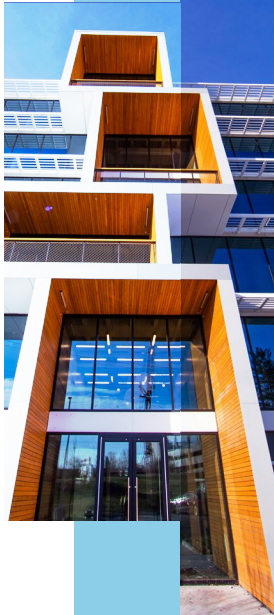
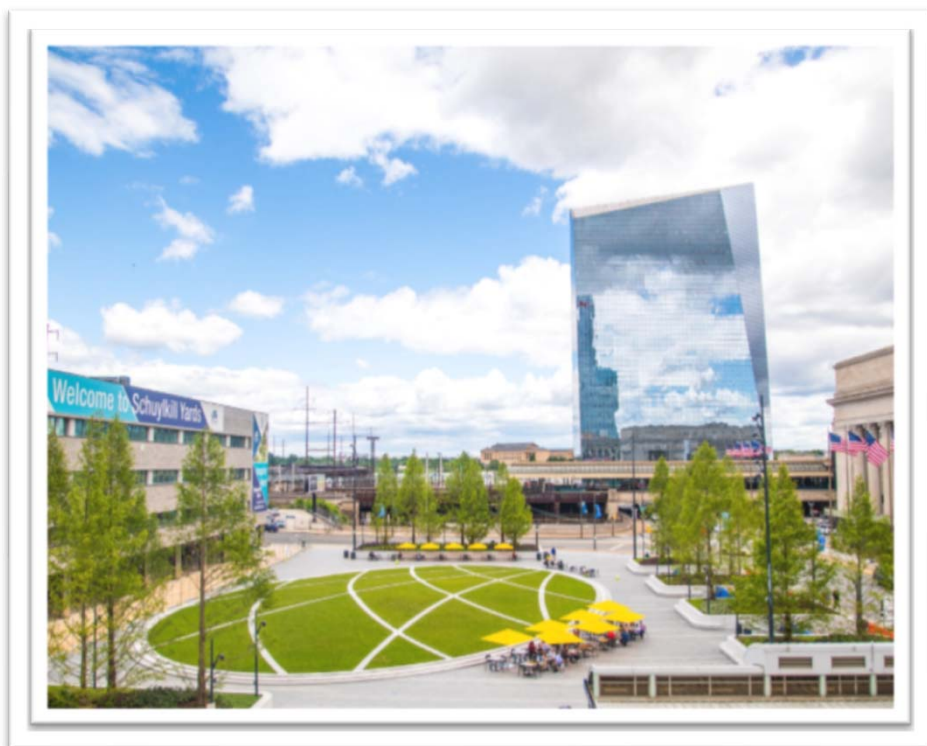


SUPPLEMENTAL INFORMATION PACKAGE



2019
SECOND
QUARTER





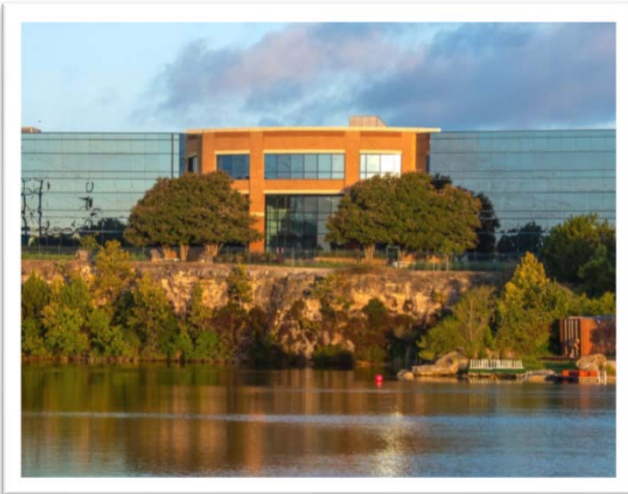
Above: Drexel Square, Philadelphia, PA

Cover (from L to R): 650 Park Avenue, King of Prussia, PA; 1676 International Drive, Metro D.C.; 500 North Gulph Road, King of Prussia, PA; 4040 Wilson, Metro D.C.; Drexel Square, Philadelphia, PA; 405 Colorado Street, Austin, Texas

Table of Contents

	Page
Executive Summary	4
2019 Business Plan Trend Line	5
Investor Day 2018 - 2021 Forward Guidance Ranges	6
2019 Business Plan Highlights	7
Sources and Uses of Cash and Cash Equivalents	8
Regional Property Overviews	9
Net Operating Income Composition	12
Development Activity	13
Land Inventory	16
Property Activity	17
Leasing Activity	18
Lease Expiration Analysis	20
Top Twenty Tenants	22
Portfolio Tenant Mix	23
Income Statements	24
Same Store Net Operating Income Comparison	25
EBITDA and EBITDA Coverage Ratios	27
Funds from Operations and Cash Available for Distribution	28
Balance Sheets and Related Information	30
Debt Schedules	33
Unconsolidated Real Estate Ventures	38
Analyst and Company Information	41
Disclaimers and Other Information	42

Transaction Highlights



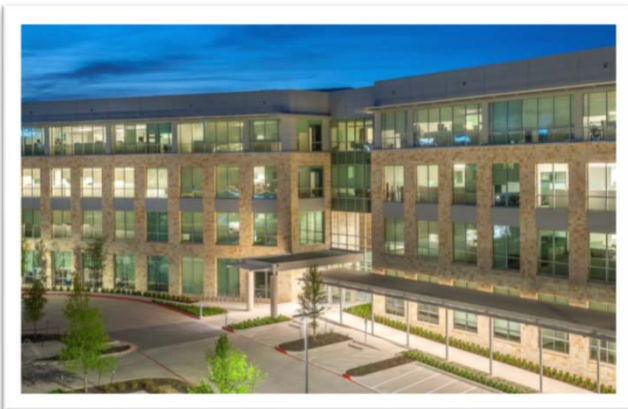
Quarry Lake II | Austin, TX



650 Park Avenue | King of Prussia, PA



Drexel Square at Schuylkill Yards | Philadelphia, PA



Four Points | Austin, TX

Joint Venture Financing

- On March 29, 2019, Rockpoint Venture, located in Northern Virginia, closed on a \$134.1 million first mortgage financing secured by four properties within the venture. On April 11, 2019, Rockpoint Venture closed on an additional \$115.3 million first mortgage financing secured by the remaining four properties within the venture. In April 2019, we received an aggregate \$30.5 million for our share of the cash proceeds from both financings.

Development

- 650 Park Avenue, a 54,000 square foot office building located in King of Prussia, Pennsylvania, has been removed from our core portfolio and is scheduled to be demolished during Q3 2019. We anticipate the construction of a new office building, containing approximately 100,000 square feet.

Schuylkill Yards Development

- On June 10, 2019, Drexel Square, a 1.3-acre community park located at the corner of 30th and Market Street was opened to the public. The \$14.3 million park marks the completion of the first project at the Schuylkill Yards Development Site.
- During Q2 2019, we received zoning approval from the City of Philadelphia for Schuylkill Yards that allows us to develop our 5.1 million square foot mixed-use site.

Leasing Highlights

	Q2 2019	Q1 2019
Quarter end occupancy	93.0%	92.1%
Current projected / Prior year end occupancy	94-95%	94-95%
Leased as of July 9, 2019 / April 19, 2019	95.9%	95.2%
Leases executed in quarter (sq ft)	651,292	930,390
New leases commenced (sq ft)	139,885	232,901
Expansions commenced (sq ft)	80,323	172,024
Leases renewed (sq ft)	<u>95,926</u>	<u>412,123</u>
Total lease activity (sq ft)	316,134	817,048
Early lease renewals (sq ft)	157,234	461,482
Forward lease commencements (sq ft):		
Q3 2019	222,438	
Q4 2019	149,296	
2020	<u>110,104</u>	
Total square feet of forward lease commencements:	481,838	



Key Operating Metrics

	Q2 2019	YTD 2019	7/9/2019 Business Plan
Same Store NOI Growth			
GAAP	-1.7%	-1.0%	0.0% - 2.0%
Cash	1.6%	2.7%	1.0% - 3.0%
Rental Rate Mark to Market (a)			
New Leases/expansions			
GAAP	16.1%	14.5%	
Cash	8.7%	9.1%	
Renewals			
GAAP	9.7%	13.9%	
Cash	8.4%	3.5%	
Combined			
GAAP	12.1%	14.0%	11.0% - 12.0%
Cash	8.5%	4.8%	4.0% - 5.0%
Average Lease Term (yrs)	5.6	7.2	7.4
Leasing Capital as a % of Lease Revenue	13.7%	13.6%	14.0%
Tenant Retention	100%	72%	65%

(a) Calculations based on revenue maintaining leasing activity. See definition on page 43.

Financial Highlights

	Q2 2019	Q1 2019	YTD 2019
Net income (loss) to common shareholders	\$6,112	\$4,404	\$10,516
Per diluted share	\$0.03	\$0.02	\$0.06
Common share distributions paid	\$0.19	\$0.19	\$0.38
Funds From Operations (FFO)	\$62,215	\$60,076	\$122,291
Per diluted share	\$0.35	\$0.34	\$0.69
FFO - excl. capital market, transactional items and other	\$60,689	\$59,075	\$119,764
Per diluted share	\$0.34	\$0.33	\$0.67
FFO payout ratio - excl. capital market, trans. items and other	55.9%	57.6%	56.7%
Cash Available for Distribution (CAD)	\$44,591	\$47,442	\$92,033
CAD payout ratio (Distributions paid / CAD)	75.7%	70.9%	73.2%

Balance Sheet Highlights

	Q2 2019	Q1 2019	Q4 2018
Net debt to total gross assets	42.0%	42.0%	40.9%
Ratio of net debt to annualized quarterly EBITDA	6.6	6.5	6.0
Cash on hand	\$31,573	\$14,449	\$22,842

Business Plan Component	2019 Business Plan as of		
	7/9/2019	4/19/2019	10/10/2018
Speculative Revenue	\$32.0 MM	\$32.0 MM	\$31.0 MM
Executed	99%	92%	65%
Projected Tenant Retention (SF)	65%	61%	57%
Same Store NOI Increase			
• GAAP	0.0% - 2.0%	0.0% - 2.0%	0.0% - 2.0%
• Cash	1.0% - 3.0%	1.0% - 3.0%	1.0% - 3.0%
Capital as a % of lease revenue	14.0%	14.0%	14.0%
Average Lease Term	7.4 years	7.3 years	7.3 years
Net Income Attributable to Common Shareholders	\$0.17 - \$0.21	\$0.18 - \$0.24	\$0.36 - \$0.46
Funds from Operations, excluding capital market, transactional items and other	\$1.40 - \$1.44	\$1.39 - \$1.45	\$1.37 - \$1.47
Cash Available for Distribution Payout Ratio Annualized	70% - 64%	70% - 64%	70% - 64%
Rental Rate Increase / (Decline)			
	<u>Combined</u>	<u>Combined</u>	<u>Combined</u>
• GAAP	11.0% - 12.0%	9.0% - 11.0%	8.0% - 10.0%
• Cash	4.0% - 5.0%	2.0% - 4.0%	2.0% - 4.0%
Year-end SS Occupancy	94-95%	94-95%	94-95%
Year-end Core Occupancy	94-95%	94-95%	94-95%
Year-end Core Leased	95-96%	95-96%	95-96%
Bank Financing/Preferred Shares	None Incorporated	None Incorporated	None Incorporated
Unsecured Financing/Liability Management	None Incorporated	None Incorporated	None Incorporated
Equity Issuance/Share Repurchase Program	Repurchased and retired 550,000 common shares for \$7.1 MM	Repurchased and retired 550,000 common shares for \$7.1 MM	None Incorporated
Dispositions (excluding land)	None Incorporated	None Incorporated	None Incorporated
Acquisitions (excluding land)	None Incorporated	None Incorporated	None Incorporated
Development Start	\$114.0 MM (1)	\$114.0 MM (1)	\$50.0 MM - \$110.0 MM

(1) Commenced development at 405 Colorado St., in Austin, Texas, during Q1 2019. Expected total project cost is \$114.0 million.

	2018 - 2021	2019 Business Plan
Operations		
<ul style="list-style-type: none"> ■ Leased ■ Annual Same Store Cash NOI Growth ■ Capital Costs as a % of Lease Revenues ■ Complete Exit of New Jersey, Delaware & Suburban Maryland 	<p>95-96%</p> <p>2-5%</p> <p>10-15%</p> <p>Ongoing</p>	<p>95-96%</p> <p>1-3%</p> <p>13-15%</p>
Balance Sheet		
<ul style="list-style-type: none"> ■ Debt/EBITDA by Q4 ■ Debt/GAV by Q4 ■ Reduce Current JV Net Investment (based on debt attribution as of Q1 2017) ■ AFFO Annual Growth Rate 	<p>6.0x by 4Q18 (achieved)</p> <p>Low 30%</p> <p>40-50%</p> <p>5-7%</p>	<p>6.0x-6.3x</p> <p>39-41%</p> <p>55% cumulative reduction (a)</p> <p>6.5% (b)</p>
Development		
<ul style="list-style-type: none"> ■ Discipline Development Pipeline: Deploy Land into Projects to Create Value ■ Match Fund Development with Additional Sales ■ Land Bank as of Investor Day (Q1 2017) (c) 	<p>3 Project Starts (d)</p> <p>Ongoing; 2018 development spend pre-funded with 2017 asset sales</p> <p>Monetize 50% (\$76 million) (achieved)</p>	<p>1 Project Start</p> <p>Cumulative \$79 million (52%) sold, under agreement to sell or contributed to development start</p>

(a) Includes debt placed on Rockpoint JV during Q1 2019.

(b) Represents the combined 2018 actual growth rate (11%) and the 2019 business plan growth rate (2%).

(c) Land inventory, as a percentage of Total Assets, decreased from 3.7% as of April 1, 2017 to 3.2% as of June 30, 2019.

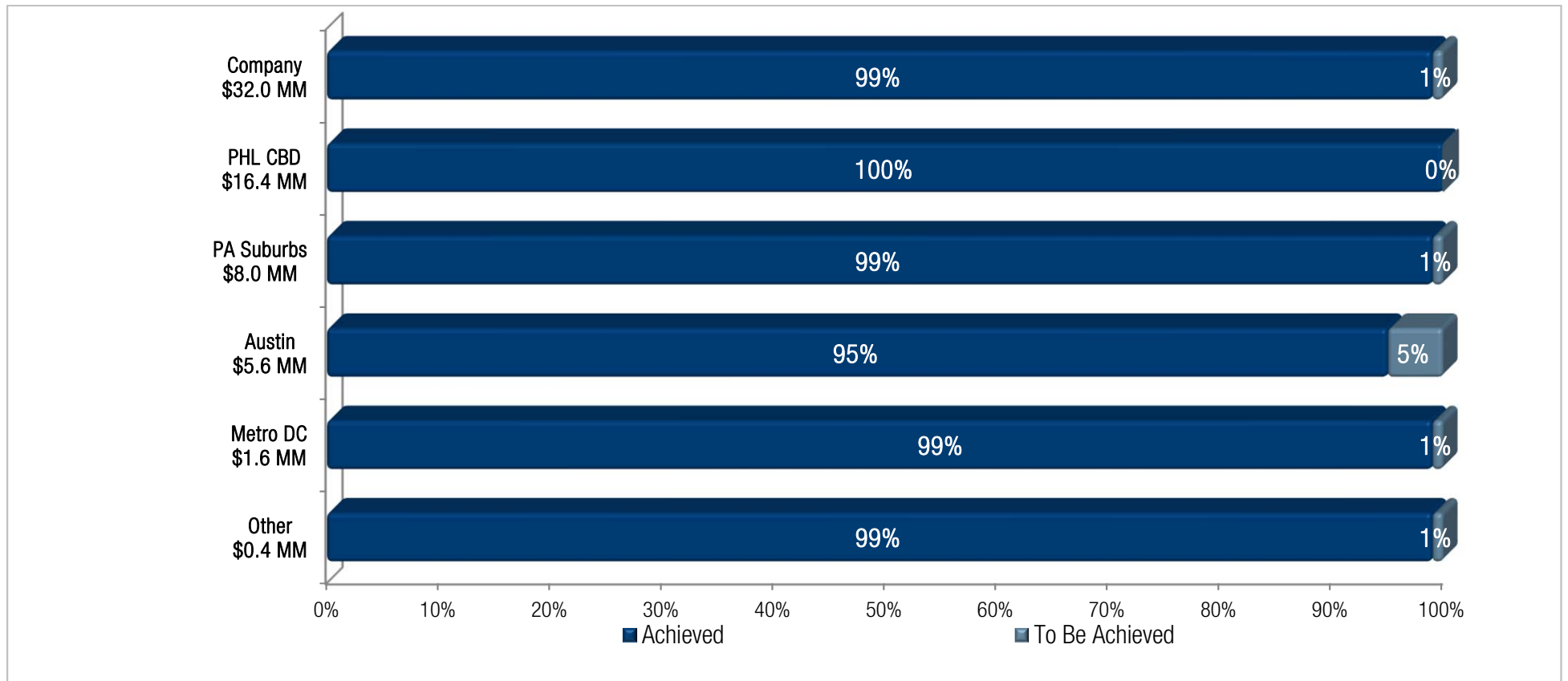
(d) Project starts to date include Four Points Building 3 and 405 Colorado Street.

2019 Speculative Leasing (Wholly Owned)

Square Feet	Targeted	Executed	Remaining
Renewals	856,000	838,000	18,000
New Leasing	892,000	795,000	97,000
Total	1,748,000	1,633,000	115,000

Revenue (\$MM)	Targeted	Executed	Remaining
Renewals	\$ 20.0	\$ 19.9	\$ 0.1
New Leasing	12.0	11.8	0.2
Total	\$ 32.0	\$ 31.7	\$ 0.3

2019 Speculative Revenue By Region



Sources and Uses of Cash	Q2 2019	Q1 2019	Q4 2018	Q3 2018	Q2 2018	Q1 2018
Cash and cash equiv. and restricted cash as of Beg. of Quarter	\$ 14,803	\$ 23,211	\$ 71,185	\$ 109,167	\$ 201,648	203,442
Cash flows from operating activities after debt service	67,691	17,766	74,058	57,006	58,833	38,698
Disposition of properties	237	5,545	324,712	-	1,850	57,874
Acquisition of properties/leasehold interests	-	-	(288,373)	-	(15,294)	(24,946)
Issuance of mortgage note receivable	-	-	-	-	(44,430)	-
Revenue maintaining capital expenditures	(15,343)	(10,744)	(14,355)	(8,923)	(13,204)	(12,285)
Revenue creating capital expenditures	(10,535)	(10,429)	(13,344)	(6,201)	(5,376)	(7,733)
Development capital expenditures	(28,169)	(29,422)	(45,726)	(45,378)	(34,415)	(21,816)
Investment in unconsolidated real estate ventures	-	(182)	(262)	(385)	-	(261)
Cash distributions from unconsolidated real estate ventures	(35,668)	1,851	1,425	2,650	500	1,951
Other cash flows from investing activities	71,927	2,038	746	281	(6,080)	1,045
Cash flows from investing activities	(17,551)	(41,343)	(35,177)	(57,956)	(116,449)	(6,171)
Distributions paid to shareholders and holders of noncontrolling interest	(33,751)	(33,271)	(32,539)	(32,550)	(32,490)	(32,439)
Proceeds from borrowings	62,500	198,000	455,500	-	-	-
Debt repayments	(61,390)	(131,871)	(480,208)	(1,836)	(1,819)	(1,317)
Proceeds from issuance of common shares	-	-	-	-	-	416
Repurchase and retirement of common shares	-	(17,282)	(21,841)	-	-	-
Redemption of limited partnership units	(16)	-	(7,043)	-	-	-
Other cash flows from financing activities	(306)	(407)	(724)	(2,646)	(556)	(981)
Cash flows from financing activities	(32,963)	15,169	(86,855)	(37,032)	(34,865)	(34,321)
Cash and cash equiv. and restricted cash as of End of Quarter	\$ 31,980	\$ 14,803	\$ 23,211	\$ 71,185	\$ 109,167	201,648

Regional Property Overview *(unaudited, in thousands, except square footage)*

Region	# of Wholly Owned Properties	Square Feet		% Occupied	% Leased (1)	Remaining Expirations		Net Operating Income at 6/30/2019			
		Total	% of Total			2019	2020	Q2 2019	% of Total	YTD 2019	% of Total
Philadelphia CBD	12	6,307,802	37.3%	93.1%	97.0%	66,006	342,363	\$ 35,494	43.0%	\$ 71,026	43.0%
Market Street West	6	4,686,362	27.7%	93.2%	97.4%	48,440	280,039	22,222	26.9%	44,504	26.9%
University City	4	1,605,562	9.5%	92.8%	95.8%	17,566	59,186	11,777	14.3%	23,421	14.2%
Other	2	15,878	0.1%	70.4%	76.1%	-	3,138	1,495	1.8%	3,101	1.9%
Pennsylvania Suburbs	43	4,805,799	28.4%	91.8%	95.1%	66,795	525,952	22,071	26.6%	44,031	26.6%
Crescent Markets											
Radnor	11	1,738,383	10.3%	89.7%	96.0%	31,134	131,372	8,754	10.6%	17,154	10.4%
Plymouth Meeting	7	846,351	5.0%	88.7%	89.7%	13,203	207,821	3,582	4.3%	7,295	4.4%
Conshohocken	4	473,759	2.8%	98.7%	98.8%	-	26,119	2,609	3.2%	5,008	3.0%
Total Crescent Markets	22	3,058,493	18.1%	90.8%	94.7%	44,337	365,312	14,945	18.1%	29,457	17.8%
King of Prussia	11	921,018	5.4%	95.6%	99.2%	6,249	38,033	3,931	4.8%	8,115	4.9%
Other Suburban Markets	10	826,288	4.9%	91.3%	92.0%	16,209	122,607	3,195	3.9%	6,459	3.9%
Austin, Texas	21	2,967,410	17.5%	96.4%	98.3%	69,929	436,869	15,742	19.1%	31,149	18.8%
Metropolitan Washington, D.C.	9	1,677,889	9.9%	94.4%	95.3%	344,401	122,392	7,040	8.5%	14,173	8.6%
Northern Virginia	5	1,084,282	6.4%	96.6%	97.5%	342,610	84,346	4,994	6.0%	10,152	6.1%
Maryland	4	593,607	3.5%	90.2%	91.3%	1,791	38,046	2,046	2.5%	4,021	2.4%
Subtotal	85	15,758,900	93.1%	93.4%	96.5%	547,131	1,427,576	80,347	97.2%	160,379	97.0%
Other	7	620,361	3.7%	81.3%	81.7%	8,895	132,415	1,285	1.6%	2,526	1.5%
Subtotal - Core Portfolio	92	16,379,261	96.8%	93.0%	95.9%	556,026	1,559,991	81,632	98.8%	162,905	98.5%
+ Development/Redevelopment (2)	4	542,758	3.2%	33.1%	65.0%	-	-	988	1.2%	2,418	1.5%
Total	96	16,922,019	100.0%			556,026	1,559,991	\$ 82,620	100.0%	\$ 165,323	100.0%

(1) Includes leases entered into through July 9, 2019 that will commence subsequent to the end of the current period.

(2) Comprised of 426 W. Lancaster Avenue in Devon, Pennsylvania (Redev), The Bulletin Building in Philadelphia, Pennsylvania (Redev), the Lift Parking in Philadelphia, Pennsylvania (Redev) and 405 Colorado Street in Austin, Texas (Dev).



(From L to R): Four Points; River Place; Barton Skyway

Highlights

- The Austin Business-Cycle Index (a collection of employment and payroll indicators released by the Dallas FED) expanded by 7.4% in Q2 2019, above the long-term growth average of 6.0% over the last five years, signaling a continued ramp up of the Austin economy for 2019.
- Marcus & Millichap forecasts that the Austin metro's population growth in 2019 will surpass 50,000 for the ninth year in a row, with more than 13,000 of that number being millennials.
- Net technology employment grew by 3.5% in 2018, adding over 5,200 tech jobs in the Austin area, contributing \$41.3 billion to the Austin area economy, or 26.2% of the total GDP.
- For the third year in a row, Austin tops U.S. News and World Report's ranking of the best place to live in the United States, with quality of life the single biggest factor measured in the ranking.
- According to the Wall Street Journal, Austin is the hottest labor market in the country with an unemployment rate of just over 2.5% in April 2019, well below the state average of 3.7% and the national average of 3.6%.
- Austin ranked #1 in percentage growth of housing units since 2010 (19%), supporting 150 people moving into the MSA per day.
- Apple Inc. unveiled plans in December 2018 for a \$1B second corporate campus in northwest Austin; plans call for a 1M SF facility that will eventually employ 15K people.
- Google has signed a new lease for over 750K SF in the Austin CBD.
- Samsung is expanding its massive Northeast Austin campus, yet again. Since 1997, Samsung has invested more than \$17B in the only chip plant they operate outside of South Korea.
- Savills Studley has named Austin as the best tech city in the world.

CLASS A OFFICE MARKET

- 51M SF
- Absorption of 1.1M SF for 2019 YTD
- 6.2% asking rent growth last 12 months
- Over last 5 years, the market added over 8.4M SF of office space and increased occupancy by over 320 basis points to 91%

Philadelphia Marketplace; Upward Trajectory Accelerates

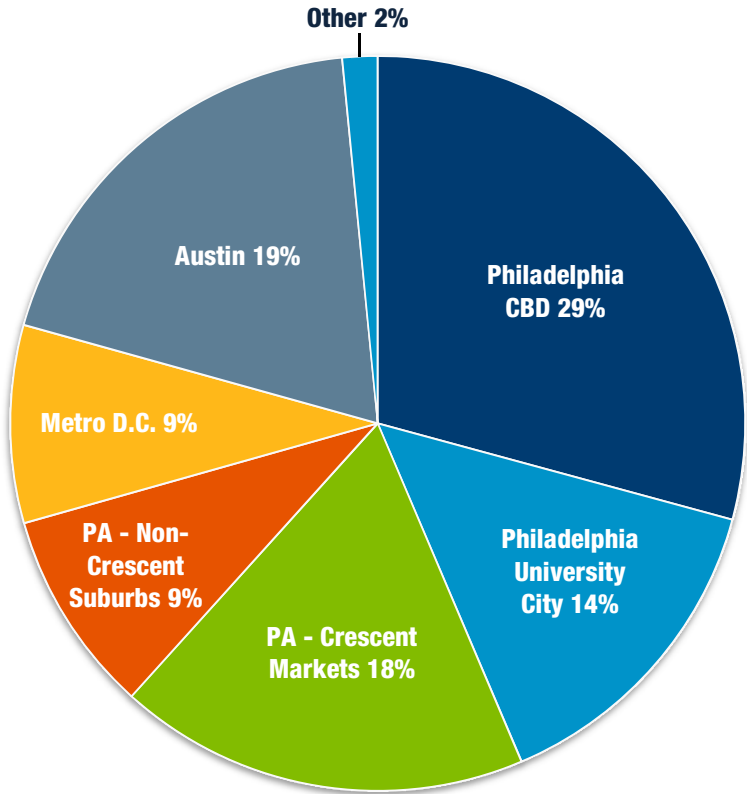


Highlights

- Philadelphia MSA continues growth in Q2 2019, adding 35,600 jobs over the past 12 months and 130,000 in the region since 2008, adding jobs at a faster rate than the national average for the second consecutive year
- #1 growth rate of highly educated population among 25 largest metro areas over past 10 years
- 100 colleges and universities graduating 90,000 students per year, including the 6th greatest number of students graduating with STEM degrees in the country
- 54% of recent graduates remain in Philadelphia; with millennials making up 45% of CBD population
- 9th lowest vacancy rates among top 25 largest MSA, down 60 bps year-over-year
- CBD Class A asking rents up 4.4% over last year; 10.1% since 2015
- 1Q19 CBD trophy vacancy was 5.0%
- 1.7 million square feet of inbound tenants from other markets and overseas to the CBD since 2015
- One of the nation's top 10 regions for venture activity, with approximately \$1.4 billion in venture capital invested in the region in 2018 across 194 deals
- Growing Life Sciences sector represents 800+ companies and 50,000 employees in the region
- Institutions in Philadelphia's University City receive 42% of Pennsylvania's NIH funding
- SEPTA, the nation's 6th largest public transit system, is planning a multi-billion dollar capital program to rebuild and modernize large portions of rail infrastructure with high-capacity services
- In Q2 2019, Philadelphia's mayor became the first U.S. mayor elected to the Organization of World Heritage Cities' Board of Directors

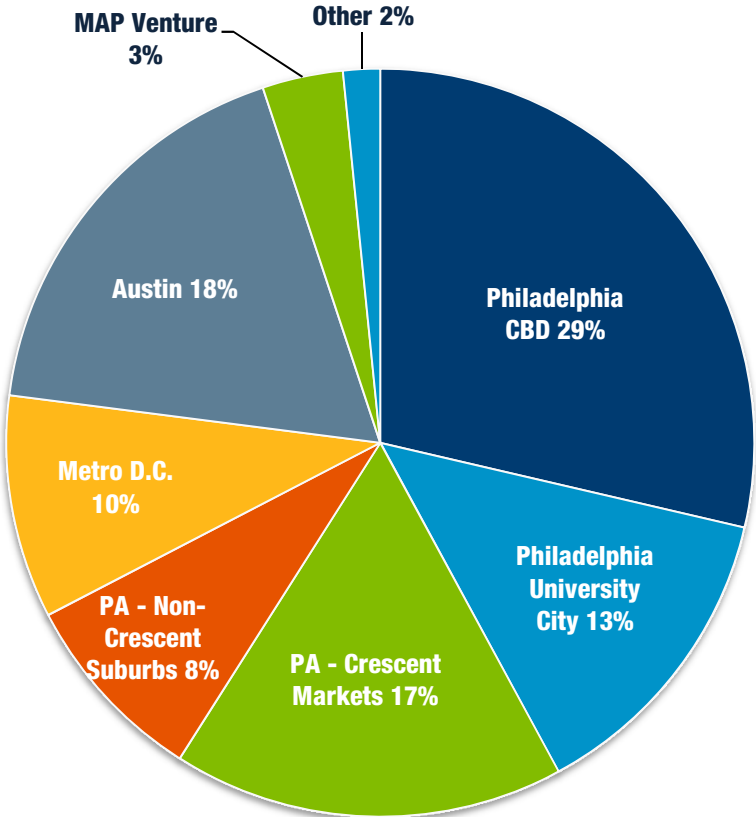
YTD NOI - Wholly Owned (a)

- Total Core Portfolio NOI: \$162.9 MM
- 89.0% of NOI from our Core Markets (b)



YTD NOI - Including JV's

- Total NOI: \$174.2 MM
- 87.0% of NOI from our Core Markets (b)



(a) Chart reflects net operating income from wholly owned properties and excludes properties held for sale.

(b) Consists of Philadelphia CBD & University City, PA Crescent, Metro D.C., and Austin markets and excludes properties held for sale.

Development (% owned)	Location	Type	Completion Date	Stabilization Date	Square Feet	Total Project Costs (a)	Equity Capitalization (b)	Debt Financing	Amount funded at 06/30/2019	Remaining to be funded at 06/30/2019	Projected Cash Yield	Leased % @ July 9, 2019
Wholly Owned												
The Bulletin Building	Philadelphia CBD	Office	Q2 2020	Q1 2021	283,000	\$ 84,800 (c)	\$ 84,800	-	\$ 50,400	\$ 34,400	9.3%	100.0%
405 Colorado Street	Austin, TX	Office	Q4 2020	Q2 2021	204,000	114,000 (d)	114,000	-	13,300	100,700	8.5%	35.0%
426 W. Lancaster Avenue	Devon, PA	Office	Q1 2019 (e)	Q1 2020 (e)	56,000	14,900 (e)	14,900	-	11,600	3,300	9.5%	0.0%
Total/Weighted Average					543,000	\$ 213,700	\$ 213,700		\$ 75,300	\$ 138,400	8.9%	65.0%

Real Estate Venture

4040 Wilson (50%)	Arlington, VA	Mixed-use	Q1 2020	Q2/Q3 2021	(f)	224,800	74,800	150,000	165,100	59,700	6.2%	(f)
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(a) - Total project costs for redevelopment projects include existing property basis.

(b) - We intend to fund our remaining wholly-owned development costs through existing cash balances and/or our line of credit.

(c) - Total project costs include \$37.8 million of building basis, representing the acquisition cost.

(d) - Total project costs includes \$2.1 million of existing property basis through a ground lease. Project includes 520 parking spaces.

(e) - Taken out of service during Q3 2017. Total project costs include \$4.9 million of existing property basis. The remaining amount to be funded primarily represents tenant improvement costs.

(f) - Mixed use building with 189,000 square feet of office, 250 apartment units and 36,000 square feet of retail. The equity component of \$74.8 million has been fully funded (\$37.4 million from each partner). Target stabilization for office and residential is Q2 2021 and Q3 2021, respectively. As of July 9, 2019, the office and retail components were 62% preleased.

4040 Wilson Development (50/50 Real Estate Venture)



Design Overview

- A 22-level premier mixed-use development featuring 189,000 SF of office space (levels 2-10), 250 apartment units (levels 11-22) and 36,000 SF of retail
- Five levels of below grade parking containing 498 stalls
- Amenities include a rooftop pool and lounge for the apartment units, a rooftop conference center and lounge for office tenants and separate lobbies and elevators for the office and apartments

Project Schedule

- JV Formation Date Q3 2013
- Construction Commencement Q4 2017
- Substantial Completion Q1 2020
- Target Stabilization - Office Q2 2021
- Target Stabilization - Residential Q3 2021
- Pre-leased 62.0% of the office and retail space

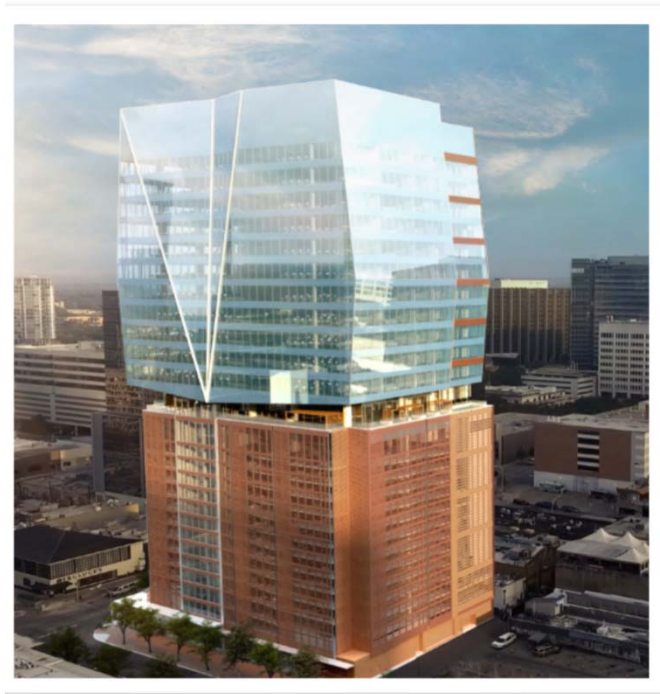
Project Description

- Located in the Ballston submarket of Arlington, Virginia
- Tenants include AvalonBay Communities for 82,000 SF of office and VIDA Fitness for 35,000 SF of retail
- The Shooshan Company will manage the development, property management and leasing and Brandywine will serve as the asset manager

Financial Highlights

- 50/50 real estate venture with the Shooshan Company
- Total development costs of \$224.8 MM (\$560 PSF)
- Secured construction financing of \$150.0 MM at LIBOR + 2.75%, of which \$85.8 MM was funded at June 30, 2019
- Equity component of \$74.8 MM is fully funded (\$37.4 MM from each partner)
- Projected stabilized cash yield of 6.2% (6.7% office / 5.5% apartments)

405 Colorado Street Development (Wholly Owned)



Design Overview

- A ten-story 204K SF office development above a sky lobby and a 520-space above ground parking structure with a total height of 356 feet.
- Austin CBD location at 4th and Colorado

Project Schedule

- Construction Commencement Q1 2019
- Substantial Completion Q4 2020
- Target Stabilization Q2 2021

Financial Highlights

- Total development costs: \$114 MM (\$559 PSF)
- Projected stabilization yield: 8.5%

Schuylkill Yards Development - Philadelphia, PA



Overview

- Brandywine is the master developer of Schuylkill Yards, a multi-phase, mixed-use 14 acre/ 5.1 million square foot development of office, residential, life science, research and academic facilities, retail and hospitality, in the University City section of Philadelphia.
- Adjacent to the nation's 3rd busiest rail station, Schuylkill Yards will be one of the preeminent mixed-use and transit-rich developments in the United States and feature 6.5 acres of public space including a 1.3 acre public square located directly across 30th Street Station: a shared street esplanade along JFK Boulevard and 1.5 miles of streetscapes to create a new pedestrian-friendly urban infrastructure.
- Phase I of new construction will contain two mixed-use buildings. The west tower will contain 200,000 sf. of office, structured parking, 326 apartment units and ground-floor retail. The east tower will consist of approximately 500,000 sf. of office, 275,000 sf. of life science and retail space.

Project Status

- On October 13, 2017, acquired The Bulletin Building for \$37.8 million and commenced a \$47.0 million redevelopment. The office component is currently 100% leased to Spark Therapeutics as office/life science space.
- We have acquired the leasehold interests in two parcels of land which are designated for the development of two buildings, aggregating approximately 1.3 million square feet. This development represents Phase I. We paid \$35 per FAR (\$45.1 million) and have commenced site plan investigation activities.
- Costs of future developments will be funded through a combination of existing cash balances, equity and debt capital raised through one or more joint venture formations.
- Project is located within a federal opportunity zone which provides incentives for additional equity capital sources.
- During Q2 2019, we received zoning approval from the City of Philadelphia for Schuylkill Yards that allows us to develop our 5.1 million square foot mixed-use site.
- On June 10, 2019, Drexel Square, a 1.3-acre park located at the corner of 30th and Market Street was opened to the public.

Broadmoor Redevelopment - Austin, TX



Overview

- Broadmoor Austin is a mixed-use, 66 acre transit-oriented community with an extraordinary existing amenity base at the nearby Domain – Austin's "2nd Downtown." Broadmoor will be an active part of Austin's dynamic technology hub, and is still home to approximately 800,000 square feet for IBM.
- Consisting of almost 16 city blocks, Broadmoor sits at the population center of Greater Austin, and near the crossroads of three major highways. The area is served by multi-modal transportation options including train service, "MetroRail," and a bus line that provides connection with the CBD and many other Austin neighborhoods.
- The project will offer over 10+ acres of park space, and access to more than 23 miles of existing and planned jogging trails and bike routes.

Project Status

- We have received our required government and third-party approvals for campus-wide redevelopment which includes our master plan and related zoning.
- Project will include mixed uses including office, multifamily, hotels, retail and a new MetroRail stop.
- Costs of future developments will be funded through a combination of existing cash balances or equity and debt capital raised through one or more joint venture formations.
- Development planning is currently underway on a 350,000 square foot office building with an anticipated marketing launch in Q3 2019.
- Development planning is also underway on two multifamily/retail projects. The financial structure of these undertakings is currently being evaluated, with options ranging from a ground sale, ground lease, and a co-development joint venture structure.

	Acres	Estimated Development Square Feet
Active/Pre-Development Projects		
Philadelphia CBD (a) (b)	57.3	5,700,000
Pennsylvania Suburbs	13.9	385,000
Metropolitan Washington, D.C.	0.8	245,000
Austin, Texas (c)	74.7	6,425,000
Total Active/Pre-Development Projects	146.7	12,755,000
Reposition/Sale Sites		
Pennsylvania Suburbs	20.0	146,000
Austin, Texas	3.3	10,000
Other	86.8	1,049,000
Total Reposition/Sale Sites	110.1	1,205,000
Total Land Held for Development	256.8	13,960,000
Total Estimated Development Square Feet		15,034,000 (d)
Total Land Inventory (in thousands):		
Land Held for Development and Prepaid Leasehold Interests in Land Held for Development, net (a)		\$ 129,014
Basis Per Square Foot		\$ 19 (e)
Percentage of Total Assets including Prepaid Leasehold Interests		3.2%

(a) Includes two parcels containing 1.8 acres and approximately 1.1 million square feet of development taken down through leasehold interests via ground leases at 3001-3003 and 3025 JFK Boulevard in Philadelphia as part of the Schuylkill Yards Master Development.

(b) Includes 5.5 acres and approximately 4.0 million square feet of estimated development remaining under the Master Development Agreement for Schuylkill Yards and an option for 50.0 acres containing approximately 600,000 square feet.

(c) Broadmoor Austin Campus received zoning approval for 6.1 million square feet of development and our cost basis is approximately \$1 per FAR, with potential to increase density by an additional 5.0 million square feet.

(d) The Company has the ability to develop an additional 1,074,000 square feet representing the future development site at 2100 Market Street in Philadelphia, Pennsylvania (488,000 mixed-use square feet) which is not included in Land Held for Development, as the site is currently an operational parking lot, and approximately 586,000 square feet of estimated development related to our unconsolidated real estate ventures with JBG.

(e) Assumes 5.1 million square feet for Schuylkill Yards at \$35.00 per FAR, which escalates after 2020.

	Location	Type	Event Date	Square Feet/Acres/Units	Purchase/Sales Price	Occupancy % @ Event Date
2018 PROPERTY ACTIVITY						
OFFICE ACQUISITION						
Quarry Lake II	Austin, TX	Office Building	12/19/2018	120,559	\$ 39,500	100.0%
DRA Austin (acquired remaining 50%)	Austin, TX	Twelve Office Buildings	12/11/2018	1,570,123	537,000	93.9%
Four Tower Bridge (acquired remaining 35%)	Conshohocken, PA	Office Building	01/05/2018	86,021	(a)	97.6%
Total office acquisitions				1,776,703	\$ 576,500	
LAND ACQUISITION						
3025 JFK Boulevard (b)	Philadelphia, PA	Leasehold interest	06/29/2018	1.0 acres	\$ 20,600	
3001-3003 JFK Boulevard	Philadelphia, PA	Leasehold interest	03/22/2018	1.0 acres	24,600	
Total land acquisitions				2.0 acres	\$ 45,200	
OFFICE DISPOSITION						
Rockpoint Portfolio (represents 85% of sales price) (c)	Herndon, VA	Eight Office Buildings	12/20/2018	1,293,197	\$ 265,200	85.6%
20 East Clementon Road	Gibbsboro, NJ	Office Building	06/21/2018	38,260	2,000	93.7%
Total office dispositions				1,331,457	\$ 267,200	
LAND DISPOSITION						
Garza Ranch - Office (d)	Austin, TX	Land	03/16/2018	6.6 acres	\$ 14,600	
Westpark Land	Durham, NC	Land	01/10/2018	13.1 acres	500	
Total land dispositions				19.7 acres	\$ 15,100	
OTHER DISPOSITIONS						
Station Square (50% of \$107.0 million of assets) (e)	Silver Spring, MD	Real Estate Venture - Three Office Bldgs	12/28/2018	510,202	\$ 53,500	78.8%
Subaru National Service Training Center (f)	Camden, NJ	Mixed-Use Building	12/21/2018	83,000	45,300	100.0%
evo at Cira Centre South Venture (50% of \$197.5 million of assets) (g)	Philadelphia, PA	Real Estate Venture - Residential Tower	01/10/2018	345 units	98,800	94.6%
Seven Tower Bridge Venture (exchanged our 20% interest)	Conshohocken, PA	Real Estate Venture - Land	01/05/2018	3.0 acres	(a)	
Total other dispositions					\$ 197,600	
Total Acquisitions (including land)					\$ 621,700	
Total Dispositions (including land)					\$ 479,900	
Net Disposition Activity					\$ (141,800)	

- (a) On January 5, 2018, exchanged our 20% interest in Seven Tower Bridge, a real estate venture which owns an undeveloped land parcel in Conshohocken, Pennsylvania encumbered by \$14.6 million of debt (our share was \$2.9 million), for the remaining 35% interest in Four Tower Bridge, a real estate venture which owns an office property containing 86,021 square feet in Conshohocken, Pennsylvania encumbered by \$9.7 million of debt (our 65% share prior the exchange was \$6.3 million). The gain on the transaction was \$11.6 million.
- (b) The purchase price of \$20.6 million represents \$15.0 million of Phase I prepaid ground lease rent and \$5.6 million for additional FAR.
- (c) These properties were contributed to a newly formed unconsolidated real estate venture in which we own a 15% interest.
- (d) On March 16, 2018, completed the sale of 6.6 acres of land at the Garza Ranch, located in Austin, Texas, for a gross sales price of \$14.6 million. During 2018, infrastructure improvements were substantially completed at Garza Ranch, and as a result, we recognized a gain of \$3.0 million on the sale of an aggregate of 16.7 acres of land (including the aforementioned 6.6 acres) located at Garza Ranch.
- (e) These properties were sold by Allstate DC JV, in which our ownership interest is 50%. We received net cash proceeds of \$17.4 million after closing costs and related debt payoff.
- (f) In connection with the May 18, 2018 exercise of its purchase option, on December 21, 2018, we sold the Subaru National Training Center, in Camden, New Jersey, to Subaru.
- (g) This property was sold by evo at Cira Centre South Venture, in which our ownership interest was 50%. We received net cash proceeds of \$43.0 million after closing costs and related debt payoff.

	Six Months Ended				Three Months Ended			
	06/30/2019	06/30/2018	06/30/2019	03/31/2019	12/31/2018	09/30/2018	06/30/2018	03/31/2018
Total Property Count	92	86	92	92	93	78	86	88
Total Square Feet	16,379,261	15,631,227	16,379,261	16,379,261	16,273,781	14,338,030	15,631,227	15,669,487
Occupancy %:	93.0%	92.3%	93.0%	92.1%	93.3%	93.0%	92.3%	92.3%
Leased % (2):	95.9%	94.2%	95.9%	95.2%	95.5%	95.1%	94.2%	94.2%
Sublease Space:								
Square footage	369,507	375,633	369,507	344,868	396,533	331,734	375,633	356,065
Average remaining lease term (yrs)	2.5	2.3	2.5	2.6	2.2	2.1	2.3	2.2
% of total square feet	2.3%	2.4%	2.3%	2.1%	2.4%	2.3%	2.4%	2.3%
Leasing & Absorption (square feet) (3):								
New leases commenced	372,786	160,937	139,885	232,901	141,588	120,700	62,760	98,177
Expansions commenced	252,347	122,748	80,323	172,024	86,816	75,429	89,893	32,855
Leases renewed	508,049	297,753	95,926	412,123	409,153	139,407	126,549	171,204
Total Leasing Activity	1,133,182	581,438	316,134	817,048	637,557	335,536	279,202	302,236
Contractions	(7,751)	(2,111)	-	(7,751)	-	-	-	(2,111)
Leases expired	(888,091)	(611,214)	(145,996)	(742,095)	(471,290)	(260,457)	(235,852)	(375,362)
Early terminations	(154,349)	(58,575)	(21,351)	(132,998)	(128,246)	(25,501)	(38,456)	(20,119)
Net absorption	82,991	(90,462)	148,787	(65,796)	38,021	49,578	4,894	(95,356)
Retention %	72.4%	62.6%	100.0%	66.2%	82.8%	75.1%	78.9%	51.3%
Direct Lease Deals (% of deals, based on SF, done without an external broker)	14%	19%	21%	11%	50%	40%	21%	16%

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

(2) Includes leases entered into through July 9, 2019 that will commence subsequent to the end of the current period.

(3) Each prior period includes leasing related to held for sale and sold properties.

	Six Months Ended				Three Months Ended			
	06/30/2019	06/30/2018	06/30/2019	03/31/2019	12/31/2018	09/30/2018	06/30/2018	03/31/2018
New Leases/Expansions (2):								
Cash Rent Growth								
Expiring Rate	\$ 32.68	\$ 31.29	\$ 33.77	\$ 32.07	\$ 30.61	\$ 36.16	\$ 30.69	\$ 31.89
New Rate	\$ 35.65	\$ 34.26	\$ 36.69	\$ 35.06	\$ 33.63	\$ 37.73	\$ 35.01	\$ 33.53
Increase (decrease) %	9.1%	9.5%	8.7%	9.3%	9.8%	4.3%	14.1%	5.2%
GAAP Rent Growth								
Expiring Rate	\$ 31.35	\$ 28.32	\$ 31.76	\$ 31.11	\$ 26.44	\$ 32.28	\$ 25.36	\$ 31.24
New Rate	\$ 35.88	\$ 35.54	\$ 36.87	\$ 35.33	\$ 34.25	\$ 37.80	\$ 36.14	\$ 34.95
Increase (decrease) %	14.5%	25.5%	16.1%	13.6%	29.5%	17.1%	42.6%	11.9%
Renewals (2):								
Cash Rent Growth								
Expiring Rate	\$ 36.23	\$ 31.00	\$ 34.41	\$ 36.67	\$ 35.54	\$ 28.97	\$ 31.61	\$ 30.57
Renewal Rate	\$ 37.50	\$ 30.65	\$ 37.30	\$ 37.55	\$ 32.88	\$ 29.44	\$ 30.69	\$ 30.63
Increase (decrease) %	3.5%	-1.1%	8.4%	2.4%	-7.5%	1.6%	-2.9%	0.2%
GAAP Rent Growth								
Expiring Rate	\$ 33.08	\$ 28.57	\$ 33.22	\$ 33.05	\$ 32.00	\$ 27.50	\$ 28.74	\$ 28.45
Renewal Rate	\$ 37.68	\$ 31.28	\$ 36.45	\$ 37.98	\$ 34.05	\$ 29.22	\$ 31.37	\$ 31.22
Increase (decrease) %	13.9%	9.5%	9.7%	14.9%	6.4%	6.3%	9.1%	9.7%
Combined Leasing (2):								
Cash Rent Growth								
Expiring Rate	\$ 35.36	\$ 31.11	\$ 34.16	\$ 35.72	\$ 34.45	\$ 32.08	\$ 31.21	\$ 31.04
New/Renewal Rate	\$ 37.05	\$ 32.07	\$ 37.07	\$ 37.04	\$ 33.04	\$ 33.03	\$ 32.59	\$ 31.66
Increase (decrease) %	4.8%	3.1%	8.5%	3.7%	-4.1%	3.0%	4.4%	2.0%
GAAP Rent Growth								
Expiring Rate	\$ 32.65	\$ 28.47	\$ 32.66	\$ 32.65	\$ 30.77	\$ 29.57	\$ 27.26	\$ 29.44
New/Renewal Rate	\$ 37.24	\$ 32.95	\$ 36.61	\$ 37.43	\$ 34.10	\$ 32.93	\$ 33.46	\$ 32.54
Increase (decrease) %	14.0%	15.7%	12.1%	14.6%	10.8%	11.4%	22.8%	10.5%
Capital Costs Committed (3):								
Leasing Commissions (per square foot)	\$ 7.31	\$ 7.31	\$ 5.48	\$ 7.87	\$ 3.54	\$ 2.75	\$ 6.84	\$ 7.68
Tenant Improvements (per square foot)	20.66	23.29	15.25	22.33	11.44	8.26	32.33	16.10
Total	\$ 27.97	\$ 30.60	\$ 20.73	\$ 30.20	\$ 14.99	\$ 11.01	\$ 39.17	\$ 23.78
Total capital per square foot per lease year (3)	\$ 4.72	\$ 3.48	\$ 4.44	\$ 4.81	\$ 1.90	\$ 2.57	\$ 4.29	\$ 2.84
Capital as a % of rent	13.6%	12.5%	13.7%	13.6%	7.9%	12.1%	15.2%	10.2%
Weighted average lease term (yrs) for leases commenced in QTR	7.2	7.6	5.6	7.7	5.8	5.8	7.8	7.4
Percentage of Square Feet In Leasing Activity Included Above	52.4%	79.3%	44.2%	55.6%	73.7%	59.1%	73.2%	84.9%

(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	Lease Revisions (4)		Vacated Leases	New Leases	Remaining Expiring (5)	% of Total Square Feet	Current	Per Square Foot	Final	Per Square Foot
			Out	In								
Original 2019 Expirations	1,286,757											
MTM tenants at 12/31/18	30,981											
Renewed prior to 2019	(311,941) (1)											
Vacated prior to 2019	(39,478) (2)											
2019	966,319	(28,368)	(204,548)	211,267	(392,238)	3,594	556,026	3.4%	20,838,128	37.48	20,867,881	37.53
2020	1,555,990	-	(65,157)	94,336	(43,149)	17,971	1,559,991	9.5%	49,469,769	31.71	51,291,169	32.88
2021	1,453,473	(1,254)	(35,908)	84,956	(59,304)	6,414	1,448,377	8.8%	54,321,607	37.51	47,306,986	32.66
2022	2,194,635	(3,868)	(19,671)	55,462	(9,061)	36,302	2,253,799	13.8%	74,070,661	32.86	77,027,686	34.18
2023	1,145,793	-	(41,276)	30,091	-	1,465	1,136,073	6.9%	29,246,645	25.74	40,053,147	35.26
2024	1,728,889	-	(469,824)	44,585	(38,390)	109,925	1,375,185	8.4%	45,820,901	33.32	49,818,063	36.23
2025	785,384	-	-	56,090	-	35,567	877,041	5.4%	29,726,066	33.89	33,831,221	38.57
2026	1,072,792	-	(21,052)	18,237	-	76,956	1,146,933	7.0%	36,127,101	31.50	41,639,684	36.31
2027	777,899	-	-	30,573	-	16,025	824,497	5.0%	29,371,565	35.62	33,041,289	40.07
2028	720,792	-	(5,246)	17,587	-	5,648	738,781	4.5%	21,143,642	28.62	25,650,121	34.72
2029	783,918	-	-	287,163	-	219,168	1,290,249	7.9%	45,858,668	35.54	54,956,417	42.59
Thereafter	1,993,979	-	(77,943)	10,278	-	96,098	2,022,412	12.4%	71,741,209	35.47	91,286,267	45.14
Total	15,179,863	(33,490)	(940,625)	940,625	(542,142)	625,133	15,229,364	93.0%	\$ 507,735,962	\$ 33.34	\$ 566,769,932	\$ 37.22

(1) Reflects 2019 expirations renewed prior to 2019 which will be reflected in the leasing activity statistics (p.18-19) during the quarter in which the new leases commence.

(2) Reflects 2019 expirations that vacated prior to 2019 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 lease renewals through July 9, 2019 that will commence subsequent to the end of the current period and early termination options exercised by the tenant through July 9, 2019.

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

	2019	2020	2021	2022	2023	2024	2025	Thereafter	Total	
Philadelphia CBD	Square feet expiring (Net of Acquired/Sold)	327	395	501	741	242	711	194	2,881	5,992
	Net leasing activity	(261)	(53)	-	48	2	(292)	24	410	(122)
	Remaining square feet expiring	66	342	501	789	244	419	218	3,290	5,870
	Square feet as a % of Region NRA	1.0%	5.4%	7.9%	12.5%	3.9%	6.6%	3.4%	52.2%	93.1%
	Annualized rent in expiring year	\$ 2,573	\$ 12,623	\$ 19,016	\$ 28,810	\$ 9,305	\$ 14,239	\$ 8,361	\$ 149,190	\$ 244,117
	Annualized rent per SF in expiring year	\$ 38.98	\$ 36.87	\$ 37.94	\$ 36.52	\$ 38.08	\$ 33.97	\$ 38.43	\$ 45.34	\$ 41.59
Pennsylvania Suburbs	Square feet expiring (Net of Acquired/Sold)	293	515	510	388	412	652	367	1,287	4,424
	Net leasing activity	(226)	11	45	15	16	37	50	39	(13)
	Remaining square feet expiring	67	526	555	403	428	689	417	1,327	4,411
	Square feet as a % of Region NRA	1.4%	10.9%	11.5%	8.4%	8.9%	14.3%	8.7%	27.6%	91.8%
	Annualized rent in expiring year	\$ 2,100	\$ 16,628	\$ 16,389	\$ 14,178	\$ 14,097	\$ 25,346	\$ 15,276	\$ 46,952	\$ 150,966
	Annualized rent per SF in expiring year	\$ 31.43	\$ 31.62	\$ 29.54	\$ 35.15	\$ 32.95	\$ 36.81	\$ 36.61	\$ 35.39	\$ 34.22
Metropolitan Washington, D.C.	Square feet expiring (Net of Acquired/Sold)	190	110	47	127	320	226	87	439	1,546
	Net leasing activity	154	12	6	12	-	(157)	8	0	37
	Remaining square feet expiring	344	122	53	139	320	69	95	440	1,583
	Square feet as a % of Region NRA	20.5%	7.3%	3.2%	8.3%	19.1%	4.1%	5.7%	26.2%	94.4%
	Annualized rent in expiring year	\$ 13,660	\$ 4,181	\$ 1,875	\$ 4,860	\$ 11,026	\$ 2,395	\$ 3,716	\$ 14,508	\$ 56,221
	Annualized rent per SF in expiring year	\$ 39.66	\$ 34.16	\$ 35.07	\$ 35.01	\$ 34.47	\$ 34.57	\$ 38.92	\$ 33.01	\$ 35.51
Austin, TX	Square feet expiring (Net of Acquired/Sold)	116	417	373	904	152	127	128	484	2,701
	Net leasing activity	(46)	20	(56)	(12)	(28)	58	9	215	160
	Remaining square feet expiring	70	437	317	892	124	185	137	698	2,860
	Square feet as a % of Region NRA	2.4%	14.7%	10.7%	30.1%	4.2%	6.3%	4.6%	23.5%	96.4%
	Annualized rent in expiring year	\$ 2,429	\$ 16,165	\$ 9,592	\$ 28,608	\$ 5,142	\$ 7,546	\$ 6,301	\$ 27,977	\$ 103,760
	Annualized rent per SF in expiring year	\$ 34.73	\$ 37.00	\$ 30.30	\$ 32.06	\$ 41.62	\$ 40.68	\$ 45.97	\$ 40.06	\$ 36.28
Other	Square feet expiring (Net of Acquired/Sold)	13	118	22	30	20	13	10	258	484
	Net leasing activity	(4)	14	-	-	-	-	-	10	21
	Remaining square feet expiring	9	132	22	30	20	13	10	268	505
	Square feet as a % of Region NRA	1.4%	21.3%	3.6%	4.9%	3.3%	2.0%	1.6%	43.2%	81.3%
	Annualized rent in expiring year	\$ 107	\$ 1,693	\$ 435	\$ 572	\$ 483	\$ 291	\$ 177	\$ 7,948	\$ 11,706
	Annualized rent per SF in expiring year	\$ 12.03	\$ 12.79	\$ 19.60	\$ 18.82	\$ 23.64	\$ 23.14	\$ 18.39	\$ 29.65	\$ 23.20
CONSOLIDATED PORTFOLIO	Square feet expiring (Net of Acquired/Sold)	938	1,555	1,453	2,190	1,146	1,729	785	5,349	15,146
	Net leasing activity	(382)	5	(5)	64	(10)	(354)	92	674	83
	Remaining square feet expiring	556	1,560	1,448	2,254	1,136	1,375	877	6,023	15,229
	Square feet as a % of total NRA	3.4%	9.5%	8.8%	13.8%	6.9%	8.4%	5.4%	36.8%	93.0%
	Annualized rent in expiring year	\$ 20,868	\$ 51,291	\$ 47,307	\$ 77,028	\$ 40,053	\$ 49,818	\$ 33,831	\$ 246,574	\$ 566,770
	Annualized rent per SF in expiring year	\$ 37.53	\$ 32.88	\$ 32.66	\$ 34.18	\$ 35.26	\$ 36.23	\$ 38.57	\$ 40.94	\$ 37.22

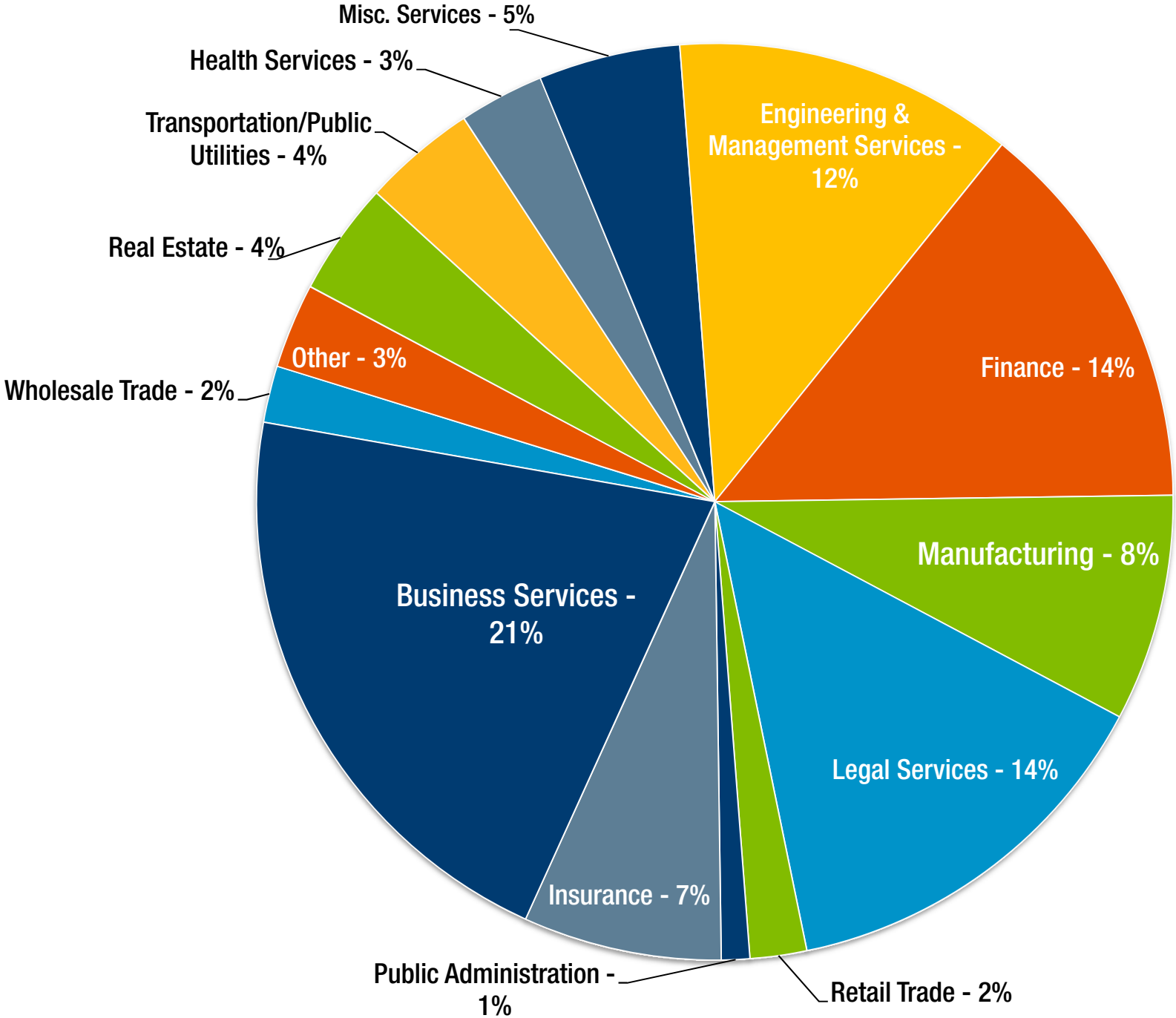
(1) Does not include development/redevelopment property expirations.

Top Twenty Tenants *(unaudited, annualized rent in thousands)*

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.	\$ 23,958	4.7%	\$ 28.53	839,652	5.5%
Comcast Corporation	14,193	2.8%	37.72	376,290	2.5%
FMC Corporation	10,579	2.1%	46.39	228,025	1.5%
Pepper Hamilton LLP	10,076	2.0%	35.24	285,906	1.9%
CSL Behring, LLC	9,612	1.9%	27.47	349,905	2.3%
Lincoln National Management Co.	8,693	1.7%	37.42	232,319	1.5%
Dechert LLP	8,167	1.6%	30.38	191,208	1.3%
Northrop Grumman Corporation	8,161	1.6%	32.11	254,197	1.7%
KPMG, LLP	7,933	1.6%	41.91	189,282	1.2%
Macquarie US	8,005	1.6%	35.84	223,355	1.5%
Independence Blue Cross, LLC	7,405	1.5%	32.48	227,974	1.5%
The Trustees of the University of Pennsylvania	6,388	1.3%	41.50	153,937	1.0%
SailPoint Technologies, Inc.	5,813	1.1%	35.27	164,818	1.1%
General Services Administration - U.S. Govt. (2)	5,641	1.1%	37.94	26,615	0.2%
Blank Rome LLP	5,645	1.1%	28.70	196,689	1.3%
Drinker Biddle & Reath LLP	5,395	1.1%	36.63	147,298	1.0%
PricewaterhouseCoopers LLP	5,330	1.0%	33.01	161,450	1.1%
VMware, Inc.	4,933	1.0%	36.64	134,616	0.9%
Reed Smith LLP	4,717	0.9%	36.29	129,996	0.9%
Baker & Hostetler LLP	4,697	0.9%	42.96	109,323	0.7%
Sub-total top twenty tenants	\$ 165,341	32.6%	\$ 35.77	4,622,855	30.6%
Remaining tenants	\$ 342,395	67.4%	\$ 32.28	10,606,509	69.4%
Total portfolio as of June 30, 2019	\$ 507,736	100.0%	\$ 33.34	15,229,364	100.0%

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

(2) Annualized rent includes \$4.7 million related to parking, which is excluded from annualized rent per square foot.



	Six Months Ended				Three Months Ended			
	06/30/2019	06/30/2018	06/30/2019	03/31/2019	12/31/2018	09/30/2018	06/30/2018	03/31/2018
Revenue								
Rents (a)	\$ 275,885	\$ 253,686	\$ 137,787	\$ 138,098	\$ 132,723	\$ 128,635	\$ 126,927	\$ 126,759
Third party mgt. fees, labor reimbursement and leasing	9,103	12,587	5,148	3,955	5,026	4,944	4,913	7,674
Other	3,059	3,871	1,216	1,843	1,454	1,419	1,946	1,925
	288,047	270,144	144,151	143,896	139,203	134,998	133,786	136,358
Operating expenses								
Property operating expenses	78,184	77,257	38,684	39,500	39,739	37,852	37,906	39,351
Real estate taxes	31,872	24,839	16,089	15,783	14,069	12,433	12,417	12,422
Third party management expenses	4,566	6,993	2,449	2,117	2,305	2,612	2,243	4,750
Depreciation and amortization	103,111	87,490	51,667	51,444	44,369	44,141	43,958	43,532
General & administrative expenses	18,243	16,246	8,399	9,844	5,593	5,963	7,523	8,723
Provision for impairment	-	-	-	-	14,842	56,865	-	-
Total operating expenses	235,976	212,825	117,288	118,688	120,917	159,866	104,047	108,778
Operating income (loss)	52,071	57,319	26,863	25,208	18,286	(24,868)	29,739	27,580
Other income (expense)								
Interest income	1,078	1,344	553	525	2,139	1,220	641	703
Interest expense	(40,873)	(38,834)	(20,516)	(20,357)	(20,108)	(19,257)	(19,301)	(19,533)
Interest expense - amortization of deferred financing costs	(1,332)	(1,254)	(666)	(666)	(626)	(618)	(627)	(627)
Equity in income (loss) of real estate ventures	(2,849)	(1,183)	(1,491)	(1,358)	(14,049)	1	(358)	(825)
Net gain (loss) on disposition of real estate	-	(35)	-	-	2,967	-	(35)	-
Net gain on sale of undepreciated real estate	1,251	2,859	250	1,001	181	-	2,837	22
Net gain on real estate venture transactions	1,535	37,263	1,276	259	104,970	-	-	37,263
Gain on promoted interest in unconsolidated real estate venture	-	-	-	-	28,283	-	-	-
Loss on early extinguishment of debt	-	-	-	-	(105)	-	-	-
Net income (loss) before income taxes	10,881	57,479	6,269	4,612	121,938	(43,522)	12,896	44,583
Income tax provision	(46)	(158)	(17)	(29)	(265)	-	(20)	(138)
Net income (loss)	10,835	57,321	6,252	4,583	121,673	(43,522)	12,876	44,445
Net (income) loss attributable to noncontrolling interests	(107)	(504)	(47)	(60)	(792)	340	(129)	(375)
Net income (loss) attributable to Brandywine Realty Trust	10,728	56,817	6,205	4,523	120,881	(43,182)	12,747	44,070
Nonforfeitable dividends allocated to unvested restricted shareholders	(212)	(200)	(93)	(119)	(89)	(80)	(86)	(114)
Net income (loss) attributable to common shareholders	\$ 10,516	\$ 56,617	\$ 6,112	\$ 4,404	\$ 120,792	\$ (43,262)	\$ 12,661	\$ 43,956
Per Share Data								
Basic income (loss) per common share	\$ 0.06	\$ 0.32	\$ 0.03	\$ 0.03	\$ 0.68	\$ (0.24)	\$ 0.07	\$ 0.25
Basic weighted-average shares outstanding	176,001,071	178,471,960	176,143,206	175,857,358	178,530,890	178,602,622	178,547,555	178,395,525
Diluted income (loss) per common share	\$ 0.06	\$ 0.31	\$ 0.03	\$ 0.02	\$ 0.67	\$ (0.24)	\$ 0.07	\$ 0.24
Diluted weighted-average shares outstanding	176,578,140	179,740,690	176,690,824	176,464,218	179,300,321	178,602,622	179,692,336	179,788,311

(a) As a result of the Q1 2019 adoption of ASC 842 - Leases, Rents include tenant reimbursements and net termination fees for all periods presented and bad debt expense for periods in 2019.

Second Quarter	Same Store Portfolio				Recently Completed/ Acquired (1)		Development/ Redevelopment (2)		Other/ Eliminations (3)		All Properties		
	Second Quarter				Second Quarter		Second Quarter		Second Quarter		Second Quarter		
	2019	2018	Variance	% Change	2019	2018	2019	2018	2019	2018	2019	2018	Variance
Revenue													
Rents													
Cash	\$ 90,849	\$ 90,260	\$ 589	0.7%	\$ 10,947	\$ 951	\$ 725	\$ 555	\$ 3,556	\$ 12,078	\$ 106,077	\$ 103,844	\$ 2,233
Tenant reimbursements & billings	19,674	17,521	2,153	12.3%	7,106	336	582	463	(188)	368	27,174	18,688	8,486
Straight-line	781	2,816	(2,035)	-72.3%	1,415	72	348	279	(129)	(139)	2,415	3,028	(613)
Above/below-market rent amortization	336	453	(117)	-25.8%	1,207	78	146	254	-	-	1,689	785	904
Termination fees and bad debt expense	385	582	(197)	-33.8%	18	-	-	-	29	-	432	582	(150)
Total rents	112,025	111,632	393	0.4%	20,693	1,437	1,801	1,551	3,268	12,307	137,787	126,927	10,860
Third party mgt fees, labor reimbursement and leasing	-	-	-	-	-	-	-	-	5,148	4,913	5,148	4,913	235
Other	348	583	(235)	-40.3%	54	-	1	(1)	813	1,364	1,216	1,946	(730)
Total revenue	112,373	112,215	158	0.1%	20,747	1,437	1,802	1,550	9,229	18,584	144,151	133,786	10,365
Property operating expenses	31,704	31,352	(352)	-1.1%	4,312	473	571	814	2,097	5,267	38,684	37,906	(778)
Real estate taxes	11,797	10,361	(1,436)	-13.9%	3,675	245	243	234	374	1,577	16,089	12,417	(3,672)
Third party management expenses	-	-	-	-	-	-	-	-	2,449	2,243	2,449	2,243	(206)
Net operating income	\$ 68,872	\$ 70,502	\$ (1,630)	-2.3%	\$ 12,760	\$ 719	\$ 988	\$ 502	\$ 4,309	\$ 9,497	\$ 86,929	\$ 81,220	\$ 5,709
Net operating income, excl. other items (4)	\$ 68,139	\$ 69,337	\$ (1,198)	-1.7%	\$ 12,688	\$ 719	\$ 987	\$ 503	\$ 3,467	\$ 8,133	\$ 85,281	\$ 78,692	\$ 6,589
Number of properties	75	75			17		4						
Square feet (in thousands)	14,220	14,220			2,159		543						
Occupancy % (end of period)	93.0%	92.8%			92.7%								
NOI margin, excl. termination fees, third party and other revenue	61.0%	62.4%											
Expense recovery ratio	45.2%	42.0%											

	2019	2018	Variance	% Change
Net operating income	\$ 68,872	\$ 70,502	\$ (1,630)	-2.3%
Less: Straight line rents & other	(627)	(2,596)	1,969	-75.8%
Less: Above/below market rent amortization	(336)	(453)	117	-25.8%
Add: Amortization of tenant inducements	229	264	(35)	-13.3%
Add: Non-cash ground rent expense	212	41	171	417.1%
Cash - Net operating income	\$ 68,350	\$ 67,758	\$ 592	0.9%
Cash - Net operating income, excl. other items (4)	\$ 67,463	\$ 66,373	\$ 1,090	1.6%

(1) Includes 3000 Market Street in Philadelphia, Pennsylvania (RA), Broadmoor Building 6, in Austin, Texas (RC), 500 North Gulph Road in King of Prussia, Pennsylvania (RC), Quarry Lake II in Austin, Texas (RA), Four Points Building 3 in Austin, Texas (RC) and the twelve properties comprising the former DRA Austin portfolio in Austin, Texas (RA).

(2) Includes The Bulletin Building in Philadelphia, Pennsylvania (Redev), 426 West Lancaster Avenue in Devon, Pennsylvania (Redev), 405 Colorado Street in Austin, Texas (Dev) and The Lift Parking in Philadelphia, Pennsylvania (Redev).

(3) Consists of property dispositions, assets held for sale, the parking operations of pre-development projects, the residential and retail components of the FMC Tower in Philadelphia, Pennsylvania, and normal intercompany eliminating entries.

(4) Other items represent termination fees and bad debt expense and other income.

	Same Store Portfolio				Recently Completed/ Acquired		Development/ Redevelopment		Other/ Eliminations		All Properties		
	2019	2018	Variance	% Change	2019	2018	2019	2018	2019	2018	2019	2018	Variance
Free rent	\$ 3,178	\$ 3,930	\$ (752)	-19.1%	\$ 701	\$ 673	\$ 231	\$ 414	\$ 8	\$ 285	\$ 4,118	\$ 5,302	\$ (1,184)

Year to Date	Same Store Portfolio				Recently Completed/ 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		
	2019	2018	Variance	% Change	2019	2018	2019	2018	2019	2018	2019	2018	Variance
Revenue													
Rents													
Cash	\$ 179,396	\$ 177,458	\$ 1,938	1.1%	\$ 22,259	\$ 2,826	\$ 1,763	\$ 1,112	\$ 6,143	\$ 22,811	\$ 209,561	\$ 204,207	\$ 5,354
Tenant reimbursements & billings	40,501	35,990	4,511	12.5%	13,715	822	1,517	932	(343)	793	55,390	38,537	16,853
Straight-line	2,712	7,112	(4,400)	-61.9%	3,474	403	716	556	(220)	161	6,682	8,232	(1,550)
Above/below-market rent amortization	686	879	(193)	-22.0%	2,409	191	400	508	-	-	3,495	1,578	1,917
Termination fees and bad debt expense	663	1,132	(469)	-41.4%	31	-	-	-	63	-	757	1,132	(375)
Total rents	223,958	222,571	1,387	0.6%	41,888	4,242	4,396	3,108	5,643	23,765	275,885	253,686	22,199
Third party mgt fees, labor reimbursement and leasing	-	-	-	-	-	-	-	-	9,103	12,587	9,103	12,587	(3,484)
Other	721	888	(167)	-18.8%	100	(16)	6	10	2,232	2,989	3,059	3,871	(812)
Total revenue	224,679	223,459	1,220	0.5%	41,988	4,226	4,402	3,118	16,978	39,341	288,047	270,144	17,903
Property operating expenses	64,417	64,000	(417)	-0.7%	8,580	1,271	1,484	1,915	3,703	10,071	78,184	77,257	(927)
Real estate taxes	23,363	20,606	(2,757)	-13.4%	7,402	648	500	473	607	3,112	31,872	24,839	(7,033)
Third party management expenses	-	-	-	-	-	-	-	-	4,566	6,993	4,566	6,993	2,427
Net operating income	\$ 136,899	\$ 138,853	\$ (1,954)	-1.4%	\$ 26,006	\$ 2,307	\$ 2,418	\$ 730	\$ 8,102	\$ 19,165	\$ 173,425	\$ 161,055	\$ 12,370
Net operating income, excl. other items (4)	\$ 135,515	\$ 136,833	\$ (1,318)	-1.0%	\$ 25,875	\$ 2,323	\$ 2,412	\$ 720	\$ 5,807	\$ 16,176	\$ 169,609	\$ 156,052	\$ 13,557
Number of properties	74	74			18		4						
Square feet (in thousands)	14,134	14,134			2,245		543						
Occupancy % (end of period)	93.0%	92.9%			92.9%								
NOI margin, excl. termination fees, third party and other revenue	60.7%	61.8%											
Expense recovery ratio	46.1%	42.5%											

	2019	2018	Variance	% Change
Net operating income	\$ 136,899	\$ 138,853	\$ (1,954)	-1.4%
Less: Straight line rents & other	(2,456)	(6,666)	4,210	-63.2%
Less: Above/below market rent amortization	(686)	(879)	193	-22.0%
Add: Amortization of tenant inducements	461	529	(68)	-12.9%
Add: Non-cash ground rent expense	427	82	345	420.7%
Cash - Net operating income	\$ 134,645	\$ 131,919	\$ 2,726	2.1%
Cash - Net operating income, excl. other items (4)	\$ 133,005	\$ 129,453	\$ 3,552	2.7%

- (1) Includes 3000 Market Street in Philadelphia, Pennsylvania (RA), Four Tower Bridge in Conshohocken, Pennsylvania (RA), Broadmoor Building 6, in Austin, Texas (RC), 500 North Gulph Road in King of Prussia, Pennsylvania (RC), Quarry Lake II in Austin, Texas (RA), Four Points Building 3 in Austin, Texas (RC) and the twelve properties comprising the former DRA Austin portfolio in Austin, Texas (RA).
- (2) Includes The Bulletin Building in Philadelphia, Pennsylvania (Redev), 426 West Lancaster Avenue in Devon, Pennsylvania (Redev), 405 Colorado Street in Austin, Texas (Dev) and The Lift Parking in Philadelphia, Pennsylvania (Redev).
- (3) Consists of property dispositions, assets held for sale, the parking operations of pre-development projects, write-off of previously recorded bad debt reserves, and normal intercompany eliminating entries. See page 17 - Property Activity for further information on dispositions.
- (4) Other items represent termination fees and bad debt expense and other income.

	Same Store Portfolio				Recently Completed/ Acquired		Development/ Redevelopment		Other/ Eliminations		All Properties		
	2019	2018	Variance	% Change	2019	2018	2019	2018	2019	2018	2019	2018	Variance
Free rent	\$ 6,931	\$ 9,006	\$ (2,075)	-23.0%	\$ 1,991	\$ 1,261	\$ 481	\$ 664	\$ 170	\$ 955	\$ 9,573	\$ 11,886	\$ (2,313)

	Six Months Ended				Three Months Ended			
	06/30/2019	06/30/2018	06/30/2019	03/31/2019	12/31/2018	09/30/2018	06/30/2018	03/31/2018
Net income (loss)	\$ 10,835	\$ 57,321	\$ 6,252	\$ 4,583	\$ 121,673	\$ (43,522)	\$ 12,876	\$ 44,445
Add (deduct):								
Net (gain) loss on disposition of real estate	-	35	-	-	(2,967)	-	35	-
Net gain on real estate venture transactions	(259)	(37,263)	-	(259)	(104,970)	-	-	(37,263)
Gain on promoted interest in unconsolidated real estate venture	-	-	-	-	(28,283)	-	-	-
Company's share of acquisition costs related to real estate ventures	-	-	-	-	52	-	-	-
Income tax provision	46	158	17	29	265	-	20	138
Provision for impairment	-	-	-	-	14,842	56,865	-	-
Other than temporary impairment of equity method investment	-	-	-	-	4,076	-	-	-
Provision for impairment on investment in unconsolidated real estate venture	-	-	-	-	10,416	-	-	-
Interest expense	40,873	38,834	20,516	20,357	20,108	19,257	19,301	19,533
Interest expense - amortization of deferred financing costs	1,332	1,254	666	666	626	618	627	627
Interest expense - share of unconsolidated real estate ventures	4,140	8,342	2,227	1,913	3,536	3,881	3,899	4,443
Depreciation and amortization	103,111	87,490	51,667	51,444	44,369	44,141	43,958	43,532
Depreciation and amortization - share of unconsolidated real estate ventures	10,015	13,896	4,974	5,041	5,717	6,334	6,732	7,164
NAREIT EBITDA^{re}	\$ 170,093	\$ 170,067	\$ 86,319	\$ 83,774	\$ 89,460	\$ 87,574	\$ 87,448	\$ 82,619
Capital market, transactional and other items								
Net gain on sale of undepreciated real estate	(1,251)	(2,859)	(250)	(1,001)	(181)	-	(2,837)	(22)
Net gain on sale of undepreciated real estate - unconsolidated real estate venture	(1,276)	-	(1,276)	-	-	-	-	-
Loss on early extinguishment of debt	-	-	-	-	105	-	-	-
Loss on early extinguishment of debt - unconsolidated real estate venture	-	359	-	-	526	213	-	359
Stock-based compensation costs	5,462	4,879	1,784	3,678	588	580	1,532	3,347
Partners' share of consolidated real estate ventures interest expense	(34)	(50)	(24)	(10)	(24)	(17)	(25)	(25)
Partners' share of consolidated real estate ventures depreciation and amortization	(107)	(109)	(54)	(53)	(52)	(57)	(54)	(55)
EBITDA, excluding capital market, transactional and other items	\$ 172,887	\$ 172,287	\$ 86,499	\$ 86,388	\$ 90,422	\$ 88,293	\$ 86,064	\$ 86,223
EBITDA, excluding capital market, transactional and other items/Total revenue	60.0%	63.8%	60.0%	60.0%	65.0%	65.4%	64.3%	63.2%
Interest expense (from above)	40,873	38,834	20,516	20,357	20,108	19,257	19,301	19,533
Interest expense - share of unconsolidated real estate ventures	4,140	8,342	2,227	1,913	3,536	3,881	3,899	4,443
Interest expense - partners' share of consolidated real estate ventures	(34)	(50)	(24)	(10)	(24)	(17)	(25)	(25)
Total interest expense (a)	\$ 44,979	\$ 47,126	\$ 22,719	\$ 22,260	\$ 23,620	\$ 23,121	\$ 23,175	\$ 23,951
Scheduled mortgage principal payments	3,761	3,135	1,890	1,871	1,854	1,836	1,818	1,317
Scheduled mortgage principle payments - share of unconsolidated real estate ventures	179	1,338	79	100	436	586	603	735
Total scheduled mortgage principal payments (b)	\$ 3,940	\$ 4,473	\$ 1,969	\$ 1,971	\$ 2,290	\$ 2,422	\$ 2,421	\$ 2,052
EBITDA (excluding capital market, transactional and other items) coverage ratios:								
Interest coverage ratio = EBITDA divided by (a)	3.8	3.7	3.8	3.9	3.8	3.8	3.7	3.6
Debt service coverage ratio = EBITDA divided by (a) + (b)	3.5	3.3	3.5	3.6	3.5	3.5	3.4	3.3
Capitalized interest	\$ 1,465	\$ 1,577	\$ 737	\$ 728	\$ 1,008	\$ 1,001	\$ 890	\$ 687

	Six Months Ended				Three Months Ended			
	06/30/2019	06/30/2018	06/30/2019	03/31/2019	12/31/2018	09/30/2018	06/30/2018	03/31/2018
Net income attributable to common shareholders	\$ 10,516	\$ 56,617	\$ 6,112	\$ 4,404	\$ 120,792	\$ (43,262)	\$ 12,661	\$ 43,956
Add (deduct):								
Net income attributable to noncontrolling interests - LP units	60	478	34	26	783	(360)	108	370
Nonforfeitable dividends allocated to unvested restricted shareholders	212	200	93	119	89	80	86	114
Net gain on real estate venture transactions	(259)	(37,263)	-	(259)	(104,970)	-	-	(37,263)
Net (gain) loss on disposition of real estate	-	35	-	-	(2,967)	-	35	-
Gain on promoted interest in unconsolidated real estate venture	-	-	-	-	(28,283)	-	-	-
Provision for impairment	-	-	-	-	14,842	56,865	-	-
Other than temporary impairment of equity method investment	-	-	-	-	4,076	-	-	-
Company's share of impairment of an unconsolidated real estate venture	-	-	-	-	10,416	-	-	-
Depreciation and amortization:								
Real property	72,138	70,269	36,532	35,606	33,681	35,252	35,420	34,849
Leasing cost including acquired intangibles	30,104	16,450	14,698	15,406	10,283	8,482	8,144	8,306
Company's share of unconsolidated real estate ventures	10,015	13,896	4,974	5,041	5,717	6,334	6,732	7,164
Partners' share of consolidated joint ventures	(107)	(109)	(54)	(53)	(52)	(57)	(54)	(55)
Funds from operations	122,679	120,573	62,389	60,290	64,407	63,334	63,132	57,441
Funds from operations allocable to unvested restricted shareholders	(388)	(371)	(174)	(214)	(169)	(157)	(168)	(203)
Funds from operations available to common share and unit holders (FFO)	\$ 122,291	\$ 120,202	\$ 62,215	\$ 60,076	\$ 64,238	\$ 63,177	\$ 62,964	\$ 57,238
FFO per share - basic / fully diluted	\$ 0.69	\$ 0.66	\$ 0.35	\$ 0.34	\$ 0.36	\$ 0.35	\$ 0.35	\$ 0.32
Plus: Capital market, transactional items and other (1)	\$ (2,527)	\$ (2,500)	\$ (1,526)	\$ (1,001)	\$ 502	\$ 213	\$ (2,837)	\$ 337
FFO, excluding capital market, transactional items and other (1)	\$ 119,764	\$ 117,702	\$ 60,689	\$ 59,075	\$ 64,740	\$ 63,390	\$ 60,127	\$ 57,575
FFO per share, excl. capital market, transactional items and other – fully diluted (1)	\$ 0.67	\$ 0.65	\$ 0.34	\$ 0.33	\$ 0.36	\$ 0.35	\$ 0.33	\$ 0.32
Weighted-average shares/units outstanding - fully diluted	177,560,502	181,220,489	177,672,683	177,447,089	180,620,723	181,253,953	181,172,135	181,268,110
Distributions paid per common share	\$ 0.38	\$ 0.36	\$ 0.19	\$ 0.19	\$ 0.18	\$ 0.18	\$ 0.18	\$ 0.18
FFO payout ratio (distributions paid per common share / FFO per diluted share)	55.1%	54.5%	54.3%	55.9%	50.0%	51.4%	51.4%	56.3%
FFO payout ratio, excluding capital market, transactional items and other (1)	56.7%	55.4%	55.9%	57.6%	50.0%	51.4%	54.5%	56.3%

(1) The capital market, transactional items and other consist of the following:

Net gain on sale of undepreciated real estate	\$ (1,251)	\$ (2,859)	\$ (250)	\$ (1,001)	\$ (181)	\$ -	\$ (2,837)	\$ (22)
Net gain on sale of undepreciated real estate - unconsolidated real estate venture	(1,276)	-	(1,276)	-	-	-	-	-
Joint venture formation costs (2)	-	-	-	-	52	-	-	-
Liability management (buybacks, tenders and prepayments) (3)	-	359	-	-	631	213	-	359

Total capital market and transactional items

\$ (2,527) \$ (2,500) \$ (1,526) \$ (1,001) \$ 502 \$ 213 \$ (2,837) \$ 337

(2) Q4 2018 includes \$52 related to JV formation costs associated with the contribution of the Rockpoint portfolio to an unconsolidated joint venture in which we hold a 50% ownership interest.

(3) Q4 2018 includes \$348 and \$283 related to the sale of Station Square by the Allstate DC JV and the loan repayment associated with our acquisition of the remaining 50% interest in the DRA Austin portfolio. Q3 2018 includes \$167 and \$46 related to the refinance at the MAP Venture and the construction loan repayment at 1919 Market Street Venture, respectively. Q1 2018 includes \$359 relating to the sale of our interest in evo at Circa Centre South, Q4 2017 includes \$1,306 relating to the sale of five office portfolios by the DRA Austin JV and Q3 2017 includes \$405 relating to the 7101 Wisconsin Avenue sale by the Allstate DC JV.

	Six Months Ended				Three Months Ended			
	06/30/2019	06/30/2018	06/30/2019	03/31/2019	12/31/2018	09/30/2018	06/30/2018	03/31/2018
Funds from operations available to common share and unit holders	\$ 122,291	\$ 120,202	\$ 62,215	\$ 60,076	\$ 64,238	\$ 63,177	\$ 62,964	\$ 57,238
Add (deduct) certain items:								
Rental income from straight-line rent net of straight-line rent termination fees	(6,425)	(7,786)	(2,260)	(4,165)	(2,181)	(2,316)	(2,808)	(4,978)
Amortization of tenant inducements	482	801	247	235	298	380	402	399
Deferred market rental income	(3,494)	(1,578)	(1,689)	(1,805)	(1,030)	(735)	(785)	(793)
Company's share of unconsolidated REVs' straight-line & deferred market rent	1,398	(1,242)	704	694	(439)	(621)	(667)	(575)
Straight-line ground rent expense	699	107	348	351	124	124	85	22
Stock-based compensation costs	5,462	4,879	1,784	3,678	588	580	1,532	3,347
Fair market value amortization - mortgage notes payable	188	188	94	94	94	94	94	94
Losses from early extinguishment of debt	-	-	-	-	105	-	-	-
Losses from early extinguishment of debt - unconsolidated REV	-	359	-	-	526	213	-	359
Net gain on sale of undepreciated real estate	(1,251)	(2,859)	(250)	(1,001)	(181)	-	(2,837)	(22)
Net gain on sale of undepreciated real estate - unconsolidated real estate venture	(1,276)	-	(1,276)	-	-	-	-	-
Income tax provision	46	158	17	29	265	-	20	138
Company's share of acquisition costs related to real estate ventures	-	-	-	-	52	-	-	-
Sub-total certain items	(4,171)	(6,973)	(2,281)	(1,890)	(1,779)	(2,281)	(4,964)	(2,009)
Less: Revenue maintaining capital expenditures:								
Building improvements	(1,468)	(3,265)	(556)	(912)	(1,150)	(2,400)	(1,433)	(1,832)
Tenant improvements	(16,904)	(16,986)	(12,120)	(4,784)	(8,461)	(4,970)	(8,166)	(8,820)
Lease commissions	(7,715)	(5,238)	(2,667)	(5,048)	(4,744)	(1,553)	(3,605)	(1,633)
Total revenue maintaining capital expenditures	\$ (26,087)	\$ (25,489)	\$ (15,343)	\$ (10,744)	\$ (14,355)	\$ (8,923)	\$ (13,204)	\$ (12,285)
Cash available for distribution (CAD)	\$ 92,033	\$ 87,740	\$ 44,591	\$ 47,442	\$ 48,104	\$ 51,973	\$ 44,796	\$ 42,944
Distributions paid to common shareholders (a)	67,380	64,934	33,746	33,634	32,499	32,497	32,490	32,444
Distributions paid per common share	\$ 0.38	\$ 0.36	\$ 0.19	\$ 0.19	\$ 0.18	\$ 0.18	\$ 0.18	\$ 0.18
CAD payout ratio (Distributions paid per common share / CAD)	73.2%	74.0%	75.7%	70.9%	67.6%	62.5%	72.5%	75.5%
Development/Redevelopment capital expenditures	\$ (57,591)	\$ (56,231)	\$ (28,169)	\$ (29,422)	\$ (45,726)	\$ (45,378)	\$ (34,415)	\$ (21,816)
Revenue creating capital expenditures	\$ (20,964)	\$ (13,109)	\$ (10,535)	\$ (10,429)	\$ (13,344)	\$ (6,201)	\$ (5,376)	\$ (7,733)

(a) Reflects dividends paid.

	06/30/2019	03/31/2019	12/31/2018	09/30/2018	06/30/2018	03/31/2018
Assets						
Real estate investments						
Operating properties	\$ 4,030,605	\$ 4,014,260	\$ 3,951,719	\$ 3,427,468	\$ 3,863,067	\$ 3,863,162
Accumulated depreciation	(940,833)	(910,535)	(885,407)	(864,603)	(949,882)	(938,653)
Right of use asset - operating leases	22,001	22,175	-	-	-	-
Operating real estate investments, net	3,111,773	3,125,900	3,066,312	2,562,865	2,913,185	2,924,509
Construction-in-progress	120,785	112,176	150,263	157,075	120,593	129,413
Land held for development	89,219	88,047	86,401	77,578	95,658	99,436
Prepaid leasehold interests in land held for development, net	39,795	39,897	39,999	40,100	40,177	-
Real estate investments, net	3,361,572	3,366,020	3,342,975	2,837,618	3,169,613	3,153,358
Assets held for sale, net	7,349	7,345	11,599	297,194	4,254	-
Cash and cash equivalents	31,573	14,449	22,842	70,360	108,304	200,813
Accounts receivable, net	18,181	21,780	16,394	13,871	19,530	17,794
Accrued rent receivable, net	170,420	168,781	165,243	178,013	176,380	174,236
Investment in real estate ventures, at equity	128,189	161,568	169,100	167,782	170,361	171,383
Deferred costs, net	98,202	95,293	91,075	97,004	96,184	97,299
Intangible assets, net	109,365	119,903	131,348	55,139	59,418	63,614
Other assets	123,623	139,761	126,400	186,132	167,225	139,449
Total assets	\$ 4,048,474	\$ 4,094,900	\$ 4,076,976	\$ 3,903,113	\$ 3,971,269	\$ 4,017,946
Liabilities and equity						
Mortgage notes payable, net	\$ 317,377	\$ 319,132	\$ 320,869	\$ 322,588	\$ 324,289	\$ 325,974
Unsecured credit facility	163,500	160,500	92,500	-	-	-
Unsecured term loan, net	248,299	248,168	248,042	248,677	248,595	248,512
Unsecured senior notes, net	1,367,360	1,366,997	1,366,635	1,366,272	1,365,909	1,365,546
Accounts payable and accrued expenses	98,552	112,375	125,696	116,994	106,790	105,176
Distributions payable	34,113	34,107	33,632	32,492	32,493	32,502
Deferred income, gains and rent	22,481	24,749	28,293	26,731	29,239	58,887
Acquired lease intangibles, net	27,958	29,813	31,783	17,680	18,573	19,510
Liabilities related to assets held for sale	-	-	-	826	-	-
Lease liability - operating leases	22,453	22,402	-	-	-	-
Other liabilities	16,716	16,194	18,498	14,559	14,856	14,588
Total liabilities	\$ 2,318,809	\$ 2,334,437	\$ 2,265,948	\$ 2,146,819	\$ 2,140,744	\$ 2,170,695
Brandywine Realty Trust's equity:						
Common shares	1,763	1,761	1,770	1,787	1,787	1,785
Additional paid-in-capital	3,188,239	3,187,312	3,200,850	3,223,817	3,223,072	3,222,047
Deferred compensation payable in common shares	16,239	14,640	14,021	14,021	14,036	13,506
Common shares in grantor trust	(16,239)	(14,640)	(14,021)	(14,021)	(14,036)	(13,506)
Cumulative earnings	781,017	774,812	775,625	654,742	697,916	685,166
Accumulated other comprehensive loss	(2,160)	2,560	5,029	10,239	9,221	7,365
Cumulative distributions	(2,251,040)	(2,217,469)	(2,183,909)	(2,150,463)	(2,118,230)	(2,086,000)
Total Brandywine Realty Trust's equity	1,717,819	1,748,976	1,799,365	1,740,122	1,813,766	1,830,363
Noncontrolling interests	11,846	11,487	11,663	16,172	16,759	16,888
Total equity	\$ 1,729,665	\$ 1,760,463	\$ 1,811,028	\$ 1,756,294	\$ 1,830,525	\$ 1,847,251
Total liabilities and equity	\$ 4,048,474	\$ 4,094,900	\$ 4,076,976	\$ 3,903,113	\$ 3,971,269	\$ 4,017,946

	06/30/2019	03/31/2019	12/31/2018	09/30/2018	06/30/2018	03/31/2018
High closing price of common shares	\$ 16.13	\$ 16.14	\$ 15.47	\$ 17.12	\$ 16.96	\$ 18.15
Low closing price of common shares	\$ 14.19	\$ 12.51	\$ 12.36	\$ 15.55	\$ 15.34	\$ 15.32
End of period closing market price	\$ 14.32	\$ 15.86	\$ 12.87	\$ 15.72	\$ 16.88	\$ 15.88
Dividends paid per common share	\$ 0.19	\$ 0.19	\$ 0.18	\$ 0.18	\$ 0.18	\$ 0.18
Dividend yield (based on annualized dividend paid)	5.3%	4.8%	5.6%	4.6%	4.3%	4.5%
Net book value per share (fully diluted, end of period)	\$ 9.71	\$ 9.89	\$ 10.12	\$ 9.67	\$ 10.08	\$ 10.17
Total cash and cash equivalents	\$ 31,573	\$ 14,449	\$ 22,842	\$ 70,360	\$ 108,304	\$ 200,813
Revolving credit facilities						
Gross potential available under current credit facilities	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000
less: Outstanding balance	(163,500)	(160,500)	(92,500)	-	-	-
less: Holdback for letters of credit	(1,928)	(1,928)	(1,928)	(1,928)	(2,325)	(2,325)
Net potential available under current credit facilities	\$ 434,572	\$ 437,572	\$ 505,572	\$ 598,072	\$ 597,675	\$ 597,675
Total equity market capitalization (end of period)						
Basic common shares	175,084,433	174,989,038	175,896,204	177,625,482	177,622,168	177,493,925
Unvested restricted shares	491,985	626,649	466,439	445,126	475,330	632,665
Partnership units outstanding	981,626	982,871	982,871	1,479,799	1,479,799	1,479,799
Options and other contingent securities	1,507,973	1,444,466	1,641,704	2,023,784	1,990,118	2,119,982
Fully diluted common shares (end of period)	178,066,017	178,043,024	178,987,218	181,574,191	181,567,415	181,726,371
Value of common stock (fully diluted, end of period)	\$ 2,549,905	\$ 2,823,762	\$ 2,303,565	\$ 2,854,346	\$ 3,064,858	\$ 2,885,815
Total equity market capitalization (fully diluted, end of period)	\$ 2,549,905	\$ 2,823,762	\$ 2,303,565	\$ 2,854,346	\$ 3,064,858	\$ 2,885,815
Total debt excluding unamortized premiums, discounts and deferred financing costs	\$ 2,111,380	\$ 2,110,270	\$ 2,044,142	\$ 1,953,496	\$ 1,955,331	\$ 1,957,150
less: Cash and cash equivalents	(31,573)	(14,449)	(22,842)	(70,360)	(108,304)	(200,813)
Net debt	2,079,807	2,095,821	2,021,300	1,883,136	1,847,027	1,756,337
Total equity market capitalization (fully diluted, end of period)	2,549,905	2,823,762	2,303,565	2,854,346	3,064,858	2,885,815
Total market capitalization	\$ 4,629,712	\$ 4,919,583	\$ 4,324,865	\$ 4,737,482	\$ 4,911,885	\$ 4,642,152
Net debt to total market capitalization	44.9%	42.6%	46.7%	39.7%	37.6%	37.8%
Total gross assets (excl. cash & cash equiv.)	\$ 4,957,734	\$ 4,990,986	\$ 4,939,541	\$ 4,809,955	\$ 4,812,847	\$ 4,755,786
Net debt to total gross assets (excl. cash and cash equivalents)	42.0%	42.0%	40.9%	39.2%	38.4%	36.9%
Annualized quarterly EBITDA, excluding capital market and transactional items	\$ 345,996	\$ 345,552	\$ 361,688	\$ 353,172	\$ 344,256	\$ 344,892
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 (a), (b)	6.6	6.5	6.0	6.2	6.2	6.0
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 (b)	6.5	6.5	6.3	6.1	6.1	5.8

(a) Effective June 30, 2018, our note receivable from 1919 Brandywine Ventures is a reduction to combined debt and the related interest income has been eliminated from this calculation.

(b) If the transactions that occurred during Q4 2018 were effectuated on 10/1/2018, the ratios of net debt to annualized quarterly EBITDA, including and excluding the Company's share of unconsolidated R/E venture debt, would result in an estimated 6.2x and 6.3x, respectively.

	06/30/2019	03/31/2019	12/31/2018	09/30/2018	06/30/2018	03/31/2018
Fixed rate debt	\$ 1,619,270	\$ 1,621,160	\$ 1,623,032	\$ 1,624,886	\$ 1,626,721	\$ 1,628,540
Fixed rate debt (variable rate debt swapped to fixed rate)	301,548	301,548	301,548	301,548	301,548	301,548
Variable rate debt - unhedged	190,562	187,562	119,562	27,062	27,062	27,062
Total debt (excluding unamortized premiums & discounts)	\$ 2,111,380	\$ 2,110,270	\$ 2,044,142	\$ 1,953,496	\$ 1,955,331	\$ 1,957,150
% Fixed rate debt	76.6%	76.8%	79.4%	83.2%	83.2%	83.2%
% Fixed rate debt (variable rate debt swapped to fixed)	14.3%	14.3%	14.8%	15.4%	15.4%	15.4%
% Variable rate debt - unhedged	9.0%	8.9%	5.9%	1.4%	1.4%	1.4%
Total debt (excluding premiums & discounts)	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Secured mortgage debt	\$ 319,270	\$ 321,160	\$ 323,032	\$ 324,886	\$ 326,721	\$ 328,540
Unsecured debt	1,792,110	1,789,110	1,721,110	1,628,610	1,628,610	1,628,610
Total debt (excluding premiums & discounts)	\$ 2,111,380	\$ 2,110,270	\$ 2,044,142	\$ 1,953,496	\$ 1,955,331	\$ 1,957,150
% Secured mortgage debt	15.1%	15.2%	15.8%	16.6%	16.7%	16.8%
% Unsecured debt	84.9%	84.8%	84.2%	83.4%	83.3%	83.2%
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	\$ 4,957,734	\$ 4,990,986	\$ 4,939,541	\$ 4,809,955	\$ 4,812,847	\$ 4,755,786
% Secured mortgage debt	6.4%	6.4%	6.5%	6.8%	6.8%	6.9%
% Unsecured debt	36.2%	35.8%	34.8%	33.9%	33.8%	34.2%
less: cash and cash equivalents (including Section 1031 exchange proceeds)	(0.6%)	(0.3%)	(0.5%)	(1.5%)	(2.3%)	(4.2%)
Net debt to total gross assets, excluding cash and cash equivalents	42.0%	42.0%	40.9%	39.2%	38.4%	36.9%
Weighted-average interest rate on mortgage notes payable	4.05%	4.05%	4.05%	4.05%	4.05%	4.05%
Weighted-average interest rate on unsecured senior debt (including swap costs)	3.88%	3.89%	3.90%	4.05%	4.05%	4.04%
Weighted-average maturity on mortgage notes payable	3.0 years	3.2 years	3.5 years	3.8 years	4.0 years	4.3 years
Weighted-average maturity on unsecured senior debt	6.5 years	6.5 years	7.0 years	7.6 years	7.9 years	8.1 years
Weighted-aver. interest rate on fixed rate debt (includes var. rate swapped to fixed)	3.94%	3.94%	3.94%	4.05%	4.05%	4.05%
Weighted-average interest rate on variable rate debt	3.55%	3.66%	3.62%	3.56%	3.56%	2.94%
Weighted-average maturity on fixed rate debt (includes variable rate swapped to fixed)	6.1 years	6.3 years	6.6 years	6.8 years	7.1 years	7.3 years
Weighted-average maturity on variable rate debt	4.9 years	2.4 years	4.0 years	16.7 years	17.0 years	17.2 years

Debt Instrument	Maturity Date	Stated Rate (1)	Effective Rate (1)	06/30/2019 Balance	12/31/2018 Balance	06/30/2019 Percent of total indebtedness
Unsecured senior notes payable						
\$350 MM Notes due 2023	February 15, 2023	3.950%	3.865%	\$ 350,000	\$ 350,000	16.7%
\$250 MM Notes due 2024	October 1, 2024	4.100%	4.328%	250,000	250,000	11.9%
\$450 MM Notes due 2027	November 15, 2027	3.950%	4.025%	450,000	450,000	21.5%
\$250 MM Notes due 2029	October 1, 2029	4.550%	4.604%	250,000	250,000	11.9%
\$27.1 MM Trust Preferred I - Indenture IA	March 30, 2035	LIBOR + 1.250%	3.587%	27,062	27,062	1.3%
\$25.8 MM Trust Preferred I - Indenture IB (2)	April 30, 2035	LIBOR + 1.250%	3.300%	25,774	25,774	1.2%
\$25.8 MM Trust Preferred II - Indenture II (3)	July 30, 2035	LIBOR + 1.250%	3.090%	25,774	25,774	1.2%
Total unsecured senior notes payable	7.5 (wtd-avg maturity)		4.110% (wtd-avg effective rate)	1,378,610	1,378,610	65.8%
Net original issue premium/(discount)				(3,933)	(4,096)	(0.2%)
Unsecured deferred financing costs				(7,317)	(7,879)	(0.3%)
Total unsecured senior notes payable including original issue premium/(discount) and deferred financing costs				1,367,360	1,366,635	65.2%
Unsecured bank facilities						
\$600 MM Revolving Credit Facility (4)	July 15, 2022	LIBOR + 1.100%	3.599%	163,500	92,500	7.8%
\$250 MM Seven-year Term Loan - Swapped to fixed (5)	October 8, 2022	LIBOR + 1.250%	2.868%	250,000	250,000	11.9%
Total unsecured bank facilities	3.2 (wtd-avg maturity)		3.119% (wtd-avg effective rate)	413,500	342,500	19.7%
Unsecured deferred financing costs				(1,701)	(1,958)	(0.1%)
Total unsecured bank facilities including deferred financing costs				411,799	340,542	19.6%
Total unsecured senior debt	6.5 (wtd-avg maturity)		3.881% (wtd-avg effective rate)	1,792,110	1,721,110	85.5%
Net original issue premium/(discount)				(3,933)	(4,096)	(0.2%)
Unsecured deferred financing costs				(9,018)	(9,837)	(0.4%)
Total unsecured senior debt including original issue premium/(discount) and deferred financing costs				\$ 1,779,159	\$ 1,707,177	84.9%

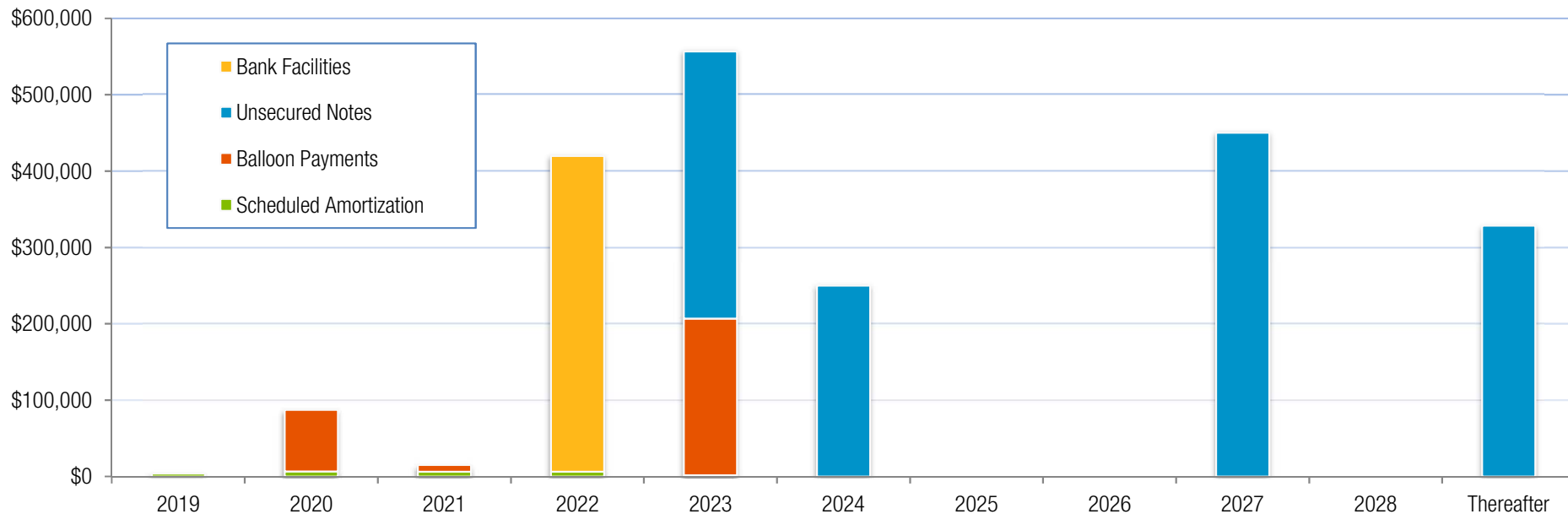
(See page 35 for footnotes)

Debt Instrument	Maturity Date	Stated Rate (1)	Effective Rate (1)	06/30/2019 Balance	12/31/2018 Balance	06/30/2019 Percent of total indebtedness
Mortgage notes payable						
Two Logan Square	May 1, 2020	3.980%	3.980%	\$ 81,962	\$ 82,805	3.9%
Four Tower Bridge (6)	February 10, 2021	5.200%	4.497%	9,410	9,526	0.4%
One Commerce Square	April 5, 2023	3.640%	3.640%	118,393	120,183	5.6%
Two Commerce Square	April 5, 2023	3.960%	4.513%	109,505	110,518	5.2%
Total mortgage notes payable	3.0 (wtd-avg maturity)		4.052% (wtd-avg effective rate)	319,270	323,032	15.2%
Net fair market value premium/(discount)				(1,570)	(1,759)	(0.1%)
Secured deferred financing costs				(323)	(404)	(0.0%)
Total mortgage notes payable including fair market value premium/(discount) and deferred financing costs				317,377	320,869	15.1%
Total debt	6.0 (wtd-avg maturity)		3.907% (wtd-avg effective rate)	2,111,380	2,044,142	100.0%
Net premium/(discount)				(5,503)	(5,855)	(0.3%)
Unsecured Deferred Financing Costs				(9,018)	(9,837)	(0.4%)
Secured Deferred Financing Costs				(323)	(404)	(0.0%)
Total debt, including net premium/(discount) and deferred financing costs				\$ 2,096,536	\$ 2,028,046	100.0%

(See page 35 for further footnotes)

Maturity Schedule By Year	Secured Debt		Unsecured Debt		Total	Percent of Debt Maturing	Weighted Average Interest (8)
	Scheduled Amortization	Balloon Payments	Bank Facilities	Senior Notes			
2019	\$ 3,833	\$ -	\$ -	\$ -	\$ 3,833	0.2%	3.978%
2020	6,705	80,521	-	-	87,226	4.1%	3.980%
2021	6,142	9,001	-	-	15,143	0.7%	4.279%
2022	6,332	-	413,500	-	419,832	19.9%	3.132%
2023	1,620	205,116	-	350,000	556,736	26.4%	3.941%
2024	-	-	-	250,000	250,000	11.8%	4.328%
2025	-	-	-	-	-	0.0%	0.000%
2026	-	-	-	-	-	0.0%	0.000%
2027	-	-	-	450,000	450,000	21.3%	4.025%
2028	-	-	-	-	-	0.0%	0.000%
Thereafter	-	-	-	328,610	328,610	15.6%	4.320%
Total	\$ 24,632	\$ 294,638	\$ 413,500	\$ 1,378,610	\$ 2,111,380	100.0%	3.907%

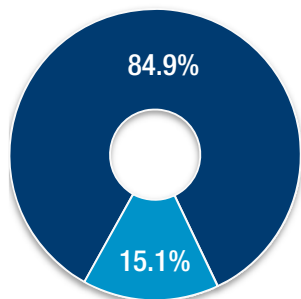
- (1) The stated rate for unsecured debt and mortgage notes represents its face coupon. The effective rate for unsecured notes and bank facilities incorporates original issue discounts, hedge amortization and the effect of floating to fixed-interest rate swaps. The effective rate for mortgage notes represents the rate incorporating any fair market value adjustments.
- (2) 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.
- (3) 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.
- (4) On July 17, 2018, we amended the revolving credit facility to (i) extend the maturity date from May 15, 2019 to July 15, 2022, with two six-month extensions at our election subject to specified conditions and subject to payment of an extension fee; (ii) reduced the interest rate margins applicable to Eurodollar loans to a range between 0.775% and 1.45% per annum depending on our credit rating; (iii) provide for an additional interest rate option based on a floating Libor rate; and (iv) remove the covenant requiring us to maintain a minimum net worth.
- (5) On December 13, 2018, we amended and restated our \$250.0 million ten-year term loan maturing on October 8, 2022. In connection with the terms of the amendment, the loan now bears interest at LIBOR + 1.25%.
- (6) This loan was assumed upon acquisition of the related property on January 5, 2018. The effective interest rate reflects the market rate at the time of acquisition.
- (7) Excludes the effect of any net premium/(discount) on balances or rates.
- (8) The weighted average calculations include variable rate debt at current rates.



	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	Thereafter
% of total	0.2%	4.1%	0.7%	19.9%	26.4%	11.8%	0.0%	0.0%	21.3%	0.0%	15.6%

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	Thereafter
Expiring rate	3.98%	3.98%	4.28%	3.13%	3.94%	4.33%	0.00%	0.00%	4.03%	0.00%	4.32%

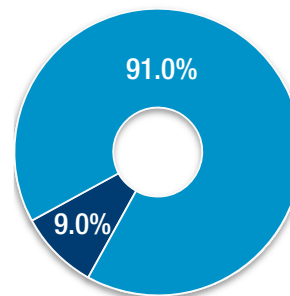
Unsecured and Secured Debt



■ Unsecured ■ Secured

Debt	Amount	Weighted Average Effective Rate	Weighted Average Maturity (in years)
Unsecured	\$ 1,792,110	3.881%	6.5
Secured	319,270	4.052%	3.0
Total	\$ 2,111,380	3.907%	6.0

Floating and Fixed Rate Debt



■ Floating ■ Fixed

Debt	Amount	Weighted Average Effective Rate	Weighted Average Maturity (in years)
Floating	\$ 190,562	3.552%	4.9
Fixed	1,920,818	3.942%	6.1
Total	\$ 2,111,380	3.907%	6.0

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

Revolving Credit Agreement dated July 17, 2018 and Amended and Restated Term Loan C Agreement dated December 13, 2018

Covenant	Required	06/30/2019	03/31/2019	12/31/2018	9/30/2018	6/30/2018	03/31/2018
Fixed Charge Coverage Ratio	$\geq 1.50x$	3.53x	3.61x	3.49x	3.56x	3.46x	3.41x
Leverage Ratio	$\leq 60\%$ *	40.6%	40.4%	38.9%	39.3%	38.9%	39.6%
Unsecured Debt Limitation	$\leq 60\%$ *	39.1%	39.4%	38.4%	37.6%	37.5%	38.3%
Secured Debt Limitation	$\leq 40\%$	10.2%	9.9%	9.6%	12.4%	12.2%	13.6%
Unencumbered Cash Flow	$\geq 1.75x$	3.96x	3.95x	3.43x	3.86x	3.82x	3.80x

* 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	06/30/2019	03/31/2019	12/31/2018	09/30/2018	6/30/2018	03/31/2018
1006 (a) - Total Leverage Ratio	$< 60\%$	44.7%	44.6%	43.6%	41.8%	41.6%	41.3%
1006 (b) - Debt Service Coverage Ratio	$\geq 1.50x$	3.84	3.88	3.89	3.93	3.88	3.86
1006 (c) - Secured Debt Ratio	$< 40\%$	6.8%	6.8%	6.9%	7.0%	6.9%	6.9%
1006 (d) - Unencumbered Asset Ratio	$\geq 150\%$	222.9%	221.6%	227.6%	240.1%	242.1%	244.4%

							As of June 30, 2019					BDN's Share	
Unconsolidated Real Estate Ventures	Location	Project Value (a)	Gross Asset Value @ 06/30/2019 (b)	BDN Investment @ 06/30/2019	Number of Properties	Net Operating Income (YTD)	Rentable Square Feet	Percent Occupied	Percent Leased (c)	BDN Ownership %	Net Operating Income (YTD)	Rentable Square Feet	
Office Properties													
Rockpoint JV	Virginia	\$ 312,000	\$ 338,170	\$ 16,890	8	\$ 12,043	1,293,197	81.5%	82.9%	15.0%	\$ 1,806	193,980	
Allstate DC JV	Virginia	87,398	72,017	10,850	2	2,084	364,277	55.3%	55.3%	50.0%	1,042	182,139	
MAP Venture (d)	Various	210,041	279,303	3,242	58	12,153	3,924,783	90.9%	91.8%	50.0%	6,077	1,962,392	
PJP Ventures	Virginia	27,210	29,831	1,804	3	1,778	204,347	94.9%	96.5%	(e)	471	54,155	
Total							5,786,604	86.7%	87.7%			2,392,665	
Other													
Brandywine 1919 Ventures (f)	Philadelphia, PA	126,753	144,612	18,759	1	4,539	321 Units	(g)		50.0%	2,270		
Development Properties													
4040 Wilson	Arlington, VA	160,565	148,205	37,097	1	(433)	-	-		50.0%	(217)		
51 N Street	Washington, D.C.	28,704	30,663	21,755	1	(126)	-	-		70.0%	(88)		
1250 First Street Office	Washington, D.C.	24,132	23,934	17,792	1	(197)	-	-		70.0%	(138)		
Total			\$ 1,066,735	\$ 128,189	75	\$ 31,841					\$ 11,223		

- (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 9, 2019 that will commence subsequent to the end of the current period.
- (d) In January 2019, in connection with the adoption of ASC 842 - Leases, the venture revalued its ground lease obligation which resulted in the recognition of a \$4.6 million impairment charge. The impairment charge was recorded through equity as a cumulative effect of an accounting transition adjustment.
- (e) The Company's ownership interest in the PJP Joint Ventures ranges from 25% to 30%.
- (f) On June 26, 2018, the Company and LCOR/Calstrs each provided a \$44.4 million mortgage loan to the venture, which was recorded as a note receivable within the "Other assets" caption of the balance sheet. The total investment in the venture, including the note and equity method investment, was \$63.2 million at June 30, 2019.
- (g) As of June 30, 2019, the apartment units were 91.0% occupied. The office and retail space is fully occupied and leased (24,000 SF).

Debt Instrument	BDN Ownership Percentage	Maturity Date	Stated Rate (1)	06/30/2019 Balance	06/30/2019 BDN Share of Venture Debt
Office Properties					
Rockpoint JV (2)	15%	March 29, 2024	(2)	\$ 207,302	\$ 31,095
Allstate DC JV	50%	January 1, 2022	4.650%	25,981	12,991
MAP Venture (3)	50%	August 1, 2023	LIBOR + 2.45%	185,000	92,500
PJP VII	25%	December 31, 2019	LIBOR + 2.65%	3,695	924
PJP II	30%	November 1, 2023	6.12%	2,030	609
PJP VI	25%	April 1, 2023	6.08%	6,912	1,728
Other					
Brandywine 1919 Ventures (4)	50%	June 25, 2023	4.000%	88,860	44,429
Development Properties					
4040 Wilson (\$150,000 construction loan)	50%	December 15, 2021	LIBOR + 2.75%	85,765	42,883
Total debt				\$ 605,545	\$ 227,159

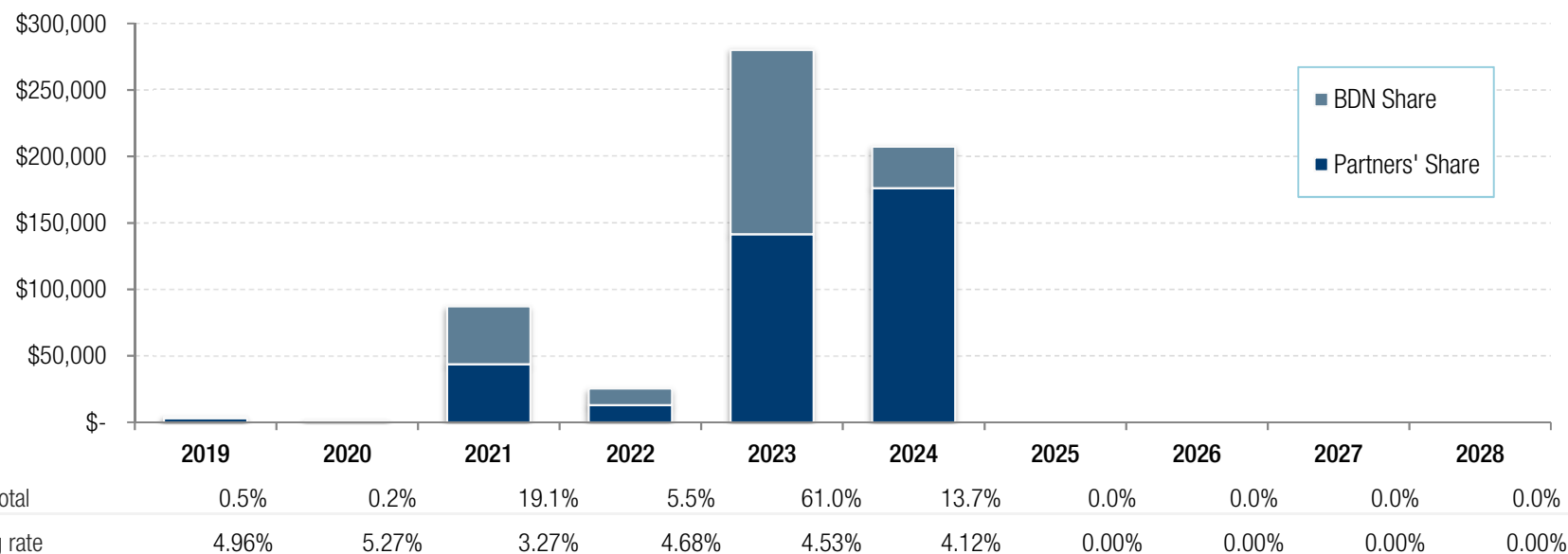
(1) The stated rate for mortgage notes is its face coupon.

(2) On March 29, 2019, entered into first mortgage financing secured by four properties within the venture. We received \$16.7 million for our 15% share of the cash proceeds on April 1, 2019. The interest rate on this loan is LIBOR + 1.95%, capped at a total maximum interest rate of 5.45% - 6.45% over the term on the loan. On April 11, 2019, entered into second mortgage financing secured by four properties within the venture. We received an additional \$13.8 million for our 15% share of the cash proceeds on April 12, 2019. The interest rate on this loan is LIBOR + 1.80%, capped at a total maximum interest rate of 6.3% over the term of the loan.

(3) The interest rate on this loan is capped at a total maximum interest rate of 6.0%.

(4) On June 26, 2018, the Company and its partner, LCOR/Calstrs, each provided a \$44.4 million mortgage loan to Brandywine 1919 Ventures.

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				
2019	\$ 685	\$ 3,626	\$ 4,311	\$ 3,158	\$ 1,153	0.5%	4.961%
2020	1,283	-	1,283	805	478	0.2%	5.269%
2021	1,356	85,765	87,121	43,735	43,386	19.1%	3.274%
2022	880	24,545	25,425	12,898	12,527	5.5%	4.677%
2023	534	279,569	280,103	141,584	138,519	61.0%	4.529%
2024	-	207,302	207,302	176,206	31,096	13.7%	4.118%
2025	-	-	-	-	-	0.0%	0.000%
2026	-	-	-	-	-	0.0%	0.000%
2027	-	-	-	-	-	0.0%	0.000%
2028	-	-	-	-	-	0.0%	0.000%
Total	\$ 4,738	\$ 600,807	\$ 605,545	\$ 378,386	\$ 227,159	100.0%	4.245%



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

Equity Research Coverage

Argus Research

Jacob Kilstein
646-747-5447

D.A. Davidson & Co.

Barry Oxford
212-240-9871

JP Morgan

Anthony Paolone / Patrice Chen
212-622-6682 / 212-622-1893

Stifel Nicolaus & Company, Inc.

John Guinee / Aaron Wolf
443-224-1307 / 443-224-1206

Barclays Capital

Ross L. Smotrich
212-526-2306

Evercore ISI

Steve Sakwa / Jason Green
212-446-9462 / 212-446-9449

KeyBanc Capital Markets

Jordan Sadler / Craig Mailman
917-368-2280 / 917-368-2316

SunTrust Robinson Humphrey, Inc.

Michael R. Lewis / Alexei Siniakov
212-319-5659 / 212-590-0986

BofA Merrill Lynch

James Feldman / Alex Pernokas
646-855-5808 / 646-556-3329

Green Street Advisors

Danny Ismail
949-640-8780

Mizuho Securities USA, Inc.

Zachary Silverberg
212-205-7855

Citigroup

Michael Bilerman / Emmanuel Korchman
212-816-1383 / 212-816-1382

JMP Securities

Mitchell Germain
212-906-3546

Raymond James & Associates

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

Any opinions, estimates, forecasts or predictions regarding Brandywine Realty Trust's performance made by these analysts are theirs alone and do not represent opinions, estimates, forecasts or predictions of Brandywine Realty Trust or its management. Brandywine does not by its reference above or distribution imply its endorsement of or concurrence with such opinions, estimates, forecasts or predictions.

Company Information

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Philadelphia, PA 19104
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

Toll free within Canada and the United States: 866-426-5400

Investor Relations

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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 noncontrolling 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 real estate 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 noncontrolling interests. FFO per share is calculated by dividing FFO by fully diluted shares available to common shareholders and limited partnership unitholders.

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 (EBITDAre)

EBITDAre is a non-GAAP financial measure. The Company computes EBITDAre in accordance with standards established by NAREIT, which may not be comparable to EBITDAre reported by other REITs that do not compute EBITDAre in accordance with the NAREIT definition, or that interpret the NAREIT definition differently than the Company. EBITDAre is defined as net income (loss) (computed in accordance with GAAP), plus interest expense, plus income tax expense (if any), plus depreciation and amortization, plus (minus) losses and gains on the disposition of depreciated property, plus impairment write-downs of depreciated property and investments in unconsolidated real estate ventures, plus adjustments to reflect the Company's share of EBITDAre of unconsolidated real estate ventures. EBITDAre 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. EBITDAre 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.

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, noncontrolling 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 real estate ventures and noncontrolling 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. Cash NOI provides revenues and expenses directly associated with our portfolio of real estate and provides meaningful information about occupancy rates, rental rates and operating costs that may not be apparent from net income. 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, held for sale 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.

Revision of Prior Period Financial Statements

Prior periods presented have been adjusted to correct for the effects of an error discovered during the second quarter of 2019 related to the purchase price allocation for two acquisitions made in a prior period. We have determined that the error was immaterial to our previously issued financial statements, but presenting the cumulative effect of the adjustments would have a material effect on the 2019 financial statements. The corrections to our balance sheet include a reduction in cumulative earnings and operating properties and an increase to accumulated depreciation. The corrections to our income statements result in an increase in depreciation and amortization and property operating expenses with minimal impact to net income and FFO. In addition, we reversed the out of period adjustment disclosed in our Q1 2019 10-Q.

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, 2018, filed with the Securities and Exchange Commission on February 22, 2019.



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Brandywine Realty Trust Announces Second Quarter Results And Narrows 2019 Guidance

Philadelphia, PA, July 22, 2019 — Brandywine Realty Trust (NYSE:BDN) today reported its financial and operating results for the three and six-month periods ended June 30, 2019.

Management Comments

“We have made excellent progress on our 2019 business plan,” stated Gerard H. Sweeney, President and Chief Executive Officer for Brandywine Realty Trust. “Market conditions remain strong and we are now 99% executed on our 2019 speculative revenue target. In addition, we are increasing several of our key leasing plan metrics, including our mark-to-market rents on both a GAAP and cash basis. Our development pipeline aggregating \$214 million is over 65% leased at a weighted-average cash yield on cost of 8.9%. In Philadelphia, Pennsylvania, we achieved a significant milestone by receiving zoning approval for our entire Schuylkill Yards development site that will allow us to continue transforming University City. With the Schuylkill Yards zoning approval, we can now move forward on our mixed-use development totaling more than five million square feet featuring office, resident and life science components. After a productive second quarter we are narrowing our current 2019 FFO guidance range from \$1.39-\$1.45 to \$1.40-\$1.44 per diluted share.”

Second Quarter Highlights

Financial Results

- Net income to common shareholders: \$6.1 million, or \$0.03 per share.
- Funds from Operations (FFO): \$62.2 million, or \$0.35 per share.

Portfolio Results

- Core Portfolio: 93.0% occupied and 95.9% leased.
- New and Renewal Leases Signed: 651,000 square feet
- Tenant Retention Ratio: 100%
- Rental Rate Mark-to-Market: Increased 12.1% / 8.5% on GAAP/cash basis

2019 Business Plan Revisions

- Rental Rate Mark-to-Market: Increased range from 9-11% to 11-12% on a GAAP basis and from 2-4% to 4-5% on a cash basis.
- Tenant Retention: Increased target from 61% to 65%.

Recent Transaction Activity

Joint Venture Activity

- Our Northern Virginia joint venture in which we own a 15% equity interest, completed two portfolio mortgages with \$207.3 million of initial borrowings. The first portfolio mortgage totaled \$113.1 million and closed on

March 29, 2019 and the second portfolio mortgage totaled \$94.2 million and closed on April 11, 2019. After closing costs, we received net proceeds totaling \$30.5 million in April 2019.

2019 Finance / Capital Markets Activity

- We have \$163.5 million outstanding on our \$600.0 million unsecured revolving credit facility as of June 30, 2019.
- We have \$31.6 million of cash and cash equivalents on-hand as of June 30, 2019.

Results for the Three and Six Month Periods Ended June 30, 2019

Net income allocated to common shares totaled \$6.1 million or \$0.03 per diluted share in the second quarter of 2019 compared to net income of \$12.7 million or \$0.07 per diluted share in the second quarter of 2018.

FFO available to common shares and units totaled \$62.2 million or \$0.35 per diluted share in the second quarter of 2019 as compared to \$63.0 million, or \$0.35 per diluted share for the second quarter of 2018. Our results for 2019 and 2018 include gains on the sale of land totaling \$1.5 million and \$2.8 million, respectively. Our second quarter 2019 payout ratio (\$0.19 common share distribution / \$0.35 FFO per diluted share) was 54.3%.

Net income allocated to common shares totaled \$10.5 million or \$0.06 per diluted share in the first six months of 2019 compared to net income of \$56.6 million or \$0.31 per diluted share in the first six months of 2018.

Our FFO available to common shares and units for the first six months of 2019 totaled \$122.3 million or \$0.69 per diluted share versus \$120.2 million, or \$0.66 per diluted share in the first six months of 2018.

Operating and Leasing Activity

In the second quarter of 2019, our Net Operating Income (NOI) excluding termination revenues and other income items decreased (1.7%) on a GAAP basis and increased 1.6% on a cash basis for our 75 same store properties, which were 93.0% and 92.8% occupied on June 30, 2019 and 2018, respectively.

We leased approximately 651,000 square feet and commenced occupancy on 316,000 square feet during the second quarter of 2019. The second quarter occupancy activity includes 96,000 square feet of renewals, 140,000 square feet of new leases and 80,000 square feet of tenant expansions. We have an additional 482,000 square feet of executed new leasing scheduled to commence subsequent to June 30, 2019.

We achieved 100% tenant retention ratio in our core portfolio with net absorption of 149,000 square feet during the second quarter of 2019. Second quarter rental rate growth increased 12.1% as our renewal rental rates increased 9.7% and our new lease/expansion rental rates increased 16.1%, all on a GAAP basis.

At June 30, 2019, our core portfolio of 92 properties comprising 16.4 million square feet was 93.0% occupied and we are currently 95.9% leased (reflecting new leases commencing after June 30, 2019).

Distributions

On May 22, 2019, our Board of Trustees declared a quarterly dividend distribution of \$0.19 per common share that is payable on July 19, 2019 to shareholders of record as of July 5, 2019.

2019 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 adjusting our 2019 net income guidance of \$0.18 - \$0.24 to \$0.17 - \$0.21 per diluted share and 2019 FFO guidance of \$1.39 - \$1.45 to \$1.40 - \$1.44 per diluted share. This guidance is provided for informational purposes and is subject to change. The following is a reconciliation of the calculation of 2019 FFO and earnings per diluted share:

Guidance for 2019Range

Earnings per diluted share allocated to common shareholders	\$ 0.17	to	\$ 0.21
Plus: real estate depreciation, amortization	<u>1.23</u>		<u>1.23</u>
FFO per diluted share	<u>\$ 1.40</u>	to	<u>\$ 1.44</u>

Our 2019 key business plan assumptions include:

- Core Occupancy improving to a range of 94-95% by year-end 2019 and 95-96% leased;
- 11-12% increase in overall lease rates on a GAAP basis;
- 4-5% increase in overall lease rates on a cash basis;
- 0-2% increase in 2019 same store GAAP NOI;
- 1-3% increase in 2019 same store cash NOI;
- Speculative Revenue Target: \$32.0 million, 99% achieved;
- Change in Lease Accounting Treatment: \$7.9 million decrease to earnings, or \$0.04 per diluted share;
- Tenant Retention Rate: 65%;
- \$0.19 per share quarterly dividend;
- Acquisition Activity: none
- Sales Activity: none
- One Development Start: 405 Colorado, Austin, Texas
- Annual earnings and FFO per diluted share based on 178.2 million fully diluted weighted average common shares.

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, Austin and Washington, D.C. markets. Organized as a real estate investment trust (REIT), we own, develop, lease and manage an urban, town center and transit-oriented portfolio comprising 180 properties and 24.9 million square feet as of June 30, 2019, 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. For more information, please visit www.brandywinerealty.com.

Conference Call and Audio Webcast

BDN management will discuss 2019 financial results and earnings guidance for fiscal 2019 on Tuesday, July 23, 2019 at 9:00 a.m. Eastern Time. The conference call can be accessed by dialing 1-833-818-6810 and providing conference ID: 3267107. Beginning two hours after the conference call, a taped replay of the call can be accessed through Tuesday, August 6, 2019, by calling 1-855-859-2056 and entering access code 3267107. The conference call can also be accessed via a webcast on our website at www.brandywinerealty.com.

Looking Ahead – Third Quarter 2019 Conference Call

We anticipate we will release our third quarter 2019 earnings on Thursday, October 17, 2019, after the market close and will host our third quarter 2019 conference call on Friday, October 18, 2019 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 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. The declaration and payment of future dividends (both timing and amount) is subject to the determination of our Board of Trustees, in its sole discretion, after considering various factors, including the Company's financial condition, historical and forecast operating results, and available cash flow, as well as any applicable laws and contractual covenants and any other relevant factors. The Company's practice regarding payment of dividends may be modified at any time and from time to time. 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, 2018. 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 and impairment losses on investments in unconsolidated real estate ventures (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. We believe 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.

Revision of Prior Period Financial Statements

Our first quarter 2019 results and comparative 2018 results have been adjusted to correct for the effects of errors discovered during the second quarter of 2019 relating to the purchase price allocation and depreciable lives for two acquisitions made in a prior period. We have evaluated the impact of the errors to previously issued financial statements and concluded that the error was immaterial to our previously issued financial statements, however, to correct the cumulative effect of the errors in 2019 would significantly impact the 2019 financial statements. Accordingly, we have corrected previously issued financial statements. The corrections to our balance sheets include a reduction in cumulative earnings and operating properties and an increase to accumulated depreciation. The corrections to our income statements result in an increase in depreciation and amortization and property operating expenses. In addition, we reversed the impact of an out of period adjustment which was previously disclosed in our Q1 2019 10-Q.

BRANDYWINE REALTY TRUST
CONSOLIDATED BALANCE SHEETS
(unaudited and in thousands)

	June 30, 2019	December 31, 2018
ASSETS		
Real estate investments:		
Operating properties	\$ 4,030,605	\$ 3,951,719
Accumulated depreciation	(940,833)	(885,407)
Right of use asset - operating leases, net	22,001	-
Operating real estate investments, net	3,111,773	3,066,312
Construction-in-progress	120,785	150,263
Land held for development	89,219	86,401
Prepaid leasehold interests in land held for development, net	39,795	39,999
Total real estate investments, net	3,361,572	3,342,975
Assets held for sale, net	7,349	11,599
Cash and cash equivalents	31,573	22,842
Accounts receivable, net of allowance of \$284 and \$1,653 as of June 30, 2019 and December 31, 2018, respectively	18,181	16,394
Accrued rent receivable, net of allowance of \$11,009 and \$11,266 as of June 30, 2019 and December 31, 2018, respectively	170,420	165,243
Investment in Real Estate Ventures	128,189	169,100
Deferred costs, net	98,202	91,075
Intangible assets, net	109,365	131,348
Other assets	123,623	126,400
Total assets	<u>\$ 4,048,474</u>	<u>\$ 4,076,976</u>
LIABILITIES AND BENEFICIARIES' EQUITY		
Mortgage notes payable, net	\$ 317,377	\$ 320,869
Unsecured credit facility	163,500	92,500
Unsecured term loan, net	248,299	248,042
Unsecured senior notes, net	1,367,360	1,366,635
Accounts payable and accrued expenses	98,552	125,696
Distributions payable	34,113	33,632
Deferred income, gains and rent	22,481	28,293
Acquired lease intangibles, net	27,958	31,783
Lease liability - operating leases	22,453	-
Other liabilities	16,716	18,498
Total liabilities	<u>\$ 2,318,809</u>	<u>\$ 2,265,948</u>
Brandywine Realty Trust's Equity:		
Common Shares of Brandywine Realty Trust's beneficial interest, \$0.01 par value; shares authorized 400,000,000; 176,197,883 and 176,873,324 issued and outstanding as of June 30, 2019 and December 31, 2018, respectively	1,763	1,770
Additional paid-in-capital	3,188,239	3,200,850
Deferred compensation payable in common shares	16,239	14,021
Common shares in grantor trust, 1,113,450 and 977,120 issued and outstanding as of June 30, 2019 and December 31, 2018, respectively	(16,239)	(14,021)
Cumulative earnings	781,017	775,625
Accumulated other comprehensive income	(2,160)	5,029
Cumulative distributions	(2,251,040)	(2,183,909)
Total Brandywine Realty Trust's equity	1,717,819	1,799,365
Noncontrolling interests	11,846	11,663
Total beneficiaries' equity	1,729,665	1,811,028
Total liabilities and beneficiaries' equity	<u>\$ 4,048,474</u>	<u>\$ 4,076,976</u>

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

	Three Months Ended June 30,		Six Months Ended June 30,	
	2019	2018	2019	2018
Revenue				
Rents	\$ 137,787	\$ 126,927	\$ 275,885	\$ 253,686
Third party management fees, labor reimbursement and leasing	5,148	4,913	9,103	12,587
Other	1,216	1,946	3,059	3,871
Total revenue	144,151	133,786	288,047	270,144
Operating expenses:				
Property operating expenses	38,684	37,906	78,184	77,257
Real estate taxes	16,089	12,417	31,872	24,839
Third party management expenses	2,449	2,243	4,566	6,993
Depreciation and amortization	51,667	43,958	103,111	87,490
General and administrative expenses	8,399	7,523	18,243	16,246
Total operating expenses	117,288	104,047	235,976	212,825
Gain on sale of real estate				
Net loss on disposition of real estate	-	(35)	-	(35)
Net gain on sale of undepreciated real estate	250	2,837	1,251	2,859
Total gain on sale of real estate	250	2,802	1,251	2,824
Operating income	27,113	32,541	53,322	60,143
Other income (expense):				
Interest income	553	641	1,078	1,344
Interest expense	(20,516)	(19,301)	(40,873)	(38,834)
Interest expense - amortization of deferred financing costs	(666)	(627)	(1,332)	(1,254)
Equity in loss of real estate ventures	(1,491)	(358)	(2,849)	(1,183)
Net gain on real estate venture transactions	1,276	-	1,535	37,263
Net income before income taxes	6,269	12,896	10,881	57,479
Income tax provision	(17)	(20)	(46)	(158)
Net income	6,252	12,876	10,835	57,321
Net income attributable to noncontrolling interests	(47)	(129)	(107)	(504)
Net income attributable to Brandywine Realty Trust	6,205	12,747	10,728	56,817
Nonforfeitable dividends allocated to unvested restricted shareholders	(93)	(86)	(212)	(200)
Net income attributable to Common Shareholders of Brandywine Realty Trust	<u>\$ 6,112</u>	<u>\$ 12,661</u>	<u>\$ 10,516</u>	<u>\$ 56,617</u>
PER SHARE DATA				
Basic income per Common Share	<u>\$ 0.03</u>	<u>\$ 0.07</u>	<u>\$ 0.06</u>	<u>\$ 0.32</u>
Basic weighted average shares outstanding	176,143,206	178,547,555	176,001,071	178,471,960
Diluted income per Common Share	<u>\$ 0.03</u>	<u>\$ 0.07</u>	<u>\$ 0.06</u>	<u>\$ 0.31</u>
Diluted weighted average shares outstanding	176,690,824	179,692,336	176,578,140	179,740,690

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,	
	2019	2018	2019	2018
Reconciliation of Net Income to Funds from Operations:				
Net income attributable to common shareholders	\$ 6,112	\$ 12,661	\$ 10,516	\$ 56,617
Add (deduct):				
Net income attributable to noncontrolling interests - LP units	34	108	60	478
Nonforfeitable dividends allocated to unvested restricted shareholders	93	86	212	200
Net gain on real estate venture transactions	-	-	(259)	(37,263)
Net loss on disposition of real estate	-	35	-	35
Depreciation and amortization:				
Real property	36,532	35,420	72,138	70,269
Leasing costs including acquired intangibles	14,698	8,144	30,104	16,450
Company's share of unconsolidated real estate ventures	4,974	6,732	10,015	13,896
Partners' share of consolidated real estate ventures	(54)	(54)	(107)	(109)
Funds from operations	\$ 62,389	\$ 63,132	\$ 122,679	\$ 120,573
Funds from operations allocable to unvested restricted shareholders	(174)	(168)	(388)	(371)
Funds from operations available to common share and unit holders (FFO)	\$ 62,215	\$ 62,964	\$ 122,291	\$ 120,202
FFO per share - fully diluted	<u>0.35</u>	<u>0.35</u>	<u>0.69</u>	<u>0.66</u>
Weighted-average shares/units outstanding - fully diluted	177,672,683	181,172,135	177,560,502	181,220,489
Distributions paid per common share	<u>0.19</u>	<u>0.18</u>	<u>0.38</u>	<u>0.36</u>
FFO payout ratio (distributions paid per common share/FFO per diluted share)	54.3%	51.4%	55.1%	54.5%

