating results; we may not be able to meet our liquidity requirements or obtain capital on favorable terms to fund our working capital needs and growth initiatives or repay or refinance outstanding debt upon maturity; and the Company could lose key executive officers.

This list of risks and uncertainties, however, is not intended to be exhaustive. You should also review the other cautionary statements we make in “Risk Factors” set forth in our 2024 Annual Report on Form 10-K and subsequent SEC filings. Given these uncertainties, you should not place undue reliance on forward-looking statements. We undertake no obligation to publicly release the results of any revisions to these forward-looking statements to reflect any future events or circumstances or to reflect the occurrence of unanticipated events.

Except as otherwise noted, all property-level operational information presented herein includes in-service wholly owned properties and in-service properties owned by consolidated and unconsolidated joint ventures (at our share). Our 2025 per share FFO outlook, as well as outlook for other metrics such as growth in same property cash NOI and year-end occupancy, reflects management’s view as of October 28, 2025, of current and future market conditions, including assumptions as rental rates, occupancy levels, operating and general and administrative expenses, weighted average diluted shares outstanding and interest rates.

STRATEGIC INVESTMENTS VIA JOINT VENTURES

\$319.8M TOTAL INVESTMENT (at 100%)

\$108.4M INVESTMENT (at HIW share) + \$12.9M NET PREF EQUITY

\$9.0M GAAP NOI in 2026 (at HIW share) + \$0.8M NET PREF INCOME

IMPROVES PORTFOLIO QUALITY

- ✓ Acquisition of 665K SF best-in-class office in strong BBD locations in Dallas and Raleigh
- ✓ Recent vintage buildings; 2017 (Terraces) and 2019/2021 (Bloc83)
- ✓ Strong BBD locations with Walk Scores of 71 (The Terraces) and 94 (Bloc83)
- ✓ Adds new HIW target BBD (Preston Center) in Dallas

IMPROVES GROWTH RATE

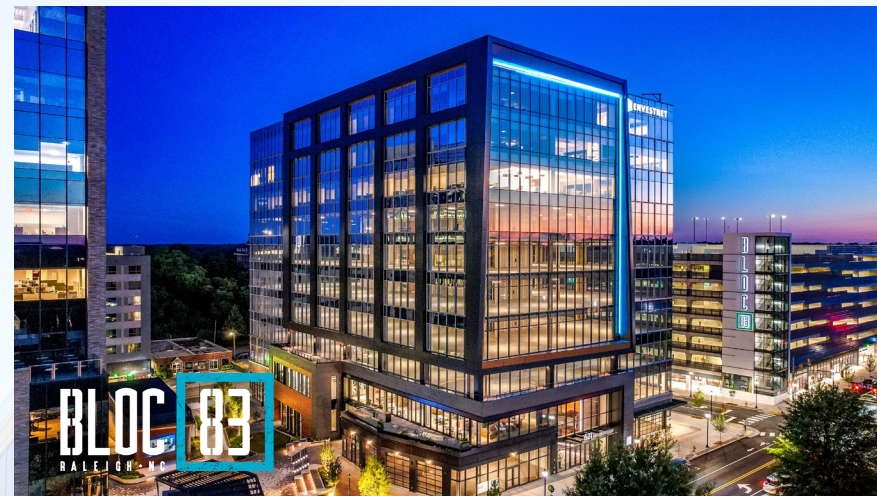
- ✓ Estimated 30% rent mark-to-market at The Terraces provides long-term growth outlook
- ✓ HIW retains option to increase investment in Bloc83 to 50%

FAVORABLE FINANCIAL IMPACT

- ✓ Attractive risk-adjusted yields with upside potential
- ✓ Expected to be accretive to cash flow (neutral to FFO) upon capital rotation
- ✓ Leverage-neutral rotation of capital upon sale of non-core assets

INCREASES STRATEGIC CAPITAL PARTNER RELATIONSHIPS

- ✓ New strategic capital partner with NC Investment Authority
- ✓ Deepens strategic partnership with Granite Properties in Dallas



RALEIGH: \$210.5M TOTAL INVESTMENT
HIW SHARE: 10% (Option to Increase to 50%)



DALLAS: \$109.3M TOTAL INVESTMENT
HIW SHARE: 80%

INVESTMENTS

BLOC83

\$210.5M
TOTAL INVESTMENT

10%
HIW SHARE

465K
OFFICE SF

27K
RETAIL SF

97%
LEASED

CBD
RALEIGH BBD



ROOFTOP TERRACE



OUTDOOR COURTYARD



SKY LOUNGE



CUSTOMER LOUNGE

OFFICE CUSTOMERS



BLOC83 AMENITY RETAIL



INVESTMENTS

THE TERRACES

\$109.3M
TOTAL INVESTMENT

80%
HIW SHARE

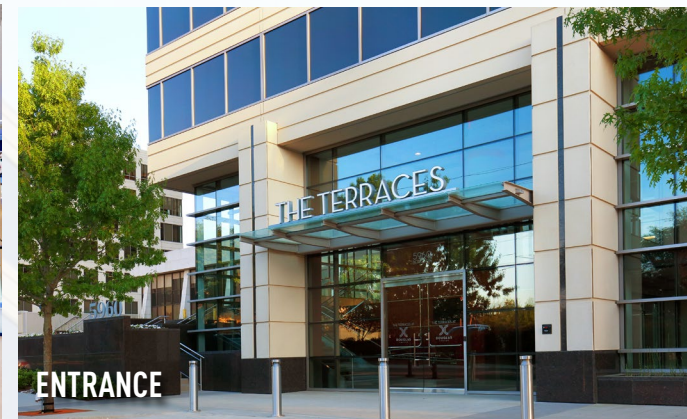
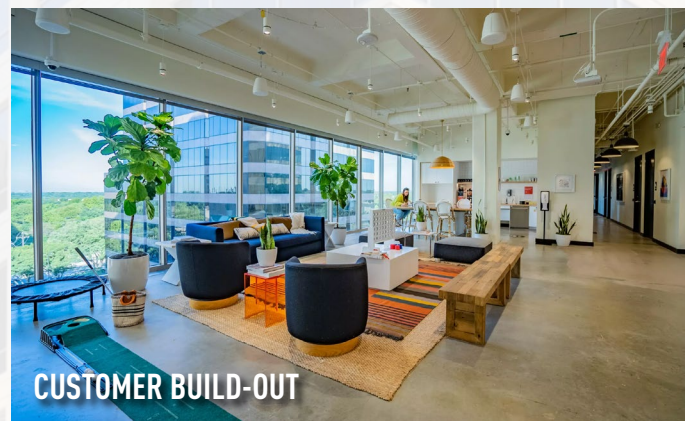
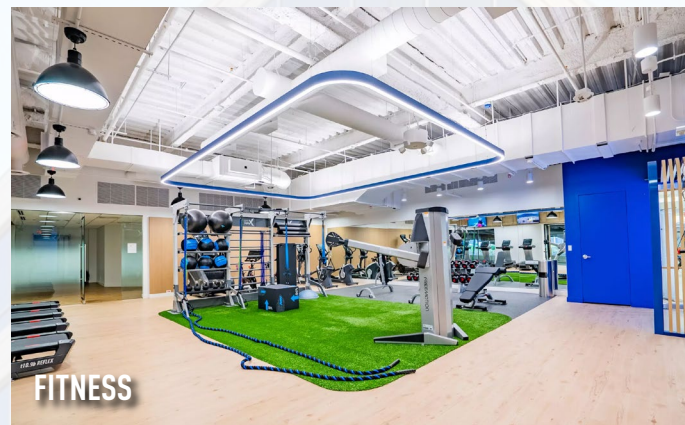
\$12.9M
PREF'D EQ. INVMT

173K
SQUARE FEET

98%
LEASED

>30%
RENT MTM

PRESTON CENTER
DALLAS BBD



OFFICE CUSTOMERS

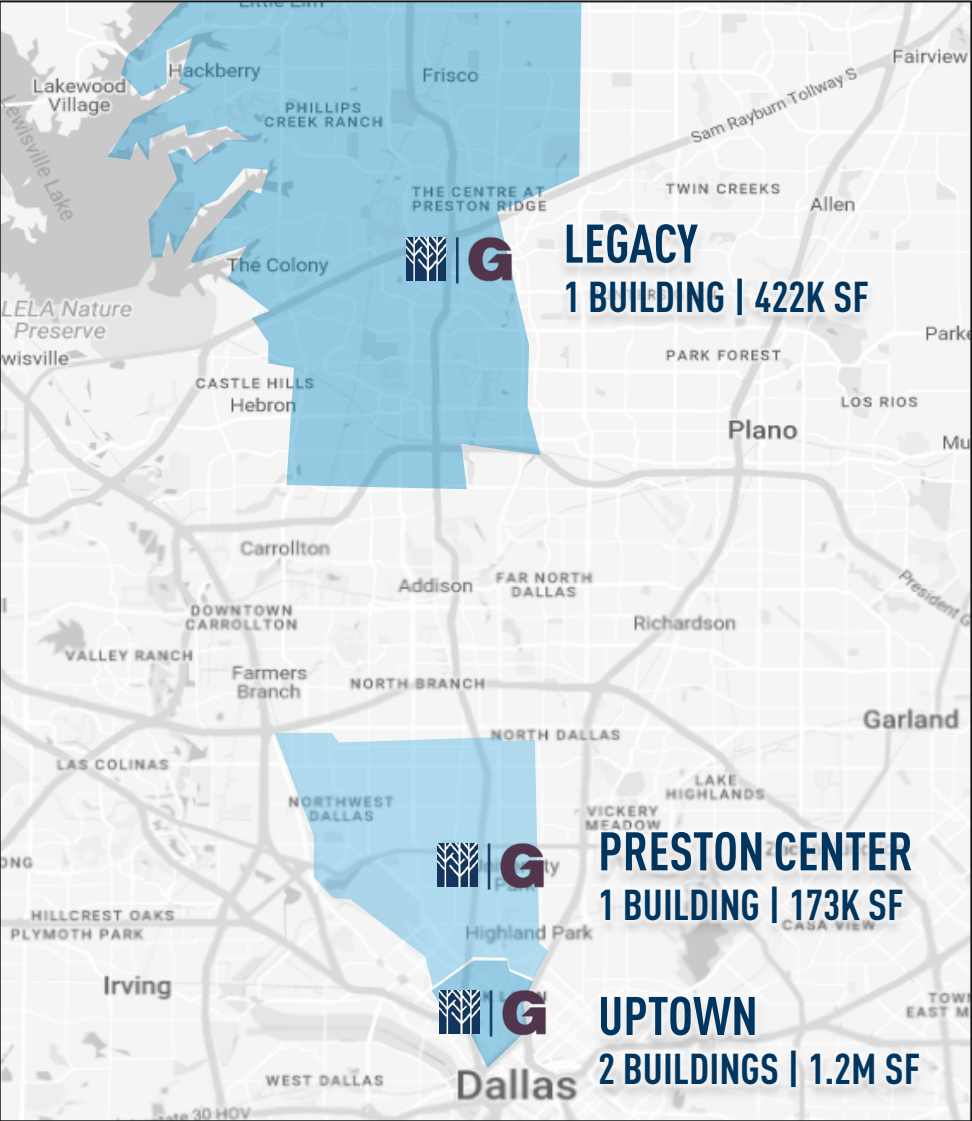


HIGHWOODS | GRANITE DALLAS PORTFOLIO

1.8M
SQUARE
FEET

\$80M
PROFORMA STABILIZED
NOI* (at 100%)

\$43M
PROFORMA STABILIZED
NOI* (at HIW share)



* GAAP basis. Assumes stabilization of GranitePark6 and 23Springs development properties.