



Signature Office REIT Inc. (formerly Wells Core Office Income REIT, Inc.)

Total Assets.....	\$667.3 Million
Real Estate Assets	\$501.8 Million
Cash	\$7.0 Million
Securities	\$115.0 Million
Other	\$43.6 Million



Cash to Total Assets Ratio:	1.0%
Asset Type:	Office
Number of Properties:	13
Square Feet / Units / Rooms / Acres:	2.6 Million Sq. Ft.
Percent Leased:	99.3%
Weighted Average Lease Term Remaining:	5.7 Years
LifeStage:	Maturing
Investment Style:	Core
Weighted Average Shares Outstanding:	20,435,361

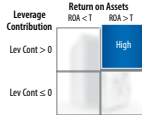
Initial Offering Date:	June 10, 2010
Offering Close Date:	June 10, 2013
Current Price per Share:	\$25.00
Reinvestment Price per Share:	\$23.75
Cumulative Capital Raised during Offering (including DRP):	\$512.9 Million

Historical Price



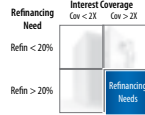
Performance Profiles

Operating Performance



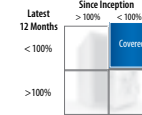
The REIT's recent 12-month average return on assets exceeds yields on 10-year Treasuries, indicating potential for positive risk-adjusted returns. At its current cost of debt and level of borrowing, its use of debt is contributing to increased returns for shareholders.

Financing Outlook



Interest coverage ratio is above the 2.0X benchmark but more than 20% of the REIT's debt matures within two years or is at unhedged variable rates. The REIT may face difficulties in refinancing its borrowings or interest rate risk from increasing rates, but earnings currently provide coverage of interest expense.

Cumulative MFFO Payout



Cumulative MFFO since inception exceeds the cumulative cash distributions to common shareholders, indicating the REIT has fully funded cash distributions from its real estate operations. At the current distribution rate and level of modified funds from operations, trends suggest the distributions can be maintained.

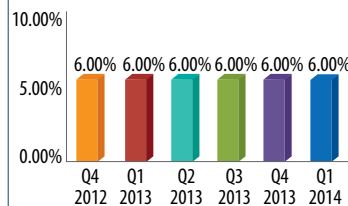
Summary

The REIT's trailing four-quarter return on assets was 4.10%, which was well-above the yield on 10-Year Treasuries of 1.87%, and providing a positive additional return to shareholders. The REIT also had a large leverage contribution over the last four quarters with an average cost of debt of 2.22% and a debt ratio of 42.1%. A significant 23.5% of the REIT's debt matures within two years, and 32.4% was at unhedged variable rates, presenting significant interest rate risk and near-term refinancing needs. With an interest coverage ratio of 3.6X, well above the 2.0X benchmark, the REIT has the ability to cover its interest obligations. Over the last 12 months the REIT paid out 55% of its MFFO in cash distributions, excluding DRP proceeds. Since inception in 2010 it has paid out 61% of MFFO in distributions, excluding DRP proceeds.

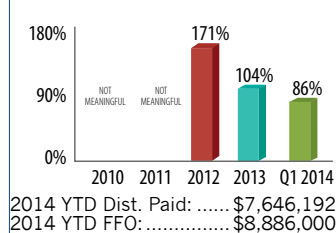
Contact Information

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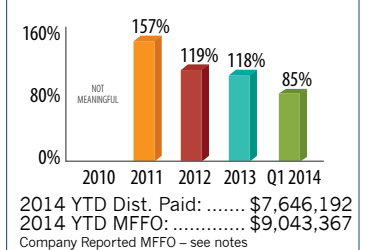
Historical Distribution



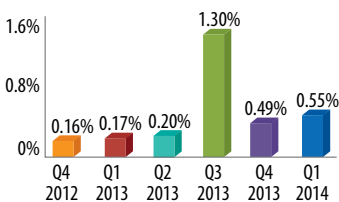
Historical FFO Payout Ratio



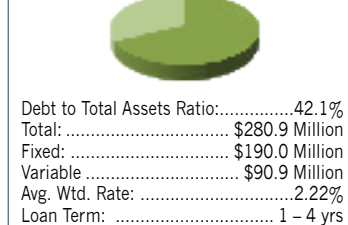
Historical MFFO Payout Ratio



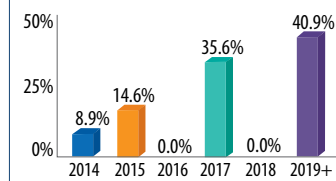
Redemptions



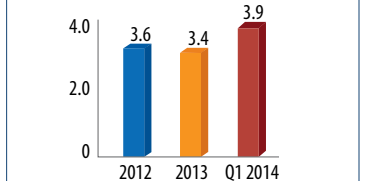
Debt Breakdown



Debt Repayment Schedule



Interest Coverage Ratio



Source of Distributions, Trends and Items of Note

- On January 3, 2014, Wells Core Office Income REIT, Inc. announced that it has transitioned to a self-managed company as of January 1. As part of the transition, the company changed its name to Signature Office REIT, Inc. (Signature REIT).
- The Company did not acquire or sell any properties during 1Q 2014.
- On November 26, 2013, the Company entered into a Transition to Self-Management Agreement with WREF and the Advisor, pursuant to which the Company began the transition to becoming a self-managed company. Subject to the terms and conditions of the TSMA, the Company terminated the Revised Advisory Agreement on December 31, 2013 and completed the transition to self-management on January 1, 2014 (the "Self-Management Transition Date"). Contemporaneous with the termination of the Revised Advisory Agreement, the Company entered into a Transition Services Agreement (the "TSA") with WREF for the period from January 1, 2014 through June 30, 2014 pursuant to which WREF and its affiliates will provide certain consulting, support and transitional services (as set forth in the TSA) at the direction in order to facilitate the successful transition to self-management. Other than the services to be provided by WREF under the TSA, the services described above will be performed by the employees going forward.
- On March 5, 2014, the board of directors elected to terminate the DRP, effective after the payment of the distribution for the first quarter of 2014. As a result, all distributions paid after the first quarter will be paid in cash and will not be reinvested in shares of the common stock. Also on March 5, 2014, the board of directors elected to terminate the amended and restated share redemption program (the "Amended SRP"), effective April 30, 2014 upon the redemption of any shares of common stock properly submitted for redemption under the Amended SRP for the month of April 2014.
- The REIT's Cash to Total Assets ratio decreased to 1.0% as of 1Q 2014 compared to 1.1% as of 1Q 2013.
- The REIT's Debt to Total Asset ratio decreased to 42.1% as of 1Q 2014 compared to 43.5% as of 1Q 2013.
- The Company hedged \$75 million of its variable rate debt.
- The Company reported both MFFO as defined by the IPA as well as AFFO, or Adjusted Funds from Operations.
- For the three months ended March 31, 2014, the Company paid total distributions to stockholders, including amounts reinvested in the common stock pursuant to the DRP, of approximately \$7.6 million. During the same period, net cash provided by operating activities was approximately \$7.6 million. As a result, the distributions paid to common stockholders for the three months ended March 31, 2014, as described above, were substantially funded with cash provided by operating activities and any shortfall between distributions paid and cash provided by operating activities was funded from borrowings.