

2018

SUPPLEMENTAL INFORMATION PACKAGE

Third Quarter



**BDN
LISTED
NYSE**



Above: FMC Tower, Philadelphia, PA

Cover (from L to R): Schuylkill Yards, Philadelphia, PA; FMC Tower, Philadelphia, PA; Broadmoor, Austin, TX; 405 Colorado, Austin, TX; Metroplex II, Plymouth Meeting, PA; 25M Street, Metro D.C.

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Transaction Highlights

Acquisitions

- On October 17, 2018, entered into an agreement to acquire our partner's entire 50% interest in the 12 remaining properties within the DRA Austin real estate venture ("Austin Portfolio") containing 1,570,123 square feet, located in Austin, Texas. The transaction consists of the following items:

Net sales value	\$532.6
JV debt	(245.8)
Net asset value	\$286.8
BDN 50% share	\$143.4
Net cash outlay, after debt pay-off and promote	\$361.0

We anticipate a gain of approximately \$226.3 million to the joint venture. Since the original capital contribution to the venture, we will have earned an estimated IRR of 27.3%. See page 6 for further information.

Dispositions

- On October 16, 2018, entered into an agreement to sell a portfolio of eight properties (the "Portfolio") containing an aggregate of 1,293,197 square feet, located in the Northern Virginia, for a gross sales price of \$312.0 million. We retained a 15% leasehold interest in the Portfolio through an unconsolidated real estate venture. After financing the Portfolio, we anticipate receiving net cash receipts of approximately \$292.0 million. As of September 30, 2018, the Portfolio was classified as held for sale and we recorded an impairment of \$56.9 million which includes \$15.7 million of unrecognized straight line rent.
- On May 18, 2018, Subaru exercised its option to purchase the National Training Center, in Camden, New Jersey, which was previously in development. During Q3 2018, we placed the Subaru National Training Center into service and commenced the lease. Subaru will maintain occupancy until Q4 2018, at which point they will purchase the property. We have agreed on a purchase price of \$47.7 million and we expect to record a gross gain of approximately \$3.5 million during Q4 2018. See page 5 for further information.

Financing

- On August 1, 2018, MAP Venture refinanced its mortgage loan which reduced the LIBOR spread from 6.25% to 2.45%, capped the interest rate at 6.0% and extended the maturity date to August 1, 2023.

New Leasing Standard Impact

- As a result of the new leasing standard, effective January 1, 2019, we estimate an aggregate increase to ground rent expense, from two leases in which we are lessee, of approximately \$0.8 million during 2019. This will be an adjustment to GAAP NOI, net income and FFO.
- Also as a result of the new leasing standard, we expect to recognize an additional \$3.8 million of expense related to leasing salaries and pursuit costs, of which \$2.2 million will be an increase to property operating expense and \$1.6 million will be an increase to G&A.

Held For Sale

- In addition to the Portfolio in Northern Virginia, discussed above, we classified land parcels consisting of 35.2 acres, located in Lawrence,



Subaru at Knights Crossing | Camden, NJ



Garza Ranch | Austin, TX

Note: Definitions for commonly used terms in this Supplemental Information Package are on pages 45 and 46 'Disclaimers and Other Information'

Leasing Highlights

	Q3 2018	Q2 2018
Quarter end occupancy	93.0%	92.3%
Current projected / Prior year end occupancy	94-95%	94-95%
Leased as of October 10, 2018 / July 13, 2018	95.1%	94.2%
Leases executed in quarter (sq ft)	526,373	361,450
New leases commenced (sq ft)	120,700	62,760
Expansions commenced (sq ft)	75,429	89,893
Leases renewed (sq ft)	139,407	126,549
Total lease activity (sq ft)	335,536	279,202
Early lease renewals (sq ft)	264,576	199,875
Forward lease commencements (sq ft):		
Q4 2018	200,696	
Q1 2019	38,383	
Q2 2019	9,719	
2H 2019	53,381	
Total square feet of forward lease commencements:	302,179	



Key Operating Metrics

	Q3 2018	YTD 2018	10/10/2018 Business Plan
Same Store NOI Growth			
GAAP	(a) 3.4% / -0.1%	-2.9%	-1.5% - 0.0%
Cash	(a) 13.7% / 3.0%	0.4%	1.0% - 3.0%
Rental Rate Mark to Market (b)			
New Leases/expansions			
GAAP	17.1%	22.6%	
Cash	4.3%	7.7%	
Renewals			
GAAP	6.3%	8.6%	
Cash	1.6%	-0.4%	
Combined			
GAAP	11.4%	14.4%	13.0% - 14.0%
Cash	3.0%	3.0%	-2.0% - 2.0%
Average Lease Term (yrs)	5.8	7.1	7.2
Leasing Capital (PSF/yr) (b)	\$2.57	\$3.21	\$2.75 - \$3.25
Tenant Retention	75%	66%	72%

Financial Highlights

	Q3 2018	Q2 2018	YTD 2018
Net income (loss) to common shareholders	\$ (43,003)	\$12,920	\$14,132
Per diluted share	\$ (0.24)	\$0.07	\$0.08
Common share distributions paid	\$0.18	\$0.18	\$0.54
Funds From Operations (FFO)	\$63,196	\$62,983	\$183,436
Per diluted share	\$0.35	\$0.35	\$1.01
FFO - excl. capital market, transactional items and other	\$63,409	\$60,146	\$181,149
Per diluted share	\$0.35	\$0.33	\$1.00
FFO payout ratio - excl. capital market, trans. items and other	51.4%	54.5%	54.0%
Cash Available for Distribution (CAD)	\$51,992	\$44,815	\$139,770
CAD payout ratio (Distributions paid per common share / CAD)	62.5%	72.5%	69.7%

Balance Sheet Highlights

	Q3 2018	Q2 2018	Q1 2018
Net debt to total gross assets	39.1%	38.4%	36.9%
Ratio of net debt to annualized quarterly EBITDA	6.2	6.2	6.0
Cash on hand	\$70,360	\$108,304	\$200,813

(a) Includes office component of FMC Tower, 1900 Market Street and 933 First Avenue. See page 28 for further information.

(b) Calculations based on revenue maintaining leasing activity. See definition on page 46.

Northern Virginia Portfolio Joint Venture



Deal Summary

- 85/15 joint venture between Rockpoint Group and BDN to focus on value-added investments in Toll Road office.
- The JV will be seeded with 1.3M SF of BDN's existing Herndon/Dulles Corner portfolio; each partner has agreed to evaluate additional capital contributions to grow the portfolio by \$1 Billion.
- \$312M Total Valuation (\$241 PSF)
 - Initial Cash Cap Rate 6.2%
 - Initial GAAP Cap Rate 6.5%
- BDN will retain property management and leasing for the JV.
- The JV will obtain third-party debt up to approximately 65% of the JV's total capitalization.
- BDN will receive approximately \$292.0M cash upon venture formation.
- Cash distributions are on a pro-rata basis with BDN receiving a promote after certain levered IRR hurdles have been achieved.

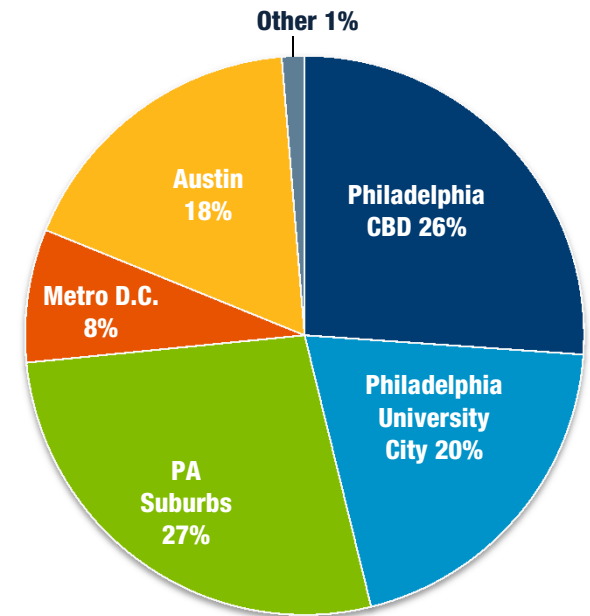
AUSTIN JOINT VENTURE WITH DRA (2013-2018)

A True Success Story

History

- JV was formed in 2013 when Brandywine saw the opportunity to grow our market presence in Austin.
- Brandywine contributed 1.4M SF of properties (excluding Broadmoor) to a JV with DRA.
- At formation, Brandywine and DRA each committed \$100M of equity to grow the venture.
- This vehicle allowed Brandywine to double our square footage in the Austin market and become one of its largest office landlords.
- Sold 1.2M SF of the portfolio in October 2017 for \$333.3M (\$286 PSF), a \$41M gain on sale.
- Brandywine to purchase DRA's 50% interest in River Place, Four Points and Barton Skyway for \$537M, or \$342 PSF.
- Brandywine earned a 27.3% investor rate of return, including promote.
- As a result of this transaction, Brandywine expects our share of wholly owned net operating income related to the Austin market to increase from 5.1% YTD 2018 to 18% by the end of 2019.

2019 Projected NOI - Wholly Owned



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

Business Plan Component	2019 Business Plan	2018 Business Plan as of		
		10/10/2018	07/13/2018	10/6/2017
Speculative Revenue	\$31.0 MM	\$25.3 MM	\$26.3 MM	\$26.3 MM
Executed	65%	96%	92%	49%
Projected Tenant Retention (SF)	57%	72%	67%	67%
Same Store NOI Increase				
• GAAP	0.0% - 2.0%	-1.5% - 0.0%	-1.0% - 1.0%	-1.0% - 1.0%
• Cash	1.0% - 3.0%	1.0% - 3.0%	1.0% - 3.0%	1.0% - 3.0%
Capital as a % of lease revenue	14.0%	12.0%	12.0%	12.0%
Average Lease Term	7.3 years	7.2 years	7.2 years	7.2 years
Net Income Attributable to Common Shareholders	\$0.36 - \$0.46	\$0.69 - \$0.73	\$0.29 - \$0.35	\$0.34 - \$0.44
Funds from Operations, excluding capital market, transactional items and other	\$1.37 - \$1.47	\$1.36 - \$1.40	\$1.35 - \$1.41	\$1.36 - \$1.46
Cash Available for Distribution Payout Ratio Annualized	70% - 64%	71% - 65%	71% - 65%	69% - 63%
Rental Rate Increase / (Decline)				
	<u>Combined</u>	<u>Combined</u>	<u>Combined</u>	<u>Combined</u>
• GAAP	8.0% - 10.0%	13.0% - 14.0%	8.0% - 10.0%	8.0% - 10.0%
• Cash	2.0% - 4.0%	-2.0% - 2.0% (1)	-2.0% - 2.0% (1)	-2.0% - 2.0% (1)
Year-end SS Occupancy	94-95%	94-95%	94-95%	94-95%
Year-end Core Occupancy	94-95%	94-95%	94-95%	94-95%
Year-end Core Leased	95-96%	95-96%	95-96%	95-96%
Bank Financing/Preferred Shares	None Incorporated	New term loan not required (2)	New term loan not required (2)	\$150.0 MM term loan during 1H18
Unsecured Financing/Liability Management	None Incorporated	Completed on December 18, 2017 (2)	Completed on December 18, 2017 (2)	Refinance \$325.0 MM Notes due 2018
Equity Issuance/Share Repurchase Program	None Incorporated	None Incorporated	None Incorporated	None Incorporated
Dispositions (excluding land)	None Incorporated	\$366.0 MM / 40% Closed	\$100.8 MM Closed	None Incorporated
Acquisitions (excluding land)	None Incorporated	\$268.5 MM / None Closed	None Incorporated	None Incorporated
Development Start	\$50.0 MM - \$110.0 MM	\$50.0 MM - \$100.0 MM	\$50.0 MM - \$100.0 MM	\$50.0 MM - \$100.00 MM

(1) Including a 255,000 square foot lease at -13.7%; the range without this lease is 0.0% - 2.0%.

(2) Issued \$450.0 million of 3.95% Guaranteed Notes due 2027 and reopened the 3.95% Guaranteed Notes due 2023 for an additional \$100.0 million. Net proceeds were used to repay \$168.0 million outstanding on the line of credit and redeem the \$325.0 million outstanding principal amount, along with \$2.8 million in prepayment penalties, of our 4.95% Guaranteed Notes ahead of their scheduled maturity on April 15, 2018.

	2018 - 2021	2018 Business Plan	2019 Business Plan
Operations			
<ul style="list-style-type: none"> ■ Leased ■ Annual Same Store Cash NOI Growth ■ Capital Costs as a % of Lease Revenues ■ Complete Exit of New Jersey, Delaware & Suburban Maryland 	<p>95-96%</p> <p>2-5%</p> <p>10-15%</p>	<p>95-96%</p> <p>1-3%</p> <p>11-13%</p> <p>Ongoing</p>	<p>95-96%</p> <p>1-3%</p> <p>13-15%</p>
Balance Sheet			
<ul style="list-style-type: none"> ■ Debt/EBITDA by Q4 ■ Debt/GAV by Q4 ■ Reduce Current JV Net Investment (based on debt attributed) ■ AFFO Annual Growth Rate 	<p>6.0x by 4Q18</p> <p>Low 30%</p> <p>40-50%</p> <p>5-7%</p>	<p>6.0x</p> <p>38-40%</p> <p>36% reduction</p> <p>11%</p>	<p>6.0x-6.3x</p> <p>39-41%</p> <p>11% reduction</p> <p>2%</p>
Development			
<ul style="list-style-type: none"> ■ Deliver Development ■ Discipline Development Pipeline: Deploy Land into Projects to Create Value (a) ■ Match Fund Development with Additional Sales ■ Land Bank as of Investor Day (4/1/17) (b) 	<p>Ongoing</p> <p>3 Project Starts</p> <p>Ongoing; 2018 development spend pre-funded with 2017 asset sales</p> <p>Monetize 50% (\$76 million)</p>	<p>Ongoing</p> <p>1 Project Start</p> <p>\$75 million sold (49%); under agreement to sell or contributed to development start</p>	<p>1 Project Start</p> <p>\$75 million sold (49%); under agreement to sell or contributed to development start</p>

(a) The development at Four Points Building 3, located in Austin, TX, commenced in Q4 2017 and is contemplated as one of the "3 Project Starts" in the 2018-2021 business plan. The "1 Project Start" included in the 2018 business plan is expected to commence during the second half of 2018. See page 15 for further information.

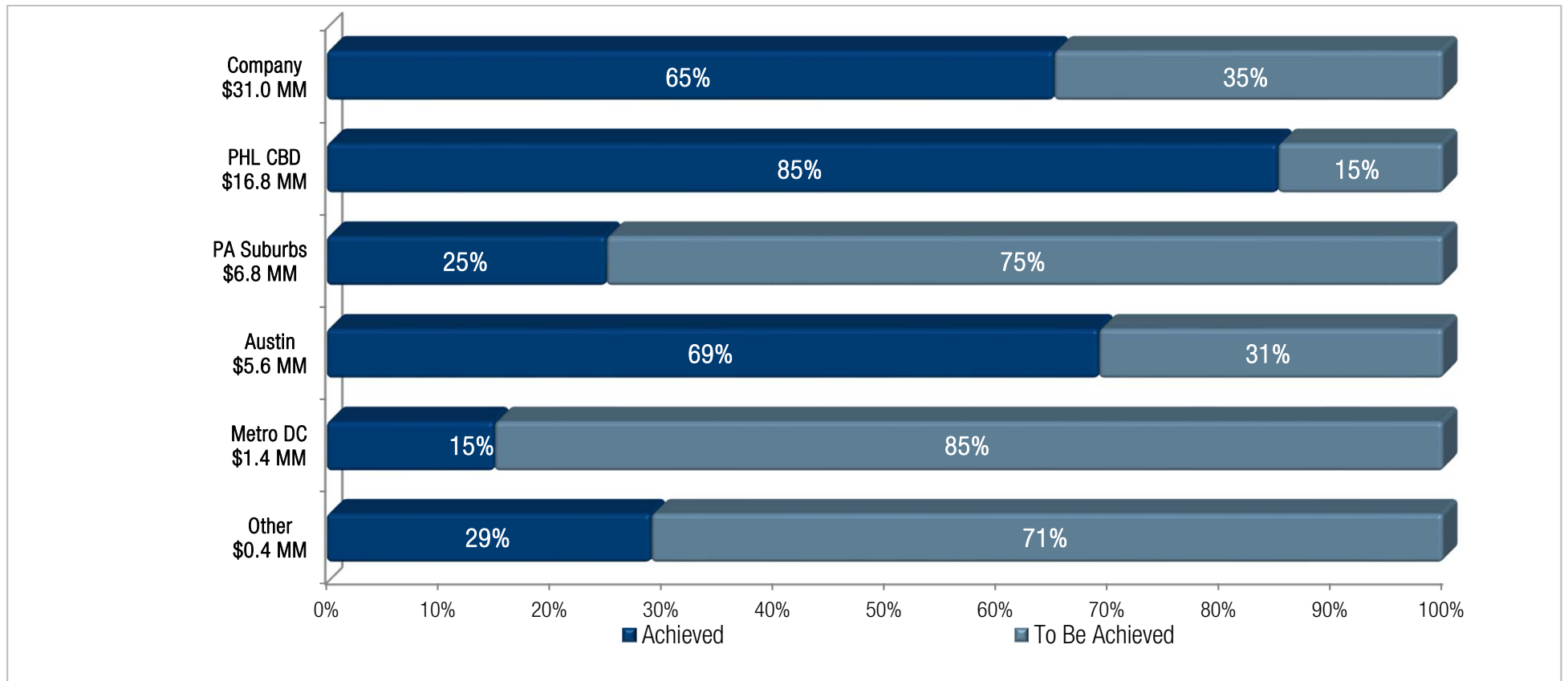
(b) Land inventory, as a percentage of Total Assets, decreased from 3.7% as of April 1, 2017 to 3.0% as of September 30, 2018.

2019 Speculative Leasing (Wholly Owned)

Square Feet	Targeted		Executed		Remaining	
Renewals	856,000		523,000	61%	333,000	39%
New Leasing	842,000		246,000	29%	596,000	71%
Total	1,698,000		769,000	45%	929,000	55%

Revenue (\$MM)	Targeted		Executed		Remaining	
Renewals	\$ 20.0	\$	15.6	78%	\$ 4.4	22%
New Leasing	11.0		4.4	40%	6.6	60%
Total	\$ 31.0	\$	20.0	65%	\$ 11.0	35%

2019 Speculative Revenue By Region



Sources and Uses of Cash	Q3 2018	Q2 2018	Q1 2018	Q4 2017	Q3 2017	Q2 2017	Q1 2017
Cash and cash equiv. and restricted cash as of Beg. of Quarter	\$ 109,167	\$ 201,648	\$ 203,442	\$ 26,552	\$ 71,130	\$ 267,662	\$ 194,618
Cash flows from operating activities after debt service	57,006	58,833	38,698	54,232	45,577	42,213	40,559
Disposition of properties	-	1,850	57,874	143,433	44,530	27,924	101,389
Acquisition of properties/leasehold interests	-	(15,294)	(24,946)	(37,775)	(34,748)	-	-
Issuance of mortgage note receivable	-	(44,430)	-	-	-	-	-
Revenue maintaining capital expenditures	(8,923)	(13,204)	(12,285)	(14,518)	(9,794)	(9,993)	(9,456)
Revenue creating capital expenditures	(6,201)	(5,376)	(7,733)	(6,573)	(5,141)	(5,756)	(6,265)
Development capital expenditures	(45,378)	(34,415)	(21,816)	(22,921)	(31,718)	(20,288)	(26,667)
Investment in unconsolidated real estate ventures	(385)	-	(261)	(1,395)	(261)	(72)	(4,910)
Cash distributions from unconsolidated real estate ventures	2,650	500	1,951	4,275	4,100	4,100	8,306
Other cash flows from investing activities	281	(6,080)	1,045	(2,270)	(6,275)	(2,915)	1,455
Cash flows from investing activities	(57,956)	(116,449)	(6,171)	62,256	(39,307)	(7,000)	63,852
Distributions paid to shareholders and holders of noncontrolling interest	(32,550)	(32,490)	(32,439)	(28,385)	(28,373)	(30,448)	(30,052)
Proceeds from borrowings	-	-	-	627,131	45,000	219,000	-
Debt repayments	(1,836)	(1,819)	(1,317)	(584,840)	(68,239)	(420,227)	(1,215)
Loss on extinguishment of debt	-	-	-	(3,460)	-	-	-
Proceeds from issuance of common shares	-	-	416	51,225	-	-	-
Other cash flows from financing activities	(2,646)	(556)	(981)	(1,269)	764	(70)	(100)
Cash flows from financing activities	(37,032)	(34,865)	(34,321)	60,402	(50,848)	(231,745)	(31,367)
Cash and cash equiv. and restricted cash as of End of Quarter	\$ 71,185	\$ 109,167	\$ 201,648	\$ 203,442	\$ 26,552	\$ 71,130	\$ 267,662

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

Region	# of Wholly Owned Properties	Square Feet		% Occupied	% Leased (1)	Remaining Expirations		Net Operating Income at 09/30/18			
		Total	% of Total			2018	2019	Q3 2018	% of Total	YTD 2018	% of Total
Philadelphia CBD <i>(see next page for detail)</i>	12	6,307,802	41.6%	94.5%	97.9%	45,945	342,883	\$ 37,039	50.1%	\$ 109,704	50.3%
Market Street West	6	4,686,362	30.9%	93.8%	97.9%	24,467	254,691	21,955	29.7%	64,835	29.7%
University City	4	1,605,562	10.6%	96.7%	98.0%	20,101	87,293	13,519	18.3%	40,331	18.5%
Other	2	15,878	0.1%	68.1%	76.1%	1,377	899	1,565	2.1%	4,538	2.1%
Pennsylvania Suburbs	43	4,759,317	31.3%	91.2%	93.0%	32,598	336,658	22,166	30.0%	66,007	30.3%
Crescent Markets											
Radnor	11	1,738,383	11.5%	89.0%	91.5%	7,885	124,452	9,226	12.5%	28,066	12.9%
Plymouth Meeting	7	846,351	5.6%	92.4%	92.5%	8,880	84,223	3,966	5.4%	11,718	5.4%
Conshohocken	4	473,759	3.1%	95.0%	96.5%	11,247	3,153	2,284	3.1%	6,609	3.0%
Total Crescent Markets	22	3,058,493	20.2%	90.9%	92.5%	28,012	211,828	15,476	20.9%	46,393	21.3%
King of Prussia	11	874,536	5.8%	92.4%	95.2%	2,618	63,467	3,468	4.7%	9,989	4.6%
Other Suburban Markets	10	826,288	5.3%	91.3%	92.3%	1,968	61,363	3,222	4.4%	9,625	4.4%
Metropolitan Washington, D.C.	9	1,677,889	11.1%	91.8%	92.1%	5,365	194,092	8,005	10.8%	24,175	11.1%
Northern Virginia	5	1,084,282	7.1%	93.5%	93.5%	5,365	187,632	5,885	8.0%	17,820	8.2%
Maryland	4	593,607	3.9%	88.9%	89.6%	-	6,460	2,120	2.9%	6,355	2.9%
Austin, Texas	6	967,661	6.4%	100.0%	100.0%	-	-	3,682	5.0%	11,065	5.1%
Subtotal	70	13,712,669	90.4%	93.4%	95.6%	83,908	873,633	70,892	95.9%	210,951	96.7%
Other	8	625,361	4.1%	82.9%	82.9%	9,814	37,172	1,374	1.8%	3,940	1.7%
Subtotal - Core Portfolio	78	14,338,030	94.5%	93.0%	95.1%	93,722	910,805	72,266	97.7%	214,891	98.5%
+ Development/Redevelopment (2)	7	831,537	5.5%	48.2%	92.6%	2,044	96,525	1,671	2.3%	3,260	1.5%
Total	85	15,169,567	100.0%			95,766	1,007,330	\$ 73,937	100.0%	\$ 218,151	100.0%

(1) Includes leases entered into through October 10, 2018 that will commence subsequent to the end of the current period.

(2) Comprised of the Subaru Service Center in Camden, New Jersey (Dev), Four Points Building 3 in Austin, Texas (Dev), Broadmoor Building 6 in Austin, Texas (Redev), 500 North Gulph Road in King of Prussia, Pennsylvania (Redev), 426 W. Lancaster Avenue in Devon, Pennsylvania (Redev), One Drexel Plaza in Philadelphia, Pennsylvania (Redev) and the Lift Parking in Philadelphia, Pennsylvania (Redev).



	# of Wholly Owned Properties	Square Feet		% Occupied	% Leased (2)	Remaining Expirations	
		Total	% of Total (1)			2018	2019
Philadelphia CBD Wholly Owned Core Properties							
FMC Tower (3)	1	625,863	4.1%	100.0%	100.0%	-	-
Cira Centre	1	730,187	4.8%	94.3%	97.1%	9,031	87,293
Two Commerce Square	1	953,276	6.3%	95.1%	96.6%	-	7,891
One Commerce Square	1	942,866	6.2%	96.0%	98.1%	11,443	73,228
Three Logan Square	1	1,029,413	6.8%	91.1%	99.0%	10,552	34,747
Two Logan Square	1	708,844	4.7%	97.5%	99.2%	2,402	132,482
One Logan Square	1	595,041	3.9%	98.2%	98.2%	-	5,165
1900 Market Street	1	456,922	3.0%	81.3%	95.1%	70	1,178
Other (4)	2	15,878	0.1%	68.1%	76.1%	1,377	899
3020 Market Street	1	190,925	1.3%	100.0%	100.0%	7,030	-
3000 Market Street	1	58,587	0.4%	80.8%	80.8%	4,040	-
Total	12	6,307,802	41.6%	94.5%	97.9%	45,945	342,883
Philadelphia CBD Development (5)							
One Drexel Plaza	1	282,709	1.9%	100.0%	100.0%	2,044	96,525

(1) Reflects percent of the total portfolio (See page 11 for portfolio by region).

(2) Includes leases entered into through October 10, 2018 that will commence subsequent to the end of the current period.

(3) Includes residential (268 units) and retail (3,800 square feet) components. The square footage above reflects only the office component.

(4) Other includes 618 Market Street and the parking garage at Cira Centre South.

(5) The Lift Parking was taken out of service for redevelopment during the second quarter of 2018 and is not presented above as there is no rentable square feet associated with this property.

	No. of Properties	Square Feet		% Occupied	% Leased (1)	Remaining Expirations		Net Operating Income at 09/30/2018				BDN Share	
		Total	% of Total			2018	2019	Q3 2018	% of Total	YTD 2018	% of Total	%	YTD NOI
Austin Wholly Owned Core													
Broadmoor (2)	6	967,661	6.4%	100.0%	100.0%	-	-	\$ 3,682	5.0%	\$ 11,065	5.1%	100.0%	\$ 11,065
Austin JV Owned Core Properties (3)													
Barton Skyway	4	786,845	50.1%	95.5%	96.5%	42,025	22,980	\$ 4,417	56.7%	\$ 13,914	57.4%	50.0%	\$ 6,956
River Place	7	590,882	37.6%	89.9%	98.6%	5,761	62,928	2,400	30.8%	7,346	30.3%	50.0%	3,673
Four Points	1	192,396	12.3%	100.0%	100.0%	-	9,364	978	12.5%	2,967	12.2%	50.0%	1,484
Total DRA-Austin	12	1,570,123	100.0%	93.2%	97.0%	47,786	95,272	\$ 7,795	100.0%	\$ 24,227	100.0%	50.0%	\$ 12,113

(1) Includes leases entered into through October 10, 2018 that will commence subsequent to the end of the current period.

(2) Building 6, containing 144,249 square feet, is currently in redevelopment and is 96.0% leased.

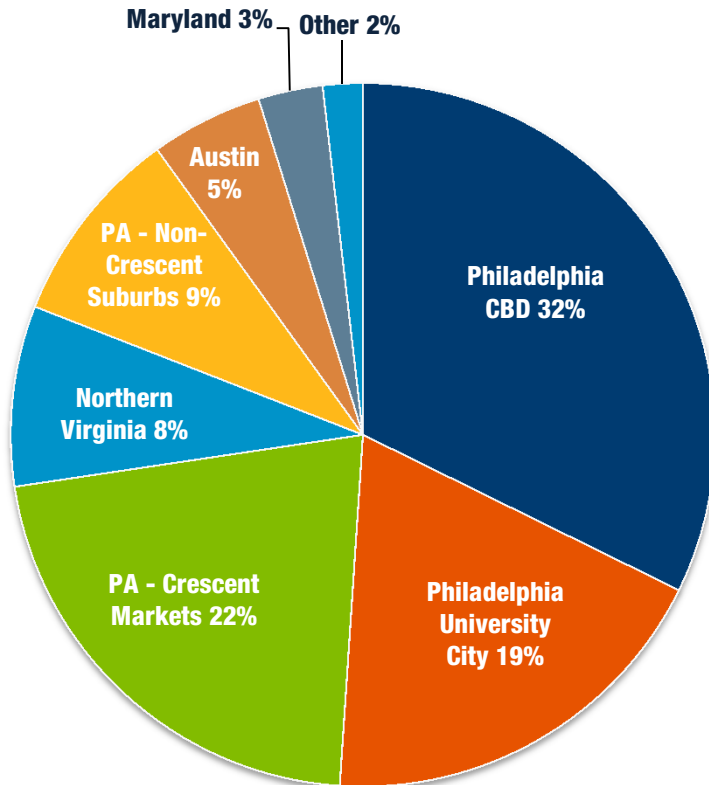
(3) On October 17, 2018, we entered into an agreement to acquire our partner's entire 50% interest in these properties. See page 3 for further information.



405 Colorado Renderings | Austin, TX

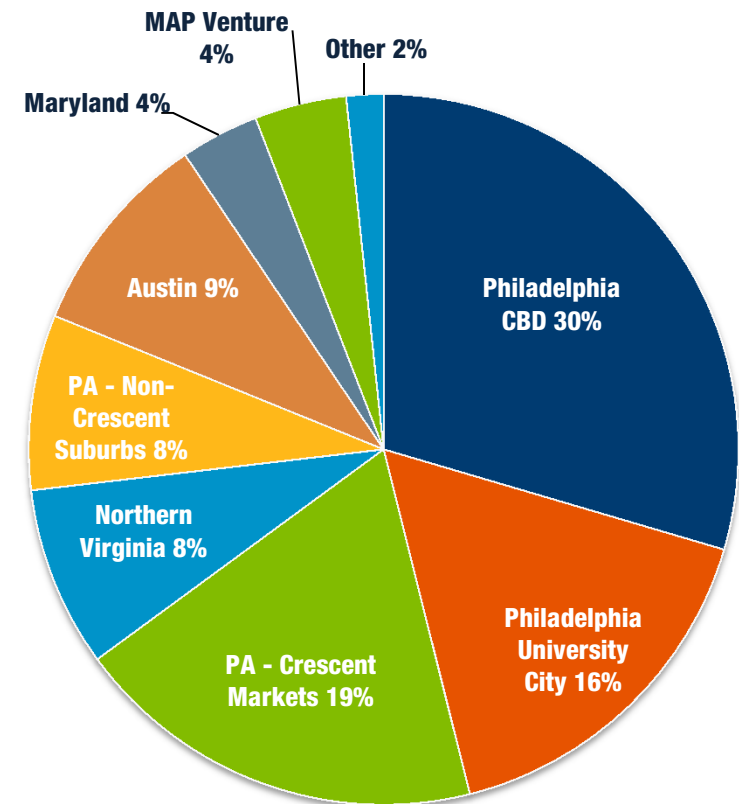
YTD NOI - Wholly Owned

- Total Core Portfolio NOI: \$214.9 MM
- 86% of NOI from our Core Markets (b)



YTD NOI - Including JVs (a)

- Total NOI: \$246.1 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 and excludes properties held for sale.

(b) Consists of Philadelphia CBD, PA Crescent, Northern Virginia and Austin markets and excludes properties held for sale.

Development (% owned)	Location	Type	Completion Date	Stabilization Date	Square Feet	Total Project Costs (a)	Equity Capitalization (b)	Debt Financing	Amount funded at 09/30/2018	Remaining to be funded at 09/30/2018	Projected Cash Yield	Leased % @October 10, 2018
Wholly Owned												
Four Points Building 3	Austin, TX	Office	Q1 2019 (c)	Q1 2019 (c)	165,000	\$ 47,500 (c)	\$ 47,500	-	\$ 25,400	\$ 22,100	8.5%	100.0%
Subaru Service Center	Camden, NJ	Mixed-use	Q3 2018 (d)	Q3 2018 (d)	83,000	47,700 (d)	47,700	-	34,500	13,200	9.5%	100.0%
Broadmoor - Building 6	Austin, TX	Office	Q4 2017 (e)	Q4 2018 (e)	144,000	34,500 (e)	34,500	-	31,000	3,500	9.9%	96.0%
500 North Gulph Road	King of Prussia, PA	Office	Q4 2018 (f)	Q4 2018 (f)	101,000	29,700 (f)	29,700	-	19,100	10,600	9.3%	100.0%
One Drexel Plaza	Philadelphia CBD	Office	Q2 2020 (g)	Q1 2021 (g)	283,000	83,100 (g)	83,100	-	42,300	40,800	9.0%	100.0%
Drexel Square	Philadelphia CBD	Park	Q1 2019 (h)	N/A	N/A	13,600 (h)	13,600	-	7,700	5,900	N/A	N/A
426 W. Lancaster Avenue	Devon, PA	Office	Q4 2018 (i)	Q1 2020 (i)	56,000	14,900 (i)	14,900	-	6,300	8,600	9.5%	0.0%
Total/Weighted Average					832,000	\$ 271,000	\$ 271,000		\$ 166,300	\$ 104,700	9.2%	92.6%
Real Estate Venture												
4040 Wilson (50%)	Arlington, VA	Mixed-use	Q1 2020	Q2/Q3 2021	(j)	224,800	74,800	150,000	112,200	112,600	6.2%	(j)

(a) - Total project costs for redevelopment projects include existing property basis.

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

(c) - Project is pre-leased to a single tenant. Total project costs includes \$2.1 million of land basis existing at project inception.

(d) - Subaru commenced its lease on August 23, 2018 and will remain a tenant and pay rent until they purchase the property, which we expect to occur in Q4 2018.

(e) - Building vacated by IBM as part of an overall lease restructuring. The redevelopment is substantially complete and represents the first step of the overall repositioning of the Broadmoor Campus. Total project costs include \$18.5 million of existing property basis.

(f) - Project is pre-leased to a single tenant. Total project costs include \$4.5 million of existing property basis.

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

(h) - Total estimated project costs for Drexel Square are preliminary. Costs will be recovered through future development projects at Schuylkill Yards.

(i) - Taken out of service during Q3 2017. The building is currently under renovation. Total project costs include \$4.9 million of existing property basis.

(j) - Mixed use building with 189,000 square feet of office, 250 apartment units and 36,000 square feet of retail. The equity component of \$74.8 million has been fully funded (\$37.4 million from each partner). Target stabilization for office and residential is Q2 2021 and Q3 2021, respectively. As of October 10, 2018, the office and retail components were 49.0% preleased.

4040 Wilson Development (50/50 Real Estate Venture)



Design Overview

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

Project Schedule

- JV Formation Date Q3 2013
- Construction Commencement Q4 2017
- Substantial Completion Q1 2020
- Target Stabilization - Office Q2 2021
- Target Stabilization - Residential Q3 2021
- Pre-leased 49.0% of the office and retail space

Project Description

- Located in the Ballston submarket of Arlington, Virginia
- Tenants include AvalonBay Communities for 73,000 SF of office and VIDA Fitness for 35,000 SF of retail
- The Shooshan Company will manage the development, property management and leasing and Brandywine will serve as the asset manager

Financial Highlights

- 50/50 real estate venture with the Shooshan Company
- Total development costs of \$224.8 MM (\$560 PSF)
- Secured construction financing of \$150.0 MM at LIBOR + 2.75%, of which \$37.4 MM was funded at September 30, 2018
- Equity component of \$74.8 MM is fully funded (\$37.4 MM from each partner)
- Projected stabilized cash yield of 6.2% (6.7% office / 5.5% apartments)

Four Points - Building 3



Design Overview

- A four-story 165,000 SF office development with an adjacent five-story 800 stall parking structure
- Features vistas of the surrounding habitat preserve
- Location is surrounded by high-end residential communities

Project Schedule

- Construction Commencement Q4 2017
- Substantial Completion Q1 2019
- Stabilization Q1 2019

Project Description

- Located in the Northwest submarket of Austin, Texas which has experienced tremendous absorption and population growth
- 100% preleased to SailPoint Technologies

Financial Highlights

- Total development costs of \$47.5 MM (\$288 PSF), which includes \$2.1 MM of existing land basis
- Construction will be financed through a combination of cash on hand and/or availability under our unsecured line of credit
- Projected stabilized cash yield of 8.5%

Schuylkill Yards Development - Philadelphia, PA



Overview

- Brandywine is the 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 preeminent 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") 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
- Initial phase of new construction consists of a mixed-use facility containing approximately 500,000 including traditional office, retail and residential space. We anticipate this initial phase commencing in 2H19 timeframe subject to pre-leasing

Project Status

- On November 8, 2017, broke ground at Drexel Square with planned completion in Q1 2019
- On October 13, 2017, acquired One Drexel Plaza for \$37.8 million and commenced a \$45.3 million redevelopment
- We have acquired the leasehold interests in two parcels of land which are designated for the development of two buildings, aggregating approximately 1.3 million square feet. This development represents Phase I. We paid \$35 per FAR (\$45.1 million) and proceeded with the acquisition to commence site plan investigation activities. In addition, pursuant to the master development agreement, the acquisition of the Phase I land parcels provides us with an additional four years of extension rights prior to commencing any vertical development.
- 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 and common share offerings

Broadmoor Redevelopment - Austin, TX



Overview

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

Project Status

- We have received our required government and third-party approvals for campus-wide redevelopment which includes our master plan and related zoning.
- Project will include mixed uses including office, multifamily, hotels, retail and a new MetroRail stop
- A comprehensive refurbishment of Building 906 at Broadmoor is complete and includes \$6.0 million of improvements with a newly configured building entrance, complete lobby upgrade, and new modern finishes in all common hallways and restrooms. 96% of the building has already been leased.
- Currently designing a comprehensive renovation of Building 908, which will become an amenity hub for the entire Broadmoor project. The redesign will include a fitness center, upgraded food service dining, multi-functional conference facilities and flexible collaborative meeting areas. These amenity improvements are expected to be complete in early 2019
- 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 and common share offerings

	Acres	Estimated Development Square Feet
Active/Pre-Development Projects		
Philadelphia CBD (a)	51.8	1,731,000
Pennsylvania Suburbs	13.9	385,000
Metropolitan Washington, D.C.	0.8	245,000
Austin, Texas (b)	24.4	2,275,000
Total Active/Pre-Development Projects	90.9	4,636,000
Future Development Sites		
Philadelphia CBD (c)	5.5	3,969,000
Austin, Texas (b)	46.9	4,000,000
Total Future Development Sites	52.4	7,969,000
Reposition/Sale Sites		
Pennsylvania Suburbs	20.0	146,000
Austin, Texas	3.3	10,000
Other	86.8	1,049,000
Total Reposition/Sale Sites	110.1	1,205,000
Total Land Held for Development (d)	253.4	13,810,000
Total Land Inventory (in thousands):		
Land Held for Development		\$ 77,578
Prepaid Leasehold Interests in Land Held for Development, net (a)		40,100
Total carrying amount of Land Inventory		117,678
Basis Per Square Foot		\$ 19 (f)
Percentage of Total Assets including Prepaid Leasehold Interests		3.0%

(a) Includes two parcels taken down through leasehold interests via ground leases at 3001-3003 and 3025 JFK Boulevard in Philadelphia as part of the Schuylkill Yards Master Development. Also includes an option for 50.0 acres containing approximately 600,000 square feet.

(b) Broadmoor Austin Campus received zoning approval for 6.1 million square feet of development and our cost basis is approximately \$1.00 per FAR, with potential to increase density by an additional 5.0 million square feet.

(c) Includes 5.5 acres and approximately 4.0 million square feet of estimated development remaining under the Master Development Agreement for Schuylkill Yards.

(d) The rollforward for Estimated Development Square Feet is as follows:

December 31, 2017	14,841,000
Land Held-for-Sale	(899,000)
Sale of Durham, NC land	(132,000)
Other future development sites (e)	1,274,000
September 30, 2018	15,084,000

(e) Represents the future development sites at 2100 Market Street in Philadelphia, Pennsylvania (488,000 mixed-use square feet) and 405 Colorado Street in Austin, Texas (200,000 office square feet) which are not included in Land Held for Development, as these sites are currently operational parking lots, and approximately 586,000 square feet of estimated development related to our unconsolidated real estate ventures with JBG.

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

	Location	Type	Event Date	Square Feet/Acres/Units	Purchase/Sales Price or Basis	Occupancy % @ Event Date
2018 PROPERTY ACTIVITY						
OFFICE ACQUISITION						
DRA Austin	Austin, TX	Twelve Office Buildings	Q4 2018	1,570,123	\$ 537,000	TBD
Four Tower Bridge (acquired remaining 35%)	Conshohocken, PA	Office Building	01/05/2018	86,021	(a)	97.6%
Total office acquisitions				1,656,144	\$ 537,000	
LAND ACQUISITION						
3025 JFK Boulevard (b)	Philadelphia, PA	Leasehold interest	06/29/2018	1.0 acres	\$ 20,600	
3001-3003 JFK Boulevard	Philadelphia, PA	Leasehold interest	03/22/2018	1.0 acres	24,600	
Total land acquisitions				2.0 acres	\$ 45,200	
OFFICE DISPOSITION						
Rockpoint Portfolio (c)	Herndon, VA	Eight Office Buildings	Q4 2018	1,293,197	\$ 312,000	85.7%
20 East Clementon Road	Gibbsboro, NJ	Office Building	06/21/2018	38,260	2,000	93.7%
Total office dispositions				1,331,457	\$ 314,000	
LAND DISPOSITION						
Garza Ranch - Office (d)	Austin, TX	Land	03/16/2018	6.6 acres	\$ 14,600	
Westpark Land	Durham, NC	Land	01/10/2018	13.1 acres	500	
Total land dispositions				19.7 acres	\$ 15,100	
OTHER DISPOSITIONS						
evo at Cira Centre South Venture (50% of \$197,500 million of assets) (e) Philadelphia, PA		Real Estate Venture - Residential Tower	01/10/2018	345 units	\$ 98,800	94.6%
Seven Tower Bridge Venture (exchanged our 20% interest)	Conshohocken, PA	Real Estate Venture - Land	01/05/2018	3.0 acres	(a)	
Total other dispositions					\$ 98,800	
Total Acquisitions (including land)					\$ 582,200	
Total Dispositions (including land)					\$ 427,900	
Net Disposition Activity					\$ (154,300)	

- (a) On January 5, 2018, exchanged our 20% interest in Seven Tower Bridge, a real estate venture which owns an undeveloped land parcel in Conshohocken, Pennsylvania encumbered by \$14.6 million of debt (our share was \$2.9 million), for the remaining 35% interest in Four Tower Bridge, a real estate venture which owns an office property containing 86,021 square feet in Conshohocken, Pennsylvania encumbered by \$9.7 million of debt (our 65% share prior the exchange was \$6.3 million). The gain on the transaction was \$11.6 million.
- (b) The purchase price of \$20.6 million represents \$15.0 million of Phase I prepaid ground lease rent and \$5.6 million for additional FAR.
- (c) On October 16, 2018, we entered into an agreement to contribute eight properties, located in Herndon, Virginia, to a newly formed unconsolidated real estate venture in which we own a 15% interest.
- (d) On March 16, 2018, completed the sale of 6.6 acres of land at the Garza Ranch, located in Austin, Texas, for a gross sales price of \$14.6 million. During Q2 2018, infrastructure improvements were substantially completed at Garza Ranch, and as a result, we recognized a gain of \$2.8 million on the sale of an aggregate of 16.7 acres of land (including the aforementioned 6.6 acres) located at Garza Ranch.
- (e) This property was sold by evo at Cira Centre South Venture, in which our ownership interest was 50%, and represented the venture's sole operating property. We received net cash proceeds of \$43.0 million after closing costs and related debt payoff.

	Location	Type	Event Date	Square Feet/Acres/Units	Purchase/Sales Price or Basis	Occupancy % @ Event Date
2017 PROPERTY ACTIVITY						
OFFICE ACQUISITIONS						
One Drexel Plaza	Philadelphia, PA	Office Building	10/13/2017	282,709	\$ 35,000	70.5%
3000 Market Street	Philadelphia, PA	Office Building	07/28/2017	58,587	32,000	80.8%
Total office acquisitions				341,296	\$ 67,000	
OFFICE DISPOSITIONS						
Newtown Square	Newtown Square, PA	Five Office Bldgs	11/22/2017	252,802	\$ 42,000	78.9%
630 Allendale	King of Prussia, PA	Office Building	10/31/2017	150,000	17,500	12.4%
Evesham Corporate Center	Marlton, NJ	Four Office Bldgs	06/27/2017	134,794	9,700	91.6%
Woodland Falls	Cherry Hill, NJ	Three Office Bldgs	03/30/2017	215,465	19,000	93.3%
Calverton	Beltsville, MD	Four Office Bldgs	03/13/2017	313,810	9,000	49.7%
Concord Airport Plaza	Concord, CA	Two Office Bldgs	02/02/2017	350,256	33,100	100.0%
Total office dispositions				1,417,127	\$ 130,300	
LAND DISPOSITIONS						
50 E. Swedesford Square	Malvern, PA	Land	09/13/2017	12.0	\$ 7,200	
Bishops Gate Land	Mt. Laurel, NJ	Land	07/18/2017	49.5	6,000	
Garza Ranch - Multi-family	Austin, TX	Land	04/28/2017	8.4	11,800	
Gateway Land - Site C	Richmond, VA	Land	02/15/2017	4.8	1,100	
Garza Ranch - Hotel	Austin, TX	Land	01/30/2017	1.7	3,500	
Total land dispositions				76.4	\$ 29,600	
OTHER DISPOSITIONS						
Austin Venture (50% of \$333.3 million of assets) (a)	Austin, TX	Real Estate Venture - Five Properties	10/18/2017	1,164,496	\$ 166,600	85.7%
7101 Wisconsin Avenue (b)	Bethesda, MD	Real Estate Venture - Office Building	09/14/2017	230,904	52,900	96.7%
7000 Midlantic	Mt. Laurel, NJ	Retail	06/12/2017	10,784	8,200	100.0%
Marine Piers	Philadelphia, PA	Mixed-use	03/15/2017	181,900	21,400	100.0%
Parc at Plymouth (sold 50% of a \$100.5 MM asset) (c)	Plymouth Meeting, PA	Real Estate Venture - Residential	01/31/2017	398 units	50,250	96.2%
Total other dispositions					\$ 299,350	
Total Dispositions (including land)					\$ 459,250	
Net Disposition Activity					\$ 392,250	

(a) These properties were sold by DRA Austin JV, in which our ownership interest is 50%. We received net cash proceeds of \$86.4 million after closing costs and related debt payoff.

(b) This property was sold by Allstate DC JV, in which our ownership interest is 50%. We received net cash proceeds of \$31.8 million after closing costs and related

(c) Sold our entire 50% ownership interest for net cash proceeds of \$27.2 million after closing costs and related debt payoff.

	Nine Months Ended				Three Months Ended				
	09/30/2018	09/30/2017	09/30/2018	06/30/2018	03/31/2018	12/31/2017	09/30/2017	06/30/2017	03/31/2017
Total Property Count	78	87	78	86	88	87	87	94	97
Total Square Feet	14,338,030	15,582,963	14,338,030	15,631,227	15,669,487	15,583,466	15,582,963	15,013,671	15,033,229
Occupancy %:	93.0%	92.0%	93.0%	92.3%	92.3%	92.9%	92.0%	92.2%	93.2%
Leased % (2):	95.1%	94.1%	95.1%	94.2%	94.2%	94.3%	94.1%	93.5%	94.0%
Sublease Space:									
Square footage	331,734	337,986	331,734	375,633	356,065	381,337	337,986	334,780	255,464
Average remaining lease term (yrs)	2.1	3.1	2.1	2.3	2.2	2.2	3.1	3.1	2.2
% of total square feet	2.3%	2.2%	2.3%	2.4%	2.3%	2.4%	2.2%	2.2%	1.7%
Leasing & Absorption (square feet) (3):									
New leases commenced	281,637	398,531	120,700	62,760	98,177	167,629	153,787	173,197	71,547
Expansions commenced	198,177	211,989	75,429	89,893	32,855	98,580	120,860	18,792	72,337
Leases renewed	437,160	1,114,591	139,407	126,549	171,204	133,489	250,306	780,540	83,745
Total Leasing Activity	916,974	1,725,111	335,536	279,202	302,236	399,698	524,953	972,529	227,629
Contractions	(2,111)	(500)	-	-	(2,111)	(4,172)	-	-	(500)
Leases expired	(871,671)	(1,576,909)	(260,457)	(235,852)	(375,362)	(186,625)	(447,111)	(924,292)	(205,506)
Early terminations	(84,076)	(244,723)	(25,501)	(38,456)	(20,119)	(68,211)	(8,750)	(107,814)	(128,159)
Net absorption	(40,884)	(97,021)	49,578	4,894	(95,356)	140,690	69,092	(59,577)	(106,536)
Retention %	66.3%	72.8%	75.1%	78.9%	51.3%	89.6%	81.4%	77.4%	46.7%
Direct Lease Deals (% of deals, based on SF, done without an external broker)	27%	49%	40%	21%	16%	22%	30%	66%	19%

(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 October 10, 2018 that will commence subsequent to the end of the current period.

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

	Nine Months Ended					Three Months Ended				
	09/30/2018	09/30/2017	09/30/2018	06/30/2018	03/31/2018	12/31/2017	09/30/2017	06/30/2017	03/31/2017	
New Leases/Expansions (2):										
Cash Rent Growth										
Expiring Rate	\$ 32.86	\$ 30.39	\$ 36.16	\$ 30.69	\$ 31.89	\$ 29.07	\$ 31.58	\$ 30.36	\$ 29.69	
New Rate	\$ 35.38	\$ 30.24	\$ 37.73	\$ 35.01	\$ 33.53	\$ 31.95	\$ 29.96	\$ 30.49	\$ 30.34	
Increase (decrease) %	7.7%	-0.5%	4.3%	14.1%	5.2%	9.9%	-5.1%	0.4%	2.2%	
GAAP Rent Growth										
Expiring Rate	\$ 29.59	\$ 28.82	\$ 32.28	\$ 25.36	\$ 31.24	\$ 25.93	\$ 28.98	\$ 28.30	\$ 28.86	
New Rate	\$ 36.27	\$ 30.79	\$ 37.80	\$ 36.14	\$ 34.95	\$ 33.29	\$ 30.63	\$ 30.30	\$ 31.01	
Increase (decrease) %	22.6%	6.8%	17.1%	42.6%	11.9%	28.4%	5.7%	7.1%	7.4%	
Renewals (2):										
Cash Rent Growth										
Expiring Rate	\$ 30.42	\$ 23.22	\$ 28.97	\$ 31.61	\$ 30.57	\$ 29.82	\$ 26.32	\$ 21.83	\$ 30.85	
Renewal Rate	\$ 30.31	\$ 26.59	\$ 29.44	\$ 30.69	\$ 30.63	\$ 29.76	\$ 27.97	\$ 25.87	\$ 31.04	
Increase (decrease) %	-0.4%	14.5%	1.6%	-2.9%	0.2%	-0.2%	6.3%	18.5%	0.6%	
GAAP Rent Growth										
Expiring Rate	\$ 28.26	\$ 26.18	\$ 27.50	\$ 28.74	\$ 28.45	\$ 26.96	\$ 24.97	\$ 26.29	\$ 27.94	
Renewal Rate	\$ 30.69	\$ 27.14	\$ 29.22	\$ 31.37	\$ 31.22	\$ 29.98	\$ 28.08	\$ 26.58	\$ 31.03	
Increase (decrease) %	8.6%	3.7%	6.3%	9.1%	9.7%	11.2%	12.4%	1.1%	11.1%	
Combined Leasing (2):										
Cash Rent Growth										
Expiring Rate	\$ 31.40	\$ 24.19	\$ 32.08	\$ 31.21	\$ 31.04	\$ 29.46	\$ 27.54	\$ 22.06	\$ 30.22	
New/Renewal Rate	\$ 32.36	\$ 27.08	\$ 33.03	\$ 32.59	\$ 31.66	\$ 30.81	\$ 28.44	\$ 26.00	\$ 30.66	
Increase (decrease) %	3.0%	12.0%	3.0%	4.4%	2.0%	4.6%	3.2%	17.8%	1.5%	
GAAP Rent Growth										
Expiring Rate	\$ 28.80	\$ 26.54	\$ 29.57	\$ 27.26	\$ 29.44	\$ 26.47	\$ 25.90	\$ 26.34	\$ 28.44	
New/Renewal Rate	\$ 32.95	\$ 27.63	\$ 32.93	\$ 33.46	\$ 32.54	\$ 31.56	\$ 28.67	\$ 26.68	\$ 31.02	
Increase (decrease) %	14.4%	4.1%	11.4%	22.8%	10.5%	19.3%	10.7%	1.3%	9.1%	
Capital Costs Committed (3):										
Leasing Commissions (per square foot)	\$ 5.94	\$ 3.79	\$ 2.75	\$ 6.84	\$ 7.68	\$ 5.84	\$ 6.33	\$ 2.52	\$ 6.65	
Tenant Improvements (per square foot)	18.77	9.24	8.26	32.33	16.10	19.76	13.21	5.82	20.98	
Total	\$ 24.71	\$ 13.04	\$ 11.01	\$ 39.17	\$ 23.78	\$ 25.60	\$ 19.54	\$ 8.35	\$ 27.62	
Total capital per square foot per lease year (3)	\$ 3.21	\$ 1.54	\$ 2.57	\$ 4.29	\$ 2.84	\$ 3.56	\$ 2.43	\$ 0.95	\$ 3.28	
Capital as a % of rent	12.5%	7.9%	12.1%	15.2%	10.2%	11.8%	11.3%	5.3%	10.6%	
Weighted average lease term (yrs) for leases commenced in QTR	7.1	7.3	5.8	7.8	7.4	7.3	10.0	6.4	6.5	
Percentage of Square Feet In Leasing Activity Included Above	71.8%	66.1%	59.1%	73.2%	84.9%	59.3%	40.8%	79.6%	67.4%	

(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 (1)		Vacated Leases	New Leases	Remaining Expiring (2)	% of Total Square Feet	Current	Per Square Foot	Final	Per Square Foot
			Out	In								
Original 2018 Expirations	1,523,632											
MTM tenants at 12/31/17	11,864											
Renewed prior to 2018	(645,419) (4)											
Vacated prior to 2018	(113,037) (5)											
2018	777,040	(55,160)	(196,999)	-	(436,622)	5,463	93,722	0.7%	\$ 3,226,658	\$ 34.43	\$ 3,282,720	\$ 35.03
2019	1,177,111	(129,440)	(229,169)	59,187	(27,369)	60,485	910,805	6.4%	28,812,452	31.63	29,477,754	32.36
2020	1,353,656	(73,848)	(110,800)	67,567	(12,369)	5,813	1,230,019	8.6%	36,189,094	29.42	37,454,831	30.45
2021	1,293,159	(42,195)	(10,822)	24,744	(27,618)	26,703	1,263,971	8.8%	37,972,567	30.04	39,528,273	31.27
2022	2,178,854	(264,668)	(33,556)	38,857	(4,452)	1,269	1,916,304	13.4%	59,624,618	31.11	62,338,886	32.53
2023	967,854	(59,482)	(10,982)	31,498	(9,650)	43,393	962,631	6.7%	31,692,227	32.92	33,000,077	34.28
2024	1,469,458	(206,548)	(8,334)	202,884	-	82,982	1,540,442	10.7%	52,090,885	33.82	55,045,981	35.73
2025	640,961	(47,799)	-	15,335	-	35,558	644,055	4.5%	20,553,179	31.91	23,821,907	36.99
2026	933,081	(35,450)	-	14,355	-	15,108	927,094	6.5%	28,734,194	30.99	32,432,400	34.98
2027	753,793	(90,947)	-	-	-	18,285	681,131	4.8%	22,504,046	33.04	26,594,446	39.04
2028	677,859	(66,198)	-	16,589	-	1,762	630,012	4.4%	17,656,624	28.03	21,144,411	33.56
Thereafter	2,252,538	(34,492)	-	129,646	(2,618)	182,993	2,528,067	17.5%	88,644,376	35.06	111,505,137	44.11
Total	14,475,364	(1,106,227)	(600,662)	600,662	(520,698)	479,814	13,328,253	93.0%	\$ 427,700,920	\$ 32.09	\$ 475,626,823	\$ 35.69

(1) Reflects 2018 expirations renewed prior to 2018 which will be reflected in the leasing activity statistics (p.21-22) during the quarter in which the new leases commence.

(2) Reflects 2018 expirations that vacated prior to 2018 before the lease was originally scheduled to expire, and as a result, were reflected in the leasing activity statistics (p.21-22) 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 October 10, 2018 that will commence subsequent to the end of the current period.

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

	2018	2019	2020	2021	2022	2023	2024	Thereafter	Total	
Philadelphia CBD	Square feet expiring (Net of Acquired/Sold)	349	403	545	496	766	226	504	2,695	5,985
	Net leasing activity	(303)	(61)	(75)	7	(30)	(2)	181	258	(25)
	Remaining square feet expiring	46	343	470	502	736	224	686	2,953	5,960
	Square feet as a % of Region NRA	0.7%	5.4%	7.5%	8.0%	11.7%	3.6%	10.9%	46.8%	94.5%
	Annualized rent in expiring year	\$ 1,910	\$ 11,444	\$ 16,185	\$ 18,000	\$ 25,920	\$ 8,348	\$ 21,847	\$ 132,964	\$ 236,618
	Annualized rent per SF in expiring year	\$ 41.57	\$ 33.38	\$ 34.42	\$ 35.84	\$ 35.21	\$ 37.26	\$ 31.86	\$ 45.03	\$ 39.70
Pennsylvania Suburbs	Square feet expiring (Net of Acquired/Sold)	262	387	520	505	435	356	531	1,369	4,365
	Net leasing activity	(230)	(50)	(10)	(11)	13	49	85	131	(24)
	Remaining square feet expiring	33	337	510	494	448	405	616	1,500	4,341
	Square feet as a % of Region NRA	0.7%	7.1%	10.7%	10.4%	9.4%	8.5%	12.9%	31.5%	91.2%
	Annualized rent in expiring year	\$ 908	\$ 10,253	\$ 16,018	\$ 14,439	\$ 15,710	\$ 13,311	\$ 22,796	\$ 52,166	\$ 145,601
	Annualized rent per SF in expiring year	\$ 27.86	\$ 30.45	\$ 31.43	\$ 29.25	\$ 35.03	\$ 32.89	\$ 37.02	\$ 34.78	\$ 33.54
Metropolitan Washington, D.C.	Square feet expiring (Net of Acquired/Sold)	69	201	82	32	108	311	215	506	1,524
	Net leasing activity	(64)	(7)	28	15	10	2	12	20	17
	Remaining square feet expiring	5	194	110	47	118	313	226	526	1,541
	Square feet as a % of Region NRA	0.3%	11.6%	6.6%	2.8%	7.1%	18.7%	13.5%	31.4%	91.8%
	Annualized rent in expiring year	\$ 276	\$ 7,273	\$ 3,850	\$ 1,617	\$ 3,979	\$ 10,862	\$ 10,114	\$ 18,401	\$ 56,371
	Annualized rent per SF in expiring year	\$ 51.38	\$ 37.47	\$ 34.89	\$ 34.52	\$ 33.63	\$ 34.66	\$ 44.70	\$ 34.96	\$ 36.58
Austin, TX	Square feet expiring (Net of Acquired/Sold)	-	-	22	199	585	-	-	161	968
	Net leasing activity	-	-	-	-	(2)	-	-	2	-
	Remaining square feet expiring	-	-	22	199	583	-	-	164	968
	Square feet as a % of Region NRA	0.0%	0.0%	2.3%	20.6%	60.3%	0.0%	0.0%	16.9%	100.0%
	Annualized rent in expiring year	\$ -	\$ -	\$ -	\$ 5,045	\$ 16,163	\$ -	\$ -	\$ 4,050	\$ 25,259
	Annualized rent per SF in expiring year	\$ -	\$ -	\$ -	\$ 25.34	\$ 27.72	\$ -	\$ -	\$ 24.75	\$ 26.10
Other	Square feet expiring (Net of Acquired/Sold)	41	56	111	20	19	16	13	252	527
	Net leasing activity	(31)	(19)	7	2	11	5	-	16	(9)
	Remaining square feet expiring	10	37	118	22	30	20	13	268	519
	Square feet as a % of Region NRA	1.6%	5.9%	18.9%	3.5%	4.9%	3.3%	2.0%	42.8%	82.9%
	Annualized rent in expiring year	\$ 189	\$ 507	\$ 1,402	\$ 428	\$ 567	\$ 479	\$ 288	\$ 7,917	\$ 11,778
	Annualized rent per SF in expiring year	\$ 19.28	\$ 13.65	\$ 11.88	\$ 19.27	\$ 18.66	\$ 23.44	\$ 22.89	\$ 29.55	\$ 22.71
CONSOLIDATED PORTFOLIO	Square feet expiring (Net of Acquired/Sold)	722	1,048	1,280	1,251	1,915	908	1,263	4,983	13,370
	Net leasing activity	(628)	(137)	(50)	13	1	55	277	427	(42)
	Remaining square feet expiring	94	911	1,230	1,264	1,916	963	1,540	5,410	13,328
	Square feet as a % of total NRA	0.7%	6.4%	8.6%	8.8%	13.4%	6.7%	10.7%	37.7%	93.0%
	Annualized rent in expiring year	\$ 3,283	\$ 29,478	\$ 37,455	\$ 39,528	\$ 62,339	\$ 33,000	\$ 55,046	\$ 215,498	\$ 475,627
	Annualized rent per SF in expiring year	\$ 35.03	\$ 32.36	\$ 30.45	\$ 31.27	\$ 32.53	\$ 34.28	\$ 35.73	\$ 39.83	\$ 35.69

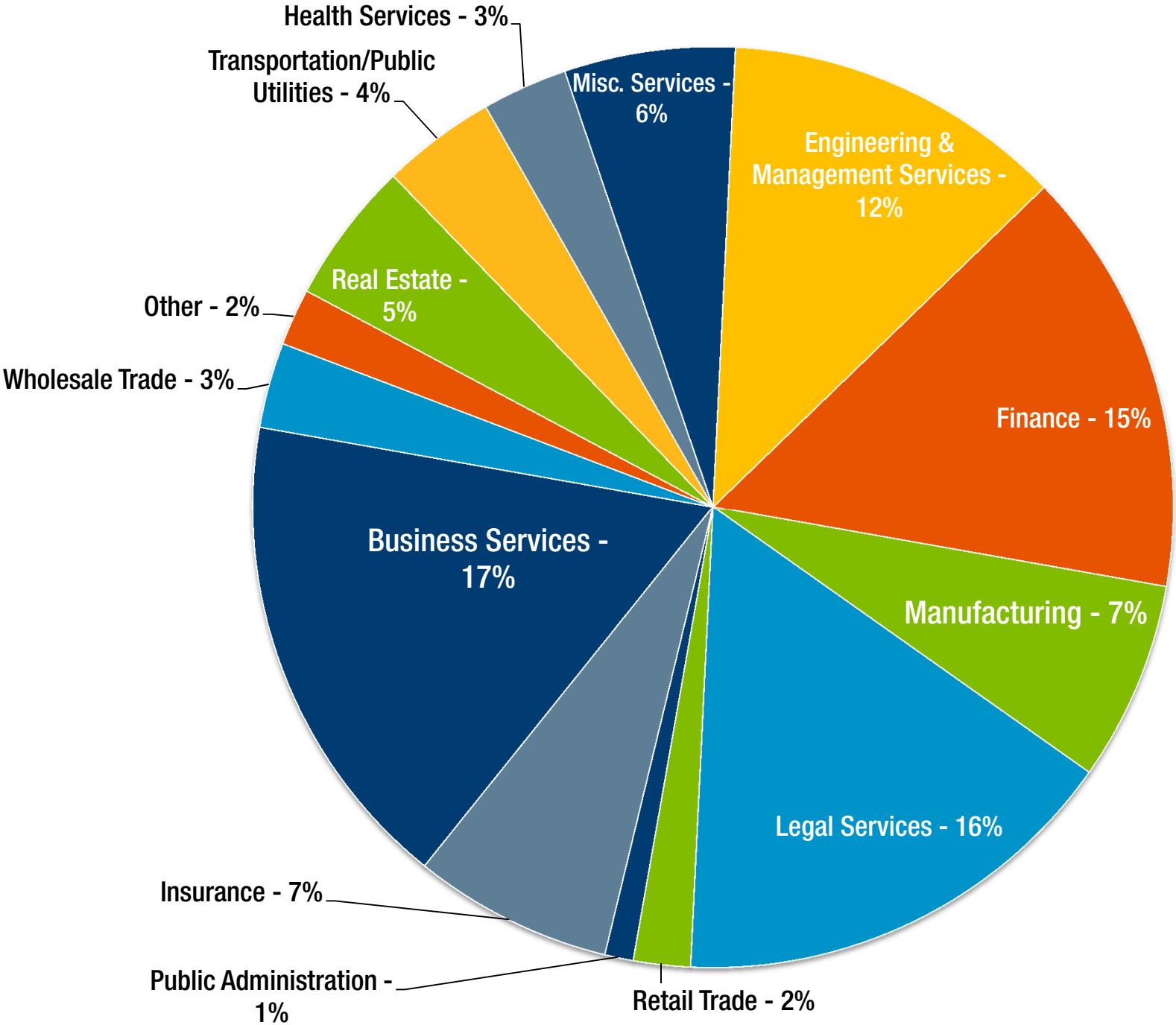
(1) Does not include development/redevelopment property expirations.

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

Top Twenty Tenants	Annualized Rent (1)	% of Total Annualized Rent (1)	Annualized Rent per Square Foot (1)	Square Feet Occupied	% of Total Square Feet
IBM, Inc.	\$ 20,461	4.8%	\$ 26.16	782,124	5.9%
Comcast Corporation	16,275	3.8%	34.94	465,795	3.5%
FMC Corporation	10,258	2.4%	44.99	228,025	1.7%
Pepper Hamilton LLP	9,998	2.3%	34.97	285,906	2.1%
Northrop Grumman Corporation	9,515	2.2%	37.43	254,197	1.9%
Lincoln National Management Co.	8,424	2.0%	36.88	228,447	1.7%
KPMG, LLP	7,730	1.8%	40.84	189,282	1.4%
Macquarie US	7,582	1.8%	33.95	223,355	1.7%
Dechert LLP	7,386	1.7%	38.63	191,208	1.4%
Independence Blue Cross, LLC	6,813	1.6%	30.38	227,974	1.7%
CSL Behring, LLC	6,448	1.5%	25.08	257,140	1.9%
The Trustees of the University of Pennsylvania	6,195	1.4%	40.24	153,937	1.2%
General Services Administration - U.S. Govt. (2)	5,688	1.3%	33.62	30,092	0.2%
Drinker Biddle & Reath LLP	5,630	1.3%	35.64	157,989	1.2%
Blank Rome LLP	5,619	1.3%	28.57	196,689	1.5%
PricewaterhouseCoopers LLP	5,224	1.2%	32.36	161,450	1.2%
Reliance Standard Life Insurance Company	4,679	1.1%	31.79	147,202	1.1%
Reed Smith LLP	4,625	1.1%	35.58	129,996	1.0%
VWR Management Services LLC	4,529	1.1%	30.22	149,858	1.1%
Janney Montgomery Scott LLC	4,386	1.0%	32.70	134,123	1.0%
Sub-total top twenty tenants	\$ 157,465	36.7%	\$ 34.27	4,594,789	34.4%
Remaining tenants	\$ 270,236	63.3%	\$ 30.94	8,733,464	65.6%
Total portfolio as of September 30, 2018	\$ 427,701	100.0%	\$ 32.09	13,328,253	100.0%

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

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



	Nine Months Ended				Three Months Ended				
	09/30/2018	09/30/2017	09/30/2018	06/30/2018	03/31/2018	12/31/2017	09/30/2017	06/30/2017	03/31/2017
Revenue									
Rents	\$ 321,597	\$ 307,446	\$ 107,580	\$ 107,657	\$ 106,360	\$ 104,887	\$ 102,557	\$ 101,557	\$ 103,332
Tenant reimbursements	59,094	53,812	20,557	18,688	19,849	18,808	17,239	18,038	18,535
Termination fees	1,630	2,013	498	582	550	357	200	140	1,673
Third party mgt. fees, labor reimbursement and leasing	17,531	20,483	4,944	4,913	7,674	7,862	6,918	7,080	6,485
Other	5,290	3,395	1,419	1,946	1,925	1,430	1,524	976	895
	405,142	387,149	134,998	133,786	136,358	133,344	128,438	127,791	130,920
Operating expenses									
Property operating expenses	115,052	110,947	37,833	37,887	39,332	39,888	36,847	37,215	36,885
Real estate taxes	37,272	34,062	12,433	12,417	12,422	11,142	11,235	11,078	11,749
Third party management expenses	9,605	7,391	2,612	2,243	4,750	2,569	2,619	2,325	2,447
Depreciation and amortization	130,908	132,584	43,900	43,717	43,291	46,773	42,429	44,263	45,892
General & administrative expenses	22,209	21,797	5,963	7,523	8,723	6,741	5,813	6,659	9,325
Provision for impairment	56,865	3,057	56,865	-	-	-	-	327	2,730
Total operating expenses	371,911	309,838	159,606	103,787	108,518	107,113	98,943	101,867	109,028
Operating income	33,231	77,311	(24,608)	29,999	27,840	26,231	29,495	25,924	21,892
Other income (expense)									
Interest income	2,564	635	1,220	641	703	478	79	163	393
Interest expense	(58,091)	(61,473)	(19,257)	(19,301)	(19,533)	(20,413)	(19,732)	(20,304)	(21,437)
Interest expense - amortization of deferred financing costs	(1,872)	(1,807)	(618)	(627)	(627)	(628)	(577)	(596)	(634)
Equity in income (loss) of real estate ventures	(1,182)	(5,387)	1	(358)	(825)	(2,919)	(5,723)	1,084	(748)
Net gain (loss) on disposition of real estate	(35)	8,411	-	(35)	-	23,246	-	1,088	7,323
Net gain on sale of undepreciated real estate	2,859	953	-	2,837	22	-	953	-	-
Net gain on real estate venture transactions	37,263	28,340	-	-	37,263	52,186	13,758	-	14,582
Loss on early extinguishment of debt	-	-	-	-	-	(3,933)	-	-	-
Net income (loss) before income taxes	14,737	46,983	(43,262)	13,156	44,843	74,248	18,253	7,359	21,371
Income tax (provision) benefit	(158)	1,032	-	(20)	(138)	(404)	793	339	(100)
Net income (loss)	14,579	48,015	(43,262)	13,136	44,705	73,844	19,046	7,698	21,271
Net (income) loss attributable to noncontrolling interests	(167)	(384)	339	(130)	(376)	(625)	(170)	(45)	(169)
Net income (loss) attributable to Brandywine Realty Trust	14,412	47,631	(42,923)	13,006	44,329	73,219	18,876	7,653	21,102
Preferred share distributions	-	(2,032)	-	-	-	-	-	(307)	(1,725)
Preferred share redemption charge (a)	-	(3,181)	-	-	-	-	-	(3,181)	-
Nonforfeitable dividends allocated to unvested restricted shareholders	(280)	(245)	(80)	(86)	(114)	(82)	(73)	(73)	(99)
Net income (loss) attributable to common shareholders	\$ 14,132	\$ 42,173	\$ (43,003)	\$ 12,920	\$ 44,215	\$ 73,137	\$ 18,803	\$ 4,092	\$ 19,278
Per Share Data									
Basic income (loss) per common share	\$ 0.08	\$ 0.24	\$ (0.24)	\$ 0.07	\$ 0.25	\$ 0.42	\$ 0.11	\$ 0.02	\$ 0.11
Basic weighted-average shares outstanding	178,515,993	175,315,581	178,602,622	178,547,555	178,395,525	175,985,156	175,433,657	175,333,300	175,176,964
Diluted income (loss) per common share	\$ 0.08	\$ 0.24	\$ (0.24)	\$ 0.07	\$ 0.25	\$ 0.41	\$ 0.11	\$ 0.02	\$ 0.11
Diluted weighted-average shares outstanding	179,752,544	176,599,332	178,602,622	179,692,336	179,788,311	177,426,365	176,835,022	176,756,598	176,201,872

(a) Represents financing costs incurred at issuance of preferred shares. Since the preferred shares are perpetual these costs are not amortized, in accordance with GAAP, as the redemption date is indeterminate.

Third Quarter	Same Store Portfolio				Recently Completed/ Acquired (1)		Development/ Redevelopment (2)		Other/ Eliminations (3)		All Properties		
	Third Quarter				Third Quarter		Third Quarter		Third Quarter		Third Quarter		
	2018	2017	Variance	% Change	2018	2017	2018	2017	2018	2017	2018	2017	Variance
Revenue													
Rents													
Cash	\$ 90,609	\$ 82,376	\$ 8,233	10.0%	\$ 4,232	\$ 2,144	\$ 1,100	\$ (18)	\$ 8,371	\$ 9,587	\$ 104,312	\$ 94,089	\$ 10,223
Straight-line	2,195	8,021	(5,826)	-72.6%	17	3	542	-	(221)	(66)	2,533	7,958	(5,425)
Above/below-market rent amortization	406	457	(51)	-11.2%	75	54	254	-	-	(1)	735	510	225
Total rents	93,210	90,854	2,356	2.6%	4,324	2,201	1,896	(18)	8,150	9,520	107,580	102,557	5,023
Tenant reimbursements	19,109	16,793	2,316	13.8%	157	13	1,006	5	285	428	20,557	17,239	3,318
Termination fees	498	200	298	149.0%	-	-	-	-	-	-	498	200	298
Third party mgt fees, labor reimbursement and leasing	-	-	-	-	-	-	-	-	4,944	6,918	4,944	6,918	(1,974)
Other	345	541	(196)	-36.2%	671	549	5	52	398	382	1,419	1,524	(105)
Total revenue	113,162	108,388	4,774	4.4%	5,152	2,763	2,907	39	13,777	17,248	134,998	128,438	6,560
Property operating expenses	32,193	31,072	(1,121)	-3.6%	3,223	2,743	853	58	1,564	2,974	37,833	36,847	(986)
Real estate taxes	10,520	9,270	(1,250)	-13.5%	112	23	383	210	1,418	1,732	12,433	11,235	(1,198)
Third party management expenses	-	-	-	-	-	-	-	-	2,612	2,619	2,612	2,619	7
Net operating income	\$ 70,449	\$ 68,046	\$ 2,403	3.5%	\$ 1,817	\$ (3)	\$ 1,671	\$ (229)	\$ 8,183	\$ 9,923	\$ 82,120	\$ 77,737	\$ 4,383
Net operating income, excl. net termination fees and other	\$ 69,606	\$ 67,305	\$ 2,301	3.4%	\$ 1,146	\$ (552)	\$ 1,666	\$ (281)	\$ 7,785	\$ 9,541	\$ 80,203	\$ 76,013	\$ 4,190
Number of properties	76	76			2		7						
Square feet (in thousands)	14,193	14,193			145		832						
Occupancy % (end of period)	93.1%	92.4%			83.6%								
NOI margin, excl. termination fees, third party and other revenue	62.0%	62.5%											
Expense recovery ratio	44.7%	41.6%											

Pro Forma Same Store QTD (a)

	2018	2017	Variance	% Change	2018	2017	Variance	% Change
Net operating income	\$ 70,449	\$ 68,046	\$ 2,403	3.5%	\$ 60,922	\$ 60,888	\$ 34	0.1%
Less: Straight line rents & other	(1,978)	(7,961)	5,983	-75.2%				
Less: Above/below market rent amortization	(406)	(457)	51	-11.2%				
Add: Amortization of tenant inducements	238	312	(74)	-23.7%				
Add: Non-cash ground rent expense	22	22	-	0.0%				
Cash - Net operating income	\$ 68,325	\$ 59,962	\$ 8,363	13.9%	60,090	60,154	(64)	-0.1%
Cash - Net operating income, excl. net term fees & other	\$ 67,265	\$ 59,161	\$ 8,104	13.7%	59,776	58,011	1,765	3.0%

(a) Excludes the office component of FMC Tower, 1900 Market Street and 933 First Avenue.

- (1) Includes the residential and retail components of the FMC Tower in Philadelphia, Pennsylvania (RC), 3000 Market Street in Philadelphia, Pennsylvania (RA), and Four Tower Bridge in Conshohocken, Pennsylvania (RA).
- (2) Includes the Subaru Service Center in Camden, New Jersey (Dev), Four Points Building 3 in Austin, Texas (Dev), One Drexel Plaza in Philadelphia, Pennsylvania (Redev), Broadmoor Building 6 in Austin, Texas (Redev), 500 North Gulph Road in King of Prussia, Pennsylvania (Redev), 426 West Lancaster Avenue in Devon, Pennsylvania (Redev) and The Lift Parking in Philadelphia, Pennsylvania (Redev).
- (3) Consists of property dispositions, assets held for sale, the parking operations of pre-development projects and normal intercompany eliminating entries. See page 19 - Property Activity for further information on dispositions.

	Same Store Portfolio				Recently Completed/ Acquired		Development/ Redevelopment		Other/ Eliminations		All Properties		
	2018	2017	Variance	% Change	2018	2017	2018	2017	2018	2017	2018	2017	Variance
Free rent	\$ 3,375	\$ 8,846	\$ (5,471)	-61.8%	\$ -	\$ -	\$ 741	\$ 11	\$ 144	\$ 325	\$ 4,260	\$ 9,182	\$ (4,922)

Year to Date	Same Store Portfolio				Recently Completed/ Acquired (1)		Development/ Redevelopment (2)		Other/ Eliminations (3)		All Properties		
	Year to Date				Year to Date		Year to Date		Year to Date		Year to Date		
	2018	2017	Variance	% Change	2018	2017	2018	2017	2018	2017	2018	2017	Variance
Revenue													
Rents													
Cash	\$ 244,925	\$ 240,553	\$ 4,372	1.8%	\$ 35,760	\$ 9,895	\$ 2,803	\$ 833	\$ 25,031	\$ 31,750	\$ 308,519	\$ 283,031	\$ 25,488
Straight-line	1,645	6,872	(5,227)	-76.1%	7,692	15,510	1,464	(84)	(36)	(161)	10,765	22,137	(11,372)
Above/below-market rent amortization	1,266	2,244	(978)	-43.6%	286	35	762	-	(1)	(1)	2,313	2,278	35
Total rents	247,836	249,669	(1,833)	-0.7%	43,738	25,440	5,029	749	24,994	31,588	321,597	307,446	14,151
Tenant reimbursements	49,750	47,914	1,836	3.8%	5,732	2,704	2,571	72	1,041	3,122	59,094	53,812	5,282
Termination fees	1,630	1,536	94	6.1%	-	466	-	-	-	11	1,630	2,013	(383)
Third party mgt fees, labor reimbursement and leasing	-	-	-	-	-	-	-	-	17,531	20,483	17,531	20,483	(2,952)
Other	1,197	1,422	(225)	-15.8%	2,624	604	(11)	85	1,480	1,284	5,290	3,395	1,895
Total revenue	300,413	300,541	(128)	0.0%	52,094	29,214	7,589	906	45,046	56,488	405,142	387,149	17,993
Property operating expenses	88,207	86,085	(2,122)	-2.5%	17,904	12,469	3,100	395	5,841	11,998	115,052	110,947	(4,105)
Real estate taxes	30,000	26,797	(3,203)	-12.0%	1,505	621	1,229	670	4,538	5,974	37,272	34,062	(3,210)
Third party management expenses	-	-	-	-	-	-	-	-	9,605	7,391	9,605	7,391	(2,214)
Net operating income	\$182,206	\$187,659	\$ (5,453)	-2.9%	\$ 32,685	\$ 16,124	\$ 3,260	\$ (159)	\$25,062	\$31,125	\$243,213	\$234,749	\$ 8,464
Net operating income, excl. net termination fees and other	\$179,379	\$184,701	\$ (5,322)	-2.9%	\$ 30,061	\$ 15,054	\$ 3,271	\$ (244)	\$23,582	\$29,830	\$236,293	\$229,341	\$ 6,952
Number of properties	73	73			5		7						
Square feet (in thousands)	13,000	13,000			1,338		832						
Occupancy % (end of period)	93.1%	93.2%			91.9%								
NOI margin, excl. termination fees, third party and other revenue	60.3%	62.1%											
Expense recovery ratio	42.1%	42.4%											

	2018	2017	Variance	% Change
Net operating income	\$ 182,206	\$ 187,659	\$ (5,453)	-2.9%
Less: Straight line rents & other	(982)	(5,943)	4,961	-83.5%
Less: Above/below market rent amortization	(1,266)	(2,244)	978	-43.6%
Add: Amortization of tenant inducements	561	697	(136)	-19.5%
Add: Non-cash ground rent expense	67	67	-	0.0%
Cash - Net operating income	\$180,586	\$180,236	\$ 350	0.2%
Cash - Net operating income, excl. net term fees & other	\$177,096	\$176,349	\$ 747	0.4%

- (1) Includes the office, residential and retail components of the FMC Tower in Philadelphia, Pennsylvania (RC), 1900 Market Street in Philadelphia, Pennsylvania (RC), 3000 Market Street in Philadelphia, Pennsylvania (RA), 933 First Avenue in King of Prussia, Pennsylvania (RC) and Four Tower Bridge in Conshohocken, Pennsylvania (RA).
- (2) Includes the Subaru Service Center in Camden, New Jersey (Dev), Four Points Building 3 in Austin, Texas (Dev), One Drexel Plaza in Philadelphia, Pennsylvania (Redev), Broadmoor Building 6 in Austin, Texas (Redev), 500 North Gulph Road in King of Prussia, Pennsylvania (Redev), 426 West Lancaster Avenue in Devon, Pennsylvania (Redev) and The Lift Parking in Philadelphia, Pennsylvania (Redev).
- (3) Consists of property dispositions, assets held for sale, the parking operations of pre-development projects and normal intercompany eliminating entries. See page 19 - Property Activity for further information on dispositions.

	Same Store Portfolio				Recently Completed/ Acquired		Development/ Redevelopment		Other/ Eliminations		All Properties		
	2018	2017	Variance	% Change	2018	2017	2018	2017	2018	2017	2018	2017	Variance
Free rent	\$ 6,553	\$ 9,508	\$ (2,955)	-31.1%	\$ 4,742	\$ 16,477	\$ -	\$ 11	\$ 1,088	\$ 743	\$ 12,383	\$ 26,739	\$ (14,356)

	Nine Months Ended				Three Months Ended				
	9/30/2018	09/30/2017	09/30/2018	06/30/2018	03/31/2018	12/31/2017	09/30/2017	06/30/2017	03/31/2017
Net income (loss)	\$ 14,579	\$ 48,015	\$ (43,262)	\$ 13,136	\$ 44,705	\$ 73,844	\$ 19,046	\$ 7,698	\$ 21,271
Add (deduct):									
Net (gain) loss on disposition of real estate	35	(8,411)	-	35	-	(23,246)	-	(1,088)	(7,323)
Net gain on real estate venture transactions	(37,263)	(28,340)	-	-	(37,263)	(52,186)	(13,758)	-	(14,582)
Income tax provision (benefit)	158	(1,032)	-	20	138	404	(793)	(339)	100
Provision for impairment	56,865	2,730	56,865	-	-	-	-	-	2,730
Other than temporary impairment of equity method investment	-	4,844	-	-	-	-	4,844	-	-
Interest expense	58,091	61,473	19,257	19,301	19,533	20,413	19,732	20,304	21,437
Interest expense - amortization of deferred financing costs	1,872	1,807	618	627	627	628	577	596	634
Interest expense - share of unconsolidated real estate ventures	12,223	15,786	3,881	3,899	4,443	4,685	5,353	5,229	5,204
Depreciation and amortization	130,908	132,584	43,900	43,717	43,291	46,773	42,429	44,263	45,892
Depreciation and amortization - share of unconsolidated real estate ventures	20,230	30,505	6,334	6,732	7,164	9,117	9,816	10,449	10,240
NAREIT EBITDA <i>re</i>	\$ 257,698	\$ 259,961	\$ 87,593	\$ 87,467	\$ 82,638	\$ 80,432	\$ 87,246	\$ 87,112	\$ 85,603
Capital market, transactional and other items									
Net gain on sale of undepreciated real estate	(2,859)	(953)	-	(2,837)	(22)	-	(953)	-	-
Provision for impairment on undepreciated real estate	-	327	-	-	-	-	-	327	-
Loss on early extinguishment of debt	-	-	-	-	-	3,933	-	-	-
Loss on early extinguishment of debt - unconsolidated real estate venture	572	405	213	-	359	1,307	405	-	-
Stock-based compensation costs	5,459	4,550	580	1,532	3,347	589	627	739	3,184
Partners' share of consolidated real estate ventures interest expense	(67)	(75)	(17)	(25)	(25)	(25)	(25)	(25)	(25)
Partners' share of consolidated real estate ventures depreciation and amortization	(166)	(177)	(57)	(54)	(55)	(54)	(54)	(64)	(59)
EBITDA, excluding capital market, transactional and other items	\$ 260,637	\$ 264,038	\$ 88,312	\$ 86,083	\$ 86,242	\$ 86,182	\$ 87,246	\$ 88,089	\$ 88,703
EBITDA, excluding capital market, transactional and other items/Total revenue	64.3%	68.2%	65.4%	64.3%	63.2%	64.6%	67.9%	68.9%	67.8%
Interest expense (from above)	58,091	61,473	19,257	19,301	19,533	20,413	19,732	20,304	21,437
Interest expense - share of unconsolidated real estate ventures	12,223	15,786	3,881	3,899	4,443	4,685	5,353	5,229	5,204
Interest expense - partners' share of consolidated real estate ventures	(67)	(75)	(17)	(25)	(25)	(25)	(25)	(25)	(25)
Total interest expense	(a) \$ 70,247	\$ 77,184	\$ 23,121	\$ 23,175	\$ 23,951	\$ 25,073	\$ 25,060	\$ 25,508	\$ 26,616
Scheduled mortgage principal payments	4,971	3,680	1,836	1,818	1,317	1,250	1,238	1,227	1,215
Scheduled mortgage principle payments - share of unconsolidated real estate ventures	1,924	2,962	586	603	735	743	993	999	970
Total scheduled mortgage principal payments	(b) \$ 6,895	\$ 6,642	\$ 2,422	\$ 2,421	\$ 2,052	\$ 1,993	\$ 2,231	\$ 2,226	\$ 2,185
Preferred share distributions	(c) \$ -	\$ 2,032	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 307	\$ 1,725
EBITDA (excluding capital market, transactional and other items) coverage ratios:									
Interest coverage ratio = EBITDA divided by (a)	3.7	3.4	3.8	3.7	3.6	3.4	3.5	3.5	3.3
Debt service coverage ratio = EBITDA divided by (a) + (b)	3.4	3.1	3.5	3.4	3.3	3.2	3.2	3.2	3.1
Fixed charge coverage ratio = EBITDA divided by (a) + (b) + (c)	3.4	3.1	3.5	3.4	3.3	3.2	3.2	3.1	2.9
Capitalized interest	\$ 2,578	\$ 2,975	\$ 1,001	\$ 890	\$ 687	\$ 552	\$ 452	\$ 815	\$ 1,708

	Nine Months Ended		Three Months Ended						
	09/30/2018	09/30/2017	09/30/2018	06/30/2018	03/31/2018	12/31/2017	09/30/2017	06/30/2017	03/31/2017
Net income attributable to common shareholders	\$ 14,132	\$ 42,173	\$ (43,003)	\$ 12,920	\$ 44,215	\$ 73,137	\$ 18,803	\$ 4,092	\$ 19,278
Add (deduct):									
Net income attributable to noncontrolling interests - LP units	121	359	(359)	109	371	621	158	37	164
Nonforfeitable dividends allocated to unvested restricted shareholders	280	245	80	86	114	82	73	73	99
Net gain on real estate venture transactions	(37,263)	(28,340)	-	-	(37,263)	(52,186)	(13,758)	-	(14,582)
Net (gain) loss on disposition of real estate	35	(8,411)	-	35	-	(23,246)	-	(1,088)	(7,323)
Provision for impairment	56,865	2,730	56,865	-	-	-	-	-	2,730
Other than temporary impairment of equity method investment	-	4,844	-	-	-	-	4,844	-	-
Depreciation and amortization:									
Real property	104,798	104,340	35,011	35,179	34,608	38,208	34,742	35,948	33,650
Leasing cost including acquired intangibles	24,932	27,713	8,482	8,144	8,306	8,207	7,464	8,131	12,118
Company's share of unconsolidated real estate ventures	20,230	30,505	6,334	6,732	7,164	9,117	9,816	10,449	10,240
Partners' share of consolidated joint ventures	(166)	(177)	(57)	(54)	(55)	(54)	(54)	(64)	(59)
Funds from operations	183,964	175,981	63,353	63,151	57,460	53,886	62,088	57,578	56,315
Funds from operations allocable to unvested restricted shareholders	(528)	(511)	(157)	(168)	(203)	(137)	(162)	(151)	(198)
Funds from operations available to common share and unit holders (FFO)	\$ 183,436	\$ 175,470	\$ 63,196	\$ 62,983	\$ 57,257	\$ 53,749	\$ 61,926	\$ 57,427	\$ 56,117
FFO per share - basic / fully diluted	\$ 1.01	\$ 0.99	\$ 0.35	\$ 0.35	\$ 0.32	\$ 0.30	\$ 0.35	\$ 0.32	\$ 0.32
Plus: Capital market, transactional items and other (1)	\$ (2,287)	\$ 2,960	\$ 213	\$ (2,837)	\$ 337	\$ 5,240	\$ (548)	\$ 3,508	\$ -
FFO, excluding capital market, transactional items and other (1)	\$ 181,149	\$ 178,430	\$ 63,409	\$ 60,146	\$ 57,594	\$ 58,989	\$ 61,378	\$ 60,935	\$ 56,117
FFO per share, excl. capital market, transactional items and other – fully diluted (1)	\$ 1.00	\$ 1.00	\$ 0.35	\$ 0.33	\$ 0.32	\$ 0.33	\$ 0.34	\$ 0.34	\$ 0.32
Weighted-average shares/units outstanding - fully diluted	181,232,343	178,079,131	181,253,953	181,172,135	181,268,110	178,906,164	178,314,821	178,236,397	177,681,671
Distributions paid per common share	\$ 0.54	\$ 0.48	\$ 0.18	\$ 0.18	\$ 0.18	\$ 0.16	\$ 0.16	\$ 0.16	\$ 0.16
FFO payout ratio (distributions paid per common share / FFO per diluted share)	53.5%	48.5%	51.4%	51.4%	56.3%	53.3%	45.7%	50.0%	50.0%
FFO payout ratio, excluding capital market, transactional items and other (1)	54.0%	48.0%	51.4%	54.5%	56.3%	48.5%	47.1%	47.1%	50.0%
(1) The capital market, transactional items and other consist of the following:									
Net gain on sale of undepreciated real estate	\$ (2,859)	\$ (953)	\$ -	\$ (2,837)	\$ (22)	\$ -	\$ (953)	\$ -	\$ -
Preferred share redemption charge	-	3,181	-	-	-	-	-	3,181	-
Provision for impairment on undepreciated real estate	-	327	-	-	-	-	-	327	-
Liability management (buybacks, tenders and prepayments) (2)	572	405	213	-	359	5,240	405	-	-
Total capital market and transactional items	\$ (2,287)	\$ 2,960	\$ 213	\$ (2,837)	\$ 337	\$ 5,240	\$ (548)	\$ 3,508	\$ -

(2) Q3 2018 includes \$167 and \$46 related to the refinance at the MAP Venture and the construction loan repayment at 1919 Market Street Venture, respectively, Q1 2018 includes \$359 relating to the sale of our interest in evo at Cira Centre South, Q4 2017 includes \$1,306 relating to the sale of five office portfolios by the DRA Austin JV and Q3 2017 includes \$405 relating to the 7101 Wisconsin Avenue by the Allstate DC JV.

	Nine Months Ended				Three Months Ended				
	09/30/2018	09/30/2017	09/30/2018	06/30/2018	03/31/2018	12/31/2017	09/30/2017	06/30/2017	03/31/2017
Funds from operations available to common share and unit holders	\$ 183,436	\$ 175,470	\$ 63,196	\$ 62,983	\$ 57,257	\$ 53,749	\$ 61,926	\$ 57,427	\$ 56,117
Add (deduct) certain items:									
Rental income from straight-line rent net of straight-line rent termination fees	(10,102)	(21,002)	(2,316)	(2,808)	(4,978)	(6,113)	(7,898)	(7,209)	(5,895)
Amortization of tenant inducements	1,181	1,300	380	402	399	473	444	431	425
Deferred market rental income	(2,313)	(2,279)	(735)	(785)	(793)	(791)	(511)	(430)	(1,338)
Company's share of unconsolidated REVs' straight-line & deferred market rent	(1,863)	(4,435)	(621)	(667)	(575)	(736)	(1,265)	(1,685)	(1,485)
Preferred share redemption charge	-	3,181	-	-	-	-	-	3,181	-
Straight-line ground rent expense	231	66	124	85	22	22	22	22	22
Stock-based compensation costs	5,459	4,550	580	1,532	3,347	589	627	739	3,184
Fair market value amortization - mortgage notes payable	282	327	94	94	94	109	109	109	109
Losses from early extinguishment of debt	-	-	-	-	-	3,933	-	-	-
Losses from early extinguishment of debt - unconsolidated REV	572	405	213	-	359	1,307	405	-	-
Net gain on sale of undepreciated real estate	(2,859)	(953)	-	(2,837)	(22)	-	(953)	-	-
Income tax provision (benefit)	158	(1,032)	-	20	138	404	(793)	(339)	100
Provision for impairment on undepreciated real estate held for sale/sold	-	327	-	-	-	-	-	327	-
Sub-total certain items	(9,254)	(19,545)	(2,281)	(4,964)	(2,009)	(803)	(9,813)	(4,854)	(4,878)
Less: Revenue maintaining capital expenditures:									
Building improvements	(5,665)	(4,294)	(2,400)	(1,433)	(1,832)	(3,865)	(2,125)	(1,228)	(941)
Tenant improvements	(21,956)	(17,005)	(4,970)	(8,166)	(8,820)	(6,584)	(6,055)	(5,123)	(5,827)
Lease commissions	(6,791)	(7,944)	(1,553)	(3,605)	(1,633)	(4,069)	(1,614)	(3,642)	(2,688)
Total revenue maintaining capital expenditures	\$ (34,412)	\$ (29,243)	\$ (8,923)	\$ (13,204)	\$ (12,285)	\$ (14,518)	\$ (9,794)	\$ (9,993)	\$ (9,456)
Cash available for distribution (CAD)	\$ 139,770	\$ 126,682	\$ 51,992	\$ 44,815	\$ 42,963	\$ 38,428	\$ 42,319	\$ 42,580	\$ 41,783
Distributions paid to common shareholders (a)	97,431	85,060	32,497	32,490	32,444	28,386	28,373	28,359	28,328
Distributions paid per common share	\$ 0.54	\$ 0.48	\$ 0.18	\$ 0.18	\$ 0.18	\$ 0.16	\$ 0.16	\$ 0.16	\$ 0.16
CAD payout ratio (Distributions paid per common share / CAD)	69.7%	67.1%	62.5%	72.5%	75.5%	73.9%	67.0%	66.6%	67.8%
Development/Redevelopment capital expenditures	\$ (101,609)	\$ (78,673)	\$ (45,378)	\$ (34,415)	\$ (21,816)	\$ (22,921)	\$ (31,718)	\$ (20,288)	\$ (26,667)
Revenue creating capital expenditures	\$ (19,310)	\$ (17,162)	\$ (6,201)	\$ (5,376)	\$ (7,733)	\$ (6,573)	\$ (5,141)	\$ (5,756)	\$ (6,265)

(a) Prior periods revised to present dividends paid. Prior reported amounts reflected dividends declared.

	09/30/2018	06/30/2018	03/31/2018	12/31/2017	09/30/2017	06/30/2017	03/31/2017
Assets							
Real estate investments							
Operating properties	\$ 3,429,048	\$ 3,864,629	\$ 3,864,706	\$ 3,832,348	\$ 3,769,067	\$ 3,769,678	\$ 3,702,204
Accumulated depreciation	(845,674)	(931,194)	(920,207)	(895,091)	(885,438)	(882,228)	(864,196)
Operating real estate investments, net	2,583,374	2,933,435	2,944,499	2,937,257	2,883,629	2,887,450	2,838,008
Construction-in-progress	157,075	120,593	129,413	121,188	127,141	119,690	166,372
Land held for development	77,578	95,658	99,436	98,242	120,696	125,157	153,268
Prepaid leasehold interests in land held for development, net	40,100	40,177	-	-	-	-	-
Real estate investments, net	2,858,127	3,189,863	3,173,348	3,156,687	3,131,466	3,132,297	3,157,648
Assets held for sale, net	297,194	4,254	-	392	31,125	5,569	6,262
Cash and cash equivalents	70,360	108,304	200,813	202,179	25,287	37,900	234,654
Accounts receivable, net	13,871	19,530	17,794	17,938	14,785	13,151	12,099
Accrued rent receivable, net	178,013	176,380	174,236	169,760	166,093	158,420	152,819
Investment in real estate ventures, at equity	167,782	170,361	171,383	194,621	236,313	262,107	264,941
Deferred costs, net	97,004	96,184	97,299	96,695	96,980	93,410	92,425
Intangible assets, net	55,139	59,418	63,614	64,972	58,817	59,410	64,222
Other assets	186,132	167,225	139,449	92,204	94,553	110,185	116,792
Total assets	\$ 3,923,622	\$ 3,991,519	\$ 4,037,936	\$ 3,995,448	\$ 3,855,419	\$ 3,872,449	\$ 4,101,862
Liabilities and equity							
Mortgage notes payable, net	\$ 322,588	\$ 324,289	\$ 325,974	\$ 317,216	\$ 318,317	\$ 319,405	\$ 320,484
Unsecured credit facility	-	-	-	-	178,000	200,000	-
Unsecured term loan, net	248,677	248,595	248,512	248,429	248,347	248,264	248,181
Unsecured senior notes, net	1,366,272	1,365,909	1,365,546	1,365,183	1,144,976	1,144,503	1,444,006
Accounts payable and accrued expenses	116,994	106,790	105,176	107,074	112,413	99,904	115,079
Distributions payable	32,492	32,493	32,502	32,456	28,391	28,376	30,047
Deferred income, gains and rent	26,731	29,239	58,887	42,593	41,468	40,764	30,592
Acquired lease intangibles, net	17,680	18,573	19,510	20,274	17,156	15,989	16,604
Liabilities related to assets held for sale	826	-	-	-	269	-	387
Other liabilities	14,559	14,856	14,588	15,623	15,512	17,521	16,916
Total liabilities	\$ 2,146,819	\$ 2,140,744	\$ 2,170,695	\$ 2,148,848	\$ 2,104,849	\$ 2,114,726	\$ 2,222,296
Brandywine Realty Trust's equity:							
Preferred shares - Series E	-	-	-	-	-	-	40
Common shares	1,787	1,787	1,785	1,784	1,755	1,754	1,752
Additional paid-in-capital	3,223,817	3,223,072	3,222,047	3,218,564	3,167,481	3,165,935	3,262,459
Deferred compensation payable in common shares	14,021	14,036	13,506	12,445	14,090	14,107	14,244
Common shares in grantor trust	(14,021)	(14,036)	(13,506)	(12,445)	(14,090)	(14,107)	(14,244)
Cumulative earnings	674,599	717,515	704,506	660,174	586,954	568,078	560,422
Accumulated other comprehensive loss	10,239	9,221	7,365	2,399	(906)	(1,528)	(457)
Cumulative distributions	(2,150,463)	(2,118,230)	(2,086,000)	(2,053,741)	(2,021,568)	(1,993,419)	(1,961,739)
Total Brandywine Realty Trust's equity	1,759,979	1,833,365	1,849,703	1,829,180	1,733,716	1,740,820	1,862,477
Noncontrolling interests	16,824	17,410	17,538	17,420	16,854	16,903	17,089
Total equity	\$ 1,776,803	\$ 1,850,775	\$ 1,867,241	\$ 1,846,600	\$ 1,750,570	\$ 1,757,723	\$ 1,879,566
Total liabilities and equity	\$ 3,923,622	\$ 3,991,519	\$ 4,037,936	\$ 3,995,448	\$ 3,855,419	\$ 3,872,449	\$ 4,101,862

	09/30/2018	06/30/2018	03/31/2018	12/31/2017	09/30/2017	06/30/2017	03/31/2017
High closing price of common shares	\$ 17.12	\$ 16.96	\$ 18.15	\$ 18.58	\$ 17.65	\$ 17.80	\$ 16.89
Low closing price of common shares	\$ 15.55	\$ 15.34	\$ 15.32	\$ 17.10	\$ 16.58	\$ 16.16	\$ 15.74
End of period closing market price	\$ 15.72	\$ 16.88	\$ 15.88	\$ 18.19	\$ 17.49	\$ 17.53	\$ 16.23
Dividends paid per common share	\$ 0.18	\$ 0.18	\$ 0.18	\$ 0.16	\$ 0.16	\$ 0.16	\$ 0.16
Dividend yield (based on annualized dividend paid)	4.6%	4.3%	4.5%	3.5%	3.7%	3.7%	3.9%
Net book value per share (fully diluted, end of period)	\$ 9.79	\$ 10.19	\$ 10.28	\$ 10.17	\$ 9.80	\$ 9.84	\$ 10.55
Total cash and cash equivalents	\$ 70,360	\$ 108,304	\$ 200,813	\$ 202,179	\$ 25,287	\$ 37,900	\$ 234,654
Revolving credit facilities							
Gross potential available under current credit facilities	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000
less: Outstanding balance	-	-	-	-	(178,000)	(200,000)	-
less: Holdback for letters of credit	(1,928)	(2,325)	(2,325)	(3,373)	(13,485)	(12,437)	(12,437)
Net potential available under current credit facilities	\$ 598,072	\$ 597,675	\$ 597,675	\$ 596,627	\$ 408,515	\$ 387,563	\$ 587,563
Total equity market capitalization (end of period)							
Basic common shares	177,625,482	177,622,168	177,493,925	177,390,500	174,476,532	174,388,849	174,265,465
Unvested restricted shares	445,126	475,330	632,665	455,643	457,768	458,686	618,961
Partnership units outstanding	1,479,799	1,479,799	1,479,799	1,479,799	1,479,799	1,479,799	1,479,799
Options and other contingent securities	2,023,784	1,990,118	2,119,982	2,299,671	2,264,787	2,268,634	1,725,216
Fully diluted common shares (end of period)	181,574,191	181,567,415	181,726,371	181,625,613	178,678,886	178,595,968	178,089,441
Value of common stock (fully diluted, end of period)	\$ 2,854,346	\$ 3,064,858	\$ 2,885,815	\$ 3,303,770	\$ 3,125,094	\$ 3,130,787	\$ 2,890,392
Par value of preferred shares	-	-	-	-	-	-	100,000
Total equity market capitalization (fully diluted, end of period)	\$ 2,854,346	\$ 3,064,858	\$ 2,885,815	\$ 3,303,770	\$ 3,125,094	\$ 3,130,787	\$ 2,990,392
Total debt excluding unamortized premiums, discounts and deferred financing costs	\$ 1,953,496	\$ 1,955,331	\$ 1,957,150	\$ 1,948,717	\$ 1,902,967	\$ 1,926,205	\$ 2,027,433
less: Cash and cash equivalents	(70,360)	(108,304)	(200,813)	(202,179)	(25,287)	(37,900)	(234,654)
less: Section 1031 exchange proceeds	-	-	-	-	-	(32,009)	(32,009)
Net debt	1,883,136	1,847,027	1,756,337	1,746,538	1,877,680	1,856,296	1,760,770
Total equity market capitalization (fully diluted, end of period)	2,854,346	3,064,858	2,885,815	3,303,770	3,125,094	3,130,787	2,990,392
Total market capitalization	\$ 4,737,482	\$ 4,911,885	\$ 4,642,152	\$ 5,050,308	\$ 5,002,774	\$ 4,987,083	\$ 4,751,162
Net debt to total market capitalization	39.7%	37.6%	37.8%	34.6%	37.5%	37.2%	37.1%
Total gross assets (excl. cash, cash equiv. & section 1031 exchange proceeds)	\$ 4,811,535	\$ 4,814,409	\$ 4,757,330	\$ 4,688,360	\$ 4,731,761	\$ 4,684,768	\$ 4,699,474
Net debt to total gross assets (excl. cash and cash equivalents)	39.1%	38.4%	36.9%	37.3%	39.7%	39.6%	37.5%
Annualized quarterly EBITDA, excluding capital market and transactional items	\$ 353,248	\$ 344,332	\$ 344,968	\$ 344,728	\$ 348,984	\$ 352,356	\$ 354,812
Ratio of net debt (including the Company's share of unconsolidated R/E venture debt) to annualized quarterly EBITDA, excluding capital market transaction items & including Preferred Shares (a)	6.2	6.2	6.0	6.2	6.7 (b)	6.6	6.6
Ratio of net debt to annualized quarterly wholly owned EBITDA, excluding capital market transaction items, Preferred Shares & the Company's share of unconsolidated R/E venture debt	6.1	6.1	5.8	5.9	6.4	6.5	5.9

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

(b) Ratio adjusted to remove the impact from DRA Austin JV properties under agreement of sale as of September 30, 2017 was 6.6. The sale was completed October 18, 2017.

	09/30/2018	06/30/2018	03/31/2018	12/31/2017	09/30/2017	06/30/2017	03/31/2017
Fixed rate debt	\$ 1,624,886	\$ 1,626,721	\$ 1,628,540	\$ 1,620,107	\$ 1,396,357	\$ 1,397,595	\$ 1,698,823
Fixed rate debt (variable rate debt swapped to fixed rate)	301,548	301,548	301,548	301,548	328,610	328,610	328,610
Variable rate debt - unhedged	27,062	27,062	27,062	27,062	178,000	200,000	-
Total debt (excluding unamortized premiums & discounts)	\$ 1,953,496	\$ 1,955,331	\$ 1,957,150	\$ 1,948,717	\$ 1,902,967	\$ 1,926,205	\$ 2,027,433
% Fixed rate debt	83.1%	83.1%	83.1%	83.0%	73.3%	72.5%	83.8%
% Fixed rate debt (variable rate debt swapped to fixed)	15.4%	15.4%	15.4%	15.5%	17.3%	17.1%	16.2%
% Variable rate debt - unhedged	1.4%	1.4%	1.4%	1.4%	9.4%	10.4%	0.0%
Total debt (excluding premiums & discounts)	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Secured mortgage debt	\$ 324,886	\$ 326,721	\$ 328,540	\$ 320,107	\$ 321,357	\$ 322,595	\$ 323,823
Unsecured debt	1,628,610	1,628,610	1,628,610	1,628,610	1,581,610	1,603,610	1,703,610
Total debt (excluding premiums & discounts)	\$ 1,953,496	\$ 1,955,331	\$ 1,957,150	\$ 1,948,717	\$ 1,902,967	\$ 1,926,205	\$ 2,027,433
% Secured mortgage debt	16.6%	16.7%	16.8%	16.4%	16.9%	16.7%	16.0%
% Unsecured debt	83.4%	83.3%	83.2%	83.6%	83.1%	83.3%	84.0%
Total debt (excluding premiums & discounts)	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Total gross assets, excluding cash and cash equivalents	\$ 4,811,535	\$ 4,814,409	\$ 4,757,330	\$ 4,688,360	\$ 4,731,761	\$ 4,684,768	\$ 4,699,474
% Secured mortgage debt	6.8%	6.8%	6.9%	6.8%	6.8%	6.9%	6.9%
% Unsecured debt	33.9%	33.8%	34.2%	34.7%	33.4%	34.2%	36.3%
less: cash and cash equivalents (including Section 1031 exchange proceeds)	(1.5%)	(2.3%)	(4.2%)	(4.3%)	(0.5%)	(1.5%)	(5.7%)
Net debt to total gross assets, excluding cash and cash equivalents	39.1%	38.4%	36.9%	37.3%	39.7%	39.6%	37.5%
Weighted-average interest rate on mortgage notes payable	4.05%	4.05%	4.05%	4.04%	4.03%	4.03%	4.03%
Weighted-average interest rate on unsecured senior debt (including swap costs)	4.05%	4.05%	4.04%	4.03%	4.12%	4.08%	4.57%
Weighted-average maturity on mortgage notes payable	3.8 years	4.0 years	4.3 years	4.6 years	4.8 years	5.1 years	5.3 years
Weighted-average maturity on unsecured senior debt	7.6 years	7.9 years	8.1 years	8.4 years	5.9 years	6.1 years	5.7 years
Weighted-aver. interest rate on fixed rate debt (includes var. rate swapped to fixed)	4.05%	4.05%	4.05%	4.05%	4.27%	4.27%	4.48%
Weighted-average interest rate on variable rate debt	3.56%	3.56%	2.94%	2.74%	2.44%	2.37%	N/A
Weighted-average maturity on fixed rate debt (includes variable rate swapped to fixed)	6.8 years	7.1 years	7.3 years	7.6 years	6.1 years	6.4 years	5.7 years
Weighted-average maturity on variable rate debt	17 years	17.0 years	17.2 years	17.5 years	1.6 years	1.9 years	N/A

Debt Instrument	Maturity Date	Stated Rate (1)	Effective Rate (1)	09/30/2018 Balance	12/31/2017 Balance	09/30/2018 Percent of total indebtedness
Unsecured senior notes payable						
\$350 MM Notes due 2023	February 15, 2023	3.950%	3.865%	\$ 350,000	\$ 350,000	18.1%
\$250 MM Notes due 2024	October 1, 2024	4.100%	4.328%	250,000	250,000	12.9%
\$450 MM Notes due 2027	November 15, 2027	3.950%	4.025%	450,000	450,000	23.2%
\$250 MM Notes due 2029	October 1, 2029	4.550%	4.604%	250,000	250,000	12.9%
\$27.1 MM Trust Preferred I - Indenture IA (2)	March 30, 2035	LIBOR + 1.250%	3.587%	27,062	27,062	1.4%
\$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	8.2 (wtd-avg maturity)		4.104% (wtd-avg effective rate)	1,378,610	1,378,610	71.2%
Net original issue premium/(discount)				(4,178)	(4,423)	(0.2%)
Unsecured deferred financing costs				(8,160)	(9,004)	(0.4%)
Total unsecured senior notes payable including original issue premium/(discount) and deferred financing costs				1,366,272	1,365,183	70.5%
Unsecured bank facilities						
\$600 MM Revolving Credit Facility (5)	July 15, 2022	LIBOR + 1.100%	3.437%	-	-	0.0%
\$250 MM Seven-year Term Loan - Swapped to fixed	October 8, 2022	LIBOR + 1.800%	3.718%	250,000	250,000	12.9%
Total unsecured bank facilities	4.1 (wtd-avg maturity)		3.718% (wtd-avg effective rate)	250,000	250,000	12.9%
Unsecured deferred financing costs				(1,323)	(1,571)	(0.1%)
Total unsecured bank facilities including deferred financing costs				248,677	248,429	12.8%
Total unsecured senior debt	7.6 (wtd-avg maturity)		4.045% (wtd-avg effective rate)	1,628,610	1,628,610	84.1%
Net original issue premium/(discount)				(4,178)	(4,423)	(0.2%)
Unsecured deferred financing costs				(9,483)	(10,575)	(0.5%)
Total unsecured senior debt including original issue premium/(discount) and deferred financing costs				\$ 1,614,949	\$ 1,613,612	83.4%

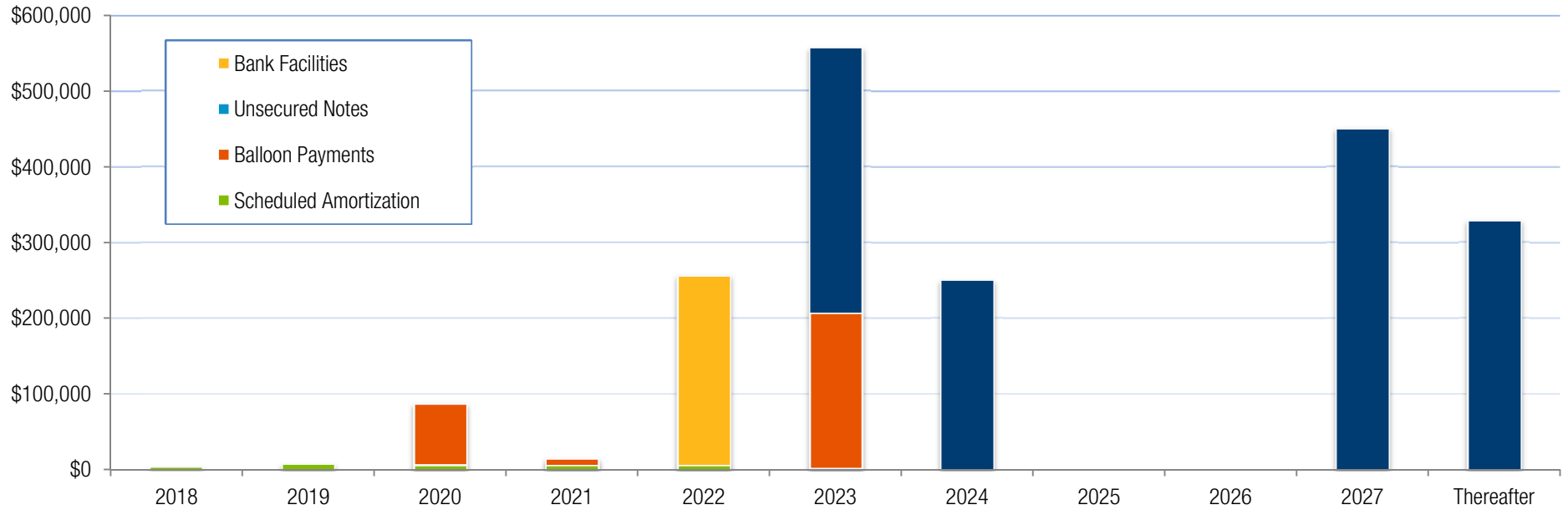
(See page 38 for footnotes)

Debt Instrument	Maturity Date	Stated Rate (1)	Effective Rate (1)	09/30/2018 Balance	12/31/2017 Balance	09/30/2018 Percent of total indebtedness
Mortgage notes payable						
Two Logan Square	May 1, 2020	3.980%	3.980%	\$ 83,220	\$ 84,440	4.3%
Four Tower Bridge (6)	February 10, 2021	5.200%	4.497%	9,583	-	0.5%
One Commerce Square	April 5, 2023	3.640%	3.640%	121,066	123,667	6.2%
Two Commerce Square	April 5, 2023	3.960%	4.513%	111,017	112,000	5.7%
Total mortgage notes payable	3.8 (wtd-avg maturity)		4.051% (wtd-avg effective rate)	324,886	320,107	16.8%
Net fair market value premium/(discount)				(1,853)	(2,325)	(0.1%)
Secured deferred financing costs				(445)	(566)	(0.0%)
Total mortgage notes payable including fair market value premium/(discount) and deferred financing costs				322,588	317,216	16.6%
Total debt	7.0 (wtd-avg maturity)		4.046% (wtd-avg effective rate)	1,953,496	1,948,717	100.8%
Net premium/(discount)				(6,031)	(6,748)	(0.3%)
Unsecured Deferred Financing Costs				(9,483)	(10,575)	(0.5%)
Secured Deferred Financing Costs				(445)	(566)	(0.0%)
Total debt, including net premium/(discount) and deferred financing costs				\$ 1,937,537	\$ 1,930,828	100.0%

(See page 38 for further footnotes)

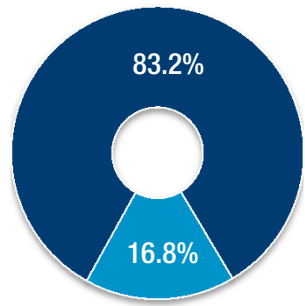
Maturity Schedule By Year	Secured Debt		Unsecured Debt		Total	Percent of Debt Maturing	Weighted Average Interest
	Scheduled Amortization	Balloon Payments	Bank Facilities	Senior Notes			
2018	\$ 1,854	\$ -	\$ -	\$ -	\$ 1,854	0.0%	3.977%
2019	7,595	-	-	-	7,595	0.4%	3.978%
2020	6,705	80,521	-	-	87,226	4.5%	3.980%
2021	6,142	9,001	-	-	15,143	0.8%	4.280%
2022	6,332	-	250,000	-	256,332	13.1%	3.724%
2023	1,620	205,116	-	350,000	556,736	28.5%	3.941%
2024	-	-	-	250,000	250,000	12.8%	4.328%
2025	-	-	-	-	-	0.0%	0.000%
2026	-	-	-	-	-	0.0%	0.000%
2027	-	-	-	450,000	450,000	23.0%	4.025%
Thereafter	-	-	-	328,610	328,610	16.8%	4.300%
Total	\$ 30,248	\$ 294,638	\$ 250,000	\$ 1,378,610	\$ 1,953,496	99.9%	4.046%

- (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 September 30, 2017, after which the rate reverted 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) On July 17, 2018, we amended the revolving credit facility to (i) extend the maturity date from May 15, 2019 to July 15, 2022, with two six-month extensions at our election subject to specified conditions and subject to payment of an extension fee; (ii) reduced the interest rate margins applicable to Eurodollar loans to a range between 0.775% and 1.45% per annum depending on our credit rating; (iii) provide for an additional interest rate option based on a floating Libor rate; and (iv) remove the covenant requiring us to maintain a minimum net worth.
- (6) This loan was assumed upon acquisition of the related property on January 5, 2018. The effective interest rate reflects the market rate at the time of acquisition.
- (7) Excludes the effect of any net premium/(discount) on balances or rates.
- (8) The weighted average calculations include variable rate debt at current rates.



% of total	0.1%	0.4%	4.5%	0.8%	13.1%	28.5%	12.8%	0.0%	0.0%	23.0%	16.8%
Expiring rate	3.98%	3.98%	3.98%	4.28%	3.72%	3.94%	4.33%	0.00%	0.00%	4.03%	4.30%

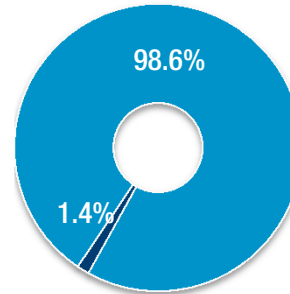
Unsecured and Secured Debt



■ Unsecured ■ Secured

Debt	Amount	Weighted Average Effective Rate	Weighted Average Maturity (in years)
Unsecured	\$ 1,628,610	4.045%	7.6
Secured	324,886	4.051%	3.8
Total	\$ 1,953,496	4.046%	7.0

Floating and Fixed Rate Debt



■ Floating ■ Fixed

Debt	Amount	Weighted Average Effective Rate	Weighted Average Maturity (in years)
Floating	\$ 27,062	3.558%	17.0
Fixed	1,926,434	4.053%	6.8
Total	\$ 1,953,496	4.046%	7.0

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

Revolving Credit Agreement dated July 17, 2018 and Amended and Restated Term Loan C Agreement dated October 8, 2015

Covenant	Required	09/30/2018	6/30/2018	03/31/2018	12/31/2017	9/30/2017	06/30/2017	03/31/2017
Fixed Charge Coverage Ratio	$\geq 1.50x$	3.56x	3.46x	3.41x	3.13x	3.08x	2.87x	2.72x
Leverage Ratio	$\leq 60\%$ *	39.3%	38.9%	39.6%	40.4%	41.1%	40.9%	40.6%
Unsecured Debt Limitation	$\leq 60\%$ *	37.6%	37.5%	38.3%	38.6%	39.1%	39.1%	38.6%
Secured Debt Limitation	$\leq 40\%$	12.4%	12.2%	13.6%	13.4%	14.5%	14.6%	14.6%
Unencumbered Cash Flow	$\geq 1.75x$	3.86x	3.82x	3.80x	3.55x	3.65x	3.41x	3.17x

* 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	09/30/2018	6/30/2018	03/31/2018	12/31/2017	9/30/2017	06/30/2017	03/31/2017
1006 (a) - Total Leverage Ratio	$< 60\%$	41.8%	41.6%	41.3%	41.7%	42.1%	42.5%	42.8%
1006 (b) - Debt Service Coverage Ratio	$\geq 1.50x$	3.93	3.88	3.86	3.79x	3.87x	3.82x	3.80x
1006 (c) - Secured Debt Ratio	$< 40\%$	7.0%	6.9%	6.9%	6.8%	7.0%	7.1%	6.8%
1006 (d) - Unencumbered Asset Ratio	$\geq 150\%$	240.1%	242.1%	244.4%	240.5%	235.3%	229.2%	228.0%

							As of September 30, 2018					BDN's Share	
Unconsolidated Real Estate Ventures	Location	Project Value (a)	Gross Asset Value @ 09/30/2018 (b)	BDN Investment @ 09/30/2018	Number of Properties	Net Operating Income (YTD)	Rentable Square Feet	Percent Occupied	Percent Leased (c)	BDN Ownership %	Net Operating Income (YTD)	Rentable Square Feet	
													BDN's Share
Office Properties													
Allstate DC JV	Various	\$ 208,114	\$ 227,624	\$ 42,712	5	\$ 9,750	874,479	82.6%	84.1%	50.0%	\$ 4,875	437,240	
DRA Austin JV	Austin, TX	338,012	396,276	14,411	12	24,227	1,570,123	93.2%	97.0%	50.0%	12,114	785,062	
MAP Venture	Various	210,041	258,690	11,939	58	20,622	3,924,783	91.4%	92.4%	50.0%	10,311	1,962,392	
PJP Ventures	Virginia	27,210	30,381	1,856	3	2,455	204,347	94.5%	94.5%	(d)	652	54,155	
Total							6,573,732	90.8%	92.5%			3,238,848	
Other													
Brandywine 1919 Ventures (e)	Philadelphia, PA	126,753	144,553	20,544	1	6,728	321 Units	(f)		50.0%	3,364		
Development Properties													
4040 Wilson	Arlington, VA	110,348	111,269	37,403	1	(71)	-	-		50.0%	(36)		
51 N Street	Washington, D.C.	28,704	28,832	21,136	1	(317)	-	-		70.0%	(222)		
1250 First Street Office	Washington, D.C.	24,132	24,136	17,781	1	(288)	-	-		70.0%	(202)		
Total			\$ 1,221,761	\$ 167,782	82	\$ 63,106					\$ 30,857		
Current Year Sold													
			Sold Date										
evo at Cira Centre South (g)	Philadelphia, PA				1	\$ 744				50.0%	\$ 372		

- (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 October 10, 2018 that will commence subsequent to the end of the current period.
- (d) The Company's ownership interest in the PJP Joint Ventures ranges from 25% to 30%.
- (e) On June 26, 2018, the Company and LCOR/Calstrs each provided a \$44.4 million mortgage loan to the venture, which was recorded as a note receivable within the "Other assets" caption of the balance sheet. The total investment in the venture, including the note and equity method investment, was \$65.0 million at September 30, 2018.
- (f) As of September 30, 2018, the apartment units were 95.3% occupied. The office and retail space is fully occupied and leased (24,000 SF).
- (g) On January 10, 2018, evo at Cira Centre South was sold at a gross sales price of \$197.5 million. We received net cash proceeds of \$43.0 million after closing costs and related debt payoffs and recorded a gain of \$25.7 million. At the time of sale, the property was 94.6% occupied.

Debt Instrument	BDN Ownership Percentage	Maturity Date	Stated Rate (1)	09/30/2018 Balance	09/30/2018 BDN Share of Venture Debt
Office Properties					
Allstate DC JV	50%	(2)	3.940%	\$ 92,782	\$ 46,391
DRA Austin JV	50%	(3)	3.514%	246,547	123,274
MAP Venture	50%	August 1, 2023	LIBOR + 2.45% (4)	185,000	92,500
PJP VII	25%	December 31, 2019	LIBOR + 2.65%	4,168	1,042
PJP II	30%	November 1, 2023	6.12%	2,303	691
PJP VI	25%	April 1, 2023	6.08%	7,146	1,787
Other					
Brandywine 1919 Ventures (5)	50%	June 25, 2023	4.000%	88,860	44,429
Development Properties					
4040 Wilson (\$150,000 construction loan)	50%	December 15, 2021	LIBOR + 2.75%	37,404	18,702
Total debt				\$ 664,210	\$ 328,816

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

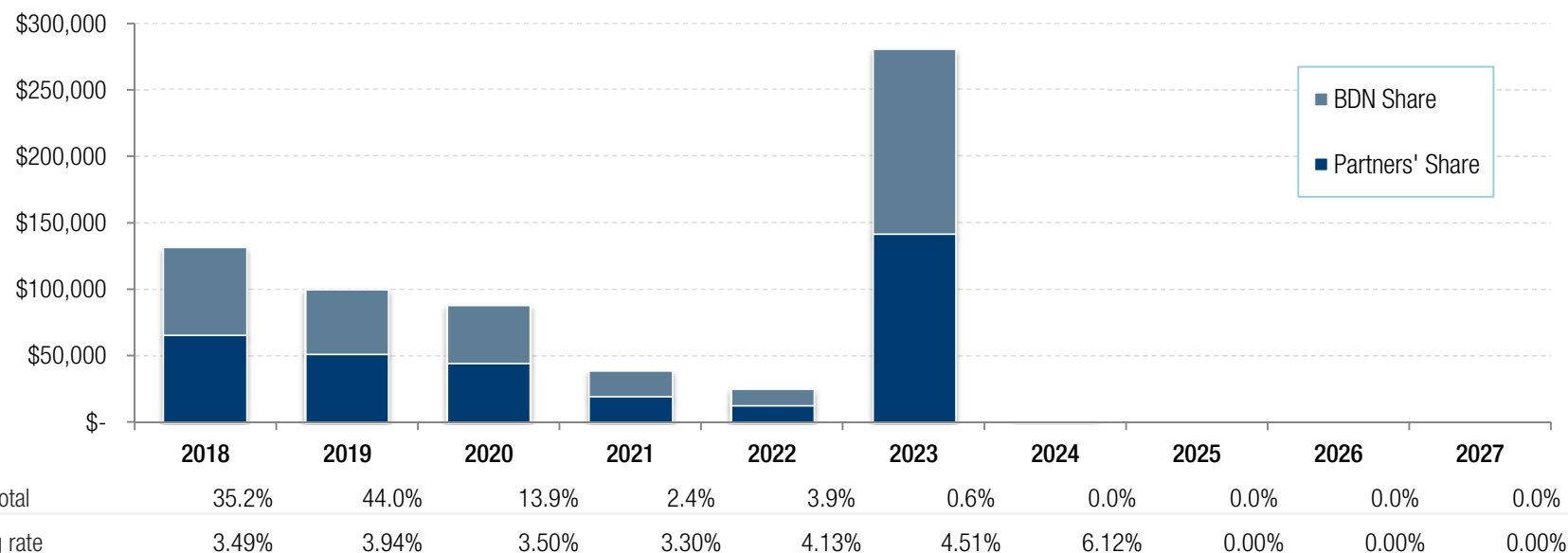
(2) The debt for these properties is comprised of two fixed rate mortgages: (i) \$26,282 with a 4.65% fixed interest rate due January 1, 2022 and (ii) \$66,500 with a 3.22% fixed interest rate due August 1, 2019, resulting in a time weighted average rate of 4.088%.

(3) The debt for these properties is comprised of three mortgages: (1) a \$131,036 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, (2) a \$28,361 with a 4.50% fixed interest rate due April 6, 2019, and (3) a \$87,150 that was swapped to a 1.36% fixed rate (or an all-in fixed rate of 3.36% incorporating the 2.00% spread) due February 10, 2020, resulting in a time and dollar weighted average rate of 3.484%.

(4) On August 1, 2018, MAP Venture refinanced its mortgage loan which reduced the interest rate to LIBOR + 2.45% capped at a total maximum interest rate of 6.0%, and extended the maturity date to August 1, 2023.

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

Maturity Schedule By Year	Secured Debt			Partners' Share	BDN Share	Percent of BDN Share Maturing	Weighted Average Interest Rate of Maturing Debt (a)
	Scheduled Amortization	Balloon Payments	Total				
2018	\$ 1,035	\$ 130,456	\$ 131,491	\$ 65,793	\$ 65,698	35.2%	3.486%
2019	1,493	98,595	100,088	51,230	48,858	44.0%	3.939%
2020	1,288	87,149	88,437	44,383	44,054	13.9%	3.500%
2021	1,360	37,404	38,764	19,556	19,208	2.4%	3.295%
2022	880	24,446	25,326	12,848	12,478	3.9%	4.125%
2023	576	279,429	280,005	141,515	138,490	0.6%	4.507%
2024	99	-	99	69	30	0.0%	6.120%
2025	-	-	-	-	-	0.0%	0.000%
2026	-	-	-	-	-	0.0%	0.000%
2027	-	-	-	-	-	0.0%	0.000%
Total	\$ 6,731	\$ 657,479	\$ 664,210	\$ 335,394	\$ 328,816	100.0%	3.999%



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

Equity Research Coverage

Argus Research

Jacob Kilstein
646-747-5447

D.A. Davidson & Co.

Barry Oxford
212-240-9871

JP Morgan

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

Stifel Nicolaus & Company, Inc.

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

Barclays Capital

Ross L. Smotrich / Trevor Young
212-526-2306 / 212-526-3098

Evercore ISI

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

KeyBanc Capital Markets

Jordan Sadler / Craig Mailman
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SunTrust Robinson Humphrey, Inc.

Michael R. Lewis
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646-855-5808 / 646-655-3329

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Mizuho Securities USA, Inc.

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Citigroup

Michael Bilerman / Emmanuel Korchman
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Paul Puryear / Bill Crow
727-567-2253 / 727-567-2594

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Company Information

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610-325-5600

Stock Exchange Listing

New York Stock Exchange

Trading Symbol

Common Shares: BDN

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

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Senior Unsecured Debt Ratings

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

Non-GAAP Measures

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

Funds from Operations (FFO)

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

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

Cash Available for Distribution (CAD)

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

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

EBITDAre is a non-GAAP financial measure. The Company computes EBITDAre in accordance with standards established by NAREIT, which may not be comparable to EBITDAre reported by other REITs that do not compute EBITDAre in accordance with the NAREIT definition, or that interpret the NAREIT definition differently than the Company. EBITDAre is defined as net income (loss) (computed in accordance with GAAP), plus interest expense, plus income tax expense (if any), plus depreciation and amortization, plus (minus) losses and gains on the disposition of depreciated property, plus impairment write-downs of depreciated property and investments in unconsolidated real estate ventures, plus adjustments to reflect the Company’s share of EBITDAre of unconsolidated real estate ventures. EBITDAre is not intended to represent cash flow for the period, is not presented as an alternative to operating income as an indicator of operating performance, should not be considered in isolation or as a substitute for measures of performance prepared in accordance with GAAP and is not indicative of operating income or cash provided by operating activities as determined under GAAP. EBITDAre is presented solely as a supplemental disclosure with respect to liquidity because the Company believes it provides useful information regarding the Company’s ability to service or incur debt.

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

Net Operating Income (NOI)

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

Net Operating Income (NOI) (continued)

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

Same Store Properties

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

Revenue Maintaining Capital Expenditures

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

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

Revenue Creating Capital Expenditures

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

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, 2017, filed with the Securities and Exchange Commission on February 23, 2018.



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Brandywine Realty Trust Announces Significant Investment Activity, Third Quarter 2018 Results, Narrows 2018 Guidance and Provides Initial 2019 Guidance

Philadelphia, PA, October 17, 2018 — Brandywine Realty Trust (NYSE:BDN) today reported its financial and operating results for the three and nine-month periods ended September 30, 2018, revised full year 2018 guidance and introduced 2019 earnings guidance.

Management Comments

“In addition to making excellent progress on our 2018 business plan, we also are announcing two significant transactions that further accelerate our growth,” stated Gerard H. Sweeney, President and Chief Executive Officer of Brandywine Realty Trust. “These transactions achieve our goals of increasing our revenue contribution from Austin, increasing our return on invested capital and creating earnings momentum. Both of these transactions will close in the fourth quarter. Given the continued progress of our 2018 business plan, we are narrowing our 2018 FFO guidance range from \$1.35 to \$1.41 per share to \$1.36 to \$1.40 per share. We are also introducing our 2019 FFO guidance range of \$1.37 to \$1.47 per share which includes the impact of the announced transaction activity and a \$0.03 per share reduction due to a new lease accounting standard. Our 2019 guidance at the midpoint represents a comparable 5% annual FFO growth rate.”

Third Quarter Highlights

Financial Results

- Net loss available to common shareholders; (\$43.0) million, or (\$0.24) per diluted share, which includes an impairment charge totaling (\$56.9) million, or (\$0.32) per diluted share.
- Funds from Operations (FFO); \$63.2 million, or \$0.35 per diluted share.

Portfolio Results

- Core portfolio was 93.0% occupied and 95.1% leased.
- Signed 526,000 square feet of new and renewal leases.
- Achieved 75% tenant retention ratio.
- Rental rate mark-to-market increased 11.4% on a GAAP basis and increased 3.0% on a cash basis.

2018 Business Plan Revisions

- 2018 Disposition Target Increase: 85% of Northern Virginia Joint Venture, or \$265.2 million.
- 2018 Acquisition Target Increase: 50% of Austin Investment, or \$268.5 million.
- Speculative Review Target: Decrease from \$26.3 million to \$25.3 million.

- GAAP Same-Store Growth Rate: Adjust from (1)-1% to (1.5)-0%.
- GAAP Market-to-Market: Increase from 8-10% to 13-14%.
- Estimated Changes to 2018 Net Income (In \$millions):

Gain and Promote on Austin Portfolio Transaction	\$127.3
Impairment on Sale of Northern Virginia Assets	<u>(56.9)</u>
Net Increase to Net Income	<u>\$ 70.4</u>

The net increase to 2018 net income represents \$0.39 per diluted share and will not be included in FFO.

2019 Business Plan and Guidance Introduced

- Net income: \$0.36 to \$0.46 per diluted share
- FFO: \$1.37 to \$1.47 per diluted share
- Same Store Growth Range: 1-3% cash and 0-2% GAAP
- Rental Rate Mark-to-Market Range: 8-10% GAAP and 2-4% cash
- Effective January 1, 2019, we will implement a new lease accounting standard that will modify our accounting for leases, ground leases and the capitalization of lease related pursuit costs. We estimate that the implementation of the new standard will reduce earnings by \$4.6 million. Our 2019 guidance reflects the \$4.6 million, or \$0.03 per diluted share, reduction in our net income available to shareholders and FFO to reflect the implementation of the new accounting standard.

Transaction Activity

Austin Investment

- On October 17, 2018, we entered into an agreement to acquire our partner's entire 50% interest in the 12 remaining buildings within the DRA Austin real estate venture ("Austin Portfolio") containing 1,570,123 square feet, located in Austin, Texas, valuing the portfolio at \$537.0 million, or \$342 per square foot. The Austin Portfolio is currently encumbered by \$246.5 million of mortgage indebtedness that we intend to pay-off at closing or during the first quarter of 2019. Upon closing, the joint venture generated a 27% internal rate of return to our shareholders. We anticipate the transaction closing during the fourth quarter 2018 and will fund the acquisition using cash-on-hand, proceeds from the anticipated Northern Virginia Joint Venture and our unsecured line of credit.

Dispositions

Northern Virginia Joint Venture

- On October 16, 2018, we entered into an agreement with the Rockpoint Group to sell a portfolio of 8 properties (the "Portfolio") containing an aggregate of 1,293,197 square feet, located in the Northern Virginia, for a sales price of \$312.0 million. We retained a 15% equity interest in the Portfolio through an unconsolidated real estate venture (the "JV"). To partially fund the acquisition, the JV will secure mortgage financing. As of September 30, 2018, the Portfolio was classified as held for sale.

National Training Center

- On May 18, 2018, Subaru exercised its option to purchase the National Training Center in Camden, New Jersey. During the third quarter 2018, we placed the National Training Center into service and Subaru took occupancy. Subaru will purchase the property during the fourth quarter 2018. At closing, we estimate the gross purchase price will approximate \$47.7 million, we expect to record a gain totaling approximately \$3.5 million, and receive proceeds of approximately \$45.2 million.

Finance Activity

- As previously disclosed, on July 17, 2018, we amended our revolving credit facility to extend the maturity date from May 15, 2019 to July 15, 2022 with two six-month extensions. In addition, we lowered our interest rate borrowing margin by 10 basis points and reduced our financial covenant requirements.
- On August 1, 2018, the MAP Venture refinanced its mortgage loan which reduced the interest rate to LIBOR + 2.45% capped at a total maximum interest rate of 6.0%, and extended the maturity date to August 1, 2023.
- We have no outstanding balance on our \$600.0 million unsecured revolving credit facility as of September 30, 2018.
- We have \$70.0 million of cash and cash equivalents on-hand as of September 30, 2018.

Results for the Three and Nine-Month Periods Ended September 30, 2018

Net loss allocated to common shares totaled (\$43.0) million or (\$0.24) per diluted share in the third quarter of 2018 compared to a net income of \$18.8 million or \$0.11 per diluted share in the third quarter of 2017. The 2018 results include an impairment charge totaling (\$56.9) million, or (\$0.32) per diluted share.

FFO available to common shares and units in the third quarter of 2018 totaled \$63.2 million or \$0.35 per diluted share versus \$61.9 million or \$0.35 per diluted share in the third quarter of 2017. Our third quarter 2018 payout ratio (\$0.18 common share distribution / \$0.35 FFO per diluted share) was 51.4%.

Net income allocated to common shares totaled \$14.1 million or \$0.08 per diluted share for the first nine months of 2018 compared to net income of \$42.2 million or \$0.24 per diluted share in the first nine months of 2017. The 2018 results include an impairment charge totaling (\$56.9) million, or (\$0.32) per diluted share.

Our FFO available to common shares and units for the first nine months of 2018 totaled \$183.4 million, or \$1.01 per diluted share compared to FFO available to common shares and units of \$175.5 million, or \$0.99 per diluted share, for the first nine months of 2017. Our first nine months 2018 FFO payout ratio (\$0.54 common share distribution / \$1.01 FFO per diluted share) was 53.5%.

Operating and Leasing Activity

In the third quarter of 2018, our Net Operating Income (NOI) excluding termination revenues and other income items increased 3.4% on a GAAP basis and increased 13.7% on a cash basis for our 76 same store properties, which were 93.1% and 92.4% occupied on September 30, 2018 and September 30, 2017, respectively.

We leased approximately 526,000 square feet and commenced occupancy on 336,000 square feet during the third quarter of 2018. The third quarter occupancy activity includes 140,000 square feet of renewals, 121,000 square feet of new leases and 75,000 square feet of tenant expansions. We have an additional 302,000 square feet of executed new leasing scheduled to commence subsequent to September 30, 2018.

We achieved a 75% tenant retention ratio in our core portfolio with net absorption of 50,000 square feet during the third quarter of 2018. Third quarter rental rate growth increased 11.4% as our renewal rental rates increased 6.3% and our new lease/expansion rental rates increased 17.1%, all on a GAAP basis.

At September 30, 2018, our core portfolio of 78 properties comprising 14.3 million square feet was 93.0% occupied and we are now 95.1% leased (reflecting new leases commencing after September 30, 2018).

Distributions

On September 11, 2018, our Board of Trustees declared a quarterly dividend distribution of \$0.18 per common share that was paid on October 18, 2018 to shareholders of record as of October 4, 2018.

2018 Earnings and FFO Guidance

Based on current plans and assumptions and subject to the risks and uncertainties more fully described in our Securities and Exchange Commission filings, we are adjusting our previously issued 2018 net income guidance of \$0.29 to \$0.35 per diluted share to \$0.76 to \$0.80 per diluted share and adjusting our previously issued 2018 FFO guidance of \$1.35 to \$1.41 per diluted share to \$1.36 to \$1.40 per diluted share. This guidance is provided for informational purposes and is subject to change. The following is a reconciliation of the calculation of 2018 FFO and earnings per diluted share:

<u>Guidance for 2018</u>	<u>Range</u>
Income per diluted share allocated to common shareholders	\$0.69 to \$0.73
Less: Impairment & estimated net (gain) loss on sale of real estate transactions and promote income.....	(0.39) (0.39)
Plus: Real estate depreciation, amortization.....	<u>1.06</u> <u>1.06</u>
 FFO per diluted share	 <u>\$1.36 to \$1.40</u>

Our 2018 FFO key assumptions to include:

- Core Occupancy improving to a range of 94-95% by year-end 2018 and 95-96% leased;
- 13-14% GAAP increase in overall lease rates during 2018 with a resulting (1.5)-0% (decrease)/increase in 2018 same store GAAP NOI;
- (2)-2% cash (decrease)/increase in overall lease rates during 2018 with a resulting 1-3% increase in 2018 same store cash NOI;
- Speculative Revenue Target: \$25.3 million, 96% achieved;
- \$0.18 per share quarterly dividend;
- Acquisition Activity: Austin Investment, 50% of \$537.0 million, or \$268.5 million;
- Sales Activity: \$366.0 million, represents sales of evo and Northern Virginia Joint Venture;
- One development start; and
- Annual earnings and FFO per diluted share based on 182.0 million fully diluted weighted average common shares.

2019 Earnings and FFO Guidance

Based on current plans and assumptions and subject to the risks and uncertainties more fully described in our Securities and Exchange Commission filings, we are introducing our 2019 net income guidance of \$0.36 - \$0.46 per diluted share and 2019 FFO guidance of \$1.37 - \$1.47 per diluted share. This guidance is provided for informational purposes and is subject to change. The following is a reconciliation of the calculation of 2019 FFO and earnings per diluted share:

<u>Guidance for 2019</u>		<u>Range</u>
Earnings per diluted share allocated to common shareholders	\$0.36	to \$0.46
Plus: real estate depreciation, amortization	<u>1.01</u>	<u>1.01</u>
FFO per diluted share	<u>\$ 1.37</u>	to <u>\$ 1.47</u>

Our 2019 FFO key assumptions to include:

- Core Occupancy improving to a range of 94-95% by year-end 2019 and 95-96% leased;
- 8-10% GAAP increase in overall lease rates;
- 2-4% cash increase in overall lease rates;
- 0-2% increase in 2019 same store GAAP NOI;
- 1-3% increase in 2019 same store cash NOI;
- Speculative Revenue Target: \$31.0 million, 65% achieved;
- Change in Lease Accounting Treatment: \$4.6 million, or \$0.03 per diluted share;
- \$0.18 per share quarterly dividend;
- Acquisition Activity: none
- Sales Activity: none;
- One development start; and
- Annual earnings and FFO per diluted share based on 182.0 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 184 properties and 25.3 million square feet as of September 30, 2018, 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 updated earnings guidance for fiscal 2018 on Thursday, October 18, 2018, during the company's earnings call. The conference call will begin at 9:00 a.m. Eastern Time and will last approximately one hour. The conference call can be accessed by dialing 1-833-818-6810 and providing conference ID: 9359369. Beginning two hours after the conference call, a taped replay of the call can be accessed through Friday, November 2, 2018, by calling 1-855-859-2056 and entering access code 9359369. The conference call can also be accessed via a webcast on our website at www.brandywinerealty.com.

Looking Ahead – Fourth Quarter 2018 Conference Call

We anticipate we will release our fourth quarter 2018 earnings on Wednesday, January 30, 2019, after the market close and will host our fourth quarter 2018 conference call on Thursday, January 31, 2019 at 9:00 a.m. Eastern Time. We expect to issue a press release in advance of these events to reconfirm the dates and times and provide all related information.

Forward-Looking Statements

Estimates of future earnings per share, FFO per share, common share dividend distributions and certain other statements in this release constitute "forward-looking statements" within the meaning of the Private Securities Litigation Reform Act of 1995. Such forward-looking statements involve known and unknown risks, uncertainties and other factors that may cause our 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. The declaration and payment of future dividends (both timing and amount) is subject to the determination of our Board of Trustees, in its sole discretion, after considering various factors, including the Company's financial condition, historical and forecast operating results, and available cash flow, as well as any applicable laws and contractual covenants and any other relevant factors. The Company's practice regarding payment of dividends may be modified at any time and from time to time. Additional information on factors which could impact us and the forward-looking statements contained herein are included in our filings with the Securities and Exchange Commission, including our Form 10-K for the year ended December 31, 2017. 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)

	September 30, 2018	December 31, 2017
ASSETS		
Real estate investments:		
Operating properties	\$ 3,429,048	\$ 3,832,348
Accumulated depreciation	(845,674)	(895,091)
Operating real estate investments, net	2,583,374	2,937,257
Construction-in-progress	157,075	121,188
Land held for development	77,578	98,242
Prepaid leasehold interests in land held for development, net	40,100	-
Total real estate investments, net	2,858,127	3,156,687
Assets held for sale, net	297,194	392
Cash and cash equivalents	70,360	202,179
Accounts receivable, net of allowance of \$3,782 and \$3,467 as of September 30, 2018 and December 31, 2017, respectively	13,871	17,938
Accrued rent receivable, net of allowance of \$13,562 and \$13,645 as of September 30, 2018 and December 31, 2017, respectively	178,013	169,760
Investment in real estate ventures, at equity	167,782	194,621
Deferred costs, net	97,004	96,695
Intangible assets, net	55,139	64,972
Other assets	186,132	92,204
Total assets	<u>\$ 3,923,622</u>	<u>\$ 3,995,448</u>
LIABILITIES AND BENEFICIARIES' EQUITY		
Mortgage notes payable, net	\$ 322,588	\$ 317,216
Unsecured term loan, net	248,677	248,429
Unsecured senior notes, net	1,366,272	1,365,183
Accounts payable and accrued expenses	116,994	107,074
Distributions payable	32,492	32,456
Deferred income, gains and rent	26,731	42,593
Acquired lease intangibles, net	17,680	20,274
Liabilities related to assets held for sale	826	-
Other liabilities	14,559	15,623
Total liabilities	<u>\$ 2,146,819</u>	<u>\$ 2,148,848</u>
Brandywine Realty Trust's Equity:		
Common Shares of Brandywine Realty Trust's beneficial interest, \$0.01 par value; shares authorized 400,000,000; 178,602,602 and 178,285,236 issued and outstanding as of September 30, 2018 and December 31, 2017, respectively	1,787	1,784
Additional paid-in-capital	3,223,817	3,218,564
Deferred compensation payable in common shares	14,021	12,445
Common shares in grantor trust, 977,120 and 894,736 issued and outstanding as of September 30, 2018 and December 31, 2017, respectively	(14,021)	(12,445)
Cumulative earnings	674,599	660,174
Accumulated other comprehensive income	10,239	2,399
Cumulative distributions	(2,150,463)	(2,053,741)
Total Brandywine Realty Trust's equity	1,759,979	1,829,180
Noncontrolling interests	16,824	17,420
Total beneficiaries' equity	1,776,803	1,846,600
Total liabilities and beneficiaries' equity	<u>\$ 3,923,622</u>	<u>\$ 3,995,448</u>

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

	<u>Three Months Ended September 30,</u>		<u>Nine Months Ended September 30,</u>	
	2018	2017	2018	2017
Revenue				
Rents	\$ 107,580	\$ 102,557	\$ 321,597	\$ 307,446
Tenant reimbursements	20,557	17,239	59,094	53,812
Termination fees	498	200	1,630	2,013
Third party management fees, labor reimbursement and leasing	4,944	6,918	17,531	20,483
Other	1,419	1,524	5,290	3,395
Total revenue	<u>134,998</u>	<u>128,438</u>	<u>405,142</u>	<u>387,149</u>
Operating expenses:				
Property operating expenses	37,833	36,847	115,052	110,947
Real estate taxes	12,433	11,235	37,272	34,062
Third party management expenses	2,612	2,619	9,605	7,391
Depreciation and amortization	43,900	42,429	130,908	132,584
General and administrative expenses	5,963	5,813	22,209	21,797
Provision for impairment	56,865	-	56,865	3,057
Total operating expenses	<u>159,606</u>	<u>98,943</u>	<u>371,911</u>	<u>309,838</u>
Operating income (loss)	<u>(24,608)</u>	<u>29,495</u>	<u>33,231</u>	<u>77,311</u>
Other income (expense):				
Interest income	1,220	79	2,564	635
Interest expense	(19,257)	(19,732)	(58,091)	(61,473)
Interest expense - amortization of deferred financing costs	(618)	(577)	(1,872)	(1,807)
Equity in income (loss) of Real Estate Ventures	1	(5,723)	(1,182)	(5,387)
Net gain (loss) on disposition of real estate	-	-	(35)	8,411
Net gain on sale of undepreciated real estate	-	953	2,859	953
Net gain on Real Estate Venture transactions	-	13,758	37,263	28,340
Net income (loss) before income taxes	<u>(43,262)</u>	<u>18,253</u>	<u>14,737</u>	<u>46,983</u>
Income tax (provision) benefit	-	793	(158)	1,032
Net income (loss)	<u>(43,262)</u>	<u>19,046</u>	<u>14,579</u>	<u>48,015</u>
Net (income) loss attributable to noncontrolling interests	339	(170)	(167)	(384)
Net income (loss) attributable to Brandywine Realty Trust	<u>(42,923)</u>	<u>18,876</u>	<u>14,412</u>	<u>47,631</u>
Distribution to preferred shareholders	-	-	-	(2,032)
Preferred share redemption charge	-	-	-	(3,181)
Nonforfeitable dividends allocated to unvested restricted shareholders	(80)	(73)	(280)	(245)
Net income (loss) attributable to Common Shareholders of Brandywine Realty Trust	<u>\$ (43,003)</u>	<u>\$ 18,803</u>	<u>\$ 14,132</u>	<u>\$ 42,173</u>
PER SHARE DATA				
Basic income (loss) per Common Share	<u>\$ (0.24)</u>	<u>\$ 0.11</u>	<u>\$ 0.08</u>	<u>\$ 0.24</u>
Basic weighted average shares outstanding	178,602,622	175,433,657	178,515,993	175,315,581
Diluted income (loss) per Common Share	<u>\$ (0.24)</u>	<u>\$ 0.11</u>	<u>\$ 0.08</u>	<u>\$ 0.24</u>
Diluted weighted average shares outstanding	178,602,622	176,835,022	179,752,544	176,599,332

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

	Three Months Ended September 30,		Nine Months Ended September 30,	
	2018	2017	2018	2017
Reconciliation of Net Income (Loss) to Funds from Operations:				
Net income (loss) attributable to common shareholders	\$ (43,003)	\$ 18,803	\$ 14,132	\$ 42,173
Add (deduct):				
Net income (loss) attributable to noncontrolling interests - LP units	(359)	158	121	359
Nonforfeitable dividends allocated to unvested restricted shareholders	80	73	280	245
Net gain on real estate venture transactions	-	(13,758)	(37,263)	(28,340)
Net (gain) loss on disposition of real estate	-	-	35	(8,411)
Provision for impairment	56,865	-	56,865	2,730
Other than temporary impairment of equity method investment	-	4,844	-	4,844
Depreciation and amortization:				
Real property	35,011	34,742	104,798	104,340
Leasing costs including acquired intangibles	8,482	7,464	24,932	27,713
Company's share of unconsolidated real estate ventures	6,334	9,816	20,230	30,505
Partners' share of consolidated real estate ventures	(57)	(54)	(166)	(177)
Funds from operations	\$ 63,353	\$ 62,088	\$ 183,964	\$ 175,981
Funds from operations allocable to unvested restricted shareholders	(157)	(162)	(528)	(511)
Funds from operations available to common share and unit holders (FFO)	\$ 63,196	\$ 61,926	\$ 183,436	\$ 175,470
FFO per share - fully diluted	<u>\$ 0.35</u>	<u>\$ 0.35</u>	<u>\$ 1.01</u>	<u>\$ 0.99</u>
Weighted-average shares/units outstanding - fully diluted	181,253,953	178,314,821	181,232,343	178,079,131
Distributions paid per common share	<u>\$ 0.18</u>	<u>\$ 0.16</u>	<u>\$ 0.54</u>	<u>\$ 0.48</u>
FFO payout ratio (distributions paid per common share/FFO per diluted share)	51.4%	45.7%	53.5%	48.5%

BRANDYWINE REALTY TRUST
SAME STORE OPERATIONS – 3rd QUARTER
(unaudited and in thousands)

Of the 93 properties owned by the Company as of September 30, 2018, a total of 76 properties ("Same Store Properties") containing an aggregate of 14.2 million net rentable square feet were owned for the entire three-month periods ended September 30, 2018 and 2017. As of September 30, 2018, two properties were recently completed/acquired, two properties were in development and five properties were in redevelopment. Average occupancy for the Same Store Properties was 92.9% during 2018 and 92.0% during 2017. The following table sets forth revenue and expense information for the Same Store Properties:

	Three Months Ended September 30,	
	2018	2017
Revenue		
Rents	\$ 93,210	\$ 90,854
Tenant reimbursements	19,109	16,793
Termination fees	498	200
Other	345	541
Total revenue	<u>113,162</u>	<u>108,388</u>
Operating expenses		
Property operating expenses	32,193	31,072
Real estate taxes	10,520	9,270
Net operating income	<u>\$ 70,449</u>	<u>\$ 68,046</u>
Net operating income - percentage change over prior year	3.5%	
Net operating income, excluding net termination fees & other	<u>\$ 69,606</u>	<u>\$ 67,305</u>
Net operating income, excluding net termination fees & other - percentage change over prior year	3.4%	
Net operating income	\$ 70,449	\$ 68,046
Straight line rents & other	(1,978)	(7,961)
Above/below market rent amortization	(406)	(457)
Amortization of tenant inducements	238	312
Non-cash ground rent	22	22
Cash - Net operating income	<u>\$ 68,325</u>	<u>\$ 59,962</u>
Cash - Net operating income - percentage change over prior year	13.9%	
Cash - Net operating income, excluding net termination fees & other	<u>\$ 67,265</u>	<u>\$ 59,161</u>
Cash - Net operating income, excluding net termination fees & other - percentage change over prior year	13.7%	
Net income (loss):		
Net income (loss):	\$ (43,262)	\$ 19,046
Add/(deduct):		
Interest income	(1,220)	(79)
Interest expense	19,257	19,732
Interest expense - amortization of deferred financing costs	618	577
Equity in (income) loss of Real Estate Ventures	(1)	5,723
Net gain on Real Estate Venture transactions	-	(13,758)
Net gain on sale of undepreciated real estate	-	(953)
Depreciation and amortization	43,900	42,429
General & administrative expenses	5,963	5,813
Income tax benefit	-	(793)
Provision for impairment	56,865	-
Consolidated net operating income	82,120	77,737
Less: Net operating income of non-same store properties and elimination of non-property specific operations	(11,671)	(9,691)
Same store net operating income	<u>\$ 70,449</u>	<u>\$ 68,046</u>

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

Of the 93 properties owned by the Company as of September 30, 2018, a total of 73 properties ("Same Store Properties") containing an aggregate of 13.0 million net rentable square feet were owned for the entire nine-month periods ended September 30, 2018 and 2017. As of September 30, 2018, five properties were recently completed/acquired, two properties were in development and five properties were in redevelopment. Average occupancy for the Same Store Properties was 92.9% during 2018 and 94.4% during 2017. The following table sets forth revenue and expense information for the Same Store Properties:

	Nine Months Ended September 30,	
	2018	2017
Revenue		
Rents	\$ 247,836	\$ 249,669
Tenant reimbursements	49,750	47,914
Termination fees	1,630	1,536
Other	1,197	1,422
Total revenue	300,413	300,541
Operating expenses		
Property operating expenses	88,207	86,085
Real estate taxes	30,000	26,797
Net operating income	<u>\$ 182,206</u>	<u>\$ 187,659</u>
Net operating income - percentage change over prior year	-2.9%	
Net operating income, excluding net termination fees & other	<u>\$ 179,379</u>	<u>\$ 184,701</u>
Net operating income, excluding net termination fees & other - percentage change over prior year	-2.9%	
Net operating income	\$ 182,206	\$ 187,659
Straight line rents & other	(982)	(5,943)
Above/below market rent amortization	(1,266)	(2,244)
Amortization of tenant inducements	561	697
Non-cash ground rent	67	67
Cash - Net operating income	<u>\$ 180,586</u>	<u>\$ 180,236</u>
Cash - Net operating income - percentage change over prior year	0.2%	
Cash - Net operating income, excluding net termination fees & other	<u>\$ 177,096</u>	<u>\$ 176,349</u>
Cash - Net operating income, excluding net termination fees & other - percentage change over prior year	0.4%	
	Nine Months Ended September 30,	
	2018	2017
Net income:	\$ 14,579	\$ 48,015
Add/(deduct):		
Interest income	(2,564)	(635)
Interest expense	58,091	61,473
Interest expense - amortization of deferred financing costs	1,872	1,807
Equity in loss of Real Estate Ventures	1,182	5,387
Net gain on Real Estate Venture transactions	(37,263)	(28,340)
Net (gain) loss on disposition of real estate	35	(8,411)
Net gain on sale of undepreciated assets	(2,859)	(953)
Depreciation and amortization	130,908	132,584
General & administrative expenses	22,209	21,797
Income tax provision (benefit)	158	(1,032)
Provision for impairment	56,865	3,057
Consolidated net operating income	243,213	234,749
Less: Net operating income of non-same store properties and elimination of non-property specific operations	(61,007)	(47,090)
Same store net operating income	<u>\$ 182,206</u>	<u>\$ 187,659</u>