

# 2018

## SUPPLEMENTAL INFORMATION PACKAGE

First Quarter



BDN  
LISTED  
NYSE



*Above: Cira Centre, 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;  
 4040 Wilson, Metro D.C.*

## Table of Contents

	Page
Executive Summary	3
2018 Business Plan Trend Line	5
Investor Day 2018 - 2021 Forward Guidance Ranges	6
2018 Business Plan Highlights	7
Sources and Uses of Cash and Cash Equivalents	8
Regional Property Overview	9
Net Operating Income Composition	12
Development Activity	13
Land Inventory	16
Property Activity	17
Leasing Activity	19
Lease Expiration Analysis	21
Top Twenty Tenants	23
Portfolio Tenant Mix	24
Income Statements	25
Same Store Net Operating Income Comparison	26
EBITDA and EBITDA Coverage Ratios	27
Funds from Operations and Cash Available for Distribution	28
Balance Sheets and Related Information	30
Debt Schedules	33
Unconsolidated Real Estate Ventures	38
Analyst and Company Information	41
Disclaimers and Other Information	42

## Transaction Highlights



Dulles Corner | Herndon, VA



Schuylkill Yards Design Rendering | Philadelphia, PA

### Dispositions

- 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. Once certain infrastructure improvements are completed at Garza Ranch, which we expect will occur during Q2 2018, an estimated gain of \$2.5 million will be recognized on the sale of an aggregate of 16.7 acres of land (including the aforementioned 6.6 acres) located at Garza Ranch.
- On January 10, 2018, completed the sale of 13.1 acres of land, located in Durham, North Carolina, for a gross sales price of \$0.5 million for a nominal gain.
- On January 10, 2018, the evo at Cira Centre South Venture, a real estate venture in which we own a 50% interest, sold its sole operating property, a 345-unit residential property in Philadelphia, Pennsylvania, 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. The gain on the sale was \$25.7 million. Since the original capital contribution on January 25, 2013, the real estate venture earned an IRR of 22.5%.
- 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, which represents the acquisition value over the equity method investment basis.

### Development

- During Q1 2018, substantially completed the construction of Subaru of America's Headquarters, in Camden, New Jersey. As development manager, we earned \$9.3 million in total development profit over the full term of the project. Final completion is anticipated in Q2 2018.
- On April 18, 2018, fully executed a lease for the entire building (100,000 rentable square feet) at 500 North Gulph Road in King of Prussia, PA, which is currently under redevelopment. Delivery is anticipated in Q3 2018. The stabilized cash yield is 9.3%.
- Simultaneous with the disposition of 6.6 acres of land at Garza Ranch (discussed above), we signed a development agreement with a single tenant to construct an office building containing approximately 250,000 rentable square feet on the site. As part of the agreement, the tenant will pay all development and construction costs and we will earn a development fee. Construction is anticipated to commence during Q3 2018 and be completed by Q4 2019.

### Schuylkill Yards Development

- During Q2 2018, pursuant to our master development agreement, we expect to acquire a leasehold interest in a land parcel containing 1.0 acres, located at 3025 JFK Boulevard in Philadelphia, Pennsylvania for an estimated gross purchase price of \$20.5 million. The leasehold interest is for 99 years and will commence upon construction. The acquisition will be funded from available cash balances.
- On March 22, 2018, pursuant to our master development agreement, we acquired a leasehold interest in land parcels containing 1.0 acres, located at 3001-3003 JFK Boulevard in Philadelphia, Pennsylvania, for a gross purchase price of \$24.6 million. The leasehold interest is for 99 years and will commence upon construction. The acquisition was funded from available cash balances.

### Ratings Agencies

- During Q1 2018, Moody's Analytics revised its outlook for Brandywine Realty Trust to positive from stable.

<b>Leasing Highlights</b>	Q1 2018	Q4 2017
Quarter end occupancy	92.3%	92.9%
Current projected / Prior year end occupancy	94-95%	92.9%
Leased as of April 13, 2018 / January 12, 2018	94.2%	94.3%
Leases executed in quarter (sq ft)	405,703	892,903
New leases commenced (sq ft)	98,177	167,629
Expansions commenced (sq ft)	32,855	98,580
Leases renewed (sq ft)	<u>171,204</u>	<u>133,489</u>
Total lease activity (sq ft)	302,236	399,698
Early lease renewals (sq ft)	136,211	568,959
Forward lease commencements (sq ft):		
Q2 2018	133,997	
Q3 2018	62,865	
Q4 2018	83,278	
2019	<u>14,253</u>	
Total square feet of forward lease commencements:	294,393	



<b>Key Operating Metrics</b>	Q1 2018	4/13/2018 Business Plan
Same Store NOI Growth		
GAAP	-4.4%	-1.0% - 1.0%
Cash	-1.4%	1.0% - 3.0%
Rental Rate Mark to Market (a)		
New Leases/expansions		
GAAP	11.9%	
Cash	5.2%	
Renewals		
GAAP	9.7%	
Cash	0.2%	
Combined		
GAAP	10.5%	8.0% - 10.0%
Cash	2.0%	-2.0% - 2.0%
Average Lease Term (yrs)	7.4	7.2
Leasing Capital (PSF/yr) (a)	\$2.84	\$2.75 - \$3.25
Tenant Retention	51%	67%

<b>Financial Highlights</b>	Q1 2018	Q4 2017
Net income to common shareholders	\$44,215	\$73,137
Per diluted share	\$0.25	\$0.41
Common share distributions paid	\$0.18	\$0.16
Funds From Operations (FFO)	\$57,257	\$53,749
Per diluted share	\$0.32	\$0.30
FFO - excl. capital market, transactional items and other	\$57,594	\$58,989
Per diluted share	\$0.32	\$0.33
FFO payout ratio - excl. capital market, trans. items and other	56.3%	48.5%
Cash Available for Distribution (CAD)	\$42,963	\$38,428
CAD payout ratio (Distributions paid per common share / CAD)	75.5%	73.9%
<b>Balance Sheet Highlights</b>	Q1 2018	Q4 2017
Net debt to total gross assets	36.9%	37.3%
Ratio of net debt to annualized quarterly EBITDA	6.0	6.2
Cash on hand	\$200,813	\$202,179

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

Business Plan Component	2018 Business Plan as of		
	04/13/2018	01/12/2018	10/06/2017
Speculative Revenue	\$26.3 MM	\$26.3 MM	\$26.3 MM
Executed	83%	75%	49%
Projected Tenant Retention (SF)	67%	67%	67%
Same Store NOI Increase			
• GAAP	-1.0% - 1.0%	-1.0% - 1.0%	-1.0% - 1.0%
• Cash	1.0% - 3.0%	1.0% - 3.0%	1.0% - 3.0%
Leasing Capital PSF/YR	\$2.75 - \$3.25	\$2.75 - \$3.25	\$2.75 - \$3.25
Capital as a % of lease revenue	12.0%	12.0%	12.0%
Average Lease Term	7.2 years	7.2 years	7.2 years
Net Income Attributable to Common Shareholders	\$0.29 - \$0.37	\$0.29 - \$0.39	\$0.34 - \$0.44
Funds from Operations, excluding capital market, transactional items and other	\$1.34 - \$1.42	\$1.33 - \$1.43	\$1.36 - \$1.46
Cash Available for Distribution Payout Ratio Annualized	71% - 65%	71% - 65%	69% - 63%
Rental Rate Increase / (Decline)			
	<u>New/Expansion</u>	<u>Renewal</u>	<u>Combined</u>
• GAAP	18.0% - 20.0%	4.0% - 6.0%	8.0% - 10.0%
• Cash	4.0% - 6.0%	-5.0% - 0.0%	-2.0% - 2.0% (1)
Year-end SS Occupancy	94-95%	94-95%	94-95%
Year-end Core Occupancy	94-95%	94-95%	94-95%
Year-end Core Leased	95-96%	95-96%	95-96%
Bank Financing/Preferred Shares	New term loan not required (2)	New term loan not required (2)	\$150.0 MM term loan during 1H18
Unsecured Financing/Liability Management	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
Dispositions (excluding land)	\$98.8 MM Closed	\$98.8 MM Closed	None Incorporated
Acquisitions (excluding land)	None Incorporated	None Incorporated	None Incorporated
Development Start	\$50.0 MM - \$100.0 MM	\$50.0 MM - \$100.0 MM	\$50.0 MM - \$100.0 MM

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

(2) Repaid \$300.0 million Notes due 2017 with cash-on-hand and our line of credit. 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 balance and redeem the \$325.0 million outstanding principal amount, along with \$3.5 million in prepayment penalties, of our 4.95% Guaranteed Notes ahead of their scheduled maturity on April 15, 2018.

	2018 - 2021	2018 Business Plan
<b>Operations</b>		
<ul style="list-style-type: none"> <li>■ Leased</li> <li>■ Annual Same Store Cash NOI Growth</li> <li>■ Capital Costs as a % of Lease Revenues</li> <li>■ Complete Exit of New Jersey, Delaware &amp; Suburban Maryland</li> </ul>	<p>95-96%</p> <p>2-5%</p> <p>10-15%</p>	<p>95-96%</p> <p>1-3%</p> <p>11-13%</p>
	Ongoing	
<b>Balance Sheet</b>		
<ul style="list-style-type: none"> <li>■ Debt/EBITDA by 4Q18</li> <li>■ Debt/GAV by 4Q18</li> <li>■ Reduce Current JV Net Investment (based on debt attributed)</li> <li>■ AFFO Annual Growth Rate</li> </ul>	<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>
<b>Development</b>		
<ul style="list-style-type: none"> <li>■ Deliver Development</li> <li>■ Discipline Development Pipeline: Deploy Land into Projects to Create Value</li> <li>■ Match Fund Development with Additional Sales</li> <li>■ Land Bank as of Investor Day (4/1/17)</li> </ul>		
	Ongoing	
	3 Project Starts	1 Project Start (a)
	Ongoing; 2018 development spend pre-funded with 2017 asset sales	
	Monetize 50% (\$76 million)	Since 4/1/17, \$59 million sold (39%); under agreement to sell or contributed to development start

(a) Represents the development at Four Points Building 3 located in Austin, TX. See page 13 for further information.

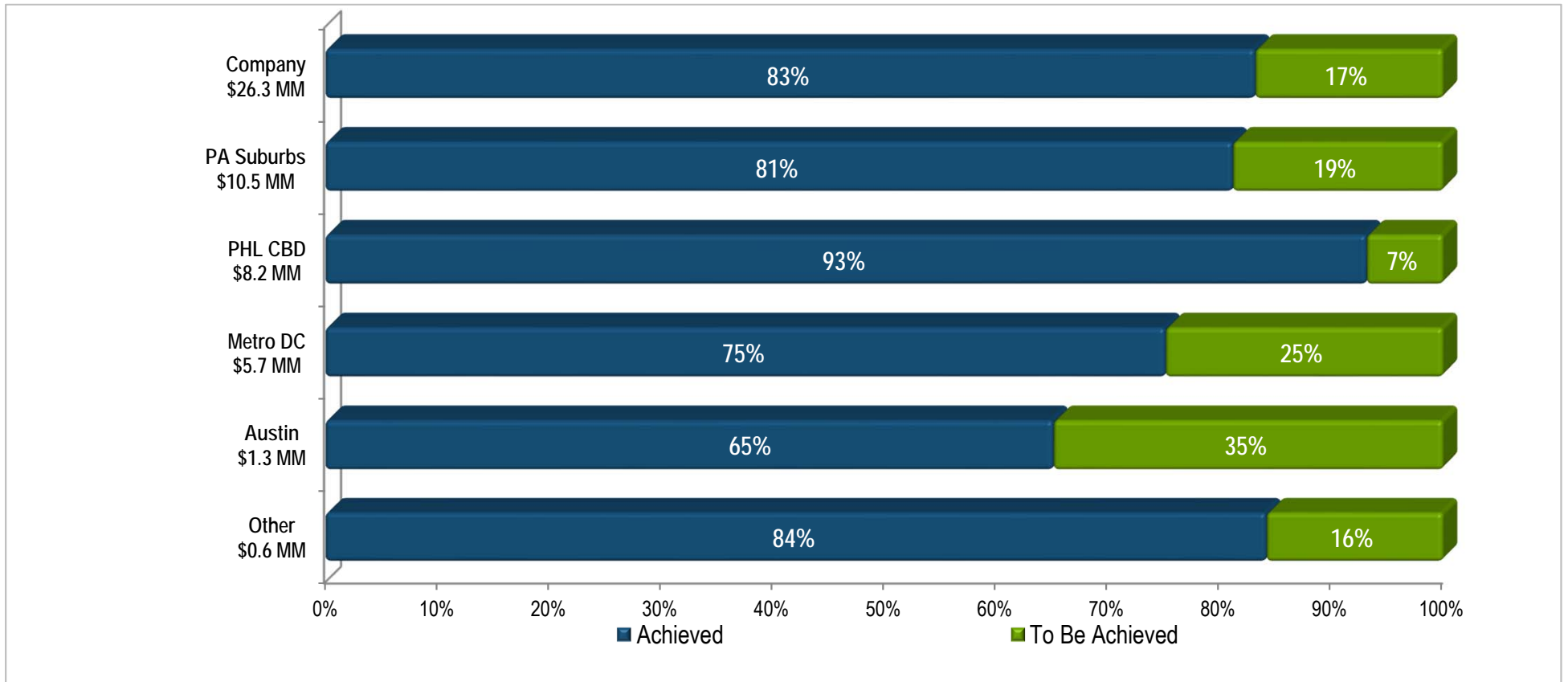
2018 Speculative Leasing (Wholly Owned)

Square Feet	Targeted		Executed		Remaining	
Renewals	829,000		724,000	87%	105,000	13%
New Leasing	1,030,000		522,000	51%	508,000	49%
<b>Total</b>	<b>1,859,000</b>		<b>1,246,000</b>	<b>67%</b>	<b>613,000</b>	<b>33%</b>

Revenue (\$MM)	Targeted		Executed		Remaining	
Renewals	\$ 11.7	\$	11.5	98%	\$ 0.2	2%
New Leasing	14.6		10.2	70%	4.4	30%
<b>Total</b>	<b>\$ 26.3</b>	<b>\$</b>	<b>21.7</b>	<b>83%</b>	<b>\$ 4.6</b>	<b>17%</b>

2018 Speculative Revenue By Region



Sources and Uses of Cash	Q1 2018	Q4 2017	Q3 2017	Q2 2017	Q1 2017
Cash and cash equiv. and restricted cash as of Beg. of Quarter	\$ 203,442	\$ 26,552	\$ 71,130	\$ 267,662	\$ 194,618
Cash flows from operating activities after debt service	38,698	54,232	45,577	42,213	40,559
Disposition of properties	57,874	143,433	44,530	27,924	101,389
Acquisition of properties	(24,946)	(37,775)	(34,748)	-	-
Revenue maintaining capital expenditures	(12,285)	(14,518)	(9,794)	(9,993)	(9,456)
Revenue creating capital expenditures	(7,733)	(6,573)	(5,141)	(5,756)	(6,265)
Development capital expenditures	(21,816)	(22,921)	(31,718)	(20,288)	(26,667)
Investment in unconsolidated real estate ventures	(261)	(1,395)	(261)	(72)	(4,910)
Cash distributions from unconsolidated real estate ventures	1,951	4,275	4,100	4,100	8,306
Other cash flows from investing activities	1,045	(2,270)	(6,275)	(2,915)	1,455
Cash flows from investing activities	(6,171)	62,256	(39,307)	(7,000)	63,852
Distributions paid to shareholders and holders of noncontrolling interest	(32,439)	(28,385)	(28,373)	(30,448)	(30,052)
Proceeds from borrowings	-	627,131	45,000	219,000	-
Debt repayments	(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	(981)	(1,269)	764	(70)	(100)
Cash flows from financing activities	(34,321)	60,402	(50,848)	(231,745)	(31,367)
Cash and cash equiv. and restricted cash as of End of Quarter	\$ 201,648	\$ 203,442	\$ 26,552	\$ 71,130	\$ 267,662

(a) During Q1 2018, we adopted ASU 2016-18, which requires that the statement of cash flows explain the change in cash, cash equivalents and restricted cash. Prior periods have been restated for this presentation.



Region	Number of Wholly Owned Properties	Square Feet		% Occupied	% Leased (1)	Remaining Expirations		Net Operating Income at 03/31/18	
		Total	% of Total			2018	2019	Q1 2018	% of Total
Philadelphia CBD (see next page for detail)	13	6,307,802	38.2%	92.9%	96.3%	163,185	385,411	\$ 35,732	46.5%
Center City	6	4,686,362	28.4%	92.2%	96.0%	73,704	269,992	21,066	27.4%
University City	4	1,605,562	9.7%	95.3%	97.6%	88,104	114,520	13,245	17.2%
Other	3	15,878	0.1%	68.1%	68.1%	1,377	899	1,421	1.9%
<b>Pennsylvania Suburbs</b>	<b>43</b>	<b>4,759,317</b>	<b>28.8%</b>	<b>92.3%</b>	<b>93.5%</b>	<b>188,113</b>	<b>391,753</b>	<b>21,759</b>	<b>28.3%</b>
<b>Crescent Markets</b>									
Radnor	11	1,738,383	10.5%	90.8%	91.7%	67,276	146,192	9,338	12.2%
Plymouth Meeting	7	846,351	5.1%	92.9%	95.2%	40,823	66,902	3,844	5.0%
Conshohocken	4	473,759	2.9%	94.6%	98.4%	30,562	13,197	2,119	2.8%
<b>Total Crescent Markets</b>	<b>22</b>	<b>3,058,493</b>	<b>18.5%</b>	<b>91.9%</b>	<b>93.7%</b>	<b>138,661</b>	<b>226,291</b>	<b>15,301</b>	<b>19.9%</b>
Other Suburban Markets	21	1,700,824	10.3%	92.9%	93.2%	49,452	165,462	6,458	8.4%
<b>Metropolitan Washington, D.C.</b>	<b>17</b>	<b>2,971,086</b>	<b>18.0%</b>	<b>90.5%</b>	<b>91.0%</b>	<b>122,411</b>	<b>308,357</b>	<b>13,632</b>	<b>17.7%</b>
Northern Virginia	13	2,377,479	14.4%	90.9%	91.6%	122,411	285,439	11,542	15.0%
Maryland	4	593,607	3.6%	88.9%	88.9%	-	22,918	2,090	2.7%
<b>Austin, Texas</b>	<b>6</b>	<b>967,661</b>	<b>5.9%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>-</b>	<b>-</b>	<b>3,676</b>	<b>4.8%</b>
<b>Subtotal</b>	<b>79</b>	<b>15,005,866</b>	<b>90.9%</b>	<b>92.7%</b>	<b>94.6%</b>	<b>473,709</b>	<b>1,085,521</b>	<b>74,799</b>	<b>97.4%</b>
<b>Other</b>	<b>9</b>	<b>663,621</b>	<b>4.0%</b>	<b>83.5%</b>	<b>84.2%</b>	<b>22,510</b>	<b>55,365</b>	<b>1,353</b>	<b>1.8%</b>
<b>Subtotal - Core Portfolio</b>	<b>88</b>	<b>15,669,487</b>	<b>94.9%</b>	<b>92.3%</b>	<b>94.2%</b>	<b>496,219</b>	<b>1,140,886</b>	<b>76,152</b>	<b>99.1%</b>
+ Development/Redevelopment (2)	6	831,537	5.1%	36.0%	89.6%	22,900	96,525	655	0.9%
<b>Total</b>	<b>94</b>	<b>16,501,024</b>	<b>100.0%</b>			<b>519,119</b>	<b>1,237,411</b>	<b>\$ 76,807</b>	<b>100.0%</b>

(1) Includes leases entered into through April 13, 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) and One Drexel Plaza in Philadelphia, Pennsylvania (Redev).



	Number of Wholly Owned Properties	Square Feet		% Occupied	% Leased (1)	Remaining Expirations	
		Total	% of Total (3)			2018	2019
<b>Philadelphia CBD Wholly Owned Core Properties</b>							
FMC Tower (2)	1	625,863	3.8%	94.1%	100.0%	-	-
Cira Centre	1	730,187	4.4%	97.1%	97.1%	82,497	76,130
Two Commerce Square	1	953,276	5.8%	95.5%	95.5%	4,816	18,636
One Commerce Square	1	942,866	5.7%	95.2%	98.3%	30,109	76,306
Three Logan Square	1	1,029,413	6.2%	84.8%	98.3%	32,109	35,259
Two Logan Square	1	708,844	4.3%	96.4%	97.7%	5,660	132,877
One Logan Square	1	595,041	3.6%	98.2%	98.2%	-	5,736
1900 Market Street	1	456,922	2.8%	81.2%	81.2%	1,010	1,178
Other (4)	3	15,878	0.1%	68.1%	68.1%	1,377	899
3020 Market Street	1	190,925	1.2%	97.1%	97.1%	1,567	-
3000 Market Street	1	58,587	0.4%	80.8%	80.8%	4,040	38,390
<b>Total</b>	<b>13</b>	<b>6,307,802</b>	<b>38.2%</b>	<b>92.9%</b>	<b>96.3%</b>	<b>163,185</b>	<b>385,411</b>
<b>Philadelphia CBD Development</b>							
One Drexel Plaza	1	282,709	1.7%	76.5%	100.0%	22,900	96,525

(1) Includes leases entered into through April 13, 2018 that will commence subsequent to the end of the current period.

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

(3) Reflects percent of the total portfolio (See page 9 for portfolio by region).

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

	No. of Properties	Square Feet		% Occupied	% Leased (1)	Remaining Expirations		Net Operating Income at 03/31/2018		BDN Share	
		Total	% of Total			2018	2019	Q1 2018	% of Total	%	YTD NOI
		<b>Austin Wholly Owned Core</b>									
Broadmoor (2)	6	967,661	5.9%	100.0%	100.0%	-	-	\$ 3,676	4.8%	100.0%	\$ 3,676
<b>Austin JV Owned Core Properties</b>											
Barton Skyway	4	786,845	50.1%	99.0%	99.0%	81,573	22,980	\$ 4,633	55.9%	50.0%	\$ 2,317
River Place	7	590,882	37.6%	88.4%	92.4%	74,326	55,169	2,701	32.6%	50.0%	1,351
Four Points	1	192,396	12.3%	95.7%	100.0%	16,856	44,623	951	11.5%	50.0%	475
<b>Total DRA-Austin</b>	<b>12</b>	<b>1,570,123</b>	<b>100.0%</b>	<b>94.6%</b>	<b>96.6%</b>	<b>172,755</b>	<b>122,772</b>	<b>\$ 8,285</b>	<b>100.0%</b>	<b>50.0%</b>	<b>\$ 4,143</b>

(1) Includes leases entered into through April 13, 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 79% leased.

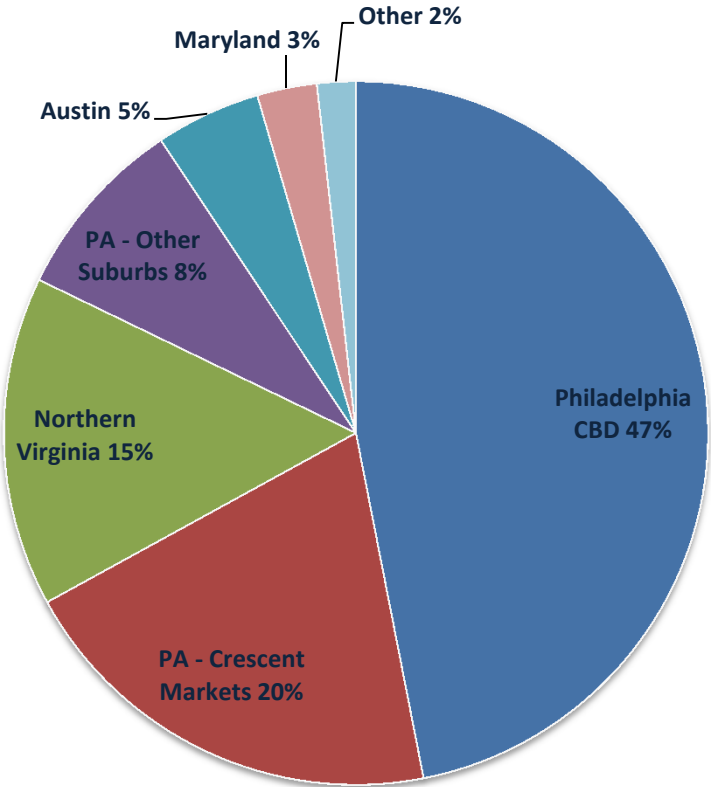
405 Colorado Renderings | Austin, TX

Austin JV Business Plan Component	2018 Business Plan as of 04/13/2018
Speculative Revenue	\$11.6 MM
• New Leasing Activity	\$1.0 MM
• Renewal	\$10.6 MM
Executed	90%
Projected Tenant Retention (SF)	85%
Same Store NOI Increase	
• GAAP	7-8%
• Cash	7-8%
Rental Rate Increase	
• GAAP	15-17%
• Cash	9-11%
Year-end SS Occupancy	96-97%
Year-end Core Occupancy	96-97%
Year-end Core Leased	96-97%



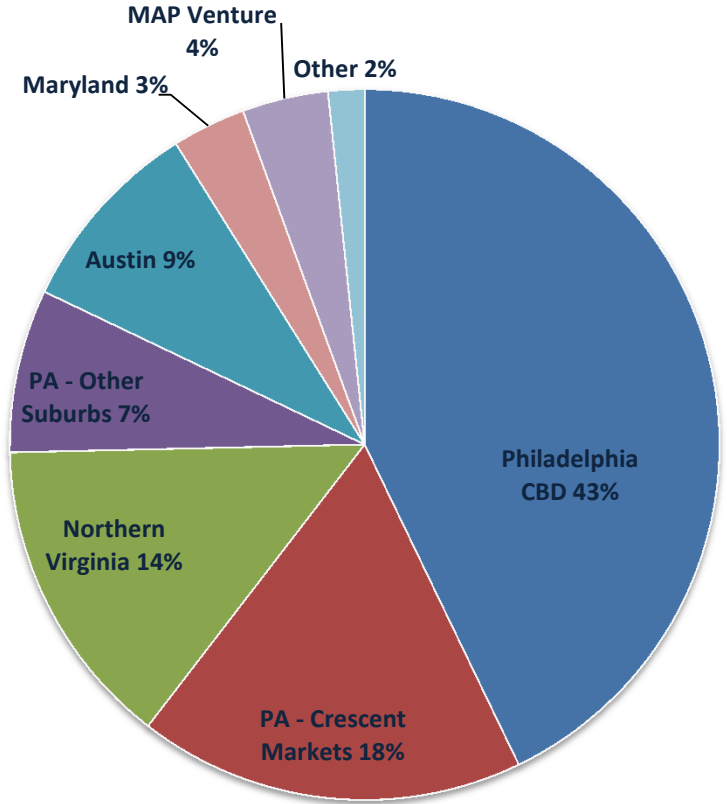
YTD NOI - Wholly Owned

- Total Core Portfolio NOI: \$76.2 MM
- 87% of NOI from our Core Markets (b)



YTD NOI - Including JVs (a)

- Total NOI: \$86.9 MM
- 84% 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.

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

Development (% owned)	Location	Type	Completion Date	Stabilization Date	Square Feet	Total Project Costs (a)	Equity Capitalization (b)	Debt Financing	Amount funded at 03/31/2018	Remaining to be funded at 03/31/2018	Projected Cash Yield	Leased % @ April 13, 2018
<b>Wholly Owned</b>												
Four Points Building 3	Austin, TX	Office	Q1 2019 (c)	Q1 2019 (c)	165,000	\$ 48,200 (c)	\$ 48,200	-	\$ 9,400	\$ 38,800	8.4%	100.0%
Subaru Service Center	Camden, NJ	Mixed-use	Q3 2018	Q3 2018	83,000	46,900	46,900	-	16,800	30,100	9.5%	100.0%
Broadmoor - Building 6	Austin, TX	Office	Q4 2017 (d)	Q4 2018 (d)	144,000	34,700 (d)	34,700	-	27,100	7,600	9.8%	79.0%
500 North Gulph Road	King of Prussia, PA	Office	Q3 2018 (e)	Q4 2018 (e)	100,000	29,700 (e)	29,700	-	5,800	23,900	9.3%	100.0%
One Drexel Plaza	Philadelphia CBD	Office	Q2 2020	Q1 2021	283,000	83,100 (f)	83,100	-	40,100	43,000	9.0%	100.0%
Drexel Square	Philadelphia CBD	Park	Q4 2018	N/A	N/A	12,900 (g)	12,900	-	4,200	8,700	N/A	N/A
426 W. Lancaster Avenue	Devon, PA	Office	Q1 2019 (h)	Q4 2019 (h)	56,000	14,200 (h)	14,200	-	4,900	9,300	9.5%	0.0%
<b>Total</b>					<b>831,000</b>	<b>\$ 269,700</b>	<b>\$ 269,700</b>		<b>\$ 108,300</b>	<b>\$ 161,400</b>		<b>89.6%</b>

<b>Real Estate Venture</b>												
4040 Wilson (50%)	Arlington, VA	Mixed-use	Q1 2020	Q2/Q3 2021	(i)	224,800	74,800	150,000	88,900	135,900	6.2%	(i)

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

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

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

(d) - 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.

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

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

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

(h) - Taken out of service during Q3 2017. Current plans are to renovate this building. Total project costs include \$4.9 million of existing property basis.

(i) - 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 April 13, 2018, the office and retail components were 46.2% 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 46.2% 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 27,000 SF of retail
- The Shooshan Company will manage the development 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 \$14.1 MM was funded at March 31, 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 a five-story 800 stall parking structure adjacent
- 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 \$48.2 MM (\$292 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 8.4%

## 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 700,000 square feet, of which at least 60% will be traditional office, lab and academic space. We anticipate this initial phase commencing in 2018/2019 timeframe subject to pre-leasing

## Project Status

- On November 8, 2017, broke ground at Drexel Square with planned completion in Q4 2018
- On October 13, 2017, acquired One Drexel Plaza for \$37.8 million and commenced as \$45.3 million redevelopment
- By the end of Q2 2018, we will 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 will have 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

- Working through master planning, including transit-oriented-development zoning, permitting and receipt of required government and third-party approvals for campus-wide redevelopment
- 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. 80% of the building has already been leased, with a significant pipeline for the remaining space
- 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
<b>Active/Pre-Development Projects</b>		
Pennsylvania Suburbs	14.4	453,700
Metropolitan Washington, D.C.	<u>1.0</u>	<u>271,000</u>
<b>Total Active/Pre-Development Projects</b>	<b>15.4</b>	<b>724,700</b>
<b>Future Development Sites</b>		
Philadelphia CBD (a)	60.0	5,700,000
Metropolitan Washington, D.C.	18.0	555,000
Austin, Texas	<u>20.0</u>	<u>6,150,000</u>
<b>Total Future Development Sites</b>	<b>98.0</b>	<b>12,405,000</b>
<b>Reposition/Sale Sites</b>		
Pennsylvania Suburbs	23.0	273,200
Austin, Texas	3.4	119,000
Other	<u>119.0</u>	<u>1,187,136</u>
<b>Total Reposition/Sale Sites</b>	<b>145.4</b>	<b>1,579,336</b>
<b>Total land held for development (b) (c)</b>	<b>258.8</b>	<b>14,709,036</b>
<b>Carrying amount (in thousands)</b>		<b>\$ 99,436</b>
<b>Basis Per Square Foot</b>		<b>\$ 19 (d)</b>
<b>Percentage of Total Assets</b> (target land holdings between 3.0% - 4.0% of Total Assets)		<b>2.5%</b>

- (a) Includes 10.0 acres and approximately 5.1 million square feet of estimated development under the Master Development Agreement for Schuylkill Yards and an option for 50.0 acres and approximately 600,000 square feet of estimated development.
- (b) Excludes the future development sites at 2100 Market Street in Philadelphia, Pennsylvania and 405 Colorado Street in Austin, Texas, 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.
- (c) The rollforward for Estimated Development Square Feet is as follows:
- |                         |                   |
|-------------------------|-------------------|
| December 31, 2017       | 14,841,036        |
| Sale of Durham, NC land | <u>(132,000)</u>  |
| March 31, 2018          | <u>14,709,036</u> |
- (d) Assumes 5.1 million square feet for Schuylkill Yards at \$35.0 FAR, which escalates after 2020.



	Location	Type	Event Date	Square Feet/Acres/Units	Purchase/Sales Price or Basis	Occupancy % @ Event Date
<b>2018 PROPERTY ACTIVITY</b>						
<b>OFFICE ACQUISITION</b>						
Four Tower Bridge (acquired remaining 35%)	Conshohocken, PA	Office Building	01/05/2018	86,021	(a)	97.6%
<b>LAND ACQUISITION</b>						
3001-3003 JFK Boulevard	Philadelphia, PA	Leasehold interest	03/22/2018	1.0 acres	\$ 24,600	
<b>LAND DISPOSITION</b>						
Garza Ranch - Office	Austin, TX	Land	03/16/2018	6.6 acres	\$ 14,600	
Westpark Land	Durham, NC	Land	01/10/2018	13.1 acres	500	
<b>Total land dispositions</b>				19.7 acres	\$ 15,100	
<b>OTHER DISPOSITIONS</b>						
evo at Cira Centre South Venture (50% of \$197,500 million of assets) (b)	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)	
<b>Total other dispositions</b>					\$ 98,800	
<b>Total Dispositions (including land)</b>					\$ 113,900	
<b>Net Disposition Activity</b>					\$ 89,300	

- (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) This property was sold by evo at Cira Centre South Venture, in which our ownership interest is 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
<b>2017 PROPERTY ACTIVITY</b>						
<b>OFFICE ACQUISITIONS</b>						
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%
<b>Total office acquisitions</b>				341,296	\$ 67,000	
<b>OFFICE DISPOSITIONS</b>						
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%
<b>Total office dispositions</b>				1,417,127	\$ 130,300	
<b>LAND DISPOSITIONS</b>						
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	
<b>Total land dispositions</b>				76.4	\$ 29,600	
<b>OTHER DISPOSITIONS</b>						
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%
<b>Total other dispositions</b>					\$ 299,350	
<b>Total Dispositions (including land)</b>					\$ 459,250	
<b>Net Disposition Activity</b>					\$ 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 debt payoff.

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

	Three Months Ended				
	03/31/2018	12/31/2017	09/30/2017	06/30/2017	03/31/2017
Total Property Count	88	87	87	94	97
Total Square Feet	15,669,487	15,583,466	15,582,963	15,013,671	15,033,229
Occupancy %:	92.3%	92.9%	92.0%	92.2%	93.2%
Leased % (2):	94.2%	94.3%	94.1%	93.5%	94.0%
Sublease Space:					
Square footage	356,065	381,337	337,986	334,780	255,464
Average remaining lease term (yrs)	2.2	2.2	3.1	3.1	2.2
% of total square feet	2.3%	2.2%	2.2%	2.2%	1.7%
Leasing & Absorption (square feet) (3):					
New leases commenced	98,177	167,629	153,787	173,197	71,547
Expansions commenced	32,855	98,580	120,860	18,792	72,337
Leases renewed	171,204	133,489	250,306	780,540	83,745
Total Leasing Activity	302,236	399,698	524,953	972,529	227,629
Contractions	(2,111)	(4,172)	-	-	(500)
Leases expired	(375,362)	(186,625)	(447,111)	(924,292)	(205,506)
Early terminations	(20,119)	(68,211)	(8,750)	(107,814)	(128,159)
Net absorption	(95,356)	140,690	69,092	(59,577)	(106,536)
Retention %	51.3%	89.6%	81.4%	77.4%	46.7%
Direct Lease Deals (% of deals, based on SF, done without an external broker)	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 April 13, 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.

	Three Months Ended				
	03/31/2018	12/31/2017	09/30/2017	06/30/2017	03/31/2017
<b>New Leases/Expansions (2):</b>					
<b>Cash Rent Growth</b>					
Expiring Rate	\$ 31.89	\$ 29.07	\$ 31.58	\$ 30.36	\$ 29.69
New Rate	\$ 33.53	\$ 31.95	\$ 29.96	\$ 30.49	\$ 30.34
Increase (decrease) %	5.2%	9.9%	-5.1%	0.4%	2.2%
<b>GAAP Rent Growth</b>					
Expiring Rate	\$ 31.24	\$ 25.93	\$ 28.98	\$ 28.30	\$ 28.86
New Rate	\$ 34.95	\$ 33.29	\$ 30.63	\$ 30.30	\$ 31.01
Increase (decrease) %	11.9%	28.4%	5.7%	7.1%	7.4%
<b>Renewals (2):</b>					
<b>Cash Rent Growth</b>					
Expiring Rate	\$ 30.57	\$ 29.82	\$ 26.32	\$ 21.83	\$ 30.85
Renewal Rate	\$ 30.63	\$ 29.76	\$ 27.97	\$ 25.87	\$ 31.04
Increase (decrease) %	0.2%	-0.2%	6.3%	18.5%	0.6%
<b>GAAP Rent Growth</b>					
Expiring Rate	\$ 28.45	\$ 26.96	\$ 24.97	\$ 26.29	\$ 27.94
Renewal Rate	\$ 31.22	\$ 29.98	\$ 28.08	\$ 26.58	\$ 31.03
Increase (decrease) %	9.7%	11.2%	12.4%	1.1%	11.1%
<b>Combined Leasing (2):</b>					
<b>Cash Rent Growth</b>					
Expiring Rate	\$ 31.04	\$ 29.46	\$ 27.54	\$ 22.06	\$ 30.22
New/Renewal Rate	\$ 31.66	\$ 30.81	\$ 28.44	\$ 26.00	\$ 30.66
Increase (decrease) %	2.0%	4.6%	3.2%	17.8%	1.5%
<b>GAAP Rent Growth</b>					
Expiring Rate	\$ 29.44	\$ 26.47	\$ 25.90	\$ 26.34	\$ 28.44
New/Renewal Rate	\$ 32.54	\$ 31.56	\$ 28.67	\$ 26.68	\$ 31.02
Increase (decrease) %	10.5%	19.3%	10.7%	1.3%	9.1%
<b>Capital Costs Committed (3):</b>					
Leasing Commissions (per square foot)	\$ 7.68	\$ 5.84	\$ 6.33	\$ 2.52	\$ 6.65
Tenant Improvements (per square foot)	16.10	19.76	13.21	5.82	20.98
Total	\$ 23.78	\$ 25.60	\$ 19.54	\$ 8.35	\$ 27.62
Total capital per square foot per lease year (3)	\$ 2.84	\$ 3.56	\$ 2.43	\$ 0.95	\$ 3.28
Capital as a % of rent	10.2%	11.8%	11.3%	5.3%	10.6%
Weighted average lease term (yrs) for leases commenced in QTR	7.4	7.3	10.0	6.4	6.5
Percentage of Square Feet In Leasing Activity Included Above	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 (4)		Vacated Leases	New Leases	Remaining Expiring (5)	% 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) (1)											
Vacated prior to 2018	(113,037) (2)											
2018	777,040	4,203	(78,755)	-	(206,269)		496,219	3.2%	\$ 16,728,374	\$ 33.71	\$ 17,011,281	\$ 34.28
2019	1,177,111	-	(49,122)	24,309	(11,412)		1,140,886	7.3%	35,554,746	31.16	36,371,796	31.88
2020	1,331,754	10,416	-	23,839	-	4,182	1,370,191	8.7%	39,897,958	29.12	42,383,947	30.93
2021	1,293,159	24,422	-	8,959	(8,452)	13,308	1,331,396	8.5%	40,216,481	30.21	41,220,589	30.96
2022	2,178,854	26,639	-	-	-	1,269	2,206,762	14.1%	68,666,295	31.12	74,344,506	33.69
2023	967,854	18,375	-	4,678	-	3,424	994,331	6.3%	32,269,748	32.45	34,240,476	34.44
2024	1,469,458	-	(8,334)	20,345	-	6,622	1,488,091	9.5%	51,946,656	34.91	61,825,509	41.55
2025	640,961	-	-	8,334	-	20,259	669,554	4.3%	20,819,988	31.10	24,746,166	36.96
2026	933,081	-	-	10,284	-	1,882	945,247	6.0%	28,914,754	30.59	33,452,551	35.39
2027	753,793	-	-	-	-	-	753,793	4.8%	24,552,822	32.57	29,283,159	38.85
2028	677,859	-	-	14,974	-	-	692,833	4.4%	18,671,118	26.95	23,732,535	34.25
Thereafter	2,274,440	(88)	-	20,489	(255)	80,086	2,374,672	15.2%	80,570,461	33.93	103,517,476	43.59
<b>Total</b>	<b>14,475,364</b>	<b>83,967</b>	<b>(136,211)</b>	<b>136,211</b>	<b>(226,388)</b>	<b>131,032</b>	<b>14,463,975</b>	<b>92.3%</b>	<b>\$ 458,809,401</b>	<b>\$ 31.72</b>	<b>\$ 522,129,991</b>	<b>\$ 36.10</b>

(1) Reflects 2018 expirations renewed prior to 2018 which will be reflected in the leasing activity statistics (p.19-20) 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.19-20) 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 April 13, 2018 that will commence subsequent to the end of the current period.

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

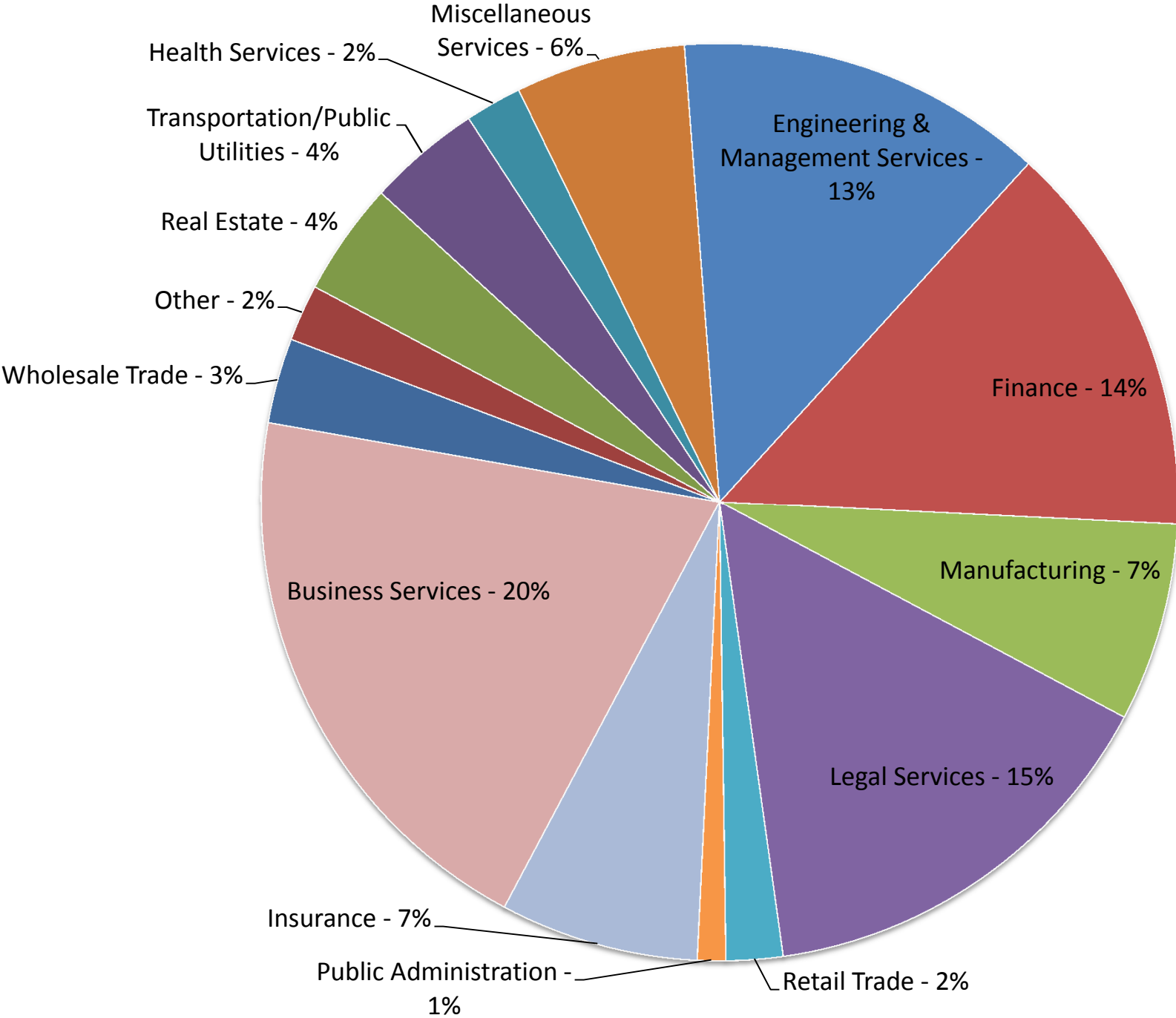
		2018	2019	2020	2021	2022	2023	2024	Thereafter	Total
Philadelphia CBD	Square feet expiring (Net of Acquired/Sold)	349	403	545	496	766	226	504	2,695	5,985
	Net leasing activity	(186)	(18)	3	-	1	-	11	65	(123)
	Remaining square feet expiring	163	385	549	496	768	226	516	2,760	5,861
	Square feet as a % of Region NRA	2.6%	6.1%	8.7%	7.9%	12.2%	3.6%	8.2%	43.8%	92.9%
	Annualized rent in expiring year	\$ 6,649	\$ 13,020	\$ 18,685	\$ 17,722	\$ 26,058	\$ 8,370	\$ 16,982	\$ 125,037	\$ 232,523
	Annualized rent per SF in expiring year	\$ 40.75	\$ 33.78	\$ 34.06	\$ 35.76	\$ 33.95	\$ 37.09	\$ 32.93	\$ 45.31	\$ 39.67
Pennsylvania Suburbs	Square feet expiring (Net of Acquired/Sold)	262	387	520	505	435	356	531	1,369	4,365
	Net leasing activity	(74)	5	9	8	-	8	1	70	27
	Remaining square feet expiring	188	392	528	513	435	364	533	1,439	4,392
	Square feet as a % of Region NRA	4.0%	8.2%	11.1%	10.8%	9.1%	7.6%	11.2%	30.2%	92.3%
	Annualized rent in expiring year	\$ 5,701	\$ 11,187	\$ 16,643	\$ 14,310	\$ 15,928	\$ 11,939	\$ 20,943	\$ 50,181	\$ 146,833
	Annualized rent per SF in expiring year	\$ 30.31	\$ 28.56	\$ 31.51	\$ 27.90	\$ 36.60	\$ 32.80	\$ 39.33	\$ 34.88	\$ 33.44
Metropolitan Washington, D.C.	Square feet expiring (Net of Acquired/Sold)	129	314	154	96	399	385	421	781	2,679
	Net leasing activity	(6)	(6)	6	3	-	-	6	7	11
	Remaining square feet expiring	122	308	160	99	399	385	427	788	2,689
	Square feet as a % of Region NRA	4.1%	10.4%	5.4%	3.3%	13.4%	13.0%	14.4%	26.5%	90.5%
	Annualized rent in expiring year	\$ 4,209	\$ 11,241	\$ 5,364	\$ 3,665	\$ 15,747	\$ 13,493	\$ 23,612	\$ 27,638	\$ 104,969
	Annualized rent per SF in expiring year	\$ 34.38	\$ 36.46	\$ 33.58	\$ 37.04	\$ 39.42	\$ 35.02	\$ 55.26	\$ 35.08	\$ 39.03
Austin, TX	Square feet expiring (Net of Acquired/Sold)	-	-	-	199	585	-	-	183	968
	Net leasing activity	-	-	-	-	-	-	-	-	-
	Remaining square feet expiring	-	-	-	199	585	-	-	183	968
	Square feet as a % of Region NRA	0.0%	0.0%	0.0%	20.6%	60.5%	0.0%	0.0%	18.9%	100.0%
	Annualized rent in expiring year	\$ -	\$ -	\$ -	\$ 5,045	\$ 16,232	\$ -	\$ -	\$ 3,991	\$ 25,268
	Annualized rent per SF in expiring year	\$ -	\$ -	\$ -	\$ 25.34	\$ 27.73	\$ -	\$ -	\$ 21.78	\$ 26.11
Other	Square feet expiring (Net of Acquired/Sold)	41	73	123	23	19	19	13	252	563
	Net leasing activity	(18)	(17)	10	2	-	-	-	14	(9)
	Remaining square feet expiring	23	55	134	25	19	19	13	266	554
	Square feet as a % of Region NRA	3.4%	8.3%	20.1%	3.8%	2.9%	2.9%	1.9%	40.2%	83.5%
	Annualized rent in expiring year	\$ 452	\$ 924	\$ 1,691	\$ 479	\$ 379	\$ 438	\$ 288	\$ 7,885	\$ 12,536
	Annualized rent per SF in expiring year	\$ 20.08	\$ 16.69	\$ 12.66	\$ 19.21	\$ 19.73	\$ 22.63	\$ 22.89	\$ 29.59	\$ 22.63
CONSOLIDATED PORTFOLIO	Square feet expiring (Net of Acquired/Sold)	781	1,177	1,342	1,318	2,206	986	1,469	5,280	14,559
	Net leasing activity	(285)	(36)	28	13	1	8	19	156	(95)
	Remaining square feet expiring	496	1,141	1,370	1,331	2,207	994	1,488	5,436	14,464
	Square feet as a % of total NRA	3.2%	7.3%	8.7%	8.5%	14.1%	6.3%	9.5%	34.7%	92.3%
	Annualized rent in expiring year	\$ 17,011	\$ 36,372	\$ 42,384	\$ 41,221	\$ 74,345	\$ 34,240	\$ 61,826	\$ 214,732	\$ 522,130
	Annualized rent per SF in expiring year	\$ 34.28	\$ 31.88	\$ 30.93	\$ 30.96	\$ 33.69	\$ 34.44	\$ 41.55	\$ 39.50	\$ 36.10

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

Top Twenty Tenants	Annualized Rent (1)	% of Total Annualized Rent (1)	Annualized Rent per Square Foot (1)	Square Feet Occupied	% of Total Square Feet
IBM, Inc.	\$ 20,265	4.4%	\$ 25.83	784,477	5.4%
Comcast Corporation	14,435	3.1%	33.61	429,513	3.0%
Northrop Grumman Corporation	10,256	2.2%	36.05	284,460	2.0%
FMC Corporation	10,117	2.2%	44.37	228,025	1.6%
Pepper Hamilton LLP	9,803	2.1%	34.29	285,906	2.0%
Lincoln National Management Co.	8,365	1.8%	36.62	228,447	1.6%
KPMG, LLP	7,728	1.7%	40.83	189,282	1.3%
Dechert LLP	7,386	1.6%	38.63	191,208	1.3%
Macquarie US	7,040	1.5%	31.52	223,355	1.5%
Independence Blue Cross, LLC	6,697	1.5%	30.38	227,974	1.6%
CSL Behring, LLC	6,313	1.4%	24.55	257,140	1.8%
Deltek Systems, Inc.	6,249	1.4%	39.58	157,900	1.1%
General Services Administration - U.S. Govt. (2)	6,191	1.3%	32.67	46,364	0.3%
Drinker Biddle & Reath LLP	5,630	1.2%	35.64	157,989	1.1%
Blank Rome LLP	5,619	1.2%	28.57	196,689	1.4%
PricewaterhouseCoopers LLP	4,984	1.1%	30.87	161,450	1.1%
The Trustees of the University of Pennsylvania	4,920	1.1%	38.09	129,154	0.9%
Reliance Standard Life Insurance Company	4,605	1.0%	31.28	147,202	1.0%
VWR Management Services LLC	4,529	1.0%	30.22	149,858	1.0%
Reed Smith LLP	4,527	1.0%	34.82	129,996	0.9%
<b>Sub-total top twenty tenants</b>	<b>\$ 155,659</b>	<b>34.5%</b>	<b>\$ 33.79</b>	<b>4,606,389</b>	<b>31.9%</b>
Remaining tenants	\$ 303,150	65.5%	\$ 30.75	9,857,586	68.1%
<b>Total portfolio as of March 31, 2018</b>	<b>\$ 458,809</b>	<b>100.0%</b>	<b>\$ 31.72</b>	<b>14,463,975</b>	<b>100.0%</b>

(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.





	Three Months Ended					
	03/31/2018	12/31/2017	09/30/2017	06/30/2017	03/31/2017	
<b>Revenue</b>						
Rents	\$ 106,360	\$ 104,887	\$ 102,557	\$ 101,557	\$ 103,332	
Tenant reimbursements	19,849	18,808	17,239	18,038	18,535	
Termination fees	550	357	200	140	1,673	
Third party mgt. fees, labor reimbursement and leasing	7,674	7,862	6,918	7,080	6,485	
Other	1,925	1,430	1,524	976	895	
	<u>136,358</u>	<u>133,344</u>	<u>128,438</u>	<u>127,791</u>	<u>130,920</u>	
<b>Operating expenses</b>						
Property operating expenses	39,332	39,888	36,847	37,215	36,885	
Real estate taxes	12,422	11,142	11,235	11,078	11,749	
Third party management expenses	4,750	2,569	2,619	2,325	2,447	
Depreciation and amortization	43,291	46,773	42,429	44,263	45,892	
General & administrative expenses	8,723	6,741	5,813	6,659	9,325	
Provision for impairment	-	-	-	327	2,730	
Total operating expenses	<u>108,518</u>	<u>107,113</u>	<u>98,943</u>	<u>101,867</u>	<u>109,028</u>	
<b>Operating income</b>	<u>27,840</u>	<u>26,231</u>	<u>29,495</u>	<u>25,924</u>	<u>21,892</u>	
<b>Other income (expense)</b>						
Interest income	703	478	79	163	393	
Interest expense	(19,533)	(20,413)	(19,732)	(20,304)	(21,437)	
Interest expense - amortization of deferred financing costs	(627)	(628)	(577)	(596)	(634)	
Equity in income (loss) of real estate ventures	(825)	(2,919)	(5,723)	1,084	(748)	
Net gain on disposition of real estate	-	23,246	-	1,088	7,323	
Net gain on sale of undepreciated real estate	22	-	953	-	-	
Net gain on real estate venture transactions	37,263	52,186	13,758	-	14,582	
Loss on early extinguishment of debt	-	(3,933)	-	-	-	
	<u>44,843</u>	<u>74,248</u>	<u>18,253</u>	<u>7,359</u>	<u>21,371</u>	
<b>Net Income before income taxes</b>	<u>44,843</u>	<u>74,248</u>	<u>18,253</u>	<u>7,359</u>	<u>21,371</u>	
Income tax (provision) benefit	(138)	(404)	793	339	(100)	
<b>Net Income</b>	<u>44,705</u>	<u>73,844</u>	<u>19,046</u>	<u>7,698</u>	<u>21,271</u>	
Net income attributable to noncontrolling interests	(376)	(625)	(170)	(45)	(169)	
<b>Net income attributable to Brandywine Realty Trust</b>	<u>44,329</u>	<u>73,219</u>	<u>18,876</u>	<u>7,653</u>	<u>21,102</u>	
Preferred share distributions	-	-	-	(307)	(1,725)	
Preferred share redemption charge (a)	-	-	-	(3,181)	-	
Nonforfeitable dividends allocated to unvested restricted shareholders	(114)	(82)	(73)	(73)	(99)	
<b>Net income attributable to common shareholders</b>	<u>\$ 44,215</u>	<u>\$ 73,137</u>	<u>\$ 18,803</u>	<u>\$ 4,092</u>	<u>\$ 19,278</u>	
<b>Per Share Data</b>						
Basic income per common share	\$ 0.25	\$ 0.42	\$ 0.11	\$ 0.02	\$ 0.11	
Basic weighted-average shares outstanding	178,395,525	175,985,156	175,433,657	175,333,300	175,176,964	
Diluted income per common share	\$ 0.25	\$ 0.41	\$ 0.11	\$ 0.02	\$ 0.11	
Diluted weighted-average shares outstanding	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.

Fourth Quarter	Same Store Portfolio				Recently Completed/ Acquired (1)		Development/ Redevelopment (2)		Other/ Eliminations (3)		All Properties		
	First Quarter		Variance	% Change	First Quarter		First Quarter		First Quarter		First Quarter		
	2018	2017			2018	2017	2018	2017	2018	2017	2018	2017	Variance
Revenue													
Rents													
Cash	\$ 89,463	\$ 88,734	\$ 729	0.8%	\$ 10,652	\$ 2,218	\$ 653	\$ 369	\$ (405)	\$ 3,826	\$ 100,363	\$ 95,147	\$ 5,216
Straight-line	1,364	2,578	(1,214)	-47.1%	3,369	4,438	580	(42)	(109)	(127)	5,204	6,847	(1,643)
Above/below-market rent amortization	452	1,353	(901)	-66.6%	87	(15)	254	-	-	-	793	1,338	(545)
Total rents	91,279	92,665	(1,386)	-1.5%	14,108	6,641	1,487	327	(514)	3,699	106,360	103,332	3,028
Tenant reimbursements	17,282	16,508	774	4.7%	1,865	742	799	39	(97)	1,246	19,849	18,535	1,314
Termination fees	550	1,195	(645)	-54.0%	-	466	-	-	-	12	550	1,673	(1,123)
Third party mgt fees, labor reimbursement and leasing	-	-	-	-	-	-	-	-	7,674	6,485	7,674	6,485	1,189
Other	322	445	(123)	-27.6%	819	11	(17)	-	801	439	1,925	895	1,030
Total revenue	109,433	110,813	(1,380)	-1.2%	16,792	7,860	2,269	366	7,864	11,881	136,358	130,920	5,438
Property operating expenses	32,687	31,315	(1,372)	-4.4%	5,869	3,119	1,196	82	(420)	2,369	39,332	36,885	(2,447)
Real estate taxes	11,018	10,044	(974)	-9.7%	499	177	418	211	487	1,317	12,422	11,749	(673)
Third party management expenses	-	-	-	-	-	-	-	-	4,750	2,447	4,750	2,447	(2,303)
Net operating income	\$ 65,728	\$ 69,454	\$ (3,726)	-5.4%	\$ 10,424	\$ 4,564	\$ 655	\$ 73	\$ 3,047	\$ 5,748	\$ 79,854	\$ 79,839	\$ 15
Net operating income, excl. net termination fees and other	\$ 64,856	\$ 67,814	\$ (2,958)	-4.4%	\$ 9,605	\$ 4,087	\$ 672	\$ 73	\$ 2,246	\$ 5,297	\$ 77,379	\$ 77,271	\$ 108
Number of properties	83	83			5		6				94		
Square feet (in thousands)	14,331	14,331			1,338		832				16,501		
Occupancy % (end of period)	92.5%	94.6%			89.8%								
NOI margin, excl. termination fees, third party and other revenues	59.7%	62.1%											
Expense recovery ratio	39.5%	39.9%											

	2018	2017	Variance	% Change
Net operating income	\$ 65,728	\$ 69,454	\$ (3,726)	-5.4%
Less: Straight line rents & other	(1,138)	(1,832)	694	-37.9%
Less: Above/below market rent amortization	(452)	(1,353)	901	-66.6%
Add: Amortization of tenant inducements	317	346	(29)	-8.4%
Add: Non-cash ground rent expense	22	22	-	0.0%
Cash - Net operating income	\$ 64,477	\$ 66,637	\$ (2,160)	-3.2%
Cash - Net operating income, excl. net term fees & other	\$ 63,379	\$ 64,251	\$ (872)	-1.4%

- (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) and 426 Lancaster Avenue in Devon, 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 17 - Property Activity for further information on dispositions.

					Recently Completed/ Acquired		Development/ Redevelopment		Other/ Eliminations		All Properties		
	2018	2017	Variance	% Change	2018	2017	2018	2017	2018	2017	2018	2017	Variance
Free rent	\$ 3,454	\$ 2,920	\$ 534	18.3%	\$ 2,296	\$ 5,251	\$ 571	\$ -	\$ -	\$ 38	\$ 6,321	\$ 8,209	\$ (1,888)

	Three Months Ended				
	03/31/2018	12/31/2017	09/30/2017	06/30/2017	03/31/2017
Net income	\$ 44,705	\$ 73,844	\$ 19,046	\$ 7,698	\$ 21,271
Add (deduct):					
Net gain on disposition of real estate	-	(23,246)	-	(1,088)	(7,323)
Net gain on real estate venture transactions	(37,263)	(52,186)	(13,758)	-	(14,582)
Income tax provision (benefit)	138	404	(793)	(339)	100
Provision for impairment	-	-	-	-	2,730
Other than temporary impairment of equity method investment	-	-	4,844	-	-
Interest expense	19,533	20,413	19,732	20,304	21,437
Interest expense - amortization of deferred financing costs	627	628	577	596	634
Interest expense - share of unconsolidated real estate ventures	4,443	4,685	5,353	5,229	5,204
Depreciation and amortization	43,291	46,773	42,429	44,263	45,892
Depreciation and amortization - share of unconsolidated real estate ventures	7,164	9,117	9,816	10,449	10,240
<b>NAREIT EBITDA<sub>re</sub></b>	<b>\$ 82,638</b>	<b>\$ 80,432</b>	<b>\$ 87,246</b>	<b>\$ 87,112</b>	<b>\$ 85,603</b>
Capital market, transactional and other items					
Net gain on sale of undepreciated real estate	(22)	-	(953)	-	-
Provision for impairment on undepreciated real estate	-	-	-	327	-
Loss on early extinguishment of debt	-	3,933	-	-	-
Loss on early extinguishment of debt - unconsolidated real estate venture	359	1,307	405	-	-
Stock-based compensation costs	3,347	589	627	739	3,184
Partners' share of consolidated real estate ventures interest expense	(25)	(25)	(25)	(25)	(25)
Partners' share of consolidated real estate ventures depreciation and amortization	(55)	(54)	(54)	(64)	(59)
<b>EBITDA, excluding capital market, transactional and other items</b>	<b>\$ 86,242</b>	<b>\$ 86,182</b>	<b>\$ 87,246</b>	<b>\$ 88,089</b>	<b>\$ 88,703</b>
<b>EBITDA, excluding capital market, transactional and other items/Total revenue</b>	<b>63.2%</b>	<b>64.6%</b>	<b>67.9%</b>	<b>68.9%</b>	<b>67.8%</b>
Interest expense (from above)	19,533	20,413	19,732	20,304	21,437
Interest expense - share of unconsolidated real estate ventures	4,443	4,685	5,353	5,229	5,204
Interest expense - partners' share of consolidated real estate ventures	(25)	(25)	(25)	(25)	(25)
<b>Total interest expense</b>	<b>(a) \$ 23,951</b>	<b>\$ 25,073</b>	<b>\$ 25,060</b>	<b>\$ 25,508</b>	<b>\$ 26,616</b>
Scheduled mortgage principal payments	1,317	1,250	1,238	1,227	1,215
Scheduled mortgage principle payments - share of unconsolidated real estate ventures	735	743	993	999	970
<b>Total scheduled mortgage principal payments</b>	<b>(b) \$ 2,052</b>	<b>\$ 1,993</b>	<b>\$ 2,231</b>	<b>\$ 2,226</b>	<b>\$ 2,185</b>
Preferred share distributions	(c) \$ -	\$ -	\$ -	\$ 307	\$ 1,725
<b>EBITDA (excluding capital market, transactional and other items) coverage ratios:</b>					
Interest coverage ratio = EBITDA divided by (a)	3.6	3.4	3.5	3.5	3.3
Debt service coverage ratio = EBITDA divided by (a) + (b)	3.3	3.2	3.2	3.2	3.1
Fixed charge coverage ratio = EBITDA divided by (a) + (b) + (c)	3.3	3.2	3.2	3.1	2.9
Capitalized interest	\$ 687	\$ 552	\$ 452	\$ 815	\$ 1,709

	Three Months Ended					
	03/31/2018	12/31/2017	09/30/2017	06/30/2017	03/31/2017	
Net income attributable to common shareholders	\$ 44,215	\$ 73,137	\$ 18,803	\$ 4,092	\$ 19,278	
Add (deduct):						
Net income attributable to noncontrolling interests - LP units	371	621	158	37	164	
Nonforfeitable dividends allocated to unvested restricted shareholders	114	82	73	73	99	
Net gain on real estate venture transactions	(37,263)	(52,186)	(13,758)	-	(14,582)	
Net gain on disposition of real estate	-	(23,246)	-	(1,088)	(7,323)	
Provision for impairment	-	-	-	-	2,730	
Other than temporary impairment of equity method investment	-	-	4,844	-	-	
Depreciation and amortization:						
Real property	34,608	38,208	34,742	35,948	33,650	
Leasing cost including acquired intangibles	8,306	8,207	7,464	8,131	12,118	
Company's share of unconsolidated real estate ventures	7,164	9,117	9,816	10,449	10,240	
Partners' share of consolidated joint ventures	(55)	(54)	(54)	(64)	(59)	
<b>Funds from operations</b>	<b>57,460</b>	<b>53,886</b>	<b>62,088</b>	<b>57,578</b>	<b>56,315</b>	
Funds from operations allocable to unvested restricted shareholders	(203)	(137)	(162)	(151)	(198)	
<b>Funds from operations available to common share and unit holders (FFO)</b>	<b>\$ 57,257</b>	<b>\$ 53,749</b>	<b>\$ 61,926</b>	<b>\$ 57,427</b>	<b>\$ 56,117</b>	
<b>FFO per share - basic / fully diluted</b>	<b>\$ 0.32</b>	<b>\$ 0.30</b>	<b>\$ 0.35</b>	<b>\$ 0.32</b>	<b>\$ 0.32</b>	
Plus: Capital market, transactional items and other (1)	\$ 337	\$ 5,240	\$ (548)	\$ 3,508	\$ -	
FFO, excluding capital market, transactional items and other (1)	\$ 57,594	\$ 58,989	\$ 61,378	\$ 60,935	\$ 56,117	
<b>FFO per share, excl. capital market, transactional items and other - fully diluted (1)</b>	<b>\$ 0.32</b>	<b>\$ 0.33</b>	<b>\$ 0.34</b>	<b>\$ 0.34</b>	<b>\$ 0.32</b>	
Weighted-average shares/units outstanding - fully diluted	181,268,110	178,906,164	178,314,821	178,236,397	177,681,671	
<b>Distributions paid per common share</b>	<b>\$ 0.18</b>	<b>\$ 0.16</b>	<b>\$ 0.16</b>	<b>\$ 0.16</b>	<b>\$ 0.16</b>	
<b>FFO payout ratio (distributions paid per common share / FFO per diluted share)</b>	<b>56.3%</b>	<b>53.3%</b>	<b>45.7%</b>	<b>50.0%</b>	<b>50.0%</b>	
<b>FFO payout ratio, excluding capital market, transactional items and other (1)</b>	<b>56.3%</b>	<b>48.5%</b>	<b>47.1%</b>	<b>47.1%</b>	<b>50.0%</b>	
(1) The capital market, transactional items and other consist of the following:						
Net gain on sale of undepreciated real estate	\$ (22)	\$ -	\$ (953)	\$ -	\$ -	
Preferred share redemption charge	-	-	-	3,181	-	
Provision for impairment on undepreciated real estate	-	-	-	327	-	
Liability management (buybacks, tenders and prepayments) (2)	359	5,240	405	-	-	
<b>Total capital market and transactional items</b>	<b>\$ 337</b>	<b>\$ 5,240</b>	<b>\$ (548)</b>	<b>\$ 3,508</b>	<b>\$ -</b>	

(2) 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.

	Three Months Ended					
	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	\$ 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	(4,978)	(6,113)	(7,898)	(7,209)	(5,895)	
Amortization of tenant inducements	399	473	444	431	425	
Deferred market rental income	(793)	(791)	(511)	(430)	(1,338)	
Company's share of unconsolidated REVs' straight-line & deferred market rent	(575)	(736)	(1,265)	(1,685)	(1,485)	
Preferred share redemption charge	-	-	-	3,181	-	
Straight-line ground rent expense	22	22	22	22	22	
Stock-based compensation costs	3,347	589	627	739	3,184	
Fair market value amortization - mortgage notes payable	94	109	109	109	109	
Losses from early extinguishment of debt	-	3,933	-	-	-	
Losses from early extinguishment of debt - unconsolidated REV	359	1,307	405	-	-	
Net gain on sale of undepreciated real estate	(22)	-	(953)	-	-	
Income tax provision (benefit)	138	404	(793)	(339)	100	
Provision for impairment on undepreciated real estate held for sale/sold	-	-	-	327	-	
Sub-total certain items	(2,009)	(803)	(9,813)	(4,854)	(4,878)	
Less: Revenue maintaining capital expenditures:						
Building improvements	(1,832)	(3,865)	(2,125)	(1,228)	(941)	
Tenant improvements	(8,820)	(6,584)	(6,055)	(5,123)	(5,827)	
Lease commissions	(1,633)	(4,069)	(1,614)	(3,642)	(2,688)	
Total revenue maintaining capital expenditures	\$ (12,285)	\$ (14,518)	\$ (9,794)	\$ (9,993)	\$ (9,456)	
Cash available for distribution (CAD)	\$ 42,963	\$ 38,428	\$ 42,319	\$ 42,580	\$ 41,783	
Distributions paid to common shareholders (a)	32,444	28,386	28,373	28,359	28,328	
Distributions paid per common share	\$ 0.18	\$ 0.16	\$ 0.16	\$ 0.16	\$ 0.16	
CAD payout ratio (Distributions paid per common share / CAD)	75.5%	73.9%	67.0%	66.6%	67.8%	
Development/Redevelopment capital expenditures	\$ (21,816)	\$ (22,921)	\$ (31,718)	\$ (20,288)	\$ (26,667)	
Revenue creating capital expenditures	\$ (7,733)	\$ (6,573)	\$ (5,141)	\$ (5,756)	\$ (6,265)	

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

	03/31/2018	12/31/2017	09/30/2017	06/30/2017	03/31/2017
<b>Assets</b>					
Real estate investments					
Operating properties	\$ 3,864,706	\$ 3,832,348	\$ 3,769,067	\$ 3,769,678	\$ 3,702,204
Accumulated depreciation	(920,207)	(895,091)	(885,438)	(882,228)	(864,196)
Operating real estate investments, net	2,944,499	2,937,257	2,883,629	2,887,450	2,838,008
Construction-in-progress	129,413	121,188	127,141	119,690	166,372
Land held for development	99,436	98,242	120,696	125,157	153,268
Real estate investments, net	3,173,348	3,156,687	3,131,466	3,132,297	3,157,648
Assets held for sale, net	-	392	31,125	5,569	6,262
Cash and cash equivalents	200,813	202,179	25,287	37,900	234,654
Accounts receivable, net	17,794	17,938	14,785	13,151	12,099
Accrued rent receivable, net	174,236	169,760	166,093	158,420	152,819
Investment in real estate ventures, at equity	171,383	194,621	236,313	262,107	264,941
Deferred costs, net	97,299	96,695	96,980	93,410	92,425
Intangible assets, net	63,614	64,972	58,817	59,410	64,222
Other assets (a)	139,449	92,204	94,553	110,185	116,792
<b>Total assets</b>	<b>\$ 4,037,936</b>	<b>\$ 3,995,448</b>	<b>\$ 3,855,419</b>	<b>\$ 3,872,449</b>	<b>\$ 4,101,862</b>
<b>Liabilities and equity</b>					
Mortgage notes payable, net	\$ 325,974	\$ 317,216	\$ 318,317	\$ 319,405	\$ 320,484
Unsecured credit facility	-	-	178,000	200,000	-
Unsecured term loans, net	248,512	248,429	248,347	248,264	248,181
Unsecured senior notes, net	1,365,546	1,365,183	1,144,976	1,144,503	1,444,006
Accounts payable and accrued expenses	105,176	107,074	112,413	99,904	115,079
Distributions payable	32,502	32,456	28,391	28,376	30,047
Deferred income, gains and rent	58,887	42,593	41,468	40,764	30,592
Acquired lease intangibles, net	19,510	20,274	17,156	15,989	16,604
Liabilities related to assets held for sale	-	-	269	-	387
Other liabilities	14,588	15,623	15,512	17,521	16,916
<b>Total liabilities</b>	<b>\$ 2,170,695</b>	<b>\$ 2,148,848</b>	<b>\$ 2,104,849</b>	<b>\$ 2,114,726</b>	<b>\$ 2,222,296</b>
<b>Brandywine Realty Trust's equity:</b>					
Preferred shares - Series E	-	-	-	-	40
Common shares	1,785	1,784	1,755	1,754	1,752
Additional paid-in-capital	3,222,047	3,218,564	3,167,481	3,165,935	3,262,459
Deferred compensation payable in common shares	13,506	12,445	14,090	14,107	14,244
Common shares in grantor trust	(13,506)	(12,445)	(14,090)	(14,107)	(14,244)
Cumulative earnings	704,506	660,174	586,954	568,078	560,422
Accumulated other comprehensive loss	7,365	2,399	(906)	(1,528)	(457)
Cumulative distributions	(2,086,000)	(2,053,741)	(2,021,568)	(1,993,419)	(1,961,739)
<b>Total Brandywine Realty Trust's equity</b>	<b>1,849,703</b>	<b>1,829,180</b>	<b>1,733,716</b>	<b>1,740,820</b>	<b>1,862,477</b>
Noncontrolling interests	17,538	17,420	16,854	16,903	17,089
<b>Total equity</b>	<b>\$ 1,867,241</b>	<b>\$ 1,846,600</b>	<b>\$ 1,750,570</b>	<b>\$ 1,757,723</b>	<b>\$ 1,879,566</b>
<b>Total liabilities and equity</b>	<b>\$ 4,037,936</b>	<b>\$ 3,995,448</b>	<b>\$ 3,855,419</b>	<b>\$ 3,872,449</b>	<b>\$ 4,101,862</b>

(a) Balance at March 31, 2018 includes \$24.9 million related to the prepaid ground lease at 3001-3003 JFK Boulevard, in Philadelphia, Pennsylvania, entered into on March 22, 2018.

	03/31/2018	12/31/2017	09/30/2017	06/30/2017	03/31/2017
High closing price of common shares	\$ 18.15	\$ 18.58	\$ 17.65	\$ 17.80	\$ 16.89
Low closing price of common shares	\$ 15.32	\$ 17.10	\$ 16.58	\$ 16.16	\$ 15.74
End of period closing market price	\$ 15.88	\$ 18.19	\$ 17.49	\$ 17.53	\$ 16.23
Dividends paid per common share	\$ 0.18	\$ 0.16	\$ 0.16	\$ 0.16	\$ 0.16
Dividend yield (based on annualized dividend paid)	4.5%	3.5%	3.7%	3.7%	3.9%
Net book value per share (fully diluted, end of period)	\$ 10.28	\$ 10.17	\$ 9.80	\$ 9.84	\$ 10.55
<b>Total cash and cash equivalents</b>	<b>\$ 200,813</b>	<b>\$ 202,179</b>	<b>\$ 25,287</b>	<b>\$ 37,900</b>	<b>\$ 234,654</b>
<b>Revolving credit facilities</b>					
Gross potential available under current credit facilities	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000
less: Outstanding balance	-	-	(178,000)	(200,000)	-
less: Holdback for letters of credit	(2,325)	(3,373)	(13,485)	(12,437)	(12,437)
<b>Net potential available under current credit facilities</b>	<b>\$ 597,675</b>	<b>\$ 596,627</b>	<b>\$ 408,515</b>	<b>\$ 387,563</b>	<b>\$ 587,563</b>
<b>Total equity market capitalization (end of period)</b>					
Basic common shares	177,493,925	177,390,500	174,476,532	174,388,849	174,265,465
Unvested restricted shares	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
Options and other contingent securities	2,119,982	2,299,671	2,264,787	2,268,634	1,725,216
<b>Fully diluted common shares (end of period)</b>	<b>181,726,371</b>	<b>181,625,613</b>	<b>178,678,886</b>	<b>178,595,968</b>	<b>178,089,441</b>
Value of common stock (fully diluted, end of period)	\$ 2,885,815	\$ 3,303,770	\$ 3,125,094	\$ 3,130,787	\$ 2,890,392
Par value of preferred shares	-	-	-	-	100,000
<b>Total equity market capitalization (fully diluted, end of period)</b>	<b>\$ 2,885,815</b>	<b>\$ 3,303,770</b>	<b>\$ 3,125,094</b>	<b>\$ 3,130,787</b>	<b>\$ 2,990,392</b>
Total debt excluding unamortized premiums, discounts and deferred financing costs	\$ 1,957,150	\$ 1,948,717	\$ 1,902,967	\$ 1,926,205	\$ 2,027,433
less: Cash and cash equivalents	(200,813)	(202,179)	(25,287)	(37,900)	(234,654)
less: Section 1031 exchange proceeds	-	-	-	(32,009)	(32,009)
Net debt	1,756,337	1,746,538	1,877,680	1,856,296	1,760,770
Total equity market capitalization (fully diluted, end of period)	2,885,815	3,303,770	3,125,094	3,130,787	2,990,392
<b>Total market capitalization</b>	<b>\$ 4,642,152</b>	<b>\$ 5,050,308</b>	<b>\$ 5,002,774</b>	<b>\$ 4,987,083</b>	<b>\$ 4,751,162</b>
<b>Net debt to total market capitalization</b>	<b>37.8%</b>	<b>34.6%</b>	<b>37.5%</b>	<b>37.2%</b>	<b>37.1%</b>
Total gross assets (excl. cash, cash equiv. & section 1031 exchange proceeds)	\$ 4,757,330	\$ 4,688,360	\$ 4,731,761	\$ 4,684,768	\$ 4,699,474
<b>Net debt to total gross assets (excl. cash and cash equivalents)</b>	<b>36.9%</b>	<b>37.3%</b>	<b>39.7%</b>	<b>39.6%</b>	<b>37.5%</b>
Annualized quarterly EBITDA, excluding capital market and transactional items	\$ 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	6.0	6.2	6.7 (a)	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	5.8	5.9	6.4	6.5	5.9

(a) 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.

	03/31/2018	12/31/2017	09/30/2017	06/30/2017	03/31/2017
Fixed rate debt	\$ 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	328,610	328,610	328,610
Variable rate debt - unhedged	27,062	27,062	178,000	200,000	-
<b>Total debt (excluding unamortized premiums &amp; discounts)</b>	<b>\$ 1,957,150</b>	<b>\$ 1,948,717</b>	<b>\$ 1,902,967</b>	<b>\$ 1,926,205</b>	<b>2,027,433</b>
% Fixed rate debt	83.1%	83.0%	73.3%	72.5%	83.8%
% Fixed rate debt (variable rate debt swapped to fixed)	15.4%	15.5%	17.3%	17.1%	16.2%
% Variable rate debt - unhedged	1.4%	1.4%	9.4%	10.4%	0.0%
<b>Total debt (excluding premiums &amp; discounts)</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>
Secured mortgage debt	\$ 328,540	\$ 320,107	\$ 321,357	\$ 322,595	323,823
Unsecured debt	1,628,610	1,628,610	1,581,610	1,603,610	1,703,610
<b>Total debt (excluding premiums &amp; discounts)</b>	<b>\$ 1,957,150</b>	<b>\$ 1,948,717</b>	<b>\$ 1,902,967</b>	<b>\$ 1,926,205</b>	<b>2,027,433</b>
% Secured mortgage debt	16.8%	16.4%	16.9%	16.7%	16.0%
% Unsecured debt	83.2%	83.6%	83.1%	83.3%	84.0%
<b>Total debt (excluding premiums &amp; discounts)</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>
<b>Total gross assets, excluding cash and cash equivalents</b>	<b>\$ 4,757,330</b>	<b>\$ 4,688,360</b>	<b>\$ 4,731,761</b>	<b>\$ 4,684,768</b>	<b>4,699,474</b>
% Secured mortgage debt	6.9%	6.8%	6.8%	6.9%	6.9%
% Unsecured debt	34.2%	34.7%	33.4%	34.2%	36.3%
less: cash and cash equivalents (including Section 1031 exchange proceeds)	(4.2%)	(4.3%)	(0.5%)	(1.5%)	(5.7%)
<b>Net debt to total gross assets, excluding cash and cash equivalents</b>	<b>36.9%</b>	<b>37.3%</b>	<b>39.7%</b>	<b>39.6%</b>	<b>37.5%</b>
Weighted-average interest rate on mortgage notes payable	4.05%	4.04%	4.03%	4.03%	4.03%
Weighted-average interest rate on unsecured senior debt (including swap costs)	4.04%	4.03%	4.12%	4.08%	4.57%
Weighted-average maturity on mortgage notes payable	4.3 years	4.6 years	4.8 years	5.1 years	5.3 years
Weighted-average maturity on unsecured senior debt	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%	4.27%	4.27%	4.48%
Weighted-average interest rate on variable rate debt	2.94%	2.74%	2.44%	2.37%	N/A
Weighted-average maturity on fixed rate debt (includes variable rate swapped to fixed)	7.3 years	7.6 years	6.1 years	6.4 years	5.7 years
Weighted-average maturity on variable rate debt	17.2 years	17.5 years	1.6 years	1.9 years	N/A



Debt Instrument	Maturity Date	Stated Rate (1)	Effective Rate (1)	03/31/2018 Balance	12/31/2017 Balance	03/31/2018 Percent of total indebtedness
<b>Unsecured senior notes payable</b>						
\$350 MM Notes due 2023 (2)	February 15, 2023	3.950%	3.865%	\$ 350,000	\$ 350,000	18.0%
\$250 MM Notes due 2024	October 1, 2024	4.100%	4.328%	250,000	250,000	12.9%
\$450 MM Notes due 2027 (2)	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 (3)	March 30, 2035	LIBOR + 1.250%	2.943%	27,062	27,062	1.4%
\$25.8 MM Trust Preferred I - Indenture IB (4)	April 30, 2035	LIBOR + 1.250%	3.300%	25,774	25,774	1.3%
\$25.8 MM Trust Preferred II - Indenture II (5)	July 30, 2035	LIBOR + 1.250%	3.090%	25,774	25,774	1.3%
<b>Total unsecured senior notes payable</b>	<b>8.7</b> (wtd-avg maturity)		<b>4.092%</b> (wtd-avg effective rate)	<b>1,378,610</b>	<b>1,378,610</b>	<b>71.1%</b>
Net original issue premium/(discount)				(4,341)	(4,423)	(0.2%)
Unsecured deferred financing costs				(8,723)	(9,004)	(0.4%)
<b>Total unsecured senior notes payable including original issue premium/(discount) and deferred financing costs</b>				<b>1,365,546</b>	<b>1,365,183</b>	<b>70.4%</b>
<b>Unsecured bank facilities</b>						
\$600 MM Revolving Credit Facility	May 15, 2019	LIBOR + 1.200%	2.893%	-	-	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%
<b>Total unsecured bank facilities</b>	<b>4.6</b> (wtd-avg maturity)		<b>3.718%</b> (wtd-avg effective rate)	<b>250,000</b>	<b>250,000</b>	<b>12.9%</b>
Unsecured deferred financing costs				(1,488)	(1,571)	(0.1%)
<b>Total unsecured bank facilities including deferred financing costs</b>				<b>248,512</b>	<b>248,429</b>	<b>12.8%</b>
<b>Total unsecured senior debt</b>	<b>8.1</b> (wtd-avg maturity)		<b>4.035%</b> (wtd-avg effective rate)	<b>1,628,610</b>	<b>1,628,610</b>	<b>83.9%</b>
Net original issue premium/(discount)				(4,341)	(4,423)	(0.2%)
Unsecured deferred financing costs				(10,211)	(10,575)	(0.5%)
<b>Total unsecured senior debt including original issue premium/(discount) and deferred financing costs</b>				<b>\$ 1,614,058</b>	<b>\$ 1,613,612</b>	<b>83.2%</b>

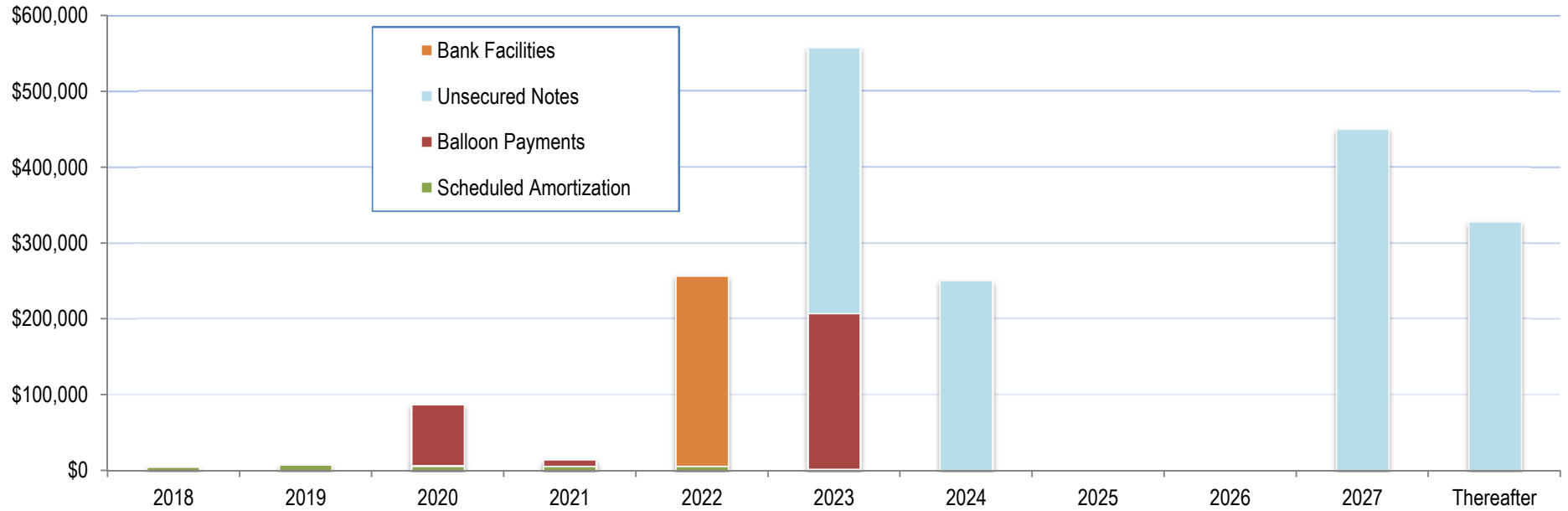
(See page 35 for footnotes)

Debt Instrument	Maturity Date	Stated Rate (1)	Effective Rate (1)	03/31/2018 Balance	12/31/2017 Balance	03/31/2018 Percent of total indebtedness
<b>Mortgage notes payable</b>						
Two Logan Square	May 1, 2020	3.980%	3.980%	\$ 84,037	\$ 84,440	4.3%
Four Tower Bridge (6)	February 10, 2021	5.200%	4.497%	9,695	-	0.5%
One Commerce Square	April 5, 2023	3.640%	3.640%	122,808	123,667	6.3%
Two Commerce Square	April 5, 2023	3.960%	4.513%	112,000	112,000	5.8%
<b>Total mortgage notes payable</b>	<b>4.3</b> <b>(wtd-avg maturity)</b>		<b>4.050%</b> <b>(wtd-avg effective rate)</b>	<b>328,540</b>	<b>320,107</b>	<b>16.9%</b>
Net fair market value premium/(discount)				(2,041)	(2,325)	(0.1%)
Secured deferred financing costs				(525)	(566)	(0.0%)
<b>Total mortgage notes payable including fair market value premium/(discount) and deferred financing costs</b>				<b>325,974</b>	<b>317,216</b>	<b>16.8%</b>
<b>Total debt</b>	<b>7.5</b> <b>(wtd-avg maturity)</b>		<b>4.037%</b> <b>(wtd-avg effective rate)</b>	<b>1,957,150</b>	<b>1,948,717</b>	<b>100.9%</b>
Net premium/(discount)				(6,382)	(6,748)	(0.3%)
Unsecured Deferred Financing Costs				(10,211)	(10,575)	(0.5%)
Secured Deferred Financing Costs				(525)	(566)	(0.0%)
<b>Total debt, including net premium/(discount) and deferred financing costs</b>				<b>\$ 1,940,032</b>	<b>\$ 1,930,828</b>	<b>100.0%</b>

(See page 35 for further footnotes)

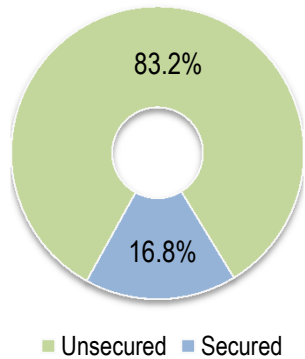
Maturity Schedule By Year	Secured Debt		Unsecured Debt			Total	Percent of Debt Maturing	Weighted Average Interest Rate of Maturing Debt (8)
	Scheduled Amortization	Balloon Payments	Bank Facilities	Senior Notes				
2018	\$ 5,508	\$ -	\$ -	\$ -	\$ -	\$ 5,508	0.2%	3.977%
2019	7,595	-	-	-	-	7,595	0.4%	3.978%
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	28.4%	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%	4.246%
<b>Total</b>	<b>\$ 33,902</b>	<b>\$ 294,638</b>	<b>\$ 250,000</b>	<b>\$ 1,378,610</b>	<b>\$ -</b>	<b>\$ 1,957,150</b>	<b>100.0%</b>	<b>4.037%</b>

- (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) On November 17, 2017, the Company completed \$100.0 MM offering and sale under the reopened 3.95% \$250.0 MM Notes due 2023 reducing its effective interest rate from 4.022% to 3.865%. Also on November 17, 2017, the Company closed on the offering and sale of the 3.95% \$450.0 MM Notes due 2027. The Company used the net proceeds to redeem its 4.950% \$325.0 MM Notes due 2018 and repay the entire \$168.0 MM on its line of credit.
- (3) 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.
- (4) 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.
- (5) 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.
- (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.



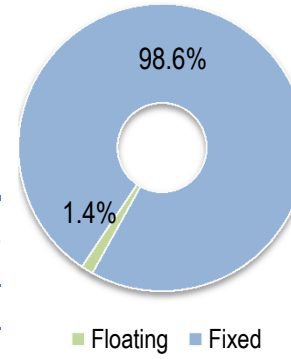
% of total	0.2%	0.4%	4.5%	0.8%	13.1%	28.4%	12.8%	0.0%	0.0%	23.0%	16.8%
Expiring rate	3.98%	3.98%	3.98%	4.28%	3.72%	3.94%	4.33%	0.00%	0.00%	4.03%	4.25%

Unsecured and Secured Debt



Debt	Amount	Weighted Average Effective Rate	Weighted Average Maturity (in years)
Unsecured	\$ 1,628,610	4.035%	8.1
Secured	328,540	4.050%	4.3
<b>Total</b>	<b>\$ 1,957,150</b>	<b>4.037%</b>	<b>7.5</b>

Floating and Fixed Rate Debt



Debt	Amount	Weighted Average Effective Rate	Weighted Average Maturity (in years)
Floating	\$ 27,062	2.943%	17.2
Fixed	1,930,088	4.053%	7.3
<b>Total</b>	<b>\$ 1,957,150</b>	<b>4.037%</b>	<b>7.5</b>

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

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

Covenant	Required	03/31/2018	12/31/2017	9/30/2017	06/30/2017	03/31/2017
Fixed Charge Coverage Ratio	>=1.50x	3.41x	3.13x	3.08x	2.87x	2.72x
Net Worth	>=\$1,535.4	\$1,867.2	\$1,846.6	\$1,750.6	\$1,757.7	\$1,879.6
Leverage Ratio	<=60% *	39.6%	40.4%	41.1%	40.9%	40.6%
Unsecured Debt Limitation	<=60% *	38.3%	38.6%	39.1%	39.1%	38.6%
Secured Debt Limitation	<=40%	13.6%	13.4%	14.5%	14.6%	14.6%
Unencumbered Cash Flow	>=1.75x	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	03/31/2018	12/31/2017	9/30/2017	06/30/2017	03/31/2017
1006 (a) - Total Leverage Ratio	<60%	41.3%	41.7%	42.1%	42.5%	42.8%
1006 (b) - Debt Service Coverage Ratio	>=1.50x	3.86	3.79x	3.87x	3.82x	3.80x
1006 (c) - Secured Debt Ratio	<40%	6.9%	6.8%	7.0%	7.1%	6.8%
1006 (d) - Unencumbered Asset Ratio	>=150%	244.4%	240.5%	235.3%	229.2%	228.0%

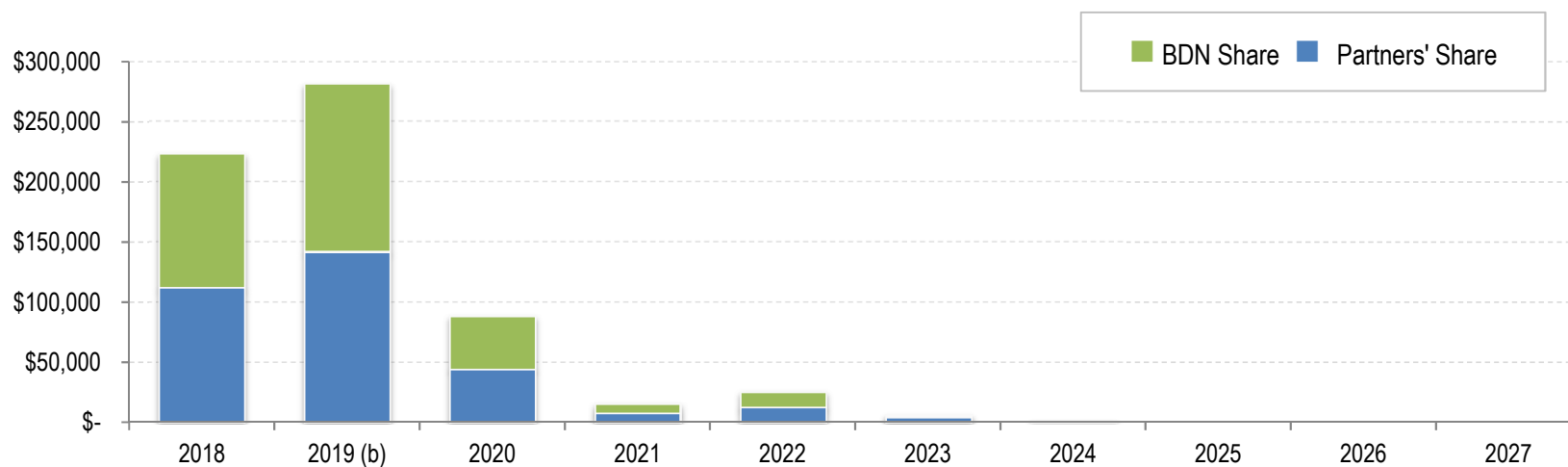
Unconsolidated Real Estate Ventures	Location	Project Value (a)	Gross Asset Value @ 03/31/2018 (b)	BDN Investment @ 03/31/2018	Number of Properties	As of March 31, 2018					BDN's Share	
						Net Operating Income (YTD)	Rentable Square Feet	Percent Occupied	Percent Leased (c)	BDN Ownership %	Net Operating Income (YTD)	Rentable Square Feet
<b>Office Properties</b>												
Allstate DC JV	Various	\$ 208,114	\$ 231,897	\$ 43,722	5	\$ 3,289	874,479	81.4%	85.3%	50.0%	\$ 1,645	437,240
DRA Austin JV	Austin, TX	338,012	401,658	14,069	12	8,285	1,570,123	94.6%	96.6%	50.0%	4,143	785,062
MAP Venture	Various	210,041	261,382	13,713	58	6,811	3,924,783	91.1%	92.6%	50.0%	3,406	1,962,392
PJP Ventures	Virginia	27,210	30,486	1,918	3	861	204,347	92.2%	92.2%	(d)	228	54,155
<b>Total</b>							<b>6,573,732</b>	<b>90.7%</b>	<b>92.6%</b>			<b>3,238,848</b>
<b>Other</b>												
Brandywine 1919 Ventures	Philadelphia, PA	126,753	144,569	21,641	1	2,291	321 Units	(e)		50.0%	1,146	
<b>Development Properties</b>												
4040 Wilson	Arlington, VA	88,305	91,567	37,123	1	(33)	-	-		50.0%	(17)	
51 N Street	Washington, D.C.	28,667	28,838	21,287	1	(103)	-	-		70.0%	(72)	
1250 First Street Office	Washington, D.C.	24,016	24,060	17,910	1	(101)	-	-		70.0%	(71)	
<b>Total</b>			<b>\$ 1,214,457</b>	<b>\$ 171,383</b>	<b>82</b>	<b>\$ 21,300</b>					<b>\$ 10,408</b>	
<b>Current Year Sold</b>												
evo at Cira Centre South (f)	Philadelphia, PA											
			<b>Sold Date</b>									
			1/10/2018		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 April 13, 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) As of March 31, 2018, the apartment units were 95% occupied and 96% leased. The office and retail space is fully occupied and leased (24,000 SF).
- (f) 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)	03/31/2018 Balance	03/31/2018 BDN Share of Venture Debt
<b>Office Properties</b>					
Allstate DC JV	50%	(2)	3.940%	\$ 92,993	\$ 46,497
DRA Austin JV	50%	(3)	3.514%	248,494	124,247
MAP Venture	50%	February 9, 2019	LIBOR + 6.25% (4)	180,800	90,400
PJP VII	25%	December 31, 2019	LIBOR + 2.65%	4,250	1,063
PJP II	30%	November 1, 2023	6.12%	2,478	743
PJP VI	25%	April 1, 2023	6.08%	7,296	1,824
<b>Other</b>					
Brandywine 1919 Ventures (\$88,900 construction loan)	50%	October 21, 2018	LIBOR + 1.75% (5)	88,860	44,429
<b>Development Properties</b>					
4040 Wilson (\$150,000 construction loan)	50%	December 15, 2021	LIBOR + 2.75%	14,087	7,044
<b>Total debt</b>				<b>\$ 639,258</b>	<b>\$ 316,247</b>

- (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) \$26,492 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 3.976%.
- (3) The debt for these properties is comprised of three mortgages: (1) a \$132,757 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 \$28,587 with a 4.50% fixed interest rate due April 6, 2019, and (3) a \$87,149 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 3.508%.
- (4) The JV designated a libor interest rate cap of 1.75% effective February 3, 2016 for the notional amount of \$200,799. There are three options to extend the maturity date of the debt for three successive terms, each year representing a separate option. The first option to extend the maturity date has been exercised and extends the maturity through February 9, 2019. The two remaining unexercised options extend the maturity through February 9, 2021.
- (5) The stated rate for this construction loan is LIBOR + 1.75%. To fulfill interest rate protection requirements, an interest rate cap was purchased at 4.50%.

Maturity Schedule By Year	Secured Debt			Partners' Share	BDN Share	Percent of BDN Share Maturing	Weighted Average Interest Rate of Maturing Debt (a)
	Scheduled Amortization	Balloon Payments	Total				
2018	\$ 3,642	\$ 219,316	\$ 222,958	\$ 111,619	\$ 111,338	35.2%	3.450%
2019 (b)	1,495	279,395	280,890	141,630	139,260	44.0%	6.449%
2020	1,290	87,149	88,439	44,384	44,056	13.9%	3.523%
2021	1,363	14,087	15,450	7,899	7,550	2.4%	3.360%
2022	881	24,396	25,277	12,824	12,453	3.9%	4.015%
2023	576	5,569	6,145	4,584	1,561	0.6%	6.080%
2024	99	-	99	70	29	0.0%	6.120%
2025	-	-	-	-	-	0.0%	0.000%
2026	-	-	-	-	-	0.0%	0.000%
2027	-	-	-	-	-	0.0%	0.000%
<b>Total</b>	<b>\$ 9,346</b>	<b>\$ 629,912</b>	<b>\$ 639,258</b>	<b>\$ 323,010</b>	<b>\$ 316,247</b>	<b>100.0%</b>	<b>4.814%</b>



% of total	35.2%	44.0%	13.9%	2.4%	3.9%	0.6%	0.0%	0.0%	0.0%	0.0%
Expiring rate	3.45%	6.45%	3.52%	3.36%	4.02%	6.08%	6.12%	0.00%	0.00%	0.00%

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

(b) \$180,800 of debt relating to the MAP Venture matures February 9, 2019. There are two remaining unexercised options to extend the maturity through February 9, 2021.



**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 / Robert Simone  
212-446-9462 / 212-446-9459

KeyBanc Capital Markets  
Jordan Sadler / Craig Mailman  
917-368-2280 / 917-368-2316

SunTrust Robinson Humphrey, Inc.  
Michael R. Lewis  
212-319-5659

BofA Merrill Lynch  
James Feldman / Kimberly Hong  
646-855-5808 / 646-655-3329

Green Street Advisors  
Jed Reagan  
949-640-8780

Mizuho Securities USA, Inc.  
Richard Anderson  
212-205-8445

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

JMP Securities  
Mitchell Germain  
212-906-3546

Raymond James & Associates  
Paul Puryear / Bill Crow  
727-567-2253 / 727-567-2594

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

**Company Information**

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2929 Walnut Street  
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Philadelphia, PA 19104  
610-325-5600

Stock Exchange Listing  
New York Stock Exchange

Trading Symbol  
Common Shares: BDN

Information Requests  
To request an Investor Relations  
package or annual report, please  
contact: [IR@bdnreit.com](mailto:IR@bdnreit.com)

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

Investor Relations  
Thomas Wirth  
FMC Tower at Cira Centre South  
2929 Walnut Street  
Suite 1700  
Philadelphia, PA 19104  
610-325-5600

Senior Unsecured Debt Ratings  
Moody's / Standard & Poor's  
Available upon request

### Non-GAAP Measures

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

### Funds from Operations (FFO)

FFO is a widely recognized measure of REIT performance. Although FFO is a non-GAAP financial measure, the Company believes that information regarding FFO is helpful to shareholders and potential investors. The Company computes FFO in accordance with standards established by the National Association of Real Estate Investment Trusts (NAREIT), which may not be comparable to FFO reported by other REITs that do not compute FFO in accordance with the NAREIT definition, or that interpret the NAREIT definition differently than the Company. NAREIT defines FFO as net income (loss) before 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

### 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 First Quarter Results And Narrows 2018 Guidance**

**Philadelphia, PA, April 19, 2018** — Brandywine Realty Trust (NYSE:BDN) today reported its financial and operating results for the three months ended March 31, 2018.

### **Management Comments**

“Our 2018 business plan is off to an excellent start,” stated Gerard H. Sweeney, President and Chief Executive Officer for Brandywine Realty Trust. “We are now 83% complete on our 2018 revenue target. We generated strong quarterly operating metrics including a 10.5% increase in quarterly GAAP market-to-market rents. In addition to our strong operating results, we made excellent progress on our developments by leasing 100% of our 500 North Gulph Road redevelopment project in King of Prussia, Pennsylvania to an existing tenant needing to expand. Also, after selling a 6.6 acre land parcel in Austin, Texas, we entered into a fee development agreement on a 250,000 square foot office building for the new owner. After a successful first quarter, we are narrowing our current 2018 FFO guidance range from \$1.33 to \$1.43 to \$1.34 to \$1.42.”

### **First Quarter 2018 Highlights**

#### ***Financial Results***

- Net income allocated to common shareholders; \$44.2 million, or \$0.25 per diluted share. First quarter results include gains on property sales totaling \$37.3 million, or \$0.21 per diluted share.
- Funds from Operations (FFO); \$57.3 million, or \$0.32 per diluted share.

#### ***Portfolio Results***

- Core portfolio was 92.3% occupied and 94.2% leased.
- Signed approximately 406,000 square feet of new and renewal leases.
- Tenant retention ratio: 51%.
- Rental rate mark-to-market increased 10.5% on a GAAP basis and increased 2.0% on a cash basis.
- Same store net operating income: (4.4%) on a GAAP basis and (1.4%) on a cash basis.

#### **Recent Transaction Activity**

#### **Joint Venture Activity**

- As previously announced on January 10, 2018, the evo at Cira Centre South Venture, a real estate venture in which we owned a 50% interest, sold its 345-unit residential property in Philadelphia, Pennsylvania, 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.
- As previously announced on January 5, 2018, we 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 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. The gain on the transaction totaled \$11.6 million.

### **Development/Redevelopment Acquisitions**

- On April 18, 2018, fully executed a lease for the entire building located at 500 North Gulph Road in King of Prussia, Pennsylvania, which is a 100,000 square foot office building currently under redevelopment. Stabilization is anticipated during the fourth quarter of 2018. The stabilized cash yield is 9.3%.
- On March 16, 2018, completed the sale of 6.6 acres of land at the Garza Ranch in Austin, Texas, for a gross sales price of \$14.6 million. Simultaneous with the disposition of the land at Garza Ranch, we signed a development agreement with the land owner to construct an office building containing approximately 250,000 rentable square feet on the site.

### **Schuylkill Yards**

- On March 22, 2018, we acquired a leasehold interest in 1.0 acre located at 3001-3003 JFK Boulevard in Philadelphia, Pennsylvania for a gross purchase price totaling \$24.6 million. The land parcel is currently operating as a parking facility and will be the first Schuylkill Yards development site. However, the timing and scope of improvements to the site have not yet been determined. The acquisition was funded from cash-on-hand.

### **2018 Finance / Capital Markets Activity**

- We have no outstanding balance on our \$600.0 million unsecured revolving credit facility as of March 31, 2018.
- We have \$200.8 million of cash and cash equivalents on-hand as of March 31, 2018.

### **Results for the Three Months Ended March 31, 2018**

Net income allocated to common shares totaled \$44.2 million, or \$0.25 per diluted share, in the first quarter of 2018 compared to a net income allocated to common shares totaled \$19.3 million, or \$0.11 per diluted shares in the first quarter of 2017. First quarter of 2018 results include gains on property sales totaling \$37.3 million, or \$0.21 per diluted share.

FFO available to common shares and units in the first quarter of 2018 totaled \$57.3 million, or \$0.32 per diluted share, versus \$56.1 million or \$0.32 per diluted share in the first quarter of 2017. Our first quarter 2018 payout ratio (\$0.18 common share distribution / \$0.32 FFO per diluted share) was 56.3%.

### **Operating and Leasing Activity**

In the first quarter of 2018, our Net Operating Income (NOI) excluding termination revenues and other income items decreased 4.4% on a GAAP basis and decreased 1.4% on a cash basis for our 83 same store properties, which were 92.5% and 94.6% occupied on March 31, 2018 and March 31, 2017, respectively.

We leased approximately 406,000 square feet and commenced occupancy on 302,000 square feet during the first quarter of 2018. The first quarter occupancy activity includes 171,000 square feet of renewals, 98,000 square feet of new leases and 33,000 square feet of tenant expansions. We have an additional 294,000 square feet of executed new leasing scheduled to commence subsequent to March 31, 2018.

We achieved a 51% tenant retention ratio in our core portfolio with net negative absorption of (95,000) square feet during the first quarter of 2018. First quarter rental rate growth increased 10.5% as our renewal rental rates increased 9.7% and our new lease/expansion rental rates increased 11.9%, all on a GAAP basis.

At March 31, 2018, our core portfolio of 88 properties comprising 15.7 million square feet was 92.3% occupied and we are now 94.2% leased (reflecting new leases commencing after March 31, 2018).

## **Distributions**

On February 28, 2018, our Board of Trustees declared a quarterly cash dividend of \$0.18 per common share and OP Unit that was paid on April 18, 2018 to holders of record on April 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 2018 net income guidance of \$0.29 - \$0.39 to \$0.29 - \$0.37 per diluted share and 2018 FFO guidance of \$1.33 - \$1.43 to \$1.34 - \$1.42 per diluted share. This guidance is provided for informational purposes and is subject to change. The following is a reconciliation of the calculation of 2018 FFO and earnings per diluted share:

<u>Guidance for 2018</u>		<u>Range</u>
<b>Earnings per diluted share allocated to common shareholders .....</b>	<b>\$0.29</b>	<b>to \$0.37</b>
Plus: real estate depreciation, amortization .....	<u>1.05</u>	<u>1.05</u>
<b>FFO per diluted share .....</b>	<b><u>\$ 1.34</u></b>	<b>to <u>\$ 1.42</u></b>

Our 2018 FFO key assumptions to include:

- Core Occupancy improving to a range of 94-95% by year-end 2018 and 95-96% leased;
- Average Same-Store Occupancy of 92.3% during 2018 versus 93.5% during 2017;
- 8-10% GAAP increase in overall lease rates during 2018 with a resulting (1)-1% (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 growth;
- Speculative Revenue Target: \$26.3 million, 83% achieved;
- \$0.18 per share quarterly dividend;
- No acquisition activity;
- \$100 million sales activity, 100% achieved;
- 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 185 properties and 25.3 million square feet as of March 31, 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](http://www.brandywinerealty.com).

## **Conference Call and Audio Webcast**

BDN management will discuss 2018 financial results and earnings guidance for fiscal 2018 on Friday, April 20, 2018 at 9:00 a.m. Eastern Time. The conference call can be accessed by dialing 1-833-818-6810 and providing

conference ID: 7876108. Beginning two hours after the conference call, a taped replay of the call can be accessed through Friday, May 4, 2018, by calling 1-855-859-2056 and entering access code 7876108. The conference call can also be accessed via a webcast on our website at [www.brandywinerealty.com](http://www.brandywinerealty.com).

### ***Looking Ahead – Second Quarter 2018 Conference Call***

We anticipate we will release our second quarter 2018 earnings on Thursday, July 19, 2018, after the market close and will host our second quarter 2018 conference call on Friday, July 20, 2018 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)*

	March 31, 2018	December 31, 2017
<b>ASSETS</b>	<i>(unaudited)</i>	
Real estate investments:		
Operating properties	\$ 3,864,706	\$ 3,832,348
Accumulated depreciation	(920,207)	(895,091)
Operating real estate investments, net	2,944,499	2,937,257
Construction-in-progress	129,413	121,188
Land held for development	99,436	98,242
Total real estate investments, net	3,173,348	3,156,687
Assets held for sale, net	-	392
Cash and cash equivalents	200,813	202,179
Accounts receivable, net of allowance of \$3,935 and \$3,467 as of March 31, 2018 and December 31, 2017, respectively	17,794	17,938
Accrued rent receivable, net of allowance of \$13,409 and \$13,645 as of March 31, 2018 and December 31, 2017, respectively	174,236	169,760
Investment in real estate ventures, at equity	171,383	194,621
Deferred costs, net	97,299	96,695
Intangible assets, net	63,614	64,972
Other assets	139,449	92,204
Total assets	<u>\$ 4,037,936</u>	<u>\$ 3,995,448</u>
<b>LIABILITIES AND BENEFICIARIES' EQUITY</b>		
Mortgage notes payable, net	\$ 325,974	\$ 317,216
Unsecured term loans, net	248,512	248,429
Unsecured senior notes, net	1,365,546	1,365,183
Accounts payable and accrued expenses	105,176	107,074
Distributions payable	32,502	32,456
Deferred income, gains and rent	58,887	42,593
Acquired lease intangibles, net	19,510	20,274
Other liabilities	14,588	15,623
Total liabilities	<u>\$ 2,170,695</u>	<u>\$ 2,148,848</u>
<b>Brandywine Realty Trust's Equity:</b>		
Common Shares of Brandywine Realty Trust's beneficial interest, \$0.01 par value; shares authorized 400,000,000; 178,442,517 and 178,285,236 issued and outstanding as of March 31, 2018 and December 31, 2017, respectively	1,785	1,784
Additional paid-in-capital	3,222,047	3,218,564
Deferred compensation payable in common shares	13,506	12,445
Common shares in grantor trust, 948,592 and 894,736 as of March 31, 2018 and December 31, 2017, respectively	(13,506)	(12,445)
Cumulative earnings	704,506	660,174
Accumulated other comprehensive income	7,365	2,399
Cumulative distributions	(2,086,000)	(2,053,741)
Total Brandywine Realty Trust's equity	1,849,703	1,829,180
Noncontrolling interests	17,538	17,420
Total beneficiaries' equity	1,867,241	1,846,600
Total liabilities and beneficiaries' equity	<u>\$ 4,037,936</u>	<u>\$ 3,995,448</u>

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

	Three Months Ended March 31,	
	2018	2017
<b>Revenue</b>		
Rents	\$ 106,360	\$ 103,332
Tenant reimbursements	19,849	18,535
Termination fees	550	1,673
Third party management fees, labor reimbursement and leasing	7,674	6,485
Other	1,925	895
Total revenue	136,358	130,920
<b>Operating expenses:</b>		
Property operating expenses	39,332	36,885
Real estate taxes	12,422	11,749
Third party management expenses	4,750	2,447
Depreciation and amortization	43,291	45,892
General and administrative expenses	8,723	9,325
Provision for impairment	-	2,730
Total operating expenses	108,518	109,028
<b>Operating income</b>	27,840	21,892
<b>Other income (expense)</b>		
Interest income	703	393
Interest expense	(19,533)	(21,437)
Interest expense - amortization of deferred financing costs	(627)	(634)
Equity in loss of Real Estate Ventures	(825)	(748)
Net gain on disposition of real estate	-	7,323
Net gain on sale of undepreciated real estate	22	-
Net gain on real estate venture transactions	37,263	14,582
<b>Net income before income taxes</b>	44,843	21,371
Income tax provision	(138)	(100)
<b>Net income</b>	44,705	21,271
Net income attributable to noncontrolling interests	(376)	(169)
<b>Net income attributable to Brandywine Realty Trust</b>	44,329	21,102
Distribution to preferred shareholders	-	(1,725)
Nonforfeitable dividends allocated to unvested restricted shareholders	(114)	(99)
<b>Net income attributable to Common Shareholders of Brandywine Realty Trust</b>	\$ 44,215	\$ 19,278
<b>PER SHARE DATA</b>		
Basic income per common share	\$ 0.25	\$ 0.11
Basic weighted average shares outstanding	178,395,525	175,176,964
Diluted income per common share	\$ 0.25	\$ 0.11
Diluted weighted average shares outstanding	179,788,311	176,201,872

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

	Three Months Ended March 31,	
	2018	2017
<b>Reconciliation of Net Income to Funds from Operations:</b>		
Net income attributable to common shareholders	\$ 44,215	\$ 19,278
Add (deduct):		
Net income attributable to noncontrolling interests - LP units	371	164
Nonforfeitable dividends allocated to unvested restricted shareholders	114	99
Net gain on real estate venture transactions	(37,263)	(14,582)
Net gain on disposition of real estate	-	(7,323)
Provision for impairment	-	2,730
Depreciation and amortization:		
Real property	34,608	33,650
Leasing costs including acquired intangibles	8,306	12,118
Company's share of unconsolidated real estate ventures	7,164	10,240
Partners' share of consolidated real estate ventures	(55)	(59)
Funds from operations	\$ 57,460	\$ 56,315
Funds from operations allocable to unvested restricted shareholders	(203)	(198)
Funds from operations available to common share and unit holders (FFO)	\$ 57,257	\$ 56,117
FFO per share - fully diluted	<u>0.32</u>	<u>0.32</u>
Weighted-average shares/units outstanding - fully diluted	181,268,110	177,681,671
Distributions paid per common share	<u>0.18</u>	<u>0.16</u>
FFO payout ratio (distributions paid per common share/FFO per diluted share)	56.3%	50.0%

