

SUPPLEMENTAL INFORMATION PACKAGE



2019  
THIRD  
QUARTER





**Above:** Schuylkill Yards, Philadelphia, PA

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

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Transaction Highlights



155 King of Prussia Rd | Radnor, PA



Broadmoor, Block A | Austin, TX



650 Park Avenue Rendering | King of Prussia, PA



Schuylkill Yards | Philadelphia, PA

Dispositions

- On September 11, 2019, we completed the sale of an office building located at 1900 Gallows Road in Vienna, Virginia, containing 210,632 square feet, for a gross sales price of \$36.4 million. We received net cash proceeds of \$35.9 million and recorded a nominal loss on sale. The property was 58.8% leased.
- On August 29, 2019, the Allstate DC JV, in which we own a 50% interest, transferred an office building located at 3130 Fairview Park in Falls Church, Virginia, to the lender in full satisfaction of the \$26.0 million outstanding mortgage debt. The building contained 180,659 square feet and was 35.1% leased. Our share of the gain on debt forgiveness was \$2.2 million.

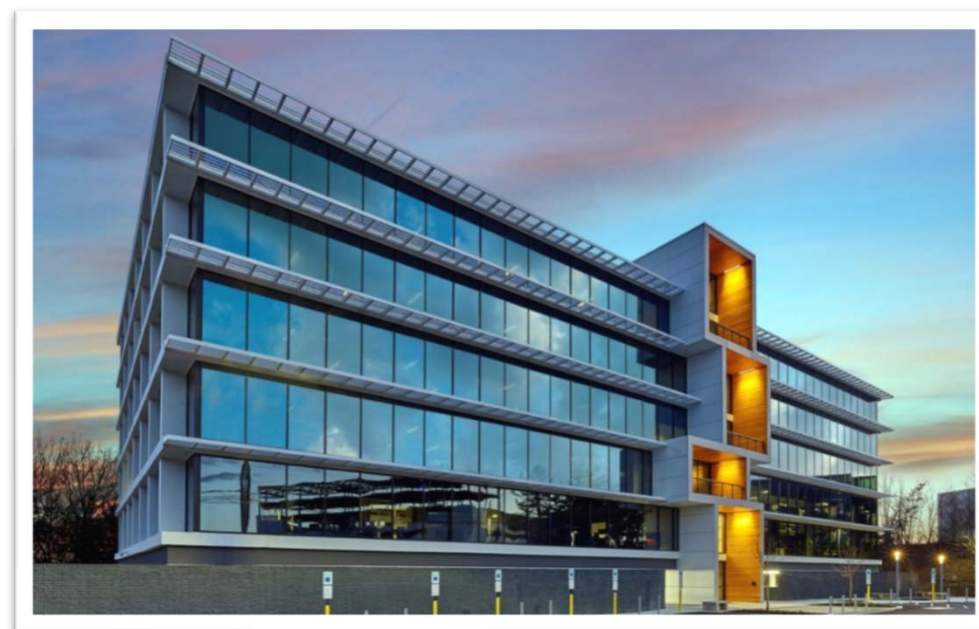
Financing Transactions

- On October 10, 2019, issued \$100.0 million of 4.100% guaranteed notes due 2024 and \$100.0 million of 4.550% guaranteed notes due 2029 for a combined net proceeds of \$214.3 million, which were used to repay the \$145.5 million outstanding on the line of credit. The notes due 2024 and 2029 were issued at premiums of 6.315% and 10.058% representing yield to maturities of 2.669% and 3.331%, respectively.

Note: Definitions for commonly used terms in this Supplemental Information Package are on pages 42 and 43 'Disclaimers and Other Information.'

**Leasing Highlights**

	Q3 2019	Q2 2019
Quarter end occupancy	93.2%	93.0%
Current projected / Prior year end occupancy	94-95%	94-95%
Leased as of October 11, 2019 / July 9, 2019	95.5%	95.9%
Leases executed in quarter (sq ft)	577,385	651,292
New leases commenced (sq ft)	170,612	139,885
Expansions commenced (sq ft)	106,295	80,323
Leases renewed (sq ft)	<u>240,904</u>	<u>95,926</u>
Total lease activity (sq ft)	517,811	316,134
Early lease renewals (sq ft)	428,192	157,234
Forward lease commencements (sq ft):		
Q4 2019	217,233	
2020	<u>165,962</u>	
Total square feet of forward lease commencements:	383,195	



500 North Gulph Road | King of Prussia, PA

**Key Operating Metrics**

	Q3 2019	YTD 2019	10/11/2019 Business Plan
<b>Same Store NOI Growth</b>			
GAAP	-1.3%	-1.2%	0.0% - 2.0%
Cash	0.6%	1.9%	1.0% - 3.0%
<b>Rental Rate Mark to Market (a)</b>			
New Leases/expansions			
GAAP	13.3%	13.9%	
Cash	5.2%	7.3%	
Renewals			
GAAP	6.5%	11.8%	
Cash	3.5%	3.5%	
Combined			
GAAP	9.3%	12.4%	11.0% - 12.0%
Cash	4.2%	4.6%	4.0% - 5.0%
<b>Average Lease Term (yrs)</b>	7.9	7.4	7.5
<b>Leasing Capital as a % of Lease Revenue</b>	16.5%	14.7%	15.0%
<b>Tenant Retention</b>	72%	72%	66%

(a) Calculations based on revenue maintaining leasing activity. See definition on page 44.

**Financial Highlights**

	Q3 2019	Q2 2019	YTD 2019
Net income (loss) to common shareholders	\$6,679	\$6,112	\$17,195
Per diluted share	\$0.04	\$0.03	\$0.10
Common share distributions paid	\$0.19	\$0.19	\$0.38
Funds From Operations (FFO)	\$64,023	\$62,215	\$186,314
Per diluted share	\$0.36	\$0.35	\$1.05
FFO - excl. capital market, transactional items and other	\$63,773	\$60,689	\$183,537
Per diluted share	\$0.36	\$0.34	\$1.03
FFO payout ratio - excl. capital market, trans. items and other	52.8%	55.9%	55.3%
Cash Available for Distribution (CAD)	\$44,334	\$44,591	\$136,367
CAD payout ratio (Distributions paid / CAD)	76.1%	75.7%	74.2%

**Balance Sheet Highlights**

	Q3 2019	Q2 2019	Q1 2019
Net debt to total gross assets	41.8%	42.0%	42.0%
Ratio of net debt to annualized quarterly EBITDA	6.3	6.6	6.5
Cash on hand	\$29,925	\$31,573	\$14,449

Business Plan Component	2019 Business Plan as of			
	2020 Business Plan	10/11/2019	7/19/2019	10/10/2018
<b>Speculative Revenue</b>	\$31.0 MM	\$32.0 MM	\$32.0 MM	\$31.0 MM
Executed	50%	100%	99%	65%
<b>Projected Tenant Retention (SF)</b>	65%	66%	65%	57%
<b>Same Store NOI Increase</b>				
• GAAP	2.0% - 4.0%	0.0% - 2.0%	0.0% - 2.0%	0.0% - 2.0%
• Cash	0.0% - 2.0%	1.0% - 3.0%	1.0% - 3.0%	1.0% - 3.0%
Capital as a % of lease revenue	14.0% - 15.0%	15.0%	14.0%	14.0%
Average Lease Term	8.0 years	7.5 years	7.4 years	7.3 years
<b>Net Income Attributable to Common Shareholders</b>	\$0.24 - \$0.34	\$0.14 - \$0.16	\$0.17 - \$0.21	\$0.36 - \$0.46
<b>Funds from Operations, excluding capital market, transactional items and other</b>	\$1.41 - \$1.51	\$1.41 - \$1.43	\$1.40 - \$1.44	\$1.37 - \$1.47
<b>Cash Available for Distribution Payout Ratio Annualized</b>	78% - 71% (3)	74% - 68% (2)	74% - 68% (2)	70% - 64%
<b>Rental Rate Increase / (Decline)</b>				
	<u>Combined</u>	<u>Combined</u>	<u>Combined</u>	<u>Combined</u>
• GAAP	17.0% - 19.0%	11.0% - 12.0%	11.0% - 12.0%	8.0% - 10.0%
• Cash	8.0% - 10.0%	4.0% - 5.0%	4.0% - 5.0%	2.0% - 4.0%
<b>Year-end SS Occupancy</b>	94-95%	94-95%	94-95%	94-95%
<b>Year-end Core Occupancy</b>	94-95%	94-95%	94-95%	94-95%
<b>Year-end Core Leased</b>	95-96%	95-96%	95-96%	95-96%
<b>Bank Financing/Preferred Shares</b>	None Incorporated	None Incorporated	None Incorporated	None Incorporated
<b>Financing/Liability Management</b>	Payoff \$80.5 MM mortgage loan on 5/1/20	Issued \$200.0 MM of unsecured notes at an average yield to maturity of 3.0%	None Incorporated	None Incorporated
<b>Equity Issuance/Share Repurchase Program</b>	None Incorporated	Repurchased and retired 550,000 common shares for \$7.1 MM	Repurchased and retired 550,000 common shares for \$7.1 MM	None Incorporated
<b>Dispositions (excluding land)</b>	None Incorporated	\$36.4 MM	None Incorporated	None Incorporated
<b>Acquisitions (excluding land)</b>	\$20.0 MM (4)	None Incorporated	None Incorporated	None Incorporated
<b>Development Start</b>	2 starts	\$114.0 MM (1)	\$114.0 MM (1)	\$50.0 MM - \$110.0 MM

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

(2) Adjusted for annual dividend increase from \$0.72 per share on 10/10/18 to \$0.76 per share in December 2018.

(3) Includes \$0.10 per share reduction for the re-tenanting of 1676 International Drive.

(4) Represents the previously announced acquisition of 250 King of Prussia Rd, Radnor, PA.

	2018 - 2021	2019 Business Plan	2020 Business Plan
<b>Operations</b>			
■ Leased	95-96%	95-96%	95-96%
■ Annual Same Store Cash NOI Growth	2-5%	1-3%	0-2%
■ Capital Costs as a % of Lease Revenues	10-15%	15%	14-15%
■ Complete Exit of New Jersey, Delaware & Suburban Maryland	Ongoing		
<b>Balance Sheet</b>			
■ Debt/EBITDA by Q4	6.0x by 4Q18 (achieved)	6.0x-6.3x	6.1x-6.3x
■ Reduce Current JV Net Investment (based on debt attribution as of Q1 2017)	40-50%	55% cumulative reduction (a)	55% cumulative reduction
■ AFFO 2018-2020 Cumulative Growth Rate	5-7%	6.5% (b)	3.0% (b)
<b>Development</b>			
■ Discipline Development Pipeline: Deploy Land into Projects to Create Value	3 Project Starts (d)	1 Project Start	2 Project Starts
■ Match Fund Development with Additional Sales	Ongoing; development spend pre-funded with asset sales		
■ Land Bank as of Investor Day (Q1 2017) (c)	Monetize 50% (\$76 million) (achieved)	Cumulative \$79 million (52%) sold, under agreement to sell or contributed to development start	Cumulative \$83 million (54%) sold, under agreement to sell or contributed to development start

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

(b) Represents the combined 2018 actual growth rate (11%), 2019 business plan growth rate (2%) and 2020 business plan growth rate (-5%).

(c) Land inventory, as a percentage of Total Assets, decreased from 3.7% as of April 1, 2017 to 3.3% as of September 30, 2019.

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

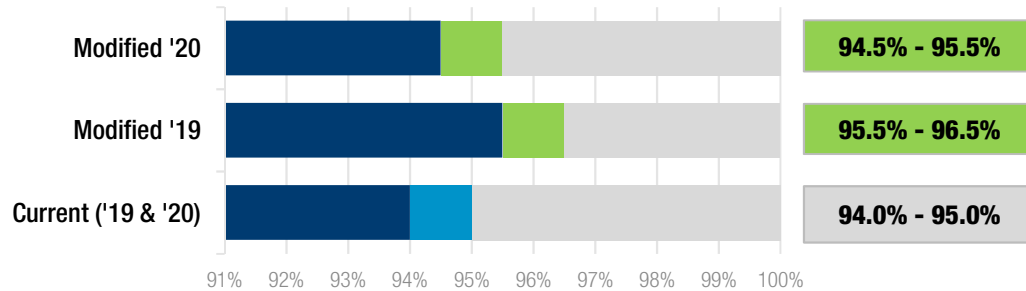


**Strong Core Fundamentals**

Our 2020 business plan fundamentals reflect both the strength of our core markets and our strong position in those markets. These metrics have been and will remain impacted by 1676 International Drive which overshadows the underlying strength of our portfolio's operating performance.

**Strong Occupancy Levels**

Excluding 1676 International, our modified Core Portfolio year-end occupancy range for 2019 and 2020 would increase 150 BPS and 50 BPS, respectively.



**Same Store NOI Growth**

Excluding the Same Store impact of 1676 International, the modified Same Store NOI growth ranges for Cash and GAAP would increase to the ranges shown below:

	2019 SAME STORE GROWTH	
	GAAP	Cash
Current	0.0% - 2.0%	1.0% - 3.0%
Less 1676	-70% GAAP Growth	-32% Cash Growth
Modified	1.5% - 3.5%	2.0% - 4.0%

	2020 SAME STORE GROWTH	
	GAAP	Cash
Current	2.0% - 4.0%	0.0% - 2.0%
Less 1676	-35% GAAP Growth	-125% Cash Growth
Modified	No Change	2.5% - 4.5%

**Mark to Market**

Excluding the Same Store impact at 1676 International, the modified Same Store NOI growth ranges for Cash and GAAP would increase to the ranges shown below:"

	2019 RENTAL RATE INCREASE	
	GAAP	Cash
Current	11.0% - 12.0%	4.0% - 5.0%
Less 1676	N/A	N/A
Modified	No Change	No Change

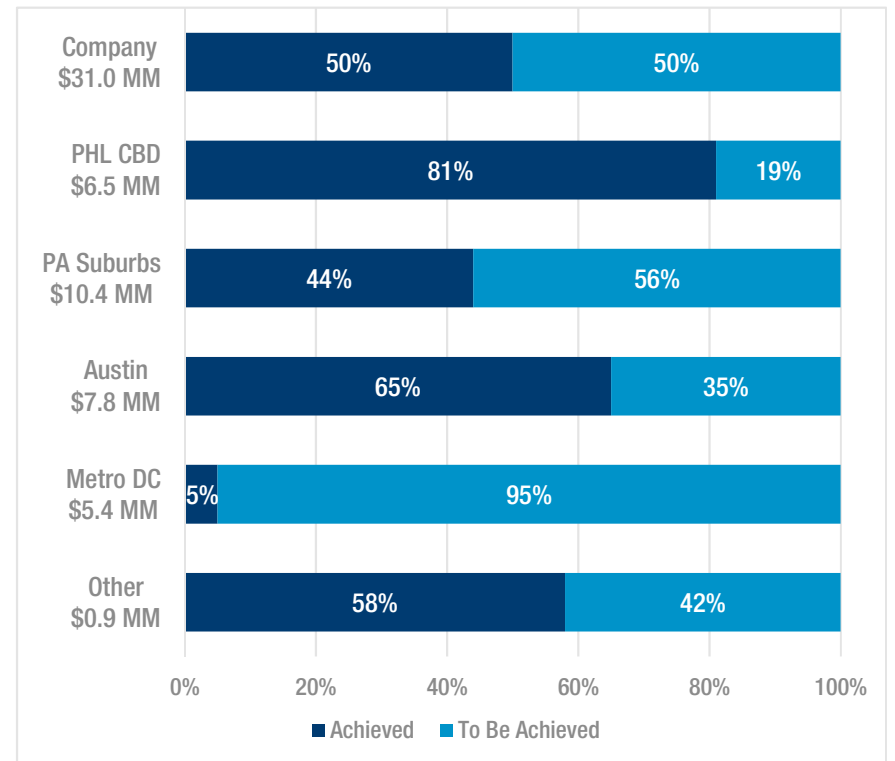
	2020 RENTAL RATE INCREASE	
	GAAP	Cash
Current	17.0% - 19.0%	8.0% - 10.0%
Less 1676	N/A	N/A
Modified	No Change	No Change

**2020 Speculative Leasing (Wholly Owned)**

Square Feet	Targeted	Executed	Remaining	
Renewals	669,000	471,000	70%	198,000 30%
New Leasing	1,141,000	318,000	28%	823,000 72%
<b>Total</b>	<b>1,810,000</b>	<b>789,000</b>	<b>44%</b>	<b>1,021,000 56%</b>

Revenue (\$MM)	Targeted	Executed	Remaining	
Renewals	\$ 11.9	\$ 8.9	75%	\$ 3.0 25%
New Leasing	19.1	6.7	35%	12.4 65%
<b>Total</b>	<b>\$ 31.0</b>	<b>\$ 15.6</b>	<b>50%</b>	<b>\$ 15.4 50%</b>

**2020 Speculative Revenue By Region**



Sources and Uses of Cash, Cash Equivalents Restricted Cash *(unaudited, in thousands)*

Sources and Uses of Cash	Q3 2019	Q2 2019	Q1 2019	Q4 2018	Q3 2018	Q2 2018	Q1 2018
<b>Cash and cash equiv. and restricted cash as of Beg. of Quarter \$</b>	<b>31,980 \$</b>	<b>14,803 \$</b>	<b>23,211 \$</b>	<b>71,185 \$</b>	<b>109,167 \$</b>	<b>201,648 \$</b>	<b>203,442</b>
<b>Cash flows from operating activities after debt service</b>	<b>69,793</b>	<b>67,691</b>	<b>17,766</b>	<b>74,058</b>	<b>57,006</b>	<b>58,833</b>	<b>38,698</b>
Disposition of properties	36,439	237	5,545	324,712	-	1,850	57,874
Acquisition of properties/leasehold interests	-	-	-	(288,373)	-	(15,294)	(24,946)
Issuance of mortgage note receivable	-	-	-	-	-	(44,430)	-
Revenue maintaining capital expenditures	(16,449)	(15,343)	(10,744)	(14,355)	(8,923)	(13,204)	(12,285)
Revenue creating capital expenditures	(4,464)	(10,535)	(10,429)	(13,344)	(6,201)	(5,376)	(7,733)
Development capital expenditures	(31,316)	(28,169)	(29,422)	(45,726)	(45,378)	(34,415)	(21,816)
Investment in unconsolidated real estate ventures	(71)	-	(182)	(262)	(385)	-	(261)
Cash distributions from unconsolidated real estate ventures	1,389	31,966	1,851	1,425	2,650	500	1,951
Other cash flows from investing activities	(3,761)	4,293	2,038	746	281	(6,080)	1,045
<b>Cash flows from investing activities</b>	<b>(18,233)</b>	<b>(17,551)</b>	<b>(41,343)</b>	<b>(35,177)</b>	<b>(57,956)</b>	<b>(116,449)</b>	<b>(6,171)</b>
Distributions paid to shareholders and holders of noncontrolling interest	(34,111)	(33,751)	(33,271)	(32,539)	(32,550)	(32,490)	(32,439)
Proceeds from borrowings	72,500	62,500	198,000	455,500	-	-	-
Debt repayments	(91,408)	(61,390)	(131,871)	(480,208)	(1,836)	(1,819)	(1,317)
Proceeds from issuance of common shares	-	-	-	-	-	-	416
Repurchase and retirement of common shares	-	-	(17,282)	(21,841)	-	-	-
Redemption of limited partnership units	-	(16)	-	(7,043)	-	-	-
Other cash flows from financing activities	-	(306)	(407)	(724)	(2,646)	(556)	(981)
<b>Cash flows from financing activities</b>	<b>(53,019)</b>	<b>(32,963)</b>	<b>15,169</b>	<b>(86,855)</b>	<b>(37,032)</b>	<b>(34,865)</b>	<b>(34,321)</b>
<b>Cash and cash equiv. and restricted cash as of End of Quarter \$</b>	<b>30,521 \$</b>	<b>31,980 \$</b>	<b>14,803 \$</b>	<b>23,211 \$</b>	<b>71,185 \$</b>	<b>109,167 \$</b>	<b>201,648</b>



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

Region	# of Wholly Owned Properties	Square Feet		% Occupied	% Leased (1)	Remaining Expirations		Net Operating Income at 9/30/2019			
		Total	% of Total			2019	2020	Q3 2019	% of Total	YTD 2019	% of Total
<b>Philadelphia CBD</b>	<b>12</b>	<b>6,307,802</b>	<b>37.7%</b>	<b>93.6%</b>	<b>97.4%</b>	<b>11,147</b>	<b>306,560</b>	<b>\$ 36,943</b>	<b>43.5%</b>	<b>\$ 107,968</b>	<b>43.5%</b>
Market Street West	6	4,686,362	28.0%	94.2%	98.3%	11,147	265,874	22,748	26.8%	67,250	27.1%
University City	4	1,605,562	9.6%	92.1%	94.9%	-	37,548	12,597	14.8%	36,019	14.5%
Other	2	15,878	0.1%	76.1%	100.0%	-	3,138	1,598	1.9%	4,699	1.9%
<b>Pennsylvania Suburbs</b>	<b>43</b>	<b>4,805,799</b>	<b>28.7%</b>	<b>92.6%</b>	<b>95.0%</b>	<b>22,068</b>	<b>363,154</b>	<b>23,000</b>	<b>27.0%</b>	<b>67,037</b>	<b>27.0%</b>
Crescent Markets											
Radnor	11	1,738,383	10.4%	90.8%	96.4%	9,363	31,994	8,991	10.6%	26,145	10.5%
Plymouth Meeting	7	846,351	5.1%	87.5%	88.7%	62	198,017	3,728	4.4%	11,025	4.4%
Conshohocken	4	473,759	2.8%	98.8%	99.7%	-	20,873	2,797	3.3%	7,805	3.1%
Total Crescent Markets	22	3,058,493	18.3%	91.1%	94.6%	9,425	250,884	15,516	18.3%	44,975	18.1%
King of Prussia	11	921,018	5.5%	98.6%	98.6%	1,740	6,934	4,210	5.0%	12,328	5.0%
Other Suburban Markets	10	826,288	4.9%	91.3%	92.0%	10,903	105,336	3,274	3.9%	9,734	3.9%
<b>Austin, Texas</b>	<b>21</b>	<b>2,967,410</b>	<b>17.8%</b>	<b>96.9%</b>	<b>97.6%</b>	<b>29,194</b>	<b>276,341</b>	<b>16,328</b>	<b>19.2%</b>	<b>47,479</b>	<b>19.1%</b>
<b>Metropolitan Washington, D.C.</b>	<b>8</b>	<b>1,467,257</b>	<b>8.8%</b>	<b>90.3%</b>	<b>90.7%</b>	<b>192,809</b>	<b>121,094</b>	<b>6,146</b>	<b>7.2%</b>	<b>18,157</b>	<b>7.3%</b>
Northern Virginia	4	873,650	5.2%	89.3%	89.7%	192,809	83,048	3,953	4.7%	11,944	4.8%
Maryland	4	593,607	3.6%	91.8%	92.3%	-	38,046	2,193	2.6%	6,213	2.5%
<b>Subtotal</b>	<b>84</b>	<b>15,548,268</b>	<b>93.0%</b>	<b>93.6%</b>	<b>96.1%</b>	<b>255,218</b>	<b>1,067,149</b>	<b>82,417</b>	<b>97.1%</b>	<b>240,641</b>	<b>97.0%</b>
<b>Other</b>	<b>7</b>	<b>620,361</b>	<b>3.7%</b>	<b>81.6%</b>	<b>81.6%</b>	<b>7,962</b>	<b>82,739</b>	<b>1,187</b>	<b>1.6%</b>	<b>3,707</b>	<b>1.6%</b>
<b>Subtotal - Core Portfolio</b>	<b>91</b>	<b>16,168,629</b>	<b>96.7%</b>	<b>93.2%</b>	<b>95.5%</b>	<b>263,180</b>	<b>1,149,888</b>	<b>83,604</b>	<b>98.5%</b>	<b>244,348</b>	<b>98.5%</b>
+ Development/Redevelopment (2)	4	542,758	3.2%	31.4%	67.3%	-	-	1,251	1.5%	3,669	1.5%
<b>Total</b>	<b>95</b>	<b>16,711,387</b>	<b>100.0%</b>			<b>263,180</b>	<b>1,149,888</b>	<b>\$ 84,855</b>	<b>100.0%</b>	<b>\$ 248,017</b>	<b>100.0%</b>

(1) Includes leases entered into through October 11, 2019 that will commence subsequent to the end of the current period.

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



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

## Highlights

- ULI Emerging Trends identifies Austin as #1 city to watch for 2020.
- The Austin Business-Cycle Index (a collection of employment and payroll indicators released by the Dallas FED) expanded by 8.5% in Q3 2019, above the long-term growth average of 6.0% over the last five years, signaling a continued ramp up of the Austin economy for 2019.
- Marcus & Millichap forecasts that the Austin metro's population growth in 2019 will surpass 50,000 for the ninth year in a row, with more than 13,000 of that number being millennials. Fastest growing metro in U.S. for last 8 years. 150 people moving to Austin MSA each day.
- Net technology employment grew by 3.5% in 2018, adding over 5,200 tech jobs in the Austin area, contributing \$41.3 billion to the Austin area economy, or 26.2% of the total GDP.
- For the third year in a row, Austin tops U.S. News and World Report's ranking of the best place to live in the United States, with quality of life the single biggest factor measured in the ranking.
- According to the Wall Street Journal, Austin is the hottest labor market in the country with an unemployment rate of just over 2.9% in July 2019.
- Google has signed a new lease for over 750K SF in the Austin CBD.
- Samsung is expanding its massive Northeast Austin campus, yet again. Since 1997, Samsung has invested more than \$17B in the only chip plant they operate outside of South Korea.
- Savills Studley has named Austin as the best tech city in the world.

### CLASS A OFFICE MARKET

- 51M SF
- Absorption of 2.1M SF for 2019 YTD (CBRE)
- 6.2% asking rent growth last 12 months
- Over last 5 years, the market added over 8.4M SF of office space and increased occupancy by over 320 basis points to 91%



## Philadelphia Marketplace; Upward Trajectory Accelerates

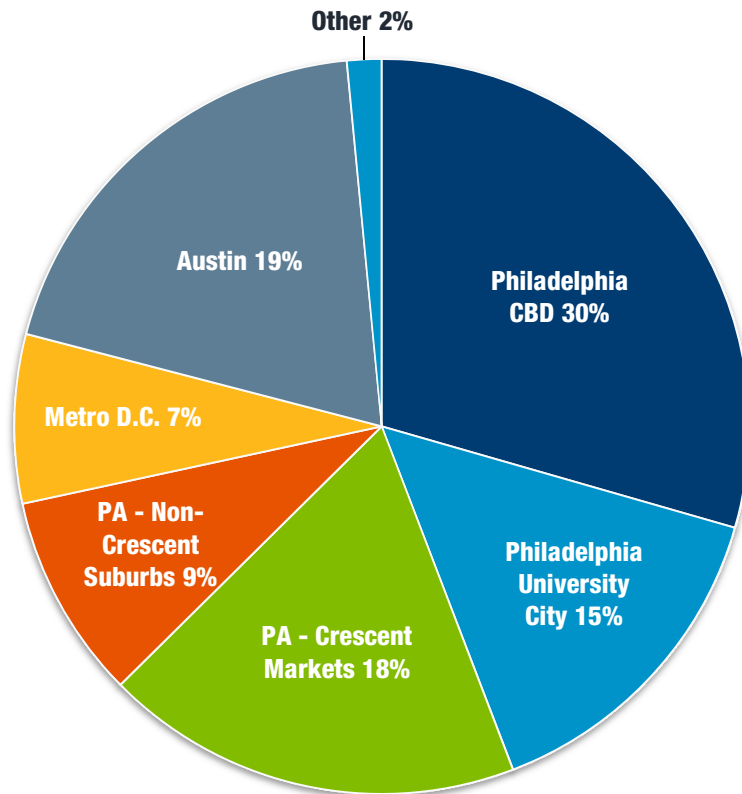


### Highlights

- Philadelphia MSA continued job growth in Q3 2019, for a total of 41,500 jobs added over the past 12 months – a faster rate than the national average for the second consecutive year
- The city's 100 colleges and universities graduated over 90,000 students in 2019, including 53,700 with degrees in health, business or STEM fields.
- 54% of recent graduates remain in Philadelphia; with millennials making up 45% of CBD population.
- The city has seen a number of major Life Science funding events in 2019 to date - including a \$250M raise by Century Therapeutics, a \$110M raise by Passage Bio, and the \$4.3B acquisition of Spark Therapeutics by Roche. Philadelphia is also on track to double the amount of venture capital funding in the life sciences in 2019 compared to 2018.
- Philadelphia ranks No. 3 in the U.S. for the amount of funding it receives as a city from the National Institutes of Health (NIH) to support research, coming in at close to \$1B.
- The growing Life Sciences sector represents over 800 companies and 56,000 employees in the region.
- A multi-billion dollar capital program is in the works by the Southeastern Pennsylvania Transportation Authority (SEPTA) to rebuild and modernize large portions of rail infrastructure with high-capacity services.
- 9th lowest vacancy rates among top 25 largest MSA, down 60 bps year-over-year
- CBD Class A asking rents are up 4.4% over last year; 10.1% since 2015.
- 1.7 million square feet of inbound tenants from other markets and overseas to the CBD since 2015.
- More than 30 cell and gene therapy development companies and approximately 87 percent of all pharmaceutical and biotech companies in the U.S. have offices in Greater Philadelphia.

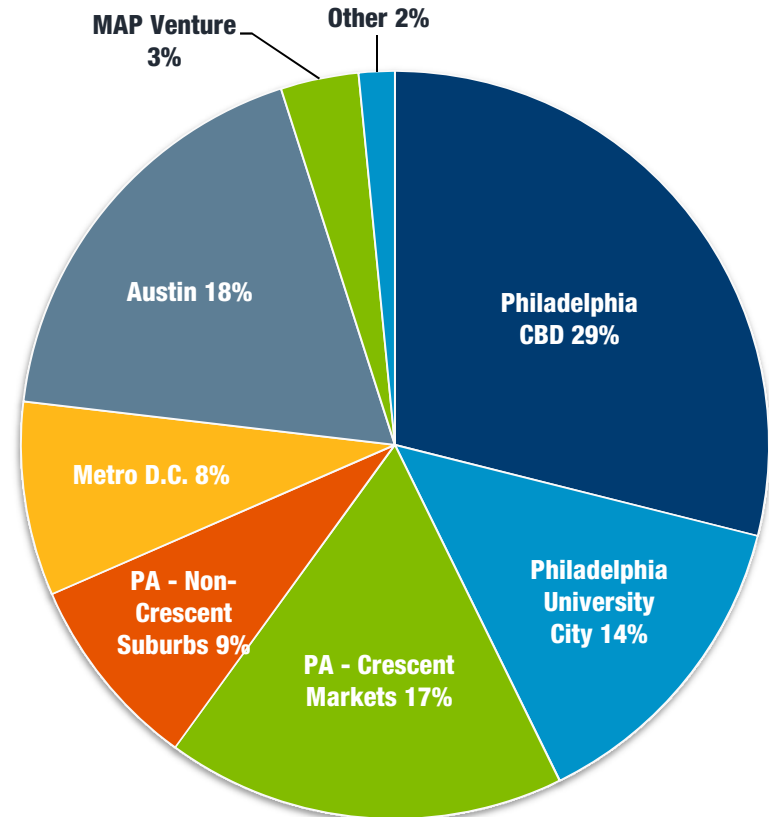
YTD NOI - Wholly Owned (a)

- Total Core Portfolio NOI: \$244.3 MM
- 89.0% of NOI from our Core Markets (b)



YTD NOI - Including JV's

- Total NOI: \$260.2 MM
- 86.0% of NOI from our Core Markets (b)



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

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



Development (% owned)	Location	Type	Completion Date	Stabilization Date	Square Feet	Total Project Costs (a)	Equity Capitalization (b)	Debt Financing	Amount funded at 09/30/2019	Remaining to be funded at 09/30/2019	Projected Cash Yield	Leased % @ October 11, 2019
<b>Wholly Owned</b>												
The Bulletin Building	Philadelphia CBD	Office	Q2 2020	Q1 2021	283,000	\$ 84,800 (c)	\$ 84,800	-	\$ 53,600	\$ 31,200	9.3%	96.7%
405 Colorado Street	Austin, TX	Office	Q4 2020	Q2 2021	204,000	114,000 (d)	114,000	-	19,600	94,400	8.5%	45.0%
426 W. Lancaster Avenue	Devon, PA	Office	Q1 2019 (e)	Q1 2020 (e)	56,000	14,900 (e)	14,900	-	12,500	2,400	9.5%	0.0%
<b>Total/Weighted Average</b>					<b><u>543,000</u></b>	<b><u>\$ 213,700</u></b>	<b><u>\$ 213,700</u></b>		<b><u>\$ 85,700</u></b>	<b><u>\$ 128,000</u></b>	<b><u>8.9%</u></b>	<b><u>67.3%</u></b>
<b>Real Estate Venture</b>												
4040 Wilson (50%)	Arlington, VA	Mixed-use	Q1 2020	Q2/Q3 2021	(f)	224,800	74,800	150,000	173,700	51,100	6.2%	(f)

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

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

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

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

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

(f) - Mixed use building with 189,000 square feet of office, 250 apartment units and 36,000 square feet of retail. The equity component of \$74.8 million has been fully funded (\$37.4 million from each partner). Target stabilization for office and residential is Q2 2021 and Q3 2021, respectively. As of October 11, 2019, the office and retail components were 62% preleased.

4040 Wilson Development (50/50 Real Estate Venture)



**Design Overview**

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

**Project Schedule**

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

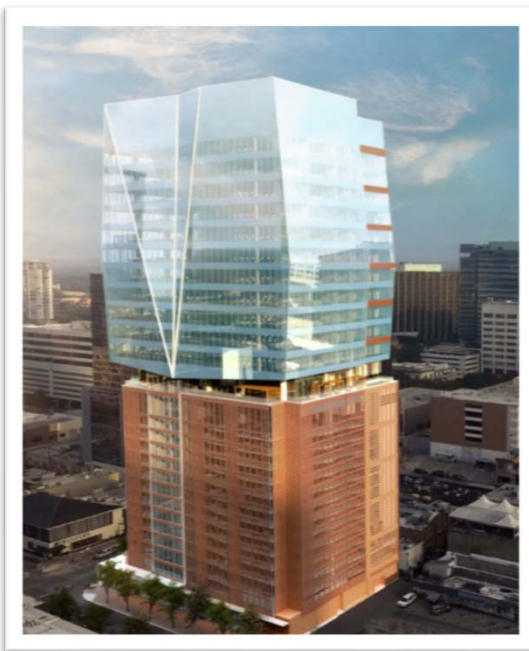
**Project Description**

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

**Financial Highlights**

- 50/50 real estate venture with the Shooshan Company
- Total development costs of \$224.8 MM (\$560 PSF)
- Secured construction financing of \$150.0 MM at LIBOR + 2.75%, of which \$98.9 MM was funded at September 30, 2019
- Equity component of \$74.8 MM is fully funded (\$37.4 MM from each partner)
- Projected stabilized cash yield of 6.2% (6.7% office / 5.5% apartments)

405 Colorado Street Development (Wholly Owned)



**Design Overview**

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

**Financial Highlights**

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

**Project Schedule**

- Construction Commencement Q1 2019
- Substantial Completion Q4 2020
- Target Stabilization Q2 2021
- Pre-leased 45.0%

# Schuylkill Yards

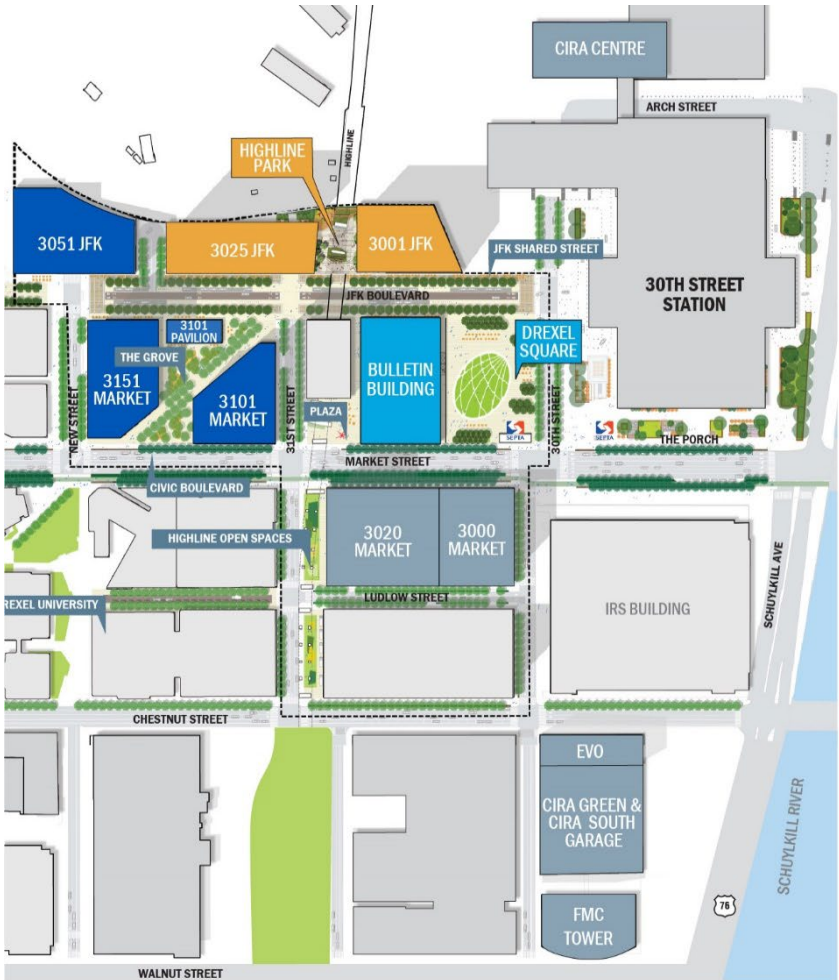
PHILADELPHIA, PA

### OVERVIEW

- Brandywine is the master developer of Schuylkill Yards, a multi-phase 14 acre/5.1 million square foot development of office, residential, life science, research and academic facilities, retail and hospitality space in Philadelphia.
- With extensions, we control the Schuylkill Yards development through **2053** and no requirement to acquire the leasehold parcels until commencement of construction.
- Adjacent to the nation's 3rd busiest rail station, Schuylkill Yards will be one of the most transit-rich developments in the United States, featuring 6.5 acres of public space.
- Project is located within a federal opportunity zone which provides incentives for additional equity capital sources.

### PROJECT STATUS

- On June 10, 2019, Drexel Square, a 1.3-acre park located at the corner of 30th and Market Street was opened to the public.
- Commenced a \$47.0 million Redevelopment of The Bulletin Building which will be completed 1H20. The office component is currently 100% leased to Spark Therapeutics who will fully occupy by 1H20.
- We have acquired the leasehold interests in two parcels of land to develop two mixed-use buildings, aggregating approximately 1.3 million square feet for \$35 per FAR, or \$45.1 million
  1. 3025 JFK (West Tower):
    - 200,000 SF office space
    - 326 apartment Units
    - Ground floor retail
  2. 3001 JFK (East Tower):
    - 775,000 SF office space
    - Ground floor retail
    - Option to convert 275,000 SF to life science
- Costs of future developments will be funded through a combination of existing cash balances, equity and debt capital raised through one or more joint venture formations.
- Project is located within a federal opportunity zone which provides incentives for additional equity capital sources.



- PHASE 1 PROPOSED
  - PHASE 1 EXISTING
  - PROPOSED
  - EXISTING BDN
- 
- 14 ACRES
  - 2.8M SF OF OFFICE
  - 1.6M SF OF RESIDENTIAL
  - 132K SF OF RETAIL SPACE
  - 247K SF OF HOTEL SPACE
  - 6.5 ACRES OF GREENSPACE
  - 1.9M SF OF LIFE SCIENCE & INNOVATION SPACE





# BROADMOOR

AUSTIN, TX

## OVERVIEW

- Broadmoor is a mixed-use, 66 acre transit-oriented community with an extraordinary existing amenity base at the nearby Domain. The campus is home to approximately 800,000 square feet for IBM. Once redeveloped, the project will include office, multifamily, hotels, retail and a new MetroRail stop.
- 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.
- 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.
- Our current basis in the land is approximately \$2 per additional FAR.

## PROJECT STATUS

- We have received our required government and third party approvals for campus-wide redevelopment which includes our master plan and related zoning.
- Costs of future developments will be funded through a combination of existing cash balances or equity and debt capital raised through one or more joint venture formations.
- With existing buildings in-place, we are currently planning, and can construction the following phases:

### 1. Block A (5.4 acres):

- Office: 320,000 SF
- Multi-Family Units: 300
- Retail: 9,000 SF
- Parking Spaces: 1,500

### 2. Block F (5.1 acres):

- Multi-Family Units (Phase 1): 280
- Multi-Family Units (Phase 2): 275
- Parking Spaces (Phase 1): 410
- Parking Spaces (Phase 2): 300

### 3. Block L (15 acres):

- Office (Bldg. 1): 750,000 SF
- Office (Bldg. 2): 550,000 SF
- Retail: 9,000 SF
- Parking Spaces: 2,980

- In addition, Blocks B and D give us capacity to build an additional 1.1 million square feet without distributing the existing building.



PROPOSED     EXISTING

	66 ACRES		248K SF OF HOTEL SPACE
	3.2M SF OF OFFICE		10.8 ACRES OF GREENSPACE
	2.9M SF OF RESIDENTIAL		1 NEW METRO RAIL STATION
	382K SF OF RETAIL SPACE		

**Based on our current development plan, we can develop 2.7 million square feet and 855 multi-family units with the existing buildings remaining in-place.**



	Acres	Estimated Development Square Feet
<b>Active/Pre-Development Projects</b>		
Philadelphia CBD (a) (b)	57.3	5,700,000
Pennsylvania Suburbs	13.9	385,000
Metropolitan Washington, D.C.	0.8	245,000
Austin, Texas (c)	74.7	6,425,000
<b>Total Active/Pre-Development Projects</b>	<b>146.7</b>	<b>12,755,000</b>
<b>Reposition/Sale Sites</b>		
Pennsylvania Suburbs	20.0	146,000
Austin, Texas	3.3	10,000
Other	86.8	1,049,000
<b>Total Reposition/Sale Sites</b>	<b>110.1</b>	<b>1,205,000</b>
<b>Total Land Held for Development</b>	<b>256.8</b>	<b>13,960,000</b>
<b>Total Estimated Development Square Feet</b>		<b>15,034,000 (d)</b>
<b>Total Land Inventory (in thousands):</b>		
Land Held for Development and Prepaid Leasehold Interests in Land Held for Development, net (a)		<b>\$ 131,883</b>
Basis Per Square Foot		<b>\$ 19 (e)</b>
<b>Percentage of Total Assets including Prepaid Leasehold Interests</b>		<b>3.3%</b>

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

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

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

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

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

**Property Activity** *(unaudited, in thousands, except square footage and acreage)*

	Location	Type	Event Date	Square Feet/Acres	Sales Price	Occupancy % @ Event Date
<b>2019 PROPERTY ACTIVITY</b>						
<b>OFFICE DISPOSITION</b>						
	1900 Gallows Road	Vienna, VA	Office Building	09/11/2019	210,632 \$	36,400 58.8%
<b>LAND DISPOSITION</b>						
	9 Presidential Blvd	Bala Cynwyd, PA	Land	03/15/2019	6.6 acres \$	5,325 N/A
<b>OTHER DISPOSITIONS</b>						
	3130 Fairview Drive (a)	Falls Church, VA	Real Estate Venture - Office Bldg	08/29/2019	180,659 \$	- 35.1%
<b>Total Dispositions (including land)</b>					<b>\$</b>	<b>41,725</b>

(a) The Allstate DC JV, in which our ownership interest is 50%, transferred this property to the lender in full satisfaction of the \$26 million outstanding mortgage loan.

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

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

	Nine Months Ended				Three Months Ended				
	09/30/2019	09/30/2018	09/30/2019	06/30/2019	03/31/2019	12/31/2018	09/30/2018	06/30/2018	03/31/2018
<b>Total Property Count</b>	91	78	91	92	92	93	78	86	88
<b>Total Square Feet</b>	16,168,629	14,338,030	16,168,629	16,379,261	16,379,261	16,273,781	14,338,030	15,631,227	15,669,487
<b>Occupancy %:</b>	93.2%	93.0%	93.2%	93.0%	92.1%	93.3%	93.0%	92.3%	92.3%
<b>Leased % (2):</b>	95.5%	95.1%	95.5%	95.9%	95.2%	95.5%	95.1%	94.2%	94.2%
<b>Sublease Space:</b>									
Square footage	339,963	331,734	339,963	369,507	344,868	396,533	331,734	375,633	356,065
Average remaining lease term (yrs)	2.4	2.1	2.4	2.5	2.6	2.2	2.1	2.3	2.2
<b>% of total square feet</b>	<b>2.1%</b>	<b>2.3%</b>	<b>2.1%</b>	<b>2.3%</b>	<b>2.1%</b>	<b>2.4%</b>	<b>2.3%</b>	<b>2.4%</b>	<b>2.3%</b>
<b>Leasing &amp; Absorption (square feet) (3):</b>									
New leases commenced	543,398	281,637	170,612	139,885	232,901	141,588	120,700	62,760	98,177
Expansions commenced	358,642	198,177	106,295	80,323	172,024	86,816	75,429	89,893	32,855
Leases renewed	748,953	437,160	240,904	95,926	412,123	409,153	139,407	126,549	171,204
<b>Total Leasing Activity</b>	<b>1,650,993</b>	<b>916,974</b>	<b>517,811</b>	<b>316,134</b>	<b>817,048</b>	<b>637,557</b>	<b>335,536</b>	<b>279,202</b>	<b>302,236</b>
Contractions	(10,690)	(2,111)	(2,939)	-	(7,751)	-	-	-	(2,111)
Leases expired	(1,280,540)	(871,671)	(392,449)	(145,996)	(742,095)	(471,290)	(260,457)	(235,852)	(375,362)
Early terminations	(243,599)	(84,076)	(89,250)	(21,351)	(132,998)	(128,246)	(25,501)	(38,456)	(20,119)
<b>Net absorption</b>	<b>116,164</b>	<b>(40,884)</b>	<b>33,173</b>	<b>148,787</b>	<b>(65,796)</b>	<b>38,021</b>	<b>49,578</b>	<b>4,894</b>	<b>(95,356)</b>
<b>Retention %</b>	<b>72.2%</b>	<b>66.3%</b>	<b>71.6%</b>	<b>100.0%</b>	<b>66.2%</b>	<b>82.8%</b>	<b>75.1%</b>	<b>78.9%</b>	<b>51.3%</b>
<b>Direct Lease Deals (% of deals, based on SF, done without an external broker)</b>	18%	27%	25%	21%	11%	50%	40%	21%	16%

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

(2) Includes leases entered into through October 11, 2019 that will commence subsequent to the end of the current period.

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



	Nine Months Ended				Three Months Ended				
	09/30/2019	09/30/2018	09/30/2019	06/30/2019	03/31/2019	12/31/2018	09/30/2018	06/30/2018	03/31/2018
<b>New Leases/Expansions (2):</b>									
<b>Cash Rent Growth</b>									
Expiring Rate	\$ 32.35	\$ 32.86	\$ 31.96	\$ 33.77	\$ 32.07	\$ 30.61	\$ 36.16	\$ 30.69	\$ 31.89
New Rate	\$ 34.70	\$ 35.38	\$ 33.62	\$ 36.69	\$ 35.06	\$ 33.63	\$ 37.73	\$ 35.01	\$ 33.53
<b>Increase (decrease) %</b>	<b>7.3%</b>	<b>7.7%</b>	<b>5.2%</b>	<b>8.7%</b>	<b>9.3%</b>	<b>9.8%</b>	<b>4.3%</b>	<b>14.1%</b>	<b>5.2%</b>
<b>GAAP Rent Growth</b>									
Expiring Rate	\$ 31.12	\$ 29.59	\$ 30.86	\$ 31.76	\$ 31.11	\$ 26.44	\$ 32.28	\$ 25.36	\$ 31.24
New Rate	\$ 35.45	\$ 36.27	\$ 34.96	\$ 36.87	\$ 35.33	\$ 34.25	\$ 37.80	\$ 36.14	\$ 34.95
<b>Increase (decrease) %</b>	<b>13.9%</b>	<b>22.6%</b>	<b>13.3%</b>	<b>16.1%</b>	<b>13.6%</b>	<b>29.5%</b>	<b>17.1%</b>	<b>42.6%</b>	<b>11.9%</b>
<b>Renewals (2):</b>									
<b>Cash Rent Growth</b>									
Expiring Rate	\$ 35.56	\$ 30.42	\$ 33.88	\$ 34.41	\$ 36.67	\$ 35.54	\$ 28.97	\$ 31.61	\$ 30.57
Renewal Rate	\$ 36.81	\$ 30.31	\$ 35.06	\$ 37.30	\$ 37.55	\$ 32.88	\$ 29.44	\$ 30.69	\$ 30.63
<b>Increase (decrease) %</b>	<b>3.5%</b>	<b>-0.4%</b>	<b>3.5%</b>	<b>8.4%</b>	<b>2.4%</b>	<b>-7.5%</b>	<b>1.6%</b>	<b>-2.9%</b>	<b>0.2%</b>
<b>GAAP Rent Growth</b>									
Expiring Rate	\$ 32.96	\$ 28.26	\$ 32.68	\$ 33.22	\$ 33.05	\$ 32.00	\$ 27.50	\$ 28.74	\$ 28.45
Renewal Rate	\$ 36.86	\$ 30.69	\$ 34.81	\$ 36.45	\$ 37.98	\$ 34.05	\$ 29.22	\$ 31.37	\$ 31.22
<b>Increase (decrease) %</b>	<b>11.8%</b>	<b>8.6%</b>	<b>6.5%</b>	<b>9.7%</b>	<b>14.9%</b>	<b>6.4%</b>	<b>6.3%</b>	<b>9.1%</b>	<b>9.7%</b>
<b>Combined Leasing (2):</b>									
<b>Cash Rent Growth</b>									
Expiring Rate	\$ 34.58	\$ 31.40	\$ 33.08	\$ 34.16	\$ 35.72	\$ 34.45	\$ 32.08	\$ 31.21	\$ 31.04
New/Renewal Rate	\$ 36.16	\$ 32.36	\$ 34.46	\$ 37.07	\$ 37.04	\$ 33.04	\$ 33.03	\$ 32.59	\$ 31.66
<b>Increase (decrease) %</b>	<b>4.6%</b>	<b>3.0%</b>	<b>4.2%</b>	<b>8.5%</b>	<b>3.7%</b>	<b>-4.1%</b>	<b>3.0%</b>	<b>4.4%</b>	<b>2.0%</b>
<b>GAAP Rent Growth</b>									
Expiring Rate	\$ 32.40	\$ 28.80	\$ 31.92	\$ 32.66	\$ 32.65	\$ 30.77	\$ 29.57	\$ 27.26	\$ 29.44
New/Renewal Rate	\$ 36.43	\$ 32.95	\$ 34.87	\$ 36.61	\$ 37.43	\$ 34.10	\$ 32.93	\$ 33.46	\$ 32.54
<b>Increase (decrease) %</b>	<b>12.4%</b>	<b>14.4%</b>	<b>9.3%</b>	<b>12.1%</b>	<b>14.6%</b>	<b>10.8%</b>	<b>11.4%</b>	<b>22.8%</b>	<b>10.5%</b>
<b>Capital Costs Committed (3):</b>									
Leasing Commissions (per square foot)	\$ 8.05	\$ 5.94	\$ 9.49	\$ 5.48	\$ 7.87	\$ 3.54	\$ 2.75	\$ 6.84	\$ 7.68
Tenant Improvements (per square foot)	23.77	18.77	29.78	15.25	22.33	11.44	8.26	32.33	16.10
<b>Total</b>	\$ 31.82	\$ 24.71	\$ 39.27	\$ 20.73	\$ 30.20	\$ 14.99	\$ 11.01	\$ 39.17	\$ 23.78
<b>Total capital per square foot per lease year (3)</b>	<b>\$ 4.76</b>	<b>\$ 3.21</b>	<b>\$ 4.82</b>	<b>\$ 4.44</b>	<b>\$ 4.81</b>	<b>\$ 1.90</b>	<b>\$ 2.57</b>	<b>\$ 4.29</b>	<b>\$ 2.84</b>
<b>Capital as a % of rent</b>	<b>14.7%</b>	<b>12.5%</b>	<b>16.5%</b>	<b>13.7%</b>	<b>13.6%</b>	<b>7.9%</b>	<b>12.1%</b>	<b>15.2%</b>	<b>10.2%</b>
<b>Weighted average lease term (yrs) for leases commenced in QTR</b>	<b>7.4</b>	<b>7.1</b>	<b>7.9</b>	<b>5.6</b>	<b>7.7</b>	<b>5.8</b>	<b>5.8</b>	<b>7.8</b>	<b>7.4</b>
<b>Percentage of Square Feet In Leasing Activity Included Above</b>	<b>54.6%</b>	<b>71.8%</b>	<b>59.4%</b>	<b>44.2%</b>	<b>55.6%</b>	<b>73.7%</b>	<b>59.1%</b>	<b>73.2%</b>	<b>84.9%</b>

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

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

(3) Calculated on a weighted average basis.

Year of Lease Expiration	Square Footage							Annualized Rent of Expiring Leases (3)				
	Initial Expiring	Acquired / Sold / in Service	Lease Revisions (4)		Vacated Leases	New Leases	Remaining Expiring (5)	% of Total Square Feet	Current	Per Square Foot	Final	Per Square Foot
			Out	In								
Original 2019 Expirations	1,286,757											
MTM tenants at 12/31/18	30,981											
Renewed prior to 2019	(311,941) (1)											
Vacated prior to 2019	(39,478) (2)											
2019	966,319	(110,985)	(227,849)	211,277	(579,176)	3,594	<b>263,180</b>	<b>1.6%</b>	10,633,073	40.40	10,633,073	40.40
2020	1,555,990	-	(452,659)	102,929	(75,343)	18,971	<b>1,149,888</b>	<b>7.1%</b>	38,015,617	33.06	38,734,440	33.69
2021	1,453,473	(1,254)	(41,264)	364,381	(60,412)	39,505	<b>1,754,429</b>	<b>10.9%</b>	55,496,009	31.63	56,826,716	32.39
2022	2,194,635	(13,387)	(19,671)	63,146	(11,511)	46,603	<b>2,259,815</b>	<b>14.0%</b>	74,116,491	32.80	77,312,970	34.21
2023	1,145,793	(2,932)	(307,516)	60,505	(17,811)	1,465	<b>879,504</b>	<b>5.4%</b>	29,085,233	33.07	30,806,107	35.03
2024	1,728,889	(7,133)	(469,824)	50,689	(38,390)	120,227	<b>1,384,458</b>	<b>8.6%</b>	46,409,383	33.52	50,434,464	36.43
2025	785,384	(51,272)	-	300,988	-	58,925	<b>1,094,025</b>	<b>6.8%</b>	37,585,436	34.36	42,003,564	38.39
2026	1,072,792	-	(21,052)	21,477	-	99,857	<b>1,173,074</b>	<b>7.3%</b>	37,376,048	31.86	42,785,513	36.47
2027	777,899	(31,973)	-	38,858	-	53,756	<b>838,540</b>	<b>5.2%</b>	29,848,835	35.60	33,647,639	40.13
2028	720,792	-	(5,246)	17,587	-	43,373	<b>776,506</b>	<b>4.8%</b>	23,326,028	30.04	27,409,089	35.30
2029	783,918	-	-	287,163	-	220,718	<b>1,291,799</b>	<b>8.0%</b>	45,754,707	35.42	54,657,351	42.31
Thereafter	1,993,979	(15,872)	(77,943)	104,024	(3,233)	195,046	<b>2,196,001</b>	<b>13.5%</b>	75,834,248	34.53	96,837,904	44.10
<b>Total</b>	<b>15,179,863</b>	<b>(234,808)</b>	<b>(1,623,024)</b>	<b>1,623,024</b>	<b>(785,876)</b>	<b>902,040</b>	<b>15,061,219</b>	<b>93.2%</b>	<b>\$ 503,481,108</b>	<b>\$ 33.43</b>	<b>\$ 562,088,830</b>	<b>\$ 37.32</b>

(1) Reflects 2019 expirations renewed prior to 2019 which will be reflected in the leasing activity statistics (p.20-21) during the quarter in which the new leases commence.

(2) Reflects 2019 expirations that vacated prior to 2019 before the lease was originally scheduled to expire, and as a result, were reflected in the leasing activity statistics (p.20-21) during the quarter in which the lease vacated.

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

(4) Reflects lease renewals through October 11, 2019 that will commence subsequent to the end of the current period and early termination options exercised by the tenant through October 11, 2019.

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

	2019	2020	2021	2022	2023	2024	2025	Thereafter	Total	
<b>Philadelphia CBD</b>	Square feet expiring (Net of Acquired/Sold)	327	395	501	741	242	711	194	2,881	5,992
	Net leasing activity	(316)	(88)	4	48	(24)	(286)	37	538	(88)
	Remaining square feet expiring	11	307	505	789	218	425	231	3,418	5,904
	Square feet as a % of Region NRA	0.2%	4.9%	8.0%	12.5%	3.5%	6.7%	3.7%	54.2%	93.6%
	Annualized rent in expiring year	\$ 788	\$ 11,258	\$ 19,159	\$ 28,847	\$ 8,329	\$ 14,323	\$ 8,972	\$ 154,391	\$ 246,067
	Annualized rent per SF in expiring year	\$ 70.66	\$ 36.72	\$ 37.93	\$ 36.56	\$ 38.26	\$ 33.73	\$ 38.77	\$ 45.17	\$ 41.68
	<b>Pennsylvania Suburbs</b>	Square feet expiring (Net of Acquired/Sold)	293	515	510	388	412	652	367	1,287
Net leasing activity		(271)	(152)	69	25	31	48	177	99	25
Remaining square feet expiring		22	363	579	413	443	700	544	1,386	4,449
Square feet as a % of Region NRA		0.5%	7.6%	12.0%	8.6%	9.2%	14.6%	11.3%	28.8%	92.6%
Annualized rent in expiring year		\$ 695	\$ 11,327	\$ 17,226	\$ 14,523	\$ 14,548	\$ 26,067	\$ 19,658	\$ 49,144	\$ 153,189
Annualized rent per SF in expiring year		\$ 31.50	\$ 31.19	\$ 29.77	\$ 35.16	\$ 32.86	\$ 37.26	\$ 36.12	\$ 35.46	\$ 34.43
<b>Metropolitan Washington, D.C.</b>		Square feet expiring (Net of Acquired/Sold)	107	110	47	117	317	219	36	392
	Net leasing activity	85	11	261	17	(254)	(157)	10	7	(20)
	Remaining square feet expiring	193	121	308	135	63	62	45	398	1,325
	Square feet as a % of Region NRA	13.1%	8.3%	21.0%	9.2%	4.3%	4.2%	3.1%	27.2%	90.3%
	Annualized rent in expiring year	\$ 8,016	\$ 4,158	\$ 10,363	\$ 4,717	\$ 1,965	\$ 2,163	\$ 1,807	\$ 13,177	\$ 46,366
	Annualized rent per SF in expiring year	\$ 41.57	\$ 34.33	\$ 33.68	\$ 34.97	\$ 31.33	\$ 34.80	\$ 39.72	\$ 33.07	\$ 34.99
	<b>Austin, TX</b>	Square feet expiring (Net of Acquired/Sold)	116	417	373	904	152	127	128	484
Net leasing activity		(87)	(141)	(34)	(12)	(16)	58	135	272	176
Remaining square feet expiring		29	276	339	892	136	185	263	755	2,877
Square feet as a % of Region NRA		1.0%	9.3%	11.4%	30.1%	4.6%	6.3%	8.9%	25.5%	96.9%
Annualized rent in expiring year		\$ 1,045	\$ 11,075	\$ 9,592	\$ 28,654	\$ 5,481	\$ 7,590	\$ 11,390	\$ 29,593	\$ 104,421
Annualized rent per SF in expiring year		\$ 35.80	\$ 40.08	\$ 28.34	\$ 32.11	\$ 40.32	\$ 40.92	\$ 43.26	\$ 39.17	\$ 36.30
<b>Other</b>		Square feet expiring (Net of Acquired/Sold)	13	118	22	30	20	13	10	258
	Net leasing activity	(5)	(35)	3	-	-	-	-	59	22
	Remaining square feet expiring	8	83	25	30	20	13	10	318	506
	Square feet as a % of Region NRA	1.3%	13.3%	4.0%	4.9%	3.3%	2.0%	1.6%	51.2%	81.6%
	Annualized rent in expiring year	\$ 89	\$ 916	\$ 486	\$ 572	\$ 483	\$ 291	\$ 177	\$ 9,032	\$ 12,046
	Annualized rent per SF in expiring year	\$ 11.19	\$ 11.07	\$ 19.83	\$ 18.82	\$ 23.64	\$ 23.14	\$ 18.39	\$ 28.43	\$ 23.81
	<b>CONSOLIDATED PORTFOLIO</b>	Square feet expiring (Net of Acquired/Sold)	855	1,555	1,453	2,181	1,143	1,722	734	5,302
Net leasing activity		(592)	(405)	301	79	(263)	(338)	360	974	116
Remaining square feet expiring		263	1,150	1,754	2,260	880	1,384	1,094	6,276	15,061
Square feet as a % of total NRA		1.6%	7.1%	10.9%	14.0%	5.4%	8.6%	6.8%	38.8%	93.2%
Annualized rent in expiring year		\$ 10,633	\$ 38,734	\$ 56,827	\$ 77,313	\$ 30,806	\$ 50,434	\$ 42,004	\$ 255,337	\$ 562,089
Annualized rent per SF in expiring year		\$ 40.40	\$ 33.69	\$ 32.39	\$ 34.21	\$ 35.03	\$ 36.43	\$ 38.39	\$ 40.69	\$ 37.32

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

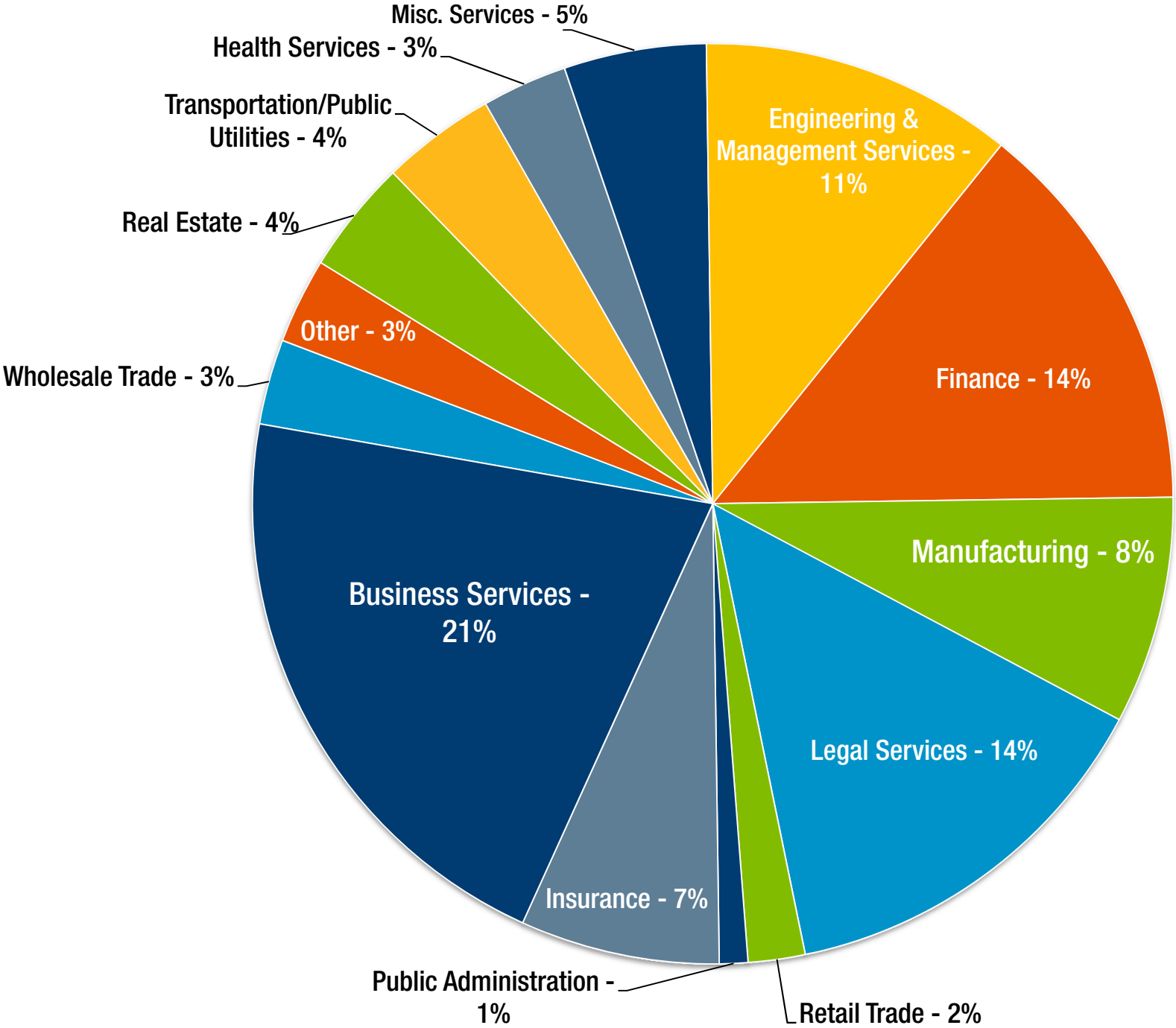
**Top Twenty Tenants** *(unaudited, annualized rent in thousands)*

Top Twenty Tenants	Annualized Rent (1)	% of Total Annualized Rent (1)	Annualized Rent per Square Foot (1)	Square Feet Occupied	% of Total Square Feet
IBM, Inc.	\$ 23,958	4.8%	\$ 28.53	839,652	5.6%
Comcast Corporation	14,045	2.8%	37.32	376,290	2.5%
FMC Corporation	10,579	2.1%	46.39	228,025	1.5%
Pepper Hamilton LLP	10,106	2.0%	37.04	272,850	1.8%
CSL Behring, LLC	9,749	1.9%	27.86	349,905	2.3%
Lincoln National Management Co.	8,694	1.7%	37.42	232,319	1.5%
Dechert LLP	8,167	1.6%	30.38	191,208	1.3%
Northrop Grumman Corporation	8,161	1.6%	32.11	254,197	1.7%
Macquarie US	8,005	1.6%	35.84	223,355	1.5%
KPMG, LLP	7,935	1.6%	41.92	189,282	1.3%
Independence Blue Cross, LLC	7,405	1.5%	32.48	227,974	1.5%
The Trustees of the University of Pennsylvania	6,444	1.3%	41.86	153,937	1.0%
SailPoint Technologies, Inc.	5,813	1.2%	35.27	164,818	1.1%
General Services Administration - U.S. Govt. (2)	5,698	1.1%	38.01	26,615	0.2%
Blank Rome LLP	5,645	1.1%	28.70	196,689	1.3%
Drinker Biddle & Reath LLP	5,395	1.1%	36.63	147,298	1.0%
PricewaterhouseCoopers LLP	5,330	1.1%	33.01	161,450	1.1%
VMware, Inc.	4,948	1.0%	36.76	134,616	0.9%
Reliance Standard Life Insurance Co.	4,769	0.9%	32.40	147,202	1.0%
Reed Smith LLP	4,717	0.9%	36.29	129,996	0.9%
<b>Sub-total top twenty tenants</b>	<b>\$ 165,563</b>	<b>32.9%</b>	<b>\$ 35.62</b>	<b>4,647,678</b>	<b>31.0%</b>
Remaining tenants	\$ 337,918	67.1%	\$ 32.45	10,413,541	69.0%
<b>Total portfolio as of September 30, 2019</b>	<b>\$ 503,481</b>	<b>100.0%</b>	<b>\$ 33.43</b>	<b>15,061,219</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.





	Nine Months Ended				Three Months Ended				
	09/30/2019	09/30/2018	09/30/2019	06/30/2019	03/31/2019	12/31/2018	09/30/2018	06/30/2018	03/31/2018
<b>Revenue</b>									
Rents (a)	\$ 415,113	\$ 382,321	\$ 139,228	\$ 137,787	\$ 138,098	\$ 132,723	\$ 128,635	\$ 126,927	\$ 126,759
Third party mgt. fees, labor reimbursement and leasing	14,041	17,531	4,938	5,148	3,955	5,026	4,944	4,913	7,674
Other	4,224	5,290	1,165	1,216	1,843	1,454	1,419	1,946	1,925
	<b>433,378</b>	<b>405,142</b>	<b>145,331</b>	<b>144,151</b>	<b>143,896</b>	<b>139,203</b>	<b>134,998</b>	<b>133,786</b>	<b>136,358</b>
<b>Operating expenses</b>									
Property operating expenses	116,542	115,109	38,358	38,684	39,500	39,739	37,852	37,906	39,351
Real estate taxes	47,119	37,272	15,247	16,089	15,783	14,069	12,433	12,417	12,422
Third party management expenses	7,035	9,605	2,469	2,449	2,117	2,305	2,612	2,243	4,750
Depreciation and amortization	158,738	131,631	55,627	51,667	51,444	44,369	44,141	43,958	43,532
General & administrative expenses	25,217	22,209	6,974	8,399	9,844	5,593	5,963	7,523	8,723
Provision for impairment	-	56,865	-	-	-	14,842	56,865	-	-
<b>Total operating expenses</b>	<b>354,651</b>	<b>372,691</b>	<b>118,675</b>	<b>117,288</b>	<b>118,688</b>	<b>120,917</b>	<b>159,866</b>	<b>104,047</b>	<b>108,778</b>
<b>Operating income (loss)</b>	<b>78,727</b>	<b>32,451</b>	<b>26,656</b>	<b>26,863</b>	<b>25,208</b>	<b>18,286</b>	<b>(24,868)</b>	<b>29,739</b>	<b>27,580</b>
<b>Other income (expense)</b>									
Interest income	1,636	2,564	558	553	525	2,139	1,220	641	703
Interest expense	(61,273)	(58,091)	(20,400)	(20,516)	(20,357)	(20,108)	(19,257)	(19,301)	(19,533)
Interest expense - amortization of deferred financing costs	(2,026)	(1,872)	(694)	(666)	(666)	(626)	(618)	(627)	(627)
Equity in income (loss) of real estate ventures	(4,814)	(1,182)	(1,965)	(1,491)	(1,358)	(14,049)	1	(358)	(825)
Net gain (loss) on disposition of real estate	356	(35)	356	-	-	2,967	-	(35)	-
Net gain on sale of undepreciated real estate	1,501	2,859	250	250	1,001	181	-	2,837	22
Net gain on real estate venture transactions	3,594	37,263	2,059	1,276	259	104,970	-	-	37,263
Gain on promoted interest in unconsolidated real estate venture	-	-	-	-	-	28,283	-	-	-
Loss on early extinguishment of debt	-	-	-	-	-	(105)	-	-	-
<b>Net income (loss) before income taxes</b>	<b>17,701</b>	<b>13,957</b>	<b>6,820</b>	<b>6,269</b>	<b>4,612</b>	<b>121,938</b>	<b>(43,522)</b>	<b>12,896</b>	<b>44,583</b>
Income tax provision	(46)	(158)	-	(17)	(29)	(265)	-	(20)	(138)
<b>Net income (loss)</b>	<b>17,655</b>	<b>13,799</b>	<b>6,820</b>	<b>6,252</b>	<b>4,583</b>	<b>121,673</b>	<b>(43,522)</b>	<b>12,876</b>	<b>44,445</b>
Net (income) loss attributable to noncontrolling interests	(155)	(162)	(48)	(47)	(60)	(792)	342	(129)	(375)
<b>Net income (loss) attributable to Brandywine Realty Trust</b>	<b>17,500</b>	<b>13,637</b>	<b>6,772</b>	<b>6,205</b>	<b>4,523</b>	<b>120,881</b>	<b>(43,180)</b>	<b>12,747</b>	<b>44,070</b>
Nonforfeitable dividends allocated to unvested restricted shareholders	(305)	(280)	(93)	(93)	(119)	(89)	(80)	(86)	(114)
<b>Net income (loss) attributable to common shareholders</b>	<b>\$ 17,195</b>	<b>\$ 13,357</b>	<b>\$ 6,679</b>	<b>\$ 6,112</b>	<b>\$ 4,404</b>	<b>\$ 120,792</b>	<b>\$ (43,260)</b>	<b>\$ 12,661</b>	<b>\$ 43,956</b>
<b>Per Share Data</b>									
Basic income (loss) per common share	\$ 0.10	\$ 0.07	\$ 0.04	\$ 0.03	\$ 0.03	\$ 0.68	\$ (0.24)	\$ 0.07	\$ 0.25
Basic weighted-average shares outstanding	176,066,507	178,515,993	176,195,244	176,143,206	175,857,358	178,530,890	178,602,622	178,547,555	178,395,525
Diluted income (loss) per common share	\$ 0.10	\$ 0.07	\$ 0.04	\$ 0.03	\$ 0.02	\$ 0.67	\$ (0.24)	\$ 0.07	\$ 0.24
Diluted weighted-average shares outstanding	176,617,726	179,752,544	176,750,600	176,690,824	176,464,218	179,300,321	178,602,622	179,692,336	179,788,311

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

Third Quarter	Same Store Portfolio				Recently Completed/ Acquired (1)		Development/ Redevelopment (2)		Other/ Eliminations (3)		All Properties		
	Third Quarter				Third Quarter		Third Quarter		Third Quarter		Third Quarter		
	2019	2018	Variance	% Change	2019	2018	2019	2018	2019	2018	2019	2018	Variance
<b>Revenue</b>													
Rents													
Cash	\$ 89,540	\$ 89,559	\$ (19)	0.0%	\$ 11,558	\$ 998	\$ 616	\$ 557	\$ 4,264	\$ 13,199	\$ 105,978	\$ 104,313	\$ 1,665
Tenant reimbursements & billings	19,052	19,128	(76)	-0.4%	7,355	417	472	678	(49)	335	26,830	20,558	6,272
Straight-line	1,161	2,270	(1,109)	-48.9%	1,034	78	269	472	(167)	(289)	2,297	2,531	(234)
Above/below-market rent amortization	380	403	(23)	-5.7%	2,274	78	1,088	254	-	-	3,742	735	3,007
Termination fees and bad debt expense	788	498	290	58.2%	-	-	(402)	-	(5)	-	381	498	(117)
<b>Total rents</b>	<b>110,921</b>	<b>111,858</b>	<b>(937)</b>	<b>-0.8%</b>	<b>22,221</b>	<b>1,571</b>	<b>2,043</b>	<b>1,961</b>	<b>4,043</b>	<b>13,245</b>	<b>139,228</b>	<b>128,635</b>	<b>10,593</b>
Third party mgt fees, labor reimbursement and leasing	-	-	-	-	-	-	-	-	4,938	4,944	4,938	4,944	(6)
Other	436	341	95	27.9%	55	-	2	30	672	1,048	1,165	1,419	(254)
<b>Total revenue</b>	<b>111,357</b>	<b>112,199</b>	<b>(842)</b>	<b>-0.8%</b>	<b>22,276</b>	<b>1,571</b>	<b>2,045</b>	<b>1,991</b>	<b>9,653</b>	<b>19,237</b>	<b>145,331</b>	<b>134,998</b>	<b>10,333</b>
<b>Property operating expenses</b>	<b>31,098</b>	<b>32,011</b>	<b>913</b>	<b>2.9%</b>	<b>4,345</b>	<b>365</b>	<b>550</b>	<b>772</b>	<b>2,365</b>	<b>4,704</b>	<b>38,358</b>	<b>37,852</b>	<b>(506)</b>
<b>Real estate taxes</b>	<b>10,983</b>	<b>10,403</b>	<b>(580)</b>	<b>-5.6%</b>	<b>3,603</b>	<b>230</b>	<b>244</b>	<b>226</b>	<b>417</b>	<b>1,574</b>	<b>15,247</b>	<b>12,433</b>	<b>(2,814)</b>
<b>Third party management expenses</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,469</b>	<b>2,612</b>	<b>2,469</b>	<b>2,612</b>	<b>143</b>
<b>Net operating income</b>	<b>\$ 69,276</b>	<b>\$ 69,785</b>	<b>\$ (509)</b>	<b>-0.7%</b>	<b>\$ 14,328</b>	<b>\$ 976</b>	<b>\$ 1,251</b>	<b>\$ 993</b>	<b>\$ 4,402</b>	<b>\$ 10,347</b>	<b>\$ 89,257</b>	<b>\$ 82,101</b>	<b>\$ 7,156</b>
<b>Net operating income, excl. other items (4)</b>	<b>\$ 68,052</b>	<b>\$ 68,946</b>	<b>\$ (894)</b>	<b>-1.3%</b>	<b>\$ 14,273</b>	<b>\$ 976</b>	<b>\$ 1,651</b>	<b>\$ 963</b>	<b>\$ 3,735</b>	<b>\$ 9,299</b>	<b>\$ 87,711</b>	<b>\$ 80,184</b>	<b>\$ 7,527</b>
Number of properties	74	74			17		4						
Square feet (in thousands)	14,009	14,009			2,159		543						
Occupancy % (end of period)	93.1%	93.1%			93.5%								
NOI margin, excl. term fees, 3rd party and other revenues	61.8%	61.9%											
Expense recovery ratio	45.3%	45.1%											

	2019	2018	Variance	% Change
<b>Net operating income</b>	<b>\$ 69,276</b>	<b>\$ 69,785</b>	<b>\$ (509)</b>	<b>-0.7%</b>
Less: Straight line rents & other	(732)	(2,054)	1,322	-64.4%
Less: Above/below market rent amortization	(380)	(403)	23	-5.7%
Add: Amortization of tenant inducements	238	227	11	4.8%
Add: Non-cash ground rent expense	211	41	170	414.6%
<b>Cash - Net operating income</b>	<b>\$ 68,613</b>	<b>\$ 67,596</b>	<b>\$ 1,017</b>	<b>1.5%</b>
<b>Cash - Net operating income, excl. other items (4)</b>	<b>\$ 66,960</b>	<b>\$ 66,541</b>	<b>\$ 419</b>	<b>0.6%</b>

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

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

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

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

	Same Store Portfolio				Recently Completed/ Acquired		Development/ Redevelopment		Other/ Eliminations		All Properties		
	2019	2018	Variance	% Change	2019	2018	2019	2018	2019	2018	2019	2018	Variance
Free rent	\$ 4,022	\$ 3,433	\$ 589	17.2%	\$ 392	\$ 705	\$ 152	\$ 741	\$ 38	\$ 204	\$ 4,604	\$ 5,083	\$ (479)

Year to Date	Same Store Portfolio				Recently Completed/ Acquired (1)		Development/ Redevelopment (2)		Other/ Eliminations (3)		All Properties		
	Year to Date				Year to Date		Year to Date		Year to Date		Year to Date		
	2019	2018	Variance	% Change	2019	2018	2019	2018	2019	2018	2019	2018	Variance
<b>Revenue</b>													
Rents													
Cash	\$ 265,068	\$ 263,421	\$ 1,647	0.6%	\$ 34,536	\$ 4,441	\$ 2,379	\$ 1,669	\$ 13,557	\$ 38,986	\$ 315,540	\$ 308,517	\$ 7,023
Tenant reimbursements & billings	59,336	55,006	4,330	7.9%	21,173	1,307	1,989	1,610	(279)	1,172	82,219	59,095	23,124
Straight-line	4,058	9,436	(5,378)	-57.0%	4,509	491	985	1,028	(573)	(190)	8,979	10,765	(1,786)
Above/below-market rent amortization	1,069	1,285	(216)	-16.8%	4,680	266	1,488	762	-	-	7,237	2,313	4,924
Termination fees and bad debt expense	1,451	1,631	(180)	-11.0%	30	-	(402)	-	59	-	1,138	1,631	(493)
<b>Total rents</b>	<b>330,982</b>	<b>330,779</b>	<b>203</b>	<b>0.1%</b>	<b>64,928</b>	<b>6,505</b>	<b>6,439</b>	<b>5,069</b>	<b>12,764</b>	<b>39,968</b>	<b>415,113</b>	<b>382,321</b>	<b>32,792</b>
Third party mgt fees, labor reimbursement and leasing	-	-	-	-	-	-	-	-	14,041	17,531	14,041	17,531	(3,490)
Other	1,123	1,230	(107)	-8.7%	156	(16)	8	40	2,937	4,036	4,224	5,290	(1,066)
<b>Total revenue</b>	<b>332,105</b>	<b>332,009</b>	<b>96</b>	<b>0.0%</b>	<b>65,084</b>	<b>6,489</b>	<b>6,447</b>	<b>5,109</b>	<b>29,742</b>	<b>61,535</b>	<b>433,378</b>	<b>405,142</b>	<b>28,236</b>
<b>Property operating expenses</b>	<b>94,639</b>	<b>95,130</b>	<b>491</b>	<b>0.5%</b>	<b>13,133</b>	<b>1,861</b>	<b>2,034</b>	<b>2,687</b>	<b>6,736</b>	<b>15,431</b>	<b>116,542</b>	<b>115,109</b>	<b>(1,433)</b>
<b>Real estate taxes</b>	<b>33,936</b>	<b>30,682</b>	<b>(3,254)</b>	<b>-10.6%</b>	<b>11,133</b>	<b>939</b>	<b>744</b>	<b>699</b>	<b>1,306</b>	<b>4,952</b>	<b>47,119</b>	<b>37,272</b>	<b>(9,847)</b>
<b>Third party management expenses</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>7,035</b>	<b>9,605</b>	<b>7,035</b>	<b>9,605</b>	<b>2,570</b>
<b>Net operating income</b>	<b>\$ 203,530</b>	<b>\$ 206,197</b>	<b>\$ (2,667)</b>	<b>-1.3%</b>	<b>\$40,818</b>	<b>\$ 3,689</b>	<b>\$3,669</b>	<b>\$1,723</b>	<b>\$ 14,665</b>	<b>\$31,547</b>	<b>\$ 262,682</b>	<b>\$ 243,156</b>	<b>\$ 19,526</b>
<b>Net operating income, excl. other items (4)</b>	<b>\$ 200,956</b>	<b>\$ 203,336</b>	<b>\$ (2,380)</b>	<b>-1.2%</b>	<b>\$40,632</b>	<b>\$ 3,705</b>	<b>\$ 4,063</b>	<b>\$ 1,683</b>	<b>\$ 11,669</b>	<b>\$ 27,511</b>	<b>\$ 257,320</b>	<b>\$ 236,235</b>	<b>\$ 21,085</b>
Number of properties	73	73			18		4						
Square feet (in thousands)	13,923	13,923			2,245		543						
Occupancy % (end of period)	93.1%	93.2%			93.7%								
NOI margin, excl. term fees, 3rd party and other revenues	61.0%	61.8%											
Expense recovery ratio	46.1%	43.7%											

	2019	2018	Variance	% Change
<b>Net operating income</b>	<b>\$ 203,530</b>	<b>\$ 206,197</b>	<b>\$ (2,667)</b>	<b>-1.3%</b>
Less: Straight line rents & other	(3,373)	(8,773)	5,400	-61.6%
Less: Above/below market rent amortization	(1,069)	(1,285)	216	-16.8%
Add: Amortization of tenant inducements	672	742	(70)	-9.4%
Add: Non-cash ground rent expense	639	124	515	415.3%
<b>Cash - Net operating income</b>	<b>\$ 200,399</b>	<b>\$ 197,005</b>	<b>\$ 3,394</b>	<b>1.7%</b>
<b>Cash - Net operating income, excl. other items (4)</b>	<b>\$ 197,140</b>	<b>\$ 193,481</b>	<b>\$ 3,659</b>	<b>1.9%</b>

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

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

(3) Consists of property dispositions, assets held for sale, the parking operations of pre-development projects, write-off of previously recorded bad debt reserves, and normal intercompany eliminating entries. See pages 18-19 - Property Activity for further information on dispositions.

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

	Same Store Portfolio				Recently Completed/ Acquired		Development/ Redevelopment		Other/ Eliminations		All Properties		
	2019	2018	Variance	% Change	2019	2018	2019	2018	2019	2018	2019	2018	Variance
Free rent	\$ 10,821	\$ 12,319	\$ (1,498)	-12.2%	\$ 2,386	\$ 1,966	\$ 632	\$ 1,405	\$ 272	\$ 1,280	\$ 14,111	\$ 16,970	\$ (2,859)



	Nine Months Ended				Three Months Ended				
	09/30/2019	09/30/2018	09/30/2019	06/30/2019	03/31/2019	12/31/2018	09/30/2018	06/30/2018	03/31/2018
<b>Net income (loss)</b>	\$ 17,655	\$ 13,799	\$ 6,820	\$ 6,252	\$ 4,583	\$ 121,673	\$ (43,522)	\$ 12,876	\$ 44,445
Add (deduct):									
Net (gain) loss on disposition of real estate	(356)	35	(356)	-	-	(2,967)	-	35	-
Net gain on real estate venture transactions	(2,318)	(37,263)	(2,059)	-	(259)	(104,970)	-	-	(37,263)
Gain on promoted interest in unconsolidated real estate venture	-	-	-	-	-	(28,283)	-	-	-
Company's share of acquisition costs related to real estate ventures	-	-	-	-	-	52	-	-	-
Income tax provision	46	158	-	17	29	265	-	20	138
Provision for impairment	-	56,865	-	-	-	14,842	56,865	-	-
Other than temporary impairment of equity method investment	-	-	-	-	-	4,076	-	-	-
Provision for impairment on investment in unconsolidated real estate venture	-	-	-	-	-	10,416	-	-	-
Interest expense	61,273	58,091	20,400	20,516	20,357	20,108	19,257	19,301	19,533
Interest expense - amortization of deferred financing costs	2,026	1,872	694	666	666	626	618	627	627
Interest expense - share of unconsolidated real estate ventures	6,332	12,223	2,192	2,227	1,913	3,536	3,881	3,899	4,443
Depreciation and amortization	158,738	131,631	55,627	51,667	51,444	44,369	44,141	43,958	43,532
Depreciation and amortization - share of unconsolidated real estate ventures	14,815	20,230	4,800	4,974	5,041	5,717	6,334	6,732	7,164
<b>NAREIT EBITDA<sub>re</sub></b>	<b>\$ 258,211</b>	<b>\$ 257,641</b>	<b>\$ 88,118</b>	<b>\$ 86,319</b>	<b>\$ 83,774</b>	<b>\$ 89,460</b>	<b>\$ 87,574</b>	<b>\$ 87,448</b>	<b>\$ 82,619</b>
<b>Capital market, transactional and other items</b>									
Net gain on sale of undepreciated real estate	(1,501)	(2,859)	(250)	(250)	(1,001)	(181)	-	(2,837)	(22)
Net gain on sale of undepreciated real estate - unconsolidated real estate venture	(1,276)	-	-	(1,276)	-	-	-	-	-
Loss on early extinguishment of debt	-	-	-	-	-	105	-	-	-
Loss on early extinguishment of debt - unconsolidated real estate venture	-	572	-	-	-	526	213	-	359
Stock-based compensation costs	6,498	5,459	1,036	1,784	3,678	588	580	1,532	3,347
Partners' share of consolidated real estate ventures interest expense	(58)	(67)	(24)	(24)	(10)	(24)	(17)	(25)	(25)
Partners' share of consolidated real estate ventures depreciation and amortization	(168)	(166)	(61)	(54)	(53)	(52)	(57)	(54)	(55)
<b>EBITDA, excluding capital market, transactional and other items</b>	<b>\$ 261,706</b>	<b>\$ 260,580</b>	<b>\$ 88,819</b>	<b>\$ 86,499</b>	<b>\$ 86,388</b>	<b>\$ 90,422</b>	<b>\$ 88,293</b>	<b>\$ 86,064</b>	<b>\$ 86,223</b>
<b>EBITDA, excluding capital market, transactional and other items/Total revenue</b>	<b>60.4%</b>	<b>64.3%</b>	<b>61.1%</b>	<b>60.0%</b>	<b>60.0%</b>	<b>65.0%</b>	<b>65.4%</b>	<b>64.3%</b>	<b>63.2%</b>
Interest expense (from above)	61,273	58,091	20,400	20,516	20,357	20,108	19,257	19,301	19,533
Interest expense - share of unconsolidated real estate ventures	6,332	12,223	2,192	2,227	1,913	3,536	3,881	3,899	4,443
Interest expense - partners' share of consolidated real estate ventures	(58)	(67)	(24)	(24)	(10)	(24)	(17)	(25)	(25)
<b>Total interest expense</b>	<b>(a) \$ 67,547</b>	<b>\$ 70,247</b>	<b>\$ 22,568</b>	<b>\$ 22,719</b>	<b>\$ 22,260</b>	<b>\$ 23,620</b>	<b>\$ 23,121</b>	<b>\$ 23,175</b>	<b>\$ 23,951</b>
Scheduled mortgage principal payments	5,669	4,971	1,908	1,890	1,871	1,854	1,836	1,818	1,317
Scheduled mortgage principle payments - share of unconsolidated real estate ventures	237	1,924	58	79	100	436	586	603	735
<b>Total scheduled mortgage principal payments</b>	<b>(b) \$ 5,906</b>	<b>\$ 6,895</b>	<b>\$ 1,966</b>	<b>\$ 1,969</b>	<b>\$ 1,971</b>	<b>\$ 2,290</b>	<b>\$ 2,422</b>	<b>\$ 2,421</b>	<b>\$ 2,052</b>
<b>EBITDA (excluding capital market, transactional and other items) coverage ratios:</b>									
Interest coverage ratio = EBITDA divided by (a)	3.9	3.7	3.9	3.8	3.9	3.8	3.8	3.7	3.6
Debt service coverage ratio = EBITDA divided by (a) + (b)	3.6	3.4	3.6	3.5	3.6	3.5	3.5	3.4	3.3
<b>Capitalized interest</b>	<b>\$ 2,246</b>	<b>\$ 2,578</b>	<b>\$ 781</b>	<b>\$ 737</b>	<b>\$ 728</b>	<b>\$ 1,008</b>	<b>\$ 1,001</b>	<b>\$ 890</b>	<b>\$ 687</b>

	Nine Months Ended				Three Months Ended				
	09/30/2019	09/30/2018	09/30/2019	06/30/2019	03/31/2019	12/31/2018	09/30/2018	06/30/2018	03/31/2018
<b>Net income attributable to common shareholders</b>	\$ 17,195	\$ 13,357	\$ 6,679	\$ 6,112	\$ 4,404	\$ 120,792	\$ (43,260)	\$ 12,661	\$ 43,956
Add (deduct):									
Net income attributable to noncontrolling interests - LP units	97	116	37	34	26	783	(362)	108	370
Nonforfeitable dividends allocated to unvested restricted shareholders	305	280	93	93	119	89	80	86	114
Net gain on real estate venture transactions	(2,318)	(37,263)	(2,059)	-	(259)	(104,970)	-	-	(37,263)
Net (gain) loss on disposition of real estate	(356)	35	(356)	-	-	(2,967)	-	35	-
Gain on promoted interest in unconsolidated real estate venture	-	-	-	-	-	(28,283)	-	-	-
Provision for impairment	-	56,865	-	-	-	14,842	56,865	-	-
Other than temporary impairment of equity method investment	-	-	-	-	-	4,076	-	-	-
Company's share of impairment of an unconsolidated real estate venture	-	-	-	-	-	10,416	-	-	-
Depreciation and amortization:									
Real property	112,833	105,521	40,695	36,532	35,606	33,681	35,252	35,420	34,849
Leasing cost including acquired intangibles	44,478	24,932	14,374	14,698	15,406	10,283	8,482	8,144	8,306
Company's share of unconsolidated real estate ventures	14,815	20,230	4,800	4,974	5,041	5,717	6,334	6,732	7,164
Partners' share of consolidated joint ventures	(168)	(166)	(61)	(54)	(53)	(52)	(57)	(54)	(55)
<b>Funds from operations</b>	<b>186,881</b>	<b>183,907</b>	<b>64,202</b>	<b>62,389</b>	<b>60,290</b>	<b>64,407</b>	<b>63,334</b>	<b>63,132</b>	<b>57,441</b>
Funds from operations allocable to unvested restricted shareholders	(567)	(528)	(179)	(174)	(214)	(169)	(157)	(168)	(203)
<b>Funds from operations available to common share and unit holders (FFO)</b>	<b>\$ 186,314</b>	<b>\$ 183,379</b>	<b>\$ 64,023</b>	<b>\$ 62,215</b>	<b>\$ 60,076</b>	<b>\$ 64,238</b>	<b>\$ 63,177</b>	<b>\$ 62,964</b>	<b>\$ 57,238</b>
<b>FFO per share - basic / fully diluted</b>	<b>\$ 1.05</b>	<b>\$ 1.01</b>	<b>\$ 0.36</b>	<b>\$ 0.35</b>	<b>\$ 0.34</b>	<b>\$ 0.36</b>	<b>\$ 0.35</b>	<b>\$ 0.35</b>	<b>\$ 0.32</b>
Plus: Capital market, transactional items and other (1)	\$ (2,777)	\$ (2,287)	\$ (250)	\$ (1,526)	\$ (1,001)	\$ 502	\$ 213	\$ (2,837)	\$ 337
FFO, excluding capital market, transactional items and other (1)	\$ 183,537	\$ 181,092	\$ 63,773	\$ 60,689	\$ 59,075	\$ 64,740	\$ 63,390	\$ 60,127	\$ 57,575
<b>FFO per share, excl. capital market, transactional items and other - fully diluted (1)</b>	<b>\$ 1.03</b>	<b>\$ 1.00</b>	<b>\$ 0.36</b>	<b>\$ 0.34</b>	<b>\$ 0.33</b>	<b>\$ 0.36</b>	<b>\$ 0.35</b>	<b>\$ 0.33</b>	<b>\$ 0.32</b>
Weighted-average shares/units outstanding - fully diluted	177,599,840	181,232,343	177,732,226	177,672,683	177,447,089	180,620,723	181,253,953	181,172,135	181,268,110
<b>Distributions paid per common share</b>	<b>\$ 0.57</b>	<b>\$ 0.54</b>	<b>\$ 0.19</b>	<b>\$ 0.19</b>	<b>\$ 0.19</b>	<b>\$ 0.18</b>	<b>\$ 0.18</b>	<b>\$ 0.18</b>	<b>\$ 0.18</b>
<b>FFO payout ratio (distributions paid per common share / FFO per diluted share)</b>	<b>54.3%</b>	<b>53.5%</b>	<b>52.8%</b>	<b>54.3%</b>	<b>55.9%</b>	<b>50.0%</b>	<b>51.4%</b>	<b>51.4%</b>	<b>56.3%</b>
<b>FFO payout ratio, excluding capital market, transactional items and other (1)</b>	<b>55.3%</b>	<b>54.0%</b>	<b>52.8%</b>	<b>55.9%</b>	<b>57.6%</b>	<b>50.0%</b>	<b>51.4%</b>	<b>54.5%</b>	<b>56.3%</b>
<b>(1) The capital market, transactional items and other consist of the following:</b>									
Net gain on sale of undepreciated real estate	\$ (1,501)	\$ (2,859)	\$ (250)	\$ (250)	\$ (1,001)	\$ (181)	\$ -	\$ (2,837)	\$ (22)
Net gain on sale of undepreciated real estate - unconsolidated real estate venture	(1,276)	-	-	(1,276)	-	-	-	-	-
Joint venture formation costs (2)	-	-	-	-	-	52	-	-	-
Liability management (buybacks, tenders and prepayments) (3)	-	572	-	-	-	631	213	-	359
<b>Total capital market and transactional items</b>	<b>\$ (2,777)</b>	<b>\$ (2,287)</b>	<b>\$ (250)</b>	<b>\$ (1,526)</b>	<b>\$ (1,001)</b>	<b>\$ 502</b>	<b>\$ 213</b>	<b>\$ (2,837)</b>	<b>\$ 337</b>

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

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

	Nine Months Ended				Three Months Ended				
	09/30/2019	09/30/2018	09/30/2019	06/30/2019	03/31/2019	12/31/2018	09/30/2018	06/30/2018	03/31/2018
<b>Funds from operations available to common share and unit holders</b>	<b>\$ 186,314</b>	<b>\$ 183,379</b>	<b>\$ 64,023</b>	<b>\$ 62,215</b>	<b>\$ 60,076</b>	<b>\$ 64,238</b>	<b>\$ 63,177</b>	<b>\$ 62,964</b>	<b>\$ 57,238</b>
Add (deduct) certain items:									
Rental income from straight-line rent net of straight-line rent termination fees	(8,287)	(10,102)	(1,862)	(2,260)	(4,165)	(2,181)	(2,316)	(2,808)	(4,978)
Amortization of tenant inducements	757	1,181	275	247	235	298	380	402	399
Deferred market rental income	(7,236)	(2,313)	(3,742)	(1,689)	(1,805)	(1,030)	(735)	(785)	(793)
Company's share of unconsolidated REVs' straight-line & deferred market rent	2,241	(1,863)	843	704	694	(439)	(621)	(667)	(575)
Straight-line ground rent expense	1,065	231	366	348	351	124	124	85	22
Stock-based compensation costs	6,498	5,459	1,036	1,784	3,678	588	580	1,532	3,347
Fair market value amortization - mortgage notes payable	282	282	94	94	94	94	94	94	94
Losses from early extinguishment of debt	-	-	-	-	-	105	-	-	-
Losses from early extinguishment of debt - unconsolidated REV	-	572	-	-	-	526	213	-	359
Net gain on sale of undepreciated real estate	(1,501)	(2,859)	(250)	(250)	(1,001)	(181)	-	(2,837)	(22)
Net gain on sale of undepreciated real estate - unconsolidated real estate venture	(1,276)	-	-	(1,276)	-	-	-	-	-
Income tax provision	46	158	-	17	29	265	-	20	138
Company's share of acquisition costs related to real estate ventures	-	-	-	-	-	52	-	-	-
Sub-total certain items	(7,411)	(9,254)	(3,240)	(2,281)	(1,890)	(1,779)	(2,281)	(4,964)	(2,009)
Less: Revenue maintaining capital expenditures:									
Building improvements	(2,120)	(5,665)	(652)	(556)	(912)	(1,150)	(2,400)	(1,433)	(1,832)
Tenant improvements	(30,211)	(21,956)	(13,307)	(12,120)	(4,784)	(8,461)	(4,970)	(8,166)	(8,820)
Lease commissions	(10,205)	(6,791)	(2,490)	(2,667)	(5,048)	(4,744)	(1,553)	(3,605)	(1,633)
Total revenue maintaining capital expenditures	\$ (42,536)	\$ (34,412)	\$ (16,449)	\$ (15,343)	\$ (10,744)	\$ (14,355)	\$ (8,923)	\$ (13,204)	\$ (12,285)
<b>Cash available for distribution (CAD)</b>	<b>\$ 136,367</b>	<b>\$ 139,713</b>	<b>\$ 44,334</b>	<b>\$ 44,591</b>	<b>\$ 47,442</b>	<b>\$ 48,104</b>	<b>\$ 51,973</b>	<b>\$ 44,796</b>	<b>\$ 42,944</b>
<b>Distributions paid to common shareholders (a)</b>	<b>101,138</b>	<b>97,431</b>	<b>33,758</b>	<b>33,746</b>	<b>33,634</b>	<b>32,499</b>	<b>32,497</b>	<b>32,490</b>	<b>32,444</b>
<b>Distributions paid per common share</b>	<b>\$ 0.57</b>	<b>\$ 0.54</b>	<b>\$ 0.19</b>	<b>\$ 0.19</b>	<b>\$ 0.19</b>	<b>\$ 0.18</b>	<b>\$ 0.18</b>	<b>\$ 0.18</b>	<b>\$ 0.18</b>
<b>CAD payout ratio (Distributions paid per common share / CAD)</b>	<b>74.2%</b>	<b>69.7%</b>	<b>76.1%</b>	<b>75.7%</b>	<b>70.9%</b>	<b>67.6%</b>	<b>62.5%</b>	<b>72.5%</b>	<b>75.5%</b>
Development/Redevelopment capital expenditures	\$ (88,907)	\$ (101,609)	\$ (31,316)	\$ (28,169)	\$ (29,422)	\$ (45,726)	\$ (45,378)	\$ (34,415)	\$ (21,816)
Revenue creating capital expenditures	\$ (25,428)	\$ (19,310)	\$ (4,464)	\$ (10,535)	\$ (10,429)	\$ (13,344)	\$ (6,201)	\$ (5,376)	\$ (7,733)

(a) Reflects dividends paid.

	09/30/2019	06/30/2019	03/31/2019	12/31/2018	09/30/2018	06/30/2018	03/31/2018
<b>Assets</b>							
Real estate investments							
Operating properties	\$ 3,995,228	\$ 4,030,605	\$ 4,014,260	\$ 3,951,719	\$ 3,427,468	\$ 3,863,067	\$ 3,863,162
Accumulated depreciation	(944,994)	(940,833)	(910,535)	(885,407)	(864,603)	(949,882)	(938,653)
Right of use asset - operating leases	21,828	22,001	22,175	-	-	-	-
Operating real estate investments, net	3,072,062	3,111,773	3,125,900	3,066,312	2,562,865	2,913,185	2,924,509
Construction-in-progress	151,232	120,785	112,176	150,263	157,075	120,593	129,413
Land held for development	92,189	89,219	88,047	86,401	77,578	95,658	99,436
Prepaid leasehold interests in land held for development, net	39,694	39,795	39,897	39,999	40,100	40,177	-
Real estate investments, net	3,355,177	3,361,572	3,366,020	3,342,975	2,837,618	3,169,613	3,153,358
Assets held for sale, net	7,349	7,349	7,345	11,599	297,194	4,254	-
Cash and cash equivalents	29,925	31,573	14,449	22,842	70,360	108,304	200,813
Accounts receivable, net	13,872	18,181	21,780	16,394	13,871	19,530	17,794
Accrued rent receivable, net	168,960	170,420	168,781	165,243	178,013	176,380	174,236
Investment in real estate ventures, at equity	127,759	128,189	161,568	169,100	167,782	170,361	171,383
Deferred costs, net	96,202	98,202	95,293	91,075	97,004	96,184	97,299
Intangible assets, net	95,798	109,365	119,903	131,348	55,139	59,418	63,614
Other assets	125,390	123,623	139,761	126,400	186,132	167,225	139,449
<b>Total assets</b>	<b>\$ 4,020,432</b>	<b>\$ 4,048,474</b>	<b>\$ 4,094,900</b>	<b>\$ 4,076,976</b>	<b>\$ 3,903,113</b>	<b>\$ 3,971,269</b>	<b>\$ 4,017,946</b>
<b>Liabilities and equity</b>							
Mortgage notes payable, net	\$ 315,603	\$ 317,377	\$ 319,132	\$ 320,869	\$ 322,588	\$ 324,289	\$ 325,974
Unsecured credit facility	146,500	163,500	160,500	92,500	-	-	-
Unsecured term loan, net	248,430	248,299	248,168	248,042	248,677	248,595	248,512
Unsecured senior notes, net	1,367,722	1,367,360	1,366,997	1,366,635	1,366,272	1,365,909	1,365,546
Accounts payable and accrued expenses	119,790	98,552	112,375	125,696	116,994	106,790	105,176
Distributions payable	33,759	34,113	34,107	33,632	32,492	32,493	32,502
Deferred income, gains and rent	22,707	22,481	24,749	28,293	26,731	29,239	58,887
Acquired lease intangibles, net	24,050	27,958	29,813	31,783	17,680	18,573	19,510
Liabilities related to assets held for sale	-	-	-	-	826	-	-
Lease liability - operating leases	22,503	22,453	22,402	-	-	-	-
Other liabilities	16,931	16,716	16,194	18,498	14,559	14,856	14,588
<b>Total liabilities</b>	<b>\$ 2,317,995</b>	<b>\$ 2,318,809</b>	<b>\$ 2,334,437</b>	<b>\$ 2,265,948</b>	<b>\$ 2,146,819</b>	<b>\$ 2,140,744</b>	<b>\$ 2,170,695</b>
<b>Brandywine Realty Trust's equity:</b>							
Common shares	1,763	1,763	1,761	1,770	1,787	1,787	1,785
Additional paid-in-capital	3,189,350	3,188,239	3,186,774	3,200,312	3,223,330	3,222,585	3,221,560
Deferred compensation payable in common shares	16,216	16,239	14,640	14,021	14,021	14,036	13,506
Common shares in grantor trust	(16,216)	(16,239)	(14,640)	(14,021)	(14,021)	(14,036)	(13,506)
Cumulative earnings	787,789	781,017	774,812	775,625	654,742	697,916	685,166
Accumulated other comprehensive loss	(3,550)	(2,160)	2,560	5,029	10,239	9,221	7,365
Cumulative distributions	(2,284,610)	(2,251,040)	(2,217,469)	(2,183,909)	(2,150,463)	(2,118,230)	(2,086,000)
<b>Total Brandywine Realty Trust's equity</b>	<b>1,690,742</b>	<b>1,717,819</b>	<b>1,748,438</b>	<b>1,798,827</b>	<b>1,739,635</b>	<b>1,813,279</b>	<b>1,829,876</b>
Noncontrolling interests	11,695	11,846	12,025	12,201	16,659	17,246	17,375
<b>Total equity</b>	<b>\$ 1,702,437</b>	<b>\$ 1,729,665</b>	<b>\$ 1,760,463</b>	<b>\$ 1,811,028</b>	<b>\$ 1,756,294</b>	<b>\$ 1,830,525</b>	<b>\$ 1,847,251</b>
<b>Total liabilities and equity</b>	<b>\$ 4,020,432</b>	<b>\$ 4,048,474</b>	<b>\$ 4,094,900</b>	<b>\$ 4,076,976</b>	<b>\$ 3,903,113</b>	<b>\$ 3,971,269</b>	<b>\$ 4,017,946</b>



	09/30/2019	06/30/2019	03/31/2019	12/31/2018	09/30/2018	06/30/2018	03/31/2018
High closing price of common shares	\$ 15.18	\$ 16.13	\$ 16.14	\$ 15.47	\$ 17.12	\$ 16.96	\$ 18.15
Low closing price of common shares	\$ 14.09	\$ 14.19	\$ 12.51	\$ 12.36	\$ 15.55	\$ 15.34	\$ 15.32
End of period closing market price	\$ 15.15	\$ 14.32	\$ 15.86	\$ 12.87	\$ 15.72	\$ 16.88	\$ 15.88
Dividends paid per common share	\$ 0.19	\$ 0.19	\$ 0.19	\$ 0.18	\$ 0.18	\$ 0.18	\$ 0.18
Dividend yield (based on annualized dividend paid)	5.0%	5.3%	4.8%	5.6%	4.6%	4.3%	4.5%
Net book value per share (fully diluted, end of period)	\$ 9.56	\$ 9.71	\$ 9.89	\$ 10.12	\$ 9.67	\$ 10.08	\$ 10.17
<b>Total cash and cash equivalents</b>	<b>\$ 29,925</b>	<b>\$ 31,573</b>	<b>\$ 14,449</b>	<b>\$ 22,842</b>	<b>\$ 70,360</b>	<b>\$ 108,304</b>	<b>\$ 200,813</b>
<b>Revolving credit facilities</b>							
Gross potential available under current credit facilities	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000
less: Outstanding balance	(146,500)	(163,500)	(160,500)	(92,500)	-	-	-
less: Holdback for letters of credit	(1,472)	(1,472)	(1,928)	(1,928)	(1,928)	(2,325)	(2,325)
<b>Net potential available under current credit facilities</b>	<b>\$ 452,028</b>	<b>\$ 435,028</b>	<b>\$ 437,572</b>	<b>\$ 505,572</b>	<b>\$ 598,072</b>	<b>\$ 597,675</b>	<b>\$ 597,675</b>
<b>Total equity market capitalization (end of period)</b>							
Basic common shares	175,089,376	175,084,433	174,989,038	175,896,204	177,625,482	177,622,168	177,493,925
Unvested restricted shares	491,985	491,985	626,649	466,439	445,126	475,330	632,665
Partnership units outstanding	981,626	981,626	982,871	982,871	1,479,799	1,479,799	1,479,799
Options and other contingent securities	1,516,791	1,507,973	1,444,466	1,641,704	2,023,784	1,990,118	2,119,982
<b>Fully diluted common shares (end of period)</b>	<b>178,079,778</b>	<b>178,066,017</b>	<b>178,043,024</b>	<b>178,987,218</b>	<b>181,574,191</b>	<b>181,567,415</b>	<b>181,726,371</b>
Value of common stock (fully diluted, end of period)	\$ 2,697,909	\$ 2,549,905	\$ 2,823,762	\$ 2,303,565	\$ 2,854,346	\$ 3,064,858	\$ 2,885,815
<b>Total equity market capitalization (fully diluted, end of period)</b>	<b>\$ 2,697,909</b>	<b>\$ 2,549,905</b>	<b>\$ 2,823,762</b>	<b>\$ 2,303,565</b>	<b>\$ 2,854,346</b>	<b>\$ 3,064,858</b>	<b>\$ 2,885,815</b>
Total debt excluding unamortized premiums, discounts and deferred financing costs	\$ 2,092,473	\$ 2,111,380	\$ 2,110,270	\$ 2,044,142	\$ 1,953,496	\$ 1,955,331	\$ 1,957,150
less: Cash and cash equivalents	(29,925)	(31,573)	(14,449)	(22,842)	(70,360)	(108,304)	(200,813)
Net debt	2,062,548	2,079,807	2,095,821	2,021,300	1,883,136	1,847,027	1,756,337
Total equity market capitalization (fully diluted, end of period)	2,697,909	2,549,905	2,823,762	2,303,565	2,854,346	3,064,858	2,885,815
<b>Total market capitalization</b>	<b>\$ 4,760,457</b>	<b>\$ 4,629,712</b>	<b>\$ 4,919,583</b>	<b>\$ 4,324,865</b>	<b>\$ 4,737,482</b>	<b>\$ 4,911,885</b>	<b>\$ 4,642,152</b>
<b>Net debt to total market capitalization</b>	<b>43.3%</b>	<b>44.9%</b>	<b>42.6%</b>	<b>46.7%</b>	<b>39.7%</b>	<b>37.6%</b>	<b>37.8%</b>
<b>Total gross assets (excl. cash &amp; cash equiv.)</b>	<b>\$ 4,935,501</b>	<b>\$ 4,957,734</b>	<b>\$ 4,990,986</b>	<b>\$ 4,939,541</b>	<b>\$ 4,809,955</b>	<b>\$ 4,812,847</b>	<b>\$ 4,755,786</b>
<b>Net debt to total gross assets (excl. cash and cash equivalents)</b>	<b>41.8%</b>	<b>42.0%</b>	<b>42.0%</b>	<b>40.9%</b>	<b>39.2%</b>	<b>38.4%</b>	<b>36.9%</b>
Annualized quarterly EBITDA, excluding capital market and transactional items	\$ 355,276	\$ 345,996	\$ 345,552	\$ 361,688	\$ 353,172	\$ 344,256	\$ 344,892
Ratio of net debt (including the Company's share of unconsolidated R/E venture debt) to annualized quarterly EBITDA, excluding capital market transaction items & including Preferred Shares (a), (b)	6.3	6.6	6.5	6.0	6.2	6.2	6.0
Ratio of net debt to annualized quarterly wholly owned EBITDA, excluding capital market transaction items, Preferred Shares & the Company's share of unconsolidated R/E venture debt (b)	6.2	6.5	6.5	6.3	6.1	6.1	5.8

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

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

	09/30/2019	06/30/2019	03/31/2019	12/31/2018	09/30/2018	06/30/2018	03/31/2018
Fixed rate debt	\$ 1,617,363	\$ 1,619,270	\$ 1,621,160	\$ 1,623,032	\$ 1,624,886	\$ 1,626,721	\$ 1,628,540
Fixed rate debt (variable rate debt swapped to fixed rate)	301,548	301,548	301,548	301,548	301,548	301,548	301,548
Variable rate debt - unhedged	173,562	190,562	187,562	119,562	27,062	27,062	27,062
<b>Total debt (excluding unamortized premiums &amp; discounts)</b>	<b>\$ 2,092,473</b>	<b>\$ 2,111,380</b>	<b>\$ 2,110,270</b>	<b>\$ 2,044,142</b>	<b>\$ 1,953,496</b>	<b>\$ 1,955,331</b>	<b>\$ 1,957,150</b>
% Fixed rate debt	77.2%	76.6%	76.8%	79.4%	83.2%	83.2%	83.2%
% Fixed rate debt (variable rate debt swapped to fixed)	14.4%	14.3%	14.3%	14.8%	15.4%	15.4%	15.4%
% Variable rate debt - unhedged	8.3%	9.0%	8.9%	5.9%	1.4%	1.4%	1.4%
<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>100.0%</b>	<b>100.0%</b>
Secured mortgage debt	\$ 317,363	\$ 319,270	\$ 321,160	\$ 323,032	\$ 324,886	\$ 326,721	\$ 328,540
Unsecured debt	1,775,110	1,792,110	1,789,110	1,721,110	1,628,610	1,628,610	1,628,610
<b>Total debt (excluding premiums &amp; discounts)</b>	<b>\$ 2,092,473</b>	<b>\$ 2,111,380</b>	<b>\$ 2,110,270</b>	<b>\$ 2,044,142</b>	<b>\$ 1,953,496</b>	<b>\$ 1,955,331</b>	<b>\$ 1,957,150</b>
% Secured mortgage debt	15.2%	15.1%	15.2%	15.8%	16.6%	16.7%	16.8%
% Unsecured debt	84.8%	84.9%	84.8%	84.2%	83.4%	83.3%	83.2%
<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>100.0%</b>	<b>100.0%</b>
<b>Total gross assets, excluding cash and cash equivalents</b>	<b>\$ 4,935,501</b>	<b>\$ 4,957,734</b>	<b>\$ 4,990,986</b>	<b>\$ 4,939,541</b>	<b>\$ 4,809,955</b>	<b>\$ 4,812,847</b>	<b>\$ 4,755,786</b>
% Secured mortgage debt	6.4%	6.4%	6.4%	6.5%	6.8%	6.8%	6.9%
% Unsecured debt	36.0%	36.2%	35.8%	34.8%	33.9%	33.8%	34.2%
less: cash and cash equivalents (including Section 1031 exchange proceeds)	(0.6%)	(0.6%)	(0.3%)	(0.5%)	(1.5%)	(2.3%)	(4.2%)
<b>Net debt to total gross assets, excluding cash and cash equivalents</b>	<b>41.8%</b>	<b>42.0%</b>	<b>42.0%</b>	<b>40.9%</b>	<b>39.2%</b>	<b>38.4%</b>	<b>36.9%</b>
Weighted-average interest rate on mortgage notes payable	4.05%	4.05%	4.05%	4.05%	4.05%	4.05%	4.05%
Weighted-average interest rate on unsecured senior debt (including swap costs)	3.86%	3.88%	3.89%	3.90%	4.05%	4.05%	4.04%
Weighted-average maturity on mortgage notes payable	2.7 years	3.0 years	3.2 years	3.5 years	3.8 years	4.0 years	4.3 years
Weighted-average maturity on unsecured senior debt	6.3 years	6.5 years	6.5 years	7.0 years	7.6 years	7.9 years	8.1 years
Weighted-aver. interest rate on fixed rate debt (includes var. rate swapped to fixed)	3.94%	3.94%	3.94%	3.94%	4.05%	4.05%	4.05%
Weighted-average interest rate on variable rate debt	3.27%	3.55%	3.66%	3.62%	3.56%	3.56%	2.94%
Weighted-average maturity on fixed rate debt (includes variable rate swapped to fixed)	5.8 years	6.1 years	6.3 years	6.6 years	6.8 years	7.1 years	7.3 years
Weighted-average maturity on variable rate debt	4.8 years	4.9 years	2.4 years	4.0 years	16.7 years	17.0 years	17.2 years

Debt Instrument	Maturity Date	Stated Rate (1)	Effective Rate (1)	09/30/2019 Balance	12/31/2018 Balance	09/30/2019 Percent of total indebtedness
<b>Unsecured senior notes payable</b>						
\$350 MM Notes due 2023	February 15, 2023	3.950%	3.865%	\$ 350,000	\$ 350,000	16.8%
\$250 MM Notes due 2024	October 1, 2024	4.100%	4.328%	250,000	250,000	12.0%
\$450 MM Notes due 2027	November 15, 2027	3.950%	4.025%	450,000	450,000	21.7%
\$250 MM Notes due 2029	October 1, 2029	4.550%	4.604%	250,000	250,000	12.0%
\$27.1 MM Trust Preferred I - Indenture IA	March 30, 2035	LIBOR + 1.250%	3.587%	27,062	27,062	1.3%
\$25.8 MM Trust Preferred I - Indenture IB (2)	April 30, 2035	LIBOR + 1.250%	3.300%	25,774	25,774	1.2%
\$25.8 MM Trust Preferred II - Indenture II (3)	July 30, 2035	LIBOR + 1.250%	3.090%	25,774	25,774	1.2%
<b>Total unsecured senior notes payable</b>	<b>7.2</b> <b>(wtd-avg maturity)</b>		<b>4.103%</b> <b>(wtd-avg effective rate)</b>	<b>1,378,610</b>	<b>1,378,610</b>	<b>66.3%</b>
Net original issue premium/(discount)				(3,852)	(4,096)	(0.2%)
Unsecured deferred financing costs				(7,036)	(7,879)	(0.3%)
<b>Total unsecured senior notes payable including original issue premium/(discount) and deferred financing costs</b>				<b>1,367,722</b>	<b>1,366,635</b>	<b>65.8%</b>
<b>Unsecured bank facilities</b>						
\$600 MM Revolving Credit Facility (4)	July 15, 2022	LIBOR + 1.100%	3.225%	146,500	92,500	7.1%
\$250 MM Seven-year Term Loan - Swapped to fixed (5)	October 8, 2022	LIBOR + 1.250%	2.868%	250,000	250,000	12.0%
<b>Total unsecured bank facilities</b>	<b>3.0</b> <b>(wtd-avg maturity)</b>		<b>3.000%</b> <b>(wtd-avg effective rate)</b>	<b>396,500</b>	<b>342,500</b>	<b>19.1%</b>
Unsecured deferred financing costs				(1,570)	(1,958)	(0.1%)
<b>Total unsecured bank facilities including deferred financing costs</b>				<b>394,930</b>	<b>340,542</b>	<b>19.0%</b>
<b>Total unsecured senior debt</b>	<b>6.3</b> <b>(wtd-avg maturity)</b>		<b>3.857%</b> <b>(wtd-avg effective rate)</b>	<b>1,775,110</b>	<b>1,721,110</b>	<b>85.4%</b>
Net original issue premium/(discount)				(3,852)	(4,096)	(0.2%)
Unsecured deferred financing costs				(8,606)	(9,837)	(0.4%)
<b>Total unsecured senior debt including original issue premium/(discount) and deferred financing costs</b>				<b>\$ 1,762,652</b>	<b>\$ 1,707,177</b>	<b>84.8%</b>

(See page 37 for footnotes)

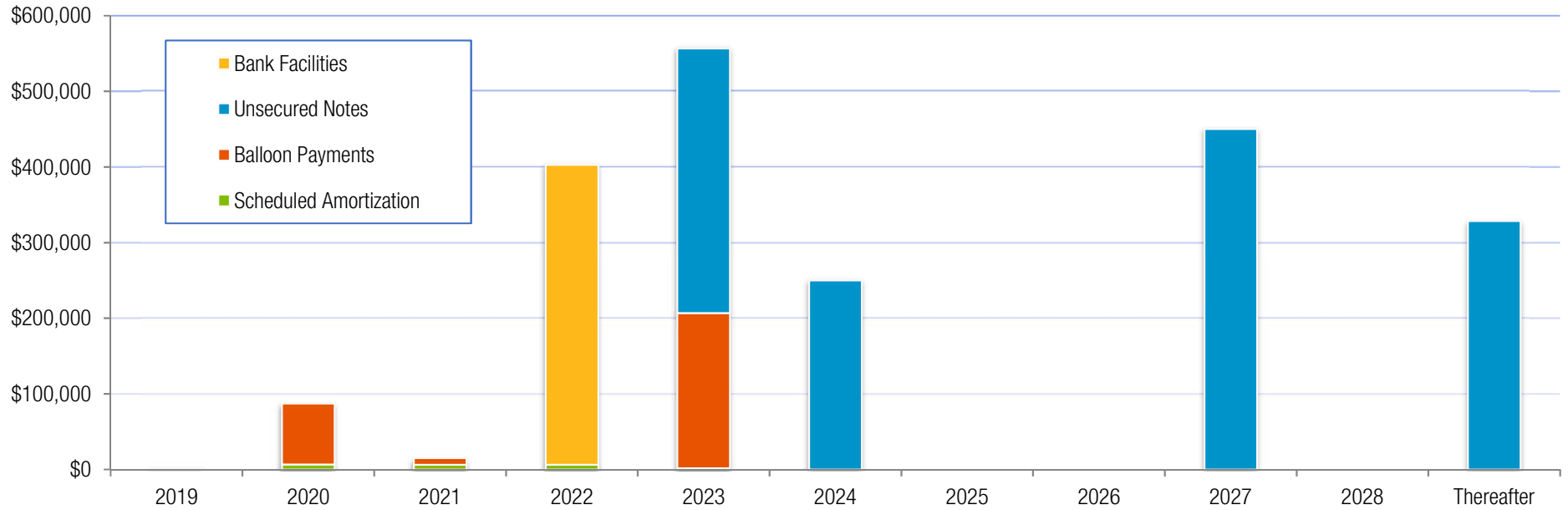
Debt Instrument	Maturity Date	Stated Rate (1)	Effective Rate (1)	09/30/2019 Balance	12/31/2018 Balance	09/30/2019 Percent of total indebtedness
<b>Mortgage notes payable</b>						
Two Logan Square	May 1, 2020	3.980%	3.980%	\$ 81,535	\$ 82,805	3.9%
Four Tower Bridge (6)	February 10, 2021	5.200%	4.497%	9,351	9,526	0.4%
One Commerce Square	April 5, 2023	3.640%	3.640%	117,486	120,183	5.7%
Two Commerce Square	April 5, 2023	3.960%	4.513%	108,991	110,518	5.2%
<b>Total mortgage notes payable</b>	<b>2.7</b> <b>(wtd-avg maturity)</b>		<b>4.052%</b> <b>(wtd-avg effective rate)</b>	<b>317,363</b>	<b>323,032</b>	<b>15.3%</b>
Net fair market value premium/(discount)				(1,477)	(1,759)	(0.1%)
Secured deferred financing costs				(283)	(404)	(0.0%)
<b>Total mortgage notes payable including fair market value premium/(discount) and deferred financing costs</b>				<b>315,603</b>	<b>320,869</b>	<b>15.2%</b>
<b>Total debt</b>	<b>5.7</b> <b>(wtd-avg maturity)</b>		<b>3.887%</b> <b>(wtd-avg effective rate)</b>	<b>2,092,473</b>	<b>2,044,142</b>	<b>100.0%</b>
Net premium/(discount)				(5,329)	(5,855)	(0.3%)
Unsecured Deferred Financing Costs				(8,606)	(9,837)	(0.4%)
Secured Deferred Financing Costs				(283)	(404)	(0.0%)
<b>Total debt, including net premium/(discount) and deferred financing costs</b>				<b>\$ 2,078,255</b>	<b>\$ 2,028,046</b>	<b>100.0%</b>

(See page 37 for further footnotes)



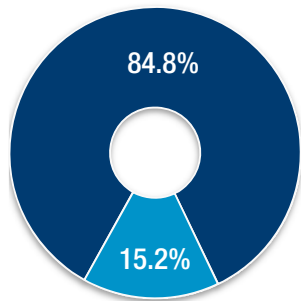
Maturity Schedule By Year	Secured Debt		Unsecured Debt		Total	Percent of Debt Maturing	Weighted Average Interest (8)
	Scheduled Amortization	Balloon Payments	Bank Facilities	Senior Notes			
2019	\$ 1,926	\$ -	\$ -	\$ -	\$ 1,926	0.1%	3.978%
2020	6,705	80,521	-	-	87,226	4.2%	3.980%
2021	6,142	9,001	-	-	15,143	0.7%	4.279%
2022	6,332	-	396,500	-	402,832	19.3%	3.015%
2023	1,620	205,116	-	350,000	556,736	26.6%	3.941%
2024	-	-	-	250,000	250,000	11.9%	4.328%
2025	-	-	-	-	-	0.0%	0.000%
2026	-	-	-	-	-	0.0%	0.000%
2027	-	-	-	450,000	450,000	21.5%	4.025%
2028	-	-	-	-	-	0.0%	0.000%
Thereafter	-	-	-	328,610	328,610	15.7%	4.293%
<b>Total</b>	<b>\$ 22,725</b>	<b>\$ 294,638</b>	<b>\$ 396,500</b>	<b>\$ 1,378,610</b>	<b>\$ 2,092,473</b>	<b>100.0%</b>	<b>3.887%</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) The variable three-month LIBOR on the full \$25.8 MM was swapped beginning January 30, 2012 to a 2.050% fixed rate (or an all-in fixed rate of 3.300% incorporating the 1.250% credit spread) through January 30, 2021, after which the rate will revert to three-month LIBOR plus the 1.250% credit spread.
- (3) The variable three-month LIBOR on the full \$25.8 MM was swapped beginning January 30, 2012 to a 1.840% fixed rate (or an all-in fixed rate of 3.090% incorporating the 1.250% credit spread) through October 30, 2019, after which the rate will revert to three-month LIBOR plus the 1.250% credit spread.
- (4) On July 17, 2018, we amended the revolving credit facility to (i) extend the maturity date from May 15, 2019 to July 15, 2022, with two six-month extensions at our election subject to specified conditions and subject to payment of an extension fee; (ii) reduced the interest rate margins applicable to Eurodollar loans to a range between 0.775% and 1.45% per annum depending on our credit rating; (iii) provide for an additional interest rate option based on a floating Libor rate; and (iv) remove the covenant requiring us to maintain a minimum net worth.
- (5) On December 13, 2018, we amended and restated our \$250.0 million ten-year term loan maturing on October 8, 2022. In connection with the terms of the amendment, the loan now bears interest at LIBOR + 1.25%.
- (6) This loan was assumed upon acquisition of the related property on January 5, 2018. The effective interest rate reflects the market rate at the time of acquisition.
- (7) Excludes the effect of any net premium/(discount) on balances or rates.
- (8) The weighted average calculations include variable rate debt at current rates.



% of total	0.1%	4.2%	0.7%	19.3%	26.6%	11.9%	0.0%	0.0%	21.5%	0.0%	15.7%
Expiring rate	3.98%	3.98%	4.28%	3.02%	3.94%	4.33%	0.00%	0.00%	4.03%	0.00%	4.29%

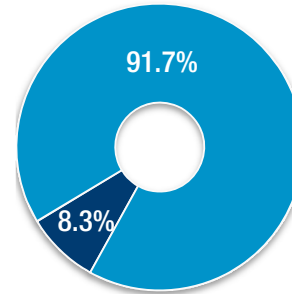
Unsecured and Secured Debt



■ Unsecured ■ Secured

Debt	Amount	Weighted Average Effective Rate	Weighted Average Maturity (in years)
Unsecured	\$ 1,775,110	3.857%	6.3
Secured	317,363	4.052%	2.7
<b>Total</b>	<b>\$ 2,092,473</b>	<b>3.887%</b>	<b>5.7</b>

Floating and Fixed Rate Debt



■ Floating ■ Fixed

Debt	Amount	Weighted Average Effective Rate	Weighted Average Maturity (in years)
Floating	\$ 173,562	3.271%	4.8
Fixed	1,918,911	3.942%	5.8
<b>Total</b>	<b>\$ 2,092,473</b>	<b>3.887%</b>	<b>5.7</b>

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

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

Covenant	Required	09/30/2019	06/30/2019	03/31/2019	12/31/2018	9/30/2018	6/30/2018	03/31/2018
Fixed Charge Coverage Ratio	>=1.50x	3.61x	3.53x	3.61x	3.49x	3.56x	3.46x	3.41x
Leverage Ratio	<=60% *	39.7%	40.6%	40.4%	38.9%	39.3%	38.9%	39.6%
Unsecured Debt Limitation	<=60% *	38.2%	39.1%	39.4%	38.4%	37.6%	37.5%	38.3%
Secured Debt Limitation	<=40%	10.0%	10.2%	9.9%	9.6%	12.4%	12.2%	13.6%
Unencumbered Cash Flow	>=1.75x	4.04x	3.96x	3.95x	3.43x	3.86x	3.82x	3.80x

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

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

Section - Covenant	Required	09/30/2019	06/30/2019	03/31/2019	12/31/2018	09/30/2018	6/30/2018	03/31/2018
1006 (a) - Total Leverage Ratio	<60%	44.4%	44.7%	44.6%	43.6%	41.8%	41.6%	41.3%
1006 (b) - Debt Service Coverage Ratio	>=1.50x	3.81	3.84	3.88	3.89	3.93	3.88	3.86
1006 (c) - Secured Debt Ratio	<40%	6.7%	6.8%	6.8%	6.9%	7.0%	6.9%	6.9%
1006 (d) - Unencumbered Asset Ratio	>=150%	224.3%	222.9%	221.6%	227.6%	240.1%	242.1%	244.4%

							As of September 30, 2019					BDN's Share	
Unconsolidated Real Estate Ventures	Location	Project Value (a)	Gross Asset Value @ 09/30/2019 (b)	BDN Investment @ 09/30/2019	Number of Properties	Net Operating Income (YTD)	Rentable Square Feet	Percent Occupied	Percent Leased (c)	BDN Ownership %	Net Operating Income (YTD)	Rentable Square Feet	
<b>Office Properties</b>													
Rockpoint JV	Virginia	\$ 312,000	\$ 340,207	\$ 16,636	8	\$ 17,601	1,293,197	81.9%	83.6%	15.0%	\$ 2,640	193,980	
Allstate DC JV	Virginia	87,398	42,764	12,929	1	2,571	183,618	73.4%	75.1%	50.0%	1,286	91,809	
MAP Venture (d)	Various	210,041	270,171	1,620	58	17,555	3,924,783	89.5%	90.5%	50.0%	8,778	1,962,392	
PJP Ventures	Virginia	27,210	29,992	1,914	3	2,637	204,347	96.5%	98.2%	(e)	697	54,155	
<b>Total</b>							<b>5,605,945</b>	<b>87.5%</b>	<b>88.7%</b>			<b>2,302,335</b>	
<b>Other</b>													
Brandywine 1919 Ventures (f)	Philadelphia, PA	126,753	144,706	18,114	1	6,769	321 Units	(g)		50.0%	3,385		
<b>Development Properties</b>													
4040 Wilson	Arlington, VA	173,661	146,855	37,063	1	(443)	-	-		50.0%	(222)		
51 N Street	Washington, D.C.	28,403	29,335	21,679	1	(235)	-	-		70.0%	(165)		
1250 First Street Office	Washington, D.C.	23,903	23,972	17,804	1	(281)	-	-		70.0%	(197)		
<b>Total</b>			<b>\$ 1,028,002</b>	<b>\$ 127,759</b>	<b>74</b>	<b>\$ 46,174</b>					<b>\$ 16,203</b>		

- (a) Amount represents the fair value of the real estate ventures upon acquisition. For ventures that are ground up developments, the amount represents the total construction costs incurred through the date the assets are placed into service.
- (b) Gross asset value represents net assets on the balance sheet of each venture plus accumulated depreciation. Gross assets do not include any fully depreciated or disposed of assets. For ventures that are ground up developments, the amount represents the total construction costs, including cash.
- (c) Includes leases entered into through October 11, 2019 that will commence subsequent to the end of the current period.
- (d) In January 2019, in connection with the adoption of ASC 842 - Leases, the venture revalued its ground lease obligation which resulted in the recognition of a \$4.6 million impairment charge. The impairment charge was recorded through equity as a cumulative effect of an accounting transition adjustment.
- (e) The Company's ownership interest in the PJP Joint Ventures ranges from 25% to 30%.
- (f) On June 26, 2018, the Company and LCOR/Calstrs each provided a \$44.4 million mortgage loan to the venture, which was recorded as a note receivable within the "Other assets" caption of the balance sheet. The total investment in the venture, including the note and equity method investment, was \$62.5 million at September 30, 2019.
- (g) As of September 30, 2019, the apartment units were 93.8% occupied. The office and retail space is fully occupied and leased (24,000 SF).



Debt Instrument	BDN Ownership Percentage	Maturity Date	Stated Rate (1)	09/30/2019 Balance	09/30/2019 BDN Share of Venture Debt
<b>Office Properties</b>					
Rockpoint JV (2)	15%	March 29, 2024	(2)	\$ 207,302	\$ 31,095
MAP Venture (3)	50%	August 1, 2023	LIBOR + 2.45%	185,000	92,500
PJP VII	25%	December 31, 2019	LIBOR + 2.65%	3,654	914
PJP II	30%	November 1, 2023	6.12%	1,937	581
PJP VI	25%	April 1, 2023	6.08%	6,832	1,708
<b>Other</b>					
Brandywine 1919 Ventures (4)	50%	June 25, 2023	4.000%	88,860	44,429
<b>Development Properties</b>					
4040 Wilson (\$150,000 construction loan)	50%	December 15, 2021	LIBOR + 2.75%	98,861	49,431
<b>Total debt</b>				<b>\$ 592,446</b>	<b>\$ 220,658</b>

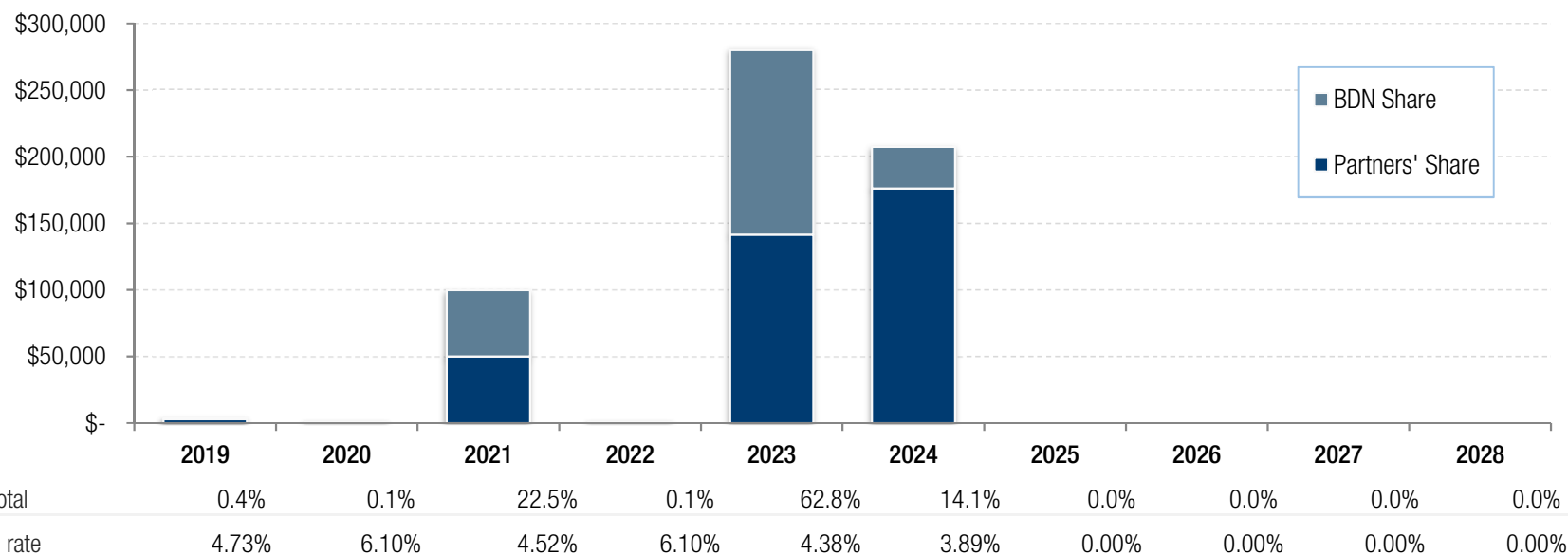
(1) The stated rate for mortgage notes is its face coupon.

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

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

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

Maturity Schedule By Year	Secured Debt			Partners' Share	BDN Share	Percent of BDN Share Maturing	Weighted Average Interest Rate of Maturing Debt (a)
	Scheduled Amortization	Balloon Payments	Total				
2019	\$ 206	\$ 3,626	\$ 3,832	\$ 2,870	\$ 962	0.4%	4.734%
2020	735	-	735	531	204	0.1%	6.103%
2021	782	98,861	99,643	49,996	49,647	22.5%	4.518%
2022	831	-	831	601	230	0.1%	6.103%
2023	534	279,569	280,103	141,584	138,519	62.8%	4.378%
2024	-	207,302	207,302	176,206	31,096	14.1%	3.893%
2025	-	-	-	-	-	0.0%	0.000%
2026	-	-	-	-	-	0.0%	0.000%
2027	-	-	-	-	-	0.0%	0.000%
2028	-	-	-	-	-	0.0%	0.000%
<b>Total</b>	<b>\$ 3,088</b>	<b>\$ 589,358</b>	<b>\$ 592,446</b>	<b>\$ 371,788</b>	<b>\$ 220,658</b>	<b>100.0%</b>	<b>4.346%</b>



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

## Equity Research Coverage

### Argus Research

Jacob Kilstein  
646-747-5447

### D.A. Davidson & Co.

Barry Oxford  
212-240-9871

### JP Morgan

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

### Stifel Nicolaus & Company, Inc.

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

### Barclays Capital

Ross L. Smotrich  
212-526-2306

### Evercore ISI

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

### KeyBanc Capital Markets

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

### SunTrust Robinson Humphrey, Inc.

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

### BofA Merrill Lynch

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

### Green Street Advisors

Danny Ismail  
949-640-8780

### Mizuho Securities USA, Inc.

Zachary Silverberg  
212-205-7855

### Citigroup

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

### JMP Securities

Mitchell Germain  
212-906-3546

### Raymond James & Associates

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

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## Company Information

### Corporate Headquarters

FMC Tower at Cira Centre South  
2929 Walnut Street  
Suite 1700  
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 Company's liquidity or its ability to make distributions.

### Net Operating Income (NOI) (continued)

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

### Same Store Properties

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

### Revenue Maintaining Capital Expenditures

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

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

### Revenue Creating Capital Expenditures

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

### Revision of Prior Period Financial Statements

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

### Forward Looking Statements

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

Additional information on factors which could impact the Company and the forward-looking statements contained herein are included in the Company's filings with the Securities and Exchange Commission, including the Company's Form 10-K for the year ended December 31, 2018, filed with the Securities and Exchange Commission on February 22, 2019.





Company / Investor Contact:  
Tom Wirth  
EVP & CFO  
610-832-7434  
[tom.wirth@bdreit.com](mailto:tom.wirth@bdreit.com)

**Brandywine Realty Trust Announces Third Quarter 2019 Results,  
Narrows 2019 Guidance and Provides Initial 2020 Guidance**

**Philadelphia, PA, October 17, 2019** — Brandywine Realty Trust (NYSE:BDN) today reported its financial and operating results for the three and nine-month periods ended September 30, 2019, narrowed full year 2019 guidance and introduced 2020 earnings guidance.

**Management Comments**

"We are encouraged by the continued execution of our 2019 business plan during the third quarter," stated Gerard H. Sweeney, President and Chief Executive Officer of Brandywine Realty Trust. "We are experiencing strong market conditions and continue to achieve our operating plan metrics. In addition, we took advantage of the public debt markets to raise \$214 million of unsecured bonds at a weighted average interest rate of 3.0% and weighted average maturity of 7.5 years. A majority of the proceeds were used to pay-off the outstanding balance on our line of credit. We are narrowing our 2019 FFO guidance from \$1.40 to \$1.44 per share to \$1.41 to \$1.43 per share. We are also introducing our 2020 FFO guidance range of \$1.41 to \$1.51 per share. Our 2020 guidance, at the midpoint, represents a comparable 3% annual FFO growth rate."

**Third Quarter Highlights**

***Financial Results***

- Net income available to common shareholders: \$6.7 million, or \$0.04 per diluted share.
- Funds from Operations (FFO): \$64.0 million, or \$0.36 per diluted share.

***Portfolio Results***

- Core Portfolio: 93.2% occupied and 95.5% leased.
- New and Renewal Leases Signed: 577,000 square feet.
- Tenant Retention Ratio: 72%.
- Rental Rate Mark-to-Market Increase: 9.3% on a GAAP basis and 4.2% on a cash basis.

***2019 Business Plan Revisions***

- Disposition Activity: \$36.4 million.

### **2020 Business Plan and Guidance Introduced**

- Net income: \$0.24 to \$0.34 per diluted share.
- FFO: \$1.41 to \$1.51 per diluted share, representing a 3% growth rate at guidance midpoint.
- Rental Rate Mark-to-Market Range: 8-10% cash and 17-19% GAAP.

### **Transaction Activity**

#### **Wholly-owned Dispositions**

- On September 11, 2019, we completed the sale of a 211,000 square foot office building located at 1900 Gallows Road in Vienna, Virginia for a gross sale price of \$36.4 million.

### **Finance Activity**

- On October 3, 2019, we priced a \$200.0 million underwritten public offering consisting of \$100.0 million of our 4.100% guaranteed notes due 2024 (the "2024 Notes") and \$100.0 million of our 4.550% guaranteed notes due 2029 (the "2029 Notes" and, together with the 2024 Notes, the "Notes").

The 2024 Notes were offered to investors at a price of 106.315% of their principal amount, plus accrued and unpaid interest from and including October 1, 2019, with a re-offer yield of 2.669%. The 2029 Notes were offered to investors at a price of 110.058% of their principal amount, plus accrued and unpaid interest from and including October 1, 2019, with a re-offer yield of 3.331%. The 2024 Notes became part of the same series as the 4.100% guaranteed notes due 2024, \$250.0 million of which were originally issued on September 16, 2014. The 2029 Notes became part of the same series as the 4.550% guaranteed notes due 2029, \$250.0 million of which were originally issued on September 16, 2014.

The net proceeds of the offering, after deducting underwriting discounts and estimated transaction expenses related to this offering and excluding accrued interest paid by the purchasers of the 2024 notes and the 2029 notes, were approximately \$214.3 million. We used the net proceeds of the offering to reduce outstanding borrowings under the Operating Partnership's unsecured revolving credit facility. Any remaining net proceeds will be used for general corporate purposes, which may include the repayment, repurchase or other retirement of other indebtedness.

- The \$146.5 million outstanding balance on our \$600.0 million unsecured revolving credit facility as of September 30, 2019 was subsequently repaid in October.
- We have \$29.9 million of cash and cash equivalents on-hand as of September 30, 2019.

### **Results for the Three and Nine-Month Periods Ended September 30, 2019**

Net income allocated to common shares totaled \$6.7 million or \$0.04 per diluted share in the third quarter of 2019 compared to a net loss of (\$43.3) million or (\$0.24) per diluted share in the third quarter of 2018. The 2018 results include an impairment charge totaling (\$56.9) million, or (\$0.32) per diluted share.

FFO available to common shares and units in the third quarter of 2019 totaled \$64.0 million or \$0.36 per diluted share versus \$63.2 million or \$0.35 per diluted share in the third quarter of 2018. Our third quarter 2019 payout ratio (\$0.19 common share distribution / \$0.36 FFO per diluted share) was 52.8%.

Net income allocated to common shares totaled \$17.2 million or \$0.10 per diluted share for the first nine months of 2019 compared to net income of \$13.4 million or \$0.07 per diluted share in the first nine months of 2018.

Our FFO available to common shares and units for the first nine months of 2019 totaled \$186.3 million, or \$1.05

per diluted share compared to FFO available to common shares and units of \$183.4 million, or \$1.01 per diluted share, for the first nine months of 2018. Our first nine months 2019 FFO payout ratio (\$0.57 common share distribution / \$1.05 FFO per diluted share) was 54.3%.

### **Operating and Leasing Activity**

In the third quarter of 2019, our Net Operating Income (NOI) excluding termination revenues and other income items decreased (1.3%) on a GAAP basis and increased 0.6% on a cash basis for our 74 same store properties, which were 93.1% occupied on September 30, 2019 and September 30, 2018.

We leased approximately 577,000 square feet and commenced occupancy on 518,000 square feet during the third quarter of 2019. The third quarter occupancy activity includes 241,000 square feet of renewals, 171,000 square feet of new leases and 106,000 square feet of tenant expansions. We have an additional 383,000 square feet of executed new leasing scheduled to commence subsequent to September 30, 2019.

We achieved a 72% tenant retention ratio in our core portfolio with net absorption of 33,000 square feet during the third quarter of 2019. Third quarter rental rate growth increased 9.3% as our renewal rental rates increased 6.5% and our new lease/expansion rental rates increased 13.3%, all on a GAAP basis.

At September 30, 2019, our core portfolio of 91 properties comprising 16.2 million square feet was 93.2% occupied and we are now 95.5% leased (reflecting new leases commencing after September 30, 2019).

### **Distributions**

On September 10, 2019, our Board of Trustees declared a quarterly dividend distribution of \$0.19 per common share that was paid on October 17, 2019 to shareholders of record as of October 3, 2019.

### **2019 Earnings and FFO Guidance**

Based on current plans and assumptions and subject to the risks and uncertainties more fully described in our Securities and Exchange Commission filings, we are adjusting our 2019 net income guidance of \$0.17 - \$0.21 to \$0.14 - \$0.16 per diluted share and 2019 FFO guidance of \$1.40 - \$1.44 to \$1.41 - \$1.43 per diluted share. This guidance is provided for informational purposes and is subject to change. The following is a reconciliation of the calculation of 2019 FFO and earnings per diluted share:

<u>Guidance for 2019</u>		<u>Range</u>
<b>Earnings per diluted share allocated to common shareholders</b>	<b>\$ 0.14</b>	<b>to \$ 0.16</b>
Plus: real estate depreciation, amortization	<u>1.27</u>	<u>1.27</u>
<b>FFO per diluted share</b>	<b><u>\$ 1.41</u></b>	<b>to <u>\$ 1.43</u></b>

Our 2019 key business plan assumptions include:

- Core Occupancy improving to a range of 94-95% by year-end 2019 and 95-96% leased;
- 11-12% increase in overall lease rates on a GAAP basis;
- 4-5% increase in overall lease rates on a cash basis;
- 0-2% increase in 2019 same store GAAP NOI;
- 1-3% increase in 2019 same store cash NOI;

- Speculative Revenue Target: \$32.0 million, 100% achieved;
- Change in Lease Accounting Treatment: \$7.9 million decrease to earnings, or \$0.04 per diluted share;
- Tenant Retention Rate: 66%;
- \$0.19 per share quarterly dividend;
- Acquisition Activity: none;
- Disposition Activity: \$36.4 million;
- One Development Start: 405 Colorado, Austin, Texas; and
- Annual earnings and FFO per diluted share based on 178.0 million fully diluted weighted average common shares.

**2020 Earnings and FFO Guidance**

Based on current plans and assumptions and subject to the risks and uncertainties more fully described in our Securities and Exchange Commission filings, we are introducing our 2020 net income guidance of \$0.24 to \$0.34 per diluted share and 2020 FFO guidance of \$1.41 - \$1.51 per diluted share. This guidance is provided for informational purposes and is subject to change. The following is a reconciliation of the calculation of 2020 FFO and earnings per diluted share:

<u>Guidance for 2020</u>	<u>Range</u>
<b>Earnings per diluted share allocated to common shareholders .....</b>	<b>\$0.24 to \$0.34</b>
Plus: real estate depreciation, amortization .....	<u>1.17</u> <u>1.17</u>
<b>FFO per diluted share .....</b>	<b><u>\$1.41</u> to <u>\$1.51</u></b>

Our 2020 FFO key assumptions to include:

- Core Occupancy improving to a range of 94-95% by year-end 2020 and 95-96% leased;
- 17-19% GAAP increase in overall lease rates;
- 8-10% cash increase in overall lease rates;
- 2-4% increase in 2020 same store GAAP NOI;
- 0-2% increase in 2020 same store cash NOI
  - Excluding 1676 International Drive, 2.5% to 4.5% increase in cash NOI;
- Speculative Revenue Target: \$31.0 million, 50% achieved;
- Acquisition Activity: \$20.0 million (250 King of Prussia Road, Radnor, PA)
- Disposition Activity: none;
- Two development starts; and
- Annual earnings and FFO per diluted share based on 179.0 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, Austin and Washington, D.C. markets. Organized as a real estate investment trust (REIT), we own, develop, lease and manage an urban, town center and transit-oriented portfolio comprising 178 properties and 24.6 million square feet as of September 30, 2019, which excludes assets held for sale. Our purpose is to shape, connect and inspire the world around us through our expertise, the relationships we foster, the communities in which we live and work, and the history we build together. For more information, please visit [www.brandywinerealty.com](http://www.brandywinerealty.com).

### ***Conference Call and Audio Webcast***

BDN management will discuss updated earnings guidance for fiscal 2019 on Friday, October 18, 2019, during the company's earnings call. The conference call will begin at 9:00 a.m. Eastern Time and will last approximately one hour. The conference call can be accessed by dialing 1-833-818-6810 and providing conference ID: 4680129. Beginning two hours after the conference call, a taped replay of the call can be accessed through Friday, November 1, 2019, by calling 1-855-859-2056 and entering access code 4680129. The conference call can also be accessed via a webcast on our website at [www.brandywinerealty.com](http://www.brandywinerealty.com).

### ***Looking Ahead – Fourth Quarter 2019 Conference Call***

We anticipate we will release our fourth quarter 2019 earnings on Wednesday, January 29, 2020, after the market close and will host our fourth quarter 2019 conference call on Thursday, January 30, 2020 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, 2018. We assume no obligation to update or supplement forward-looking statements that become untrue because of subsequent events except as required by law.



### ***Non-GAAP Supplemental Financial Measures***

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

#### **Funds from Operations (FFO)**

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

### **Revision of Prior Period Financial Statements**

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

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

	September 30, 2019	December 31, 2018
<b>ASSETS</b>		
Real estate investments:		
Operating properties	\$ 3,995,228	\$ 3,951,719
Accumulated depreciation	(944,994)	(885,407)
Right of use asset - operating leases, net	21,828	—
Operating real estate investments, net	3,072,062	3,066,312
Construction-in-progress	151,232	150,263
Land held for development	92,189	86,401
Prepaid leasehold interests in land held for development, net	39,694	39,999
Total real estate investments, net	3,355,177	3,342,975
Assets held for sale, net	7,349	11,599
Cash and cash equivalents	29,925	22,842
Accounts receivable, net of allowance of \$284 and \$1,653 as of September 30, 2019 and December 31, 2018, respectively	13,872	16,394
Accrued rent receivable, net of allowance of \$11,009 and \$11,266 as of September 30, 2019 and December 31, 2018, respectively	168,960	165,243
Investment in Real Estate Ventures	127,759	169,100
Deferred costs, net	96,202	91,075
Intangible assets, net	95,798	131,348
Other assets	125,390	126,400
Total assets	<u>\$ 4,020,432</u>	<u>\$ 4,076,976</u>
<b>LIABILITIES AND BENEFICIARIES' EQUITY</b>		
Mortgage notes payable, net	\$ 315,603	\$ 320,869
Unsecured credit facility	146,500	92,500
Unsecured term loan, net	248,430	248,042
Unsecured senior notes, net	1,367,722	1,366,635
Accounts payable and accrued expenses	119,790	125,696
Distributions payable	33,759	33,632
Deferred income, gains and rent	22,707	28,293
Acquired lease intangibles, net	24,050	31,783
Lease liability - operating leases	22,503	—
Other liabilities	16,931	18,498
Total liabilities	<u>\$ 2,317,995</u>	<u>\$ 2,265,948</u>
Brandywine Realty Trust's Equity:		
Common Shares of Brandywine Realty Trust's beneficial interest, \$0.01 par value; shares authorized 400,000,000; 176,194,918 and 176,873,324 issued and outstanding as of September 30, 2019 and December 31, 2018, respectively	1,763	1,770
Additional paid-in-capital	3,189,350	3,200,312
Deferred compensation payable in common shares	16,216	14,021
Common shares in grantor trust, 1,105,542 and 977,120 issued and outstanding as of September 30, 2019 and December 31, 2018, respectively	(16,216)	(14,021)
Cumulative earnings	787,789	775,625
Accumulated other comprehensive income	(3,550)	5,029
Cumulative distributions	(2,284,610)	(2,183,909)
Total Brandywine Realty Trust's equity	1,690,742	1,798,827
Noncontrolling interests	11,695	12,201
Total beneficiaries' equity	1,702,437	1,811,028
Total liabilities and beneficiaries' equity	<u>\$ 4,020,432</u>	<u>\$ 4,076,976</u>

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

	Three Months Ended September 30,		Nine Months Ended September 30,	
	2019	2018	2019	2018
<b>Revenue</b>				
Rents	\$ 139,228	\$ 128,635	\$ 415,113	\$ 382,321
Third party management fees, labor reimbursement and leasing	4,938	4,944	14,041	17,531
Other	1,165	1,419	4,224	5,290
Total revenue	145,331	134,998	433,378	405,142
<b>Operating expenses</b>				
Property operating expenses	38,358	37,852	116,542	115,109
Real estate taxes	15,247	12,433	47,119	37,272
Third party management expenses	2,469	2,612	7,035	9,605
Depreciation and amortization	55,627	44,141	158,738	131,631
General and administrative expenses	6,974	5,963	25,217	22,209
Provision for impairment	—	56,865	—	56,865
Total operating expenses	118,675	159,866	354,651	372,691
<b>Gain on sale of real estate</b>				
Net gain (loss) on disposition of real estate	356	—	356	(35)
Net gain on sale of undepreciated real estate	250	—	1,501	2,859
Total gain on sale of real estate	606	—	1,857	2,824
<b>Operating income (loss)</b>	27,262	(24,868)	80,584	35,275
<b>Other income (expense):</b>				
Interest income	558	1,220	1,636	2,564
Interest expense	(20,400)	(19,257)	(61,273)	(58,091)
Interest expense - amortization of deferred financing costs	(694)	(618)	(2,026)	(1,872)
Equity in (loss) income of Real Estate Ventures	(1,965)	1	(4,814)	(1,182)
Net gain on real estate venture transactions	2,059	—	3,594	37,263
<b>Net income (loss) before income taxes</b>	6,820	(43,522)	17,701	13,957
Income tax provision	—	—	(46)	(158)
<b>Net income (loss)</b>	6,820	(43,522)	17,655	13,799
Net (income) loss attributable to noncontrolling interests	(48)	342	(155)	(162)
<b>Net income (loss) attributable to Brandywine Realty Trust</b>	6,772	(43,180)	17,500	13,637
Nonforfeitable dividends allocated to unvested restricted shareholders	(93)	(80)	(305)	(280)
<b>Net income (loss) attributable to Common Shareholders of Brandywine Realty Trust</b>	\$ 6,679	\$ (43,260)	\$ 17,195	\$ 13,357
<b>PER SHARE DATA</b>				
Basic income (loss) per Common Share	\$ 0.04	\$ (0.24)	\$ 0.10	\$ 0.07
Basic weighted average shares outstanding	176,195,244	178,602,622	176,066,507	178,515,993
Diluted income (loss) per Common Share	\$ 0.04	\$ (0.24)	\$ 0.10	\$ 0.07
Diluted weighted average shares outstanding	176,750,600	178,602,622	176,617,726	179,752,544

**BRANDYWINE REALTY TRUST**  
**FUNDS FROM OPERATIONS**

*(unaudited, in thousands, except share and per share data)*

	Three Months Ended September 30,		Nine Months Ended September 30,	
	2019	2018	2019	2018
<b>Reconciliation of Net Income to Funds from Operations:</b>				
Net income (loss) attributable to common shareholders	\$ 6,679	\$ (43,260)	\$ 17,195	\$ 13,357
Add (deduct):				
Net income (loss) attributable to noncontrolling interests - LP units	37	(362)	97	116
Nonforfeitable dividends allocated to unvested restricted shareholders	93	80	305	280
Net gain on real estate venture transactions	(2,059)	—	(2,318)	(37,263)
Net (gain) loss on disposition of real estate	(356)	—	(356)	35
Provision for impairment	—	56,865	—	56,865
Depreciation and amortization:				
Real property	40,695	35,252	112,833	105,521
Leasing costs including acquired intangibles	14,374	8,482	44,478	24,932
Company's share of unconsolidated real estate ventures	4,800	6,334	14,815	20,230
Partners' share of consolidated real estate ventures	(61)	(57)	(168)	(166)
Funds from operations	<u>\$ 64,202</u>	<u>\$ 63,334</u>	<u>\$ 186,881</u>	<u>\$ 183,907</u>
Funds from operations allocable to unvested restricted shareholders	(179)	(157)	(567)	(528)
Funds from operations available to common share and unit holders (FFO)	<u>\$ 64,023</u>	<u>\$ 63,177</u>	<u>\$ 186,314</u>	<u>\$ 183,379</u>
FFO per share - fully diluted	<u>\$ 0.36</u>	<u>\$ 0.35</u>	<u>\$ 1.05</u>	<u>\$ 1.01</u>
Weighted-average shares/units outstanding - fully diluted	<u>177,732,226</u>	<u>181,253,953</u>	<u>177,599,840</u>	<u>181,232,343</u>
Distributions paid per common share	<u>\$ 0.19</u>	<u>\$ 0.18</u>	<u>\$ 0.57</u>	<u>\$ 0.54</u>
FFO payout ratio (distributions paid per common share/FFO per diluted share)	<u>52.8%</u>	<u>51.4%</u>	<u>54.3%</u>	<u>53.5%</u>



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

Of the 95 properties owned by the Company as of September 30, 2019, a total of 74 properties ("Same Store Properties") containing an aggregate of 14.0 million net rentable square feet were owned for the entire three-month periods ended September 30, 2019 and 2018. As of September 30, 2019, 17 properties were recently completed/acquired, one property was in development and three properties were in redevelopment. Average occupancy for the Same Store Properties was 92.9% and 92.8% during the three-month periods ended September 30, 2019 and 2018, respectively. The following table sets forth revenue and expense information for the Same Store Properties:

	Three Months Ended September 30,	
	2019	2018
<b>Revenue</b>		
Rents	\$ 110,921	\$ 111,858
Other	436	341
Total revenue	111,357	112,199
<b>Operating expenses</b>		
Property operating expenses	31,098	32,011
Real estate taxes	10,983	10,403
<b>Net operating income</b>	<b>\$ 69,276</b>	<b>\$ 69,785</b>
<b>Net operating income - percentage change over prior year</b>	<b>(0.7)%</b>	
<b>Net operating income, excluding net termination fees &amp; other</b>	<b>\$ 68,052</b>	<b>\$ 68,946</b>
<b>Net operating income, excluding net termination fees &amp; other - percentage change over prior year</b>	<b>(1.3)%</b>	
<b>Net operating income</b>	<b>\$ 69,276</b>	<b>\$ 69,785</b>
Straight line rents & other	(732)	(2,054)
Above/below market rent amortization	(380)	(403)
Amortization of tenant inducements	238	227
Non-cash ground rent	211	41
<b>Cash - Net operating income</b>	<b>\$ 68,613</b>	<b>\$ 67,596</b>
<b>Cash - Net operating income - percentage change over prior year</b>	<b>1.5 %</b>	
<b>Cash - Net operating income, excluding net termination fees &amp; other</b>	<b>\$ 66,960</b>	<b>\$ 66,541</b>
<b>Cash - Net operating income, excluding net termination fees &amp; other - percentage change over prior year</b>	<b>0.6 %</b>	
	Three Months Ended September 30,	
	2019	2018
Net income (loss):	\$ 6,820	\$ (43,522)
Add/(deduct):		
Interest income	(558)	(1,220)
Interest expense	20,400	19,257
Interest expense - amortization of deferred financing costs	694	618
Equity in (income) loss of Real Estate Ventures	1,965	(1)
Net gain on real estate venture transactions	(2,059)	—
Net gain on disposition of real estate	(356)	—
Net gain on sale of undepreciated real estate	(250)	—
Depreciation and amortization	55,627	44,141
General & administrative expenses	6,974	5,963
Provision for impairment	—	56,865
Consolidated net operating income	89,257	82,101
Less: Net operating income of non-same store properties and elimination of non-property specific operations	(19,981)	(12,316)
Same store net operating income	\$ 69,276	\$ 69,785

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

Of the 95 properties owned by the Company as of September 30, 2019, a total of 73 properties ("Same Store Properties") containing an aggregate of 13.9 million net rentable square feet were owned for the entire nine-month periods ended September 30, 2019 and 2018. As of September 30, 2019, 18 properties were recently completed/acquired, one property was in development and three properties were in redevelopment. Average occupancy for the Same Store Properties was 92.5% during 2019 and 92.8% during 2018. The following table sets forth revenue and expense information for the Same Store Properties:

	Nine Months Ended September 30,	
	2019	2018
<b>Revenue</b>		
Rents	330,982	330,779
Other	1,123	1,230
Total revenue	332,105	332,009
<b>Operating expenses</b>		
Property operating expenses	94,639	95,130
Real estate taxes	33,936	30,682
<b>Net operating income</b>	<u>\$ 203,530</u>	<u>\$ 206,197</u>
<b>Net operating income - percentage change over prior year</b>	<b>(1.3)%</b>	
<b>Net operating income, excluding other items</b>	<u>\$ 200,956</u>	<u>\$ 203,336</u>
<b>Net operating income, excluding other items - percentage change over prior year</b>	<b>(1.2)%</b>	
<b>Net operating income</b>	<u>\$ 203,530</u>	<u>\$ 206,197</u>
Straight line rents & other	(3,373)	(8,773)
Above/below market rent amortization	(1,069)	(1,285)
Amortization of tenant inducements	672	742
Non-cash ground rent	639	124
<b>Cash - Net operating income</b>	<u>\$ 200,399</u>	<u>\$ 197,005</u>
<b>Cash - Net operating income - percentage change over prior year</b>	<b>1.7 %</b>	
<b>Cash - Net operating income, excluding other items</b>	<u>\$ 197,140</u>	<u>\$ 193,481</u>
<b>Cash - Net operating income, excluding other items - percentage change over prior year</b>	<b>1.9 %</b>	
	Nine Months Ended September 30,	
	<u>2019</u>	<u>2018</u>
Net income:	\$ 17,655	\$ 13,799
Add/(deduct):		
Interest income	(1,636)	(2,564)
Interest expense	61,273	58,091
Interest expense - amortization of deferred financing costs	2,026	1,872
Equity in loss of real estate ventures	4,814	1,182
Net gain on real estate venture transactions	(3,594)	(37,263)
Net (gain) loss on disposition of real estate	(356)	35
Net gain on sale of undepreciated assets	(1,501)	(2,859)
Depreciation and amortization	158,738	131,631
General & administrative expenses	25,217	22,209
Income tax provision	46	158
Provision for impairment	—	56,865
Consolidated net operating income	<u>262,682</u>	<u>243,156</u>
Less: Net operating income of non-same store properties and elimination of non-property specific operations	(59,152)	(36,959)
Same store net operating income	<u>\$ 203,530</u>	<u>\$ 206,197</u>