

BrandywineRealtyTrust

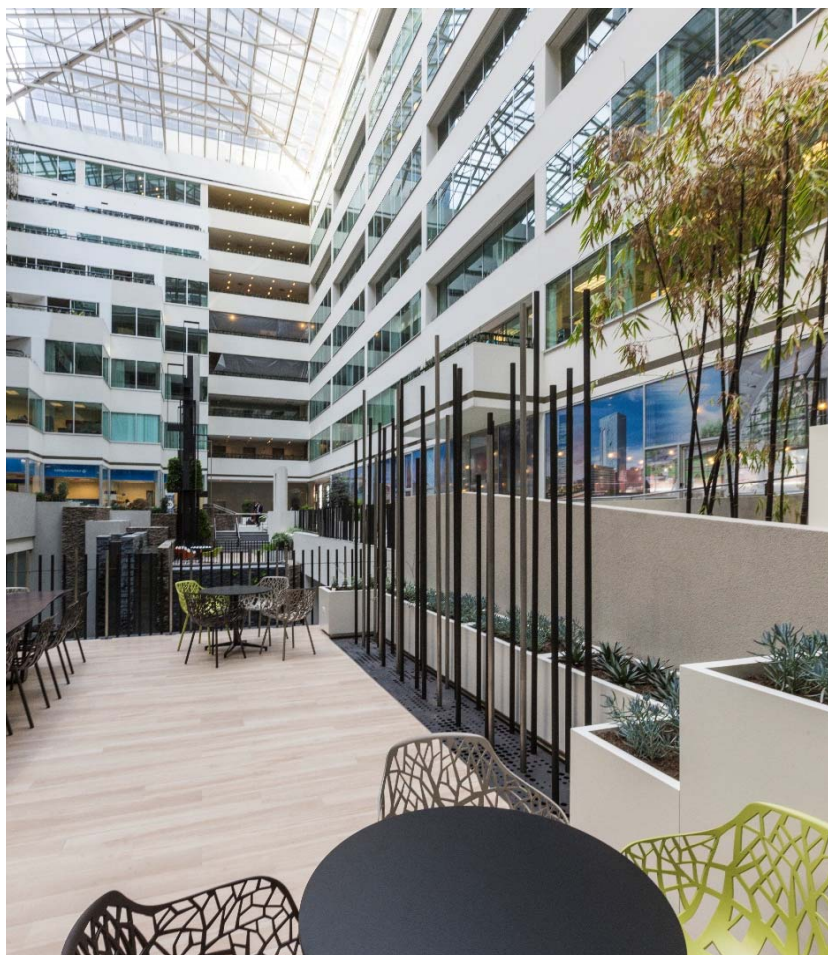


Supplemental Information Package

2016
second quarter



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1900 Market Street, Philadelphia, PA

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Transaction Highlights



Schuylkill Yards Design Renderings | Philadelphia, PA

Dispositions

- On May 11, 2016, sold two office properties in Herndon, Virginia known as Metro Plaza I & II, containing 197,225 net rentable square feet, for a gross sales price of \$44.5 million.
- Entered into an agreement of sale for the office property known as 1120 Executive Plaza in Mount Laurel, New Jersey, containing 95,183 net rentable square feet, for a gross sales price of \$9.5 million. We currently expect the sale to close during Q3 2016.
- Entered into several agreements of sale for various land parcels in Pennsylvania, Austin and California aggregating \$40 million for 39 acres. We anticipate the sales to occur during the next twelve months as zoning, appraisals and other closing conditions are satisfied.

Acquisition

- On July 1, 2016, we closed on the acquisition of 34.6 acres of land located in Austin, Texas known as the Garza Ranch for a gross purchase price of \$20.6 million. We are currently under agreement to sell 9.5 acres for a gross sales price of \$14.9 million and retain the remaining 25.1 acres for future development. Under current zoning, the parcels we plan to retain can support approximately 400,000 square feet of office development. These transactions result in our office land basis totaling \$27 per FAR.

Development

- During May 2016, FMC Corporation took occupancy of 277,654 square feet at FMC Tower at Cira Centre South, which represents the full amount under their lease.

Financing

- On April 7, 2016, we refinanced the mortgage indebtedness at Two Logan Square at \$86.9 million, reducing the interest rate to a fixed 3.98% over the four year extended term maturing May 1, 2020.
- On April 1, 2016, the entire \$149.9 million principal balance of the 2016 6.00% Guaranteed Unsecured Notes was repaid upon maturity. Available cash balances were used to fund the repayment of the unsecured notes.

Dividend

- On May 24, 2016, we announced a 6.7% increase from the previous annual dividend rate of \$0.60 per share.

Leasing

- During May, we renewed an additional 619,000 square feet with IBM in our Broadmoor portfolio located in Austin, Texas for 5-years, of which the square footage is reduced by approximately 35,000 on April 1, 2017. The cash mark-to-market on this renewal was 28%.

Real Estate Ventures

- On June 10, 2016, the evo at Cira Centre South Venture completed the refinance of the construction loan maturing July 25, 2016 with a \$117.0 million term loan at LIBOR + 2.25% capped at 5.25% maturing October 31, 2019 and options to extend the term to June 30, 2021. The Venture received an advance of \$105.0 million at closing. Subsequent to refinancing and the receipt of amounts in escrow under the construction loan, the evo at Cira South Venture distributed \$6.3 million to us.
- Sold our 50% ownership interest in an unconsolidated real estate venture known as 1000 Chesterbrook for net cash proceeds of \$5.1 million after closing costs and related debt payoff. The cash was distributed during July 2016.

Leasing Highlights	Q2 2016	Q1 2016
Quarter end occupancy	92.1%	92.8%
Current Projected / Final year end occupancy	93.5%	93.5%
Leased as of July 8, 2016 / April 12, 2016	93.8%	94.1%
Leases executed in quarter (sq ft)	1,217,637	1,211,472
New leases commenced (sq ft)	88,794	159,721
Expansions commenced (sq ft)	116,129	128,849
Leases renewed (sq ft)	<u>391,861</u>	<u>159,895</u>
Total lease activity (sq ft)	596,784	448,465
Early lease renewals (sq ft)	800,741	529,063
Forward lease commencements (sq ft):		
Q3 2016	194,170	
Q4 2016	<u>82,770</u>	
Total square feet of forward lease commencements:	276,940	



Key Operating Metrics	Q2 2016	YTD 2016	07/08/2016 Business Plan
Same Store NOI			
GAAP	2.9%	3.7%	3.0% - 4.0%
Cash	1.1%	2.9%	4.0% - 5.0%
Rental Rate Mark to Market			
New Leases/expansions			
GAAP	16.2%	19.7%	
Cash	3.1%	5.7%	
Renewals			
GAAP	12.1%	10.3%	
Cash	6.6%	4.6%	
Combined			
GAAP	13.1%	13.1%	9.0% - 11.0%
Cash	5.8%	5.0%	1.0% - 3.0%
Average Lease Term (yrs)	5.2	5.3	7.0
Leasing Capital (PSF/yr)	\$1.59	\$1.79	\$2.25 - \$2.75
Tenant Retention	73.0%	63.2%	67.0%

Financial Highlights	Q2 2016	Q1 2016	YTD 2016
Net income (loss) to common shareholders	(\$3,105)	\$44,091	\$40,986
Per diluted share	(\$0.02)	\$0.25	\$0.23
Common share distributions paid	\$0.16	\$0.15	\$0.31
Funds From Operations (FFO)	\$57,363	(\$11,631)	\$45,732
Per diluted share	\$0.32	(\$0.07)	\$0.26
FFO - excl. capital market , transactional items and other	\$57,363	\$54,959	\$112,322
Per diluted share	\$0.32	\$0.31	\$0.63
FFO payout ratio - excl. capital market, transactional items and oth	50.0%	48.4%	49.2%
Cash Available for Distribution (CAD)	\$37,058	\$35,464	\$72,522
Per diluted share	\$0.21	\$0.20	\$0.41
CAD payout ratio	76.2%	75.0%	75.6%
Balance Sheet Highlights	Q2 2016	Q1 2016	Q4 2015
Net debt to total gross assets	37.2%	36.7%	42.3%
Ratio of net debt to annualized quarterly EBITDA	6.6	6.4	7.1
Cash on hand	\$265,597	\$423,517	\$56,694

Business Plan Component	2016 Business Plan as of		
	07/08/2016	04/12/2016	10/14/2015
Speculative Revenue	\$28.3 MM	\$28.1 MM	\$27.8 MM
• New Leasing Activity	\$11.7 MM	\$11.6 MM	\$11.0 MM
• Renewal	\$16.6 MM	\$16.5 MM	\$16.8 MM
Executed	97%	76%	41%
Projected Tenant Retention (SF)	67%	66%	65%
Same Store NOI Increase			
• GAAP	3.0% - 4.0%	3.0% - 4.0%	2.0% - 4.0%
• Cash	4.0% - 5.0%	4.0% - 5.0%	2.0% - 4.0%
Leasing Capital PSF/YR	\$2.25 - \$2.75	\$2.25 - \$2.75	\$2.25 - \$2.75
Average Lease Term	7.0 years	7.0 years	7.0 years
Adjusted Funds from Operations	\$1.26 - \$1.32	\$1.26 - \$1.32	\$1.25 - \$1.35
Cash Available for Distribution	\$0.80 - \$0.90	\$0.80 - \$0.90	\$0.85 - \$0.95
Rental Rate Increase / (Decline)			
• GAAP	9.0% - 11.0%	9.0% - 11.0%	5.0% - 7.0%
• Cash	1.0% - 3.0%	1.0% - 3.0%	(1.0%) - 1.0%
Year-end SS Occupancy	93-94%	93-94%	93-94%
Year-end Core Occupancy	93-94%	93-94%	93-94%
Year-end Core Leased	94-95%	94-95%	94-95%
Bank Financing	Completed planned refinance activity	Completed planned refinance activity	Refinance \$208.8 MM of secured mortgages
Unsecured Financing/Liability Management	Repaid \$149.9 MM at par with cash-on-hand	Repaid \$149.9 MM at par with cash-on-hand	Repay \$149.9 MM in satisfaction of the 2016 unsecured bonds
Equity Issuance/Share Repurchase Program	None Incorporated	None Incorporated	None Incorporated
Dispositions (excluding land)	\$824.4 MM Closed: \$850.0 MM target	\$763.9 MM Closed: \$850.0 MM target	\$450.0 MM
Acquisitions (excluding land)	None Incorporated	None Incorporated	None Incorporated

2016 Speculative Leasing

Square Feet	Targeted	Executed	Remaining
Renewals	837,927	764,059	91%
New Leasing	958,334	787,379	82%
Total	1,796,261	1,551,438	86%

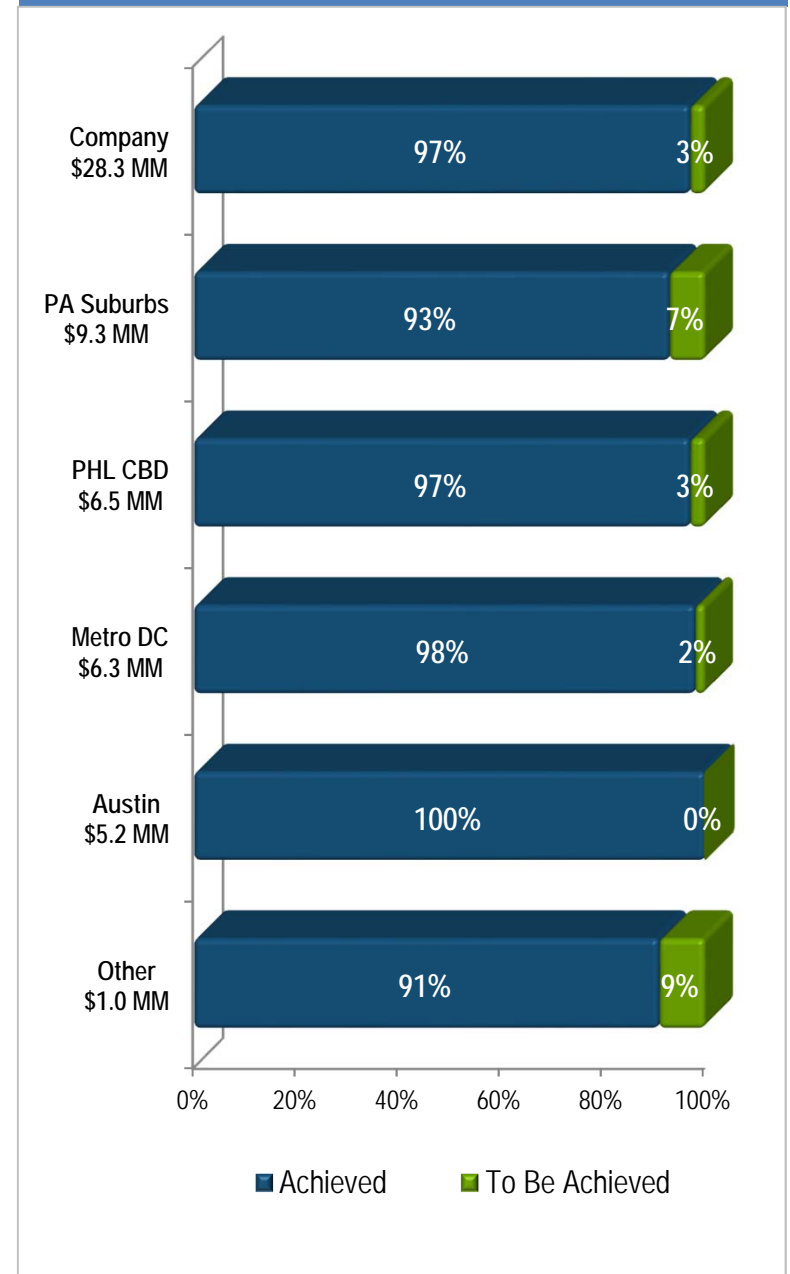
Revenue (\$MM)	Targeted	Executed	Remaining
Renewals	\$ 16.6	\$ 16.1	97%
New Leasing	11.7	11.2	97%
Total	\$ 28.3	\$ 27.3	97%

2016 Occupancy Roll-forward

Occupied Square Footage	Original Business Plan	Investment Activity	Incremental Leasing	Updated Business Plan
December 31, 2015 (A)	15,858,960			15,858,960
Percent Occupied @ 12/31/15 (= A/C)	93.5%			93.5%
Placed in (Taken out) of Service	-	(149,261)	-	(149,261)
Acquisitions / (Dispositions)	-	(268,089)	-	(268,089)
New Leasing	929,665	-	28,669	958,334
Renewals	877,844	-	(39,917)	837,927
Expirations	(1,504,777)	-	18,251	(1,486,526)
Early Terminations	(299,515)	-	(88,937)	(388,452)
Total Occ. SF @ End of Period (B)	15,862,177	(417,350)	(81,934)	15,362,893
Percent Occupied (= B/D)	93.5%			93.5%

Total Square Footage	Original Business Plan	Investment Activity	Incremental Leasing	Updated Business Plan
December 31, 2015 (C)	16,956,840			16,956,840
Placed in (Taken out) of Service	-	(242,343)	-	(242,343)
Acquisitions / (Dispositions)	-	(276,530)	-	(276,530)
Total SF @ End of Period (D)	16,956,840	(518,873)	-	16,437,967

2016 SPECULATIVE REVENUE BY REGION



Sources and Uses of Cash	Q2 2016	Q1 2016	Q4 2015	Q3 2015
Cash and Cash Equivalents as of Beginning of Quarter	\$ 423,517	\$ 56,694	\$ 50,632	\$ 123,982
Source of cash:				
Cash from operations	\$ 40,554	\$ 43,314	\$ 48,762	\$ 57,521
Disposition of properties	43,485	709,722	151,243	71,975
Total Financing Activity	-	-	180,000	-
Net distributions from real estate ventures	8,017	-	-	-
Net cash inflows	\$ 92,056	\$ 753,036	\$ 380,005	\$ 129,496
Use of cash:				
Share repurchase program	\$ -	\$ -	\$ (6,503)	\$ (60,817)
Acquisition of properties	-	-	(9,169)	(20,924)
Revenue maintaining capital expenditures	(10,522)	(12,080)	(30,092)	(11,761)
Revenue creating capital expenditures	(6,523)	(6,299)	(16,772)	(9,850)
Development capital expenditures	(53,682)	(60,530)	(64,831)	(54,734)
Total dividends	(28,279)	(28,234)	(28,303)	(29,014)
Total financing activity	(150,970)	(212,967)	(214,212)	(3,839)
Loss on extinguishment of debt	-	(53,433)	-	-
Net contributions to real estate ventures	-	(12,670)	(4,061)	(11,907)
Net cash outflows	\$ (249,976)	\$ (386,213)	\$ (373,943)	\$ (202,846)
Cash and cash equivalents as of End of Quarter	\$ 265,597	\$ 423,517	\$ 56,694	\$ 50,632

Region	Number of Wholly Owned Properties	Square Feet		% Occupied	% Leased (1)	Remaining Expirations		Net Operating Income at 06/30/16			
		Total	% of Total			2016	2017	Q2 2016	% of Total	YTD 2016	% of Total
Philadelphia CBD (see next page for detail)	11	5,358,118	29.8%	96.8%	98.0%	68,906	175,212	\$ 26,510	35.9%	\$ 53,312	36.4%
Pennsylvania Suburbs	52	5,275,838	29.4%	90.5%	93.0%	120,071	631,904	22,458	30.5%	44,858	30.6%
Crescent Markets											
Radnor	12	1,799,485	10.0%	99.5%	99.5%	57,959	239,575	10,171	13.8%	20,028	13.7%
Plymouth Meeting	7	846,351	4.7%	94.1%	95.1%	23,300	76,997	3,938	5.3%	7,944	5.4%
Conshohocken	3	387,738	2.2%	88.6%	96.4%	23,858	49,559	1,514	2.1%	3,024	2.1%
Newtown Square	5	252,802	1.4%	94.1%	94.1%	-	48,565	1,104	1.5%	2,182	1.5%
Total Crescent Markets	27	3,286,376	18.3%	96.4%	97.6%	105,117	414,696	16,727	22.7%	33,178	22.6%
Other Suburban Markets	25	1,989,462	11.1%	80.6%	85.4%	14,954	217,208	5,731	7.8%	11,680	8.0%
Metropolitan Washington, D.C.	21	3,468,514	19.3%	86.4%	88.1%	62,709	271,443	14,538	19.7%	29,038	19.8%
Northern Virginia											
Dulles Toll Road Corridor	13	2,377,479	13.2%	90.6%	92.4%	31,746	95,962	11,156	15.1%	22,347	15.2%
Other (2)	1	183,618	1.0%	82.7%	82.7%	7,214	34,895	668	0.9%	1,418	1.0%
Total Northern Virginia	14	2,561,097	14.3%	90.1%	91.7%	38,960	130,857	11,824	16.0%	23,765	16.2%
Maryland	7	907,417	5.1%	76.2%	78.0%	23,749	140,586	2,714	3.7%	5,273	3.6%
Austin, Texas	6	962,975	5.4%	100.0%	100.0%	-	33,940	4,544	6.2%	8,796	6.0%
Other	22	1,465,604	8.2%	89.5%	90.9%	25,716	434,091	3,246	4.4%	6,341	4.3%
Subtotal - Core Portfolio	112	16,531,049	92.0%	92.1%	93.8%	277,402	1,546,590	71,296	96.7%	142,344	97.1%
+ Development/Redevelopment (3)	6	1,430,505	8.0%	40.1%	73.2%	63,630	-	2,457	3.3%	4,313	2.9%
Total	118	17,961,554	100.0%			341,032	1,546,590	\$ 73,753	100.0%	\$ 146,657	100.0%

(1) Includes leases entered into through July 8, 2016 that will commence subsequent to the end of the current period.

(2) Comprised of a consolidated real estate venture.

(3) Comprised of four development properties and two redevelopments.



	Number of Properties	Square Feet		% Occupied	% Leased (1)	Remaining Expirations		Net Operating Income at 06/30/2016			
		Total	% of Total			2016	2017	Q2 2016	% of Total (4)	YTD 2016	% of Total (4)
Philadelphia CBD Wholly Owned Core Properties											
Cira Centre	1	730,187	4.1%	98.4%	100.0%	36,589	12,810	\$ 5,157	6.9%	\$ 10,364	7.1%
Three Logan Square	1	1,029,413	5.7%	99.1%	99.3%	-	26,321	4,689	6.4%	9,664	6.6%
One Commerce Square	1	942,866	5.2%	97.0%	97.7%	2,567	51,700	4,328	5.9%	8,555	5.8%
Two Commerce Square	1	953,276	5.3%	96.7%	96.7%	2,807	35,611	4,104	5.6%	8,242	5.6%
Two Logan Square	1	708,844	3.9%	91.2%	97.6%	14,832	43,250	3,241	4.4%	6,541	4.5%
One Logan Square	1	595,041	3.3%	96.5%	96.5%	1,071	2,520	2,613	3.5%	5,187	3.5%
Marine Center Piers and Other (2)	3	191,688	1.1%	98.6%	98.6%	4,200	3,000	1,252	1.7%	2,496	1.7%
3020 Market Street	1	190,925	1.1%	100.0%	100.0%	5,463	-	995	1.3%	2,032	1.4%
618 Market Street (retail square feet)	1	15,878	0.1%	64.5%	64.5%	1,377	-	131	0.2%	231	0.2%
Total	11	5,358,118	29.8%	96.8%	98.0%	68,906	175,212	\$ 26,510	35.9%	\$ 53,312	36.4%
Philadelphia CBD Developments & Redevelopments											
1900 Market Street	1	456,922	2.5%	63.6%	100.0%	63,630	-	\$ 1,385	1.9%	\$ 2,626	1.8%
FMC Tower at Cira Centre South (3)	1	625,000	3.5%	44.4%	75.0%	-	-	982	1.3%	982	0.7%

(1) Includes leases entered into through July 8, 2016 that will commence subsequent to the end of the current period.

(2) Other includes the parking garage at Cira Centre South and the Lift Parking.

(3) Property overview includes only the office space square footage. FMC Tower is projected to be 625,000 SF of office and 268 luxury apartments.

(4) Reflects property NOI percent of the total portfolio (See page 8 for portfolio by region).

	No. of Properties	Square Feet		% Occupied	% Leased (1)	Remaining Expirations		Net Operating Income at 06/30/2016				BDN Share	
		Total	% of Total			2016	2017	Q2 2016	% of Total	YTD 2016	% of Total	%	YTD NOI
		Austin JV Owned Core Properties											
Barton Skyway	4	786,845	28.8%	95.4%	98.0%	13,980	46,703	\$ 4,182	35.9%	\$ 8,413	34.8%	50.0%	\$ 4,206
River Place	7	590,882	21.6%	96.7%	97.0%	4,798	81,527	2,597	22.3%	5,137	21.3%	50.0%	2,568
Cielo Center	1	270,711	9.9%	100.0%	100.0%	33,991	158,691	1,054	9.0%	2,140	8.9%	50.0%	1,070
The Park on Barton Creek	1	205,195	7.5%	70.8%	70.8%	-	17,295	646	5.5%	2,132	8.8%	50.0%	1,066
Crossings at Lakeline	2	232,772	8.5%	97.0%	97.0%	-	-	1,027	8.8%	2,033	8.4%	50.0%	1,017
Four Points	1	192,396	7.0%	100.0%	100.0%	-	27,896	854	7.3%	1,716	7.1%	50.0%	858
7000 West at Lantana	1	136,075	5.0%	100.0%	100.0%	-	-	725	6.2%	1,443	6.0%	50.0%	722
Encino Trace (2)	2	319,743	11.7%	51.8%	81.5%	-	-	578	5.0%	1,140	4.7%	50.0%	570
Total DRA-Austin	19	2,734,619	100.0%	89.9%	94.2%	52,769	332,112	\$ 11,663	100.0%	\$ 24,154	100.0%	50.0%	\$ 12,077
Austin Wholly Owned Core													
IBM Broadmoor (3)	6	962,975	5.4%	100.0%	100.0%	-	33,940	\$ 4,544	6.2%	\$ 8,796	6.0%	100.0%	\$ 8,796

(1) Includes leases entered into through July 8, 2016 that will commence subsequent to the end of the current period. Encino Trace includes leasing through July 20, 2016.

(2) The Encino Trace properties were placed into service during the third quarter of 2015.

(3) During the second quarter of 2016, Building 6 containing 144,249 square feet was taken out of service and placed in redevelopment.

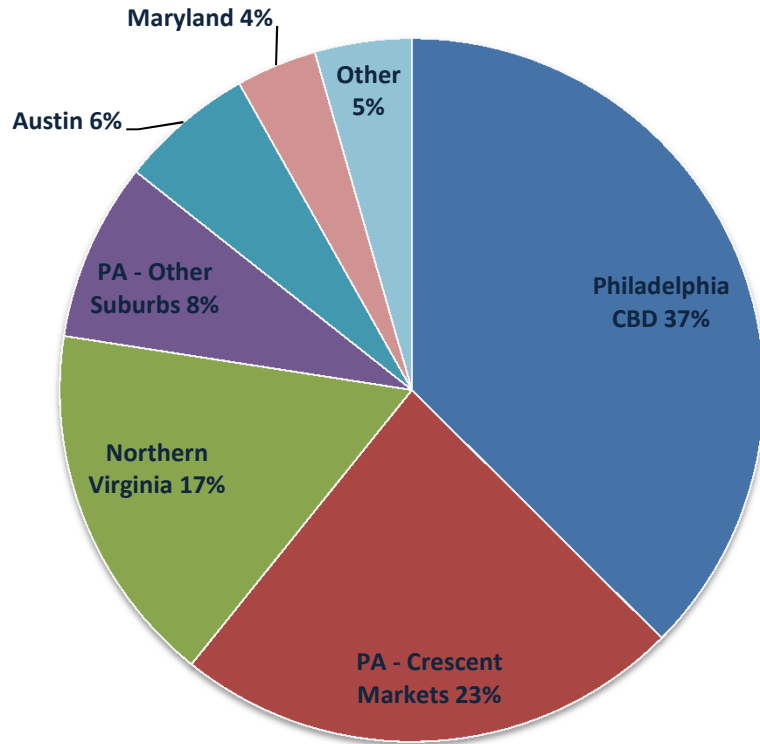
DRA Austin JV Business Plan Component	2016 Business Plan (4) as of 07/08/2016
Speculative Revenue	\$4.0 MM
• New Leasing Activity	\$2.8 MM
• Renewal	\$1.2 MM
Executed	94%
Projected Tenant Retention (SF)	56%
Same Store NOI Increase	
• GAAP	5.0% - 7.0%
• Cash	10.0% - 12.0%
Rental Rate Increase / (Decline)	
• GAAP	14.0% - 16.0%
• Cash	8.0% - 10.0%
Year-end SS Occupancy	95-96%
Year-end Core Occupancy	95-96%
Year-end Core Leased	96-97%



(4) The results of these Business Plan Components are reported through Equity in Real Estate Ventures and are not included in the Consolidated Company Business Plan Components.

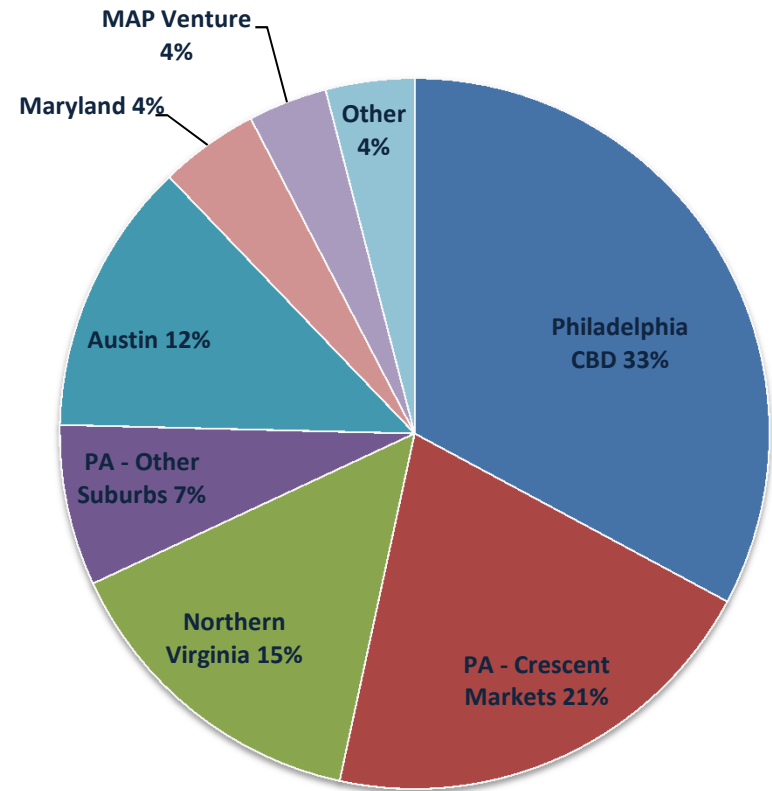
YTD NOI - Wholly Owned

- Total Core Portfolio NOI: \$142.3 MM
- 83% of NOI from our Core Markets (b)



YTD NOI - Including JVs (a)

- Total NOI: \$168.8 MM
- 81% of NOI from our Core Markets (b)



(a) Chart reflects net operating income from wholly owned properties and BDN's share of net operating income from unconsolidated joint ventures. Other includes Southern New Jersey, Delaware and California markets.

(b) Consists of Philadelphia CBD, PA Crescent, Northern Virginia and Austin markets.

Development (% owned)	Location	Type	Completion Date	Stabilization Date	Square Feet /# Units	Total Project Costs	Equity Capitalization	Debt Financing	Amount funded at 06/30/2016	Remaining to be funded at 06/30/2016	BDN Equity	Projected Cash Yield	Leased % @ July 8, 2016
Wholly Owned													
FMC Tower at Cira Centre South	Philadelphia CBD	Mixed-use	(a)	(a)	625,000 / 268	\$ 385,000	(b)	-	\$ 300,900	\$ 84,100		8.0%	75.0% (c)
933 First Avenue	King of Prussia, PA	Office	Q2 2017	Q2 2017	111,000	29,200	29,200	-	4,000	25,200		9.5%	100.0%
Subaru Service Center	Camden, NJ	Mixed-use	Q1 2018	Q1 2018	83,000	29,300	29,300	-	9,800	19,500		9.5%	100.0%
IBM Broadmoor - Building 6	Austin, TX	Mixed-use	TBD (d)	TBD (d)									
Sub-total						\$ 443,500	\$ 58,500		\$ 314,700	\$ 128,800			80.6%

Real Estate Venture												Total	Amount Funded	
1919 Market Street (50%)	Philadelphia CBD	Mixed-use	Q3 2016	Q4 2017	321 units	\$ 148,100	\$ 59,200	\$ 88,900	\$ 126,400	\$ 21,700	\$ 29,600	\$ 29,600	7.0%	100.0% (e)

- (a) - The office component is expected to be substantially complete Q3 2016 and stabilized Q4 2017. The residential component is expected to be substantially complete during Q4 2016 and stabilized Q1 2018.
- (b) - We intend to fund these development costs through existing cash balances and/or our line of credit.
- (c) - Leased percentage is for office space only (625,000 SF).
- (d) - Building vacated by IBM as part of an overall lease restructuring. Current plans are to renovate and reposition the property as the first step in the overall repositioning of the Broadmoor Campus. Specific plans and costs will be finalized during the second half of 2016.
- (e) - Leased percentage is for office and retail space only (24,000 SF). As of July 8, 2016, 144 of the 321 apartment units (45%) have been leased and 99 units (31%) were occupied.

1919 Market Street



Design Overview

- A 336-foot, 29-story, 455,000 SF mixed-use development
- Will feature 321 luxury apartments, 24,000 SF (100% leased) of retail and office space, and rooftop amenities that include fitness center, club room with demonstration kitchen, outdoor roof garden with fire pit and ledge pool, and fully-equipped game room including golf simulator
- A 215-car structured parking facility will serve the residential and commercial components of the project as well as offer public parking

Project Schedule

- JV Close Date Q4 2014
- Construction Commencement Q4 2014
- Substantial Completion Q3 2016
- Target Stabilization Q4 2017
- Commenced leasing during March 2016

Project Description

- Located in the Market Street West Corridor of the Philadelphia CBD, strategically positioned between the Rittenhouse Square and Logan Square neighborhoods
- Immediately adjacent to public transit and walking distance to both 30th Street Station which provides Amtrak, SEPTA, and NJ Transit services
- Brandywine will manage commercial and parking components and LCOR will lease and manage the residential portion

Financial Highlights

- 50/50 joint venture with LCOR/CalSTRS
- Total development costs of \$148.1 MM (\$325 PSF)
- BDN contributed land value of \$13.0 MM
- BDN total equity commitment of \$29.6 MM (inclusive of land), which is fully funded
- Projected stabilized cash yield of 7.0%
- Construction financing for \$88.9 MM at LIBOR + 2.25% (spread decreases to 2.00% upon receipt of certificate of occupancy and 1.75% upon reaching 90% residential occupancy and commencement of lease in the retail space); \$67.2 MM outstanding at 06/30/2016

FMC Tower at Cira Centre South



Design Overview

- A 730-foot, 49-story premier mixed-use development
- Features 625,000 SF of office space, 268 luxury apartments and executive suites, and a bar/restaurant on the ground floor
- Located two blocks from 30th Street Station's Amtrak and SEPTA hubs, close proximity to Interstates 76 and 676, and within walking distance of several university campuses in the University City submarket of Philadelphia, PA

Project Schedule

- | | |
|--|---------|
| ■ Commenced Construction | Q2 2014 |
| ■ Substantial Completion - Office | Q3 2016 |
| ■ Substantial Completion - Residential | Q4 2016 |
| ■ Target Stabilization - Office | Q4 2017 |
| ■ Target Stabilization - Residential | Q1 2018 |

Project Description

- Executed a 280,000 SF, 16-year lease with FMC for the specialty chemical company's global headquarters
- Executed a 20-year lease with the University of Pennsylvania for four floors approximating 100,000 SF
- Executed four additional leases for 85,000 SF during the first quarter of 2016; 75.0% leased
- Retained AKA, an affiliate of Korman Communities, to develop and manage the residential component
- Constructed on land which Brandywine has prepaid ground lease with University of Pennsylvania through 2097

Financial Highlights

- Projected investment of \$385.0 MM, with \$300.9 MM funded to date
- Remaining \$84.1 MM will be funded through existing cash balances and/or our line of credit
- Projected stabilized cash yield: 8.0%

Schuylkill Yards Development



Overview

- On March 2, 2016, announced that Brandywine has been designated by Drexel University as master developer of Schuylkill Yards, a 20-year six-phase, multi-component 14 acre/ 5.1 million square foot development of office, residential, advanced manufacturing, research facilities and academic facilities in the University City section of Philadelphia
- Adjacent to the nation's 3rd busiest rail station, Schuylkill Yards will become one of the most mixed use and transit-rich developments in the United States and features 6.5 acres of public space including a 1.3 acre public square ("Drexel Square Park") located directly across 30th Street Station, a shared street esplanade along JFK Boulevard and 1.5 miles of streetscapes complete with new pedestrian-friendly urban furniture and bicycle infrastructure
- Development partners include the Gotham Organization for residential components and Longfellow Real Estate Partners for life sciences components
- Initial phase will include the design and development of Drexel Square Park and will include exterior improvements to One Drexel Plaza
- Initial phase of new construction consists of a mixed-use facility containing approximately 700,000 square feet, of which at least 60% will be traditional office, lab and academic space. We anticipate this initial phase commencing in 2018/2019 timeframe subject to achieving zoning approvals and pre-leasing.

Project Description

- Oversee master planning, including zoning, permitting and receipt of required government and third party approvals
- At commencement of each development phase, will enter into a 99-year ground lease with Drexel University covering the portion of the development site
- Of the 5.1 million total square feet, 52% or approximately 2.6 million is designated office (including lab and academic space)
- Each building, with a minimum building size of 350,000 square feet, is anticipated to be designed by different architects to create highly diverse character across the project

Financial Highlights

- Currently we anticipate spending approximately \$10-\$15 million over the next 24 months, primarily consisting of construction of Drexel Square Park and master design planning; though, because the scope has not been finalized and no construction contracts have been entered into, the actual costs may vary from this initial estimate
- Costs of development to be funded through a combination of existing cash balances, capital raised through one or more joint venture formations and/or proceeds from debt financing

Objectives

- Actively recycle land inventory to recognize tenant demand changes and create growth opportunities
- Take advantage of attractive land purchase opportunities to create next generation of office space
- Use sale or rezoning coinvestment vehicles to optimize value on existing land base
 - ▶ Where appropriate, rezone from office to residential, retail and/or hotel
 - ▶ Land deployment last 12 quarters; \$49 MM, 92 acres

Consolidated Land Held for Development (\$131 MM, 345 acres)

- 6.3 million SF FAR potential (11.3 million including Schuylkill Yards)
- 3.1% of total assets

2015/2016 Land Dispositions/Contracted Sales (\$63 MM, 174 acres)

- Sold 8.6 acres of land located in Austin, Texas; 3.5 acres in Mount Laurel, New Jersey; and 1.0 acre in Oakland, California, 1.6 acres in Wilmington, Delaware and 120 acres in Berks County, Pennsylvania for \$23 MM
- Entered into several agreements of sale for various land parcels in Pennsylvania, Austin and California aggregating \$40 MM for 39 acres. We anticipate the sales to close over the next four quarters as zoning, appraisals and other closing conditions are satisfied

2016 Land Acquisition (\$21 MM, 35 acres)

- Garza Ranch, Austin TX
 - ▶ Closed on 35 acres for a gross purchase price of \$21 MM
 - ▶ Currently under agreement to sell 10 acres and retain the remaining 25 acres for future development. Under current zoning, the parcels we plan to retain can support approximately 400,000 square feet of office development
 - ▶ These transactions result in our office land basis totaling \$27 per FAR

Active/Pre-Development Projects

- 25 M Street, Washington, D.C.
- Metroplex II / III, Plymouth Meeting, PA
- Four Points (office), Austin, TX
- 51 N Street, Washington, D.C. (70% JV Partner)
- 1250 First Street, Washington, D.C. (70% JV Partner)
- Several PA and VA Sites

Future Development Sites

- Broadmoor, Austin, TX
- West Lake, Herndon, VA
- Woodland Park, Herndon, VA
- Ground lease of Schuylkill Yards parcels (See page 14)
- Several other PA and VA Sites

Reposition/Sales Sites

- Swedesford Road, East Whiteland, PA
- Four Points (residential/retail), Austin, TX
- Bishops Gate, Mount Laurel, NJ
- West Creek, Richmond, VA
- Several other PA, NJ and Richmond, VA sites

	Location	Type	Event Date	Square Feet/Acres	Purchase/Sales Price or Basis	Occupancy % @ Event Date
2016 PROPERTY ACTIVITY						
LAND ACQUISITION						
Garza Ranch	Austin, TX	Land	07/01/2016	34.6 acres	\$ 20,600	
Total Acquisitions					\$ 20,600	
OFFICE DISPOSITIONS						
Herndon Metro Plaza I & II	Herndon, VA	Two Office Bldgs	05/11/2016	197,225	\$ 44,500	92.9%
2970 Market Street (a)	Philadelphia, PA	Office Building	02/05/2016	862,692	354,000	100.0%
Och Ziff (b)	Various	58 Office Bldgs	02/04/2016	3,924,783	398,100	91.4%
Total office dispositions				4,984,700	\$ 796,600	
LAND DISPOSITIONS						
Greenhills Land	Reading, PA	Land	01/15/2016	120 acres	\$ 900	
OTHER DISPOSITIONS						
1000 Chesterbrook (sold 50% of \$32.1 MM asset) (c)	Berwyn, PA	Real Estate Venture - Office Building	07/14/2016	173,286	\$ 16,000	100.0%
Coppell Associates (sold 50% of \$23.5 MM asset)	Austin, TX	Real Estate Venture - Office Building	01/29/2016	150,000	11,800	100.0%
Total other dispositions				323,286	\$ 27,800	
Total Dispositions					\$ 825,300	
Net Disposition Activity					\$ 804,700	
2015 PROPERTY ACTIVITY						
OFFICE ACQUISITION						
Broadmoor Austin Portfolio (acquired remaining 50% interest) (d)	Austin, TX	Seven Office Bldgs / Land	06/22/2015	1,112,236	\$ 118,200	100.0%
LAND ACQUISITIONS						
Camden Gateway District (e)	Camden, NJ	Land	12/02/2015	3.7 acres	\$ 8,800	
9 Presidential Boulevard	Bala Cynwyd, PA	Vacant Office Bldg / Land	08/11/2015	2.7 acres	4,000	
2100 Market Street	Philadelphia, PA	Parking Garage / Retail / Surface Lot	07/07/2015	0.8 acre	18,800	
405 Colorado Street (f)	Austin, TX	Leasehold interest	04/09/2015	0.4 acre	2,600	
25 M Street (g)	Washington, D.C.	Land	04/06/2015	0.8 acre	20,000	
Total land acquisitions				8.4 acres	\$ 54,200	
OTHER ACQUISITION						
618 Market Street (h)	Philadelphia, PA	Parking Garage / Retail	04/02/2015	14,404	\$ 17,000	79.2%
Total Acquisitions					1,126,640	\$ 189,400
OFFICE DISPOSITIONS						
Encino Trace	Austin, TX	Two Office Bldgs	12/31/2015	320,000	\$ 76,700	52.5%
Laurel Corporate Center	Mt. Laurel, NJ	Six Office Bldgs	12/29/2015	560,147	56,500	92.5%
Carlsbad Properties	Carlsbad, CA	Three Office Bldgs	12/18/2015	196,075	30,400	63.8%
751-761 Fifth Avenue	King of Prussia, PA	Office Building	12/18/2015	158,000	4,600	100.0%
1000 Howard Boulevard	Mt. Laurel, NJ	Office Building	09/29/2015	105,312	16,500	100.0%
Bay Colony	Wayne, PA	Four Office Bldgs	08/13/2015	247,294	37,500	86.5%
741 First Avenue	King of Prussia, PA	Office Building	08/11/2015	77,184	4,900	100.0%
100 Gateway Centre Parkway	Richmond, VA	Office Building	06/10/2015	74,991	4,100	58.3%
Christiana / Delaware Corporate Centers	Newark, DE / Wilmington, DE	Five Office Bldgs	04/24/2015	485,182	50,100	66.5%
Lake Merritt Tower	Oakland, CA	Office Building	04/09/2015	204,336	65,000	86.4%
Atrium I / Libertyview	Mt. Laurel, NJ / Cherry Hill, NJ	Two Office Bldgs	01/08/2015	221,405	28,300	93.4%
Total office dispositions				2,649,926	\$ 374,600	

(See page 17 for footnotes)

	Location	Type	Event Date	Square Feet/Acres	Purchase/Sales Price or Basis	Occupancy % @ Event Date
2015 PROPERTY ACTIVITY (CONTINUED)						
LAND DISPOSITIONS						
Two Christina Centre	Wilmington, DE	Land	12/18/2015	1.6 acres	\$ 6,500	
7000 Midlantic Land	Mt. Laurel, NJ	Land	09/01/2015	3.5 acres	2,200	
Four Points Land	Austin, TX	Land	08/31/2015	8.6 acres	2,500	
Two Kaiser Plaza Land	Oakland, CA	Land	08/25/2015	1.0 acre	11,100	
Total land dispositions				14.7 acres	\$ 22,300	
OTHER DISPOSITIONS						
Residence Inn at Tower Bridge (sold 50% of \$26.5 MM asset)	Conshohocken, PA	Real Estate Venture - Hotel	12/30/2015	137 rooms	\$ 13,300	N/A
Total Dispositions					\$ 410,200	
Net Disposition Activity					\$ 220,800	

- (a) The Cira Centre South Garage included 543,633 square feet of leasing related to Cira Square. Following the disposition of Cira Square, the Cira Centre South Garage is reported consistent with other stand-alone garages, where leasing is not contemplated with the associated parking income.
- (b) Retained a 50% interest in a real estate venture with Och Ziff Real Estate to own a leasehold position in the properties.
- (c) Sold our 50% ownership interest in 1000 Chesterbrook for net cash proceeds of \$5.1 million after closing costs and related debt payoff. The office building was sold on June 30, 2016 and the cash was distributed to us July 14, 2016.
- (d) Acquired the remaining 50.0% of the common interest in Broadmoor Austin Associates JV, which consists of seven office buildings in Austin, Texas. At settlement, we paid \$143.8 million in cash consisting of the following:

Fee interest, including prorations and closing costs	\$	66,000
Land		26,600
50% of outstanding debt		25,600
Purchase / Sales Price	\$	118,200
50% of outstanding debt		25,600
Total Cash Paid	\$	143,800

In addition to the total cash paid, the Company's current cost basis, reduced by estimated value of developable land at \$10 per FAR, results in the campus being valued at \$205,300, or \$185 PSF.

- (e) On December 3, 2015, entered into an agreement to construct an 83,000 square foot build-to-suit service center for Subaru of America as the single tenant.
- (f) Leasehold interest in a surface lot containing 79 parking spaces.
- (g) On May 12, 2015, the Company contributed this property to a joint venture and retained 95.0% ownership interest.
- (h) Square feet and leasing is for retail space only. Property includes parking garage with 330 parking spaces.

	Six Months Ended				Three Months Ended			
	06/30/2016	06/30/2015	06/30/2016	03/31/2016	12/31/2015	09/30/2015	06/30/2015	03/31/2015
Property Count								
Office	102	167	102	106	106	155	167	161
Industrial/Mixed-use	10	26	10	10	10	25	26	26
Total Property Count	112	193	112	116	116	180	193	187
Property Square Feet								
Office	16,105,330	22,579,984	16,105,330	16,546,999	16,546,999	21,590,047	22,579,984	21,544,712
Industrial/Mixed-use	425,719	1,051,660	425,719	409,841	409,841	1,051,660	1,051,660	1,051,660
Total Square Feet	16,531,049	23,631,644	16,531,049	16,956,840	16,956,840	22,641,707	23,631,644	22,596,372
Occupancy %:								
Office	92.3%	91.4%	92.3%	93.0%	93.4%	92.2%	91.4%	89.9%
Industrial/Mixed-use	85.5%	97.1%	85.5%	86.3%	100.0%	98.8%	97.1%	98.0%
Total Occupancy %	92.1%	91.7%	92.1%	92.8%	93.5%	92.5%	91.7%	90.3%
Leased % (2):								
Office	93.7%	94.2%	93.7%	94.3%	94.2%	93.9%	94.2%	93.0%
Industrial/Mixed-use	98.7%	98.8%	98.7%	86.3%	100.0%	99.6%	98.8%	98.8%
Total Leased %	93.8%	94.4%	93.8%	94.1%	94.4%	94.2%	94.4%	93.3%
Sublease Space:								
Square footage	297,242	329,995	297,242	274,459	267,207	346,495	329,995	357,071
Average remaining lease term (yrs)	2.2	2.1	2.2	1.9	2.2	2.0	2.1	2.6
% of total square feet	1.8%	1.4%	1.8%	1.6%	1.6%	1.5%	1.4%	1.6%
Leasing & Absorption (square feet) (3):								
New leases commenced	248,515	319,766	88,794	159,721	272,773	297,771	262,307	57,459
Expansions commenced	244,978	244,753	116,129	128,849	57,886	130,444	120,740	124,013
Leases renewed	551,756	819,589	391,861	159,895	331,655	510,686	122,720	696,869
Total Leasing Activity	1,045,249	1,384,108	596,784	448,465	662,314	938,901	505,767	878,341
Contractions	(29,954)	(19,619)	(1,688)	(28,266)	(16,323)	(4,005)	(2,521)	(17,098)
Leases expired	(975,240)	(1,095,901)	(599,887)	(375,353)	(420,403)	(701,615)	(207,293)	(888,608)
Early terminations	(255,425)	(323,752)	(93,847)	(161,578)	(46,661)	(88,056)	(101,564)	(222,188)
Net absorption	(215,370)	(55,164)	(98,638)	(116,732)	178,927	145,225	194,389	(249,553)
Retention %	63.2%	74.0%	73.0%	51.1%	80.6%	80.8%	78.2%	72.8%
Direct Lease Deals (% of deals, based on SF, done without an external broker)	34%	30%	48%	14%	15%	24%	17%	38%

(1) For each period, includes all properties in the core portfolio (i.e. not under development, redevelopment or re-entitlement), including properties that were sold during these periods.

(2) Includes leases entered into through July 8, 2016 that will commence subsequent to the end of the current period.

(3) Includes leasing related to held for sale and sold properties.

	Six Months Ended				Three Months Ended			
	06/30/2016	06/30/2015	06/30/2016	03/31/2016	12/31/2015	09/30/2015	06/30/2015	03/31/2015
New Leases/Expansions (2):								
Cash Rent Growth								
Expiring Rate	\$ 25.56	\$ 24.97	\$ 28.05	\$ 23.61	\$ 27.70	\$ 18.86	\$ 25.04	\$ 24.83
New Rate	\$ 27.03	\$ 25.06	\$ 28.91	\$ 25.54	\$ 32.14	\$ 20.48	\$ 25.29	\$ 24.62
Increase (decrease) %	5.7%	0.4%	3.1%	8.2%	16.0%	8.6%	1.0%	-0.8%
GAAP Rent Growth								
Expiring Rate	\$ 22.88	\$ 24.12	\$ 25.89	\$ 20.49	\$ 26.22	\$ 18.12	\$ 24.69	\$ 23.02
New Rate	\$ 27.39	\$ 25.39	\$ 30.09	\$ 25.25	\$ 32.57	\$ 20.76	\$ 25.59	\$ 25.02
Increase (decrease) %	19.7%	5.3%	16.2%	23.2%	24.2%	14.6%	3.6%	8.7%
Renewals (2):								
Cash Rent Growth								
Expiring Rate	\$ 24.41	\$ 17.14	\$ 24.19	\$ 24.97	\$ 26.70	\$ 24.02	\$ 22.20	\$ 16.14
Renewal Rate	\$ 25.53	\$ 17.12	\$ 25.80	\$ 24.84	\$ 24.80	\$ 24.67	\$ 22.65	\$ 16.03
Increase (decrease) %	4.6%	-0.1%	6.6%	-0.5%	-7.1%	2.7%	2.0%	-0.7%
GAAP Rent Growth								
Expiring Rate	\$ 23.44	\$ 16.32	\$ 23.33	\$ 23.71	\$ 24.69	\$ 22.88	\$ 21.18	\$ 15.36
Renewal Rate	\$ 25.86	\$ 17.03	\$ 26.16	\$ 25.07	\$ 25.39	\$ 25.10	\$ 23.20	\$ 15.81
Increase (decrease) %	10.3%	4.4%	12.1%	5.7%	2.8%	9.7%	9.5%	3.0%
Combined Leasing (2):								
Cash Rent Growth								
Expiring Rate	\$ 24.76	\$ 18.40	\$ 25.00	\$ 24.34	\$ 27.18	\$ 22.14	\$ 23.44	\$ 16.77
New/Renewal Rate	\$ 25.98	\$ 18.40	\$ 26.45	\$ 25.16	\$ 28.33	\$ 23.14	\$ 23.80	\$ 16.66
Increase (decrease) %	5.0%	0.0%	5.8%	3.4%	4.2%	4.5%	1.5%	-0.7%
GAAP Rent Growth								
Expiring Rate	\$ 23.27	\$ 17.58	\$ 23.87	\$ 22.21	\$ 25.42	\$ 21.15	\$ 22.71	\$ 15.92
New/Renewal Rate	\$ 26.32	\$ 18.38	\$ 26.99	\$ 25.15	\$ 28.84	\$ 23.52	\$ 24.24	\$ 16.49
Increase (decrease) %	13.1%	4.6%	13.1%	13.3%	13.4%	11.2%	6.7%	3.6%
Capital Costs Committed (3):								
Leasing Commissions (per square foot)	\$ 3.19	\$ 2.53	\$ 2.77	\$ 3.94	\$ 8.71	\$ 4.15	\$ 3.68	\$ 2.16
Tenant Improvements (per square foot)	6.55	7.90	6.68	6.34	33.45	15.68	13.32	6.18
Total	\$ 9.75	\$ 10.43	\$ 9.44	\$ 10.28	\$ 42.17	\$ 19.83	\$ 17.00	\$ 8.34
Total capital per square foot per lease year (3)	\$ 1.79	\$ 1.65	\$ 1.59	\$ 2.14	\$ 3.95	\$ 2.63	\$ 2.38	\$ 1.42
Weighted average lease term (yrs) for leases commenced in QTR or YTD	5.3	6.7	5.2	5.5	9.1	8.5	7.8	6.2

(1) For each period, includes all properties in the core portfolio (i.e. not under development, redevelopment or re-entitlement), including properties that were sold during these periods. Calculations reflect commenced, revenue maintaining deals.

(2) Rental rates include base rent plus reimbursement for operating expenses and real estate taxes.

(3) Calculated on a weighted average basis.

Year of Lease Expiration	Square Footage							Annualized Rent of Expiring Leases (3)				
	Initial Expiring	Acquired / Sold / in Service	Early Renewals (4)		Vacated Leases	New Leases	Remaining Expiring (5)	% of Total Square Feet	Current	Per Square Foot	Final	Per Square Foot
			Out	In								
Original 2016 Expirations	1,673,669											
MTM tenants at 12/31/15	11,073											
Renewed prior to 2016	(353,101) (1)											
Vacated prior to 2016	(64,549) (2)											
2016	1,267,092	(173,148)	(402,585)		(453,438)	39,481	277,402	1.7%	\$ 6,553,639	\$ 23.63	\$ 6,771,304	\$ 24.41
2017	2,391,137	(32,462)	(858,337)	130,251	(123,919)	39,920	1,546,590	9.4%	41,786,806	27.02	42,366,287	27.39
2018	1,637,406	(8,057)	(31,738)	3,395	(51,387)	10,921	1,560,540	9.4%	47,723,660	30.58	39,682,380	25.43
2019	1,413,552	(63,997)	(37,144)	67,270	(28,187)	28,915	1,380,409	8.4%	42,023,015	30.44	47,808,283	34.63
2020	1,879,213	(8,063)	-	22,280	(7,087)	55,835	1,942,178	11.7%	48,747,995	25.10	53,019,507	27.30
2021	1,037,653	(8,909)	-	242,865	(22,279)	152,413	1,401,743	8.5%	38,398,193	27.39	42,253,067	30.14
2022	1,386,889	(15,271)	-	702,193	(2,335)	29,794	2,101,270	12.7%	55,644,141	26.48	69,576,078	33.11
2023	499,053	(52,306)	-	-	-	34,624	481,371	2.9%	13,461,768	27.97	15,575,539	32.36
2024	813,033	(10,434)	-	63,729	(6,693)	20,299	879,934	5.3%	29,516,564	33.54	35,160,609	39.96
2025	464,020	-	-	-	-	16,398	480,418	2.9%	14,273,666	29.71	17,673,566	36.79
2026	798,252	-	-	-	(9,173)	17,535	806,614	4.9%	22,572,565	27.98	27,407,607	33.98
Thereafter	2,271,660	(40,260)	-	97,821	(4,365)	47,358	2,372,214	14.3%	68,649,166	28.94	87,082,610	36.71
Total	15,858,960	(412,907)	(1,329,804)	1,329,804	(708,863)	493,493	15,230,683	92.1%	\$ 429,351,178	\$ 28.19	\$ 484,376,837	\$ 31.80

(1) Reflects 2016 expirations renewed prior to 2016 which will be reflected in the leasing activity statistics (p.18-19) during the quarter in which the new leases commence.

(2) Reflects 2016 expirations that vacated prior to 2016 before the lease was originally scheduled to expire, and as a result, were reflected in the leasing activity statistics (p.18-19) during the quarter in which the lease vacated.

(3) Reflects annualized base rent and current reimbursement for operating expenses and real estate taxes. Current annualized rent assumes base rent as of the end of the current reporting period, while final annualized rent assumes the base rent at the end of the lease term.

(4) Reflects leases renewed through July 8, 2016 that will commence subsequent to the end of the current period.

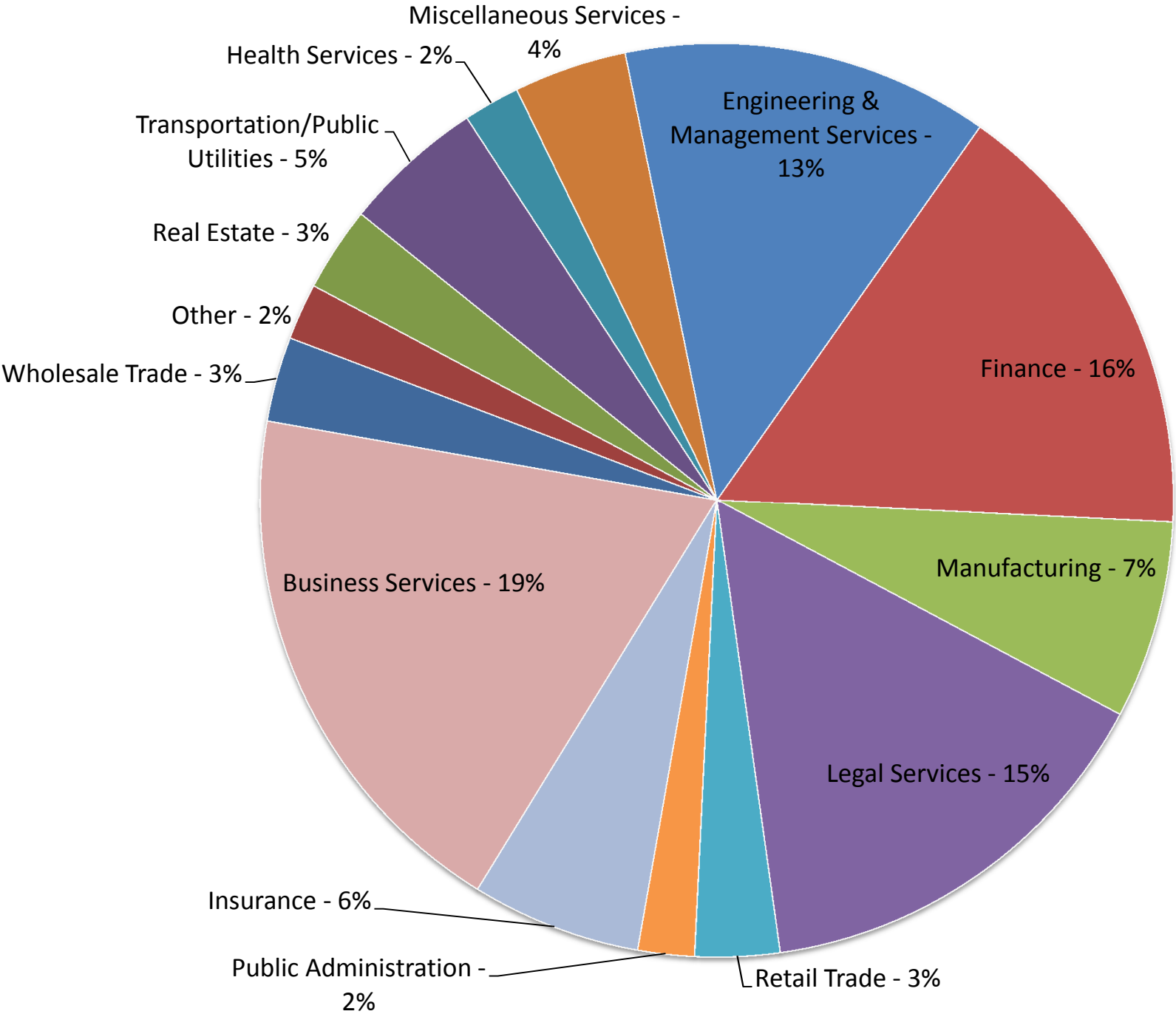
(5) Does not include development/redevelopment property expirations.

		2016	2017	2018	2019	2020	2021	2022	Thereafter	Total
Philadelphia CBD	Square feet expiring (Net of Acquired/Sold)	179	349	465	596	694	394	633	1,888	5,198
	Net leasing activity	(110)	(174)	(17)	3	14	73	66	133	(13)
	Remaining square feet expiring	69	175	448	599	707	467	698	2,022	5,185
	Square feet as a % of Region NRA	1.3%	3.3%	8.4%	11.2%	13.2%	8.7%	13.0%	37.7%	96.8%
	Annualized rent in expiring year	\$ 1,210	\$ 4,596	\$ 14,425	\$ 22,064	\$ 17,970	\$ 15,590	\$ 21,716	\$ 79,691	\$ 177,261
	Annualized rent per SF in expiring year	\$ 17.56	\$ 26.23	\$ 32.18	\$ 36.86	\$ 25.41	\$ 33.37	\$ 31.10	\$ 39.42	\$ 34.19
Pennsylvania Suburbs	Square feet expiring (Net of Acquired/Sold)	495	747	539	318	751	453	347	1,300	4,949
	Net leasing activity	(375)	(115)	(41)	44	55	98	45	111	(177)
	Remaining square feet expiring	120	632	498	362	806	552	392	1,411	4,772
	Square feet as a % of Region NRA	2.3%	12.0%	9.4%	6.9%	15.3%	10.5%	7.4%	26.7%	90.5%
	Annualized rent in expiring year	\$ 3,065	\$ 17,737	\$ 14,931	\$ 10,033	\$ 26,296	\$ 16,137	\$ 12,600	\$ 48,517	\$ 149,315
	Annualized rent per SF in expiring year	\$ 25.53	\$ 28.07	\$ 29.99	\$ 27.72	\$ 32.63	\$ 29.26	\$ 32.15	\$ 34.39	\$ 31.29
Metropolitan Washington, D.C.	Square feet expiring (Net of Acquired/Sold)	165	212	519	353	185	122	327	1,120	3,004
	Net leasing activity	(103)	60	(11)	(16)	3	(8)	33	36	(6)
	Remaining square feet expiring	63	271	508	337	188	115	360	1,157	2,998
	Square feet as a % of Region NRA	1.8%	7.8%	14.6%	9.7%	5.4%	3.3%	10.4%	33.3%	86.4%
	Annualized rent in expiring year	\$ 2,084	\$ 7,642	\$ 8,067	\$ 14,082	\$ 6,158	\$ 4,038	\$ 19,413	\$ 42,732	\$ 104,216
	Annualized rent per SF in expiring year	\$ 33.24	\$ 28.15	\$ 15.89	\$ 41.78	\$ 32.76	\$ 35.26	\$ 53.92	\$ 36.94	\$ 34.76
Austin, TX	Square feet expiring (Net of Acquired/Sold)	200	620	-	-	-	-	-	148	967
	Net leasing activity	(200)	(586)	-	-	-	199	586	(4)	(4)
	Remaining square feet expiring	-	34	-	-	-	199	586	144	963
	Square feet as a % of Region NRA	0.0%	3.5%	0.0%	0.0%	0.0%	20.7%	60.9%	14.9%	100.0%
	Annualized rent in expiring year	\$ -	\$ 629	\$ -	\$ -	\$ -	\$ 4,670	\$ 14,589	\$ 3,955	\$ 23,843
	Annualized rent per SF in expiring year	\$ -	\$ 18.53	\$ -	\$ -	\$ -	\$ 23.45	\$ -	\$ 27.49	\$ 24.76
Other	Square feet expiring (Net of Acquired/Sold)	55	431	107	83	241	59	65	287	1,328
	Net leasing activity	(29)	3	0	(0)	-	10	-	1	(16)
	Remaining square feet expiring	26	434	107	83	241	69	65	287	1,312
	Square feet as a % of Region NRA	1.8%	29.6%	7.3%	5.7%	16.4%	4.7%	4.4%	19.6%	89.5%
	Annualized rent in expiring year	\$ 412	\$ 11,763	\$ 2,261	\$ 1,630	\$ 2,596	\$ 1,817	\$ 1,257	\$ 8,005	\$ 29,741
	Annualized rent per SF in expiring year	\$ 16.02	\$ 27.10	\$ 21.16	\$ 19.68	\$ 10.77	\$ 26.21	\$ 19.33	\$ 27.85	\$ 22.66
CONSOLIDATED PORTFOLIO	Square feet expiring (Net of Acquired/Sold)	1,094	2,359	1,629	1,350	1,871	1,029	1,372	4,743	15,446
	Net leasing activity	(817)	(812)	(68)	30	71	373	729	278	(215)
	Remaining square feet expiring	277	1,547	1,561	1,380	1,942	1,402	2,101	5,021	15,231
	Square feet as a % of total NRA	1.7%	9.4%	9.4%	8.4%	11.7%	8.5%	12.7%	30.3%	92.1%
	Annualized rent in expiring year	\$ 6,771	\$ 42,366	\$ 39,682	\$ 47,808	\$ 53,020	\$ 42,253	\$ 69,576	\$ 182,900	\$ 484,377
	Annualized rent per SF in expiring year	\$ 24.41	\$ 27.39	\$ 25.43	\$ 34.63	\$ 27.30	\$ 30.14	\$ 33.11	\$ 36.43	\$ 31.80

(1) Does not include development/redevelopment property expirations.

Top Twenty Tenants	Annualized Rent (1)	% of Total Annualized Rent (1)	Annualized Rent per Square Foot (1)	Square Feet Occupied	% of Total Square Feet
IBM, Inc.	\$ 15,860	3.7%	\$ 19.36	819,079	5.4%
Comcast Corporation	11,242	2.6%	30.87	364,212	2.4%
Wells Fargo Bank, N.A.	10,926	2.5%	28.87	378,492	2.5%
Northrop Grumman Corporation	9,806	2.3%	34.47	284,460	1.9%
Pepper Hamilton LLP	9,285	2.2%	31.70	292,926	1.9%
General Services Administration - U.S. Govt.	8,756	2.0%	63.06	138,860	0.9%
Lincoln National Management Co.	7,938	1.8%	35.81	221,659	1.5%
Dechert LLP	6,876	1.6%	35.96	191,208	1.3%
KPMG, LLP	6,783	1.6%	38.67	175,423	1.2%
Macquarie US	6,611	1.5%	29.60	223,355	1.5%
Deltek Systems, Inc.	5,895	1.4%	37.33	157,900	1.0%
Blank Rome LLP	5,630	1.3%	28.62	196,689	1.3%
Drinker Biddle & Reath LLP	5,486	1.3%	34.72	157,989	1.0%
PricewaterhouseCoopers LLP	4,867	1.1%	30.15	161,450	1.1%
CSL Behring, LLC	4,836	1.1%	22.72	212,830	1.4%
Janney Montgomery Scott, LLC	4,708	1.1%	30.37	155,026	1.0%
Reliance Standard Life Insurance Company	4,398	1.0%	29.88	147,202	1.0%
VWR Management Services LLC	4,243	1.0%	28.31	149,858	1.0%
Reed Smith LLP	4,179	1.0%	32.15	129,996	0.9%
Man Tech Solutions, Inc.	4,057	0.9%	36.97	109,736	0.7%
Sub-total top twenty tenants	\$ 142,382	33.0%	\$ 30.50	4,668,350	30.9%
Remaining tenants	\$ 286,969	67.0%	\$ 21.54	10,562,333	69.1%
Total portfolio as of June 30, 2016	\$ 429,351	100.0%	\$ 28.19	15,230,683	100.0%

(1) Reflects annualized base rent and current reimbursement for operating expenses and real estate taxes.



	Six Months Ended				Three Months Ended			
	06/30/2016	06/30/2015	06/30/2016	03/31/2016	12/31/2015	09/30/2015	06/30/2015	03/31/2015
Revenue								
Rents	\$ 213,787	\$ 239,537	\$ 103,624	\$ 110,163	\$ 122,931	\$ 124,263	\$ 119,127	\$ 120,410
Tenant reimbursements	35,991	42,453	15,937	20,054	21,716	21,553	19,799	22,654
Termination fees	848	1,464	554	294	2,236	1,097	828	636
Third party mgt. fees, labor reimbursement and leasing	11,443	8,531	6,208	5,235	5,959	4,274	4,659	3,872
Other	1,614	4,069	858	756	1,150	1,398	1,235	2,834
Total revenue	263,683	296,054	127,181	136,502	153,992	152,585	145,648	150,406
Operating expenses								
Property operating expenses	76,958	89,281	36,079	40,879	47,995	43,894	42,704	46,577
Real estate taxes	23,367	24,513	11,481	11,886	12,991	13,119	11,968	12,545
Third party management expenses	4,671	3,253	2,661	2,010	1,436	1,605	1,677	1,576
Depreciation and amortization	95,780	102,041	46,907	48,873	58,674	58,314	50,930	51,111
General & administrative expenses	15,196	15,427	6,076	9,120	7,852	6,127	6,791	8,636
Provision for impairment	13,069	2,508	5,679	7,390	79,700	-	782	1,726
Total operating expenses	229,041	237,023	108,883	120,158	208,648	123,059	114,852	122,171
Operating income (loss)	34,642	59,031	18,298	16,344	(54,656)	29,526	30,796	28,235
Other income (expense)								
Interest income	679	1,063	359	320	35	126	313	750
Tax credit transaction income	-	-	-	-	8,102	11,853	-	-
Interest expense	(43,520)	(56,071)	(19,829)	(23,691)	(26,746)	(27,900)	(27,895)	(28,176)
Interest expense - amortization of deferred financing costs	(1,418)	(2,367)	(644)	(774)	(1,180)	(1,010)	(1,288)	(1,079)
Interest expense - financing obligation	(523)	(610)	(242)	(281)	(331)	(296)	(324)	(286)
Equity in income (loss) of real estate ventures	(2,069)	(742)	(1,666)	(403)	1,024	(1,093)	(873)	131
Net gain (loss) on disposition of real estate	114,729	10,590	(727)	115,456	3,823	6,083	1,571	9,019
Net gain on sale of undepreciated real estate	-	-	-	-	-	3,019	-	-
Net gain from remeasurement of investment in real estate ventures	-	758	-	-	-	-	758	-
Net gain on real estate venture transactions	9,057	-	3,128	5,929	7,229	-	-	-
Loss on early extinguishment of debt	(66,590)	-	-	(66,590)	-	-	-	-
Net income (loss)	44,987	11,652	(1,323)	46,310	(62,700)	20,308	3,058	8,594
Net (income) loss from continuing operations attributable to non-controlling interests	(367)	(60)	22	(389)	560	(161)	(2)	(58)
Net income (loss) attributable to Brandywine Realty Trust	44,620	11,592	(1,301)	45,921	(62,140)	20,147	3,056	8,536
Preferred share distributions	(3,450)	(3,450)	(1,725)	(1,725)	(1,725)	(1,725)	(1,725)	(1,725)
Nonforfeitable dividends allocated to unvested restricted shareholders	(184)	(177)	(79)	(105)	(76)	(76)	(76)	(101)
Net income (loss) attributable to common shareholders	\$ 40,986	\$ 7,965	\$ (3,105)	\$ 44,091	\$ (63,941)	\$ 18,346	\$ 1,255	\$ 6,710
Per Share Data								
Basic income (loss) per common share	\$ 0.23	\$ 0.04	\$ (0.02)	\$ 0.25	\$ (0.37)	\$ 0.10	\$ 0.01	\$ 0.04
Basic weighted-average shares outstanding	174,901,118	179,712,428	175,013,291	174,788,945	175,086,298	178,188,037	179,860,284	179,562,930
Diluted income (loss) per common share	\$ 0.23	\$ 0.04	\$ (0.02)	\$ 0.25	\$ (0.37)	\$ 0.10	\$ 0.01	\$ 0.04
Diluted weighted-average shares outstanding	175,823,970	180,599,265	175,013,291	175,471,413	175,086,298	178,776,684	180,538,887	180,655,272

Second Quarter	Same Store Portfolio				Recently Acquired (1)		Development/ Redevelopment (2)		Other/ Eliminations (3)		All Properties		
	Second Quarter				Second Quarter		Second Quarter		Second Quarter		Second Quarter		
	2016	2015	Variance	% Change	2016	2015	2016	2015	2016	2015	2016	2015	Variance
Revenue													
Rents													
Cash	\$ 87,944	\$ 86,805	\$ 1,139	1.3%	\$ 3,999	\$ 608	\$ 1,973	\$ 1,924	\$ 701	\$ 23,301	\$ 94,617	\$ 112,638	\$ (18,021)
Straight-line	5,775	4,325	1,450	33.5%	457	95	1,483	(36)	(62)	760	7,653	5,144	2,509
Above/below-market rent amortization	699	918	(219)	-23.9%	971	113	(316)	288	-	26	1,354	1,345	9
Total rents	94,418	92,048	2,370	2.6%	5,427	816	3,140	2,176	639	24,087	103,624	119,127	(15,503)
Tenant reimbursements	14,855	13,828	1,027	7.4%	1,124	87	145	216	(187)	5,668	15,937	19,799	(3,862)
Termination fees	88	705	(617)	-87.5%	-	-	466	-	-	123	554	828	(274)
Third party mgt fees, labor reimbursement and leasing	-	-	-	-	-	-	-	-	6,208	4,659	6,208	4,659	1,549
Other	451	538	(87)	-16.2%	3	-	7	43	397	654	858	1,235	(377)
Total revenue	109,812	107,119	2,693	2.5%	6,554	903	3,758	2,435	7,057	35,191	127,181	145,648	(18,467)
Property operating expenses	33,575	32,871	(704)	-2.1%	682	164	1,121	971	701	8,698	36,079	42,704	6,625
Real estate taxes	9,618	9,114	(504)	-5.5%	1,195	157	180	172	488	2,525	11,481	11,968	487
Third party management expenses	-	-	-	-	-	-	-	-	2,661	1,677	2,661	1,677	(984)
Net operating income	\$ 66,619	\$ 65,134	\$ 1,485	2.3%	\$ 4,677	\$ 582	\$ 2,457	\$ 1,292	\$ 3,207	\$ 22,291	\$ 76,960	\$ 89,299	\$ (12,339)
Net operating income, excl. net termination fees and other	\$ 66,080	\$ 64,219	\$ 1,861	2.9%	\$ 4,674	\$ 582	\$ 1,984	\$ 1,249	\$ 2,810	\$ 21,514	\$ 75,548	\$ 87,564	\$ (12,016)
Number of properties	105	105			7		6				118		
Square feet (in thousands)	15,552	15,552			979		1,443				17,974		
Occupancy % (end of period)	91.7%	91.2%			99.4%								
NOI margin, excl. termination fees, third party and other revenues	60.5%	60.3%											
Expense recovery ratio	34.4%	32.9%											

	2016	2015	Variance	% Change
Net operating income	\$ 66,619	\$ 65,134	\$ 1,485	2.3%
Less: Straight line rents & other	(5,718)	(4,325)	(1,393)	32.2%
Less: Above/below market rent amortization	(699)	(918)	219	-23.9%
Add: Non-cash ground rent expense	22	22	-	0.0%
Cash - Net operating income	\$ 60,224	\$ 59,913	\$ 311	0.5%
Cash - Net operating income, excl. net term fees & other	\$ 59,628	\$ 58,998	\$ 630	1.1%

(1) The properties completed/acquired and placed in service represent six Broadmoor Portfolio properties located in Austin, Texas and 618 Market St. located in Philadelphia, Pennsylvania.

(2) Results include four developments and two redevelopment properties.

(3) Consists of property dispositions, assets held for sale and normal intercompany eliminating entries. See page 16 - Property Activity for further information on dispositions.

YTD 2016 Same Store Net Operating Income Comparison (unaudited, in thousands)

Year to Date	Same Store Portfolio				Recently Acquired (1)		Development/ Redevelopment (2)		Other/ Eliminations (3)		All Properties		
	Year to Date				Year to Date		Year to Date		Year to Date		Year to Date		
	2016	2015	Variance	% Change	2016	2015	2016	2015	2016	2015	2016	2015	Variance
Revenue													
Rents													
Cash	\$ 175,997	\$ 171,940	\$ 4,057	2.4%	\$ 7,652	\$ 608	\$ 3,929	\$ 3,915	\$ 8,544	\$ 48,958	\$ 196,122	\$ 225,421	\$ (29,299)
Straight-line	11,466	9,725	1,741	17.9%	457	95	1,895	(59)	262	1,723	14,080	11,484	2,596
Above/below-market rent amortization	1,419	1,819	(400)	-22.0%	2,261	113	(95)	653	-	47	3,585	2,632	953
Total rents	188,882	183,484	5,398	2.9%	10,370	816	5,729	4,509	8,806	50,728	213,787	239,537	(25,750)
Tenant reimbursements	31,059	29,330	1,729	5.9%	2,502	87	537	423	1,893	12,613	35,991	42,453	(6,462)
Termination fees	213	1,319	(1,106)	-83.9%	-	-	621	-	14	145	848	1,464	(616)
Third party mgt fees, labor reimbursement and leasing	-	-	-	-	-	-	-	-	11,443	8,531	11,443	8,531	2,912
Other	1,018	2,110	(1,092)	-51.8%	2	-	14	51	580	1,908	1,614	4,069	(2,455)
Total revenue	221,172	216,243	4,929	2.3%	12,874	903	6,901	4,983	22,736	73,925	263,683	296,054	(32,371)
Property operating expenses	68,800	67,470	(1,330)	-2.0%	1,470	164	2,228	1,878	4,460	19,769	76,958	89,281	12,323
Real estate taxes	19,055	18,577	(478)	-2.6%	2,377	157	360	344	1,575	5,435	23,367	24,513	1,146
Third party management expenses	-	-	-	-	-	-	-	-	4,671	3,253	4,671	3,253	(1,418)
Net operating income	\$ 133,317	\$ 130,196	\$ 3,121	2.4%	\$ 9,027	\$ 582	\$ 4,313	\$ 2,761	\$ 12,030	\$ 45,468	\$ 158,687	\$ 179,007	\$ (20,320)
Net operating income, excl. net termination fees and other	\$ 132,086	\$ 127,358	\$ 4,728	3.7%	\$ 9,025	\$ 582	\$ 3,678	\$ 2,710	\$ 11,436	\$ 43,415	\$ 156,225	\$ 174,065	\$ (17,840)
Number of properties	105	105			7		6				118		
Square feet (in thousands)	15,552	15,552			979		1,443				17,974		
Occupancy % (end of period)	91.7%	91.2%			99.4%								
NOI margin, excl. termination fees, third party and other revenues	60.1%	59.6%											
Expense recovery ratio	35.4%	34.1%											

	2016	2015	Variance	% Change
Net operating income	\$ 133,317	\$ 130,196	\$ 3,121	2.4%
Less: Straight line rents & other	(11,115)	(9,725)	(1,390)	14.3%
Less: Above/below market rent amortization	(1,419)	(1,819)	400	-22.0%
Add: Non-cash ground rent expense	44	44	-	0.0%
Cash - Net operating income	\$ 120,827	\$ 118,696	\$ 2,131	1.8%
Cash - Net operating income, excl. net term fees & other	\$ 119,245	\$ 115,858	\$ 3,387	2.9%

(1) The properties completed/acquired and placed in service represent six Broadmoor Portfolio properties located in Austin, Texas and 618 Market St. located in Philadelphia, Pennsylvania.

(2) Results include four developments and two redevelopment properties.

(3) Consists of property dispositions, assets held for sale and normal intercompany eliminating entries. See page 16 - Property Activity for further information on dispositions.

	Six Months Ended				Three Months Ended			
	06/30/2016	06/30/2015	06/30/2016	03/31/2016	12/31/2015	09/30/2015	06/30/2015	03/31/2015
Net income (loss)	\$ 44,987	\$ 11,652	\$ (1,323)	\$ 46,310	\$ (62,700)	\$ 20,308	\$ 3,058	\$ 8,594
Add (deduct) capital market, transactional and other items:								
Tax credit transaction income	-	-	-	-	(8,102)	(11,853)	-	-
Net (gain) loss on disposition of real estate	(114,729)	(10,590)	727	(115,456)	(3,823)	(6,083)	(1,571)	(9,019)
Net gain on sale of undepreciated real estate	-	-	-	-	-	(3,019)	-	-
Net gain from remeasurement of investment in a real estate venture	-	(758)	-	-	-	-	(758)	-
Net (gain) loss on real estate venture transactions	(9,057)	-	(3,128)	(5,929)	(7,229)	-	-	-
Acquisition-related costs	-	304	-	-	541	61	248	56
Company's share of acquisition costs related to real estate ventures	-	157	-	-	133	-	131	26
Loss on early extinguishment of debt	66,590	-	-	66,590	-	-	-	-
Provision for impairment	13,069	2,508	5,679	7,390	79,700	-	782	1,726
Income (Loss) adjusted for capital market, transactions and other items	860	3,273	1,955	(1,095)	(1,480)	(586)	1,890	1,383
Calculation of EBITDA								
Interest expense								
Continuing operations	43,520	56,071	19,829	23,691	26,746	27,900	27,895	28,176
Company's share of unconsolidated real estate ventures	9,095	7,306	4,923	4,172	3,334	3,408	3,573	3,733
Partners' share of consolidated real estate ventures	(52)	(51)	(26)	(26)	(27)	(24)	(26)	(25)
Amortization of deferred financing costs	1,418	2,367	644	774	1,180	1,010	1,288	1,079
Depreciation and amortization								
Continuing operations	95,780	102,041	46,907	48,873	58,674	58,314	50,930	51,111
Company's share of unconsolidated real estate ventures	19,554	15,082	10,549	9,005	7,111	6,514	6,969	8,113
Partners' share of consolidated real estate ventures	(118)	(113)	(59)	(59)	(57)	(55)	(59)	(54)
Stock-based compensation costs	3,198	3,852	776	2,422	802	760	922	2,930
EBITDA, excluding capital market, transactional and other items	\$ 173,255	\$ 189,828	\$ 85,498	\$ 87,757	\$ 96,283	\$ 97,241	\$ 93,382	\$ 96,446
EBITDA, excluding capital market, transactional and other items/Total revenue	65.7%	64.1%	67.2%	64.3%	62.5%	63.7%	64.1%	64.1%
Interest expense (from above)								
Continuing operations	43,520	56,071	19,829	23,691	26,746	27,900	27,895	28,176
Company's share of unconsolidated real estate ventures	9,095	7,306	4,923	4,172	3,334	3,408	3,573	3,733
Partners' share of consolidated real estate ventures	(52)	(51)	(26)	(26)	(27)	(24)	(26)	(25)
Total interest expense	(a) \$ 52,563	\$ 63,326	\$ 24,726	\$ 27,837	\$ 30,053	\$ 31,284	\$ 31,442	\$ 31,884
Scheduled mortgage principal payments								
Continuing operations	2,696	7,212	1,104	1,592	3,123	3,653	3,600	3,612
Company's share of unconsolidated real estate ventures	2,126	2,130	1,074	1,052	851	477	1,099	1,031
Total scheduled mortgage principal payments	(b) \$ 4,822	\$ 9,342	\$ 2,178	\$ 2,644	\$ 3,974	\$ 4,130	\$ 4,699	\$ 4,643
Preferred share distributions	(c) \$ 3,450	\$ 3,450	\$ 1,725	\$ 1,725	\$ 1,725	\$ 1,725	\$ 1,725	\$ 1,725
EBITDA (excluding capital market, transactional and other items) coverage ratios:								
Interest coverage ratio = EBITDA divided by (a)	3.3	3.0	3.5	3.2	3.2	3.1	3.0	3.0
Debt service coverage ratio = EBITDA divided by (a) + (b)	3.0	2.6	3.2	2.9	2.8	2.7	2.6	2.6
Fixed charge coverage ratio = EBITDA divided by (a) + (b) + (c)	2.8	2.5	3.0	2.7	2.7	2.6	2.5	2.5
Capitalized interest	\$ 7,387	\$ 5,623	\$ 3,716	\$ 3,671	\$ 3,386	\$ 3,141	\$ 2,920	\$ 2,703

	Six Months Ended				Three Months Ended			
	06/30/2016	06/30/2015	06/30/2016	03/31/2016	12/31/2015	09/30/2015	06/30/2015	03/31/2015
Net income (loss) attributable to common shareholders	\$ 40,986	\$ 7,965	\$ (3,105)	\$ 44,091	\$ (63,941)	\$ 18,346	\$ 1,255	\$ 6,710
Add (deduct):								
Net income (loss) attributable to non-controlling interests - LP units	361	65	(26)	387	(561)	160	7	58
Nonforfeitable dividends allocated to unvested restricted shareholders	184	177	79	105	76	76	76	101
Net gain on real estate venture transactions	(9,057)	-	(3,128)	(5,929)	(7,229)	-	-	-
Net (gain) loss on disposition of real estate	(114,729)	(10,590)	727	(115,456)	(3,823)	(6,083)	(1,571)	(9,019)
Net gain from remeasurement of investment in real estate ventures	-	(758)	-	-	-	-	(758)	-
Provision for impairment	13,069	2,508	5,679	7,390	79,081	-	782	1,726
Depreciation and amortization:								
Real property	66,852	79,790	33,577	33,275	41,361	40,459	39,294	40,496
Leasing costs including acquired intangibles	28,745	22,074	13,231	15,514	17,205	17,755	11,536	10,538
Company's share of unconsolidated real estate ventures	19,554	15,082	10,549	9,005	7,111	6,514	6,969	8,113
Partners' share of consolidated joint ventures	(118)	(113)	(59)	(59)	(57)	(55)	(59)	(54)
Funds from operations	45,847	116,200	57,524	(11,677)	69,223	77,172	57,531	58,669
Funds from operations allocable to unvested restricted shareholders	(115)	(380)	(161)	46	(199)	(223)	(162)	(218)
Funds from operations available to common share and unit holders (FFO)	\$ 45,732	\$ 115,820	\$ 57,363	\$ (11,631)	\$ 69,024	\$ 76,949	\$ 57,369	\$ 58,451
FFO per share - basic / fully diluted (1)	\$ 0.26	\$ 0.64	\$ 0.32	\$ (0.07)	\$ 0.39	\$ 0.43	\$ 0.32	\$ 0.32
Plus: Capital market, transactional items and other (2)	\$ 66,590	\$ 461	\$ -	\$ 66,590	\$ 1,893	\$ (2,958)	\$ 379	\$ 82
FFO, excluding capital market, transactional items and other (2)	\$ 112,322	\$ 116,281	\$ 57,363	\$ 54,959	\$ 70,917	\$ 73,991	\$ 57,748	\$ 58,533
FFO per share, excl. capital market, transactional items and other - fully diluted (2)	\$ 0.63	\$ 0.64	\$ 0.32	\$ 0.31	\$ 0.40	\$ 0.41	\$ 0.32	\$ 0.32
Weighted-average shares/units outstanding - basic	176,432,877	181,247,531	176,541,708	176,324,047	176,621,400	179,723,139	181,395,386	181,098,032
Weighted-average shares/units outstanding - fully diluted	177,355,730	182,134,367	177,688,180	177,006,515	177,213,113	180,311,786	182,073,989	182,190,374
Distributions paid per common share	\$ 0.31	\$ 0.30	\$ 0.16	\$ 0.15	\$ 0.15	\$ 0.15	\$ 0.15	\$ 0.15
FFO payout ratio (distributions paid per common share / FFO per basic/diluted share) (1)	119.2%	46.9%	50.0%	-214.3%	38.5%	34.9%	46.9%	46.9%
FFO payout ratio, excluding capital market, transactional items and other (2)	49.2%	46.9%	50.0%	48.4%	37.5%	36.6%	46.9%	46.9%
(1) As FFO was negative for Q1 2016, basic weighted-average shares/units was used to calculate the FFO per share. All other periods are calculated on a fully diluted basis.								
(2) The capital market, transactional items and other consist of the following:								
Net gain on sale of undepreciated real estate	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (3,019)	\$ -	\$ -
Provision for impairment on undepreciated real estate held for sale/sold	-	-	-	-	618	-	-	-
Employee severance expenses, net	-	-	-	-	601	-	-	-
Acquisition costs included within general & administrative expenses	-	304	-	-	541	61	248	56
Company share of acquisition costs related to real estate ventures	-	157	-	-	133	-	131	26
Liability management (buybacks, tenders and prepayments)	66,590	-	-	66,590	-	-	-	-
Total capital market and transactional items	\$ 66,590	\$ 461	\$ -	\$ 66,590	\$ 1,893	\$ (2,958)	\$ 379	\$ 82

	Six Months Ended				Three Months Ended			
	06/30/2016	06/30/2015	06/30/2016	03/31/2016	12/31/2015	09/30/2015	06/30/2015	03/31/2015
Funds from operations available to common share and unit holders	\$ 45,732	\$ 115,820	\$ 57,363	\$ (11,631)	\$ 69,024	\$ 76,949	\$ 57,369	\$ 58,451
Add (deduct) certain items:								
Rental income from straight-line rent net of straight-line rent termination fees	(13,699)	(11,484)	(7,595)	(6,104)	(6,087)	(6,096)	(5,145)	(6,339)
Financing Obligation - 3141 Fairview Drive	(427)	(455)	(193)	(234)	(311)	(251)	(268)	(187)
Deferred market rental income	(3,585)	(2,633)	(1,354)	(2,231)	(2,489)	(2,841)	(1,343)	(1,290)
Company's share of unconsolidated REV's' straight-line & deferred market rent	(2,947)	(1,949)	(1,548)	(1,399)	(416)	(1,102)	(944)	(1,005)
Tax credit transaction income	-	-	-	-	(8,102)	(11,853)	-	-
Straight-line ground rent expense	44	44	22	22	22	22	22	22
Stock-based compensation costs	3,198	3,852	776	2,422	802	760	922	2,930
Fair market value amortization - mortgage notes payable	218	(866)	109	109	(524)	(463)	(433)	(433)
Losses from early extinguishment of debt	66,590	-	-	66,590	-	-	-	-
Provision for impairment on undepreciated real estate held for sale/sold	-	-	-	-	618	-	-	-
Acquisition-related costs	-	461	-	-	674	61	379	82
Sub-total certain items	49,392	(13,030)	(9,783)	59,175	(15,813)	(21,763)	(6,810)	(6,220)
Less: Revenue maintaining capital expenditures:								
Building improvements	(1,267)	(1,156)	(549)	(718)	(2,669)	(1,313)	(574)	(582)
Tenant improvements	(14,596)	(21,492)	(6,262)	(8,334)	(23,839)	(7,119)	(13,807)	(7,685)
Lease commissions	(6,739)	(6,572)	(3,711)	(3,028)	(3,584)	(3,329)	(2,085)	(4,487)
Total revenue maintaining capital expenditures	\$ (22,602)	\$ (29,220)	\$ (10,522)	\$ (12,080)	\$ (30,092)	\$ (11,761)	\$ (16,466)	\$ (12,754)
Cash available for distribution (CAD)	\$ 72,522	\$ 73,570	\$ 37,058	\$ 35,464	\$ 23,119	\$ 43,425	\$ 34,093	\$ 39,477
CAD per share - fully diluted	\$ 0.41	\$ 0.40	\$ 0.21	\$ 0.20	\$ 0.13	\$ 0.24	\$ 0.19	\$ 0.22
Weighted-average shares/units outstanding - fully diluted	177,355,730	182,134,367	177,688,180	177,006,515	177,213,113	180,311,786	182,073,989	182,190,374
Distributions paid per common share	\$ 0.31	\$ 0.30	\$ 0.16	\$ 0.15	\$ 0.15	\$ 0.15	\$ 0.15	\$ 0.15
CAD payout ratio (distrib. paid per common share / CAD per diluted share)	75.6%	75.0%	76.2%	75.0%	115.4%	62.5%	78.9%	68.2%

Development/Redevelopment capital expenditures	\$ (114,212)	\$ (108,474)	\$ (53,682)	\$ (60,530)	\$ (64,831)	\$ (54,734)	\$ (64,138)	\$ (44,336)
Revenue creating capital expenditures	\$ (12,822)	\$ (21,366)	\$ (6,523)	\$ (6,299)	\$ (16,772)	\$ (9,850)	\$ (13,581)	\$ (7,785)

	06/30/2016	03/31/2016	12/31/2015	09/30/2015	06/30/2015	03/31/2015
Assets						
Real estate investments						
Operating properties	\$ 3,721,405	\$ 3,703,193	\$ 3,693,000	\$ 4,629,223	\$ 4,700,839	\$ 4,477,857
Accumulated depreciation	(877,236)	(891,263)	(867,035)	(1,064,804)	(1,088,681)	(1,057,140)
Operating real estate investments, net	2,844,169	2,811,930	2,825,965	3,564,419	3,612,158	3,420,717
Construction-in-progress	254,188	319,656	268,983	242,246	263,772	231,224
Land held for development	131,015	132,747	130,479	135,917	119,995	90,945
Real estate investments, net	3,229,372	3,264,333	3,225,427	3,942,582	3,995,925	3,742,886
Assets held for sale, net	12,308	-	584,365	53,042	-	111,971
Cash and cash equivalents	265,597	423,517	56,694	50,632	123,982	309,083
Accounts receivable, net	14,804	14,027	17,126	19,221	22,294	18,566
Accrued rent receivable, net	138,981	133,720	145,092	139,738	138,905	134,885
Investment in real estate ventures, at equity	272,148	278,659	241,004	211,771	201,034	233,478
Deferred costs, net	94,373	90,973	101,419	102,882	104,188	100,311
Intangible assets, net	90,014	100,063	111,623	127,088	137,290	93,269
Other assets	63,591	72,772	71,761	73,075	68,313	78,036
Total assets	\$ 4,181,188	\$ 4,378,064	\$ 4,554,511	\$ 4,720,031	\$ 4,791,931	\$ 4,822,485
Liabilities and equity						
Mortgage notes payable, net	\$ 344,308	\$ 345,310	\$ 545,753	\$ 628,656	\$ 632,367	\$ 635,993
Unsecured term loans, net	247,933	247,882	247,800	199,121	199,055	198,989
Unsecured senior notes, net	1,442,380	1,591,756	1,591,164	1,590,570	1,589,978	1,589,384
Accounts payable and accrued expenses	91,425	112,203	99,856	115,636	98,897	109,865
Distributions payable	29,880	28,295	28,249	28,318	29,021	29,038
Deferred income, gains and rent	31,171	27,331	30,413	41,133	54,595	55,618
Acquired lease intangibles, net	21,413	23,248	25,655	28,541	31,565	24,513
Liabilities related to assets held for sale	11	-	2,151	1,269	-	931
Other liabilities	42,841	37,749	31,379	41,630	40,647	39,578
Total liabilities	\$ 2,251,362	\$ 2,413,774	\$ 2,602,420	\$ 2,674,874	\$ 2,676,125	\$ 2,683,909
Brandywine Realty Trust's equity:						
Preferred shares - Series E	40	40	40	40	40	40
Common shares	1,751	1,749	1,747	1,752	1,799	1,798
Additional paid-in capital	3,256,735	3,255,908	3,252,622	3,258,075	3,317,751	3,317,137
Deferred compensation payable in common stock	13,744	13,155	11,918	11,918	11,996	11,194
Common shares held in grantor trust	(13,744)	(13,155)	(11,918)	(11,918)	(11,996)	(11,194)
Cumulative earnings	543,743	545,041	499,086	561,227	541,079	538,023
Accumulated other comprehensive loss	(17,769)	(14,271)	(5,192)	(8,490)	(5,651)	(7,190)
Cumulative distributions	(1,872,100)	(1,842,450)	(1,814,378)	(1,786,374)	(1,758,294)	(1,729,517)
Total Brandywine Realty Trust's equity	1,912,400	1,946,017	1,933,925	2,026,230	2,096,724	2,120,291
Non-controlling interests	17,426	18,273	18,166	18,927	19,082	18,285
Total equity	\$ 1,929,826	\$ 1,964,290	\$ 1,952,091	\$ 2,045,157	\$ 2,115,806	\$ 2,138,576
Total liabilities and equity	\$ 4,181,188	\$ 4,378,064	\$ 4,554,511	\$ 4,720,031	\$ 4,791,931	\$ 4,822,485

	06/30/2016	03/31/2016	12/31/2015	09/30/2015	06/30/2015	03/31/2015
High closing price of common shares	\$ 16.80	\$ 14.11	\$ 13.87	\$ 13.99	\$ 16.10	\$ 17.00
Low closing price of common shares	\$ 13.72	\$ 11.29	\$ 12.18	\$ 11.72	\$ 13.28	\$ 14.81
End of period closing market price	\$ 16.80	\$ 14.03	\$ 13.66	\$ 12.32	\$ 13.28	\$ 15.98
Dividends paid per common share	\$ 0.16	\$ 0.15	\$ 0.15	\$ 0.15	\$ 0.15	\$ 0.15
Dividend yield (based on annualized dividend paid)	3.8%	4.3%	4.4%	4.9%	4.5%	3.8%
Net book value per share (fully diluted, end of period)	\$ 10.84	\$ 11.06	\$ 11.01	\$ 11.51	\$ 11.59	\$ 11.70
Total cash and cash equivalents	\$ 265,597	\$ 423,517	\$ 56,694	\$ 50,632	\$ 123,982	\$ 309,083
Revolving credit facilities						
Gross potential available under current credit facilities	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000
Holdback for letters of credit	(14,335)	(14,335)	(14,431)	(14,159)	(12,671)	(14,287)
Net potential available under current credit facilities	\$ 585,665	\$ 585,665	\$ 585,569	\$ 585,841	\$ 587,329	\$ 585,713
Total equity market capitalization (end of period)						
Basic common shares	174,199,764	174,043,425	173,942,882	174,451,017	179,150,076	179,050,907
Unvested restricted shares	492,637	698,382	506,147	506,613	507,545	670,912
Partnership units outstanding	1,479,799	1,535,102	1,535,102	1,535,102	1,535,102	1,535,102
Options and other contingent securities	1,884,683	1,272,589	1,246,022	1,247,953	1,313,077	1,486,550
Fully diluted common shares (end of period)	178,056,882	177,549,498	177,230,153	177,740,685	182,505,800	182,743,471
Value of common stock (fully diluted, end of period)	\$ 2,991,355	\$ 2,491,019	\$ 2,420,964	\$ 2,189,765	\$ 2,423,677	\$ 2,920,241
Par value of preferred shares	100,000	100,000	100,000	100,000	100,000	100,000
Total equity market capitalization (fully diluted, end of period)	\$ 3,091,355	\$ 2,591,019	\$ 2,520,964	\$ 2,289,765	\$ 2,523,677	\$ 3,020,241
Total debt excluding unamortized premiums, discounts and deferred financing costs	\$ 2,051,710	\$ 2,202,416	\$ 2,416,224	\$ 2,448,598	\$ 2,452,251	\$ 2,455,851
less: Cash and cash equivalents	(265,597)	(423,517)	(56,694)	(50,632)	(123,982)	(309,083)
Net debt	1,786,113	1,778,899	2,359,530	2,397,966	2,328,269	2,146,768
Total equity market capitalization (fully diluted, end of period)	3,091,355	2,591,019	2,520,964	2,289,765	2,523,677	3,020,241
Total market capitalization	\$ 4,877,468	\$ 4,369,918	\$ 4,880,494	\$ 4,687,731	\$ 4,851,946	\$ 5,167,009
Net debt to total market capitalization	36.6%	40.7%	48.3%	51.2%	48.0%	41.5%
Total gross assets (excluding cash and cash equivalents)	\$ 4,798,836	\$ 4,845,810	\$ 5,578,433	\$ 5,783,497	\$ 5,779,009	\$ 5,651,860
Net debt to total gross assets (excl. cash and cash equivalents)	37.2%	36.7%	42.3%	41.5%	40.3%	38.0%
Annualized quarterly EBITDA, excluding capital market and transactional items	\$ 341,992	\$ 351,028	\$ 385,132	\$ 388,964	\$ 373,528	\$ 385,784
Ratio of net debt (including the Company's share of unconsolidated R/E venture debt) to annualized quarterly EBITDA, excluding capital market transaction items	6.6	6.4	7.1	7.0	7.1 (a)	6.5 (b)
Ratio of net debt (including the Company's share of unconsolidated R/E venture debt) to annualized quarterly EBITDA, excluding capital market transaction items & including Preferred Shares	6.9	6.7	7.3	7.3	7.4	6.7
Ratio of net debt to annualized quarterly wholly owned EBITDA, excluding capital market transaction items, Preferred Shares & the Company's share of unconsolidated R/E venture debt	6.1	5.9	6.9	6.7	6.9	6.3

(a) Ratio adjusted to reflect acquisition of the Broadmoor properties was 6.9X at 06/30/2015.

(b) Does not include our previous share of DRA - N. PA JV debt, which entered into a forbearance agreement with the lender on February 27, 2015.

	06/30/2016	03/31/2016	12/31/2015	09/30/2015	06/30/2015	03/31/2015
Fixed rate debt	\$ 1,723,100	\$ 1,873,806	\$ 2,087,614	\$ 2,169,988	\$ 2,173,641	\$ 2,177,241
Fixed rate debt (variable rate debt swapped to fixed rate)	328,610	328,610	328,610	278,610	278,610	278,610
Variable rate debt - unhedged	-	-	-	-	-	-
Total debt (excluding unamortized premiums & discounts)	\$ 2,051,710	\$ 2,202,416	\$ 2,416,224	\$ 2,448,598	\$ 2,452,251	\$ 2,455,851
% Fixed rate debt	84.0%	85.1%	86.4%	88.6%	88.6%	88.7%
% Fixed rate debt (variable rate debt swapped to fixed)	16.0%	14.9%	13.6%	11.4%	11.4%	11.3%
% Variable rate debt - unhedged	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Total debt (excluding premiums & discounts)	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Secured mortgage debt	\$ 348,100	\$ 348,887	\$ 562,695	\$ 645,069	\$ 648,722	\$ 652,322
Unsecured debt	1,703,610	1,853,529	1,853,529	1,803,529	1,803,529	1,803,529
Total debt (excluding premiums & discounts)	\$ 2,051,710	\$ 2,202,416	\$ 2,416,224	\$ 2,448,598	\$ 2,452,251	\$ 2,455,851
% Secured mortgage debt	17.0%	15.8%	23.3%	26.3%	26.5%	26.6%
% Unsecured debt	83.0%	84.2%	76.7%	73.7%	73.5%	73.4%
Total debt (excluding premiums & discounts)	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Total gross assets, excluding cash and cash equivalents	\$ 4,798,836	\$ 4,845,810	\$ 5,578,433	\$ 5,783,497	\$ 5,779,009	\$ 5,651,860
% Secured mortgage debt	7.3%	7.2%	10.1%	11.2%	11.2%	11.5%
% Unsecured debt	35.5%	38.3%	33.2%	31.2%	31.2%	31.9%
less: cash and cash equivalents	(5.5%)	(8.7%)	(1.0%)	(0.9%)	(2.1%)	(5.5%)
Net debt to total gross assets, excluding cash and cash equivalents	37.2%	36.7%	42.3%	41.5%	40.3%	38.0%
Weighted-average interest rate on mortgage notes payable	4.04%	4.93%	5.72%	5.71%	5.72%	5.72%
Weighted-average interest rate on unsecured senior debt (including swap costs)	4.57%	4.68%	4.68%	4.69%	4.69%	4.69%
Weighted-average maturity on mortgage notes payable	5.7 years	5.0 years	8.9 years	6.5 years	6.8 years	7.1 years
Weighted-average maturity on unsecured senior debt	6.5 years	6.2 years	6.5 years	6.3 years	6.5 years	6.8 years
Weighted-average interest rate on fixed rate debt (includes variable rate swapped to fixed)	4.48%	4.72%	4.92%	4.96%	4.96%	4.97%
Weighted-average interest rate on variable rate debt	N/A	N/A	N/A	N/A	N/A	N/A
Weighted-average maturity on fixed rate debt (includes variable rate swapped to fixed)	6.4 years	6.0 years	7.0 years	6.3 years	6.6 years	6.9 years
Weighted-average maturity on variable rate debt	N/A	N/A	N/A	N/A	N/A	N/A

Debt Instrument	Maturity Date	Stated Rate (1)	Effective Rate (1)	06/30/2016 Balance	12/31/2015 Balance	06/30/2016 Percent of total indebtedness
Unsecured senior notes payable						
\$250 MM Notes due 2016	April 1, 2016	6.000%	5.948%	\$ -	\$ 149,919	0.0%
\$300 MM Notes due 2017	May 1, 2017	5.700%	5.678%	300,000	300,000	14.7%
\$325 MM Notes due 2018	April 15, 2018	4.950%	5.131%	325,000	325,000	16.0%
\$250 MM Notes due 2023	February 15, 2023	3.950%	4.022%	250,000	250,000	12.3%
\$250 MM Notes due 2024	October 1, 2024	4.100%	4.328%	250,000	250,000	12.3%
\$250 MM Notes due 2029	October 1, 2029	4.550%	4.604%	250,000	250,000	12.3%
\$27.1 MM Trust Preferred I - Indenture IA (2)	March 30, 2035	LIBOR + 1.250%	2.750%	27,062	27,062	1.3%
\$25.8 MM Trust Preferred I - Indenture IB (3)	April 30, 2035	LIBOR + 1.250%	3.300%	25,774	25,774	1.3%
\$25.8 MM Trust Preferred II - Indenture II (4)	July 30, 2035	LIBOR + 1.250%	3.090%	25,774	25,774	1.3%
Total unsecured senior notes payable	6.520 (wtd-avg maturity)		4.711% (wtd-avg effective rate)	1,453,610	1,603,529	71.4%
Net original issue premium/(discount)				(5,186)	(5,714)	(0.3%)
Unsecured deferred financing costs				(6,044)	(6,651)	(0.3%)
Total unsecured senior notes payable including original issue premium/(discount) and deferred financing costs				1,442,380	1,591,164	70.9%
Unsecured bank facilities						
\$250 MM Seven-year Term Loan - Swapped to fixed	October 8, 2022	LIBOR + 1.800%	3.718%	250,000	250,000	12.3%
Total unsecured bank facilities	6.4 (wtd-avg maturity)		3.718% (wtd-avg effective rate)	250,000	250,000	12.3%
Unsecured deferred financing costs				(2,067)	(2,200)	(0.1%)
Total unsecured bank facilities including deferred financing costs				247,933	247,800	12.2%
Total unsecured senior debt	6.5 (wtd-avg maturity)		4.566% (wtd-avg effective rate)	1,703,610	1,853,529	83.7%
Net original issue premium/(discount)				(5,186)	(5,714)	(0.3%)
Unsecured deferred financing costs				(8,111)	(8,851)	(0.4%)
Total unsecured senior debt including original issue premium/(discount) and deferred financing costs				\$ 1,690,313	\$ 1,838,964	83.1%

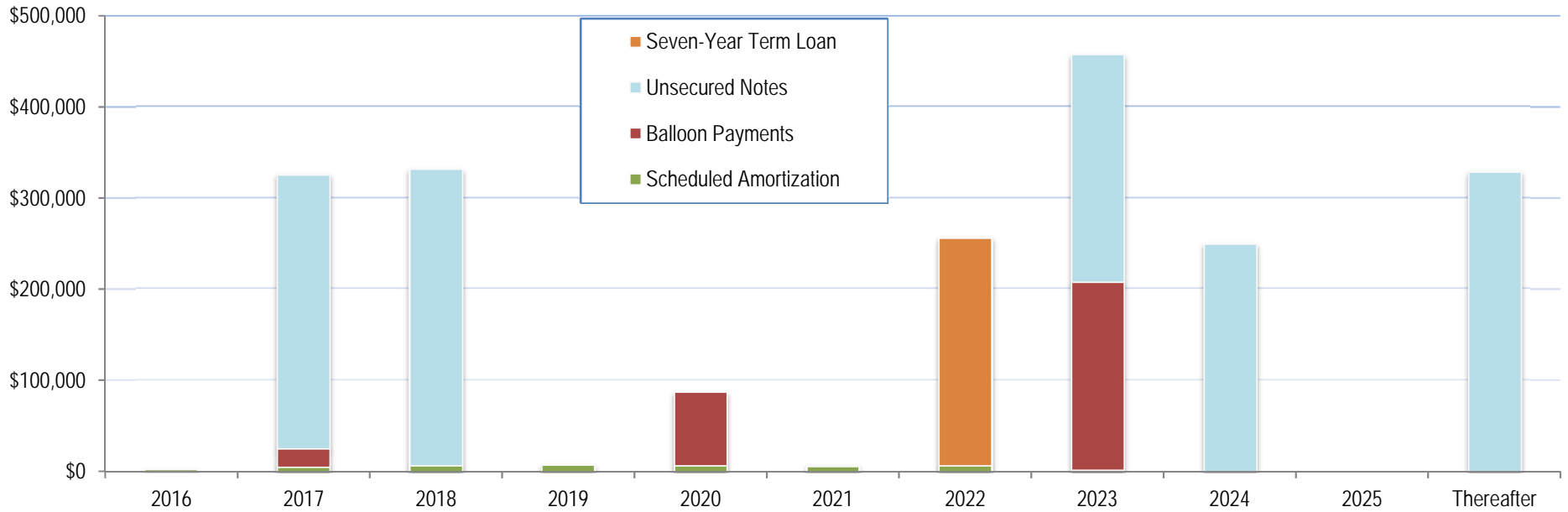
(See page 35 for footnotes)

Debt Instrument	Maturity Date	Stated Rate (1)	Effective Rate (1)	06/30/2016 Balance	12/31/2015 Balance	6/30/2016 Percent of total indebtedness
Mortgage notes payable						
Fairview Eleven Tower (5)	January 1, 2017	4.250%	4.250%	20,665	20,838	1.0%
Two Logan Square (6)	May 1, 2020	3.980%	3.980%	86,774	86,886	4.3%
One Commerce Square	April 5, 2023	3.640%	3.640%	128,661	130,000	6.3%
Two Commerce Square	April 5, 2023	3.960%	4.513%	112,000	112,000	5.5%
Cira Square (GSA Philadelphia Campus) (7)	September 10, 2030	5.930%	7.000%	-	177,425	0.0%
Cira Centre South Garage (7)	September 10, 2030	5.930%	7.116%	-	35,546	0.0%
Total mortgage notes payable	5.7 (wtd-avg maturity)		4.042% (wtd-avg effective rate)	348,100	562,695	17.1%
Net fair market value premium/(discount)				(2,979)	(3,198)	(0.1%)
Secured deferred financing costs				(813)	(13,744)	(0.0%)
Total mortgage notes payable including fair market value premium/(discount) and deferred financing costs				344,308	545,753	16.9%
Total debt	6.4 (wtd-avg maturity)		4.477% (wtd-avg effective rate)	2,051,710	2,416,224	100.8%
Net premium/(discount)				(8,165)	(8,912)	(0.4%)
Unsecured Deferred Financing Costs				(8,111)	(8,851)	(0.4%)
Secured Deferred Financing Costs				(813)	(13,744)	(0.0%)
Total debt, including net premium/(discount) and deferred financing costs				\$ 2,034,621	\$ 2,384,717	100.0%

(See page 35 for further footnotes)

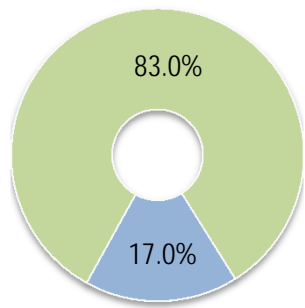
Maturity Schedule By Year	Secured Debt		Unsecured Debt			Total	Percent of Debt Maturing	Weighted Average Interest Rate of Maturing Debt (9)
	Scheduled Amortization	Balloon Payments	Bank Facilities	Senior Notes				
2016	\$ 2,609	\$ -	\$ -	\$ -	\$ -	\$ 2,609	0.1%	3.787%
2017	4,967	20,417	-	300,000	-	325,384	15.9%	5.574%
2018	6,601	-	-	325,000	-	331,601	16.2%	5.107%
2019	7,360	-	-	-	-	7,360	0.4%	3.960%
2020	6,457	80,521	-	-	-	86,978	4.2%	3.978%
2021	6,099	-	-	-	-	6,099	0.3%	3.957%
2022	6,332	-	250,000	-	-	256,332	12.5%	3.631%
2023	1,621	205,116	-	250,000	-	456,737	22.3%	4.044%
2024	-	-	-	250,000	-	250,000	12.2%	4.232%
2025	-	-	-	-	-	-	0.0%	0.000%
Thereafter	-	-	-	328,610	-	328,610	15.9%	4.360%
Total	\$ 42,046	\$ 306,054	\$ 250,000	\$ 1,453,610	\$ -	\$ 2,051,710	100.0%	4.477%

- (1) The stated rate for unsecured debt and mortgage notes represents its face coupon. The effective rate for unsecured notes and bank facilities incorporates original issue discounts, hedge amortization and the effect of floating to fixed-interest rate swaps. The effective rate for mortgage notes represents the rate incorporating any fair market value adjustments and the forward commitment cost in the case of the Cira Square (GSA Philadelphia Campus) and Cira Centre South Garage loans.
- (2) The variable three-month LIBOR on the full \$27.1 MM was swapped beginning December 30, 2011 to a 1.500% fixed rate (or an all-in fixed rate of 2.750% incorporating the 1.250% credit spread) through June 30, 2017, after which the rate will revert to three-month LIBOR plus the 1.250% credit spread.
- (3) The variable three-month LIBOR on the full \$25.8 MM was swapped beginning January 30, 2012 to a 2.050% fixed rate (or an all-in fixed rate of 3.300% incorporating the 1.250% credit spread) through January 30, 2021, after which the rate will revert to three-month LIBOR plus the 1.250% credit spread.
- (4) The variable three-month LIBOR on the full \$25.8 MM was swapped beginning January 30, 2012 to a 1.840% fixed rate (or an all-in fixed rate of 3.090% incorporating the 1.250% credit spread) through October 30, 2019, after which the rate will revert to three-month LIBOR plus the 1.250% credit spread.
- (5) Represents the full debt amount of a property in a consolidated joint venture for which the Company maintains a 50% interest.
- (6) On April 7, 2016, the refinance of Two Logan Square's mortgage indebtedness was completed, reducing the interest rate to a fixed 3.98% over the four year extended term maturing May 1, 2020.
- (7) On January 14, 2016, in anticipation of the settlement of the disposition at Cira Square, \$221.4 million was used to prepay the mortgage indebtedness of Cira Square and \$44.4 million was used to prepay the mortgage indebtedness of the Cira South Garage. The cash disbursements consist of debt principal and prepayment charges.
- (8) Excludes the effect of any net premium/(discount) on balances or rates.
- (9) The weighted average calculations include variable rate debt at current rates.



% of total	0.1%	15.9%	16.2%	0.4%	4.2%	0.3%	12.5%	22.3%	12.2%	0.0%	15.9%
Expiring rate	3.79%	5.57%	5.11%	3.96%	3.98%	3.96%	3.63%	4.04%	4.23%	0.00%	4.36%

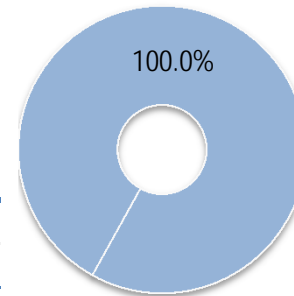
Unsecured and Secured Debt



■ Unsecured ■ Secured

Debt	Amount	Weighted Average Effective Rate	Weighted Average Maturity (in years)
Unsecured	\$ 1,703,610	4.566%	6.5
Secured	348,100	4.042%	5.7
Total	\$ 2,051,710	4.477%	6.4

Floating and Fixed Rate Debt



■ Floating ■ Fixed

Debt	Amount	Weighted Average Effective Rate	Weighted Average Maturity (in years)
Floating	\$ -	0.000%	0.0
Fixed	2,051,710	4.477%	6.4
Total	\$ 2,051,710	4.477%	6.4

Note: Excludes the effect of any net interest premium/(discount).

Revolving Credit Agreement dated May 15, 2015 and Amended and Restated Term Loan C Agreement dated October 8, 2015

Covenant	Required	06/30/2016	03/31/2016	12/31/2015	09/30/2015	06/30/2015	03/31/2015
Fixed Charge Coverage Ratio	>=1.50x	2.62x	2.33x	2.46x	2.43x	2.53x	2.44x
Net Worth	>=\$1,481.1	\$1,929.8	\$1,964.3	\$1,952.0	\$2,045.2	\$2,115.8	\$2,138.6
Leverage Ratio	<=60% *	42.7%	43.0%	43.3%	44.1%	44.1%	46.0%
Unsecured Debt Limitation	<=60% *	40.4%	41.7%	41.4%	41.0%	41.3%	42.7%
Secured Debt Limitation	<=40%	16.0%	15.7%	15.6%	17.0%	17.3%	18.7%
Unencumbered Cash Flow	>=1.75x	3.05x	2.70x	3.08x	3.12x	2.86x	2.95x

* This ratio may exceed 60% at the end of up to four individual quarters provided it does not exceed 65%.

First Supplemental Indenture dated May 25, 2005 and Second Supplemental Indenture dated October 4, 2006

Section - Covenant	Required	06/30/2016	03/31/2016	12/31/2015	09/30/2015	06/30/2015	03/31/2015
1006 (a) - Total Leverage Ratio	<60%	42.5%	43.8%	44.8%	44.3%	43.8%	43.3%
1006 (b) - Debt Service Coverage Ratio	>=1.50x	2.92x	2.77x	3.30x	3.11x	2.95x	2.90x
1006 (c) - Secured Debt Ratio	<40%	7.1%	6.9%	10.2%	11.6%	11.5%	11.4%
1006 (d) - Unencumbered Asset Ratio	>=150%	231.3%	223.4%	225.4%	233.0%	237.2%	240.1%

Unconsolidated Real Estate Ventures	Location	Project Value (a)	Gross Asset Value @ 06/30/2016 (b)	BDN Investment @ 06/30/2016	Number of Properties	As of June 30, 2016					BDN's Share	
						Net Operating Income (YTD)	Rentable Square Feet	Percent Occupied	Percent Leased (c)	BDN Ownership %	Net Operating Income (YTD)	Rentable Square Feet
Office Properties												
DRA Austin JV	Austin, TX	\$ 671,262	\$ 681,133	\$ 55,668	19	\$ 24,154	2,734,619	89.9%	94.2%	50.0%	\$ 12,077	1,367,310
Allstate DC JV	Various	238,575	275,253	50,208	5	6,933	913,915	81.0%	87.2%	50.0%	3,467	456,958
MAP Venture (d)	Various	210,041	245,201	23,513	58	12,167	3,924,783	91.4%	92.9%	50.0%	6,084	1,962,392
1000 Chesterbrook (e)	Berwyn, PA	-	10,000	5,060	0	1,367	-	0.0%	0.0%	0.0%	684	-
Four Tower Bridge	Conshohocken, PA	16,750	21,163	1,999	1	840	86,109	97.6%	97.6%	65.0%	546	55,971
PJP Ventures	Virginia	33,988	37,584	1,569	4	2,327	278,344	90.8%	90.8%	(f)	599	72,654
Total							7,937,770	89.7%	92.6%			3,915,284
Other												
Brandywine 1919 Ventures	Philadelphia, PA	126,753	127,520	28,588	1	(260)	321 Units	(h)		50.0%	(130)	
evo at Cira Centre South (g)	Philadelphia, PA	153,092	165,507	21,954	1	4,485	850 Beds	(i)		50.0%	2,243	
Parc at Plymouth Meeting	Plymouth Mtg, PA	74,702	80,224	12,502	1	1,926	398 Units	(j)		50.0%	963	
4040 Wilson	Arlington, VA	75,309	75,525	36,498	1	(256)	-	-		50.0%	(128)	
Development Properties												
51 N Street	Washington, D.C.	25,495	25,585	18,485	1	(153)	-	-		70.0%	(107)	
1250 First Street Office	Washington, D.C.	20,896	20,899	15,466	1	(14)	-	-		70.0%	(10)	
Seven Tower Bridge	Conshohocken, PA	22,570	23,371	638	-	-	-	-		20.0%	-	
Total			\$ 1,788,965	\$ 272,148	93	\$ 53,516					\$ 26,288	

(a) Amount represents the fair value of the real estate ventures upon acquisition. For ventures that are ground up developments, the amount represents the total construction costs incurred through the date the assets are placed into service.

(b) Gross asset value represents net assets on the balance sheet of each venture plus accumulated depreciation. Gross assets do not include any fully depreciated or disposed of assets. For ventures that are ground up developments, the amount represents the total construction costs, including cash.

(c) Includes leases entered into through July 8, 2016 that will commence subsequent to the end of the current period. Encino Trace (DRA Austin JV) includes leasing through July 20, 2016.

(d) On February 4, 2016, the Company sold its fee interest in 58 properties located in Richmond, Virginia; Northern Virginia; New Jersey and Suburban Philadelphia to the MAP Venture.

(e) Sold our 50% interest in the 1000 Chesterbrook Joint Venture. The cash proceeds of \$5.1 million was distributed in July 2016.

(f) The Company's ownership interest in the PJP Joint Ventures ranges from 25% to 30%.

(g) On March 2, 2016, we contributed \$12.8 million of cash to increase our ownership from 30% to 50%.

(h) As of July 8, 2016, 144 of the 321 apartment units (45%) have been leased and 99 units (31%) were occupied.

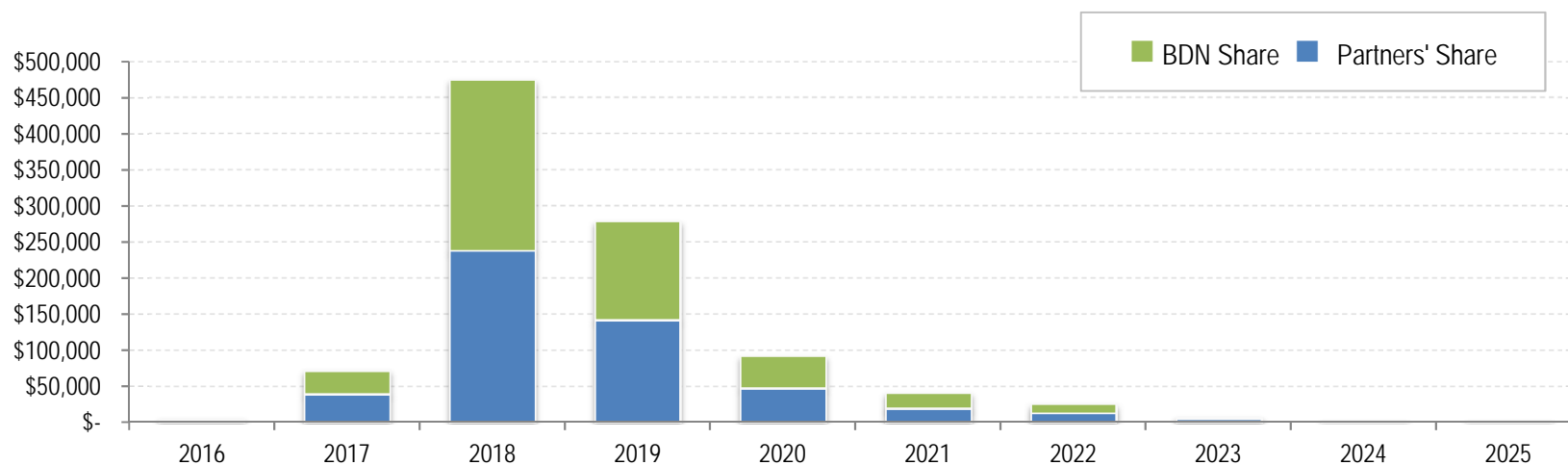
(i) The property is 98% occupied and 78% pre-leased for the 2016/2017 academic year as of July 8, 2016.

(j) All eight buildings including 398 units were placed into service, of which 384 units or 96.5% is leased through July 6, 2016.

Debt Instrument	BDN Ownership Percentage	Maturity Date	Stated Rate (1)	06/30/2016 Balance	06/30/2016 BDN Share of Venture Debt
Office Properties					
Allstate DC JV	50%	(2)	3.95%	\$ 132,233	\$ 66,116
DRA Austin JV	50%	(3)	3.37%	408,198	204,099
MAP Venture	50%	February 9, 2018	LIBOR + 6.25%	180,800	90,400
Four Tower Bridge	65%	February 10, 2021	5.20%	10,063	6,541
PJP VII	25%	December 31, 2019	LIBOR + 2.65%	5,339	1,335
PJP II	30%	November 1, 2023	6.12%	3,049	915
PJP V	25%	August 11, 2019	6.47%	4,926	1,232
PJP VI	25%	April 1, 2023	6.08%	7,787	1,947
Other					
evo at Cira Centre South (\$117,000 term loan)	50%	October 31, 2019	LIBOR + 2.25%	105,000	52,500
Parc at Plymouth Mtg Apartments (\$56,000 construction loan)	50%	December 20, 2017	LIBOR + 1.70%	53,059	26,529
Brandywine 1919 Ventures (\$88,900 construction loan)	50%	October 21, 2018	LIBOR + 2.25% (5)	67,217	33,608
Development Properties					
Seven Tower Bridge	20%	(4)	3.11%	14,750	2,950
4040 Wilson	50%	March 11, 2019	LIBOR + 2.40%	341	170
Total debt				\$ 992,761	\$ 488,342

- (1) The stated rate for mortgage notes is its face coupon.
- (2) The debt for these properties is comprised of three fixed rate mortgages: (1) \$38,362 with a 4.40% fixed interest rate due January 1, 2019, (2) \$27,371 with a 4.65% fixed interest rate due January 1, 2022, and (3) \$66,500 with a 3.22% fixed interest rate due August 1, 2019, resulting in a time weighted average rate of 3.948%.
- (3) The debt for these properties is comprised of seven mortgages: (1) \$34,000 that was swapped to a 1.59% fixed rate (or an all-in fixed rate of 3.52% incorporating the 1.93% spread) due November 1, 2018, (2) \$55,288 that was swapped to a 1.49% fixed rate (or an all-in rate of 3.19% incorporating the 1.7% spread) due October 15, 2018, (3) \$138,679 that was swapped to a 1.43% fixed rate (for an all-in fixed rate of 3.44% incorporating the 2.01% spread) due November 1, 2018, (4) \$29,000 with a 4.50% fixed interest rate due April 6, 2019, (5) \$34,500 with a 3.87% fixed interest rate due August 6, 2019, (6) \$86,419 that was swapped to a 1.36% fixed rate (or an all-in fixed rate of 3.36% incorporating the 2.00% spread) due with a February 28, 2020, and (7) \$30,000 with a rate of LIBOR + 1.85% with a cap of 2.75%, resulting in a time and dollar weighted average rate of 3.367%.
- (4) Comprised of two fixed rate mortgages totaling \$8,000 that mature on March 1, 2017 and accrue interest at a current rate of 7%, a \$846 3% fixed rate loan through its September 1, 2025 maturity, a \$2,000 4% fixed rate loan with interest only through its February 7, 2017 maturity, and a \$3,904 3% fixed rate loan with interest only beginning March 11, 2018 through its March 11, 2020 maturity, resulting in a time and dollar weighted average rate of 3.105%.
- (5) The stated rate for this construction loan is LIBOR + 2.25%. The interest rate spread decreases to 2.00% upon receipt of certificate of occupancy. It is further reduced to 1.75% upon reaching 90% residential occupancy and commencement of lease in the retail space. To fulfill interest rate protection requirements, an interest rate cap was purchased at 4.50%.

Maturity Schedule By Year	Secured Debt			Partners' Share	BDN Share	Percent of BDN Share Maturing	Weighted Average Interest Rate of Maturing Debt (a)
	Scheduled Amortization	Balloon Payments	Total				
2016	\$ 3,683	\$ -	\$ 3,683	\$ 1,953	\$ 1,730	0.4%	3.716%
2017	8,786	63,059	71,845	39,152	32,693	6.6%	2.444%
2018	10,289	463,773	474,062	237,272	236,790	48.5%	4.597%
2019	3,902	274,569	278,471	141,692	136,778	28.0%	3.364%
2020	1,624	90,635	92,259	47,454	44,805	9.2%	3.397%
2021	1,495	39,001	40,496	19,093	21,403	4.4%	3.907%
2022	975	24,446	25,421	12,924	12,497	2.6%	3.987%
2023	674	5,569	6,243	4,662	1,581	0.3%	6.051%
2024	200	-	200	150	50	0.0%	5.179%
2025	82	-	82	67	15	0.0%	3.783%
Total	\$ 31,709	\$ 961,052	\$ 992,761	\$ 504,419	\$ 488,342	100.0%	3.953%



% of total	0.4%	6.6%	48.5%	28.0%	9.2%	4.4%	2.6%	0.3%	0.0%	0.0%
Expiring rate	3.72%	2.44%	4.60%	3.36%	3.40%	3.91%	3.99%	6.05%	5.18%	3.78%

(a) The weighted average calculations include variable rate debt at current rates.

Equity Research Coverage

Argus Research

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Credit Suisse

Ian Weissman / Derek J. A. van Dijkum
212-538-6889 / 212-325-9752

JMP Securities

Mitchell Germain
212-906-3546

Raymond James & Associates

Paul Puryear / Bill Crow
727-567-2253 / 727-567-2594

Barclays Capital

Ross L. Smotrich / Peter Siciliano
212-526-2306 / 212-526-3098

D.A. Davidson & Co.

Barry Oxford / Paula Poskon
212-240-9871 / 212-240-9875

JP Morgan

Anthony Paolone
212-622-6682

Stifel Nicolaus & Company, Inc.

John Guinee / Erin Aslakson
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BB&T Capital Markets

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Evercore ISI

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KeyBanc Capital Markets

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Mizuho Securities USA, Inc.

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Wells Fargo Securities LLC

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443-263-6564

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212-816-1383 / 212-816-1382

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Company Information

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Radnor, PA 19087
610-325-5600

Stock Exchange Listing

New York Stock Exchange

Trading Symbol

Common Shares: BDN

Information Requests

To request an Investor Relations package or annual report, please contact: IR@bdnreit.com

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Senior Unsecured Debt Ratings

Moody's / Standard & Poor's
Available upon request

Non-GAAP Measures

We believe that the measures defined below that are not determined in accordance with generally accepted accounting principles ("GAAP") are helpful to investors in measuring our performance and comparing it to that of other real estate investment trusts ("REITs"). Since these measures exclude certain items includable in their respective most comparable GAAP measures, reliance on the measures has limitations; management uses supplemental measures that are weighed in balance with other GAAP and non-GAAP measures. These measures are not necessarily indications of our cash flow available to fund cash needs. Additionally, they should not be used as an alternative to the respective most comparable GAAP measures when evaluating our financial performance or to cash flow from operating, investing and financing activities when evaluating our liquidity or ability to make cash distributions or pay debt service.

Funds from Operations (FFO)

FFO is a widely recognized measure of REIT performance. Although FFO is a non-GAAP financial measure, the Company believes that information regarding FFO is helpful to shareholders and potential investors. The Company computes FFO in accordance with standards established by the National Association of Real Estate Investment Trusts (NAREIT), which may not be comparable to FFO reported by other REITs that do not compute FFO in accordance with the NAREIT definition, or that interpret the NAREIT definition differently than the Company. NAREIT defines FFO as net income (loss) before non-controlling interests of unitholders (preferred and common) and excluding gains (losses) on sales of depreciable operating property, impairment losses on depreciable consolidated real estate, impairment losses on investments in unconsolidated real estate ventures and extraordinary items (computed in accordance with GAAP); plus real estate related depreciation and amortization (excluding amortization of deferred financing costs), and after adjustment for unconsolidated joint ventures. We also present an adjusted FFO to exclude certain items related to capital market, transactional items and certain other non-recurring items in order to facilitate a review of normalized operating results. Net income, the GAAP measure that the Company believes to be most directly comparable to FFO, includes depreciation and amortization expenses, gains or losses on property sales and non-controlling interests.

To facilitate a clear understanding of the Company's historical operating results, FFO should be examined in conjunction with net income (determined in accordance with GAAP) as presented in the financial statements included elsewhere in this supplemental package. FFO does not represent cash generated from operating activities in accordance with GAAP and should not be considered to be an alternative to net income (loss) (determined in accordance with GAAP) as an indication of the Company's financial performance or to be an alternative to cash flow from operating activities (determined in accordance with GAAP) as a measure of the Company's liquidity, nor is it indicative of funds available for the Company's cash needs, including its ability to make cash distributions to shareholders.

Cash Available for Distribution (CAD)

Cash available for distribution, CAD, is a measure that is not intended to represent cash flow for the period and is not indicative of cash flow provided by operating activities as determined under GAAP. CAD is presented solely as a supplemental disclosure with respect to liquidity because the Company believes it provides useful information regarding the Company's ability to fund its dividends. Although not intended to represent cash flow for the period, the Company believes that to further understand our liquidity, CAD should be compared with our cash flows determined in accordance with GAAP, as presented in our consolidated financial statements. Because all companies do not calculate CAD the same way, the presentation of CAD may not be comparable to similarly titled measures of other companies.

Earnings Before Interest, Taxes, Depreciation and Amortization (EBITDA)

EBITDA, a non-GAAP financial measure, represents net income before allocation to minority interest plus interest expense, federal income tax expense (if any), depreciation and amortization expense and is adjusted for capital market and other transactional items related to capital market and other transactions. EBITDA is not intended to represent cash flow for the period, is not presented as an alternative to operating income as an indicator of operating performance, should not be considered in isolation or as a substitute for measures of performance prepared in accordance with GAAP and is not indicative of operating income or cash provided by operating activities as determined under GAAP. EBITDA is presented solely as a supplemental disclosure with respect to liquidity because the Company believes it provides useful information regarding the Company's ability to service or incur debt. Because all companies do not calculate EBITDA the same way, the presentation of EBITDA may not be comparable to similarly titled measures of other companies. The Company believes that net income is the financial measure calculated and presented in accordance with GAAP that is most directly comparable to EBITDA.

The Company has included three EBITDA-based coverage ratios (an interest coverage ratio; a debt service coverage ratio; and a fixed coverage ratio) and other leverage metrics, which are non-GAAP financial measures. The Company has provided these ratios so that investors may evaluate the non-GAAP ratios and the Company is providing such ratios as supplemental disclosure with respect to liquidity because the Company believes such ratios provide useful information regarding the Company's ability to service or incur debt.

Net Operating Income (NOI)

NOI is a financial measure equal to net income available to common shareholders, the most directly comparable GAAP financial measure, plus corporate general and administrative expense, depreciation and amortization, interest expense, non-controlling interest in the Operating Partnership and losses from early extinguishment of debt, less interest income, development and management income, gains from property dispositions, gains on sale from discontinued operations, gains on early extinguishment of debt, income from discontinued operations, income from unconsolidated joint ventures and non-controlling interest in property partnerships. In some cases the Company also presents NOI on a cash basis, which is NOI after eliminating the effects of straight-lining of rent and deferred market intangible amortization. NOI presented by the Company may not be comparable to NOI reported by other REITs that define NOI differently. NOI should not be considered an alternative to net income as an indication of our performance or to cash flows as a measure of the Company's liquidity or its ability to make distributions.

Net Operating Income (NOI) (continued)

NOI is a useful measure for evaluating the operating performance of our properties, as it excludes certain components from net income available to common shareholders in order to provide results that are more closely related to a property's results of operations. The Company uses NOI internally to evaluate the performance of our operating segments and to make decisions about resource allocations. The Company believes it provides useful information to investors regarding our financial condition and results of operations, as it reflects only the income and expense items incurred at the property level, as well as the impact on operations from trends in occupancy rates, rental rates, operating costs and acquisition and development activity on an unlevered basis.

Same Store Properties

In our analysis of NOI, particularly to make comparisons of NOI between periods meaningful, it is important to provide information for properties that were in-service and owned by us throughout each period presented. We refer to properties acquired or placed in-service prior to the beginning of the earliest period presented and owned by us through the end of the latest period presented as Same Store Properties. Same Store Properties therefore exclude properties placed in-service, acquired, repositioned, or in development or redevelopment after the beginning of the earliest period presented or disposed of prior to the end of the latest period presented. Accordingly, it takes at least one year and one quarter after a property is acquired for that property to be included in Same Store Properties.

Revenue Maintaining Capital Expenditures

Revenue maintaining capital expenditures are a component of the Company's CAD calculation and represent the portion of capital expenditures required to maintain the Company's current level of cash available for distribution. Revenue maintaining capital expenditures include current tenant improvement and allowance expenditures for all tenant spaces that have been owned for at least one year, and that were not vacant during the twelve-month period prior to the date that the tenant improvement or allowance expenditure was incurred. Revenue maintaining capital expenditures also include other expenditures intended to maintain the Company's current revenue base. Accordingly, the Company excludes capital expenditures related to development and redevelopment projects, as well as certain projects at our core properties that are intended to attract prospective tenants in order to increase revenues and/or occupancy rates. Because all companies do not calculate revenue maintaining capital expenditures the same way, the Company's presentation may not be comparable to similarly titled measures of other companies.

The Statements of Cash Flows prepared in accordance with GAAP include both the costs associated with developing/redeveloping and acquiring properties and those expenditures necessary for operating and maintaining existing properties. Disaggregating capital expenditures into Revenue Maintaining Capital Expenditures and Revenue Creating Capital Expenditures is useful in evaluating both the economic performance of our properties and their valuation.

Revenue Creating Capital Expenditures

Revenue creating capital expenditures include direct and indirect capital expenditures related to current tenant spaces that have not been owned for at least a year or were vacant for more than a year. Because all companies do not calculate revenue creating capital expenditures the same way, the Company's presentation may not be comparable to similarly titled measures of other companies.

Forward Looking Statements

Certain statements in this package may 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 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 of debt and equity financing, competition with other real estate companies for tenants and acquisitions, risks of real estate acquisitions and developments, dependence upon certain geographic markets, the impact of newly adopted accounting principles on the Company's accounting policies and on period to period comparisons and general economic, business and real estate conditions.

Additional information on 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, including the Company's Form 10-K for the year ended December 31, 2015 filed with the Securities and Exchange Commission on February 29, 2016.



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Brandywine Realty Trust Announces \$0.32 FFO per Diluted Share for the Second Quarter 2016, 2016 Adjusted FFO Guidance Remains Unchanged at \$1.26 to \$1.32 per Diluted Share

Radnor, PA, July 20, 2016 — Brandywine Realty Trust (NYSE:BDN) today reported its financial and operating results for the three and six-month periods ended June 30, 2016.

Management Comments

“Our second quarter was highlighted by continued progress of our business plan execution by the completion of the office portion of FMC Tower with our anchor tenant taking occupancy in May,” stated Gerard H. Sweeney, President and Chief Executive Officer of Brandywine Realty Trust. “We continue to execute on our 2016 operating goals and we are now 97% complete with our 2016 speculative revenue target. During the quarter, we continued to improve our balance sheet with additional sales totaling \$60.5 million increasing our 2016 cumulative sales to \$824.4 million and are now 97% complete with our \$850 million sales goal for 2016. In addition, we are confirming our current FFO guidance range of \$1.26 to \$1.32 per diluted share.”

Second Quarter Highlights

Financial Results

- Funds from Operations (FFO); \$57.4 million, or \$0.32 per share.
- Net loss to common shareholders; (\$3.1 million), or (\$0.02) per share.

Portfolio Results

- Core portfolio was 92.1% occupied and 93.8% leased.
- Signed 1.2 million square feet of new and renewal leases.
- Achieved 73.0% tenant retention ratio.
- Rental rate market-to-market increased to 13.1%/5.8% on GAAP/Cash basis.

2016 Business Plan Revisions

- Increased speculative revenue by \$0.2 million to \$28.3 million and 97% achieved

Dividend increase

- On May 24, 2016, we announced a 6.7% increase to our annual common share dividend from \$0.60 to \$0.64 per common share.

2016 Transaction Activity

- On May 11, 2016, we sold a two-building office portfolio in Herndon, Virginia totaling approximately 197,000 square feet for \$44.5 million, or \$226 per square foot.
- On June 30, 2016, 1000 Chesterbrook, an unconsolidated joint venture, located in suburban Pennsylvania, sold its office property for a gross sales price of \$32.1 million, or \$185 per square foot.

After repayment of the existing \$23.3 million mortgage, we received a distribution equal to our 50% ownership interest totaling \$5.1 million in July 2016.

- On July 1, 2016, we acquired 34.6 acres of vacant land zoned for mixed-use development located in the southwest market of Austin Texas for \$20.6 million. We are under agreement to sell approximately 9.5 acres of the land for \$14.9 million and will retain 25.1 acres that is zoned for up to 400,000 square feet of office space.

2016 Finance / Capital Markets Activity

- As previously announced, the entire \$149.9 million principal balance of the 2016 6.00% Guaranteed Unsecured Notes was repaid upon maturity on April 1, 2016. Available cash balances were used to fund the repayment of the unsecured notes.
- As previously announced, we refinanced a mortgage secured by our Two Logan Square property for \$86.9 million with a 3.98% fixed interest rate maturing in May 2020.
- During June 2016, the mortgage securing evo at Cira Centre South, our student housing joint venture located in Philadelphia, was refinanced for \$105 million maturing in July 2019. We received a \$6.3 million distribution resulting from the refinancing. The mortgage can increase to \$117.0 and be extended an additional 24 months upon achieving certain coverage ratios.
- We have no outstanding balance on our \$600.0 million unsecured revolving credit facility as of June 30, 2016.
- We have \$265.6 million of cash and cash equivalents on-hand as of June 30, 2016.

Results for the Three and Six Month Period Ended June 30, 2016

FFO available to common shares and units in the second quarter of 2016 totaled \$57.4 million or \$0.32 per diluted share versus \$57.4 million or \$0.32 per diluted share in the second quarter of 2015. Our second quarter 2016 payout ratio (\$0.16 common share distribution / \$0.32 FFO per diluted share) was 50.0%.

Net loss allocated to common shares totaled (\$3.1 million) or (\$0.02) per diluted share in the second quarter of 2016 compared to a net income of \$1.3 million or \$0.01 per diluted share in the second quarter of 2015.

Our FFO available to common shares and units for the first six months of 2016 totaled \$45.7 million, or \$0.26 per diluted share, which includes a \$66.6 million, or \$0.38 per share, charge for the early extinguishment of debt related to our sale of Cira Square. Excluding the early extinguishment of debt, FFO available to common shares and units in the first six months of 2016 totaled \$112.3 million or \$0.63 per diluted share versus \$115.8 million or \$0.64 per diluted share in the first six months of 2015. Our first six months 2016 FFO payout ratio (\$0.31 common share distribution / \$0.63 FFO per diluted share) was 49.2%.

Net income allocated to common shares totaled \$41.0 million or \$0.23 per diluted share in the first six months of 2016 compared to net income of \$8.0 million or \$0.04 per diluted share in the first six months of 2015.

Operating and Leasing Activity

In the second quarter of 2016, our Net Operating Income (NOI) excluding termination revenues and other income items increased 2.9% on a GAAP basis and increased 1.1% on a cash basis for our 105 same store properties, which were 91.7% and 91.2% occupied on June 30, 2016 and June 30, 2015, respectively.

We leased approximately 1,218,000 square feet and commenced occupancy on 597,000 square feet during the second quarter of 2016. The second quarter occupancy activity includes 392,000 square feet of renewals, 89,000 square feet of new leases and 116,000 square feet of tenant expansions. We have an additional 277,000 square feet of executed new leasing scheduled to commence subsequent to June 30, 2016.

We achieved a 73.0% tenant retention ratio in our core portfolio with net negative absorption of (99,000) square feet during the second quarter of 2016. Second quarter rental rate growth increased 13.1% as our renewal rental rates increased 12.1% and our new lease/expansion rental rates increased 16.2%, all on a GAAP basis.

At June 30, 2016, our core portfolio of 112 properties comprising 16.5 million square feet was 92.1% occupied and we are now 93.8% leased (reflecting new leases commencing after June 30, 2016).

Distributions

On May 24, 2016, our Board of Trustees declared a quarterly dividend distribution of \$0.16 per common share that was paid on July 20, 2016 to shareholders of record as of July 6, 2016. Our Board also declared a quarterly dividend distribution of \$0.43125 for each 6.90% Series E Cumulative Redeemable Preferred Share that was paid on July 15, 2016 to holders of record as of June 30, 2016.

2016 Earnings and FFO Guidance

Based on current plans and assumptions and subject to the risks and uncertainties more fully described in our Securities and Exchange Commission filings, we are confirming our previously issued adjusted FFO 2016 of \$1.26 to \$1.32 per diluted share. This guidance is provided for informational purposes and is subject to change. The following is a reconciliation of the calculation of 2016 FFO and earnings per diluted share:

<u>Guidance for 2016</u>	<u>Range</u>
Income per diluted share allocated to common shareholders.....	\$0.74 to \$0.80
Plus: real estate depreciation, amortization	1.16 to 1.16
Less: gain on sale of Cira Square	<u>(0.64)</u> to <u>(0.64)</u>
Adjusted FFO per diluted share.....	\$1.26 to \$1.32
Adjustment:	
Loss on early prepayment of mortgage debt.....	<u>(0.38)</u> to <u>(0.38)</u>
FFO for diluted share, allocated to common shareholders	\$0.88 to \$0.94

Our 2016 FFO guidance does not include income arising from the sale of undepreciated real estate. Other key assumptions include:

- Occupancy ranging between 93-94% by year-end 2016 with 94-95% leased;
- 9-11% GAAP increase in overall lease rates with a resulting 3-4% increase in 2016 same store GAAP NOI;
- 4-5% increase in 2016 same store cash NOI growth;
- Speculative Revenue Target: Increased by \$0.2 million to \$28.3 million, 97% achieved;
- No acquisitions and one new office development start (933 First Avenue);
- \$850.0 million of aggregate sales activity during 2016; \$824.4 million executed;
- Annual FFO per diluted share based on 177.4 million fully diluted weighted average common shares; and
- Adjusted FFO represents FFO excluding \$66.6 million, or \$0.38 per diluted share related to the prepayment of two mortgages related to our sale of Cira Square during the first quarter of 2016.

About Brandywine Realty Trust

Brandywine Realty Trust (NYSE: BDN) is one of the largest, publicly traded, full-service, integrated real estate companies in the United States with a core focus in the Philadelphia, Washington, D.C., and Austin markets. Organized as a real estate investment trust (REIT), we own, develop, lease and manage an urban, town center

and transit-oriented portfolio comprising 229 properties and 29.2 million square feet as of June 30, 2016, which excludes assets held for sale. Our purpose is to shape, connect and inspire the world around us through our expertise, the relationships we foster, the communities in which we live and work, and the history we build together. Our deep commitment to our communities was recognized by NAIOP naming Brandywine the 2014 Developer of the Year – the highest honor in the commercial real estate industry. For more information, please visit www.brandywinerealty.com.

Conference Call and Audio Webcast

BDN management will discuss updated earnings guidance for fiscal 2016 on Thursday, July 21, 2016, during the company's earnings call. The conference call will begin at 9:00 a.m. Eastern Time and will last approximately one hour. The conference call can be accessed by dialing 1-800-683-1525 and providing conference ID: 95097947. Beginning two hours after the conference call, a taped replay of the call can be accessed through Thursday, August 4, 2016, by calling 1-855-859-2056 and entering access code 95097947. The conference call can also be accessed via a webcast on our website at www.brandywinerealty.com.

Looking Ahead - Third Quarter 2016 Conference Call

We anticipate we will release our third quarter 2016 earnings on Wednesday, October 19, 2016, after the market close and will host our third quarter 2016 conference call on Thursday, October 20, 2016 at 9:00 a.m. Eastern Time. We expect to issue a press release in advance of these events to reconfirm the dates and times and provide all related information.

Forward-Looking Statements

Estimates of future earnings per share, FFO per share, common share dividend distributions and certain other 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 our and our affiliates' actual results, performance, achievements or transactions 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: our ability to lease vacant space and to renew or relet space under expiring leases at expected levels; competition with other real estate companies for tenants; the potential loss or bankruptcy of major tenants; interest rate levels; the availability of debt, equity or other financing; risks of acquisitions, dispositions and developments, including the cost of construction delays and cost overruns; unanticipated operating and capital costs; our ability to obtain adequate insurance, including coverage for terrorist acts; dependence upon certain geographic markets; and general and local economic and real estate conditions, including the extent and duration of adverse changes that affect the industries in which our tenants operate. Additional information on factors which could impact us and the forward-looking statements contained herein are included in our filings with the Securities and Exchange Commission, including our Form 10-K for the year ended December 31, 2015. We assume no obligation to update or supplement forward-looking statements that become untrue because of subsequent events except as required by law.

Non-GAAP Supplemental Financial Measures

We compute our financial results in accordance with generally accepted accounting principles (GAAP). Although FFO and NOI are non-GAAP financial measures, we believe that FFO and NOI calculations are helpful to shareholders and potential investors and are widely recognized measures of real estate investment trust performance. At the end of this press release, we have provided a reconciliation of the non-GAAP financial measures to the most directly comparable GAAP measure.

Funds from Operations (FFO)

We compute FFO in accordance with standards established by the National Association of Real Estate Investment Trusts (NAREIT), which may not be comparable to FFO reported by other REITs that do not compute FFO in accordance with the NAREIT definition, or that interpret the NAREIT definition differently than us. NAREIT defines FFO as net income (loss) before non-controlling interests and excluding gains (losses) on sales of depreciable

operating property, impairment losses on depreciable consolidated real estate, impairment losses on investments in unconsolidated real estate ventures and extraordinary items (computed in accordance with GAAP); plus real estate related depreciation and amortization (excluding amortization of deferred financing costs), and after similar adjustments for unconsolidated joint ventures. Net income, the GAAP measure that we believe to be most directly comparable to FFO, includes depreciation and amortization expenses, gains or losses on property sales, extraordinary items and non-controlling interests. To facilitate a clear understanding of our historical operating results, FFO should be examined in conjunction with net income (determined in accordance with GAAP) as presented in the financial statements included elsewhere in this release. FFO does not represent cash flow from operating activities (determined in accordance with GAAP) and should not be considered to be an alternative to net income (loss) (determined in accordance with GAAP) as an indication of our financial performance or to be an alternative to cash flow from operating activities (determined in accordance with GAAP) as a measure of our liquidity, nor is it indicative of funds available for our cash needs, including our ability to make cash distributions to shareholders.

Net Operating Income (NOI)

NOI is a financial measure equal to net income available to common shareholders, the most directly comparable GAAP financial measure, plus corporate general and administrative expense, depreciation and amortization, interest expense, non-controlling interest in the Operating Partnership and losses from early extinguishment of debt, less interest income, development and management income, gains from property dispositions, gains on sale from discontinued operations, gains on early extinguishment of debt, income from discontinued operations, income from unconsolidated joint ventures and non-controlling interest in property partnerships. In some cases we also present NOI on a cash basis, which is NOI after eliminating the effects of straight-lining of rent and deferred market intangible amortization. NOI presented by us may not be comparable to NOI reported by other REITs that define NOI differently. NOI should not be considered an alternative to net income as an indication of our performance or to cash flows as a measure of the Company's liquidity or its ability to make distributions. NOI is a useful measure for evaluating the operating performance of our properties, as it excludes certain components from net income available to common shareholders in order to provide results that are more closely related to a property's results of operations. NOI is used internally to evaluate the performance of our operating segments and to make decisions about resource allocations. We concluded that NOI provides useful information to investors regarding our financial condition and results of operations, as it reflects only the income and expense items incurred at the property level, as well as the impact on operations from trends in occupancy rates, rental rates, operating costs and acquisition and development activity on an unlevered basis.

Core Portfolio

Our core portfolio is comprised of our wholly-owned properties, excluding any properties currently in development, re-development or re-entitlement.

CONSOLIDATED BALANCE SHEETS
(in thousands)

	June 30, 2016 (unaudited)	December 31, 2015
ASSETS		
Real estate investments:		
Operating properties	\$ 3,721,405	\$ 3,693,000
Accumulated depreciation	(877,236)	(867,035)
Operating real estate investments, net	2,844,169	2,825,965
Construction-in-progress	254,188	268,983
Land held for development	131,015	130,479
Total real estate investments, net	3,229,372	3,225,427
Assets held for sale, net	12,308	584,365
Cash and cash equivalents	265,597	56,694
Accounts receivable, net of allowance of \$2,221 and \$1,736 in 2016 and 2015, respectively	14,804	17,126
Accrued rent receivable, net of allowance of \$13,144 and \$14,442 in 2016 and 2015, respectively	138,981	145,092
Investment in real estate ventures, at equity	272,148	241,004
Deferred costs, net of accumulated amortization of \$57,673 and \$67,899, respectively	94,373	101,419
Intangible assets, net	90,014	111,623
Other assets	63,591	71,761
Total assets	<u>\$ 4,181,188</u>	<u>\$ 4,554,511</u>
LIABILITIES AND BENEFICIARIES' EQUITY		
Mortgage notes payable, net	344,308	545,753
Unsecured term loans, net	247,933	247,800
Unsecured senior notes, net	1,442,380	1,591,164
Accounts payable and accrued expenses	91,425	99,856
Distributions payable	29,880	28,249
Deferred income, gains and rent	31,171	30,413
Acquired lease intangibles, net	21,413	25,655
Liabilities related to assets held for sale	11	2,151
Other liabilities	42,841	31,379
Total liabilities	<u>\$ 2,251,362</u>	<u>\$ 2,602,420</u>
Commitments and contingencies		
Brandywine Realty Trust's Equity:		
Preferred Shares (shares authorized-20,000,000)		
6.90% Series E Preferred Shares, \$0.01 par value; issued and outstanding- 4,000,000 in 2016 and 2015	40	40
Common Shares of Brandywine Realty Trust's beneficial interest, \$0.01 par value; shares authorized 400,000,000; 175,101,033 and 174,688,568 issued and outstanding in 2016 and 2015, respectively	1,751	1,747
Additional paid-in-capital	3,256,735	3,252,622
Deferred compensation payable in common shares	13,744	11,918
Common shares in grantor trust, 901,269 in 2016, 745,686 in 2015	(13,744)	(11,918)
Cumulative earnings	543,743	499,086
Accumulated other comprehensive loss	(17,769)	(5,192)
Cumulative distributions	(1,872,100)	(1,814,378)
Total Brandywine Realty Trust's equity	1,912,400	1,933,925
Non-controlling interests	17,426	18,166
Total beneficiaries' equity	1,929,826	1,952,091
Total liabilities and beneficiaries' equity	<u>\$ 4,181,188</u>	<u>\$ 4,554,511</u>

BRANDYWINE REALTY TRUST
CONSOLIDATED STATEMENTS OF OPERATIONS
(unaudited, in thousands, except share and per share data)

	<u>Three Months Ended June 30,</u>		<u>Six Months Ended June 30,</u>	
	<u>2016</u>	<u>2015</u>	<u>2016</u>	<u>2015</u>
Revenue				
Rents	\$ 103,624	\$ 119,127	\$ 213,787	\$ 239,537
Tenant reimbursements	15,937	19,799	35,991	42,453
Termination fees	554	828	848	1,464
Third party management fees, labor reimbursement and leasing	6,208	4,659	11,443	8,531
Other	858	1,235	1,614	4,069
Total revenue	<u>127,181</u>	<u>145,648</u>	<u>263,683</u>	<u>296,054</u>
Operating expenses:				
Property operating expenses	36,079	42,704	76,958	89,281
Real estate taxes	11,481	11,968	23,367	24,513
Third party management expenses	2,661	1,677	4,671	3,253
Depreciation and amortization	46,907	50,930	95,780	102,041
General and administrative expenses	6,076	6,791	15,196	15,427
Provision for impairment	5,679	782	13,069	2,508
Total operating expenses	<u>108,883</u>	<u>114,852</u>	<u>229,041</u>	<u>237,023</u>
Operating income	<u>18,298</u>	<u>30,796</u>	<u>34,642</u>	<u>59,031</u>
Other income (expense):				
Interest income	359	313	679	1,063
Interest expense	(19,829)	(27,895)	(43,520)	(56,071)
Interest expense - amortization of deferred financing costs	(644)	(1,288)	(1,418)	(2,367)
Interest expense - financing obligation	(242)	(324)	(523)	(610)
Equity in loss of real estate ventures	(1,666)	(873)	(2,069)	(742)
Net gain (loss) on disposition of real estate	(727)	1,571	114,729	10,590
Net gain from remeasurement of investments in real estate ventures	-	758	-	758
Net gain on real estate venture transactions	3,128	-	9,057	-
Loss on early extinguishment of debt	-	-	(66,590)	-
Net income (loss)	<u>(1,323)</u>	<u>3,058</u>	<u>44,987</u>	<u>11,652</u>
Net (income) loss attributable to non-controlling interests	<u>22</u>	<u>(2)</u>	<u>(367)</u>	<u>(60)</u>
Net income (loss) attributable to Brandywine Realty Trust	<u>(1,301)</u>	<u>3,056</u>	<u>44,620</u>	<u>11,592</u>
Distribution to preferred shareholders	(1,725)	(1,725)	(3,450)	(3,450)
Nonforfeitable dividends allocated to unvested restricted shareholders	(79)	(76)	(184)	(177)
Net income (loss) attributable to Common Shareholders of Brandywine Realty Trust	<u>\$ (3,105)</u>	<u>\$ 1,255</u>	<u>\$ 40,986</u>	<u>\$ 7,965</u>
PER SHARE DATA				
Basic income (loss) per common share	<u>\$ (0.02)</u>	<u>\$ 0.01</u>	<u>\$ 0.23</u>	<u>\$ 0.04</u>
Basic weighted average shares outstanding	175,013,291	179,860,284	174,901,118	179,712,428
Diluted income (loss) per common share	<u>\$ (0.02)</u>	<u>\$ 0.01</u>	<u>\$ 0.23</u>	<u>\$ 0.04</u>
Diluted weighted average shares outstanding	175,013,291	180,538,887	175,823,970	180,599,265

BRANDYWINE REALTY TRUST
FUNDS FROM OPERATIONS
(unaudited, in thousands, except share and per share data)

	Three Months Ended June 30,		Six Months Ended June 30,	
	2016	2015	2016	2015
Reconciliation of Net Income (loss) to Funds from Operations:				
Net income (loss) attributable to common shareholders	\$ (3,105)	\$ 1,255	\$ 40,986	\$ 7,965
Add (deduct):				
Net income (loss) attributable to non-controlling interests - LP units	(26)	7	361	65
Nonforfeitable dividends allocated to unvested restricted shareholders	79	76	184	177
Net gain real estate venture transactions	(3,128)	-	(9,057)	-
Net (gain) loss on disposition of real estate	727	(1,571)	(114,729)	(10,590)
Net gain from remeasurement of investments in Real Estate Ventures	-	(758)	-	(758)
Provision for impairment	5,679	782	13,069	2,508
Depreciation and amortization:				
Real property	33,577	39,294	66,852	79,790
Leasing costs including acquired intangibles	13,231	11,536	28,745	22,074
Company's share of unconsolidated real estate ventures	10,549	6,969	19,554	15,082
Partners' share of consolidated joint ventures	(59)	(59)	(118)	(113)
Funds from operations	\$ 57,524	\$ 57,531	\$ 45,847	\$ 116,200
Funds from operations allocable to unvested restricted shareholders	(161)	(162)	(115)	(380)
Funds from operations available to common share and unit holders (FFO)	\$ 57,363	\$ 57,369	\$ 45,732	\$ 115,820
FFO per share - fully diluted	<u>\$ 0.32</u>	<u>\$ 0.32</u>	<u>\$ 0.26</u>	<u>\$ 0.64</u>
Weighted-average shares/units outstanding - fully diluted	177,688,180	182,073,989	177,355,730	182,134,367
Distributions paid per common share	<u>\$ 0.16</u>	<u>\$ 0.15</u>	<u>\$ 0.31</u>	<u>\$ 0.30</u>
FFO payout ratio (distributions paid per common share/FFO per diluted share)	50.0%	46.9%	119.2%	46.9%

BRANDYWINE REALTY TRUST
SAME STORE OPERATIONS – 2ND QUARTER
(unaudited and in thousands)

Of the 118 properties owned by the Company as of June 30, 2016, a total of 105 properties ("Same Store Properties") containing an aggregate of 15.6 million net rentable square feet were owned for the entire three-month periods ended June 30, 2016 and 2015. Average occupancy for the Same Store Properties was 92.0% during 2016 and 90.8% during 2015. The following table sets forth revenue and expense information for the Same Store Properties:

	Three Months Ended June 30,	
	2016	2015
Revenue		
Rents	\$ 94,418	\$ 92,048
Tenant reimbursements	14,855	13,828
Termination fees	88	705
Other	451	538
Total revenue	109,812	107,119
Operating expenses		
Property operating expenses	33,575	32,871
Real estate taxes	9,618	9,114
Net operating income	\$ 66,619	\$ 65,134
Net operating income - percentage change over prior year	2.3%	
Net operating income, excluding net termination fees & other	\$ 66,080	\$ 64,219
Net operating income, excluding net termination fees & other - percentage change over prior year	2.9%	
Net operating income	\$ 66,619	\$ 65,134
Straight line rents	(5,718)	(4,325)
Above/below market rent amortization	(699)	(918)
Non-cash ground rent	22	-
Cash - Net operating income	\$ 60,224	\$ 59,913
Cash - Net operating income - percentage change over prior year	0.5%	
Cash - Net operating income, excluding net termination fees & other	\$ 59,628	\$ 58,998
Cash - Net operating income, excluding net termination fees & other - percentage change over prior year	1.1%	
Three Months Ended June 30,		
	2016	2015
Net income (loss)	\$ (1,323)	\$ 3,058
Add/(deduct):		
Interest income	(359)	(313)
Interest expense	19,829	27,895
Interest expense - amortization of deferred financing costs	644	1,288
Interest expense - financing obligation	242	324
Equity in loss of real estate ventures	1,666	873
Net gain on real estate venture transactions	(3,128)	-
Net (gain) loss on disposition of real estate	727	(1,571)
Net gain from remeasurement of investment in real estate ventures	-	(758)
Depreciation and amortization	46,907	50,930
General & administrative expenses	6,076	6,791
Provision for impairment	5,679	782
Consolidated net operating income	76,960	89,299
Less: Net operating income of non-same store properties and elimination of non-property specific operations	(10,341)	(24,165)
Same store net operating income	\$ 66,619	\$ 65,134

BRANDYWINE REALTY TRUST
SAME STORE OPERATIONS – SIX MONTHS
(unaudited and in thousands)

Of the 118 properties owned by the Company as of June 30, 2016, a total of 105 properties ("Same Store Properties") containing an aggregate of 15.6 million net rentable square feet were owned for the entire six-month periods ended June 30, 2016 and 2015. Average occupancy for the Same Store Properties was 91.9% during 2016 and 90.6% during 2015. The following table sets forth revenue and expense information for the Same Store Properties:

	Six Months Ended June 30,	
	2016	2015
Revenue		
Rents	\$ 188,882	\$ 183,484
Tenant reimbursements	31,059	29,330
Termination fees	213	1,319
Other	1,018	2,110
Total revenue	<u>221,172</u>	<u>216,243</u>
Operating expenses		
Property operating expenses	68,800	67,470
Real estate taxes	19,055	18,577
Net operating income	<u>\$ 133,317</u>	<u>\$ 130,196</u>
Net operating income - percentage change over prior year	2.4%	
Net operating income, excluding net termination fees & other	<u>\$ 132,086</u>	<u>\$ 127,358</u>
Net operating income, excluding net termination fees & other - percentage change over prior year	3.7%	
Net operating income	\$ 133,317	\$ 130,196
Straight line rents	(11,115)	(9,725)
Above/below market rent amortization	(1,419)	(1,819)
Non-cash ground rent	44	44
Cash - Net operating income	<u>\$ 120,827</u>	<u>\$ 118,696</u>
Cash - Net operating income - percentage change over prior year	1.8%	
Cash - Net operating income, excluding net termination fees & other	<u>\$ 119,245</u>	<u>\$ 115,858</u>
Cash - Net operating income, excluding net termination fees & other - percentage change over prior year	2.9%	
Six Months Ended June 30,		
	2016	2015
Net income:	\$ 44,987	\$ 11,652
Add/(deduct):		
Interest income	(679)	(1,063)
Interest expense	43,520	56,071
Interest expense - amortization of deferred financing costs	1,418	2,367
Interest expense - financing obligation	523	610
Equity in loss of real estate ventures	2,069	742
Net gain on real estate venture transactions	(9,057)	-
Net gain on disposition of real estate	(114,729)	(10,590)
Net gain from remeasurement of investments in real estate ventures	-	(758)
Loss on early extinguishment of debt	66,590	-
Depreciation and amortization	95,780	102,041
General & administrative expenses	15,196	15,427
Provision for impairment	13,069	2,508
Consolidated net operating income	158,687	179,007
Less: Net operating income of non-same store properties and elimination of non-property specific operations	(25,370)	(48,811)
Same store net operating income	<u>\$ 133,317</u>	<u>\$ 130,196</u>