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## Brandywine Realty Trust Announces 1.1 Million Square Feet of Leasing Activity

**RADNOR, PA, April 20, 2011** — Brandywine Realty Trust (NYSE: BDN) announced today that it has signed 1.1 million square feet in new and renewed leases during the first quarter of 2011, including more than 202,000 square feet of leasing activity commencing through March 31, 2011.

“Our regional leasing teams have kept the momentum of last year’s leasing campaign going with another quarter of activity in excess of one million square feet,” stated Gerard H. Sweeney, President and Chief Executive Officer of Brandywine Realty Trust. “This quarter’s activity will help ensure meeting our business plan objectives.”

Region	SF Signed & Commenced During 1Q '11	SF Signed in 1Q 2011 with Future Commencement Dates				Total SF Signed
		2Q 2011	3Q 2011	4Q 2011	After 2011	
PA	28,383	100,079	170,181	10,058	45,147	<b>353,848</b>
DC	95,496	41,182	10,177	27,983	53,518	<b>228,356</b>
NJ/DE	49,669	93,857	10,350	18,346	4,862	<b>177,084</b>
Austin	0	14,890	3,240	64,268	37,456	<b>119,854</b>
RCH	9,098	24,785	61,887	0	0	<b>95,770</b>
PHL CBD	2,558	16,636	6,425	6,304	43,554	<b>75,477</b>
CA	17,768	8,376	1,180	0	3,121	<b>30,445</b>
<b>Total</b>	<b>202,972</b>	<b>299,805</b>	<b>263,440</b>	<b>126,959</b>	<b>187,658</b>	<b>1,080,834</b>

Lease Type	SF Signed & Commenced During 1Q '11	SF Signed in 1Q 2011 with Future Commencement Dates				Total SF Signed
		2Q 2011	3Q 2011	4Q 2011	After 2011	
New	55,588	260,757	180,599	0	7,505	<b>504,449</b>
Renewal	147,384	39,048	82,841	126,959	180,153	<b>576,385</b>

Leasing Highlights include the following transactions:

### Pennsylvania (353,848 SF)

Major leases include:

- First Niagara Bank signed a new 63,095 square feet at lease at 401 Plymouth Road, Plymouth Meeting
- Thomas Publishing signed a new 31,976 square foot lease at One Progress Drive, Horsham
- Urdang Capital Management, Inc. renewed a 22,661 square foot lease at 630 Plymouth Meeting Executive Campus, Plymouth Meeting
- Triumph Group signed a new 19,177 square foot lease at 400 Berwyn Park, Berwyn

- Eclipsys Corporation signed a new 18,684 square foot lease at 101 Lindenwood Drive, Malvern
- Worldwide Insurance Services renewed a 13,167 square foot lease and signed a 3,785 square foot expansion lease at Radnor Corporate Center 1, Radnor
- Worthington Armstrong Venture signed a new 13,775 square foot lease at 101 Lindenwood Drive, Malvern
- Community Energy signed a new 10,720 square foot lease at Radnor Corporate Center 3, Radnor

**Metro DC (228,356 SF)**

Major leases include:

- FBI/GSA renewed a 67,746 square foot lease at 11700 Beltsville Drive, Beltsville, MD
- Dell renewed a 53,518 square foot lease at 13880 Dulles Corner Lane, Herndon, VA
- DDL Omni renewed a 27,983 square foot lease at 8260 Greensboro Drive, McLean, VA
- Legum & Norman signed a new 20,386 square foot lease at 3141 Fairview Park Drive, Falls Church, VA
- URS Corporation renewed a 13,258 square foot lease at 13825 Sunrise Valley Drive, Herndon, VA
- Trevco, Inc. renewed an 8,764 square foot lease and signed a 2,363 square foot expansion lease at Research Office Center II, 2275 Research Boulevard, Rockville, MD
- China Unicom signed a new 10,177 square foot lease at 2355 Dulles Corner Boulevard, Herndon, VA

**New Jersey / Delaware (177,084 SF)**

Major leases include:

- Verizon renewed a 44,078 square foot lease at 15000 Midlantic Drive, Mount Laurel, NJ
- AC Nielsen renewed a 15,780 square foot lease at 220 Lake Drive East, Cherry Hill, NJ
- Cozen & O'Connor signed an 11,363 square foot expansion lease at 457 Haddonfield Road, Cherry Hill, NJ
- Hardenberg Insurance Group, Inc. signed a 10,700 square foot expansion lease at Plaza 1000, Voorhees, NJ

**Austin, Texas (119,854 SF)**

Major leases include:

- SHI Government Solutions Inc. renewed a 22,668 square foot lease and signed a 41,600 square foot expansion lease at Four Barton Skyway, Austin
- ONEOK, Inc. renewed a 35,619 square foot lease at Four Barton Skyway, Austin
- RPS signed a new 14,890 square foot lease at Cielo Center, Austin

**Richmond, Virginia (95,770 SF)**

Major leases include:

- Cato Research renewed a 28,382 square foot lease at Westpark Corporate Center, Durham, NC
- An undisclosed company renewed a 23,813 square foot lease at 1025 Boulders Parkway, Richmond

**Philadelphia CBD (75,477 SF)**

Major leases include:

- Pepper Hamilton LLP renewed a 17,085 square foot lease at Two Logan Center, Philadelphia
- Hunter Roberts Construction Group, LLC renewed an 11,163 square foot lease at Three Logan Center, Philadelphia

## **About Brandywine Realty Trust**

Brandywine Realty Trust is one of the largest, publicly traded, full-service, integrated real estate companies in the United States. Organized as a real estate investment trust and operating in select markets, Brandywine owns, develops, manages and has ownership interests in a primarily Class A, suburban and urban office portfolio comprising 316 properties and 36.1 million square feet, including 235 properties and 25.8 million square feet owned on a consolidated basis and 51 properties and 6.5 million square feet in 17 unconsolidated real estate ventures. For more information, please visit [www.brandywinerealty.com](http://www.brandywinerealty.com).

## **Forward-Looking Statements**

Certain statements in this release constitute forward-looking statements within the meaning of the Private Securities Litigation Reform Act of 1995. Such forward-looking statements involve known and unknown risks, uncertainties and other factors that may cause the actual results, performance, achievements or transactions of the Company and its affiliates or industry results to be materially different from any future results, performance, achievements or transactions expressed or implied by such forward-looking statements. Such risks, uncertainties and other factors relate to, among others, the Company's ability to lease vacant space and to renew or relet space under expiring leases at expected levels, the potential loss of major tenants, interest rate levels, the availability and terms of debt and equity financing, competition with other real estate companies for tenants and acquisitions, risks of real estate acquisitions, dispositions and developments, including cost overruns and construction delays, unanticipated operating costs and the effects of general and local economic and real estate conditions. Additional information or factors which could impact the Company and the forward-looking statements contained herein are included in the Company's filings with the Securities and Exchange Commission. The Company assumes no obligation to update or supplement forward-looking statements that become untrue because of subsequent events.