



SUPPLEMENTAL INFORMATION PACKAGE

2019  
FIRST  
QUARTER

BDN  
LISTED  
NYSE





## Table of Contents

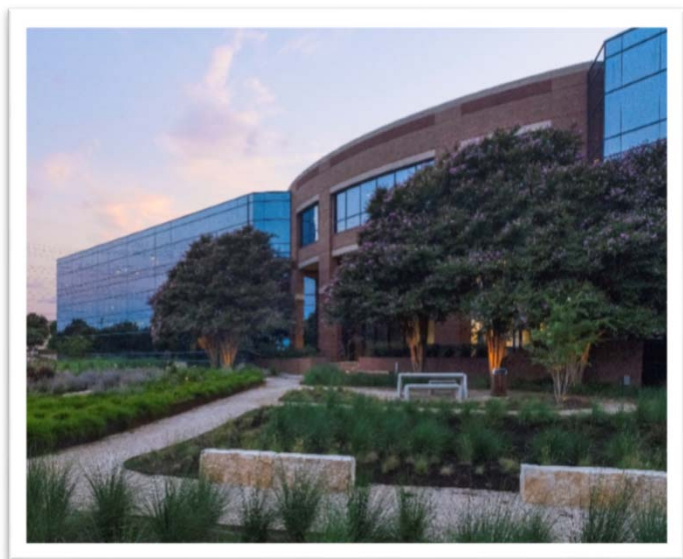
	Page
Executive Summary	3
2019 Business Plan Trend Line	5
Investor Day 2018 - 2021 Forward Guidance Ranges	6
2019 Business Plan Highlights	7
Sources and Uses of Cash and Cash Equivalents	8
Regional Property Overviews	9
Net Operating Income Composition	12
Development Activity	13
Land Inventory	16
Property Activity	17
Leasing Activity	18
Lease Expiration Analysis	20
Top Twenty Tenants	22
Portfolio Tenant Mix	23
Income Statements	24
Same Store Net Operating Income Comparison	25
EBITDA and EBITDA Coverage Ratios	26
Funds from Operations and Cash Available for Distribution	27
Balance Sheets and Related Information	29
Debt Schedules	32
Unconsolidated Real Estate Ventures	37
Analyst and Company Information	40
Disclaimers and Other Information	41



**Above:** FMC Tower, Philadelphia, PA

**Cover (from L to R):** The Bulletin Building, Philadelphia, PA; 1676 International Drive, Metro D.C.; 500 North Gulph Road, King of Prussia, PA; 4040 Wilson, Metro D.C.; Schuylkill Yards, Philadelphia, PA; 405 Colorado Street, Austin, Texas

Transaction Highlights



Quarry Lake II | Austin, TX



Four Points | Austin, TX

**Disposition**

- On March 15, 2019, completed the sale of a parcel of land located at 9 Presidential Boulevard in Bala Cynwyd, Pennsylvania, for a gross sales price of \$5.3 million. We received net cash proceeds of \$5.0 million and recorded a \$0.8 million gain on the sale.

**Joint Venture Financing**

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

**Development**

- Development of an office building at 405 Colorado, in Austin, Texas, commenced during Q1 2019. We have pre-leased 35% of the building to an anchor tenant.
- 650 Park Avenue, a 54,000 square foot office building located in in King of Prussia, Pennsylvania, has been removed from our core portfolio and is scheduled to be demolished during Q2 2019. We anticipate the construction of a new office building, containing approximately 100,000 square feet.
- During Q1 2019, the office building known as Four Points 3, in Austin, Texas, was placed into service and is 100% occupied by a single tenant.

*Note: Definitions for commonly used terms in this Supplemental Information Package are on pages 41 and 42 'Disclaimers and Other Information'*

**Leasing Highlights**

	Q1 2019	Q4 2018
Quarter end occupancy	92.1%	93.3%
Current projected / Prior year end occupancy	94-95%	93.3%
Leased as of April 19, 2019 / January 23, 2019	95.2%	95.5%
Leases executed in quarter (sq ft)	930,390	613,459
New leases commenced (sq ft)	232,901	141,588
Expansions commenced (sq ft)	172,024	86,816
Leases renewed (sq ft)	412,123	409,153
Total lease activity (sq ft)	817,048	637,557
Early lease renewals (sq ft)	461,482	257,979
Forward lease commencements (sq ft):		
Q2 2019	169,866	
Q3 2019	184,917	
Q4 2019	69,796	
2020	84,558	
Total square feet of forward lease commencements:	509,137	



**Key Operating Metrics**

	Q1 2019	4/19/2019 Business Plan
<b>Same Store NOI Growth</b>		
GAAP	-0.1%	0.0% - 2.0%
Cash	4.0%	1.0% - 3.0%
<b>Rental Rate Mark to Market (a)</b>		
New Leases/expansions		
GAAP	13.6%	
Cash	9.3%	
Renewals		
GAAP	14.9%	
Cash	2.4%	
Combined		
GAAP	14.6%	9.0% - 11.0%
Cash	3.7%	2.0% - 4.0%
<b>Average Lease Term (yrs)</b>	7.7	7.3
<b>Leasing Capital as a % of Lease Revenue</b>	13.6%	14.0%
<b>Tenant Retention</b>	66%	61%

(a) Calculations based on revenue maintaining leasing activity. See definition on page 42.

**Financial Highlights**

	Q1 2019	Q4 2018
Net income (loss) to common shareholders	\$ 3,890	\$121,823
Per diluted share	\$ 0.02	\$0.68
Common share distributions paid	\$0.19	\$0.18
Funds From Operations (FFO)	\$60,095	\$64,257
Per diluted share	\$0.34	\$0.36
FFO - excl. capital market, transactional items and other	\$59,094	\$64,759
Per diluted share	\$0.33	\$0.36
FFO payout ratio - excl. capital market, trans. items and other	57.6%	50.0%
Cash Available for Distribution (CAD)	\$47,461	\$48,123
CAD payout ratio (Distributions paid per common share / CAD)	70.9%	67.5%

**Balance Sheet Highlights**

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

Business Plan Component	2019 Business Plan as of		
	4/19/2019	1/11/2019	10/10/2018
<b>Speculative Revenue</b>	\$32.0 MM	\$31.5 MM	\$31.0 MM
Executed	92%	77%	65%
<b>Projected Tenant Retention (SF)</b>	61%	57%	57%
<b>Same Store NOI Increase</b>			
• GAAP	0.0% - 2.0%	0.0% - 2.0%	0.0% - 2.0%
• Cash	1.0% - 3.0%	1.0% - 3.0%	1.0% - 3.0%
Capital as a % of lease revenue	14.0%	14.0%	14.0%
Average Lease Term	7.3 years	7.3 years	7.3 years
<b>Net Income Attributable to Common Shareholders</b>	\$0.18 - \$0.24	\$0.29 - \$0.39	\$0.36 - \$0.46
<b>Funds from Operations, excluding capital market, transactional items and other</b>	\$1.39 - \$1.45	\$1.37 - \$1.47	\$1.37 - \$1.47
<b>Cash Available for Distribution Payout Ratio Annualized</b>	70% - 64%	70% - 64%	70% - 64%
<b>Rental Rate Increase / (Decline)</b>			
	<u>Combined</u>	<u>Combined</u>	<u>Combined</u>
• GAAP	9.0% - 11.0%	8.0% - 10.0%	8.0% - 10.0%
• Cash	2.0% - 4.0%	2.0% - 4.0%	2.0% - 4.0%
<b>Year-end SS Occupancy</b>	94-95%	94-95%	94-95%
<b>Year-end Core Occupancy</b>	94-95%	94-95%	94-95%
<b>Year-end Core Leased</b>	95-96%	95-96%	95-96%
<b>Bank Financing/Preferred Shares</b>	None Incorporated	None Incorporated	None Incorporated
<b>Unsecured Financing/Liability Management</b>	None Incorporated	None Incorporated	None Incorporated
<b>Equity Issuance/Share Repurchase Program</b>	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	None Incorporated	None Incorporated
<b>Acquisitions (excluding land)</b>	None Incorporated	None Incorporated	None Incorporated
<b>Development Start</b>	\$114.0MM (1)	\$50.0 MM - \$110.0 MM	\$50.0 MM - \$110.0 MM

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

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

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

(b) Land inventory, as a percentage of Total Assets, decreased from 3.7% as of March 31, 2017 to 3.1% as of March 31, 2019.

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

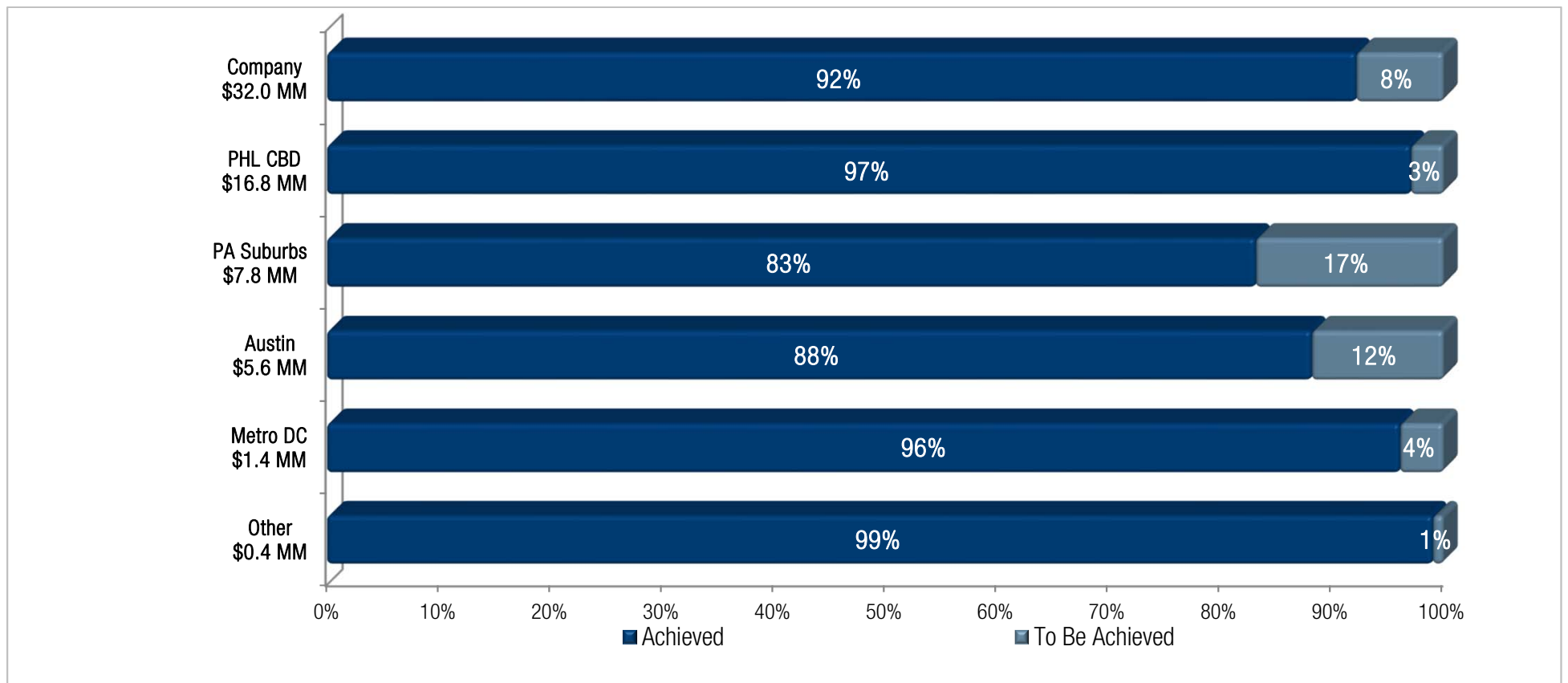
2019 Speculative Leasing (Wholly Owned)

Square Feet	Targeted	Executed		Remaining	
Renewals	856,000	688,000	80%	168,000	20%
New Leasing	892,000	705,000	79%	187,000	21%
<b>Total</b>	<b>1,748,000</b>	<b>1,393,000</b>	<b>80%</b>	<b>355,000</b>	<b>20%</b>

Revenue (\$MM)	Targeted	Executed		Remaining	
Renewals	\$ 20.0	\$ 17.9	90%	\$ 2.1	10%
New Leasing	12.0	11.6	97%	0.4	3%
<b>Total</b>	<b>\$ 32.0</b>	<b>\$ 29.5</b>	<b>92%</b>	<b>\$ 2.5</b>	<b>8%</b>

2019 Speculative Revenue By Region



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

Sources and Uses of Cash	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>\$ 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>17,766</b>	<b>74,058</b>	<b>57,006</b>	<b>58,833</b>	<b>38,698</b>
Disposition of properties	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	(10,744)	(14,355)	(8,923)	(13,204)	(12,285)
Revenue creating capital expenditures	(10,429)	(13,344)	(6,201)	(5,376)	(7,733)
Development capital expenditures	(29,422)	(45,726)	(45,378)	(34,415)	(21,816)
Investment in unconsolidated real estate ventures	(182)	(262)	(385)	-	(261)
Cash distributions from unconsolidated real estate ventures	1,851	1,425	2,650	500	1,951
Other cash flows from investing activities	2,038	746	281	(6,080)	1,045
<b>Cash flows from investing activities</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	(33,271)	(32,539)	(32,550)	(32,490)	(32,439)
Proceeds from borrowings	198,000	455,500	-	-	-
Debt repayments	(131,871)	(480,208)	(1,836)	(1,819)	(1,317)
Loss on extinguishment of debt	-	-	-	-	-
Proceeds from issuance of common shares	-	-	-	-	416
Repurchase and retirement of common shares	(17,282)	(21,841)	-	-	-
Redemption of limited partnership units	-	(7,043)	-	-	-
Other cash flows from financing activities	(407)	(724)	(2,646)	(556)	(981)
<b>Cash flows from financing activities</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>\$ 14,803</b>	<b>\$ 23,211</b>	<b>\$ 71,185</b>	<b>\$ 109,167</b>	<b>201,648</b>



Region	# of Wholly Owned Properties	Square Feet		% Occupied	% Leased (1)	Remaining Expirations		Net Operating Income at 3/31/19	
		Total	% of Total			2019	2020	Q1 2019	% of Total
<b>Philadelphia CBD</b>	<b>12</b>	<b>6,307,802</b>	<b>37.3%</b>	<b>92.5%</b>	<b>96.6%</b>	<b>97,121</b>	<b>365,605</b>	<b>\$ 35,553</b>	<b>43.0%</b>
Market Street West	6	4,686,362	27.7%	92.8%	97.4%	77,145	299,799	22,303	27.0%
University City	4	1,605,562	9.5%	92.1%	94.4%	19,976	62,668	11,644	14.1%
Other	2	15,878	0.1%	53.7%	70.4%	-	3,138	1,606	1.9%
<b>Pennsylvania Suburbs</b>	<b>43</b>	<b>4,805,799</b>	<b>28.4%</b>	<b>91.1%</b>	<b>93.5%</b>	<b>120,186</b>	<b>539,786</b>	<b>21,988</b>	<b>26.6%</b>
Crescent Markets									
Radnor	11	1,738,383	10.3%	87.6%	92.8%	61,733	125,433	8,400	10.2%
Plymouth Meeting	7	846,351	5.0%	88.7%	89.5%	25,973	195,051	3,721	4.5%
Conshohocken	4	473,759	2.8%	98.7%	98.7%	3,153	47,038	2,398	2.9%
Total Crescent Markets	22	3,058,493	18.1%	89.6%	92.8%	90,859	367,522	14,519	17.5%
King of Prussia	11	921,018	5.4%	95.5%	96.3%	6,249	39,990	4,206	5.1%
Other Suburban Markets	10	826,288	4.9%	91.6%	93.1%	23,078	132,274	3,263	3.9%
<b>Austin, Texas</b>	<b>21</b>	<b>2,967,410</b>	<b>17.5%</b>	<b>95.2%</b>	<b>98.1%</b>	<b>82,824</b>	<b>417,293</b>	<b>15,412</b>	<b>18.6%</b>
<b>Metropolitan Washington, D.C.</b>	<b>9</b>	<b>1,677,889</b>	<b>9.9%</b>	<b>91.5%</b>	<b>94.5%</b>	<b>170,417</b>	<b>105,801</b>	<b>7,133</b>	<b>8.6%</b>
Northern Virginia	5	1,084,282	6.4%	92.2%	96.3%	170,417	83,283	5,158	6.2%
Maryland	4	593,607	3.5%	90.1%	90.9%	-	22,518	1,975	2.4%
<b>Subtotal</b>	<b>85</b>	<b>15,758,900</b>	<b>93.1%</b>	<b>92.5%</b>	<b>95.7%</b>	<b>470,548</b>	<b>1,428,485</b>	<b>80,086</b>	<b>96.8%</b>
<b>Other</b>	<b>7</b>	<b>620,361</b>	<b>3.7%</b>	<b>81.5%</b>	<b>81.5%</b>	<b>23,114</b>	<b>119,486</b>	<b>1,239</b>	<b>1.5%</b>
<b>Subtotal - Core Portfolio</b>	<b>92</b>	<b>16,379,261</b>	<b>96.8%</b>	<b>92.1%</b>	<b>95.2%</b>	<b>493,662</b>	<b>1,547,971</b>	<b>81,325</b>	<b>98.3%</b>
+ Development/Redevelopment (2)	4	542,758	3.2%	64.9%	64.9%	-	-	1,430	1.7%
<b>Total</b>	<b>96</b>	<b>16,922,019</b>	<b>100.0%</b>			<b>493,662</b>	<b>1,547,971</b>	<b>\$ 82,755</b>	<b>100.0%</b>

(1) Includes leases entered into through April 19, 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 401 Colorado Street in Austin, Texas (Dev).

## Austin Marketplace; the Star Texas Market



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

### Highlights

- The Austin Business-Cycle Index (a collection of employment and payroll indicators released by the Dallas FED) expanded by 7.9% in Q4 2018, 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.
- Apple Inc. unveiled plans in December 2018 for \$1B second corporate campus in northwest Austin; plans call for 1M SF facility that will eventually employ 15K people.
- Oracle has announced that it will be almost doubling the size of its 560K SF Austin CBD campus by adding 420K SF.
- 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.
- The City of Austin and Precourt Sport Ventures completed a deal for a \$225M major league soccer stadium that will have 21K seats.
- Austin ranked #1 in percentage growth of housing units since 2010 (19%), supporting 150 people moving into the MSA per day.
- Austin is home to 200 Life Science companies and over 15,000 Life Science jobs, and that number is expected to double over the next few years with jobs created by new Dell Seton Medical Center and the University of Texas \$600M in annual research funding.
- Savills Studley has named Austin as the best tech city in the world.

**CLASS A OFFICE MARKET**

- 49M SF
- Absorption of 1.3M SF for 2018
- 6.5% asking rent growth in 2018
- Over last 5 years, the market added over 7.3M SF of office space and increased occupancy by over 220 basis points to 90%

## Philadelphia Marketplace; Upward Trajectory Accelerates

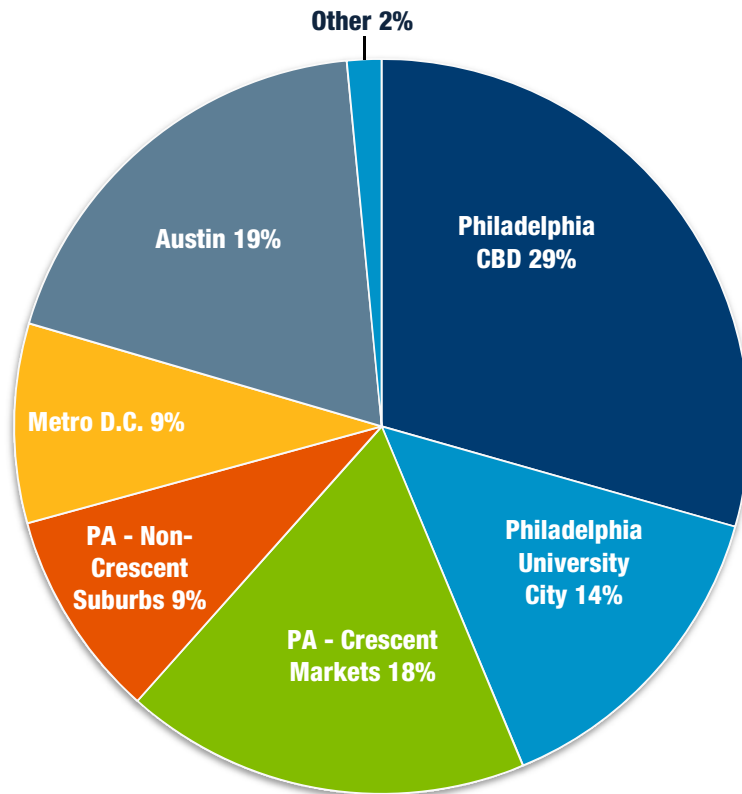


### Highlights

- 112,000 students enrolled in colleges and universities in and around Philadelphia; 54% of recent graduates remain in Philadelphia
- 130,000 jobs gained in the Philadelphia region since 2008, adding jobs at a faster rate than the national average for the second consecutive year
- CBD Class A asking rents up 4.4% over last year; 10.1% since 2015
- #1 growth rate of highly educated population compared to the 25 largest metro areas over the past ten years with a 56% increase. 2nd largest downtown population in the U.S
- February 2019 Employment Growth: 1.8% growth over the last 12 months with a 3.2% growth in professional and business services & education and health services
- New-to-market tenants: 800,000+ SF occupying since 2017 and 370,000+ SF currently in the market as of January 2019
- Limited Large Block Availability: Only 6 blocks greater than 100,000 SF as of Q4 2018 and only 9 blocks projected through 2020
- 9th lowest vacancy rate among top 25 largest MSA; down 60 bps year-over-year
- 2018 CBD trophy vacancy was 5.3%
- Institutions in Philadelphia's University City receive 42% of Pennsylvania's NIH funding
- Life Sciences: Region has more than 800 companies with over 50,000 employees.

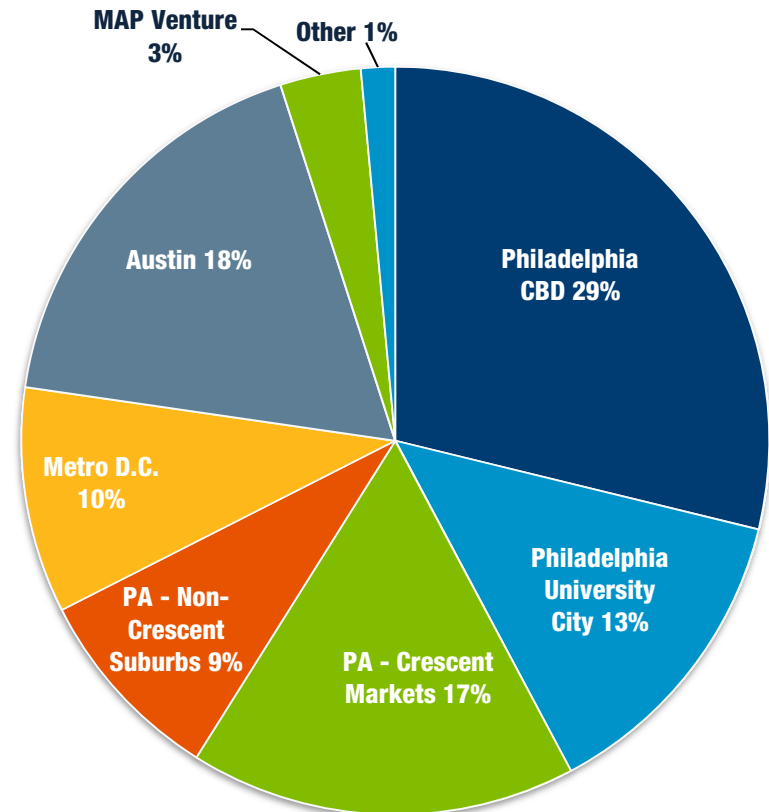
**YTD NOI - Wholly Owned (a)**

- Total Core Portfolio NOI: \$81.3 MM
- 86% of NOI from our Core Markets (b)



**YTD NOI - Including JV's**

- Total NOI: \$86.9 MM
- 84% of NOI from our Core Markets (b)



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

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

Development (% owned)	Location	Type	Completion Date	Stabilization Date	Square Feet	Total Project Costs (a)	Equity Capitalization (b)	Debt Financing	Amount funded at 03/31/2019	Remaining to be funded at 03/31/2019	Projected Cash Yield	Leased % @ April 19, 2019
<b>Wholly Owned</b>												
The Bulletin Building	Philadelphia CBD	Office	Q2 2020 (c)	Q1 2021 (c)	283,000	\$ 83,100 (c)	83,100	-	\$ 49,100	\$ 34,000	9.2%	100.0%
405 Colorado Street	Austin, TX	Office	Q4 2020 (d)	Q2 2021 (d)	204,000	114,000 (d)	114,000	-	6,700	107,300	8.5%	35.0%
426 W. Lancaster Avenue	Devon, PA	Office	Q1 2019 (e)	Q1 2020 (e)	56,000	14,900 (e)	14,900	-	11,400	3,500	9.5%	0.0%
<b>Total/Weighted Average</b>					<b>543,000</b>	<b>\$ 212,000</b>	<b>\$ 212,000</b>		<b>\$ 67,200</b>	<b>\$ 144,800</b>	<b>8.8%</b>	<b>65.3%</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	147,100	77,700	6.2%	(f)

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

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

(c) - 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 April 19, 2019, the office and retail components were 54% preleased.

**4040 Wilson Development (50/50 Real Estate Venture)**



**Design Overview**

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

**Project Schedule**

- JV Formation Date Q3 2013
- Construction Commencement Q4 2017
- Substantial Completion Q1 2020
- Target Stabilization - Office Q2 2021
- Target Stabilization - Residential Q3 2021
- Pre-leased 54.0% 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 \$72.3 MM was funded at March 31, 2019
- Equity component of \$74.8 MM is fully funded (\$37.4 MM from each partner)
- Projected stabilized cash yield of 6.2% (6.7% office / 5.5% apartments)

**405 Colorado Street Development (Wholly Owned)**



**Design Overview**

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

**Project Schedule**

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

**Financial Highlights**

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

Schuylkill Yards Development - Philadelphia, PA



Overview

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

Project Status

- On November 8, 2017, broke ground on the public square with a planned completion in Q2 2019
- On October 13, 2017, acquired The Bulletin Building for \$37.8 million and commenced a \$45.3 million redevelopment. The office component is currently 100% leased to Spark Therapeutics as office/life science space.
- We have acquired the leasehold interests in two parcels of land which are designated for the development of two buildings, aggregating approximately 1.3 million square feet. This development represents Phase I. We paid \$35 per FAR (\$45.1 million) and have commenced site plan investigation activities.
- Costs of future developments will be funded through a combination of existing cash balances, equity and debt capital raised through one or more joint venture formations.
- Project is located within a federal opportunity zone which provides incentives for additional equity capital sources.

Broadmoor Redevelopment - Austin, TX



Overview

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

Project Status

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

	Acres	Estimated Development Square Feet
<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>\$ 127,944</b>
Basis Per Square Foot		<b>\$ 19 (e)</b>
<b>Percentage of Total Assets including Prepaid Leasehold Interests</b>		<b>3.1%</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.



	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.

	Three Months Ended				
	03/31/2019	12/31/2018	09/30/2018	06/30/2018	03/31/2018
<b>Total Property Count</b>	92	93	78	86	88
<b>Total Square Feet</b>	16,379,261	16,273,781	14,338,030	15,631,227	15,669,487
<b>Occupancy %:</b>	92.1%	93.3%	93.0%	92.3%	92.3%
<b>Leased % (2):</b>	95.2%	95.5%	95.1%	94.2%	94.2%
<b>Sublease Space:</b>					
Square footage	344,868	396,533	331,734	375,633	356,065
Average remaining lease term (yrs)	2.6	2.2	2.1	2.3	2.2
<b>% of total square feet</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	232,901	141,588	120,700	62,760	98,177
Expansions commenced	172,024	86,816	75,429	89,893	32,855
Leases renewed	412,123	409,153	139,407	126,549	171,204
<b>Total Leasing Activity</b>	<b>817,048</b>	<b>637,557</b>	<b>335,536</b>	<b>279,202</b>	<b>302,236</b>
Contractions	(7,751)	-	-	-	(2,111)
Leases expired	(742,095)	(471,290)	(260,457)	(235,852)	(375,362)
Early terminations	(132,998)	(128,246)	(25,501)	(38,456)	(20,119)
<b>Net absorption</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>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>	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 April 19, 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.

	Three Months Ended				
	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	\$ 32.07	\$ 30.61	\$ 36.16	\$ 30.69	\$ 31.89
New Rate	\$ 35.06	\$ 33.63	\$ 37.73	\$ 35.01	\$ 33.53
<b>Increase (decrease) %</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	\$ 31.11	\$ 26.44	\$ 32.28	\$ 25.36	\$ 31.24
New Rate	\$ 35.33	\$ 34.25	\$ 37.80	\$ 36.14	\$ 34.95
<b>Increase (decrease) %</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	\$ 36.67	\$ 35.54	\$ 28.97	\$ 31.61	\$ 30.57
Renewal Rate	\$ 37.55	\$ 32.88	\$ 29.44	\$ 30.69	\$ 30.63
<b>Increase (decrease) %</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	\$ 33.05	\$ 32.00	\$ 27.50	\$ 28.74	\$ 28.45
Renewal Rate	\$ 37.98	\$ 34.05	\$ 29.22	\$ 31.37	\$ 31.22
<b>Increase (decrease) %</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	\$ 35.72	\$ 34.45	\$ 32.08	\$ 31.21	\$ 31.04
New/Renewal Rate	\$ 37.04	\$ 33.04	\$ 33.03	\$ 32.59	\$ 31.66
<b>Increase (decrease) %</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	\$ 32.65	\$ 30.77	\$ 29.57	\$ 27.26	\$ 29.44
New/Renewal Rate	\$ 37.43	\$ 34.10	\$ 32.93	\$ 33.46	\$ 32.54
<b>Increase (decrease) %</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)	\$ 7.87	\$ 3.54	\$ 2.75	\$ 6.84	\$ 7.68
Tenant Improvements (per square foot)	22.33	11.44	8.26	32.33	16.10
<b>Total</b>	<b>\$ 30.20</b>	<b>\$ 14.99</b>	<b>\$ 11.01</b>	<b>\$ 39.17</b>	<b>\$ 23.78</b>
<b>Total capital per square foot per lease year (3)</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>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>7.7</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>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	Early Renewals (4)		Vacated Leases	New Leases	Remaining Expiring (5)	% of Total Square Feet	Current	Per Square Foot	Final	Per Square Foot
			Out	In								
Original 2019 Expirations	1,286,757											
MTM tenants at 12/31/18	30,981											
Renewed prior to 2019	(311,941) (1)											
Vacated prior to 2019	(39,478) (2)											
2019	966,319	(28,368)	(110,160)	-	(337,723)	3,594	<b>493,662</b>	<b>3.0%</b>	16,891,609	34.22	16,946,474	34.33
2020	1,555,990	-	(6,156)	29,616	(35,934)	4,455	<b>1,547,971</b>	<b>9.5%</b>	49,412,835	31.92	50,720,171	32.77
2021	1,453,473	(1,254)	(19,645)	4,926	(58,674)	-	<b>1,378,826</b>	<b>8.4%</b>	44,056,877	31.95	45,172,046	32.76
2022	2,194,635	(3,868)	(10,278)	37,703	-	18,508	<b>2,236,700</b>	<b>13.7%</b>	72,878,861	32.58	76,311,790	34.12
2023	1,145,793		(28,080)	5,809	-	1,465	<b>1,124,987</b>	<b>6.9%</b>	36,915,163	32.81	39,789,139	35.37
2024	1,728,889	-	(287,163)	15,927	(38,390)	46,172	<b>1,465,435</b>	<b>8.9%</b>	49,494,557	33.77	53,640,638	36.60
2025	785,384	-	-	6,156	-	24,439	<b>815,979</b>	<b>5.0%</b>	27,427,373	33.61	31,507,725	38.61
2026	1,072,792	-	-	18,237	-	36,230	<b>1,127,259</b>	<b>6.9%</b>	34,856,867	30.92	40,318,908	35.77
2027	777,899	-	-	28,080	-	4,259	<b>810,238</b>	<b>4.9%</b>	28,882,882	35.65	32,527,240	40.15
2028	720,792	-	-	17,587	-	-	<b>738,379</b>	<b>4.5%</b>	21,558,988	29.20	25,599,093	34.67
2029	783,918		-	287,163	-	193,670	<b>1,264,751</b>	<b>7.7%</b>	39,250,797	31.03	48,429,158	38.29
Thereafter	1,993,979	-	-	10,278	-	72,133	<b>2,076,390</b>	<b>12.7%</b>	73,271,674	35.29	92,523,378	44.56
<b>Total</b>	<b>15,179,863</b>	<b>(33,490)</b>	<b>(461,482)</b>	<b>461,482</b>	<b>(470,721)</b>	<b>404,925</b>	<b>15,080,577</b>	<b>92.1%</b>	<b>\$ 494,898,483</b>	<b>\$ 32.82</b>	<b>\$ 553,485,759</b>	<b>\$ 36.70</b>

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

(2) Reflects 2019 expirations that vacated prior to 2019 before the lease was originally scheduled to expire, and as a result, were reflected in the leasing activity statistics (p.18-19) during the quarter in which the lease vacated.

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

(4) Reflects leases renewed through April 19, 2019 that will commence subsequent to the end of the current period.

(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	(230)	(29)	-	35	-	(302)	-	371	(154)
	Remaining square feet expiring	97	366	501	776	242	409	194	3,252	5,837
	Square feet as a % of Region NRA	1.5%	5.8%	7.9%	12.3%	3.8%	6.5%	3.1%	51.6%	92.5%
	Annualized rent in expiring year	\$ 3,419	\$ 13,403	\$ 18,994	\$ 28,273	\$ 9,291	\$ 14,018	\$ 7,640	\$ 143,442	\$ 238,480
	Annualized rent per SF in expiring year	\$ 35.20	\$ 36.66	\$ 37.90	\$ 36.45	\$ 38.36	\$ 34.25	\$ 39.39	\$ 44.11	\$ 40.86
<b>Pennsylvania Suburbs</b>	Square feet expiring (Net of Acquired/Sold)	293	515	510	388	412	652	367	1,287	4,424
	Net leasing activity	(173)	25	(30)	18	7	19	25	62	(46)
	Remaining square feet expiring	120	540	480	406	419	671	392	1,350	4,378
	Square feet as a % of Region NRA	2.5%	11.2%	10.0%	8.5%	8.7%	14.0%	8.2%	28.1%	91.1%
	Annualized rent in expiring year	\$ 4,089	\$ 16,851	\$ 14,079	\$ 14,358	\$ 13,850	\$ 24,682	\$ 14,210	\$ 47,594	\$ 149,714
	Annualized rent per SF in expiring year	\$ 34.02	\$ 31.22	\$ 29.33	\$ 35.33	\$ 33.06	\$ 36.78	\$ 36.25	\$ 35.26	\$ 34.20
<b>Metropolitan Washington, D.C.</b>	Square feet expiring (Net of Acquired/Sold)	190	110	47	127	320	226	87	439	1,546
	Net leasing activity	(20)	(4)	-	-	-	3	5	4	(12)
	Remaining square feet expiring	170	106	47	127	320	229	92	444	1,535
	Square feet as a % of Region NRA	10.2%	6.3%	2.8%	7.5%	19.1%	13.7%	5.5%	26.4%	91.5%
	Annualized rent in expiring year	\$ 6,234	\$ 3,738	\$ 1,618	\$ 4,292	\$ 11,026	\$ 8,899	\$ 3,603	\$ 15,204	\$ 54,614
	Annualized rent per SF in expiring year	\$ 36.58	\$ 35.33	\$ 34.48	\$ 33.88	\$ 34.47	\$ 38.85	\$ 38.98	\$ 34.27	\$ 35.58
<b>Austin, TX</b>	Square feet expiring (Net of Acquired/Sold)	116	417	373	904	152	127	128	484	2,701
	Net leasing activity	(33)	-	(45)	(7)	(28)	17	-	220	124
	Remaining square feet expiring	83	417	328	897	124	144	128	704	2,825
	Square feet as a % of Region NRA	2.8%	14.1%	11.1%	30.2%	4.2%	4.8%	4.3%	23.7%	95.2%
	Annualized rent in expiring year	\$ 2,819	\$ 15,319	\$ 10,049	\$ 28,817	\$ 5,142	\$ 5,751	\$ 5,881	\$ 25,216	\$ 98,994
	Annualized rent per SF in expiring year	\$ 34.04	\$ 36.71	\$ 30.60	\$ 32.11	\$ 41.62	\$ 40.06	\$ 45.98	\$ 35.84	\$ 35.05
<b>Other</b>	Square feet expiring (Net of Acquired/Sold)	13	118	22	30	20	13	10	258	484
	Net leasing activity	11	1	-	-	-	-	-	10	22
	Remaining square feet expiring	23	119	22	30	20	13	10	268	506
	Square feet as a % of Region NRA	3.7%	19.3%	3.6%	4.9%	3.3%	2.0%	1.6%	43.2%	81.5%
	Annualized rent in expiring year	\$ 386	\$ 1,409	\$ 432	\$ 572	\$ 480	\$ 291	\$ 173	\$ 7,942	\$ 11,684
	Annualized rent per SF in expiring year	\$ 16.68	\$ 11.79	\$ 19.45	\$ 18.82	\$ 23.51	\$ 23.14	\$ 17.97	\$ 29.63	\$ 23.10
<b>CONSOLIDATED PORTFOLIO</b>	Square feet expiring (Net of Acquired/Sold)	938	1,555	1,453	2,190	1,146	1,729	785	5,349	15,146
	Net leasing activity	(444)	(7)	(74)	47	(21)	(264)	31	668	(65)
	Remaining square feet expiring	494	1,548	1,379	2,237	1,125	1,465	816	6,017	15,081
	Square feet as a % of total NRA	3.0%	9.5%	8.4%	13.7%	6.9%	8.9%	5.0%	36.8%	92.1%
	Annualized rent in expiring year	\$ 16,946	\$ 50,720	\$ 45,172	\$ 76,312	\$ 39,789	\$ 53,641	\$ 31,508	\$ 239,398	\$ 553,486
	Annualized rent per SF in expiring year	\$ 34.33	\$ 32.77	\$ 32.76	\$ 34.12	\$ 35.37	\$ 36.60	\$ 38.61	\$ 39.79	\$ 36.70

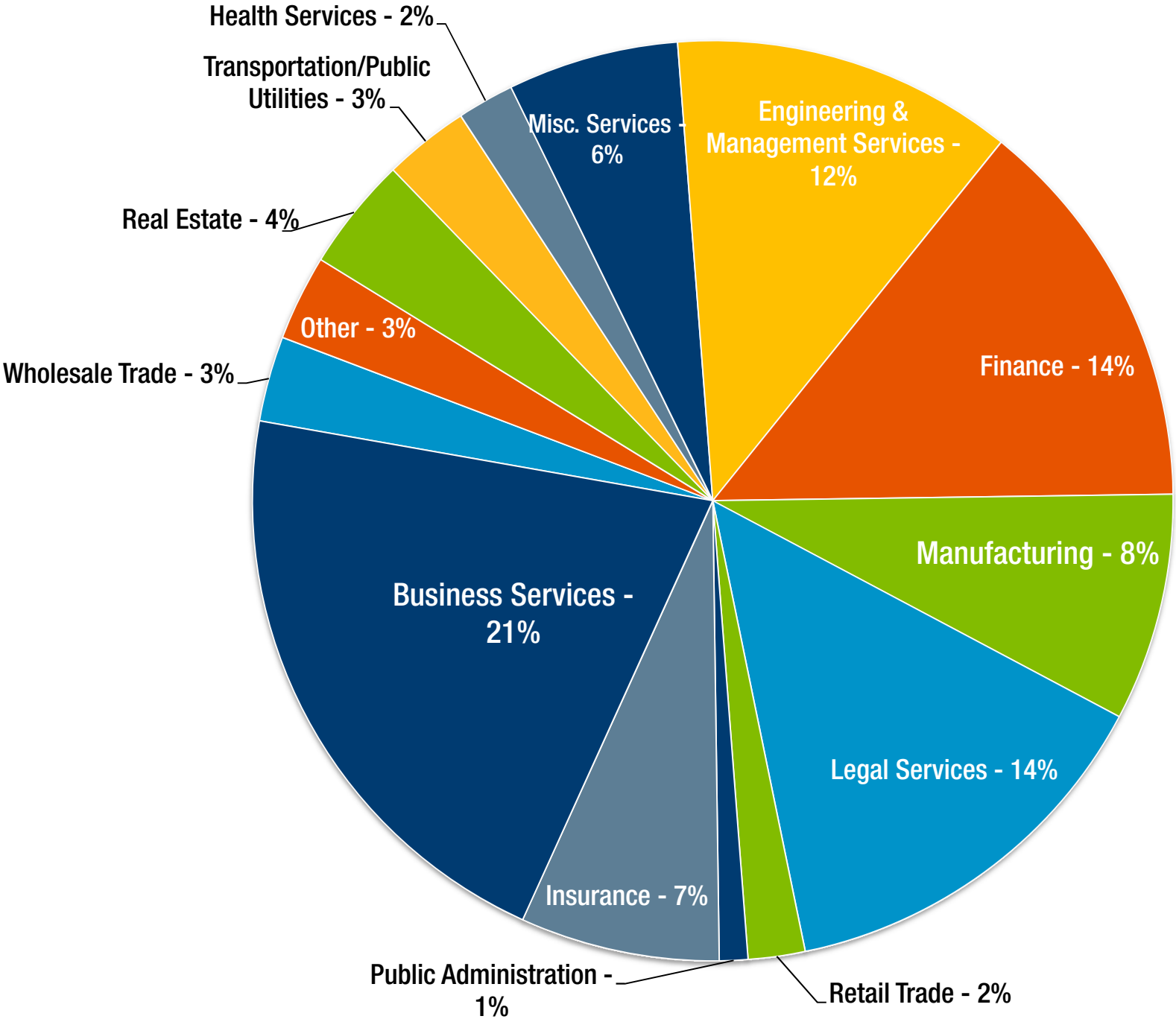
(1) Does not include development/redevelopment property expirations.

**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.	\$ 23,690	4.8%	\$ 28.21	839,652	5.6%
Comcast Corporation	11,455	2.3%	30.44	376,290	2.5%
FMC Corporation	10,435	2.1%	45.76	228,025	1.5%
Pepper Hamilton LLP	10,076	2.0%	35.24	285,906	1.9%
CSL Behring, LLC	9,611	1.9%	27.47	349,905	2.3%
Lincoln National Management Co.	8,635	1.7%	37.17	232,319	1.5%
Dechert LLP	8,167	1.7%	30.38	191,208	1.3%
Northrop Grumman Corporation	8,161	1.6%	32.11	254,197	1.7%
KPMG, LLP	7,933	1.6%	41.91	189,282	1.3%
Macquarie US	7,598	1.5%	34.02	223,355	1.5%
Independence Blue Cross, LLC	7,132	1.4%	31.28	227,974	1.5%
The Trustees of the University of Pennsylvania	6,388	1.3%	41.50	153,937	1.0%
General Services Administration - U.S. Govt. (2)	5,641	1.1%	35.86	26,615	0.2%
Blank Rome LLP	5,621	1.1%	28.58	196,689	1.3%
Drinker Biddle & Reath LLP	5,395	1.1%	36.63	147,298	1.0%
PricewaterhouseCoopers LLP	5,224	1.1%	32.36	161,450	1.1%
Baker & Hostetler LLP	4,697	0.9%	42.96	109,323	0.7%
Reliance Standard Life Insurance Company	4,681	0.9%	31.80	147,202	1.0%
VWR Management Services LLC	4,661	0.9%	31.10	149,858	1.0%
Reed Smith LLP	4,625	0.9%	35.58	129,996	0.9%
<b>Sub-total top twenty tenants</b>	<b>\$ 159,826</b>	<b>31.9%</b>	<b>\$ 34.59</b>	<b>4,620,481</b>	<b>30.8%</b>
Remaining tenants	\$ 335,072	69.1%	\$ 32.03	10,460,096	69.2%
<b>Total portfolio as of March 31, 2019</b>	<b>\$ 494,898</b>	<b>100.0%</b>	<b>\$ 32.82</b>	<b>15,080,577</b>	<b>100.0%</b>

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

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



	Three Months Ended				
	03/31/2019	12/31/2018	09/30/2018	06/30/2018	03/31/2018
<b>Revenue</b>					
Rents (a)	\$ 138,098	\$ 132,723	\$ 128,635	\$ 126,927	\$ 126,759
Third party mgt. fees, labor reimbursement and leasing	3,955	5,026	4,944	4,913	7,674
Other	1,843	1,454	1,419	1,946	1,925
	<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	39,481	39,720	37,833	37,887	39,332
Real estate taxes	15,783	14,069	12,433	12,417	12,422
Third party management expenses	2,117	2,305	2,612	2,243	4,750
Depreciation and amortization	51,980	43,351	43,900	43,717	43,291
General & administrative expenses	9,844	5,593	5,963	7,523	8,723
Provision for impairment	-	14,842	56,865	-	-
<b>Total operating expenses</b>	<b>119,205</b>	<b>119,880</b>	<b>159,606</b>	<b>103,787</b>	<b>108,518</b>
<b>Operating income (loss)</b>	<b>24,691</b>	<b>19,323</b>	<b>(24,608)</b>	<b>29,999</b>	<b>27,840</b>
<b>Other income (expense)</b>					
Interest income	525	2,139	1,220	641	703
Interest expense	(20,357)	(20,108)	(19,257)	(19,301)	(19,533)
Interest expense - amortization of deferred financing costs	(666)	(626)	(618)	(627)	(627)
Equity in income (loss) of real estate ventures	(1,358)	(14,049)	1	(358)	(825)
Net gain (loss) on disposition of real estate	-	2,967	-	(35)	-
Net gain on sale of undepreciated real estate	1,001	181	-	2,837	22
Net gain on real estate venture transactions	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>4,095</b>	<b>122,975</b>	<b>(43,262)</b>	<b>13,156</b>	<b>44,843</b>
Income tax provision	(29)	(265)	-	(20)	(138)
<b>Net income (loss)</b>	<b>4,066</b>	<b>122,710</b>	<b>(43,262)</b>	<b>13,136</b>	<b>44,705</b>
Net (income) loss attributable to noncontrolling interests	(57)	(798)	339	(130)	(376)
<b>Net income (loss) attributable to Brandywine Realty Trust</b>	<b>4,009</b>	<b>121,912</b>	<b>(42,923)</b>	<b>13,006</b>	<b>44,329</b>
Nonforfeitable dividends allocated to unvested restricted shareholders	(119)	(89)	(80)	(86)	(114)
<b>Net income (loss) attributable to common shareholders</b>	<b>\$ 3,890</b>	<b>\$ 121,823</b>	<b>\$ (43,003)</b>	<b>\$ 12,920</b>	<b>\$ 44,215</b>
<b>Per Share Data</b>					
Basic income (loss) per common share	<b>\$ 0.02</b>	<b>\$ 0.68</b>	<b>\$ (0.24)</b>	<b>\$ 0.07</b>	<b>\$ 0.25</b>
Basic weighted-average shares outstanding	175,857,358	178,530,890	178,602,622	178,547,555	178,395,525
Diluted income (loss) per common share	<b>\$ 0.02</b>	<b>\$ 0.68</b>	<b>\$ (0.24)</b>	<b>\$ 0.07</b>	<b>\$ 0.25</b>
Diluted weighted-average shares outstanding	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 the three-months ended March 31, 2019.



First Quarter	Same Store Portfolio				Recently Completed/ Acquired (1)		Development/ Redevelopment (2)		Other/ Eliminations (3)		All Properties		
	First Quarter				First Quarter		First Quarter		First Quarter		First Quarter		
	2019	2018	% Change		2019	2018	2019	2018	2019	2018	2019	2018	Variance
<b>Revenue</b>													
Rents													
Cash	\$ 89,261	\$ 87,857	\$ 1,404	1.6%	\$ 10,598	\$ 1,215	\$ 1,038	\$ 556	\$ 2,588	\$ 10,735	\$ 103,485	\$ 100,363	\$ 3,122
Tenant reimbursements & billings	20,864	18,494	2,370	12.8%	6,572	461	935	469	(155)	425	28,216	19,849	8,367
Straight-line	1,932	4,304	(2,372)	-55.1%	2,058	324	368	277	(90)	299	4,268	5,204	(936)
Above/below-market rent amortization	346	459	(113)	-24.6%	1,204	80	254	254	-	-	1,804	793	1,011
Termination fees	306	550	(244)	-44.4%	19	-	-	-	-	-	325	550	(225)
<b>Total rents</b>	<b>112,709</b>	<b>111,664</b>	<b>1,045</b>	<b>0.9%</b>	<b>20,451</b>	<b>2,080</b>	<b>2,595</b>	<b>1,556</b>	<b>2,343</b>	<b>11,459</b>	<b>138,098</b>	<b>126,759</b>	<b>11,339</b>
Third party mgt fees, labor reimbursement and leasing	-	-	-	-	-	-	-	-	3,955	7,674	3,955	7,674	(3,719)
Other	373	305	68	22.3%	46	(16)	5	11	1,419	1,625	1,843	1,925	(82)
<b>Total revenue</b>	<b>113,082</b>	<b>111,969</b>	<b>1,113</b>	<b>1.0%</b>	<b>20,497</b>	<b>2,064</b>	<b>2,600</b>	<b>1,567</b>	<b>7,717</b>	<b>20,758</b>	<b>143,896</b>	<b>136,358</b>	<b>7,538</b>
<b>Property operating expenses</b>	<b>32,867</b>	<b>32,820</b>	<b>(47)</b>	<b>-0.1%</b>	<b>4,094</b>	<b>606</b>	<b>913</b>	<b>1,102</b>	<b>1,607</b>	<b>4,804</b>	<b>39,481</b>	<b>39,332</b>	<b>(149)</b>
<b>Real estate taxes</b>	<b>11,627</b>	<b>10,301</b>	<b>(1,326)</b>	<b>-12.9%</b>	<b>3,666</b>	<b>347</b>	<b>257</b>	<b>239</b>	<b>233</b>	<b>1,535</b>	<b>15,783</b>	<b>12,422</b>	<b>(3,361)</b>
<b>Third party management expenses</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,117</b>	<b>4,750</b>	<b>2,117</b>	<b>4,750</b>	<b>2,633</b>
<b>Net operating income</b>	<b>\$ 68,588</b>	<b>\$ 68,848</b>	<b>\$ (260)</b>	<b>-0.4%</b>	<b>\$ 12,737</b>	<b>\$ 1,111</b>	<b>\$ 1,430</b>	<b>\$ 226</b>	<b>\$ 3,760</b>	<b>\$ 9,669</b>	<b>\$ 86,515</b>	<b>\$ 79,854</b>	<b>\$ 6,661</b>
<b>Net operating income, excl. other items (4)</b>	<b>\$ 67,909</b>	<b>\$ 67,993</b>	<b>\$ (84)</b>	<b>-0.1%</b>	<b>\$ 12,672</b>	<b>\$ 1,127</b>	<b>\$ 1,425</b>	<b>\$ 215</b>	<b>\$ 2,341</b>	<b>\$ 8,044</b>	<b>\$ 84,347</b>	<b>\$ 77,379</b>	<b>\$ 6,968</b>
Number of properties	74	74			18		4						
Square feet (in thousands)	14,134	14,134			2,245		543						
Occupancy % (end of period)	92.2%	92.8%			91.3%								
NOI margin, excl. termination fees, third party and other revenue	66.7%	66.9%											
Expense recovery ratio	46.9%	42.9%											

	2019	2018	Variance	% Change
<b>Net operating income</b>	\$ 68,588	\$ 68,848	\$ (260)	-0.4%
Less: Straight line rents & other	(1,830)	(4,078)	2,248	-55.1%
Less: Above/below market rent amortization	(346)	(459)	113	-24.6%
Add: Amortization of tenant inducements	232	265	(33)	-12.5%
Add: Non-cash ground rent expense	196	22	174	790.9%
<b>Cash - Net operating income</b>	<b>\$ 66,840</b>	<b>\$ 64,598</b>	<b>\$ 2,242</b>	<b>3.5%</b>
<b>Cash - Net operating income, excl. other items (4)</b>	<b>\$ 66,059</b>	<b>\$ 63,517</b>	<b>\$ 2,542</b>	<b>4.0%</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, the residential and retail components of the FMC Tower in Philadelphia, Pennsylvania, and normal intercompany eliminating entries.

(4) Other items represent net termination fees and other income.

	Same Store Portfolio				Recently Completed/ Acquired		Development/ Redevelopment		Other/ Eliminations		All Properties		
	2019	2018	Variance	% Change	2019	2018	2019	2018	2019	2018	2019	2018	Variance
Free rent	\$ 3,770	\$ 5,076	\$ (1,306)	-25.7%	\$ 1,291	\$ 589	\$ 250	\$ 250	\$ 11	\$ 670	\$ 5,322	\$ 6,585	\$ (1,263)

	Three Months Ended				
	03/31/2019	12/31/2018	09/30/2018	06/30/2018	03/31/2018
<b>Net income (loss)</b>	<b>\$ 4,066</b>	<b>\$ 122,710</b>	<b>\$ (43,262)</b>	<b>\$ 13,136</b>	<b>\$ 44,705</b>
Add (deduct):					
Net (gain) loss on disposition of real estate	-	(2,967)	-	35	-
Net gain on real estate venture transactions	(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 (benefit)	29	265	-	20	138
Provision for impairment	-	14,842	56,865	-	-
Other than temporary impairment of equity method investment	-	4,076	-	-	-
Provision for impairment on investment in unconsolidated real estate venture	-	10,416	-	-	-
Interest expense	20,357	20,108	19,257	19,301	19,533
Interest expense - amortization of deferred financing costs	666	626	618	627	627
Interest expense - share of unconsolidated real estate ventures	1,913	3,536	3,881	3,899	4,443
Depreciation and amortization	51,980	43,351	43,900	43,717	43,291
Depreciation and amortization - share of unconsolidated real estate ventures	5,041	5,717	6,334	6,732	7,164
<b>NAREIT EBITDA <i>re</i></b>	<b>\$ 83,793</b>	<b>\$ 89,479</b>	<b>\$ 87,593</b>	<b>\$ 87,467</b>	<b>\$ 82,638</b>
<b>Capital market, transactional and other items</b>					
Net gain on sale of undepreciated real estate	(1,001)	(181)	-	(2,837)	(22)
Loss on early extinguishment of debt	-	105	-	-	-
Loss on early extinguishment of debt - unconsolidated real estate venture	-	526	213	-	359
Stock-based compensation costs	3,678	588	580	1,532	3,347
Partners' share of consolidated real estate ventures interest expense	(10)	(24)	(17)	(25)	(25)
Partners' share of consolidated real estate ventures depreciation and amortization	(53)	(52)	(57)	(54)	(55)
<b>EBITDA, excluding capital market, transactional and other items</b>	<b>\$ 86,407</b>	<b>\$ 90,441</b>	<b>\$ 88,312</b>	<b>\$ 86,083</b>	<b>\$ 86,242</b>
<b>EBITDA, excluding capital market, transactional and other items/Total revenue</b>	<b>61.4%</b>	<b>63.4%</b>	<b>65.4%</b>	<b>64.3%</b>	<b>63.2%</b>
Interest expense (from above)	20,357	20,108	19,257	19,301	19,533
Interest expense - share of unconsolidated real estate ventures	1,913	3,536	3,881	3,899	4,443
Interest expense - partners' share of consolidated real estate ventures	(10)	(24)	(17)	(25)	(25)
<b>Total interest expense</b>	<b>(a) \$ 22,260</b>	<b>\$ 23,620</b>	<b>\$ 23,121</b>	<b>\$ 23,175</b>	<b>\$ 23,951</b>
Scheduled mortgage principal payments	1,871	1,854	1,836	1,818	1,317
Scheduled mortgage principle payments - share of unconsolidated real estate ventures	100	436	586	603	735
<b>Total scheduled mortgage principal payments</b>	<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	3.8	3.8	3.7	3.6
Debt service coverage ratio = EBITDA divided by (a) + (b)	3.6	3.5	3.5	3.4	3.3
<b>Capitalized interest</b>	<b>\$ 728</b>	<b>\$ 1,008</b>	<b>\$ 1,001</b>	<b>\$ 890</b>	<b>\$ 687</b>

	Three Months Ended									
	03/31/2019		12/31/2018		09/30/2018		06/30/2018		03/31/2018	
<b>Net income attributable to common shareholders</b>	<b>\$</b>	<b>3,890</b>	<b>\$</b>	<b>121,823</b>	<b>\$</b>	<b>(43,003)</b>	<b>\$</b>	<b>12,920</b>	<b>\$</b>	<b>44,215</b>
Add (deduct):										
Net income attributable to noncontrolling interests - LP units		23		789		(359)		109		371
Nonforfeitable dividends allocated to unvested restricted shareholders		119		89		80		86		114
Net gain on real estate venture transactions		(259)		(104,970)		-		-		(37,263)
Net (gain) loss on disposition of real estate		-		(2,967)		-		35		-
Gain on promoted interest in unconsolidated real estate venture		-		(28,283)		-		-		-
Provision for impairment		-		14,842		56,865		-		-
Other than temporary impairment of equity method investment		-		4,076		-		-		-
Company's share of impairment of an unconsolidated real estate venture		-		10,416		-		-		-
Depreciation and amortization:										
Real property		36,142		32,663		35,011		35,179		34,608
Leasing cost including acquired intangibles		15,406		10,283		8,482		8,144		8,306
Company's share of unconsolidated real estate ventures		5,041		5,717		6,334		6,732		7,164
Partners' share of consolidated joint ventures		(53)		(52)		(57)		(54)		(55)
<b>Funds from operations</b>		<b>60,309</b>		<b>64,426</b>		<b>63,353</b>		<b>63,151</b>		<b>57,460</b>
Funds from operations allocable to unvested restricted shareholders		(214)		(169)		(157)		(168)		(203)
<b>Funds from operations available to common share and unit holders (FFO)</b>	<b>\$</b>	<b>60,095</b>	<b>\$</b>	<b>64,257</b>	<b>\$</b>	<b>63,196</b>	<b>\$</b>	<b>62,983</b>	<b>\$</b>	<b>57,257</b>
<b>FFO per share - basic / fully diluted</b>	<b>\$</b>	<b>0.34</b>	<b>\$</b>	<b>0.36</b>	<b>\$</b>	<b>0.35</b>	<b>\$</b>	<b>0.35</b>	<b>\$</b>	<b>0.32</b>
Plus: Capital market, transactional items and other (1)	\$	(1,001)	\$	502	\$	213	\$	(2,837)	\$	337
FFO, excluding capital market, transactional items and other (1)	\$	59,094	\$	64,759	\$	63,409	\$	60,146	\$	57,594
<b>FFO per share, excl. capital market, transactional items and other - fully diluted (1)</b>	<b>\$</b>	<b>0.33</b>	<b>\$</b>	<b>0.36</b>	<b>\$</b>	<b>0.35</b>	<b>\$</b>	<b>0.33</b>	<b>\$</b>	<b>0.32</b>
Weighted-average shares/units outstanding - fully diluted		177,447,089		180,620,723		181,253,953		181,172,135		181,268,110
<b>Distributions paid per common share</b>	<b>\$</b>	<b>0.19</b>	<b>\$</b>	<b>0.18</b>	<b>\$</b>	<b>0.18</b>	<b>\$</b>	<b>0.18</b>	<b>\$</b>	<b>0.18</b>
<b>FFO payout ratio (distributions paid per common share / FFO per diluted share)</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>57.6%</b>		<b>50.0%</b>		<b>51.4%</b>		<b>54.5%</b>		<b>56.3%</b>

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

Net gain on sale of undepreciated real estate	\$	(1,001)	\$	(181)	\$	-	\$	(2,837)	\$	(22)
Joint venture formation costs (2)		-		52		-		-		-
Liability management (buybacks, tenders and prepayments) (3)		-		631		213		-		359
<b>Total capital market and transactional items</b>	<b>\$</b>	<b>(1,001)</b>	<b>\$</b>	<b>502</b>	<b>\$</b>	<b>213</b>	<b>\$</b>	<b>(2,837)</b>	<b>\$</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.

	<b>Three Months Ended</b>					
	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>\$ 60,095</b>	<b>\$ 64,257</b>	<b>\$ 63,196</b>	<b>\$ 62,983</b>	<b>\$ 57,257</b>	
Add (deduct) certain items:						
Rental income from straight-line rent net of straight-line rent termination fees	(4,165)	(2,181)	(2,316)	(2,808)	(4,978)	
Amortization of tenant inducements	235	298	380	402	399	
Deferred market rental income	(1,805)	(1,030)	(735)	(785)	(793)	
Company's share of unconsolidated REVs' straight-line & deferred market rent	694	(439)	(621)	(667)	(575)	
Straight-line ground rent expense	351	124	124	85	22	
Stock-based compensation costs	3,678	588	580	1,532	3,347	
Fair market value amortization - mortgage notes payable	94	94	94	94	94	
Losses from early extinguishment of debt	-	105	-	-	-	
Losses from early extinguishment of debt - unconsolidated REV	-	526	213	-	359	
Net gain on sale of undepreciated real estate	(1,001)	(181)	-	(2,837)	(22)	
Income tax provision	29	265	-	20	138	
Company's share of acquisition costs related to real estate ventures	-	52	-	-	-	
Sub-total certain items	(1,890)	(1,779)	(2,281)	(4,964)	(2,009)	
Less: Revenue maintaining capital expenditures:						
Building improvements	(912)	(1,150)	(2,400)	(1,433)	(1,832)	
Tenant improvements	(4,784)	(8,461)	(4,970)	(8,166)	(8,820)	
Lease commissions	(5,048)	(4,744)	(1,553)	(3,605)	(1,633)	
Total revenue maintaining capital expenditures	\$ (10,744)	\$ (14,355)	\$ (8,923)	\$ (13,204)	\$ (12,285)	
<b>Cash available for distribution (CAD)</b>	<b>\$ 47,461</b>	<b>\$ 48,123</b>	<b>\$ 51,992</b>	<b>\$ 44,815</b>	<b>\$ 42,963</b>	
<b>Distributions paid to common shareholders (a)</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>\$ 0.19</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>70.9%</b>	<b>67.5%</b>	<b>62.5%</b>	<b>72.5%</b>	<b>75.5%</b>	
Development/Redevelopment capital expenditures	\$ (29,422)	\$ (45,726)	\$ (45,378)	\$ (34,415)	\$ (21,816)	
Revenue creating capital expenditures	\$ (10,429)	\$ (13,344)	\$ (6,201)	\$ (5,376)	\$ (7,733)	

(a) Reflects dividends paid.

	03/31/2019	12/31/2018	09/30/2018	06/30/2018	03/31/2018
<b>Assets</b>					
Real estate investments					
Operating properties	\$ 4,015,879	\$ 3,953,319	\$ 3,429,048	\$ 3,864,629	\$ 3,864,706
Right of use asset - operating leases	22,175	-	-	-	-
Accumulated depreciation	(891,125)	(865,462)	(845,674)	(931,194)	(920,207)
Operating real estate investments, net	3,146,929	3,087,857	2,583,374	2,933,435	2,944,499
Construction-in-progress	112,176	150,263	157,075	120,593	129,413
Land held for development	88,047	86,401	77,578	95,658	99,436
Prepaid leasehold interests in land held for development, net	39,897	39,999	40,100	40,177	-
Real estate investments, net	3,387,049	3,364,520	2,858,127	3,189,863	3,173,348
Assets held for sale, net	7,345	11,599	297,194	4,254	-
Cash and cash equivalents	14,449	22,842	70,360	108,304	200,813
Accounts receivable, net	21,780	16,394	13,871	19,530	17,794
Accrued rent receivable, net	168,781	165,243	178,013	176,380	174,236
Investment in real estate ventures, at equity	161,568	169,100	167,782	170,361	171,383
Deferred costs, net	95,293	91,075	97,004	96,184	97,299
Intangible assets, net	119,903	131,348	55,139	59,418	63,614
Other assets	139,761	126,400	186,132	167,225	139,449
<b>Total assets</b>	<b>\$ 4,115,929</b>	<b>\$ 4,098,521</b>	<b>\$ 3,923,622</b>	<b>\$ 3,991,519</b>	<b>\$ 4,037,936</b>
<b>Liabilities and equity</b>					
Mortgage notes payable, net	\$ 319,132	\$ 320,869	\$ 322,588	\$ 324,289	\$ 325,974
Unsecured credit facility	160,500	92,500	-	-	-
Unsecured term loan, net	248,168	248,042	248,677	248,595	248,512
Unsecured senior notes, net	1,366,997	1,366,635	1,366,272	1,365,909	1,365,546
Accounts payable and accrued expenses	112,375	125,696	116,994	106,790	105,176
Distributions payable	34,107	33,632	32,492	32,493	32,502
Deferred income, gains and rent	24,749	28,293	26,731	29,239	58,887
Acquired lease intangibles, net	29,813	31,783	17,680	18,573	19,510
Liabilities related to assets held for sale	-	-	826	-	-
Lease liability - operating leases	22,402	-	-	-	-
Other liabilities	16,194	18,498	14,559	14,856	14,588
<b>Total liabilities</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	1,761	1,770	1,787	1,787	1,785
Additional paid-in-capital	3,187,312	3,200,850	3,223,817	3,223,072	3,222,047
Deferred compensation payable in common shares	14,640	14,021	14,021	14,036	13,506
Common shares in grantor trust	(14,640)	(14,021)	(14,021)	(14,036)	(13,506)
Cumulative earnings	795,186	796,513	674,599	717,515	704,506
Accumulated other comprehensive loss	2,560	5,029	10,239	9,221	7,365
Cumulative distributions	(2,217,469)	(2,183,909)	(2,150,463)	(2,118,230)	(2,086,000)
<b>Total Brandywine Realty Trust's equity</b>	<b>1,769,350</b>	<b>1,820,253</b>	<b>1,759,979</b>	<b>1,833,365</b>	<b>1,849,703</b>
Noncontrolling interests	12,142	12,320	16,824	17,410	17,538
<b>Total equity</b>	<b>\$ 1,781,492</b>	<b>\$ 1,832,573</b>	<b>\$ 1,776,803</b>	<b>\$ 1,850,775</b>	<b>\$ 1,867,241</b>
<b>Total liabilities and equity</b>	<b>\$ 4,115,929</b>	<b>\$ 4,098,521</b>	<b>\$ 3,923,622</b>	<b>\$ 3,991,519</b>	<b>\$ 4,037,936</b>

	03/31/2019	12/31/2018	09/30/2018	06/30/2018	03/31/2018
High closing price of common shares	\$ 16.14	\$ 15.47	\$ 17.12	\$ 16.96	\$ 18.15
Low closing price of common shares	\$ 12.51	\$ 12.36	\$ 15.55	\$ 15.34	\$ 15.32
End of period closing market price	\$ 15.86	\$ 12.87	\$ 15.72	\$ 16.88	\$ 15.88
Dividends paid per common share	\$ 0.19	\$ 0.18	\$ 0.18	\$ 0.18	\$ 0.18
Dividend yield (based on annualized dividend paid)	4.8%	5.6%	4.6%	4.3%	4.5%
Net book value per share (fully diluted, end of period)	\$ 10.01	\$ 10.24	\$ 9.79	\$ 10.19	\$ 10.28
<b>Total cash and cash equivalents</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
less: Outstanding balance	(160,500)	(92,500)	-	-	-
less: Holdback for letters of credit	(1,928)	(1,928)	(1,928)	(2,325)	(2,325)
<b>Net potential available under current credit facilities</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	174,989,038	175,896,204	177,625,482	177,622,168	177,493,925
Unvested restricted shares	626,649	466,439	445,126	475,330	632,665
Partnership units outstanding	982,871	982,871	1,479,799	1,479,799	1,479,799
Options and other contingent securities	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>178,043,024</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)	\$ 2,823,762	\$ 2,303,565	\$ 2,854,346	\$ 3,064,858	\$ 2,885,815
<b>Total equity market capitalization (fully diluted, end of period)</b>	<b>\$ 2,823,762</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	\$ 2,110,270	\$ 2,044,142	\$ 1,953,496	\$ 1,955,331	\$ 1,957,150
less: Cash and cash equivalents	(14,449)	(22,842)	(70,360)	(108,304)	(200,813)
Net debt	2,095,821	2,021,300	1,883,136	1,847,027	1,756,337
Total equity market capitalization (fully diluted, end of period)	2,823,762	2,303,565	2,854,346	3,064,858	2,885,815
<b>Total market capitalization</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>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>\$ 4,992,605</b>	<b>\$ 4,941,141</b>	<b>\$ 4,811,535</b>	<b>\$ 4,814,409</b>	<b>\$ 4,757,330</b>
<b>Net debt to total gross assets (excl. cash and cash equivalents)</b>	<b>42.0%</b>	<b>40.9%</b>	<b>39.1%</b>	<b>38.4%</b>	<b>36.9%</b>
Annualized quarterly EBITDA, excluding capital market and transactional items	\$ 345,628	\$ 361,764	\$ 353,248	\$ 344,332	\$ 344,968
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)	6.5	6.0	6.2	6.2	6.0
Ratio of net debt to annualized quarterly wholly owned EBITDA, excluding capital market transaction items, Preferred Shares & the Company's share of unconsolidated R/E venture debt (b)	6.5	6.3	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.

	03/31/2019	12/31/2018	09/30/2018	06/30/2018	03/31/2018
Fixed rate debt	\$ 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
Variable rate debt - unhedged	187,562	119,562	27,062	27,062	27,062
<b>Total debt (excluding unamortized premiums &amp; discounts)</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	76.7%	79.3%	83.1%	83.1%	83.1%
% Fixed rate debt (variable rate debt swapped to fixed)	14.3%	14.8%	15.4%	15.4%	15.4%
% Variable rate debt - unhedged	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>
Secured mortgage debt	\$ 321,160	\$ 323,032	\$ 324,886	\$ 326,721	\$ 328,540
Unsecured debt	1,789,110	1,721,110	1,628,610	1,628,610	1,628,610
<b>Total debt (excluding premiums &amp; discounts)</b>	<b>\$ 2,110,270</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%	15.8%	16.6%	16.7%	16.8%
% Unsecured debt	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>Total gross assets, excluding cash and cash equivalents</b>	<b>\$ 4,992,605</b>	<b>\$ 4,941,141</b>	<b>\$ 4,811,535</b>	<b>\$ 4,814,409</b>	<b>\$ 4,757,330</b>
% Secured mortgage debt	6.4%	6.5%	6.8%	6.8%	6.9%
% Unsecured debt	35.8%	34.8%	33.9%	33.8%	34.2%
less: cash and cash equivalents (including Section 1031 exchange proceeds)	(0.3%)	(0.5%)	(1.5%)	(2.3%)	(4.2%)
<b>Net debt to total gross assets, excluding cash and cash equivalents</b>	<b>42.0%</b>	<b>40.9%</b>	<b>39.1%</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%
Weighted-average interest rate on unsecured senior debt (including swap costs)	3.89%	3.90%	4.05%	4.05%	4.04%
Weighted-average maturity on mortgage notes payable	3.2 years	3.5 years	3.8 years	4.0 years	4.3 years
Weighted-average maturity on unsecured senior debt	6.5 years	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%	4.05%	4.05%	4.05%
Weighted-average interest rate on variable rate debt	3.66%	3.62%	3.56%	3.56%	2.94%
Weighted-average maturity on fixed rate debt (includes variable rate swapped to fixed)	6.3 years	6.6 years	6.8 years	7.1 years	7.3 years
Weighted-average maturity on variable rate debt	2.4 years	4 years	17 years	17.0 years	17.2 years

Debt Instrument	Maturity Date	Stated Rate (1)	Effective Rate (1)	03/31/2019 Balance	12/31/2018 Balance	03/31/2019 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	16.7%
\$250 MM Notes due 2024	October 1, 2024	4.100%	4.328%	250,000	250,000	11.9%
\$450 MM Notes due 2027	November 15, 2027	3.950%	4.025%	450,000	450,000	21.5%
\$250 MM Notes due 2029	October 1, 2029	4.550%	4.604%	250,000	250,000	11.9%
\$27.1 MM Trust Preferred I - Indenture IA (2)	March 30, 2035	LIBOR + 1.250%	3.587%	27,062	27,062	1.3%
\$25.8 MM Trust Preferred I - Indenture IB (3)	April 30, 2035	LIBOR + 1.250%	3.300%	25,774	25,774	1.2%
\$25.8 MM Trust Preferred II - Indenture II (4)	July 30, 2035	LIBOR + 1.250%	3.090%	25,774	25,774	1.2%
<b>Total unsecured senior notes payable</b>	<b>7.7</b> <b>(wtd-avg maturity)</b>		<b>4.114%</b> <b>(wtd-avg effective rate)</b>	<b>1,378,610</b>	<b>1,378,610</b>	<b>65.8%</b>
Net original issue premium/(discount)				(4,015)	(4,096)	(0.2%)
Unsecured deferred financing costs				(7,598)	(7,879)	(0.4%)
<b>Total unsecured senior notes payable including original issue premium/(discount) and deferred financing costs</b>				<b>1,366,997</b>	<b>1,366,635</b>	<b>65.3%</b>
<b>Unsecured bank facilities</b>						
\$600 MM Revolving Credit Facility (5)	July 15, 2022	LIBOR + 1.100%	3.599%	160,500	92,500	7.7%
\$250 MM Seven-year Term Loan - Swapped to fixed (6)	October 8, 2022	LIBOR + 1.250%	2.868%	250,000	250,000	11.9%
<b>Total unsecured bank facilities</b>	<b>2.2</b> <b>(wtd-avg maturity)</b>		<b>3.154%</b> <b>(wtd-avg effective rate)</b>	<b>410,500</b>	<b>342,500</b>	<b>19.6%</b>
Unsecured deferred financing costs				(1,832)	(1,958)	(0.1%)
<b>Total unsecured bank facilities including deferred financing costs</b>				<b>408,668</b>	<b>340,542</b>	<b>19.5%</b>
<b>Total unsecured senior debt</b>	<b>6.5</b> <b>(wtd-avg maturity)</b>		<b>3.894%</b> <b>(wtd-avg effective rate)</b>	<b>1,789,110</b>	<b>1,721,110</b>	<b>85.4%</b>
Net original issue premium/(discount)				(4,015)	(4,096)	(0.2%)
Unsecured deferred financing costs				(9,430)	(9,837)	(0.5%)
<b>Total unsecured senior debt including original issue premium/(discount) and deferred financing costs</b>				<b>\$ 1,775,665</b>	<b>\$ 1,707,177</b>	<b>84.8%</b>

(See page 34 for footnotes)

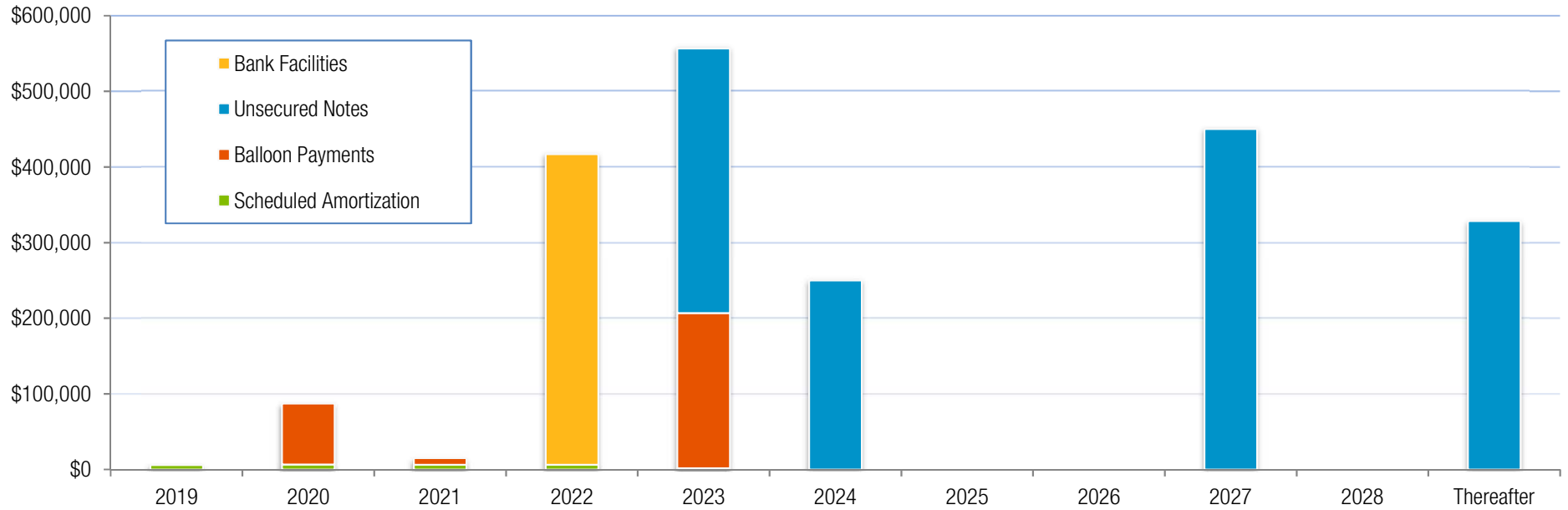


Debt Instrument	Maturity Date	Stated Rate (1)	Effective Rate (1)	03/31/2019 Balance	12/31/2018 Balance	03/31/2019 Percent of total indebtedness
<b>Mortgage notes payable</b>						
Two Logan Square	May 1, 2020	3.980%	3.980%	\$ 82,385	\$ 82,805	3.9%
Four Tower Bridge (7)	February 10, 2021	5.200%	4.497%	9,469	9,526	0.5%
One Commerce Square	April 5, 2023	3.640%	3.640%	119,292	120,183	5.7%
Two Commerce Square	April 5, 2023	3.960%	4.513%	110,014	110,518	5.3%
<b>Total mortgage notes payable</b>	<b>3.2</b> <b>(wtd-avg maturity)</b>		<b>4.052%</b> <b>(wtd-avg effective rate)</b>	<b>321,160</b>	<b>323,032</b>	<b>15.3%</b>
Net fair market value premium/(discount)				(1,664)	(1,759)	(0.1%)
Secured deferred financing costs				(364)	(404)	(0.0%)
<b>Total mortgage notes payable including fair market value premium/(discount) and deferred financing costs</b>				<b>319,132</b>	<b>320,869</b>	<b>15.2%</b>
<b>Total debt</b>	<b>6.0</b> <b>(wtd-avg maturity)</b>		<b>3.918%</b> <b>(wtd-avg effective rate)</b>	<b>2,110,270</b>	<b>2,044,142</b>	<b>100.0%</b>
Net premium/(discount)				(5,679)	(5,855)	(0.3%)
Unsecured Deferred Financing Costs				(9,430)	(9,837)	(0.5%)
Secured Deferred Financing Costs				(364)	(404)	(0.0%)
<b>Total debt, including net premium/(discount) and deferred financing costs</b>				<b>\$ 2,094,797</b>	<b>\$ 2,028,046</b>	<b>100.0%</b>

(See page 34 for further footnotes)

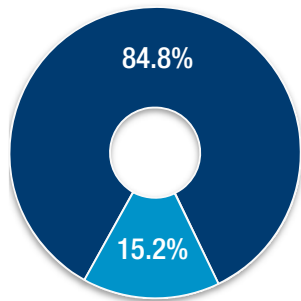
Maturity Schedule By Year	Secured Debt		Unsecured Debt		Total	Percent of Debt Maturing	Weighted Average Interest (9)
	Scheduled Amortization	Balloon Payments	Bank Facilities	Senior Notes			
2019	\$ 5,723	\$ -	\$ -	\$ -	\$ 5,723	0.3%	3.978%
2020	6,705	80,521	-	-	87,226	4.1%	3.980%
2021	6,142	9,001	-	-	15,143	0.7%	4.279%
2022	6,332	-	410,500	-	416,832	19.8%	3.166%
2023	1,620	205,116	-	350,000	556,736	26.4%	3.941%
2024	-	-	-	250,000	250,000	11.8%	4.328%
2025	-	-	-	-	-	0.0%	0.000%
2026	-	-	-	-	-	0.0%	0.000%
2027	-	-	-	450,000	450,000	21.3%	4.025%
2028	-	-	-	-	-	0.0%	0.000%
Thereafter	-	-	-	328,610	328,610	15.6%	4.338%
<b>Total</b>	<b>\$ 26,522</b>	<b>\$ 294,638</b>	<b>\$ 410,500</b>	<b>\$ 1,378,610</b>	<b>\$ 2,110,270</b>	<b>100.0%</b>	<b>3.918%</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 \$27.1 MM was swapped beginning December 30, 2011 to a 1.500% fixed rate (or an all-in fixed rate of 2.750% incorporating the 1.250% credit spread) through September 30, 2017, after which the rate reverted to three-month LIBOR plus the 1.250% credit spread.
- (3) The variable three-month LIBOR on the full \$25.8 MM was swapped beginning January 30, 2012 to a 2.050% fixed rate (or an all-in fixed rate of 3.300% incorporating the 1.250% credit spread) through January 30, 2021, after which the rate will revert to three-month LIBOR plus the 1.250% credit spread.
- (4) The variable three-month LIBOR on the full \$25.8 MM was swapped beginning January 30, 2012 to a 1.840% fixed rate (or an all-in fixed rate of 3.090% incorporating the 1.250% credit spread) through October 30, 2019, after which the rate will revert to three-month LIBOR plus the 1.250% credit spread.
- (5) On July 17, 2018, we amended the revolving credit facility to (i) extend the maturity date from May 15, 2019 to July 15, 2022, with two six-month extensions at our election subject to specified conditions and subject to payment of an extension fee; (ii) reduced the interest rate margins applicable to Eurodollar loans to a range between 0.775% and 1.45% per annum depending on our credit rating; (iii) provide for an additional interest rate option based on a floating Libor rate; and (iv) remove the covenant requiring us to maintain a minimum net worth.
- (6) 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%.
- (7) 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.
- (8) Excludes the effect of any net premium/(discount) on balances or rates.
- (9) The weighted average calculations include variable rate debt at current rates.



% of total	0.3%	4.1%	0.7%	19.8%	26.4%	11.8%	0.0%	0.0%	21.3%	0.0%	15.6%
Expiring rate	3.98%	3.98%	4.28%	3.17%	3.94%	4.33%	0.00%	0.00%	4.03%	0.00%	4.34%

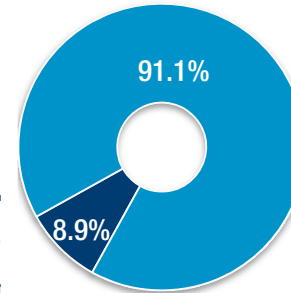
Unsecured and Secured Debt



■ Unsecured ■ Secured

Debt	Amount	Weighted Average Effective Rate	Weighted Average Maturity (in years)
Unsecured	\$ 1,789,110	3.894%	6.5
Secured	321,160	4.052%	3.2
<b>Total</b>	<b>\$ 2,110,270</b>	<b>3.918%</b>	<b>6.0</b>

Floating and Fixed Rate Debt



■ Floating ■ Fixed

Debt	Amount	Weighted Average Effective Rate	Weighted Average Maturity (in years)
Floating	\$ 187,562	3.665%	2.4
Fixed	1,922,708	3.942%	6.3
<b>Total</b>	<b>\$ 2,110,270</b>	<b>3.918%</b>	<b>6.0</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	03/31/2019	12/31/2018	9/30/2018	6/30/2018	03/31/2018
Fixed Charge Coverage Ratio	$\geq 1.50x$	3.61x	3.49x	3.56x	3.46x	3.41x
Leverage Ratio	$\leq 60\%$ *	40.4%	38.9%	39.3%	38.9%	39.6%
Unsecured Debt Limitation	$\leq 60\%$ *	39.4%	38.4%	37.6%	37.5%	38.3%
Secured Debt Limitation	$\leq 40\%$	9.9%	9.6%	12.4%	12.2%	13.6%
Unencumbered Cash Flow	$\geq 1.75x$	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	03/31/2019	12/31/2018	09/30/2018	6/30/2018	03/31/2018
1006 (a) - Total Leverage Ratio	$< 60\%$	44.6%	43.6%	41.8%	41.6%	41.3%
1006 (b) - Debt Service Coverage Ratio	$\geq 1.50x$	3.88	3.89	3.93	3.88	3.86
1006 (c) - Secured Debt Ratio	$< 40\%$	6.8%	6.9%	7.0%	6.9%	6.9%
1006 (d) - Unencumbered Asset Ratio	$\geq 150\%$	221.6%	227.6%	240.1%	242.1%	244.4%

							As of March 31, 2019					BDN's Share	
Unconsolidated Real Estate Ventures	Location	Project Value (a)	Gross Asset Value @ 03/31/2019 (b)	BDN Investment @ 03/31/2019	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 (d)	Virginia	\$ 312,000	\$ 336,135	\$ 48,048	8	\$ 6,381	1,293,197	81.9%	83.3%	15.0%	\$ 957	193,980	
Allstate DC JV	Virginia	87,398	72,473	10,763	2	1,224	364,277	56.6%	56.6%	50.0%	612	182,139	
MAP Venture (e)	Various	210,041	270,614	5,101	58	6,063	3,924,783	91.8%	92.5%	50.0%	3,032	1,962,392	
PJP Ventures	Virginia	27,210	30,249	1,994	3	844	204,347	94.2%	94.9%	(f)	224	54,155	
<b>Total</b>							<b>5,786,604</b>	<b>87.4%</b>	<b>88.3%</b>			<b>2,392,665</b>	
<b>Other</b>													
Brandywine 1919 Ventures (g)	Philadelphia, PA	126,753	144,553	19,325	1	2,253	321 Units	(h)		50.0%	1,127		
<b>Development Properties</b>													
4040 Wilson	Arlington, VA	147,124	148,049	37,127	1	(431)	-	-		50.0%	(216)		
51 N Street	Washington, D.C.	28,704	28,832	21,337	1	(172)	-	-		70.0%	(120)		
1250 First Street Office	Washington, D.C.	24,132	24,136	17,873	1	(81)	-	-		70.0%	(57)		
<b>Total</b>			<b>\$ 1,055,041</b>	<b>\$ 161,568</b>	<b>75</b>	<b>\$ 16,081</b>					<b>\$ 5,559</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 April 22, 2019 that will commence subsequent to the end of the current period.
- (d) The investment balance at March 31, 2019, does not reflect the first mortgage financing entered into at March 29, 2019. The Company's \$16.7 million share of the loan proceeds was received on April 1, 2019.
- (e) 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.
- (f) The Company's ownership interest in the PJP Joint Ventures ranges from 25% to 30%.
- (g) On June 26, 2018, the Company and LCOR/Calstrs each provided a \$44.4 million mortgage loan to the venture, which was recorded as a note receivable within the "Other assets" caption of the balance sheet. The total investment in the venture, including the note and equity method investment, was \$63.7 million at March 31, 2019.
- (h) As of March 31, 2019, the apartment units were 96.0% occupied. The office and retail space is fully occupied and leased (24,000 SF).

Debt Instrument	BDN Ownership Percentage	Maturity Date	Stated Rate (1)	03/31/2019 Balance	03/31/2019 BDN Share of Venture Debt
<b>Office Properties</b>					
Rockpoint JV (2)	15%	March 29, 2024	LIBOR + 1.95%	\$ 113,104	\$ 16,966
Allstate DC JV	50%	January 1, 2022	4.650%	26,025	13,013
MAP Venture (3)	50%	August 1, 2023	LIBOR + 2.45%	185,000	92,500
PJP VII	25%	December 31, 2019	LIBOR + 2.65%	3,736	934
PJP II	30%	November 1, 2023	6.12%	2,122	637
PJP VI	25%	April 1, 2023	6.08%	6,991	1,748
<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%	72,324	36,162
<b>Total debt</b>				<b>\$ 498,162</b>	<b>\$ 206,389</b>

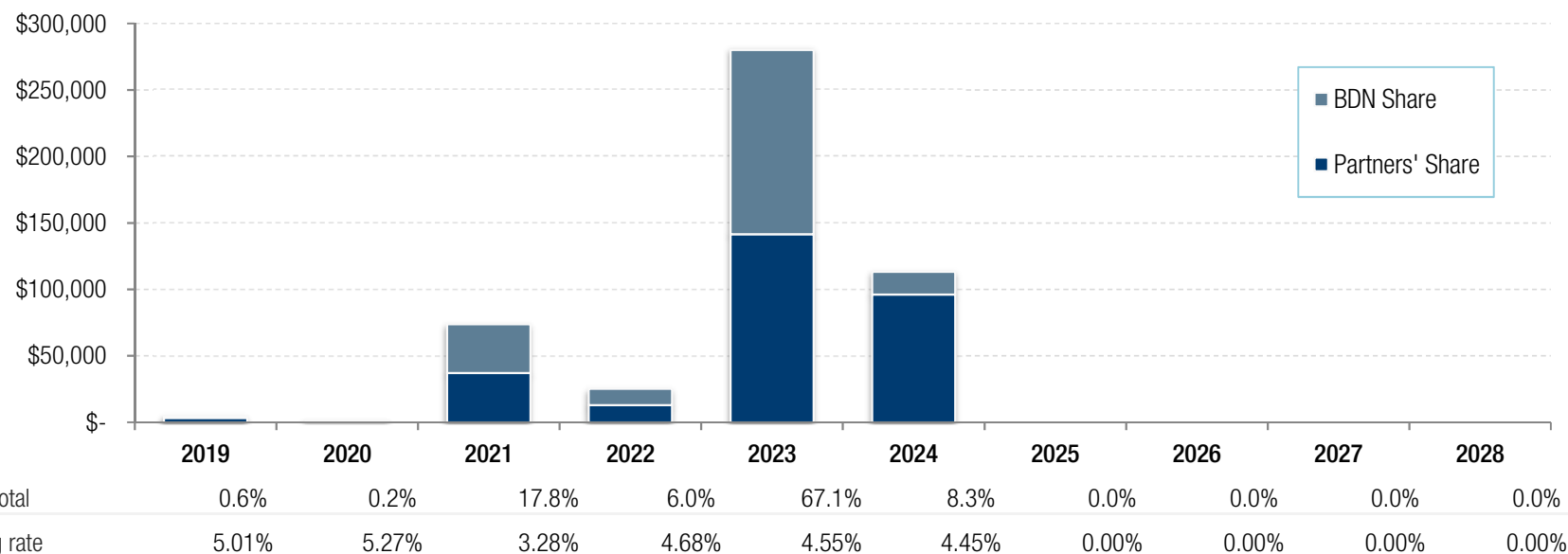
(1) The stated rate for mortgage notes is its face coupon.

(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 capped at a total maximum interest rate of 5.45% - 6.45% over the term on 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	\$ 1,075	\$ 3,626	\$ 4,701	\$ 3,401	\$ 1,300	0.6%	5.011%
2020	1,290	-	1,290	809	481	0.2%	5.265%
2021	1,363	72,324	73,687	37,018	36,669	17.8%	3.278%
2022	881	24,396	25,277	12,824	12,453	6.0%	4.677%
2023	534	279,569	280,103	141,583	138,520	67.1%	4.554%
2024	-	113,104	113,104	96,138	16,966	8.3%	4.452%
2025	-	-	-	-	-	0.0%	0.000%
2026	-	-	-	-	-	0.0%	0.000%
2027	-	-	-	-	-	0.0%	0.000%
2028	-	-	-	-	-	0.0%	0.000%
<b>Total</b>	<b>\$ 5,143</b>	<b>\$ 493,019</b>	<b>\$ 498,162</b>	<b>\$ 291,773</b>	<b>\$ 206,389</b>	<b>100.0%</b>	<b>4.331%</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  
212-622-6682

### Stifel Nicolaus & Company, Inc.

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

### Barclays Capital

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

### Evercore ISI

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

### KeyBanc Capital Markets

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

### SunTrust Robinson Humphrey, Inc.

Michael R. Lewis  
212-319-5659

### BofA Merrill Lynch

James Feldman / Josh Dennerlein  
646-855-5808 / 646-855-1681

### Green Street Advisors

Danny Ismail  
949-640-8780

### Mizuho Securities USA, Inc.

Zachary Silverberg  
212-205-7855

### Citigroup

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

### JMP Securities

Mitchell Germain  
212-906-3546

### Raymond James & Associates

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

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

## Company Information

### 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.

### 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@bdnreit.com](mailto:tom.wirth@bdnreit.com)

## **Brandywine Realty Trust Announces First Quarter Results And Narrows 2019 Guidance**

**Philadelphia, PA, April 24, 2019** — Brandywine Realty Trust (NYSE:BDN) today reported its financial and operating results for the three months ended March 31, 2019.

### **Management Comments**

“Our 2019 business plan is off to an excellent start,” stated Gerard H. Sweeney, President and Chief Executive Officer for Brandywine Realty Trust. “From an operating perspective, we are now 92% complete on our 2019 speculative revenue target and have experienced positive mark-to-market rent growth on both a cash and accrual basis. Based on our current leasing activity, for the second consecutive quarter, we are increasing our speculative revenue target by \$0.5 million to \$32.0 million. In addition to our positive operating results, we continue to increase our presence in Austin through our development pipeline. We commenced operations of Four Points 3 which is a fully-leased 165,000 square foot building located in Northwest Austin. We are also excited to have commenced our 204,000 square foot development located at 405 Colorado in Austin’s CBD and we signed a lease with our anchor tenant who will occupy 35% of the building. After a productive first quarter, we are narrowing our current 2019 guidance range from \$1.37-\$1.47 to \$1.39-\$1.45.”

### **First Quarter 2019 Highlights**

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

- Net income allocated to common shareholders; \$3.9 million, or \$0.02 per diluted share.
- Funds from Operations (FFO); \$60.1 million, or \$0.34 per diluted share.

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

- Core portfolio was 92.1% occupied and 95.2% leased.
- New and renewal leases signed: 930,000 square feet.
- Tenant retention ratio: 66%.
- Rental rate mark-to-market increased 14.6% on an accrual basis and increased 3.7% on a cash basis.
- Same store net operating income: (0.1%) on an accrual basis and 4.0% on a cash basis.

#### ***2019 Business Plan Revisions***

- Speculative Revenue: An increase from \$31.5 million to \$32.0 million, 92% achieved.
- Renewal Rate MTM: Increase range from 8-10% to 9-11% on an accrual basis.
- Tenant Retention: Increase from 57% to 61%.

## **Recent Transaction Activity**

### **Joint Venture Activity**

- Our northern Virginia joint venture in which we own a 15% equity interest, completed two portfolio mortgages with \$207.3 million of initial borrowings. The first portfolio mortgage totaled \$113.1 million and closed on March 29, 2019 and the second portfolio mortgage totaled \$94.2 million and closed on April 11, 2019. After closing costs, we received net proceeds totaling \$30.5 million in April 2019.

### **Development**

- As previously announced, we have commenced the development of 405 Colorado located in the Austin, Texas CBD. The project is comprised of a 204,000 square foot office building above a structured parking garage containing 520 parking spaces. We have signed a lease with an anchor tenant that will occupy approximately 35% of the project and total estimated cost to develop is \$114.0 million. We currently intend to fund the project with cash-on-hand and our unsecured line of credit.

### **2019 Finance / Capital Markets Activity**

- We have \$160.5 million outstanding on our \$600.0 million unsecured revolving credit facility as of March 31, 2019.
- We have \$14.4 million of cash and cash equivalents on-hand as of March 31, 2019.

### **Results for the Three Months Ended March 31, 2019**

Net income allocated to common shares totaled \$3.9 million, or \$0.02 per diluted share, in the first quarter of 2019 compared to a net income allocated to common shares of \$44.2 million, or \$0.25 per diluted share in the first quarter of 2018. First quarter of 2018 results include gains on property sales totaling \$37.3 million, or \$0.21 per diluted share.

FFO available to common shares and units in the first quarter of 2019 totaled \$60.1 million, or \$0.34 per diluted share, versus \$57.3 million or \$0.32 per diluted share in the first quarter of 2018. Our first quarter 2019 payout ratio (\$0.19 common share distribution / \$0.34 FFO per diluted share) was 55.9%.

### **Operating and Leasing Activity**

In the first quarter of 2019, our Net Operating Income (NOI) excluding termination revenues and other income items decreased (0.1%) on an accrual basis and increased 4.0% on a cash basis for our 74 same store properties, which were 92.2% and 92.8% occupied on March 31, 2019 and March 31, 2018, respectively.

We leased approximately 930,000 square feet and commenced occupancy on 817,000 square feet during the first quarter of 2019. The first quarter occupancy activity includes 412,000 square feet of renewals, 233,000 square feet of new leases and 172,000 square feet of tenant expansions. We executed on an additional 509,000 square feet of new leases scheduled to commence subsequent to March 31, 2019.

We achieved a 66% tenant retention ratio in our core portfolio with net negative absorption of 66,000 square feet during the first quarter of 2019. First quarter rental rate growth increased 14.6% as our renewal rental rates increased 14.9% and our new lease/expansion rental rates increased 13.6%, all on an accrual basis.

At March 31, 2019, our core portfolio of 92 properties comprising 16.4 million square feet was 92.1% occupied and we are now 95.2% leased (reflecting new leases commencing after March 31, 2019).

### **Distributions**

On February 21, 2019, our Board of Trustees declared a quarterly cash dividend of \$0.19 per common share and OP Unit that was paid on April 18, 2019 to holders of record on April 4, 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 \$0.29 - \$0.39 to \$0.18 - \$0.24 per diluted share and 2019 FFO guidance of \$1.37 - \$1.47 to \$1.39 - \$1.45 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>\$0.18</b>	<b>to \$0.24</b>
Plus: real estate depreciation, amortization .....	<u>1.21</u>	<u>1.21</u>
<b>FFO per diluted share .....</b>	<b><u>\$ 1.39</u></b>	<b>to <u>\$ 1.45</u></b>

Our 2019 FFO key assumptions to include:

- Core Occupancy improving to a range of 94-95% by year-end 2019 and 95-96% leased;
- 9-11% increase in overall lease rates on an accrual basis;
- 2-4% increase in overall lease rates on a cash basis;
- 0-2% increase in 2019 same store accrual-based NOI;
- 1-3% increase in 2019 same store cash NOI;
- Speculative Revenue Target: \$32.0 million, 92% achieved;
- Change in Lease Accounting Treatment: \$7.9 million decrease to earnings, or \$0.04 per diluted share;
- Tenant Retention Rate: 61%;
- \$0.19 per share quarterly dividend;
- Acquisition Activity: none
- Sales Activity: none
- One Development Start: 405 Colorado, Austin, Texas
- Annual earnings and FFO per diluted share based on 178.4 million fully diluted weighted average common shares.

## **About Brandywine Realty Trust**

Brandywine Realty Trust (NYSE: BDN) is one of the largest, publicly traded, full-service, integrated real estate companies in the United States with a core focus in the Philadelphia, Washington, D.C., and Austin markets. Organized as a real estate investment trust (REIT), we own, develop, lease and manage an urban, town center and transit-oriented portfolio comprising 180 properties and 24.9 million square feet as of March 31, 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 2019 financial results and earnings guidance for fiscal 2019 on Thursday, April 25, 2019 at 9:00 a.m. Eastern Time. The conference call can be accessed by dialing 1-833-818-6810 and providing conference ID: 3887879. Beginning two hours after the conference call, a taped replay of the call can be accessed

through Friday, May 10, 2019, by calling 1-855-859-2056 and entering access code 3887879. The conference call can also be accessed via a webcast on our website at [www.brandywinerealty.com](http://www.brandywinerealty.com).

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

We anticipate we will release our second quarter 2019 earnings on Monday, July 22, 2019, after the market close and will host our second quarter 2019 conference call on Tuesday, July 23, 2019 at 9:00 a.m. Eastern Time. We expect to issue a press release in advance of these events to reconfirm the dates and times and provide all related information.

### ***Forward-Looking Statements***

Estimates of future earnings per share, FFO per share, common share dividend distributions and certain other statements in this release constitute “forward-looking statements” within the meaning of the Private Securities Litigation Reform Act of 1995. Such forward-looking statements involve known and unknown risks, uncertainties and other factors that may cause our actual results, performance, achievements or transactions to be materially different from any future results, performance, achievements or transactions expressed or implied by such forward-looking statements. Such risks, uncertainties and other factors relate to, among others: our ability to lease vacant space and to renew or relet space under expiring leases at expected levels; competition with other real estate companies for tenants; the potential loss or bankruptcy of major tenants; interest rate levels; the availability of debt, equity or other financing; risks of acquisitions, dispositions and developments, including the cost of construction delays and cost overruns; unanticipated operating and capital costs; our ability to obtain adequate insurance, including coverage for terrorist acts; dependence upon certain geographic markets; and general and local economic and real estate conditions, including the extent and duration of adverse changes that affect the industries in which our tenants operate. The declaration and payment of future dividends (both timing and amount) is subject to the determination of our Board of Trustees, in its sole discretion, after considering various factors, including the Company’s financial condition, historical and forecast operating results, and available cash flow, as well as any applicable laws and contractual covenants and any other relevant factors. The Company’s practice regarding payment of dividends may be modified at any time and from time to time. Additional information on factors which could impact us and the forward-looking statements contained herein are included in our filings with the Securities and Exchange Commission, including our Form 10-K for the year ended December 31, 2018. We assume no obligation to update or supplement forward-looking statements that become untrue because of subsequent events except as required by law.

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

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

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

We compute FFO in accordance with standards established by the National Association of Real Estate Investment Trusts (NAREIT), which may not be comparable to FFO reported by other REITs that do not compute FFO in accordance with the NAREIT definition, or that interpret the NAREIT definition differently than us. NAREIT defines FFO as net income (loss) before non-controlling interests and excluding gains (losses) on sales of depreciable operating property, impairment losses on depreciable consolidated real estate, 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. We believe NOI is a useful measure for evaluating the operating performance of our properties, as it excludes certain components from net income available to common shareholders in order to provide results that are more closely related to a property's results of operations. NOI is used internally to evaluate the performance of our operating segments and to make decisions about resource allocations. We concluded that NOI provides useful information to investors regarding our financial condition and results of operations, as it reflects only the income and expense items incurred at the property level, as well as the impact on operations from trends in occupancy rates, rental rates, operating costs and acquisition and development activity on an unlevered basis.

### **Core Portfolio**

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

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

	March 31, 2019 <i>(unaudited)</i>	December 31, 2018
<b>ASSETS</b>		
Real estate investments:		
Operating properties	\$ 4,015,879	\$ 3,953,319
Right of use asset - operating leases	22,175	-
Accumulated depreciation	(891,125)	(865,462)
Operating real estate investments, net	3,146,929	3,087,857
Construction-in-progress	112,176	150,263
Land held for development	88,047	86,401
Prepaid leasehold interests in land held for development, net	39,897	39,999
Total real estate investments, net	3,387,049	3,364,520
Assets held for sale, net	7,345	11,599
Cash and cash equivalents	14,449	22,842
Accounts receivable, net of allowance of \$284 and \$1,653 as of March 31, 2019 and December 31, 2018, respectively	21,780	16,394
Accrued rent receivable, net of allowance of \$11,018 and \$11,266 as of March 31, 2019 and December 31, 2018, respectively	168,781	165,243
Investment in real estate ventures, at equity	161,568	169,100
Deferred costs, net	95,293	91,075
Intangible assets, net	119,903	131,348
Other assets	139,761	126,400
Total assets	<u>\$ 4,115,929</u>	<u>\$ 4,098,521</u>
<b>LIABILITIES AND BENEFICIARIES' EQUITY</b>		
Mortgage notes payable, net	\$ 319,132	\$ 320,869
Unsecured credit facility	160,500	92,500
Unsecured term loan, net	248,168	248,042
Unsecured senior notes, net	1,366,997	1,366,635
Accounts payable and accrued expenses	112,375	125,696
Distributions payable	34,107	33,632
Deferred income, gains and rent	24,749	28,293
Acquired lease intangibles, net	29,813	31,783
Lease liability - operating leases	22,402	-
Other liabilities	16,194	18,498
Total liabilities	<u>\$ 2,334,437</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; 176,001,580 and 176,873,324 issued and outstanding as of March 31, 2019 and December 31, 2018, respectively	1,761	1,770
Additional paid-in-capital	3,187,312	3,200,850
Deferred compensation payable in common shares	14,640	14,021
Common shares in grantor trust, 1,012,542 and 977,120 issued and outstanding as of March 31, 2019 and December 31, 2018, respectively	(14,640)	(14,021)
Cumulative earnings	795,186	796,513
Accumulated other comprehensive income	2,560	5,029
Cumulative distributions	(2,217,469)	(2,183,909)
Total Brandywine Realty Trust's equity	1,769,350	1,820,253
Noncontrolling interests	12,142	12,320
Total beneficiaries' equity	1,781,492	1,832,573
Total liabilities and beneficiaries' equity	<u>\$ 4,115,929</u>	<u>\$ 4,098,521</u>



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

	Three Months Ended March 31,	
	2019	2018
<b>Revenue</b>		
Rents	\$ 138,098	\$ 126,759
Third party management fees, labor reimbursement and leasing	3,955	7,674
Other	1,843	1,925
Total revenue	143,896	136,358
<b>Operating expenses:</b>		
Property operating expenses	39,481	39,332
Real estate taxes	15,783	12,422
Third party management expenses	2,117	4,750
Depreciation and amortization	51,980	43,291
General and administrative expenses	9,844	8,723
Total operating expenses	119,205	108,518
<b>Gain on sale of real estate</b>		
Net gain on sale of undepreciated real estate	1,001	22
Total gain on sale of real estate	1,001	22
<b>Operating income</b>	25,692	27,862
<b>Other income (expense):</b>		
Interest income	525	703
Interest expense	(20,357)	(19,533)
Interest expense - amortization of deferred financing costs	(666)	(627)
Equity in loss of Real Estate Ventures	(1,358)	(825)
Net gain on real estate venture transactions	259	37,263
<b>Net income before income taxes</b>	4,095	44,843
Income tax provision	(29)	(138)
<b>Net income</b>	4,066	44,705
Net income attributable to noncontrolling interests	(57)	(376)
<b>Net income attributable to Brandywine Realty Trust</b>	4,009	44,329
Nonforfeitable dividends allocated to unvested restricted shareholders	(119)	(114)
<b>Net income attributable to Common Shareholders of Brandywine Realty Trust</b>	\$ 3,890	\$ 44,215
<b>PER SHARE DATA</b>		
Basic income per Common Share	\$ 0.02	\$ 0.25
Basic weighted average shares outstanding	175,857,358	178,395,525
Diluted income per Common Share	\$ 0.02	\$ 0.25
Diluted weighted average shares outstanding	176,464,218	179,788,311

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

	Three Months Ended March 31,	
	2019	2018
<b>Reconciliation of Net Income to Funds from Operations:</b>		
Net income attributable to common shareholders	\$ 3,890	\$ 44,215
Add (deduct):		
Net income attributable to noncontrolling interests - LP units	23	371
Nonforfeitable dividends allocated to unvested restricted shareholders	119	114
Net gain on real estate venture transactions	(259)	(37,263)
Depreciation and amortization:		
Real property	36,142	34,608
Leasing costs including acquired intangibles	15,406	8,306
Company's share of unconsolidated real estate ventures	5,041	7,164
Partners' share of consolidated real estate ventures	(53)	(55)
Funds from operations	\$ 60,309	\$ 57,460
Funds from operations allocable to unvested restricted shareholders	(214)	(203)
Funds from operations available to common share and unit holders (FFO)	\$ 60,095	\$ 57,257
FFO per share - fully diluted	<u>\$ 0.34</u>	<u>\$ 0.32</u>
Weighted-average shares/units outstanding - fully diluted	177,447,089	181,268,110
Distributions paid per common share	<u>\$ 0.19</u>	<u>\$ 0.18</u>
FFO payout ratio (distributions paid per common share/FFO per diluted share)	55.9%	56.3%

