

BrandywineRealtyTrust



Supplemental Information Package



2016
fourth quarter



Table of Contents



1919 Market Street, Philadelphia, PA

	Page
Executive Summary	3
2015, 2016 and 2017 Business Plan Trend Line	5
2017 Business Plan Highlights	6
Sources and Uses of Cash and Cash Equivalents	7
Regional Property Overview	8
Net Operating Income Composition	11
Development Activity	12
Land Inventory	15
Property Activity	16
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



630 Freedom Business Center | King of Prussia, PA



Schuylkill Yards Design Rendering | Philadelphia, PA

Dispositions

- On January 31, 2017, sold our 50% ownership interest in an unconsolidated real estate venture known as the Parc at Plymouth at a gross sales value of \$100.5 million, receiving net cash proceeds of \$27.2 million after closing costs and related debt payoff. The estimated gain on sale will be \$14.6 million. Since the land contribution on September 5, 2012, the real estate venture earned an IRR of 18.6%.
- On January 30, 2017 completed the sale of 1.7 acres of land from the Garza Ranch in Austin, Texas for a gross sales price of \$3.5 million.
- As of January 31, 2017, under agreement to sell two office properties known as the Concord Airport Plaza in Concord, California, containing 350,256 net rentable square feet, for a gross sales price of \$33.1 million. The current estimated loss on sale is \$11.5 million, which was recorded during the fourth quarter of 2016.
- As of January 31, 2017, under agreement to sell the three office properties in Beltsville, Maryland, containing 313,810 net rentable square feet, for a gross sales price of \$11.2 million. The current estimated loss on sale is \$3.0 million, which was recorded during the fourth quarter of 2016.
- On December 2, 2016, sold an acre of land known as Oakland Lot B in Oakland, California for a gross sales price of \$13.8 million. The gain on sale, totaling \$8.9 million, is included in FFO.
- On October 13, 2016, sold three office properties at 620, 640 & 660 Allendale Road in King of Prussia, Pennsylvania, containing 156,669 net rentable square feet, for a gross sales price of \$12.8 million. The gain on sale was \$2.4 million.
- As of December 31, 2016, we classified two properties located in Concord, California, three properties in our Metropolitan D.C. region and a land parcel in Richmond, Virginia as held for sale in our balance sheet.
- Entered into several agreements of sale for various land parcels in Pennsylvania and Austin aggregating \$24 million for 42 acres. We anticipate the sales to occur during the next twelve months as zoning, appraisals and other closing conditions are satisfied.

FMC Tower at Cira Centre South Development

- During January of 2017, the residential component was placed into service, comprised of 103 hotel suites, 60 furnished extended stay suites, and 105 luxury apartment residences. The first segment to deliver was the hotel suites, of which approximately 10% were in service as of January 20, 2017.
- As of January 20, 2017, the commercial component, comprised of 625,000 square feet, is now 96% leased.
- Announced a Michelin-star restaurant opening in the first half of 2017, which will have a two-story footprint covering 3,000 square feet.

Leasing Highlights

	Q4 2016	Q3 2016
Quarter end occupancy	93.9%	92.7%
Final / Prior period projected occupancy	93.9%	93.3%
Leased as of January 20, 2017 /October 6, 2016	95.1%	93.7%
Leases executed in quarter (sq ft)	1,389,138	725,638
New leases commenced (sq ft)	72,992	105,884
Expansions commenced (sq ft)	107,266	134,698
Leases renewed (sq ft)	<u>90,329</u>	<u>182,146</u>
Total lease activity (sq ft)	270,587	422,728
Early lease renewals (sq ft)	167,986	182,700
Forward lease commencements (sq ft):		
Q1 2017	141,861	
Q2 2017	8,707	
Q3 2017	<u>26,360</u>	
Total square feet of forward lease commencements:	176,928	



Key Operating Metrics

	Q4 2016	YTD 2016	Original 2016 Business Plan
Same Store NOI Growth			
GAAP	2.2%	2.7%	2.0% - 4.0%
Cash	8.6%	4.4%	2.0% - 4.0%
Rental Rate Mark to Market			
New Leases/expansions			
GAAP	16.8%	15.3%	
Cash	5.4%	3.5%	
Renewals			
GAAP	6.5%	9.2%	
Cash	1.5%	2.4%	
Combined			
GAAP	12.9%	11.6%	5.0% - 7.0%
Cash	4.0%	2.8%	(1.0%) - 1.0%
Average Lease Term (yrs)	6.4	5.9	7.0
Leasing Capital (PSF/yr)	\$2.79	\$2.44	\$2.25 - \$2.75
Tenant Retention	87%	70%	65%

Financial Highlights

	Q4 2016	Q3 2016	YTD 2016
Net income (loss) to common shareholders	(\$14,058)	\$6,022	\$32,950
Per diluted share	(\$0.08)	\$0.03	\$0.19
Common share distributions paid	\$0.16	\$0.16	\$0.63
Funds From Operations (FFO)	\$62,963	\$58,284	\$166,979
Per diluted share	\$0.35	\$0.33	\$0.94
FFO - excl. capital market , transactional items and other	\$59,507	\$58,284	\$230,113
Per diluted share	\$0.34	\$0.33	\$1.30
FFO payout ratio - excl. capital market, trans. items and other	47.1%	48.5%	48.5%
Cash Available for Distribution (CAD)	\$41,158	\$37,925	\$152,358
CAD payout ratio (Distributions paid per common share / CAD)	68.8%	74.7%	73.1%

Balance Sheet Highlights

	Q4 2016	Q3 2016	Q2 2016
Net debt to total gross assets	38.3%	37.7%	37.2%
Ratio of net debt to annualized quarterly EBITDA	6.6	6.6	6.6
Cash on hand	\$193,919	\$219,059	\$265,597

Business Plan Component	2017 Business Plan as of		2016 Business Plan as of		2015
	1/20/2017	10/6/2016	Final	Original	Final
Speculative Revenue	\$28.7 MM	\$28.7 MM	\$28.3 MM	\$27.8 MM	\$34.3 MM
• New Leasing Activity	\$7.4 MM	\$7.4 MM	\$11.8 MM	\$11.0 MM	\$16.0 MM
• Renewal	\$21.3 MM	\$21.3 MM	\$16.5 MM	\$16.8 MM	\$18.3 MM
Executed	80%	66%	100%	41%	100%
Projected Tenant Retention (SF)	68%	68%	70%	65%	77%
Same Store NOI Increase					
• GAAP	0.0% - 2.0%	0.0% - 2.0%	2.7%	2.0% - 4.0%	3.6%
• Cash	6.0% - 8.0%	6.0% - 8.0%	4.4%	2.0% - 4.0%	3.4%
Leasing Capital PSF/YR	\$2.00 - \$2.50	\$2.00 - \$2.50	\$2.44	\$2.25 - \$2.75	\$2.42
Average Lease Term	7.0 years	7.0 years	5.9 years	7.0 years	7.8 years
Net Income (Loss) Attributable to Common Shareholders	\$0.24 - \$0.31	\$0.24 - \$0.34	\$0.19	\$0.74 - \$0.80	(\$0.21)
Funds from Operations	\$1.35 - \$1.42	\$1.35 - \$1.45	1.30 (a)	\$1.25 - \$1.35 (a)	\$1.45
Cash Available for Distribution Payout Ratio Annualized	71% - 64%	71% - 64%	73%	71% - 63%	77%
Rental Rate Increase / (Decline)					
• GAAP	5.0% - 7.0%	5.0% - 7.0%	11.6%	5.0% - 7.0%	8.8%
• Cash	8.0% - 10.0%	8.0% - 10.0%	2.8%	(1.0%) - 1.0%	2.3%
Year-end SS Occupancy	94-95%	94-95%	93.6%	93-94%	93.0%
Year-end Core Occupancy	94-95%	94-95%	93.9%	93-94%	93.5%
Year-end Core Leased	95-96%	95-96%	95.1%	94-95%	94.4%
Bank Financing/Preferred Shares	Tender, at par, \$100.0 MM of Preferred Shares	Tender, at par, \$100.0 MM of Preferred Shares	Completed planned refinance activity	Refinance \$208.8 MM of secured mortgages	None Incorporated
Unsecured Financing/Liability Management	Refinance \$300.0 MM Notes due 2017	Refinance \$300.0 MM Notes due 2017	Repaid \$149.9 MM at par with cash-on-hand	Repay \$149.9 MM in satisfaction of the 2016 unsecured bonds	Increased term loan facility by \$50 MM and used proceeds, along with available corporate funds, to satisfy \$88 MM of mortgage debt
Dispositions (excluding land)	\$50.3 MM Closed: \$200.0 MM target	\$100.0 MM target	\$859.8 MM Closed: \$900.0 MM target	\$450.0 MM	\$387.9 MM Closed: \$400.0 MM target
Acquisitions (excluding land)	None Incorporated	None Incorporated	None Incorporated	None Incorporated	\$135.2 closed

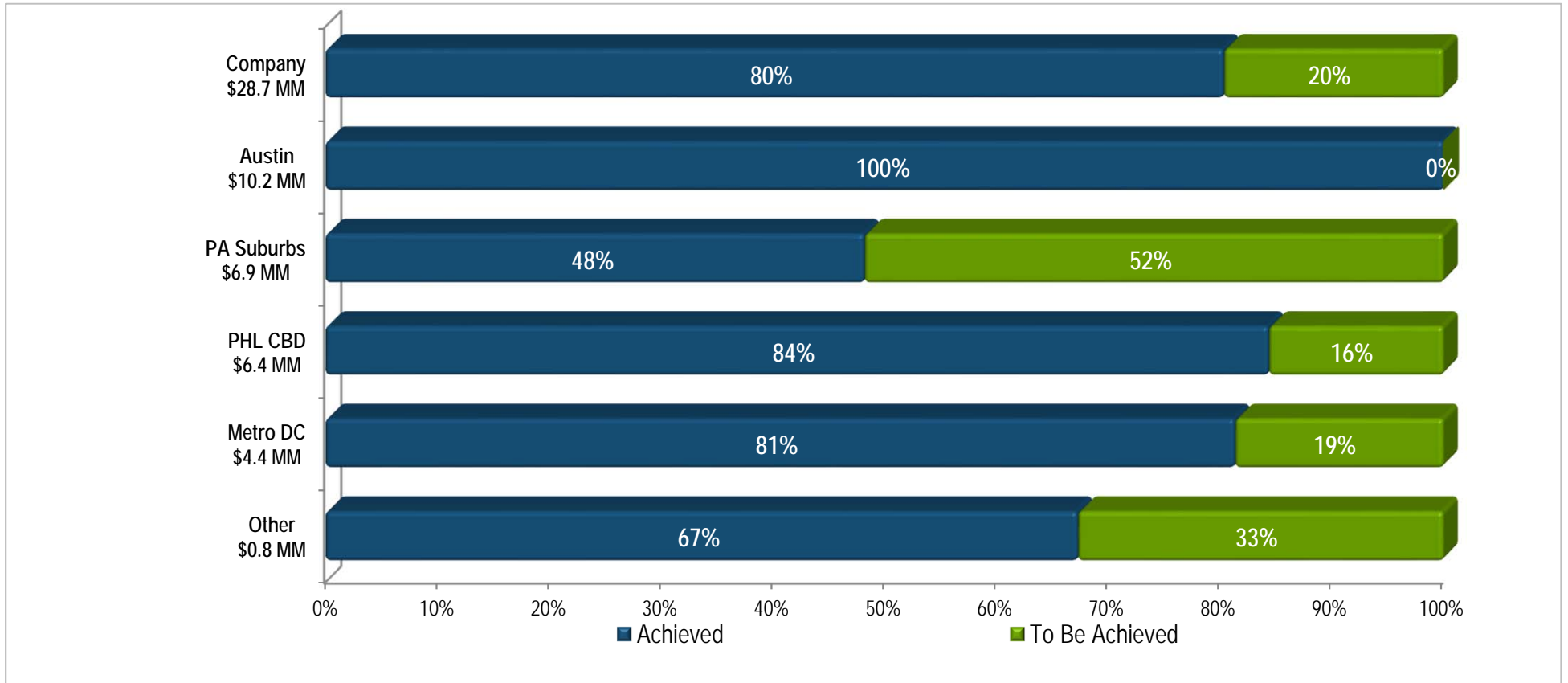
(a) Adjusted to remove (1) \$66.6 MM of prepayment penalties on the early repayment of mortgage debt during Q1 2016 and (2) net gains on the sale/impairment of undeveloped land.

2017 Speculative Leasing

Square Feet	Targeted		Executed		Remaining	
Renewals	1,307,000		1,049,000	80%	258,000	20%
New Leasing	869,000		249,000	29%	620,000	71%
Total	2,176,000		1,298,000	60%	878,000	40%

Revenue (\$MM)	Targeted		Executed		Remaining	
Renewals	\$ 21.3	\$	19.6	92%	\$ 1.7	8%
New Leasing	7.4		3.3	45%	4.1	55%
Total	\$ 28.7	\$	22.9	80%	\$ 5.8	20%

2017 Speculative Revenue By Region



Sources and Uses of Cash	Q4 2016	Q3 2016	Q2 2016	Q1 2016	Q4 2015	Q3 2015
Cash and Cash Equivalents as of Beginning of Quarter	\$ 219,059	\$ 265,597	\$ 423,517	\$ 56,694	\$ 50,632	\$ 123,982
Cash flows from operating activities after debt service	43,440	46,281	43,596	38,905	50,139	56,343
Disposition of properties	25,871	26,275	43,485	709,722	151,243	71,975
Acquisition of properties	-	(20,406)	-	-	(9,169)	(20,924)
Revenue maintaining capital expenditures	(10,880)	(9,917)	(10,522)	(12,080)	(30,092)	(11,761)
Revenue creating capital expenditures	(5,572)	(4,303)	(6,523)	(6,299)	(16,772)	(9,850)
Development capital expenditures	(44,410)	(44,471)	(53,682)	(60,530)	(64,831)	(54,734)
Investment in unconsolidated real estate ventures	(1,436)	(11,874)	(886)	(14,414)	(5,681)	(13,729)
Cash distributions from unconsolidated real estate ventures	500	2,267	8,862	1,436	1,156	1,627
Other cash flows from investing activities	(1,229)	210	(3,001)	4,717	(915)	1,375
Cash flows from investing activities	(37,156)	(62,219)	(22,267)	622,552	24,939	(36,021)
Distributions paid to shareholders and holders of noncontrolling interest	(30,237)	(29,886)	(28,279)	(28,234)	(28,303)	(29,015)
Proceeds from borrowings	-	-	86,900	195,000	180,000	-
Debt principal repayments	(1,204)	(1,193)	(237,501)	(408,739)	(212,238)	(3,552)
Loss on extinguishment of debt (a)	-	-	-	(53,433)	-	-
Repurchase and retirement of common shares	-	-	-	-	(6,503)	(60,817)
Other cash flows from financing activities	17	479	(369)	772	(1,972)	(288)
Cash flows from financing activities	(31,424)	(30,600)	(179,249)	(294,634)	(69,016)	(93,672)
Cash and cash equivalents as of End of Quarter	\$ 193,919	\$ 219,059	\$ 265,597	\$ 423,517	\$ 56,694	\$ 50,632

(a) During the fourth quarter of 2016, ASU 2016-15 was adopted resulting in the reclassification of \$53.4 million of debt extinguishment costs from operating activities to financing activities. The debt prepayment occurred during Q1 2016 and, accordingly, is adjusted in the Q1 2016 column above.

Region	Number of Wholly Owned Properties	Square Feet		% Occupied	% Leased (1)	Remaining Expirations		Net Operating Income at 12/31/16			
		Total	% of Total			2017	2018	Q4 2016	% of Total	YTD 2016	% of Total
Philadelphia CBD (see next page for detail)	11	5,358,118	31.6%	97.0%	98.1%	147,068	453,134	\$ 27,261	37.4%	\$ 107,557	37.6%
Pennsylvania Suburbs	48	5,026,147	29.6%	93.8%	94.5%	521,030	493,390	22,479	30.9%	88,895	31.0%
Crescent Markets											
Radnor	12	1,799,485	10.6%	98.8%	98.8%	261,293	160,481	10,068	13.8%	40,022	13.9%
Plymouth Meeting	7	846,351	5.0%	94.9%	95.2%	72,118	50,423	4,114	5.7%	16,084	5.6%
Conshohocken	3	387,738	2.3%	94.6%	95.6%	6,766	65,597	1,706	2.3%	6,267	2.2%
Newtown Square	5	252,802	1.5%	97.5%	98.1%	57,166	69,542	1,083	1.5%	4,297	1.5%
Total Crescent Markets	27	3,286,376	19.4%	97.2%	97.4%	397,343	346,043	16,971	23.3%	66,670	23.3%
Other Suburban Markets	21	1,739,771	10.3%	87.5%	89.0%	123,687	147,347	5,508	7.6%	22,225	7.8%
Metropolitan Washington, D.C.	17	2,971,086	17.5%	89.5%	91.0%	98,765	475,633	12,561	17.3%	52,088	18.2%
Northern Virginia	13	2,377,479	14.0%	90.1%	91.5%	80,721	456,835	10,499	14.4%	43,800	15.3%
Maryland	4	593,607	3.5%	87.3%	88.9%	18,044	18,798	2,062	2.8%	8,288	2.9%
Austin, Texas	6	962,975	5.7%	100.0%	100.0%	35,554	-	4,902	6.7%	18,583	6.5%
Subtotal	82	14,318,326	84.4%	93.7%	94.6%	802,417	1,422,157	67,203	92.3%	267,123	93.3%
Other	19	1,112,268	6.6%	86.1%	89.9%	88,936	89,542	2,060	2.9%	8,478	3.0%
Subtotal - Core Portfolio	101	15,430,594	91.0%	93.9%	95.1%	891,353	1,511,699	69,263	95.2%	275,601	96.3%
+ Development/Redevelopment (2)	7	1,523,587	9.0%	40.6%	82.3%	341	940	3,495	4.8%	10,938	3.7%
Total	108	16,954,181	100.0%			891,694	1,512,639	\$ 72,758	100.0%	\$ 286,539	100.0%

(1) Includes leases entered into through January 20, 2017 that will commence subsequent to the end of the current period.

(2) Comprised of four development properties and three redevelopments.



	Number of Properties	Square Feet		% Occupied	% Leased (1)	Remaining Expirations		Net Operating Income at 12/31/2016			
		Total	% of Total (4)			2017	2018	Q4 2016	% of Total (4)	YTD 2016	% of Total (4)
Philadelphia CBD Wholly Owned Core Properties											
Cira Centre	1	730,187	4.3%	98.1%	98.1%	15,065	76,780	\$ 5,232	7.3%	\$ 20,701	7.2%
Three Logan Square	1	1,029,413	6.1%	97.2%	99.3%	22,473	185,184	4,828	6.6%	19,366	6.8%
One Commerce Square	1	942,866	5.6%	97.1%	98.0%	21,123	125,213	4,317	5.9%	17,246	6.0%
Two Commerce Square	1	953,276	5.6%	96.7%	97.2%	33,766	7,552	4,131	5.7%	16,548	5.8%
Two Logan Square	1	708,844	4.2%	96.1%	97.9%	39,530	9,311	3,510	4.8%	13,201	4.6%
One Logan Square	1	595,041	3.5%	96.5%	97.9%	1,071	-	2,846	3.9%	10,650	3.7%
Marine Center Piers and Other (2)	3	191,688	1.1%	98.6%	98.6%	7,200	-	1,125	1.5%	5,103	1.8%
3020 Market Street	1	190,925	1.1%	99.2%	99.2%	5,463	42,733	1,114	1.5%	4,190	1.5%
618 Market Street (retail square feet)	1	15,878	0.1%	64.5%	64.5%	1,377	6,361	158	0.2%	552	0.2%
Total	11	5,358,118	31.6%	97.0%	98.1%	147,068	453,134	\$ 27,261	37.4%	\$ 107,557	37.6%
Philadelphia CBD Developments & Redevelopments											
1900 Market Street	1	456,922	2.7%	48.8%	99.1%	341	940	\$ 1,574	2.2%	\$ 5,759	2.0%
FMC Tower at Cira Centre South (3)	1	625,000	3.7%	61.5%	96.0%	-	-	2,062	2.8%	5,132	1.8%

(1) Includes leases entered into through January 20, 2017 that will commence subsequent to the end of the current period.

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

(3) Property overview includes only the office space square footage. FMC Tower is approximately 625,000 SF of office and 268 luxury residential apartments and hotel units.

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

	No. of Properties	Square Feet		% Occupied	% Leased (1)	Remaining Expirations		Net Operating Income at 12/31/2016				BDN Share	
		Total	% of Total			2017	2018	Q4 2016	% of Total	YTD 2016	% of Total	%	YTD NOI
Austin JV Owned Core Properties													
Barton Skyway	4	786,845	28.8%	98.1%	98.1%	5,426	471,425	\$ 4,302	35.3%	\$ 16,902	35.1%	50.0%	\$ 8,451
River Place	7	590,882	21.6%	96.7%	96.7%	81,527	90,388	2,685	22.1%	10,503	21.8%	50.0%	5,251
Crossings at Lakeline	2	232,772	8.5%	97.8%	97.8%	-	52,383	1,100	9.0%	4,214	8.8%	50.0%	2,107
Cielo Center	1	271,211	9.9%	97.7%	97.7%	145,974	13,837	985	8.1%	4,088	8.5%	50.0%	2,043
The Park on Barton Creek	1	205,195	7.5%	70.7%	83.9%	17,096	15,539	710	5.8%	3,557	7.4%	50.0%	1,779
Four Points	1	192,396	7.0%	100.0%	100.0%	-	115,949	840	6.9%	3,433	7.1%	50.0%	1,717
7000 West at Lantana	1	136,075	5.0%	100.0%	100.0%	-	-	701	5.8%	2,869	6.0%	50.0%	1,435
Encino Trace (2)	2	319,743	11.7%	54.3%	81.5%	-	-	849	7.0%	2,526	5.3%	50.0%	1,263
Total DRA-Austin	19	2,735,119	100.0%	90.8%	95.0%	250,023	759,521	\$ 12,172	100.0%	\$ 48,092	100.0%	50.0%	\$ 24,046
Austin Wholly Owned Core													
Broadmoor (3)	6	962,975	5.7%	100.0%	100.0%	35,554	-	\$ 4,902	6.7%	\$ 18,583	6.5%	100.0%	\$ 18,583

- (1) Includes leases entered into through January 20, 2017 that will commence subsequent to the end of the current period.
- (2) The Encino Trace properties were placed into service during the third quarter of 2015.
- (3) During the second quarter of 2016, Building 6 containing 144,249 square feet was taken out of service and placed in redevelopment.

405 Colorado Renderings | Austin, TX

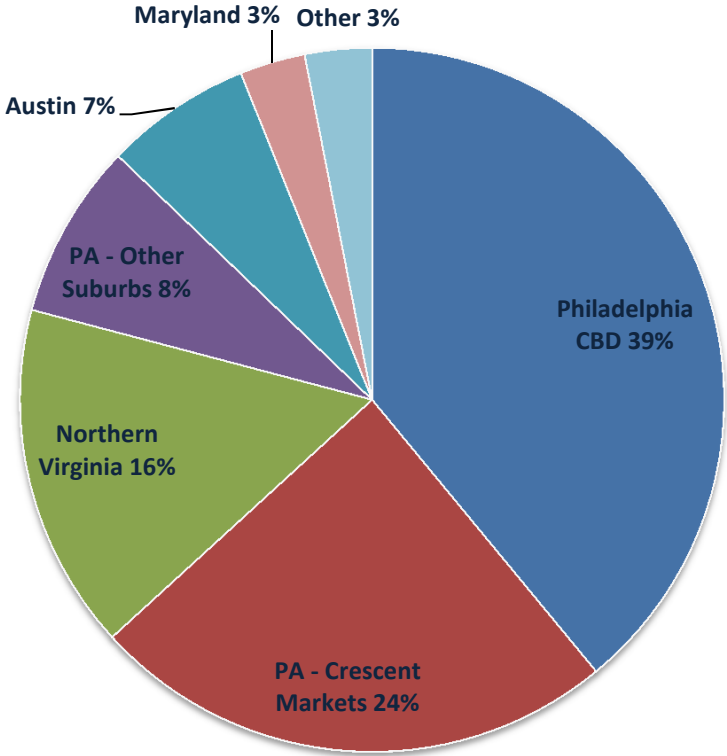
DRA Austin JV Business Plan Component	2017 Business Plan (4) as of 1/20/2017
Speculative Revenue	\$11.5 MM
• New Leasing Activity	\$5.4 MM
• Renewal	\$6.1 MM
Executed	75%
Projected Tenant Retention (SF)	78%
Same Store NOI Increase	
• GAAP	0.0% - 2.0%
• Cash	3.0% - 5.0%
Rental Rate Increase / (Decline)	
• GAAP	10.0% - 12.0%
• Cash	6.0% - 8.0%
Year-end SS Occupancy	95-96%
Year-end Core Occupancy	95-96%
Year-end Core Leased	95-96%



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

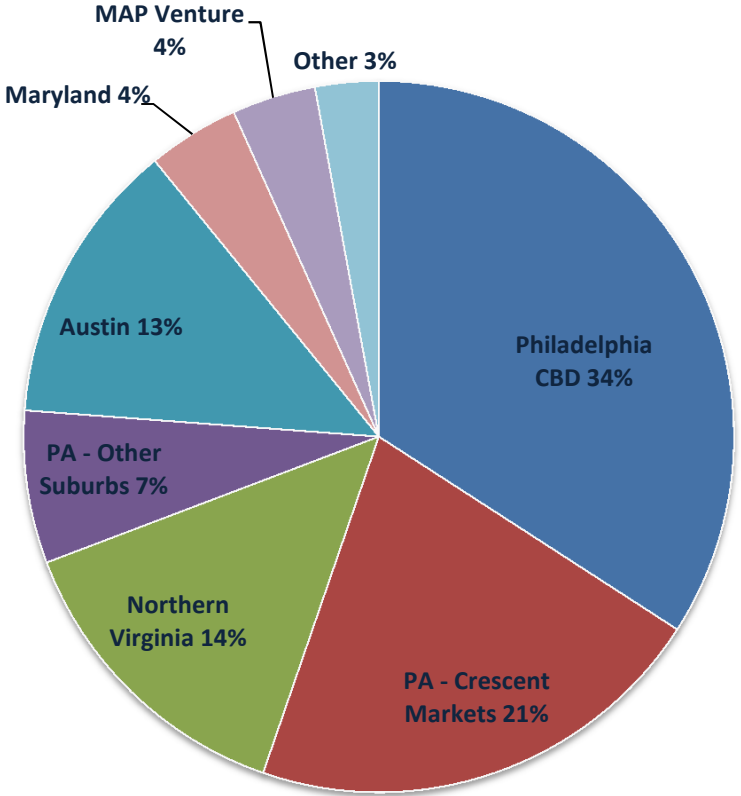
YTD NOI - Wholly Owned

- Total Core Portfolio NOI: \$275.6 MM
- 86% of NOI from our Core Markets (b)



YTD NOI - Including JVs (a)

- Total NOI: \$330.3 MM
- 82% of NOI from our Core Markets (b)



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

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

Development (% owned)	Location	Type	Completion Date	Stabilization Date	Square Feet / # Units	Total Project Costs	Equity Capitalization (a)	Debt Financing	Amount funded at 12/31/2016	Remaining to be funded at 12/31/2016	Projected Cash Yield	Leased % @ January 20, 2017
Wholly Owned												
FMC Tower	Philadelphia CBD	Office	Q3 2016	Q4 2017	625,000	\$ 385,000	\$ 385,000	-	\$ 367,000	\$ 18,000	8.0%	96.0%
933 First Avenue	King of Prussia, PA	Office	Q2 2017	Q2 2017	111,000	28,700	28,700	-	9,400	19,300	9.5%	100.0%
Subaru Service Center	Camden, NJ	Mixed-use	Q2 2018	Q2 2018	83,000	29,300	29,300	-	10,500	18,800	9.5%	100.0%
Broadmoor - Building 6	Austin, TX	Office	Q4 2017 (b)	Q2 2018 (b)	144,000	15,800	15,800	-	1,700	14,100	9.5%	0.0%
500 North Gulph Road	King of Prussia, PA	Office	TBD (c)	TBD (c)	93,000	TBD	TBD	-	-	-	TBD	0.0%
Total						\$ 458,800	\$ 458,800		\$ 388,600	\$ 70,200		75.2%
Placed Into Service												
FMC Tower - Office (d)									(166,473)			
Remaining in Construction-in-Progress									\$ 222,127			
Real Estate Venture												
1919 Market Street (50%)	Philadelphia CBD	Mixed-use	(e)	Q4 2017	321 units	\$ 148,100	\$ 59,200	\$ 88,900	\$ 138,500	\$ 9,600	7.0%	76.0% (e)

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

(b) - Building vacated by IBM as part of an overall lease restructuring. Current plans are to renovate and reposition the property as the first step in the overall repositioning of the Broadmoor Campus.

(c) - Multi-tenant building was vacated in Q4 2016. Current plans are to renovate and amenitize this well positioned building in the King of Prussia Submarket.

(d) - As of December 31, 2016, approximately 384,300 square feet of the office component was placed into service. We have transferred a pro-rata share of base building costs expected to be incurred and actual tenant costs incurred-to-date.

(e) - Project was substantially completed as of September 30, 2016. Leased percentage is for the 321 units placed into service, of which 218 units or 67.9% was occupied at December 31, 2016. Office and retail space is fully leased (24,000 SF).

1919 Market Street



Design Overview

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

Project Schedule

- JV Close Date Q4 2014
- Construction Commencement Q4 2014
- Substantial Completion Q3 2016
- Target Stabilization Q4 2017

Project Description

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

Financial Highlights

- 50/50 joint venture with LCOR/CalSTRS
- Total development costs of \$148.1 MM (\$325 PSF)
- BDN contributed land value of \$13.0 MM
- BDN total equity commitment of \$29.6 MM (inclusive of land), which is fully funded
- Projected stabilized cash yield of 7.0%
- Construction financing for \$88.9 MM at LIBOR + 2.00% (spread decreases to 1.75% upon reaching 90% residential occupancy and commencement of lease in the retail space); \$79.3 MM outstanding at 12/31/2016

FMC Tower at Cira Centre South



Design Overview

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

Project Schedule

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

Project Description

- Executed a 280,000 SF, 16-year lease with FMC for the specialty chemical company's global headquarters
- Executed a 20-year lease with the University of Pennsylvania for four floors approximating 100,000 SF
- Executed additional leases for approximately 220,000 SF; 96.0% leased
- Retained AKA, an affiliate of Korman Communities, to develop and manage the residential component
- Placed approximately 10% of the residential component into service during January 2017
- Constructed on land which Brandywine has prepaid ground lease with University of Pennsylvania through 2097

Financial Highlights

- Projected investment of \$385.0 MM, with \$367.0 MM funded to date
- Remaining \$18.0 MM will be funded through existing cash balances and/or our line of credit
- Projected stabilized cash yield: 8.0%

933 First Avenue



Design Overview

- 111,000 SF, four-story, Class A office building located in King of Prussia, Pennsylvania
- Cutting-edge workplace experience with convenient, high-tech amenities
- Ultra-modern, light filled spaces with ceiling heights up to 10'

Project Schedule

- Commenced Construction Q2 2016
- Substantial Completion Q2 2017
- Stabilization Q2 2017

Project Description

- Fully pre-leased to a single tenant
- Quick access to Pennsylvania Turnpike (I-276), the Schuylkill Expressway (I-76), Routes 422, 202 and the Blue Route (I-476)
- Exceptional highway visibility with 18 million vehicles traveling past the site annually

Financial Highlights

- Projected investment of \$28.7 MM, with \$9.4 MM funded to date
- Remaining \$19.3 MM will be funded through existing cash balances and/or our line of credit
- Projected stabilized cash yield of 9.5%

Schuylkill Yards Development



Overview

- On March 2, 2016, announced that Brandywine has been designated by Drexel University as master developer of Schuylkill Yards, a 20-year six-phase, multi-component 14 acre/ 5.1 million square foot development of office, residential, advanced manufacturing, research facilities and academic facilities in the University City section of Philadelphia
- Adjacent to the nation's 3rd busiest rail station, Schuylkill Yards will become one of the most mixed use and transit-rich developments in the United States and features 6.5 acres of public space including a 1.3 acre public square ("Drexel Square Park") located directly across 30th Street Station, a shared street esplanade along JFK Boulevard and 1.5 miles of streetscapes complete with new pedestrian-friendly urban furniture and bicycle infrastructure
- Development partners include the Gotham Organization for residential components and Longfellow Real Estate Partners for life sciences components
- Initial phase will include the design and development of Drexel Square Park and will include exterior and interior improvements to One Drexel Plaza, which we anticipate commencing during the second half of 2017
- Initial phase of new construction consists of a mixed-use facility containing approximately 700,000 square feet, of which at least 60% will be traditional office, lab and academic space. We anticipate this initial phase commencing in 2018/2019 timeframe subject to achieving zoning approvals and pre-leasing

Project Description

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

Financial Highlights

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

Objectives

- Actively recycle land inventory to recognize tenant demand changes and create growth opportunities
- Take advantage of attractive land purchase opportunities to create next generation of office space
- Use sale or rezoning coinvestment vehicles to optimize value on existing land base
 - ▶ Where appropriate, rezone from office to residential, retail and/or hotel
 - ▶ Land deployment last 12 quarters; \$33 MM, 71 acres

Consolidated Land Held for Development (\$151 MM, 372 acres)

- 7.2 million SF FAR potential (12.3 million including Schuylkill Yards)
- 3.7% of total assets

2015/2016/2017 Land Dispositions/Contracted Sales (\$65 MM, 181 acres)

- Sold \$41 MM, consisting of 10.3 acres of land located in Austin, Texas; 5.5 acres in Mount Laurel, New Jersey; 2.0 acres in Oakland, California, 1.6 acres in Wilmington, Delaware and 120 acres in Berks County, Pennsylvania
- Under agreement of sale for \$24 MM for various land parcels in Pennsylvania and Austin aggregating 42 acres. We anticipate the sales to close over the next four quarters as zoning, appraisals and other closing conditions are satisfied

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

- Garza Ranch, Austin TX
 - ▶ Closed on 35 acres for a gross purchase price of \$21 MM
 - ▶ On January 30, 2017, sold 2 acres and currently under agreement to sell 8 acres. Plan to retain the remaining 25 acres for future development. Under current zoning, the parcels we plan to retain can support approximately 400,000 square feet of office development
 - ▶ These transactions result in our office land basis totaling \$29 per FAR

Active/Pre-Development Projects

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

Future Development Sites

- Broadmoor, Austin, TX
- West Lake, Herndon, VA
- Woodland Park, Herndon, VA
- Ground lease of Schuylkill Yards parcels (See page 14)
- 2100 Market Street, Philadelphia, PA
- Several other PA and VA Sites

Reposition/Sales Sites

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

	Location	Type	Event Date	Square Feet/Acres	Purchase/Sales Price or Basis	Occupancy % @ Event Date
2017 PROPERTY ACTIVITY						
OFFICE DISPOSITIONS						
Concord Airport Plaza	Concord, CA	Two Office Bldgs	(a)	350,256	\$ 33,100	(a)
LAND DISPOSITIONS						
Garza Ranch - Hotel	Austin, TX	Land	1/30/2017	1.7	\$ 3,500	
OTHER DISPOSITIONS						
Parc at Plymouth (sold 50% of a \$100.5 MM asset)	Plymouth Meeting, PA	Real Estate Venture - Residential	1/31/2017	398 units	\$ 50,250	96.2%
Total Dispositions (including land)					\$ 86,850	
2016 PROPERTY ACTIVITY						
LAND ACQUISITION						
Garza Ranch	Austin, TX	Land	07/01/2016	34.6 acres	\$ 20,600	
OFFICE DISPOSITIONS						
620, 640 & 660 Allendale Road	King of Prussia, PA	Three Office Bldgs	10/13/2016	156,669	\$ 12,800	100.0%
1120 Executive Plaza	Mt. Laurel, NJ	Office Building	09/01/2016	95,183	9,500	100.0%
50 East Clementon Road	Gibbsboro, NJ	Office Building	08/02/2016	3,080	1,100	100.0%
Herndon Metro Plaza I & II	Herndon, VA	Two Office Bldgs	05/11/2016	197,225	44,500	92.9%
2970 Market Street (b)	Philadelphia, PA	Office Building	02/05/2016	862,692	354,000	100.0%
Och Ziff (c)	Various	58 Office Bldgs	02/04/2016	3,924,783	398,100	91.4%
Total office dispositions				5,239,632	\$ 820,000	
LAND DISPOSITIONS						
Oakland Lot B	Oakland, CA	Land	12/02/2016	1 acre	\$ 13,750	
Highlands Land	Mt. Laurel, NJ	Land	08/19/2016	2 acres	300	
Greenhills Land	Reading, PA	Land	01/15/2016	120 acres	900	
Total land dispositions				123 acres	\$ 14,950	
OTHER DISPOSITIONS						
PJP V (sold 25% of \$20.1 MM asset) (d)	Charlottesville, VA	Real Estate Venture - Office Building	09/22/2016	73,997	\$ 5,000	100.0%
Invesco (sold residual profits interest)	Mt. Laurel, NJ	Real Estate Venture - Residual Profits Interest	08/19/2016	(e)	7,000	(e)
1000 Chesterbrook (sold 50% of \$32.1 MM asset) (f)	Berwyn, PA	Real Estate Venture - Office Building	07/14/2016	173,286	16,000	100.0%
Coppell Associates (sold 50% of \$23.5 MM asset)	Austin, TX	Real Estate Venture - Office Building	01/29/2016	150,000	11,800	100.0%
Total other dispositions				397,283	\$ 39,800	
Total Dispositions (including land)					\$ 874,750	
Net Disposition Activity					\$ 854,150	
2015 PROPERTY ACTIVITY						
OFFICE ACQUISITION						
Broadmoor Austin Portfolio (acquired remaining 50% interest) (g)	Austin, TX	Seven Office Bldgs / Land	06/22/2015	1,112,236	\$ 118,200	100.0%
LAND ACQUISITIONS						
Camden Gateway District (h)	Camden, NJ	Land	12/02/2015	3.7 acres	\$ 8,800	
9 Presidential Boulevard	Bala Cynwyd, PA	Vacant Office Bldg / Land	08/11/2015	2.7 acres	4,000	

(See page 17 for footnotes)

	Location	Type	Event Date	Square Feet/Acres	Purchase/Sales Price or Basis	Occupancy % @ Event Date
2015 PROPERTY ACTIVITY (CONTINUED)						
LAND ACQUISITIONS (CONTINUED)						
2100 Market Street	Philadelphia, PA	Parking Garage / Retail / Surface Lot	07/07/2015	0.8 acre	\$ 18,800	
405 Colorado Street (i)	Austin, TX	Leasehold interest	04/09/2015	0.4 acre	2,600	
25 M Street (j)	Washington, D.C.	Land	04/06/2015	0.8 acre	20,000	
Total land acquisitions				8.4 acres	\$ 54,200	
OTHER ACQUISITION						
618 Market Street (k)	Philadelphia, PA	Parking Garage / Retail	04/02/2015	14,404	\$ 17,000	79.2%
Total Acquisitions (including land)				1,126,640	\$ 189,400	
OFFICE DISPOSITIONS						
Encino Trace	Austin, TX	Two Office Bldgs	12/31/2015	320,000	\$ 76,700	52.5%
Laurel Corporate Center	Mt. Laurel, NJ	Six Office Bldgs	12/29/2015	560,147	56,500	92.5%
Carlsbad Properties	Carlsbad, CA	Three Office Bldgs	12/18/2015	196,075	30,400	63.8%
751-761 Fifth Avenue	King of Prussia, PA	Office Building	12/18/2015	158,000	4,600	100.0%
1000 Howard Boulevard	Mt. Laurel, NJ	Office Building	09/29/2015	105,312	16,500	100.0%
Bay Colony	Wayne, PA	Four Office Bldgs	08/13/2015	247,294	37,500	86.5%
741 First Avenue	King of Prussia, PA	Office Building	08/11/2015	77,184	4,900	100.0%
100 Gateway Centre Parkway	Richmond, VA	Office Building	06/10/2015	74,991	4,100	58.3%
Christiana / Delaware Corporate Centers	Newark, DE / Wilmington, DE	Five Office Bldgs	04/24/2015	485,182	50,100	66.5%
Lake Merritt Tower	Oakland, CA	Office Building	04/09/2015	204,336	65,000	86.4%
Atrium I / Libertyview	Mt. Laurel, NJ / Cherry Hill, NJ	Two Office Bldgs	01/08/2015	221,405	28,300	93.4%
Total office dispositions				2,649,926	\$ 374,600	
LAND DISPOSITIONS						
Two Christina Centre	Wilmington, DE	Land	12/18/2015	1.6 acres	\$ 6,500	
7000 Midlantic Land	Mt. Laurel, NJ	Land	09/01/2015	3.5 acres	2,200	
Four Points Land	Austin, TX	Land	08/31/2015	8.6 acres	2,500	
Two Kaiser Plaza Land	Oakland, CA	Land	08/25/2015	1.0 acre	11,100	
Total land dispositions				14.7 acres	\$ 22,300	
OTHER DISPOSITIONS						
Residence Inn at Tower Bridge (sold 50% of \$26.5 MM asset)	Conshohocken, PA	Real Estate Venture - Hotel	12/30/2015	137 rooms	\$ 13,300	N/A
Total Dispositions (including land)					\$ 410,200	
Net Disposition Activity					\$ 220,800	

- (a) Sale anticipated to close during February 2017. Property was 100% occupied as of January 31, 2017.
- (b) The Cira Centre South Garage included 543,633 square feet of leasing related to Cira Square. Following the disposition of Cira Square, the Cira Centre South Garage is reported consistent with other stand-alone garages, where leasing is not contemplated with the associated parking income.
- (c) Retained a 50% interest in a real estate venture with Och Ziff Real Estate to own a leasehold position in the properties.
- (d) Sold our entire 25% ownership interest in PJP V for net cash proceeds of \$3.4 million after closing costs and related debt payoff.
- (e) Sold our entire residual profits interest in Invesco for \$7.0 million. We had no equity interest at Invesco at the time of the sale.
- (f) Sold our entire 50% ownership interest in 1000 Chesterbrook for net cash proceeds of \$5.1 million after closing costs and related debt payoff.
- (g) Acquired the remaining 50.0% of the common interest in Broadmoor Austin Associates JV, which consists of seven office buildings in Austin, Texas. At settlement, we paid \$143.8 million in cash. In addition to the total cash paid, the Company's current cost basis, reduced by estimated value of developable land at \$10 per FAR, results in the campus being valued at \$205,300, or \$185 PSF.
- (h) On December 3, 2015, entered into an agreement to construct an 83,000 square foot build-to-suit service center for Subaru of America as the single tenant.
- (i) Leasehold interest in a surface lot containing 79 parking spaces.
- (j) On May 12, 2015, the Company contributed this property to a joint venture and retained 95.0% ownership interest.
- (k) Square feet and leasing is for retail space only. Property includes parking garage with 330 parking spaces.

	Twelve Months Ended				Three Months Ended					
	12/31/2016	12/31/2015	12/31/2016	09/30/2016	06/30/2016	03/31/2016	12/31/2015	09/30/2015	06/30/2015	03/31/2015
Property Count										
Office	93	106	93	99	102	106	106	155	167	161
Retail/Mixed-use	8	10	8	8	10	10	10	25	26	26
Total Property Count	101	116	101	107	112	116	116	180	193	187
Property Square Feet										
Office	15,111,544	16,546,999	15,111,544	15,868,632	16,105,330	16,546,999	16,546,999	21,590,047	22,579,984	21,544,712
Retail/Mixed-use	319,050	409,841	319,050	319,050	425,719	409,841	409,841	1,051,660	1,051,660	1,051,660
Total Square Feet	15,430,594	16,956,840	15,430,594	16,187,682	16,531,049	16,956,840	16,956,840	22,641,707	23,631,644	22,596,372
Occupancy %:										
Office	93.9%	93.4%	93.9%	92.6%	92.3%	93.0%	93.4%	92.2%	91.4%	89.9%
Retail/Mixed-use	97.1%	100.0%	97.1%	97.1%	85.5%	86.3%	100.0%	98.8%	97.1%	98.0%
Total Occupancy %	93.9%	93.5%	93.9%	92.7%	92.1%	92.8%	93.5%	92.5%	91.7%	90.3%
Leased % (2):										
Office	95.0%	94.2%	95.0%	93.7%	93.7%	94.3%	94.2%	93.9%	94.2%	93.0%
Retail/Mixed-use	97.1%	100.0%	97.1%	97.1%	98.7%	86.3%	100.0%	99.6%	98.8%	98.8%
Total Leased %	95.1%	94.4%	95.1%	93.7%	93.8%	94.1%	94.4%	94.2%	94.4%	93.3%
Sublease Space:										
Square footage	255,349	267,207	255,349	255,633	297,242	274,459	267,207	346,495	329,995	357,071
Average remaining lease term (yrs)	2.3	2.2	2.3	2.3	2.2	1.9	2.2	2.0	2.1	2.6
% of total square feet	1.7%	1.6%	1.7%	1.6%	1.8%	1.6%	1.6%	1.5%	1.4%	1.6%
Leasing & Absorption (square feet) (3):										
New leases commenced	427,391	890,310	72,992	105,884	88,794	159,721	272,773	297,771	262,307	57,459
Expansions commenced	486,942	433,083	107,266	134,698	116,129	128,849	57,886	130,444	120,740	124,013
Leases renewed	824,232	1,661,930	90,329	182,147	391,861	159,895	331,655	510,686	122,720	696,869
Total Leasing Activity	1,738,565	2,985,323	270,587	422,729	596,784	448,465	662,314	938,901	505,767	878,341
Contractions	(50,059)	(39,947)	(3,107)	(16,998)	(1,688)	(28,266)	(16,323)	(4,005)	(2,521)	(17,098)
Leases expired	(1,403,003)	(2,217,919)	(149,527)	(278,236)	(599,887)	(375,353)	(420,403)	(701,615)	(207,293)	(888,608)
Early terminations	(432,578)	(458,469)	(74,443)	(102,710)	(93,847)	(161,578)	(46,661)	(88,056)	(101,564)	(222,188)
Net absorption	(147,075)	268,988	43,510	24,785	(98,638)	(116,732)	178,927	145,225	194,389	(249,553)
Retention %	69.5%	77.1%	87.0%	79.6%	73.0%	51.1%	80.6%	80.8%	78.2%	72.8%
Direct Lease Deals (% of deals, based on SF, done without an external broker)	32%	25%	38%	26%	48%	14%	15%	24%	17%	38%

(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 January 20, 2017 that will commence subsequent to the end of the current period.

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

	Twelve Months Ended				Three Months Ended					
	12/31/2016	12/31/2015	12/31/2016	09/30/2016	06/30/2016	03/31/2016	12/31/2015	09/30/2015	06/30/2015	03/31/2015
New Leases/Expansions (2):										
Cash Rent Growth										
Expiring Rate	\$ 28.06	\$ 24.40	\$ 28.32	\$ 31.88	\$ 28.05	\$ 23.61	\$ 27.70	\$ 18.86	\$ 25.04	\$ 24.83
New Rate	\$ 29.03	\$ 26.71	\$ 29.85	\$ 31.74	\$ 28.91	\$ 25.54	\$ 32.14	\$ 20.48	\$ 25.29	\$ 24.62
Increase (decrease) %	3.5%	9.4%	5.4%	-0.5%	3.1%	8.2%	16.0%	8.6%	1.0%	-0.8%
GAAP Rent Growth										
Expiring Rate	\$ 25.56	\$ 23.33	\$ 25.53	\$ 29.86	\$ 25.89	\$ 20.49	\$ 26.22	\$ 18.12	\$ 24.69	\$ 23.02
New Rate	\$ 29.47	\$ 27.07	\$ 29.82	\$ 32.58	\$ 30.09	\$ 25.25	\$ 32.57	\$ 20.76	\$ 25.59	\$ 25.02
Increase (decrease) %	15.3%	16.1%	16.8%	9.1%	16.2%	23.2%	24.2%	14.6%	3.6%	8.7%
Renewals (2):										
Cash Rent Growth										
Expiring Rate	\$ 24.89	\$ 20.13	\$ 20.42	\$ 28.40	\$ 24.19	\$ 24.97	\$ 26.70	\$ 24.02	\$ 22.20	\$ 16.14
Renewal Rate	\$ 25.49	\$ 19.90	\$ 20.73	\$ 27.44	\$ 25.80	\$ 24.84	\$ 24.80	\$ 24.67	\$ 22.65	\$ 16.03
Increase (decrease) %	2.4%	-1.1%	1.5%	-3.4%	6.6%	-0.5%	-7.1%	2.7%	2.0%	-0.7%
GAAP Rent Growth										
Expiring Rate	\$ 23.65	\$ 19.04	\$ 19.26	\$ 26.24	\$ 23.33	\$ 23.71	\$ 24.69	\$ 22.88	\$ 21.18	\$ 15.36
Renewal Rate	\$ 25.81	\$ 20.04	\$ 20.52	\$ 27.99	\$ 26.16	\$ 25.07	\$ 25.39	\$ 25.10	\$ 23.20	\$ 15.81
Increase (decrease) %	9.2%	5.2%	6.5%	6.7%	12.1%	5.7%	2.8%	9.7%	9.5%	3.0%
Combined Leasing (2):										
Cash Rent Growth										
Expiring Rate	\$ 26.08	\$ 21.34	\$ 24.76	\$ 30.03	\$ 25.00	\$ 24.34	\$ 27.18	\$ 22.14	\$ 23.44	\$ 16.77
New/Renewal Rate	\$ 26.82	\$ 21.82	\$ 25.75	\$ 29.45	\$ 26.45	\$ 25.16	\$ 28.33	\$ 23.14	\$ 23.80	\$ 16.66
Increase (decrease) %	2.8%	2.3%	4.0%	-1.9%	5.8%	3.4%	4.2%	4.5%	1.5%	-0.7%
GAAP Rent Growth										
Expiring Rate	\$ 24.37	\$ 20.25	\$ 22.71	\$ 27.93	\$ 23.87	\$ 22.21	\$ 25.42	\$ 21.15	\$ 22.71	\$ 15.92
New/Renewal Rate	\$ 27.19	\$ 22.02	\$ 25.64	\$ 30.13	\$ 26.99	\$ 25.15	\$ 28.84	\$ 23.52	\$ 24.24	\$ 16.49
Increase (decrease) %	11.6%	8.8%	12.9%	7.9%	13.1%	13.3%	13.4%	11.2%	6.7%	3.6%
Capital Costs Committed (3):										
Leasing Commissions (per square foot)	\$ 3.82	\$ 4.38	\$ 3.22	\$ 5.65	\$ 2.77	\$ 3.94	\$ 8.71	\$ 4.15	\$ 3.68	\$ 2.16
Tenant Improvements (per square foot)	10.74	15.79	12.77	19.99	6.68	6.34	33.45	15.68	13.32	6.18
Total	\$ 14.56	\$ 20.17	\$ 15.99	\$ 25.64	\$ 9.44	\$ 10.28	\$ 42.17	\$ 19.83	\$ 17.00	\$ 8.34
Total capital per square foot per lease year (3)	\$ 2.44	\$ 2.42	\$ 2.79	\$ 3.88	\$ 1.59	\$ 2.14	\$ 3.95	\$ 2.63	\$ 2.38	\$ 1.42
Weighted average lease term (yrs) for leases commenced in QTR or YTD	5.9	7.8	6.4	6.9	5.2	5.5	9.1	8.5	7.8	6.2

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

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

(3) Calculated on a weighted average basis.

Year of Lease Expiration	Square Footage								Annualized Rent of Expiring Leases (3)			
	Initial Expiring	Acquired / Sold / in Service	Early Renewals (4)		Vacated Leases	New Leases	Remaining Expiring (5)	% of Total Square Feet	Current	Per Square Foot	Final	Per Square Foot
			Out	In								
Original 2016 Expirations	1,673,669											
MTM tenants at 12/31/15	11,073											
Renewed prior to 2016	(345,160) (1)											
Vacated prior to 2016	(64,549) (2)											
2016	1,275,033	(192,918)	(479,072)	-	(628,830)	39,481	13,694	0.1%	\$ 202,742	\$ 14.81	\$ 202,742	\$ 14.81
2017	2,391,137	(520,868)	(1,069,694)	158,561	(155,514)	74,037	877,659	5.7%	22,746,769	25.92	22,900,646	26.09
2018	1,637,406	(45,598)	(39,623)	18,860	(90,626)	31,280	1,511,699	9.8%	46,842,814	30.99	48,351,248	31.98
2019	1,413,552	(131,220)	(73,702)	102,347	(65,223)	39,082	1,284,836	8.3%	39,403,585	30.67	41,657,494	32.42
2020	1,879,213	(39,057)	(18,399)	42,091	(31,861)	75,599	1,907,586	12.4%	48,512,395	25.43	52,204,538	27.37
2021	1,037,653	(58,473)	-	257,521	(24,236)	229,643	1,442,108	9.3%	40,460,883	28.06	45,248,213	31.38
2022	1,386,889	(96,887)	-	799,783	(27,876)	82,614	2,144,523	13.9%	58,239,018	27.16	68,221,072	31.81
2023	499,053	(66,770)	-	-	-	75,299	507,582	3.3%	14,629,323	28.82	16,558,349	32.62
2024	813,033	(10,434)	-	85,082	(6,693)	74,755	955,743	6.2%	31,873,342	33.35	37,799,567	39.55
2025	464,020	(2,310)	-	8,876	-	16,398	486,984	3.2%	14,625,983	30.03	17,825,454	36.60
2026	798,252	-	-	18,457	(9,173)	40,224	847,760	5.5%	24,189,542	28.53	28,795,957	33.97
Thereafter	2,263,719	(53,647)	-	188,912	(21,376)	135,921	2,513,529	16.2%	74,528,017	29.65	94,822,776	37.72
Total	15,858,960	(1,218,182)	(1,680,490)	1,680,490	(1,061,408)	914,333	14,493,703	93.9%	\$ 416,254,411	\$ 28.72	\$ 474,588,056	\$ 32.74

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

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

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

(4) Reflects leases renewed through January 20, 2017 that will commence subsequent to the end of the current period.

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

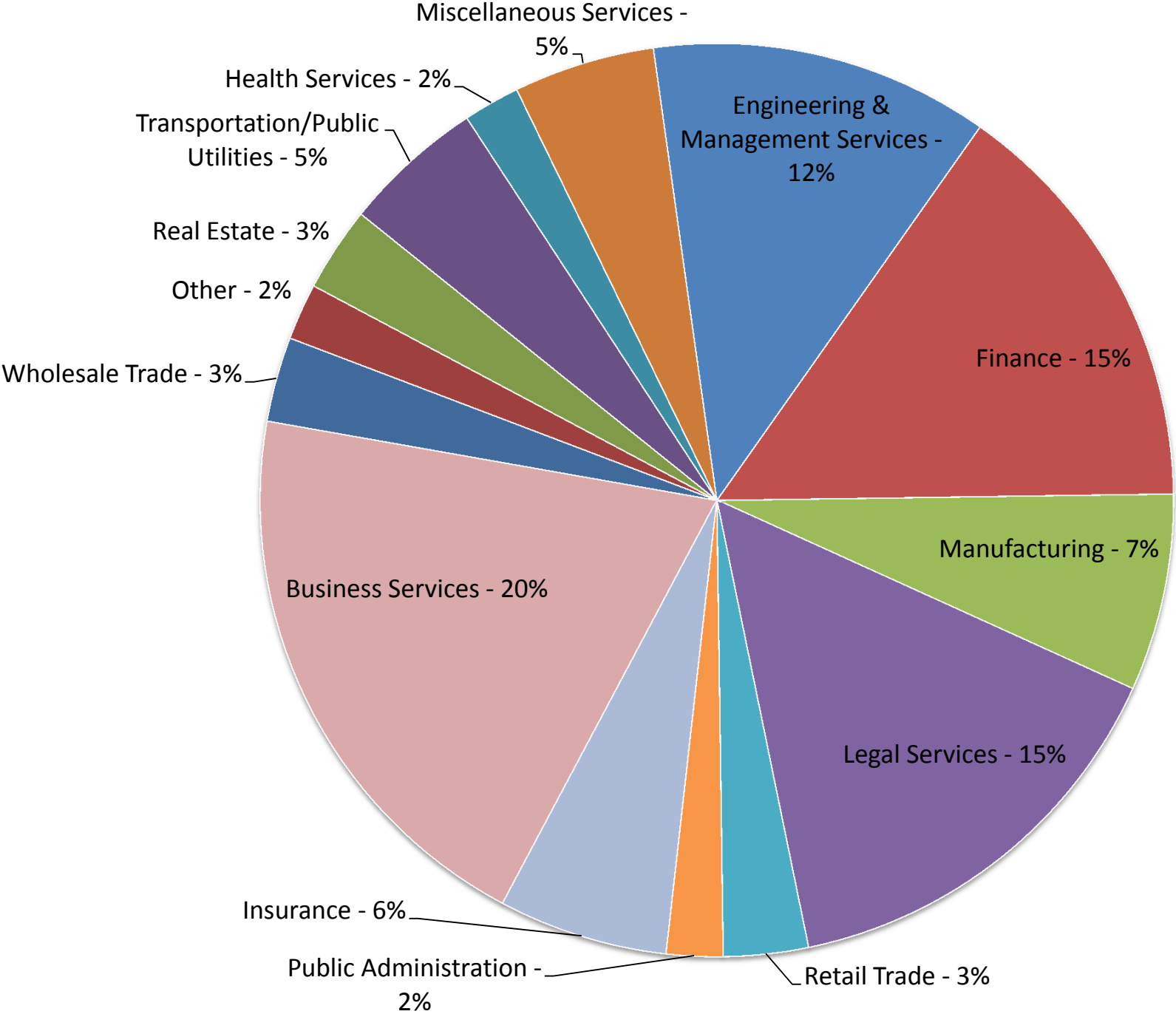
		2016	2017	2018	2019	2020	2021	2022	Thereafter	Total
Philadelphia CBD	Square feet expiring (Net of Acquired/Sold)	179	349	465	596	694	394	633	1,888	5,198
	Net leasing activity	(167)	(213)	(12)	(16)	22	118	92	178	(0)
	Remaining square feet expiring	11	136	453	580	715	512	725	2,066	5,198
	Square feet as a % of Region NRA	0.2%	2.5%	8.5%	10.8%	13.3%	9.5%	13.5%	38.6%	97.0%
	Annualized rent in expiring year	\$ 148	\$ 3,589	\$ 14,945	\$ 20,379	\$ 18,381	\$ 18,216	\$ 23,067	\$ 83,879	\$ 182,604
	Annualized rent per SF in expiring year	\$ 13.28	\$ 26.40	\$ 32.98	\$ 35.15	\$ 25.70	\$ 35.60	\$ 31.83	\$ 40.60	\$ 35.13
Pennsylvania Suburbs	Square feet expiring (Net of Acquired/Sold)	493	736	539	296	741	441	281	1,291	4,819
	Net leasing activity	(492)	(216)	(45)	38	48	134	118	314	(102)
	Remaining square feet expiring	1	520	493	333	789	575	399	1,605	4,716
	Square feet as a % of Region NRA	0.0%	10.3%	9.8%	6.6%	15.7%	11.4%	7.9%	31.9%	93.8%
	Annualized rent in expiring year	\$ 34	\$ 14,248	\$ 15,170	\$ 9,535	\$ 25,977	\$ 17,056	\$ 14,069	\$ 55,251	\$ 151,341
	Annualized rent per SF in expiring year	\$ 32.84	\$ 27.40	\$ 30.75	\$ 28.61	\$ 32.90	\$ 29.67	\$ 35.27	\$ 34.42	\$ 32.09
Metropolitan Washington, D.C.	Square feet expiring (Net of Acquired/Sold)	156	71	485	311	164	93	311	1,091	2,683
	Net leasing activity	(156)	28	(10)	(30)	(4)	2	61	85	(24)
	Remaining square feet expiring	-	99	476	281	160	96	372	1,177	2,659
	Square feet as a % of Region NRA	0.0%	3.3%	16.0%	9.5%	5.4%	3.2%	12.5%	39.6%	89.5%
	Annualized rent in expiring year	\$ 13	\$ 2,464	\$ 16,365	\$ 10,158	\$ 5,285	\$ 3,533	\$ 14,146	\$ 43,997	\$ 95,962
	Annualized rent per SF in expiring year	\$ -	\$ 24.95	\$ 34.41	\$ 36.17	\$ 33.00	\$ 36.97	\$ 38.07	\$ 37.39	\$ 36.09
Austin, TX	Square feet expiring (Net of Acquired/Sold)	200	620	-	-	-	-	-	148	967
	Net leasing activity	(200)	(584)	-	-	-	199	584	(4)	(4)
	Remaining square feet expiring	-	36	-	-	-	199	584	144	963
	Square feet as a % of Region NRA	0.0%	3.7%	0.0%	0.0%	0.0%	20.7%	60.7%	14.9%	100.0%
	Annualized rent in expiring year	\$ -	\$ 707	\$ -	\$ -	\$ -	\$ 4,945	\$ 15,615	\$ 3,955	\$ 25,223
	Annualized rent per SF in expiring year	\$ -	\$ 19.89	\$ -	\$ -	\$ -	\$ 24.84	\$ -	\$ 27.49	\$ 26.19
Other	Square feet expiring (Net of Acquired/Sold)	55	94	103	80	241	51	65	286	975
	Net leasing activity	(54)	(6)	(13)	11	2	10	-	34	(17)
	Remaining square feet expiring	2	87	90	91	243	61	65	320	958
	Square feet as a % of Region NRA	0.1%	7.9%	8.1%	8.2%	21.8%	5.5%	5.8%	28.7%	86.1%
	Annualized rent in expiring year	\$ 8	\$ 1,893	\$ 1,870	\$ 1,585	\$ 2,560	\$ 1,497	\$ 1,324	\$ 8,719	\$ 19,457
	Annualized rent per SF in expiring year	\$ 5.15	\$ 21.66	\$ 20.89	\$ 17.46	\$ 10.55	\$ 24.55	\$ 20.35	\$ 27.28	\$ 20.32
CONSOLIDATED PORTFOLIO	Square feet expiring (Net of Acquired/Sold)	1,082	1,870	1,592	1,282	1,840	979	1,290	4,705	14,640
	Net leasing activity	(1,068)	(992)	(80)	3	68	463	855	607	(146)
	Remaining square feet expiring	14	878	1,512	1,285	1,908	1,442	2,145	5,312	14,494
	Square feet as a % of total NRA	0.1%	5.7%	9.8%	8.3%	12.4%	9.3%	13.9%	34.5%	93.9%
	Annualized rent in expiring year	\$ 203	\$ 22,901	\$ 48,351	\$ 41,657	\$ 52,205	\$ 45,248	\$ 68,221	\$ 195,802	\$ 474,588
	Annualized rent per SF in expiring year	\$ 14.81	\$ 26.09	\$ 31.98	\$ 32.42	\$ 27.37	\$ 31.38	\$ 31.81	\$ 36.86	\$ 32.74

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

Top Twenty Tenants	Annualized Rent (1)	% of Total Annualized Rent (1)	Annualized Rent per Square Foot (1)	Square Feet Occupied	% of Total Square Feet
IBM, Inc.	\$ 15,860	3.8%	\$ 19.36	819,079	5.7%
Comcast Corporation	12,858	3.1%	31.22	411,917	2.8%
Northrop Grumman Corporation	10,011	2.4%	35.19	284,460	2.0%
Pepper Hamilton LLP	9,472	2.3%	32.34	292,926	2.0%
Lincoln National Management Co.	7,986	1.9%	36.03	221,659	1.5%
KPMG, LLP	7,434	1.8%	39.27	189,282	1.3%
Dechert LLP	7,122	1.7%	37.25	191,208	1.3%
General Services Administration - U.S. Govt. (2)	6,993	1.7%	29.78	71,114	0.5%
Macquarie US	6,611	1.6%	29.60	223,355	1.5%
Deltek Systems, Inc.	6,048	1.5%	38.30	157,900	1.1%
Blank Rome LLP	5,630	1.4%	28.62	196,689	1.4%
Drinker Biddle & Reath LLP	5,572	1.3%	35.27	157,989	1.1%
CSL Behring, LLC	5,389	1.3%	23.17	232,538	1.6%
PricewaterhouseCoopers LLP	4,867	1.2%	30.15	161,450	1.1%
Janney Montgomery Scott, LLC	4,781	1.1%	30.84	155,026	1.1%
Reliance Standard Life Insurance Company	4,471	1.1%	30.37	147,202	1.0%
VWR Management Services LLC	4,369	1.0%	29.15	149,858	1.0%
Reed Smith LLP	4,179	1.0%	32.15	129,996	0.9%
Man Tech Solutions, Inc.	4,057	1.0%	36.97	109,736	0.8%
State of Texas - Health & Human Services	3,955	1.0%	27.49	143,896	1.0%
Sub-total top twenty tenants	\$ 137,665	33.2%	\$ 30.95	4,447,280	30.7%
Remaining tenants	\$ 278,589	66.8%	\$ 27.73	10,046,423	69.3%
Total portfolio as of December 31, 2016	\$ 416,254	100.0%	\$ 28.72	14,493,703	100.0%

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

(2) Annualized rent includes \$4.9 million related to parking, which is excluded from annualized rent per square foot.



	Twelve Months Ended				Three Months Ended					
	12/31/2016	12/31/2015	12/31/2016	09/30/2016	06/30/2016	03/31/2016	12/31/2015	09/30/2015	06/30/2015	03/31/2015
Revenue										
Rents	\$ 421,505	\$ 486,731	\$ 103,181	\$ 104,537	\$ 103,624	\$ 110,163	\$ 122,931	\$ 124,263	\$ 119,127	\$ 120,410
Tenant reimbursements	70,629	85,722	17,314	17,324	15,937	20,054	21,716	21,553	19,799	22,654
Termination fees	2,339	4,797	880	611	554	294	2,236	1,097	828	636
Third party mgt. fees, labor reimbursement and leasing	26,674	18,764	8,983	6,248	6,208	5,235	5,959	4,274	4,659	3,872
Other	4,316	6,617	1,728	974	858	756	1,150	1,398	1,235	2,834
Total revenue	525,463	602,631	132,086	129,694	127,181	136,502	153,992	152,585	145,648	150,406
Operating expenses										
Property operating expenses	152,926	181,170	38,718	37,250	36,079	40,879	47,995	43,894	42,704	46,577
Real estate taxes	46,252	50,623	11,319	11,566	11,481	11,886	12,991	13,119	11,968	12,545
Third party management expenses	10,270	6,294	3,098	2,501	2,661	2,010	1,436	1,605	1,677	1,576
Depreciation and amortization	189,676	219,029	46,940	46,956	46,907	48,873	58,674	58,314	50,930	51,111
General & administrative expenses	26,596	29,406	5,885	5,515	6,076	9,120	7,852	6,127	6,791	8,636
Provision for impairment	40,517	82,208	27,448	-	5,679	7,390	79,700	-	782	1,726
Total operating expenses	466,237	568,730	133,408	103,788	108,883	120,158	208,648	123,059	114,852	122,171
Operating income (loss)	59,226	33,901	(1,322)	25,906	18,298	16,344	(54,656)	29,526	30,796	28,235
Other income (expense)										
Interest income	1,236	1,224	266	291	359	320	35	126	313	750
Tax credit transaction income	-	19,955	-	-	-	-	8,102	11,853	-	-
Interest expense	(84,708)	(110,717)	(20,374)	(20,814)	(19,829)	(23,691)	(26,746)	(27,900)	(27,895)	(28,176)
Interest expense - amortization of deferred financing costs	(2,696)	(4,557)	(633)	(645)	(644)	(774)	(1,180)	(1,010)	(1,288)	(1,079)
Interest expense - financing obligation	(679)	(1,237)	-	(156)	(242)	(281)	(331)	(296)	(324)	(286)
Equity in income (loss) of real estate ventures	(11,503)	(811)	(2,180)	(7,254)	(1,666)	(403)	1,024	(1,093)	(873)	131
Net gain (loss) on disposition of real estate	116,983	20,496	2,358	(104)	(727)	115,456	3,823	6,083	1,571	9,019
Net gain on sale of undepreciated real estate	9,232	3,019	9,044	188	-	-	-	3,019	-	-
Net gain from remeasurement of investment in real estate ventures	-	758	-	-	-	-	-	-	758	-
Net gain on real estate venture transactions	20,000	7,229	471	10,472	3,128	5,929	7,229	-	-	-
Loss on early extinguishment of debt	(66,590)	-	-	-	-	(66,590)	-	-	-	-
Net income (loss)	40,501	(30,740)	(12,370)	7,884	(1,323)	46,310	(62,700)	20,308	3,058	8,594
Net (income) loss from continuing operations attributable to non-controlling interest	(310)	339	115	(58)	22	(389)	560	(161)	(2)	(58)
Net income (loss) attributable to Brandywine Realty Trust	40,191	(30,401)	(12,255)	7,826	(1,301)	45,921	(62,140)	20,147	3,056	8,536
Preferred share distributions	(6,900)	(6,900)	(1,725)	(1,725)	(1,725)	(1,725)	(1,725)	(1,725)	(1,725)	(1,725)
Nonforfeitable dividends allocated to unvested restricted shareholders	(341)	(329)	(78)	(79)	(79)	(105)	(76)	(76)	(76)	(101)
Net income (loss) attributable to common shareholders	\$ 32,950	\$ (37,630)	\$ (14,058)	\$ 6,022	\$ (3,105)	\$ 44,091	\$ (63,941)	\$ 18,346	\$ 1,255	\$ 6,710
Per Share Data										
Basic income (loss) per common share	\$ 0.19	\$ (0.21)	\$ (0.08)	\$ 0.03	\$ (0.02)	\$ 0.25	\$ (0.37)	\$ 0.10	\$ 0.01	\$ 0.04
Basic weighted-average shares outstanding	175,018,163	178,162,160	175,140,760	175,127,110	175,013,291	174,788,945	175,086,298	178,188,037	179,860,284	179,562,930
Diluted income (loss) per common share	\$ 0.19	\$ (0.21)	\$ (0.08)	\$ 0.03	\$ (0.02)	\$ 0.25	\$ (0.37)	\$ 0.10	\$ 0.01	\$ 0.04
Diluted weighted-average shares outstanding	176,010,814	178,162,160	175,140,760	176,364,615	175,013,291	175,471,413	175,086,298	178,776,684	180,538,887	180,655,272

Fourth Quarter	Same Store Portfolio				Recently Acquired		Development/ Redevelopment (1)		Other/ Eliminations (2)		All Properties		
	Fourth Quarter		Variance	% Change	Fourth Quarter		Fourth Quarter		Fourth Quarter		Fourth Quarter		
	2016	2015			2016	2015	2016	2015	2016	2015	2016	2015	Variance
Revenue													
Rents													
Cash	\$ 90,510	\$ 85,674	\$ 4,836	5.6%	\$ -	\$ -	\$ 1,765	\$ 1,738	\$ 2,926	\$ 26,945	\$ 95,201	\$ 114,357	\$ (19,156)
Straight-line	3,211	5,497	(2,286)	-41.6%	-	-	3,385	(16)	(56)	606	6,540	6,087	453
Above/below-market rent amortization	1,451	2,100	(649)	-30.9%	-	-	(11)	364	-	23	1,440	2,487	(1,047)
Total rents	95,172	93,271	1,901	2.0%	-	-	5,139	2,086	2,870	27,574	103,181	122,931	(19,750)
Tenant reimbursements	16,735	15,304	1,431	9.4%	-	-	424	300	155	6,112	17,314	21,716	(4,402)
Termination fees	347	2,011	(1,664)	-82.7%	-	-	533	-	-	225	880	2,236	(1,356)
Third party mgt fees, labor reimbursement and leasing	-	-	-	-	-	-	-	-	8,983	5,959	8,983	5,959	3,024
Other	458	573	(115)	-20.1%	-	-	120	10	1,150	567	1,728	1,150	578
Total revenue	112,712	111,159	1,553	1.4%	-	-	6,216	2,396	13,158	40,437	132,086	153,992	(21,906)
Property operating expenses	33,196	32,112	(1,084)	-3.4%	-	-	2,443	1,294	3,079	14,589	38,718	47,995	9,277
Real estate taxes	10,253	9,804	(449)	-4.6%	-	-	278	213	788	2,974	11,319	12,991	1,672
Third party management expenses	-	-	-	-	-	-	-	-	3,098	1,436	3,098	1,436	(1,662)
Net operating income	\$ 69,263	\$ 69,243	\$ 20	0.0%	\$ -	\$ -	\$ 3,495	\$ 889	\$ 6,193	\$ 21,438	\$ 78,951	\$ 91,570	\$ (12,619)
Net operating income, excl. net termination fees and other	\$ 68,458	\$ 66,983	\$ 1,475	2.2%	\$ -	\$ -	\$ 2,842	\$ 879	\$ 5,043	\$ 20,646	\$ 76,343	\$ 88,508	\$ (12,165)
Number of properties	101	101					7				108		
Square feet (in thousands)	15,430	15,430					1,524				16,954		
Occupancy % (end of period)	93.9%	94.5%											
NOI margin, excl. termination fees, third party and other revenues	61.2%	61.4%											
Expense recovery ratio	38.5%	36.5%											

	2016	2015	Variance	% Change
Net operating income	\$ 69,263	\$ 69,243	\$ 20	0.0%
Less: Straight line rents & other	(3,100)	(5,497)	2,397	-43.6%
Less: Above/below market rent amortization	(1,451)	(2,100)	649	-30.9%
Add: Amortization of tenant inducements	730	359	371	103.3%
Add: Non-cash ground rent expense	22	22	-	0.0%
Cash - Net operating income	\$ 65,464	\$ 62,027	\$ 3,437	5.5%
Cash - Net operating income, excl. net term fees & other	\$ 64,548	\$ 59,443	\$ 5,105	8.6%

(1) Results include four developments and three redevelopment properties.

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

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

Year to Date	Same Store Portfolio				Recently Acquired (1)		Development/ Redevelopment (2)		Other/ Eliminations (3)		All Properties		
	Year to Date				Year to Date		Year to Date		Year to Date		Year to Date		
	2016	2015	Variance	% Change	2016	2015	2016	2015	2016	2015	2016	2015	Variance
Revenue													
Rents													
Cash	\$ 336,930	\$ 326,934	\$ 9,996	3.1%	\$ 15,662	\$ 6,753	\$ 7,790	\$ 8,545	\$ 25,520	\$ 112,870	\$ 385,902	\$ 455,102	\$ (69,200)
Straight-line	18,812	19,184	(372)	-1.9%	1,869	1,414	8,642	(120)	(249)	3,189	29,074	23,667	5,407
Above/below-market rent amortization	2,446	3,494	(1,048)	-30.0%	4,202	2,752	(119)	1,620	-	96	6,529	7,962	(1,433)
Total rents	358,188	349,612	8,576	2.5%	21,733	10,919	16,313	10,045	25,271	116,155	421,505	486,731	(65,226)
Tenant reimbursements	60,922	56,816	4,106	7.2%	5,295	1,782	1,371	1,160	3,041	25,964	70,629	85,722	(15,093)
Termination fees	693	4,372	(3,679)	-84.1%	-	-	1,619	-	27	425	2,339	4,797	(2,458)
Third party mgt fees, labor reimbursement and leasing	-	-	-	-	-	-	-	-	26,674	18,764	26,674	18,764	7,910
Other	1,934	3,415	(1,481)	-43.4%	2	-	140	73	2,240	3,129	4,316	6,617	(2,301)
Total revenue	421,737	414,215	7,522	1.8%	27,030	12,701	19,443	11,278	57,253	164,437	525,463	602,631	(77,168)
Property operating expenses	128,584	124,851	(3,733)	-3.0%	3,229	1,269	7,533	4,521	13,580	50,529	152,926	181,170	28,244
Real estate taxes	36,683	35,717	(966)	-2.7%	4,670	1,833	972	853	3,927	12,220	46,252	50,623	4,371
Third party management expenses	-	-	-	-	-	-	-	-	10,270	6,294	10,270	6,294	(3,976)
Net operating income	\$ 256,470	\$ 253,647	\$ 2,823	1.1%	\$ 19,131	\$ 9,599	\$ 10,938	\$ 5,904	\$ 29,476	\$ 95,394	\$ 316,015	\$ 364,544	\$ (48,529)
Net operating income, excl. net termination fees and other	\$ 253,843	\$ 247,061	\$ 6,782	2.7%	\$ 19,129	\$ 9,599	\$ 9,179	\$ 5,831	\$ 27,209	\$ 91,840	\$ 309,360	\$ 354,331	\$ (44,971)
Number of properties	94	94			7		7				108		
Square feet (in thousands)	14,451	14,451			979		1,524				16,954		
Occupancy % (end of period)	93.6%	94.1%			99.4%								
NOI margin, excl. termination fees, third party and other revenues	60.6%	60.5%											
Expense recovery ratio	36.9%	35.4%											

	2016	2015	Variance	% Change
Net operating income	\$ 256,470	\$ 253,647	\$ 2,823	1.1%
Less: Straight line rents & other	(18,251)	(19,184)	933	-4.9%
Less: Above/below market rent amortization	(2,446)	(3,494)	1,048	-30.0%
Add: Amortization of tenant inducements	1,773	1,316	457	34.7%
Add: Non-cash ground rent expense	88	88	-	0.0%
Cash - Net operating income	\$ 237,634	\$ 232,373	\$ 5,261	2.3%
Cash - Net operating income, excl. net term fees & other	\$ 234,446	\$ 224,586	\$ 9,860	4.4%

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

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

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

	Twelve Months Ended				Three Months Ended					
	12/31/2016	12/31/2015	12/31/2016	09/30/2016	06/30/2016	03/31/2016	12/31/2015	09/30/2015	06/30/2015	03/31/2015
Net income (loss)	\$ 40,501	\$ (30,740)	\$ (12,370)	\$ 7,884	\$ (1,323)	\$ 46,310	\$ (62,700)	\$ 20,308	\$ 3,058	\$ 8,594
Add (deduct) capital market, transactional and other items:										
Tax credit transaction income	-	(19,955)	-	-	-	-	(8,102)	(11,853)	-	-
Net (gain) loss on disposition of real estate	(116,983)	(20,496)	(2,358)	104	727	(115,456)	(3,823)	(6,083)	(1,571)	(9,019)
Net gain on sale of undepreciated real estate	(9,232)	(3,019)	(9,044)	(188)	-	-	-	(3,019)	-	-
Net gain from remeasurement of investment in a real estate venture	-	(758)	-	-	-	-	-	-	(758)	-
Net gain on real estate venture transactions	(20,000)	(7,229)	(471)	(10,472)	(3,128)	(5,929)	(7,229)	-	-	-
Acquisition-related costs	-	906	-	-	-	-	541	61	248	56
Company's share of acquisition costs related to real estate ventures	-	290	-	-	-	-	133	-	131	26
Loss on early extinguishment of debt	66,590	-	-	-	-	66,590	-	-	-	-
Provision for impairment	40,517	82,208	27,448	-	5,679	7,390	79,700	-	782	1,726
Provision for impairment on investment in unconsolidated real estate venture	5,238	-	-	5,238	-	-	-	-	-	-
Income (Loss) adjusted for capital market, transactions and other items	6,631	1,207	3,205	2,566	1,955	(1,095)	(1,480)	(586)	1,890	1,383
Calculation of EBITDA										
Interest expense										
Continuing operations	84,708	110,717	20,374	20,814	19,829	23,691	26,746	27,900	27,895	28,176
Company's share of unconsolidated real estate ventures	19,663	14,048	5,180	5,388	4,923	4,172	3,334	3,408	3,573	3,733
Partners' share of consolidated real estate ventures	(103)	(102)	(25)	(26)	(26)	(26)	(27)	(24)	(26)	(25)
Amortization of deferred financing costs	2,696	4,557	633	645	644	774	1,180	1,010	1,288	1,079
Depreciation and amortization										
Continuing operations	189,676	219,029	46,940	46,956	46,907	48,873	58,674	58,314	50,930	51,111
Company's share of unconsolidated real estate ventures	41,612	28,707	11,427	10,631	10,549	9,005	7,111	6,514	6,969	8,113
Partners' share of consolidated real estate ventures	(235)	(225)	(59)	(58)	(59)	(59)	(57)	(55)	(59)	(54)
Stock-based compensation costs	4,573	5,414	675	700	776	2,422	802	760	922	2,930
EBITDA, excluding capital market, transactional and other items	\$ 349,221	\$ 383,352	\$ 88,350	\$ 87,616	\$ 85,498	\$ 87,757	\$ 96,283	\$ 97,241	\$ 93,382	\$ 96,446
EBITDA, excluding capital market, transactional and other items/Total revenue	66.5%	63.6%	66.9%	67.6%	67.2%	64.3%	62.5%	63.7%	64.1%	64.1%
Interest expense (from above)										
Continuing operations	84,708	110,717	20,374	20,814	19,829	23,691	26,746	27,900	27,895	28,176
Company's share of unconsolidated real estate ventures	19,663	14,048	5,180	5,388	4,923	4,172	3,334	3,408	3,573	3,733
Partners' share of consolidated real estate ventures	(103)	(102)	(25)	(26)	(26)	(26)	(27)	(24)	(26)	(25)
Total interest expense (a)	\$ 104,268	\$ 124,663	\$ 25,529	\$ 26,176	\$ 24,726	\$ 27,837	\$ 30,053	\$ 31,284	\$ 31,442	\$ 31,884
Scheduled mortgage principal payments										
Continuing operations	5,163	13,988	1,204	1,263	1,104	1,592	3,123	3,653	3,600	3,612
Company's share of unconsolidated real estate ventures	3,969	3,458	973	870	1,074	1,052	851	477	1,099	1,031
Total scheduled mortgage principal payments (b)	\$ 9,132	\$ 17,446	\$ 2,177	\$ 2,133	\$ 2,178	\$ 2,644	\$ 3,974	\$ 4,130	\$ 4,699	\$ 4,643
Preferred share distributions (c)	\$ 6,900	\$ 6,900	\$ 1,725	\$ 1,725	\$ 1,725	\$ 1,725	\$ 1,725	\$ 1,725	\$ 1,725	\$ 1,725
EBITDA (excluding capital market, transactional and other items) coverage ratios:										
Interest coverage ratio = EBITDA divided by (a)	3.3	3.1	3.5	3.3	3.5	3.2	3.2	3.1	3.0	3.0
Debt service coverage ratio = EBITDA divided by (a) + (b)	3.1	2.7	3.2	3.1	3.2	2.9	2.8	2.7	2.6	2.6
Fixed charge coverage ratio = EBITDA divided by (a) + (b) + (c)	2.9	2.6	3.0	2.9	3.0	2.7	2.7	2.6	2.5	2.5
Capitalized interest	\$ 12,835	\$ 12,150	\$ 2,812	\$ 2,636	\$ 3,716	\$ 3,671	\$ 3,386	\$ 3,141	\$ 2,920	\$ 2,703

	Twelve Months Ended				Three Months Ended					
	12/31/2016	12/31/2015	12/31/2016	09/30/2016	06/30/2016	03/31/2016	12/31/2015	09/30/2015	06/30/2015	03/31/2015
Net income (loss) attributable to common shareholders	\$ 32,950	\$ (37,630)	\$ (14,058)	\$ 6,022	\$ (3,105)	\$ 44,091	\$ (63,941)	\$ 18,346	\$ 1,255	\$ 6,710
Add (deduct):										
Net income (loss) attributable to non-controlling interests - LP units	295	(336)	(118)	52	(26)	387	(561)	160	7	58
Nonforfeitable dividends allocated to unvested restricted shareholders	341	329	78	79	79	105	76	76	76	101
Net gain on real estate venture transactions	(20,000)	(7,229)	(471)	(10,472)	(3,128)	(5,929)	(7,229)	-	-	-
Net (gain) loss on disposition of real estate	(116,983)	(20,496)	(2,358)	104	727	(115,456)	(3,823)	(6,083)	(1,571)	(9,019)
Net gain from remeasurement of investment in real estate ventures	-	(758)	-	-	-	-	-	-	(758)	-
Provision for impairment	34,929	81,589	21,860	-	5,679	7,390	79,081	-	782	1,726
Company's share of impairment of an unconsolidated real estate venture	5,238	-	-	5,238	-	-	-	-	-	-
Depreciation and amortization:										
Real property	135,094	161,610	34,171	34,071	33,577	33,275	41,361	40,459	39,294	40,496
Leasing cost including acquired intangibles	54,195	57,034	12,667	12,783	13,231	15,514	17,205	17,755	11,536	10,538
Company's share of unconsolidated real estate ventures	41,612	28,707	11,427	10,631	10,549	9,005	7,111	6,514	6,969	8,113
Partners' share of consolidated joint ventures	(235)	(225)	(59)	(58)	(59)	(59)	(57)	(55)	(59)	(54)
Funds from operations	167,436	262,595	63,139	58,450	57,524	(11,677)	69,223	77,172	57,531	58,669
Funds from operations allocable to unvested restricted shareholders	(457)	(802)	(176)	(166)	(161)	46	(199)	(223)	(162)	(218)
Funds from operations available to common share and unit holders (FFO)	\$ 166,979	\$ 261,793	\$ 62,963	\$ 58,284	\$ 57,363	\$ (11,631)	\$ 69,024	\$ 76,949	\$ 57,369	\$ 58,451
FFO per share - basic / fully diluted (1)	\$ 0.94	\$ 1.45	\$ 0.35	\$ 0.33	\$ 0.32	\$ (0.07)	\$ 0.39	\$ 0.43	\$ 0.32	\$ 0.32
Plus: Capital market, transactional items and other (2)	\$ 63,134	\$ (604)	\$ (3,456)	\$ -	\$ -	\$ 66,590	\$ 1,893	\$ (2,958)	\$ 379	\$ 82
FFO, excluding capital market, transactional items and other (2)	\$ 230,113	\$ 261,189	\$ 59,507	\$ 58,284	\$ 57,363	\$ 54,959	\$ 70,917	\$ 73,991	\$ 57,748	\$ 58,533
FFO per share, excl. capital market, transactional items and other - fully diluted (2)	\$ 1.30	\$ 1.45	\$ 0.34	\$ 0.33	\$ 0.32	\$ 0.31	\$ 0.40	\$ 0.41	\$ 0.32	\$ 0.32
Weighted-average shares/units outstanding - basic	176,523,800	179,697,262	176,620,559	176,606,909	176,541,708	176,324,047	176,621,400	179,723,139	181,395,386	181,098,032
Weighted-average shares/units outstanding - fully diluted	177,516,451	180,438,141	177,491,208	177,844,414	177,688,180	177,006,515	177,213,113	180,311,786	182,073,989	182,190,374
Distributions paid per common share	\$ 0.63	\$ 0.60	\$ 0.16	\$ 0.16	\$ 0.16	\$ 0.15	\$ 0.15	\$ 0.15	\$ 0.15	\$ 0.15
FFO payout ratio (distributions paid per common share / FFO per basic/diluted share) (1)	67.0%	41.4%	45.7%	48.5%	50.0%	-214.3%	38.5%	34.9%	46.9%	46.9%
FFO payout ratio, excluding capital market, transactional items and other (2)	48.5%	41.4%	47.1%	48.5%	50.0%	48.4%	37.5%	36.6%	46.9%	46.9%
(1) As FFO was negative for Q1 2016, basic weighted-average shares/units was used to calculate the FFO per share. All other periods are calculated on a fully diluted basis.										
(2) The capital market, transactional items and other consist of the following:										
Net gain on sale of undepreciated real estate	\$ (9,044)	\$ (3,019)	\$ (9,044)	\$ -	\$ -	\$ -	\$ (3,019)	\$ -	\$ -	\$ -
Provision for impairment on undepreciated real estate	5,588	618	5,588	-	-	-	618	-	-	-
Employee severance expenses, net	-	601	-	-	-	-	601	-	-	-
Acquisition costs included within general & administrative expenses	-	906	-	-	-	-	541	61	248	56
Company share of acquisition costs related to real estate ventures	-	290	-	-	-	-	133	-	131	26
Liability management (buybacks, tenders and prepayments)	66,590	-	-	-	-	66,590	-	-	-	-
Total capital market and transactional items	\$ 63,134	\$ (604)	\$ (3,456)	\$ -	\$ -	\$ 66,590	\$ 1,893	\$ (2,958)	\$ 379	\$ 82

	Twelve Months Ended				Three Months Ended					
	12/31/2016	12/31/2015	12/31/2016	09/30/2016	06/30/2016	03/31/2016	12/31/2015	09/30/2015	06/30/2015	03/31/2015
Funds from operations available to common share and unit holders	\$ 166,979	\$ 261,793	\$ 62,963	\$ 58,284	\$ 57,363	\$ (11,631)	\$ 69,024	\$ 76,949	\$ 57,369	\$ 58,451
Add (deduct) certain items:										
Rental income from straight-line rent net of straight-line rent termination fees	(28,351)	(23,667)	(6,302)	(8,350)	(7,595)	(6,104)	(6,087)	(6,096)	(5,145)	(6,339)
Amortization of tenant inducements	1,972	1,847	827	392	379	374	496	469	458	424
Financing Obligation - 3141 Fairview Drive	(542)	(1,017)	-	(115)	(193)	(234)	(311)	(251)	(268)	(187)
Deferred market rental income	(6,528)	(7,963)	(1,438)	(1,505)	(1,354)	(2,231)	(2,489)	(2,841)	(1,343)	(1,290)
Company's share of unconsolidated REVs' straight-line & deferred market rent	(6,004)	(3,467)	(1,362)	(1,695)	(1,548)	(1,399)	(416)	(1,102)	(944)	(1,005)
Tax credit transaction income	-	(19,955)	-	-	-	-	(8,102)	(11,853)	-	-
Straight-line ground rent expense	88	88	22	22	22	22	22	22	22	22
Stock-based compensation costs	4,573	5,414	675	700	776	2,422	802	760	922	2,930
Fair market value amortization - mortgage notes payable	436	(1,853)	109	109	109	109	(524)	(463)	(433)	(433)
Losses from early extinguishment of debt	66,590	-	-	-	-	66,590	-	-	-	-
Net gain on sale of undepreciated real estate	(9,044)	(3,019)	(9,044)	-	-	-	-	(3,019)	-	-
Provision for impairment on undepreciated real estate held for sale/sold	5,588	618	5,588	-	-	-	618	-	-	-
Acquisition-related costs	-	1,196	-	-	-	-	674	61	379	82
Sub-total certain items	28,778	(51,778)	(10,925)	(10,442)	(9,404)	59,549	(15,317)	(24,313)	(6,352)	(5,796)
Less: Revenue maintaining capital expenditures:										
Building improvements	(4,994)	(5,138)	(2,641)	(1,086)	(549)	(718)	(2,669)	(1,313)	(574)	(582)
Tenant improvements	(28,217)	(52,450)	(6,636)	(6,985)	(6,262)	(8,334)	(23,839)	(7,119)	(13,807)	(7,685)
Lease commissions	(10,188)	(13,485)	(1,603)	(1,846)	(3,711)	(3,028)	(3,584)	(3,329)	(2,085)	(4,487)
Total revenue maintaining capital expenditures	\$ (43,399)	\$ (71,073)	\$ (10,880)	\$ (9,917)	\$ (10,522)	\$ (12,080)	\$ (30,092)	\$ (11,761)	\$ (16,466)	\$ (12,754)
Cash available for distribution (CAD)	\$ 152,358	\$ 138,942	\$ 41,158	\$ 37,925	\$ 37,437	\$ 35,838	\$ 23,615	\$ 40,875	\$ 34,551	\$ 39,901
Distributions paid per common share	111,371	107,662	28,328	28,328	28,161	26,554	26,509	26,578	27,290	27,285
Distributions paid per common share	\$ 0.63	\$ 0.60	\$ 0.16	\$ 0.16	\$ 0.16	\$ 0.15	\$ 0.15	\$ 0.15	\$ 0.15	\$ 0.15
CAD payout ratio (Distributions paid per common share / CAD)	73.1%	77.5%	68.8%	74.7%	75.2%	74.1%	112.3%	65.0%	79.0%	68.4%
Development/Redevelopment capital expenditures	\$ (203,093)	\$ (228,039)	\$ (44,410)	\$ (44,471)	\$ (53,682)	\$ (60,530)	\$ (64,831)	\$ (54,734)	\$ (64,138)	\$ (44,336)
Revenue creating capital expenditures	\$ (22,697)	\$ (47,988)	\$ (5,572)	\$ (4,303)	\$ (6,523)	\$ (6,299)	\$ (16,772)	\$ (9,850)	\$ (13,581)	\$ (7,785)

	12/31/2016	09/30/2016	06/30/2016	03/31/2016	12/31/2015	09/30/2015	06/30/2015	03/31/2015
Assets								
Real estate investments								
Operating properties	\$ 3,586,295	\$ 3,686,339	\$ 3,721,405	\$ 3,703,193	\$ 3,693,000	\$ 4,629,223	\$ 4,700,839	\$ 4,477,857
Accumulated depreciation	(852,476)	(869,836)	(877,236)	(891,263)	(867,035)	(1,064,804)	(1,088,681)	(1,057,140)
Operating real estate investments, net	2,733,819	2,816,503	2,844,169	2,811,930	2,825,965	3,564,419	3,612,158	3,420,717
Construction-in-progress	297,462	249,183	254,188	319,656	268,983	242,246	263,772	231,224
Land held for development	150,970	155,297	131,015	132,747	130,479	135,917	119,995	90,945
Real estate investments, net	3,182,251	3,220,983	3,229,372	3,264,333	3,225,427	3,942,582	3,995,925	3,742,886
Assets held for sale, net	41,718	12,604	12,308	-	584,365	53,042	-	111,971
Cash and cash equivalents	193,919	219,059	265,597	423,517	56,694	50,632	123,982	309,083
Accounts receivable, net	12,446	9,925	14,804	14,027	17,126	19,221	22,294	18,566
Accrued rent receivable, net	149,624	145,816	138,981	133,720	145,092	139,738	138,905	134,885
Investment in real estate ventures, at equity	281,331	282,162	272,148	278,659	241,004	211,771	201,034	233,478
Deferred costs, net	91,342	92,054	94,373	90,973	101,419	102,882	104,188	100,311
Intangible assets, net	72,478	81,207	90,014	100,063	111,623	127,088	137,290	93,269
Other assets	74,104	79,108	63,591	72,772	71,761	73,075	68,313	78,036
Total assets	\$ 4,099,213	\$ 4,142,918	\$ 4,181,188	\$ 4,378,064	\$ 4,554,511	\$ 4,720,031	\$ 4,791,931	\$ 4,822,485
Liabilities and equity								
Mortgage notes payable, net	\$ 321,549	\$ 322,623	\$ 344,308	\$ 345,310	\$ 545,753	\$ 628,656	\$ 632,367	\$ 635,993
Unsecured term loans, net	248,099	248,016	247,933	247,882	247,800	199,121	199,055	198,989
Unsecured senior notes, net	1,443,464	1,442,922	1,442,380	1,591,756	1,591,164	1,590,570	1,589,978	1,589,384
Accounts payable and accrued expenses	103,404	106,546	91,425	112,203	99,856	115,636	98,897	109,865
Distributions payable	30,032	30,036	29,880	28,295	28,249	28,318	29,021	29,038
Deferred income, gains and rent	31,620	30,022	31,171	27,331	30,413	41,133	54,595	55,618
Acquired lease intangibles, net	18,119	19,731	21,413	23,248	25,655	28,541	31,565	24,513
Liabilities related to assets held for sale	81	49	11	-	2,151	1,269	-	931
Other liabilities	19,408	31,399	42,841	37,749	31,379	41,630	40,647	39,578
Total liabilities	\$ 2,215,776	\$ 2,231,344	\$ 2,251,362	\$ 2,413,774	\$ 2,602,420	\$ 2,674,874	\$ 2,676,125	\$ 2,683,909
Brandywine Realty Trust's equity:								
Preferred shares - Series E	40	40	40	40	40	40	40	40
Common shares	1,752	1,752	1,751	1,749	1,747	1,752	1,799	1,798
Additional paid-in-capital	3,258,870	3,258,049	3,256,735	3,255,908	3,252,622	3,258,075	3,317,751	3,317,137
Deferred compensation payable in common shares	13,684	13,684	13,744	13,155	11,918	11,918	11,996	11,194
Common shares in grantor trust	(13,684)	(13,684)	(13,744)	(13,155)	(11,918)	(11,918)	(11,996)	(11,194)
Cumulative earnings	539,319	551,572	543,743	545,041	499,086	561,227	541,079	538,023
Accumulated other comprehensive loss	(1,745)	(15,052)	(17,769)	(14,271)	(5,192)	(8,490)	(5,651)	(7,190)
Cumulative distributions	(1,931,892)	(1,902,076)	(1,872,100)	(1,842,450)	(1,814,378)	(1,786,374)	(1,758,294)	(1,729,517)
Total Brandywine Realty Trust's equity	1,866,344	1,894,285	1,912,400	1,946,017	1,933,925	2,026,230	2,096,724	2,120,291
Non-controlling interests	17,093	17,289	17,426	18,273	18,166	18,927	19,082	18,285
Total equity	\$ 1,883,437	\$ 1,911,574	\$ 1,929,826	\$ 1,964,290	\$ 1,952,091	\$ 2,045,157	\$ 2,115,806	\$ 2,138,576
Total liabilities and equity	\$ 4,099,213	\$ 4,142,918	\$ 4,181,188	\$ 4,378,064	\$ 4,554,511	\$ 4,720,031	\$ 4,791,931	\$ 4,822,485

	12/31/2016	09/30/2016	06/30/2016	03/31/2016	12/31/2015	09/30/2015	06/30/2015	03/31/2015
High closing price of common shares	\$ 16.51	\$ 16.87	\$ 16.80	\$ 14.11	\$ 13.87	\$ 13.99	\$ 16.10	\$ 17.00
Low closing price of common shares	\$ 14.21	\$ 15.22	\$ 13.72	\$ 11.29	\$ 12.18	\$ 11.72	\$ 13.28	\$ 14.81
End of period closing market price	\$ 16.51	\$ 15.62	\$ 16.80	\$ 14.03	\$ 13.66	\$ 12.32	\$ 13.28	\$ 15.98
Dividends paid per common share	\$ 0.16	\$ 0.16	\$ 0.16	\$ 0.15	\$ 0.15	\$ 0.15	\$ 0.15	\$ 0.15
Dividend yield (based on annualized dividend paid)	3.9%	4.1%	3.8%	4.3%	4.4%	4.9%	4.5%	3.8%
Net book value per share (fully diluted, end of period)	\$ 10.59	\$ 10.73	\$ 10.84	\$ 11.06	\$ 11.01	\$ 11.51	\$ 11.59	\$ 11.70
Total cash and cash equivalents	\$ 193,919	\$ 219,059	\$ 265,597	\$ 423,517	\$ 56,694	\$ 50,632	\$ 123,982	\$ 309,083
Revolving credit facilities								
Gross potential available under current credit facilities	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000
Holdback for letters of credit	(13,147)	(14,254)	(14,335)	(14,335)	(14,431)	(14,159)	(12,671)	(14,287)
Net potential available under current credit facilities	\$ 586,853	\$ 585,746	\$ 585,665	\$ 585,665	\$ 585,569	\$ 585,841	\$ 587,329	\$ 585,713
Total equity market capitalization (end of period)								
Basic common shares	174,241,303	174,241,303	174,199,764	174,043,425	173,942,882	174,451,017	179,150,076	179,050,907
Unvested restricted shares	488,604	492,520	492,637	698,382	506,147	506,613	507,545	670,912
Partnership units outstanding	1,479,799	1,479,799	1,479,799	1,535,102	1,535,102	1,535,102	1,535,102	1,535,102
Options and other contingent securities	1,611,025	1,968,685	1,884,683	1,272,589	1,246,022	1,247,953	1,313,077	1,486,550
Fully diluted common shares (end of period)	177,820,731	178,182,307	178,056,882	177,549,498	177,230,153	177,740,685	182,505,800	182,743,471
Value of common stock (fully diluted, end of period)	\$ 2,935,820	\$ 2,783,208	\$ 2,991,355	\$ 2,491,019	\$ 2,420,964	\$ 2,189,765	\$ 2,423,677	\$ 2,920,241
Par value of preferred shares	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
Total equity market capitalization (fully diluted, end of period)	\$ 3,035,820	\$ 2,883,208	\$ 3,091,355	\$ 2,591,019	\$ 2,520,964	\$ 2,289,765	\$ 2,523,677	\$ 3,020,241
Total debt excluding unamortized premiums, discounts and deferred financing costs	\$ 2,028,648	\$ 2,029,852	\$ 2,051,710	\$ 2,202,416	\$ 2,416,224	\$ 2,448,598	\$ 2,452,251	\$ 2,455,851
less: Cash and cash equivalents	(193,919)	(219,059)	(265,597)	(423,517)	(56,694)	(50,632)	(123,982)	(309,083)
Net debt	1,834,729	1,810,793	1,786,113	1,778,899	2,359,530	2,397,966	2,328,269	2,146,768
Total equity market capitalization (fully diluted, end of period)	3,035,820	2,883,208	3,091,355	2,591,019	2,520,964	2,289,765	2,523,677	3,020,241
Total market capitalization	\$ 4,870,549	\$ 4,694,001	\$ 4,877,468	\$ 4,369,918	\$ 4,880,494	\$ 4,687,731	\$ 4,851,946	\$ 5,167,009
Net debt to total market capitalization	37.7%	38.6%	36.6%	40.7%	48.3%	51.2%	48.0%	41.5%
Total gross assets (excluding cash and cash equivalents)	\$ 4,790,686	\$ 4,798,218	\$ 4,798,836	\$ 4,845,810	\$ 5,578,433	\$ 5,783,497	\$ 5,779,009	\$ 5,651,860
Net debt to total gross assets (excl. cash and cash equivalents)	38.3%	37.7%	37.2%	36.7%	42.3%	41.5%	40.3%	38.0%
Annualized quarterly EBITDA, excluding capital market and transactional items	\$ 353,400	\$ 350,464	\$ 341,992	\$ 351,028	\$ 385,132	\$ 388,964	\$ 373,528	\$ 385,784
Ratio of net debt (including the Company's share of unconsolidated R/E venture debt) to annualized quarterly EBITDA, excluding capital market transaction items	6.6	6.6	6.6	6.4	7.1	7.0	7.1 (a)	6.5 (b)
Ratio of net debt (including the Company's share of unconsolidated R/E venture debt) to annualized quarterly EBITDA, excluding capital market transaction items & including Preferred Shares	6.9	6.9	6.9	6.7	7.3	7.3	7.4	6.7
Ratio of net debt to annualized quarterly wholly owned EBITDA, excluding capital market transaction items, Preferred Shares & the Company's share of unconsolidated R/E venture debt	6.2	6.1	6.1	5.9	6.9	6.7	6.9	6.3

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

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

Debt Instrument	Maturity Date	Stated Rate (1)	Effective Rate (1)	12/31/2016 Balance	12/31/2015 Balance	12/31/2016 Percent of total indebtedness
Unsecured senior notes payable						
\$250 MM Notes due 2016	April 1, 2016	6.000%	5.948%	\$ -	\$ 149,919	0.0%
\$300 MM Notes due 2017	May 1, 2017	5.700%	5.678%	300,000	300,000	14.9%
\$325 MM Notes due 2018	April 15, 2018	4.950%	5.131%	325,000	325,000	16.1%
\$250 MM Notes due 2023	February 15, 2023	3.950%	4.022%	250,000	250,000	12.4%
\$250 MM Notes due 2024	October 1, 2024	4.100%	4.328%	250,000	250,000	12.4%
\$250 MM Notes due 2029	October 1, 2029	4.550%	4.604%	250,000	250,000	12.4%
\$27.1 MM Trust Preferred I - Indenture IA (2)	March 30, 2035	LIBOR + 1.250%	2.750%	27,062	27,062	1.3%
\$25.8 MM Trust Preferred I - Indenture IB (3)	April 30, 2035	LIBOR + 1.250%	3.300%	25,774	25,774	1.3%
\$25.8 MM Trust Preferred II - Indenture II (4)	July 30, 2035	LIBOR + 1.250%	3.090%	25,774	25,774	1.3%
Total unsecured senior notes payable	6.009 (wtd-avg maturity)		4.711% (wtd-avg effective rate)	1,453,610	1,603,529	72.2%
Net original issue premium/(discount)				(4,678)	(5,714)	(0.2%)
Unsecured deferred financing costs				(5,468)	(6,651)	(0.3%)
Total unsecured senior notes payable including original issue premium/(discount) and deferred financing costs				1,443,464	1,591,164	71.7%
Unsecured bank facilities						
\$250 MM Seven-year Term Loan - Swapped to fixed	October 8, 2022	LIBOR + 1.800%	3.718%	250,000	250,000	12.4%
Total unsecured bank facilities	5.9 (wtd-avg maturity)		3.718% (wtd-avg effective rate)	250,000	250,000	12.4%
Unsecured deferred financing costs				(1,901)	(2,200)	(0.1%)
Total unsecured bank facilities including deferred financing costs				248,099	247,800	12.3%
Total unsecured senior debt	6.0 (wtd-avg maturity)		4.566% (wtd-avg effective rate)	1,703,610	1,853,529	84.6%
Net original issue premium/(discount)				(4,678)	(5,714)	(0.2%)
Unsecured deferred financing costs				(7,369)	(8,851)	(0.4%)
Total unsecured senior debt including original issue premium/(discount) and deferred financing costs				\$ 1,691,563	\$ 1,838,964	84.0%

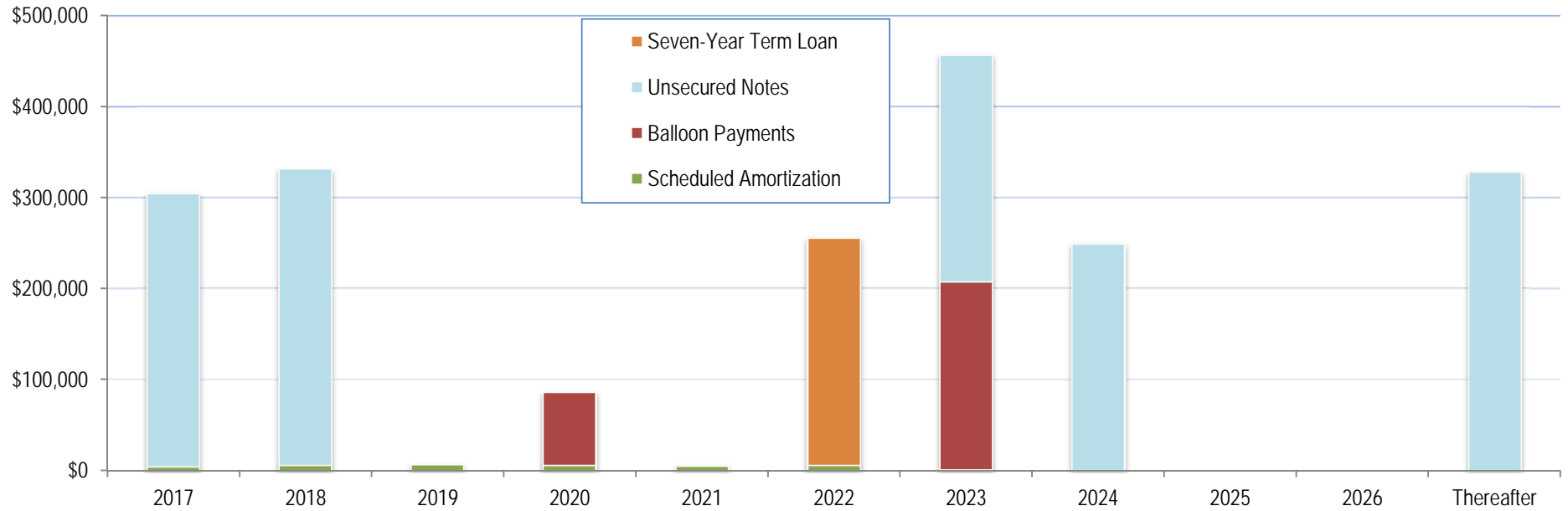
(See page 35 for footnotes)

Debt Instrument	Maturity Date	Stated Rate (1)	Effective Rate (1)	12/31/2016 Balance	12/31/2015 Balance	12/31/2016 Percent of total indebtedness
Mortgage notes payable						
Fairview Eleven Tower (5)	January 1, 2017	4.250%	4.250%	\$ -	\$ 20,838	0.0%
Two Logan Square (6)	May 1, 2020	3.980%	3.980%	86,012	86,886	4.3%
One Commerce Square	April 5, 2023	3.640%	3.640%	127,026	130,000	6.3%
Two Commerce Square	April 5, 2023	3.960%	4.513%	112,000	112,000	5.6%
Cira Square (GSA Philadelphia Campus) (7)	September 10, 2030	5.930%	7.000%	-	177,425	0.0%
Cira Centre South Garage (7)	September 10, 2030	5.930%	7.116%	-	35,546	0.0%
Total mortgage notes payable	5.6 (wtd-avg maturity)		4.031% (wtd-avg effective rate)	325,038	562,695	16.1%
Net fair market value premium/(discount)				(2,761)	(3,198)	(0.1%)
Secured deferred financing costs				(728)	(13,744)	(0.0%)
Total mortgage notes payable including fair market value premium/(discount) and deferred financing costs				321,549	545,753	16.0%
Total debt	5.9 (wtd-avg maturity)		4.480% (wtd-avg effective rate)	2,028,648	2,416,224	100.8%
Net premium/(discount)				(7,439)	(8,912)	(0.4%)
Unsecured Deferred Financing Costs				(7,369)	(8,851)	(0.4%)
Secured Deferred Financing Costs				(728)	(13,744)	(0.0%)
Total debt, including net premium/(discount) and deferred financing costs				\$ 2,013,112	\$ 2,384,717	100.0%

(See page 35 for further footnotes)

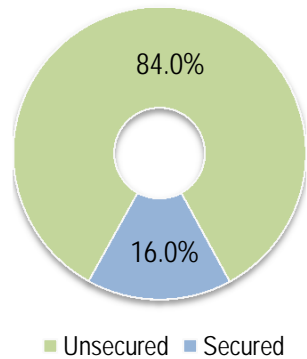
Maturity Schedule By Year	Secured Debt		Unsecured Debt			Total	Percent of Debt Maturing	Weighted Average Interest Rate of Maturing Debt ⁽⁹⁾
	Scheduled Amortization	Balloon Payments	Bank Facilities	Senior Notes				
2017	4,931	-	-	300,000		304,931	15.1%	5.668%
2018	6,601	-	-	325,000		331,601	16.3%	5.107%
2019	7,360	-	-	-		7,360	0.4%	3.960%
2020	6,457	80,521	-	-		86,978	4.3%	3.978%
2021	6,099	-	-	-		6,099	0.3%	3.957%
2022	6,332	-	250,000	-		256,332	12.6%	3.631%
2023	1,621	205,116	-	250,000		456,737	22.5%	4.044%
2024	-	-	-	250,000		250,000	12.3%	4.232%
2025	-	-	-	-		-	0.0%	0.000%
2026	-	-	-	-		-	0.0%	0.000%
Thereafter	-	-	-	328,610		328,610	16.2%	4.360%
Total	\$ 39,401	\$ 285,637	\$ 250,000	\$ 1,453,610		\$ 2,028,648	100.0%	4.480%

- (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 \$27.1 MM was swapped beginning December 30, 2011 to a 1.500% fixed rate (or an all-in fixed rate of 2.750% incorporating the 1.250% credit spread) through June 30, 2017, after which the rate will revert to three-month LIBOR plus the 1.250% credit spread.
- (3) The variable three-month LIBOR on the full \$25.8 MM was swapped beginning January 30, 2012 to a 2.050% fixed rate (or an all-in fixed rate of 3.300% incorporating the 1.250% credit spread) through January 30, 2021, after which the rate will revert to three-month LIBOR plus the 1.250% credit spread.
- (4) The variable three-month LIBOR on the full \$25.8 MM was swapped beginning January 30, 2012 to a 1.840% fixed rate (or an all-in fixed rate of 3.090% incorporating the 1.250% credit spread) through October 30, 2019, after which the rate will revert to three-month LIBOR plus the 1.250% credit spread.
- (5) During the third quarter of 2016, we deconsolidated the Fairview Eleven Tower property to the Allstate DC JV.
- (6) On April 7, 2016, the refinance of Two Logan Square's mortgage indebtedness was completed, reducing the interest rate to a fixed 3.98% over the four year extended term maturing May 1, 2020.
- (7) On January 14, 2016, in anticipation of the settlement of the disposition at Cira Square, \$221.4 million was used to prepay the mortgage indebtedness of Cira Square and \$44.4 million was used to prepay the mortgage indebtedness of the Cira South Garage. The cash disbursements consist of debt principal and prepayment charges.
- (8) Excludes the effect of any net premium/(discount) on balances or rates.
- (9) The weighted average calculations include variable rate debt at current rates.



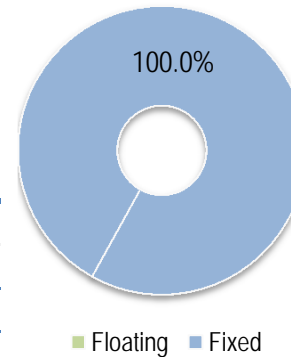
% of total	15.1%	16.3%	0.4%	4.3%	0.3%	12.6%	22.5%	12.3%	0.0%	0.0%	16.2%
Expiring rate	5.67%	5.11%	3.96%	3.98%	3.96%	3.63%	4.04%	4.23%	0.00%	0.00%	4.36%

Unsecured and Secured Debt



Debt	Amount	Weighted Average Effective Rate	Weighted Average Maturity (in years)
Unsecured	\$ 1,703,610	4.566%	6.0
Secured	325,038	4.031%	5.6
Total	\$ 2,028,648	4.480%	5.9

Floating and Fixed Rate Debt



Debt	Amount	Weighted Average Effective Rate	Weighted Average Maturity (in years)
Floating	\$ -	0.000%	0.0
Fixed	2,028,648	4.480%	5.9
Total	\$ 2,028,648	4.480%	5.9

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

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

Covenant	Required	12/31/2016	09/30/2016	06/30/2016	03/31/2016	12/31/2015	09/30/2015	06/30/2015	03/31/2015
Fixed Charge Coverage Ratio	>=1.50x	2.68x	2.59x	2.62x	2.33x	2.46x	2.43x	2.53x	2.44x
Net Worth	>=\$1,481.1	\$1,883.4	\$1,911.6	\$1,929.8	\$1,964.3	\$1,952.0	\$2,045.2	\$2,115.8	\$2,138.6
Leverage Ratio	<=60% *	41.7%	41.8%	42.7%	43.0%	43.3%	44.1%	44.1%	46.0%
Unsecured Debt Limitation	<=60% *	39.4%	39.6%	40.4%	41.7%	41.4%	41.0%	41.3%	42.7%
Secured Debt Limitation	<=40%	15.5%	15.5%	16.0%	15.7%	15.6%	17.0%	17.3%	18.7%
Unencumbered Cash Flow	>=1.75x	3.12x	3.10x	3.05x	2.70x	3.08x	3.12x	2.86x	2.95x

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

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

Section - Covenant	Required	12/31/2016	09/30/2016	06/30/2016	03/31/2016	12/31/2015	09/30/2015	06/30/2015	03/31/2015
1006 (a) - Total Leverage Ratio	<60%	42.7%	42.4%	42.5%	43.8%	44.8%	44.3%	43.8%	43.3%
1006 (b) - Debt Service Coverage Ratio	>=1.50x	2.94x	2.90x	2.92x	2.77x	3.30x	3.11x	2.95x	2.90x
1006 (c) - Secured Debt Ratio	<40%	6.8%	6.7%	7.1%	6.9%	10.2%	11.6%	11.5%	11.4%
1006 (d) - Unencumbered Asset Ratio	>=150%	229.8%	231.6%	231.3%	223.4%	225.4%	233.0%	237.2%	240.1%

Unconsolidated Real Estate Ventures	Location	Project Value (a)	Gross Asset Value @ 12/31/2016 (b)	BDN Investment @ 12/31/2016	Number of Properties	As of December 31, 2016					BDN's Share	
						Net Operating Income (YTD)	Rentable Square Feet	Percent Occupied	Percent Leased (c)	BDN Ownership %	Net Operating Income (YTD)	Rentable Square Feet
Office Properties												
Allstate DC JV (d)	Various	\$ 276,614	\$ 316,314	\$ 67,809	6	\$ 16,057	1,097,533	83.8%	84.3%	50.0%	\$ 8,029	548,767
DRA Austin JV	Austin, TX	671,262	692,226	52,886	19	48,092	2,735,119	90.8%	95.0%	50.0%	24,046	1,367,560
MAP Venture	Various	210,041	251,433	20,893	58	25,217	3,924,783	91.0%	92.5%	50.0%	12,609	1,962,392
Four Tower Bridge	Conshohocken, PA	16,750	21,162	2,286	1	1,650	86,109	97.6%	97.6%	65.0%	1,073	55,971
PJP Ventures (e)	Virginia	27,210	29,941	1,654	3	3,558	204,347	91.3%	91.3%	(f)	928	54,155
Total							8,047,891	90.0%	92.2%			3,988,843
Other												
Brandywine 1919 Ventures	Philadelphia, PA	126,753	138,117	27,462	1	911	321 Units	(h)		50.0%	456	
evo at Cira Centre South (g)	Philadelphia, PA	153,092	164,224	21,228	1	9,372	850 Beds	(i)		50.0%	4,686	
Parc at Plymouth Meeting	Plymouth Mtg, PA	76,501	82,023	12,450	1	4,283	398 Units	(j)		50.0%	2,142	
Development Properties												
4040 Wilson	Arlington, VA	75,663	75,738	36,356	1	(503)	-	-		50.0%	(252)	
51 N Street	Washington, D.C.	27,584	27,686	20,318	1	(162)	-	-		70.0%	(113)	
1250 First Street Office	Washington, D.C.	23,158	23,185	17,304	1	(21)	-	-		70.0%	(15)	
Seven Tower Bridge	Conshohocken, PA	23,314	23,656	685	-	-	-	-		20.0%	-	
Total			\$ 1,845,705	\$ 281,331	93	\$ 108,454					\$ 53,588	

(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 January 20, 2017 that will commence subsequent to the end of the current period.

(d) During the third quarter, we deconsolidated 3141 Fairview Drive to the Allstate DC JV and recorded a \$12.6 million equity method investment. On September 30, 2016, we funded a capital call totaling \$10.3 million to repay our share of the mortgage debt at 3141 Fairview Drive. Subsequently, the Allstate DC JV funded \$20.6 million for the repayment of its mortgage debt.

(e) On September 22, 2016, we sold our 25% interest in the PJP V Joint Venture for net cash proceeds of \$3.4 million.

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

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

(h) Office and retail space is fully leased (24,000 SF). Of the 321 units placed into service, 218 units or 67.9% was occupied at December 31, 2016 and 244 units or 76.0% has been leased through January 20, 2017.

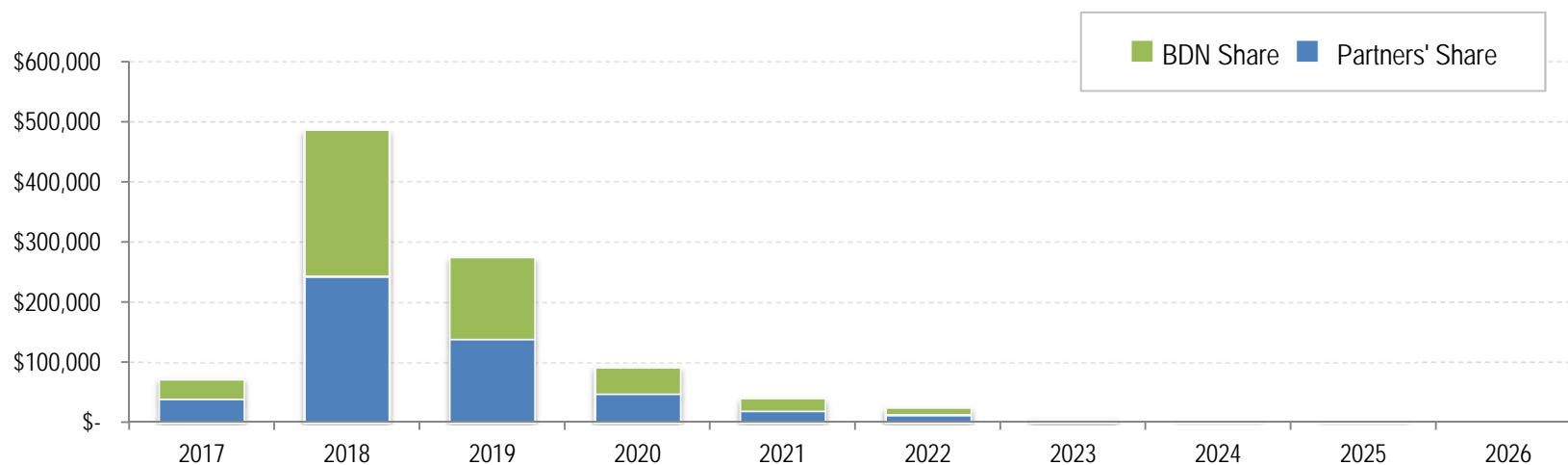
(i) The property is 96.7% occupied as of January 20, 2017.

(j) Of the 398 units placed into service, 387 units or 97.2% was occupied at December 31, 2016 and 393 units or 98.7% has been leased through January 20, 2017.

Debt Instrument	BDN Ownership Percentage	Maturity Date	Stated Rate (1)	12/31/2016 Balance	12/31/2016 BDN Share of Venture Debt
Office Properties					
Allstate DC JV	50%	(2)	3.96%	\$ 131,539	\$ 65,769
DRA Austin JV	50%	(3)	3.36%	405,734	202,867
MAP Venture	50%	February 9, 2018	LIBOR + 6.25% (4)	180,800	90,400
Four Tower Bridge	65%	February 10, 2021	5.20%	9,961	6,475
PJP VII	25%	December 31, 2019	LIBOR + 2.65%	4,956	1,239
PJP II	30%	November 1, 2023	6.12%	2,893	868
PJP VI	25%	April 1, 2023	6.08%	7,652	1,913
Other					
evo at Cira Centre South (\$117,000 term loan)	50%	October 31, 2019	LIBOR + 2.25%	105,000	52,500
Parc at Plymouth Mtg Apartments (\$56,000 construction loan)	50%	December 20, 2017	LIBOR + 1.70%	53,967	26,984
Brandywine 1919 Ventures (\$88,900 construction loan)	50%	October 21, 2018	LIBOR + 2.00% (5)	79,250	39,625
Development Properties					
Seven Tower Bridge	20%	(6)	3.42%	14,710	2,942
4040 Wilson	50%	March 11, 2019	LIBOR + 2.40%	1,004	502
Total debt				\$ 997,466	\$ 492,084

- (1) The stated rate for mortgage notes is its face coupon.
- (2) The debt for these properties is comprised of three fixed rate mortgages: (i) \$37,940 with a 4.40% fixed interest rate due January 1, 2019, (ii) \$27,099 with a 4.65% fixed interest rate due January 1, 2022 and (iii) \$66,500 with a 3.22% fixed interest rate due August 1, 2019, resulting in a time weighted average rate of 3.960%.
- (3) The debt for these properties is comprised of seven mortgages: (i) \$33,942 that was swapped to a 1.59% fixed rate (or an all-in fixed rate of 3.52% incorporating the 1.93% spread) due November 1, 2018, (ii) \$54,742 that was swapped to a 1.49% fixed rate (or an all-in rate of 3.19% incorporating the 1.7% spread) due October 15, 2018, (iii) \$137,016 that was swapped to a 1.43% fixed rate (for an all-in fixed rate of 3.44% incorporating the 2.01% spread) due November 1, 2018, (iv) \$29,000 with a 4.50% fixed interest rate due April 6, 2019, (v) \$34,303 with a 3.87% fixed interest rate due August 6, 2019, (vi) \$86,731 that was swapped to a 1.36% fixed rate (or an all-in fixed rate of 3.36% incorporating the 2.00% spread) due with a February 10, 2020, and (vii) \$30,000 with a rate of LIBOR + 1.85% with a cap of 2.75% due January 1, 2021, resulting in a time and dollar weighted average rate of 3.356%.
- (4) The JV designated a libor interest rate cap of 1.75% effective February 3, 2016 and maturing on February 9, 2018 for the notional amount of \$200,799. There are three options to extend the maturity date of the debt for three successive terms, each year representing a separate option.
- (5) The stated rate for this construction loan is LIBOR + 2.00%. It is further reduced to 1.75% upon reaching 90% residential occupancy and commencement of lease in the retail space. To fulfill interest rate protection requirements, an interest rate cap was purchased at 4.50%.
- (6) Comprised of two fixed rate mortgages totaling \$8,000 that mature on March 1, 2017 and accrue interest at a current rate of 7%, a \$806 3% fixed rate loan through its September 1, 2025 maturity, a \$2,000 4% fixed rate loan with interest only through its February 7, 2017 maturity, and a \$3,904 3% fixed rate loan with interest only beginning March 11, 2018 through its March 11, 2020 maturity, resulting in a time and dollar weighted average rate of 3.419%.

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				
2017	\$ 8,553	\$ 63,967	\$ 72,520	\$ 39,430	\$ 33,090	6.9%	2.648%
2018	10,041	475,806	485,847	243,101	242,746	49.3%	4.600%
2019	3,726	270,719	274,445	138,524	135,921	27.6%	3.443%
2020	1,626	90,635	92,261	47,455	44,806	9.1%	3.387%
2021	1,497	39,001	40,498	19,094	21,404	4.3%	3.899%
2022	975	24,396	25,371	12,899	12,472	2.5%	3.999%
2023	674	5,568	6,242	4,662	1,580	0.3%	6.051%
2024	200	-	200	150	50	0.0%	5.179%
2025	82	-	82	67	15	0.0%	3.783%
2026	-	-	-	-	-	0.0%	0.000%
Total	\$ 27,374	\$ 970,092	\$ 997,466	\$ 505,382	\$ 492,084	100.0%	3.998%



% of total	6.9%	49.3%	27.6%	9.1%	4.3%	2.5%	0.3%	0.0%	0.0%	0.0%
Expiring rate	2.65%	4.60%	3.44%	3.39%	3.90%	4.00%	6.05%	5.18%	3.78%	0.00%

(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
212-622-6682

Stifel Nicolaus & Company, Inc.

John Guinee / Erin Aslakson
443-224-1307 / 443-224-1350

Barclays Capital

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

Evercore ISI

Steve Sakwa / Robert Simone
212-446-9462 / 212-446-9459

KeyBanc Capital Markets

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

SunTrust Robinson Humphrey, Inc.

Michael R. Lewis
212-319-5659

BofA Merrill Lynch

James Feldman / Scott Freitag
646-855-5808 / 646-855-3197

Green Street Advisors

Jed Reagan / Chris Belosic
949-640-8780

Mizuho Securities USA, Inc.

Richard Anderson
212-205-8445

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

Corporate Headquarters

555 E. Lancaster Avenue
Suite 100
Radnor, PA 19087
610-325-5600

Stock Exchange Listing

New York Stock Exchange

Trading Symbol

Common Shares: BDN

Information Requests

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

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

Investor Relations

Thomas Wirth
555 E. Lancaster Avenue
Suite 100
Radnor, PA 19087
610-325-5600

Senior Unsecured Debt Ratings

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

Non-GAAP Measures

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

Funds from Operations (FFO)

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

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

Cash Available for Distribution (CAD)

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

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

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

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

Net Operating Income (NOI)

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

Forward Looking Statements

Certain statements in this package may constitute "forward-looking statements" within the meaning of the Private Securities Litigation Reform Act of 1995. Such forward-looking statements involve known and unknown risks, uncertainties and other factors that may cause the actual results, performance, achievements or transactions of the Company and its affiliates to be materially different from any future results, performance, achievements or transactions expressed or implied by such forward-looking statements. Such risks, uncertainties and other factors relate to, among others: the Company's ability to lease vacant space and to renew or relet space under expiring leases at expected levels, the potential loss of major tenants, interest rate levels, the availability of debt and equity financing, competition with other real estate companies for tenants and acquisitions, risks of real estate acquisitions and developments, dependence upon certain geographic markets, the impact of newly adopted accounting principles on the Company's accounting policies and on period to period comparisons and general economic, business and real estate conditions.

Additional information on factors which could impact the Company and the forward-looking statements contained herein are included in the Company's filings with the Securities and Exchange Commission, including the Company's Form 10-K for the year ended December 31, 2015 filed with the Securities and Exchange Commission on February 29, 2016.



Company / Investor Contact:

Tom Wirth
EVP & CFO
610-832-7434
tom.wirth@bdnreit.com

Brandywine Realty Trust Announces Fourth Quarter and Full Year 2016 Results and Narrows 2017 Guidance

Radnor, PA, January 31, 2017 — Brandywine Realty Trust (NYSE:BDN) today reported its financial and operating results for the three and twelve-month periods ended December 31, 2016.

Management Comments

“The conclusion of 2016 has seen us achieve strong fourth quarter operating metrics in our same store portfolio and significant progress with our development projects,” stated Gerard H. Sweeney, President and Chief Executive Officer for Brandywine Realty Trust. “Our Core portfolio results were strong with accelerating same store cash NOI growth, rental rate mark-to-market and tenant retention. In addition, we made significant strides with our development pipeline especially at FMC Tower as we are now 96% leased with our office component, our residential component commenced operations this month and we announced signing a Michelin-rated chef to open a world-class 3,000 square foot restaurant in the next several months. While timing of our dispositions caused us to be below our 2016 target, we continue to experience strong investment sales demand and the anticipated 2016 transactions will occur in the first quarter of 2017 as we currently have \$170 million either closed or under contract. Due to timing of these dispositions, we are increasing our 2017 net disposition guidance by \$100 million from \$100 million to \$200 million. We continue to see improvement in our balance sheet metrics and we have excellent liquidity going into 2017 with a reduced development pipeline, full availability under our \$600 million line of credit and \$194 million of cash-on-hand. As a result of the increased disposition guidance and the accelerated timing of those sales, we are narrowing our 2017 FFO guidance from \$1.35-\$1.45 to \$1.35-\$1.42.”

Fourth Quarter 2016 Highlights

Financial Results

- Net loss allocated to common shareholders; (\$14.1) million, or (\$0.08) per diluted share. Our fourth quarter results include impairment charges on real estate and unimproved land totaling \$27.4 million, or (\$0.16) per share.
- Funds from Operations (FFO); \$63.0 million, or \$0.35 per diluted share. Our fourth quarter results include a net gain, after impairments, on unimproved land totaling \$3.5 million, or \$0.01 per share.

Portfolio Results

- Core portfolio was 93.9% occupied and 95.1% leased.
- Signed approximately 1,389,000 square feet of new and renewal leases.
- Achieved 87% tenant retention ratio.
- Rental rate mark-to-market increased 12.9% on a GAAP basis and increased 4.0% on a cash basis.
- Same store net operating income growth: 2.2% on a GAAP basis and 8.6% on a cash basis.

Recent Transaction Activity

- On January 31, 2017, we sold our 50% ownership interest in an unconsolidated real estate venture known as the Parc at Plymouth for \$100.5 million, receiving net cash proceeds of \$27.2 million after closing costs and related debt pay-off. The estimated gain on sale will be \$14.6 million and since the land contribution on September 5, 2012, the real estate venture earned an annualized IRR of 18.6%.

- On January 30, 2017, we completed the sale of 1.7 acres of land in Austin, Texas for a gross sales price of \$3.5 million.
- On December 2, 2016, we sold an acre of land known as Oakland Lot B in Oakland, California for a gross sales price of \$13.8 million. The gain on sale, totaling \$8.9 million, is included in FFO.
- As previously announced, on October 13, 2016, we sold 620, 640 and 660 Allendale Road located in King of Prussia, Pennsylvania for \$12.8 million. The three office/flex properties contain approximately 156,700 square feet.
- During January, we agreed to sell two office properties known as the Concord Airport Plaza in Concord, California, containing approximately 350,300 net rentable square feet, for a gross sales price of \$33.1 million. The estimated loss on sale of \$11.5 million was recorded in the fourth quarter of 2016 and the properties are held-for-sale as of December 31, 2016.
- During January, we agreed to sell three office properties located in Beltsville, Maryland containing approximately 313,800 square feet for a gross sale price of \$11.2 million. The estimated loss on sale of \$3.0 million was recorded in the fourth quarter of 2016 and the properties are held-for-sale as of December 31, 2016.

2016 Finance / Capital Markets Activity

- We have no outstanding balance on our \$600.0 million unsecured revolving credit facility as of December 31, 2016.
- We have \$193.9 million of cash and cash equivalents on-hand as of December 31, 2016.

2017 Business Plan Revisions

- Net Disposition Activity: Increased from \$100.0 million to \$200.0 million with a majority of sales occurring during the first six months of 2017.

Results for the Three and Twelve-Month Periods Ended December 31, 2016

Net loss allocated to common shares totaled (\$14.1) million or (\$0.08) per diluted share in the fourth quarter of 2016 compared to a net loss of (\$63.9) million or (\$0.37) per diluted share in the fourth quarter of 2015. Our fourth quarter 2016 results included impairment charges on real estate and unimproved land totaling \$27.4 million, or (\$0.16) per share. Our 2015 results included a provision for impairment on real estate totaling \$79.7 million, or (\$0.46) per share.

FFO available to common shares and units in the fourth quarter of 2016 totaled \$63.0 million or \$0.35 per diluted share versus \$69.0 million or \$0.39 per diluted share in the fourth quarter of 2015. Our fourth quarter 2016 results included \$3.5 million, or \$0.01 per share, from a net gain, after impairments on unimproved land. Our fourth quarter 2016 payout ratio (\$0.16 common share distribution / \$0.35 FFO per diluted share) was 45.7%.

Net income allocated to common shares totaled \$33.0 million or \$0.19 per diluted share for twelve months of 2016 compared to a net loss of (\$37.6) million or (\$0.21) per diluted share in the twelve months of 2015. Our 2016 results included provisions for impairment of real estate totaling \$40.5 million, or (\$0.23) per share. Our 2015 results included a provision for impairment on real estate totaling \$82.2 million, or (\$0.46) per share.

Our FFO available to common shares and units for the twelve months of 2016 totaled \$167.0 million, or \$0.94 per diluted share, which includes a \$66.6 million, or \$0.38 per share, charge for the early extinguishment of debt related to our sale of our Cira Square property located in Philadelphia, Pennsylvania and \$3.5 million, or \$0.01 per share, from net gains/impairments on undeveloped land. Excluding the early extinguishment of debt and net gain, after impairments, on unimproved land, FFO available to common shares and units in the twelve months of 2016 totaled \$230.1 million, or \$1.30 per diluted share, versus \$261.2 million or \$1.45 per diluted share, in the twelve months of 2015. Our 2016 FFO payout ratio (\$0.63 common share distribution / \$0.94 FFO per diluted share) was 67.0%.

Operating and Leasing Activity

In the fourth quarter of 2016, our Net Operating Income (NOI) excluding termination revenues and other income items increased 2.2% on a GAAP basis and increased 8.6% on a cash basis for our 101 same store properties, which were 93.9% and 94.5% occupied on December 31, 2016 and December 31, 2015, respectively.

We leased approximately 1,389,000 square feet and commenced occupancy on 270,000 square feet during the fourth quarter of 2016. The fourth quarter occupancy activity includes 90,000 square feet of renewals, 73,000 square feet of new leases and 107,000 square feet of tenant expansions. We have an additional 177,000 square feet of executed new leasing scheduled to commence subsequent to December 31, 2016.

We achieved an 87.0% tenant retention ratio in our core portfolio with net absorption of 44,000 square feet during the fourth quarter of 2016. Fourth quarter rental rate growth increased 12.9% as our renewal rental rates increased 6.5% and our new lease/expansion rental rates increased 16.8%, all on a GAAP basis.

At December 31, 2016, our core portfolio of 101 properties comprising 15.4 million square feet was 93.9% occupied and we are now 95.1% leased (reflecting new leases commencing after December 31, 2016).

Distributions

On December 6, 2016, our Board of Trustees declared a quarterly dividend distribution of \$0.16 per common share that was paid on January 25, 2017 to shareholders of record as of January 11, 2017. Our Board also declared a quarterly dividend distribution of \$0.43125 for each 6.90% Series E Cumulative Redeemable Preferred Share that was paid on January 17, 2017 to holders of record as of December 30, 2016.

2017 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 narrowing our previously released 2017 net income guidance from \$0.24 to \$0.34 per diluted share to \$0.24 to \$0.31 per diluted share and our previously issued 2017 FFO guidance from \$1.35 to \$1.45 per diluted share to \$1.35 to \$1.42 per diluted share. This guidance is provided for informational purposes and is subject to change. The following is a reconciliation of the calculation of 2017 FFO and earnings per diluted share:

<u>Guidance for 2017</u>	<u>Range</u>
Earnings per diluted share allocated to common shareholders	\$0.24 to \$0.31
Plus: real estate depreciation, amortization	<u>1.11</u> <u>1.11</u>
FFO per diluted share	\$ 1.35 to \$ 1.42

Our 2017 FFO guidance does not include income (loss) arising from the sale of unimproved real estate and excludes any refinancing charges. Other key assumptions include:

- Occupancy improving to a range of 94-95% by year-end 2017 with 95-96% leased;
- 5.0-7.0% GAAP increase in overall lease rates with a resulting 0.0-2.0% increase in 2017 same store GAAP NOI;
- 6.0-8.0% increase in 2017 same store cash NOI growth;
- Speculative Revenue Target: \$28.7 million, 80% achieved;
- \$200.0 million of net sales activity;
- One development start; and
- Annual earnings and FFO per diluted share based on 178.3 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, Washington, D.C., and Austin markets. Organized as a real estate investment trust (REIT), we own, develop, lease and manage an urban, town center and transit-oriented portfolio comprising 210 properties and 27.6 million square feet as of December 31, 2016, which excludes assets held for sale. Our purpose is to shape, connect and inspire the world around us through our expertise, the relationships we foster, the communities in which we live and work, and the history we build together. For more information, please visit www.brandywinerealty.com.

Conference Call and Audio Webcast

BDN management will discuss 2016 financial results and earnings guidance for fiscal 2017 on Wednesday, February 1, 2017, during the company's earnings call. The call will begin at 9:00 a.m. EST and will last approximately one hour. The conference call can be accessed by dialing 1-800-683-1525 and providing conference ID: 26569080. Beginning two hours after the conference call, a taped replay of the call can be accessed through Wednesday, February 15, 2017, by calling 1-855-859-2056 and entering access code 26569080. The conference call can also be accessed via a webcast on our website at www.brandywinerealty.com.

Looking Ahead - First Quarter 2017 Conference Call

We anticipate we will release our first quarter 2017 earnings on Wednesday, April 19, 2017, after the market close and will host our first quarter 2017 conference call on Thursday, April 20, 2017 at 9:00 a.m. Eastern Time. We expect to issue a press release in advance of these events to reconfirm the dates and times and provide all related information.

Forward-Looking Statements

Estimates of future earnings per share, FFO per share, common share dividend distributions and certain other statements in this release constitute "forward-looking statements" within the meaning of the Private Securities Litigation Reform Act of 1995. Such forward-looking statements involve known and unknown risks, uncertainties and other factors that may cause our and our affiliates' actual results, performance, achievements or transactions to be materially different from any future results, performance, achievements or transactions expressed or implied by such forward-looking statements. Such risks, uncertainties and other factors relate to, among others: our ability to lease vacant space and to renew or relet space under expiring leases at expected levels; competition with other real estate companies for tenants; the potential loss or bankruptcy of major tenants; interest rate levels; the availability of debt, equity or other financing; risks of acquisitions, dispositions and developments, including the cost of construction delays and cost overruns; unanticipated operating and capital costs; our ability to obtain adequate insurance, including coverage for terrorist acts; dependence upon certain geographic markets; and general and local economic and real estate conditions, including the extent and duration of adverse changes that affect the industries in which our tenants operate. Additional information on factors which could impact us and the forward-looking statements contained herein are included in our filings with the Securities and Exchange Commission, including our Form 10-K for the year ended December 31, 2015. We assume no obligation to update or supplement forward-looking statements that become untrue because of subsequent events except as required by law.

Non-GAAP Supplemental Financial Measures

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

Funds from Operations (FFO)

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

Net Operating Income (NOI)

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

Core Portfolio

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

BRANDYWINE REALTY TRUST
CONSOLIDATED BALANCE SHEETS
(in thousands)

	December 31, 2016	December 31, 2015
	<i>(unaudited)</i>	
ASSETS		
Real estate investments:		
Operating properties	\$ 3,586,295	\$ 3,693,000
Accumulated depreciation	(852,476)	(867,035)
Operating real estate investments, net	2,733,819	2,825,965
Construction-in-progress	297,462	268,983
Land held for development	150,970	130,479
Total real estate investments, net	3,182,251	3,225,427
Assets held for sale, net	41,718	584,365
Cash and cash equivalents	193,919	56,694
Accounts receivable, net of allowance of \$2,373 and \$1,736 in 2016 and 2015, respectively	12,446	17,126
Accrued rent receivable, net of allowance of \$13,743 and \$14,442 in 2016 and 2015, respectively	149,624	145,092
Investment in real estate ventures, at equity	281,331	241,004
Deferred costs, net	91,342	101,419
Intangible assets, net	72,478	111,623
Other assets	74,104	71,761
Total assets	<u>\$ 4,099,213</u>	<u>\$ 4,554,511</u>
LIABILITIES AND BENEFICIARIES' EQUITY		
Mortgage notes payable, net	321,549	545,753
Unsecured term loans, net	248,099	247,800
Unsecured senior notes, net	1,443,464	1,591,164
Accounts payable and accrued expenses	103,404	99,856
Distributions payable	30,032	28,249
Deferred income, gains and rent	31,620	30,413
Acquired lease intangibles, net	18,119	25,655
Liabilities related to assets held for sale	81	2,151
Other liabilities	19,408	31,379
Total liabilities	<u>\$ 2,215,776</u>	<u>\$ 2,602,420</u>
Brandywine Realty Trust's Equity:		
Preferred Shares (shares authorized-20,000,000)		
6.90% Series E Preferred Shares, \$0.01 par value; issued and outstanding- 4,000,000 in 2016 and 2015	40	40
Common Shares of Brandywine Realty Trust's beneficial interest, \$0.01 par value; shares authorized 400,000,000; 175,140,760 and 174,688,568 issued and outstanding in 2016 and 2015, respectively	1,752	1,747
Additional paid-in-capital	3,258,870	3,252,622
Deferred compensation payable in common shares	13,684	11,918
Common shares in grantor trust, 899,457 in 2016, 745,686 in 2015	(13,684)	(11,918)
Cumulative earnings	539,319	499,086
Accumulated other comprehensive loss	(1,745)	(5,192)
Cumulative distributions	(1,931,892)	(1,814,378)
Total Brandywine Realty Trust's equity	1,866,344	1,933,925
Non-controlling interests	17,093	18,166
Total beneficiaries' equity	1,883,437	1,952,091
Total liabilities and beneficiaries' equity	<u>\$ 4,099,213</u>	<u>\$ 4,554,511</u>

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

	Three Months Ended December 31,		Twelve Months Ended December 31,	
	2016	2015	2016	2015
Revenue				
Rents	\$ 103,181	\$ 122,931	\$ 421,505	\$ 486,731
Tenant reimbursements	17,314	21,716	70,629	85,722
Termination fees	880	2,236	2,339	4,797
Third party management fees, labor reimbursement and leasing	8,983	5,959	26,674	18,764
Other	1,728	1,150	4,316	6,617
Total revenue	132,086	153,992	525,463	602,631
Operating expenses:				
Property operating expenses	38,718	47,995	152,926	181,170
Real estate taxes	11,319	12,991	46,252	50,623
Third party management expenses	3,098	1,436	10,270	6,294
Depreciation and amortization	46,940	58,674	189,676	219,029
General and administrative expenses	5,885	7,852	26,596	29,406
Provision for impairment	27,448	79,700	40,517	82,208
Total operating expenses	133,408	208,648	466,237	568,730
Operating income	(1,322)	(54,656)	59,226	33,901
Other income (expense)				
Interest income	266	35	1,236	1,224
Tax credit transaction income	-	8,102	-	19,955
Interest expense	(20,374)	(26,746)	(84,708)	(110,717)
Interest expense - amortization of deferred financing costs	(633)	(1,180)	(2,696)	(4,557)
Interest expense - financing obligation	-	(331)	(679)	(1,237)
Equity in income (loss) of Real Estate Ventures	(2,180)	1,024	(11,503)	(811)
Net gain on disposition of real estate	2,358	3,823	116,983	20,496
Net gain on sale of undepreciated real estate	9,044	-	9,232	3,019
Net gain from remeasurement of investments in real estate ventures	-	-	-	758
Net gain on real estate venture transactions	471	7,229	20,000	7,229
Loss on early extinguishment of debt	-	-	(66,590)	-
Net income (loss)	(12,370)	(62,700)	40,501	(30,740)
Net (income) loss attributable to non-controlling interests	115	560	(310)	339
Net income (loss) attributable to Brandywine Realty Trust	(12,255)	(62,140)	40,191	(30,401)
Distribution to preferred shareholders	(1,725)	(1,725)	(6,900)	(6,900)
Nonforfeitable dividends allocated to unvested restricted shareholders	(78)	(76)	(341)	(329)
Net income (loss) attributable to Common Shareholders of Brandywine Realty Trust	\$ (14,058)	\$ (63,941)	\$ 32,950	\$ (37,630)
PER SHARE DATA				
Basic income (loss) per common share	\$ (0.08)	\$ (0.37)	\$ 0.19	\$ (0.21)
Basic weighted average shares outstanding	175,140,760	175,086,298	175,018,163	178,162,160
Diluted income (loss) per common share	\$ (0.08)	\$ (0.37)	\$ 0.19	\$ (0.21)
Diluted weighted average shares outstanding	175,140,760	175,086,298	176,010,814	178,162,160

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

	Three Months Ended December 31,		Twelve Months Ended December 31,	
	2016	2015	2016	2015
Reconciliation of Net Income to Funds from Operations:				
Net income (loss) attributable to common shareholders	\$ (14,058)	\$ (63,941)	\$ 32,950	\$ (37,630)
Add (deduct):				
Net income (loss) attributable to non-controlling interests - LP units	(118)	(561)	295	(336)
Nonforfeitable dividends allocated to unvested restricted shareholders	78	76	341	329
Net gain on real estate venture transactions	(471)	(7,229)	(20,000)	(7,229)
Net gain on disposition of real estate	(2,358)	(3,823)	(116,983)	(20,496)
Net gain from remeasurement of investments in Real Estate Ventures	-	-	-	(758)
Provision for impairment	21,860	79,081	34,929	81,589
Company's share of impairment of an unconsolidated real estate venture	-	-	5,238	-
Depreciation and amortization:				
Real property	34,171	41,361	135,094	161,610
Leasing costs including acquired intangibles	12,667	17,205	54,195	57,034
Company's share of unconsolidated real estate ventures	11,427	7,111	41,612	28,707
Partners' share of consolidated real estate ventures	(59)	(57)	(235)	(225)
Funds from operations	\$ 63,139	\$ 69,223	\$ 167,436	\$ 262,595
Funds from operations allocable to unvested restricted shareholders	(176)	(199)	(457)	(802)
Funds from operations available to common share and unit holders (FFO)	\$ 62,963	\$ 69,024	\$ 166,979	\$ 261,793
FFO per share - fully diluted	<u>\$ 0.35</u>	<u>\$ 0.39</u>	<u>\$ 0.94</u>	<u>\$ 1.45</u>
Weighted-average shares/units outstanding - fully diluted	177,491,208	177,213,113	177,516,451	180,438,141
Distributions paid per common share	<u>\$ 0.16</u>	<u>\$ 0.15</u>	<u>\$ 0.63</u>	<u>\$ 0.60</u>
FFO payout ratio (distributions paid per common share/FFO per diluted share)	45.7%	38.5%	67.0%	41.4%

BRANDYWINE REALTY TRUST
SAME STORE OPERATIONS – 4th QUARTER
(unaudited and in thousands)

Of the 113 properties owned by the Company as of December 31, 2016, a total of 101 properties ("Same Store Properties") containing an aggregate of 15.4 million net rentable square feet were owned for the entire three-month periods ended December 31, 2016 and 2015. Average occupancy for the Same Store Properties was 93.6% during 2016 and 93.8% during 2015. The following table sets forth revenue and expense information for the Same Store Properties:

	Three Months Ended December 31,	
	2016	2015
Revenue		
Rents	\$ 95,172	\$ 93,271
Tenant reimbursements	16,735	15,304
Termination fees	347	2,011
Other	458	573
Total revenue	112,712	111,159
Operating expenses		
Property operating expenses	33,196	32,112
Real estate taxes	10,253	9,804
Net operating income	\$ 69,263	\$ 69,243
Net operating income - percentage change over prior year	0.0%	
Net operating income, excluding net termination fees & other	\$ 68,458	\$ 66,983
Net operating income, excluding net termination fees & other - percentage change over prior year	2.2%	
Net operating income	\$ 69,263	\$ 69,243
Straight line rents & other	(3,100)	(5,497)
Above/below market rent amortization	(1,451)	(2,100)
Amortization of tenant inducements	730	359
Non-cash ground rent	22	22
Cash - Net operating income	\$ 65,464	\$ 62,027
Cash - Net operating income - percentage change over prior year	5.5%	
Cash - Net operating income, excluding net termination fees & other	\$ 64,548	\$ 59,443
Cash - Net operating income, excluding net termination fees & other - percentage change over prior year	8.6%	
	Three Months Ended December 31,	
	2016	2015
Net loss	\$ (12,370)	\$ (62,700)
Add/(deduct):		
Interest income	(266)	(35)
Tax credit transaction income	-	(8,102)
Interest expense	20,374	26,746
Interest expense - amortization of deferred financing costs	633	1,180
Interest expense - financing obligation	-	331
Equity in (income) loss of real estate ventures	2,180	(1,024)
Net gain on real estate venture transactions	(471)	(7,229)
Net gain on disposition of real estate	(2,358)	(3,823)
Net gain on sale of undepreciated real estate	(9,044)	-
Depreciation and amortization	46,940	58,674
General & administrative expenses	5,885	7,852
Provision for impairment	27,448	79,700
Consolidated net operating income	78,951	91,570
Less: Net operating income of non-same store properties and elimination of non-property specific operations	(9,688)	(22,327)
Same store net operating income	\$ 69,263	\$ 69,243

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

Of the 113 properties owned by the Company as of December 31, 2016, a total of 94 properties ("Same Store Properties") containing an aggregate of 14.5 million net rentable square feet were owned for the entire twelve-month periods ended December 31, 2016 and 2015. Average occupancy for the Same Store Properties was 93.2% during 2016 and 92.1% during 2015. The following table sets forth revenue and expense information for the Same Store Properties:

	Twelve Months Ended December 31,	
	2016	2015
Revenue		
Rents	\$ 358,188	\$ 349,612
Tenant reimbursements	60,922	56,816
Termination fees	693	4,372
Other	1,934	3,415
Total revenue	421,737	414,215
Operating expenses		
Property operating expenses	128,584	124,851
Real estate taxes	36,683	35,717
Net operating income	<u>\$ 256,470</u>	<u>\$ 253,647</u>
Net operating income - percentage change over prior year	1.1%	
Net operating income, excluding net termination fees & other	<u>\$ 253,843</u>	<u>\$ 247,061</u>
Net operating income, excluding net termination fees & other - percentage change over prior year	2.7%	
Net operating income	\$ 256,470	\$ 253,647
Straight line rents & other	(18,251)	(19,184)
Above/below market rent amortization	(2,446)	(3,494)
Amortization of tenant inducements	1,773	1,316
Non-cash ground rent	88	88
Cash - Net operating income	<u>\$ 237,634</u>	<u>\$ 232,373</u>
Cash - Net operating income - percentage change over prior year	2.3%	
Cash - Net operating income, excluding net termination fees & other	<u>\$ 234,446</u>	<u>\$ 224,586</u>
Cash - Net operating income, excluding net termination fees & other - percentage change over prior year	4.4%	
	Twelve Months Ended December 31,	
	2016	2015
Net income (loss):	\$ 40,501	\$ (30,740)
Add/(deduct):		
Interest income	(1,236)	(1,224)
Tax credit transaction income	-	(19,955)
Interest expense	84,708	110,717
Interest expense - amortization of deferred financing costs	2,696	4,557
Interest expense - financing obligation	679	1,237
Equity in loss of real estate ventures	11,503	811
Net gain on real estate venture transactions	(20,000)	(7,229)
Net gain on disposition of real estate	(116,983)	(20,496)
Net gain on sale of undepreciated real estate	(9,232)	(3,019)
Net gain from remeasurement of investments in real estate ventures	-	(758)
Loss on early extinguishment of debt	66,590	-
Depreciation and amortization	189,676	219,029
General & administrative expenses	26,596	29,406
Provision for impairment	40,517	82,208
Consolidated net operating income	316,015	364,544
Less: Net operating income of non-same store properties and elimination of non-property specific operations	(59,545)	(110,897)
Same store net operating income	<u>\$ 256,470</u>	<u>\$ 253,647</u>