



2014
SECOND QUARTER

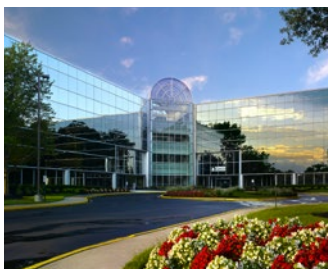




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Three, Two and One Logan Square; Philadelphia, PA

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Stock Exchange Listing
New York Stock Exchange

Trading Symbol
Common Shares: BDN

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Note: Definitions for commonly used terms in this Supplemental Information Package are on page 38 'Disclaimers and Other Information'

Leasing Highlights	Q2 2014	Q1 2014
Quarter end occupancy	89.3%	89.2%
Leased as of July 18, 2014 / April 25, 2014	91.7%	91.2%
Leases executed in quarter (sq ft)	1,023,004	1,021,889
New leases commenced (sq ft)	147,609	336,445
Expansions commenced (sq ft)	167,521	165,034
Leases renewed (sq ft)	<u>271,580</u>	<u>336,047</u>
Total lease commencements (sq ft)	586,710	837,526
Early lease renewals in Q2 2014 (sq ft)	411,414	671,479
Forward leases (sq ft):		
Q3 2014	219,908	
Q4 2014	295,775	
2015	<u>48,246</u>	
Total square feet of forward leases:	563,929	

Financial Highlights ('000s)	Q2 2014	Q1 2014	YTD 2014
Net income (loss) to common shareholders	\$385	(\$4,041)	(\$3,656)
per diluted share	\$0.00	(\$0.03)	(\$0.02)
Common share distributions paid	\$0.15	\$0.15	\$0.30
Funds From Operations	\$57,269	\$53,613	\$110,882
per diluted share	\$0.36	\$0.34	\$0.69
FFO payout ratio	41.7%	44.1%	43.5%
Cash Available for Distribution	\$28,369	\$34,547	\$62,916
per diluted share	\$0.18	\$0.22	\$0.39
CAD payout ratio	83.3%	68.2%	76.9%

Balance Sheet Highlights

Net debt to total gross assets	42.8%	42.6%
Ratio of net debt to annualized quarterly EBITDA	6.9	7.1
Cash on hand	\$234,836	\$236,291

Key Operating Metrics

	Q2 2014	YTD 2014	2014 Business Plan as of 7/18/14:
Same Store NOI			
GAAP	3.5%	3.3%	3.0 - 5.0%
Cash	6.7%	6.2%	4.0 - 6.0%
Rental Rate Mark to Market			
New Leases/expansions			
GAAP	6.0%	11.3%	
Cash	-2.8%	1.1%	
Renewals			
GAAP	1.3%	0.7%	
Cash	-9.1%	-8.6%	
Combined			
GAAP	2.6%	4.2%	6.0 - 8.0%
Cash	-7.4%	-5.4%	(1.0) - 1.0%
Leasing Capital (PSF/yr)	\$2.56	\$2.31	\$2.25 - \$2.75
Tenant Retention	77.9%	64.7%	67.0%

Investment Highlights (YTD)

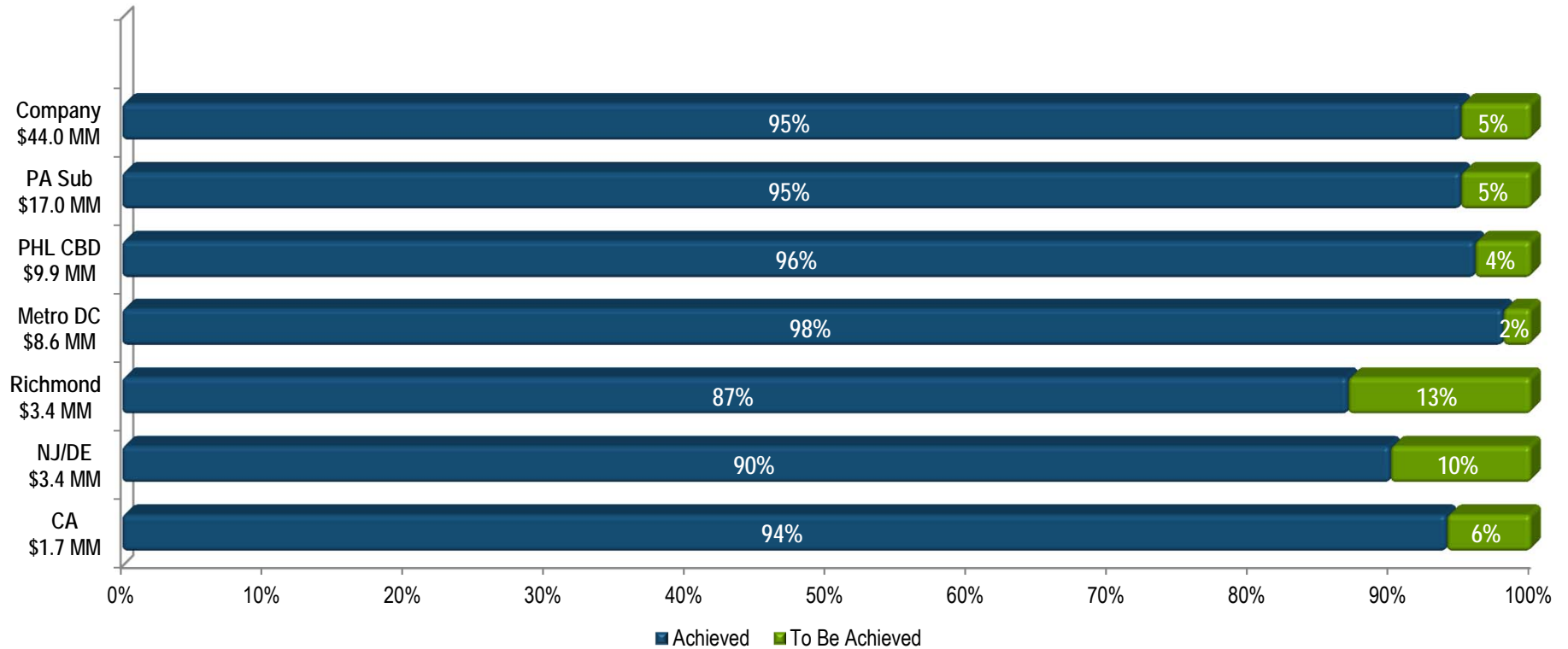
- Contributed Four Points Centre, which consists of two three-story buildings totaling 192,396 square feet in Austin, TX, to a joint venture with DRA Advisors LLC in Q2 2014. Entered into \$29.0 million of five year fixed rate mortgage at 4.503%.
- Acquired Encino Trace, a 54 acre undeveloped land parcel for \$14.0 million. The land parcel is currently zoned for two buildings totaling approximately 320,000 square feet. The buildings are currently under construction and the project is 40% pre-leased to a single tenant.

2014 Speculative Leasing

Square Feet	Targeted	Executed		Remaining	
Renewals	1,695,000	1,511,000	89%	184,000	11%
New Leasing	1,820,000	1,456,000	80%	364,000	20%
Total	3,515,000	2,967,000	84%	548,000	16%

Revenue (\$MM)	Targeted	Executed		Remaining	
Renewals	\$23.2	\$22.3	96%	\$0.9	4%
New Leasing	20.8	19.7	95%	1.1	5%
Total	\$44.0	\$42.0	95%	\$2.0	5%

2014 Speculative Revenue By Region



Business Plan Component	2014 Business Plan as of			
	07/18/2014	04/25 /2014	10/18/2013	Final 2013 Business Plan
Speculative Revenue	\$44.0 MM	\$44.0 MM	\$42.0 MM	\$44.7 MM
• New Leasing Activity	\$20.8 MM	\$21.0 MM	\$21.5 MM	\$22.6 MM
• Renewal	\$23.2 MM	\$23.0 MM	\$20.5 MM	\$22.1 MM
Executed	95%	89%	55%	100%
Projected Retention	67%	63%	60%	68%
Same Store NOI Increase				
• GAAP	3.0 - 5.0%	3.0 - 5.0%	3.0 - 5.0%	3.5%
• Cash	4.0 - 6.0%	4.0 - 6.0%	4.0 - 6.0%	4.8%
Leasing Capital PSF/YR	\$2.25 - \$2.75	\$2.25 - \$2.75	\$2.25 - \$2.75	\$2.06
Average Lease Term	7.6 years	7.6 years	7.1 years	5.9 years
Rental Rate Increase / (Decline)				
• GAAP	6.0 - 8.0%	6.0 - 8.0%	6.0 - 8.0%	8.1%
• Cash	(1.0) - 1.0%	(1.0) - 1.0%	(1.0) - 1.0%	0.6%
Year-end SS Occupancy	91 - 92%	91 - 92%	91 - 92%	90%
Year-end Core Occupancy	91 - 92%	91 - 92%	91 - 92%	90%
Year-end Core Leased	93 - 94%	93 - 94%	93 - 94%	92%
Bank Financing	None Incorporated	None Incorporated	None Incorporated	None Incorporated
Unsecured Financing/Liability Management	None Incorporated	None Incorporated	None Incorporated	Repurchased \$29.3 MM of 2014, 2015 and 2016 notes
Preferred Stock Financing	None Incorporated	None Incorporated	None Incorporated	None Incorporated
Equity Issuance	None Incorporated	None Incorporated	None Incorporated	Closed 12.65 MM common share offering on 4-10-13 with \$181.5 MM of net proceeds
Dispositions	\$150.0 MM target	\$150.0 MM target	\$150.0 MM target	\$348.6 MM closed; \$221.0 MM revised target
Acquisitions	None Incorporated	None Incorporated	None Incorporated	\$351.6 MM closed

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

Region	Number of Properties	Square Feet		% Occupied	% Leased (1)	Remaining Expirations		Net Operating Income at 06/30/14			
		Total	% of Total			2014	2015	Q2 2014	% of Total	YTD 2014	% of Total
Philadelphia CBD <i>(see next page for detail)</i>	11	6,748,565	26.6%	92.2%	94.5%	58,280	219,997	\$ 30,022	33.7%	\$ 58,241	33.2%
Pennsylvania Suburbs	74	6,643,859	26.2%	92.6%	93.3%	123,064	713,537	26,022	29.2%	51,156	29.2%
Crescent Markets											
Radnor	12	1,799,485	7.1%	98.9%	99.0%	27,665	173,564	9,316	10.4%	18,542	10.6%
Plymouth Meeting	11	979,274	3.9%	95.3%	95.3%	60,949	88,729	4,302	4.8%	8,409	4.8%
Conshohocken	3	387,738	1.5%	95.1%	97.6%	16,363	24,844	1,631	1.8%	3,188	1.8%
Newtown Square	5	252,802	1.0%	90.6%	90.6%	-	-	980	1.2%	1,937	1.1%
Total Crescent Markets	31	3,419,299	13.5%	96.8%	97.2%	104,977	287,137	16,229	18.2%	32,076	18.3%
Other Suburban Markets	43	3,224,560	12.7%	88.2%	89.1%	18,087	426,400	9,793	11.0%	19,080	10.9%
Metropolitan Washington, D.C.	27	4,180,309	16.5%	82.8%	87.5%	90,018	152,193	17,563	19.7%	35,097	20.0%
Northern Virginia											
Dulles Toll Road Corridor	16	2,749,112	10.8%	88.2%	89.7%	27,043	93,534	13,193	14.8%	26,443	15.1%
Other	4	523,780	2.1%	84.3%	84.3%	11,284	36,072	1,855	2.1%	3,501	2.0%
Total Northern Virginia	20	3,272,892	12.9%	87.5%	88.9%	38,327	129,606	15,048	16.9%	29,944	17.1%
Maryland	7	907,417	3.6%	65.7%	82.6%	51,691	22,587	2,515	2.8%	5,153	2.9%
New Jersey/Delaware	46	3,139,721	12.4%	87.6%	90.5%	101,590	480,929	7,448	8.4%	14,795	8.5%
Southern New Jersey	38	2,153,140	8.5%	86.8%	91.0%	91,889	265,413	4,627	5.2%	9,201	5.3%
Delaware	8	986,581	3.9%	89.4%	89.4%	9,701	215,516	2,821	3.2%	5,594	3.2%
Richmond, Virginia	35	2,491,387	9.8%	85.1%	88.0%	103,956	213,352	4,552	5.1%	9,007	5.1%
California	8	750,667	3.0%	91.1%	91.3%	26,813	28,300	2,292	2.5%	4,397	2.5%
Subtotal - Core Portfolio	201	23,954,508	94.5%	89.3%	91.7%	503,721	1,808,308	87,899	98.6%	172,693	98.5%
+ Development/Redevelopment (2)	4	1,408,358	5.5%	27.2%	62.4%	3,495	9,309	1,275	1.4%	2,534	1.5%
Total	205	25,362,866	100.0%			507,216	1,817,617	89,174	100.0%	175,227	100.0%

(1) Includes leases entered into through July 18, 2014 that will commence subsequent to the end of the current period.

(2) Comprises of two developments, one redevelopment and one re-entitlement property.



Region	Number of Properties	Square Feet		% Occupied	% Leased (1)	Remaining Expirations		Net Operating Income at 06/30/14			
		Total	% of Total			2014	2015	Q2 2014	% of Total (4)	YTD 2014	% of Total (4)
Philadelphia CBD Wholly Owned Core Properties											
GSA Philadelphia Campus (2)	2	1,416,113	5.6%	100.0%	100.0%	-	4,200	\$ 6,413	7.2%	\$ 12,869	7.3%
Cira Centre	1	730,187	2.9%	100.0%	100.0%	-	-	5,336	6.1%	10,669	6.1%
Three Logan Square	1	1,029,413	4.1%	96.8%	97.8%	-	15,554	4,924	5.5%	8,414	4.8%
Two Commerce Square	1	953,276	3.8%	90.1%	91.2%	-	79,698	3,604	4.0%	7,035	4.0%
One Commerce Square	1	942,866	3.7%	82.2%	88.0%	100	11,071	3,472	3.9%	6,783	3.9%
One Logan Square	1	595,041	2.3%	91.3%	91.3%	51,595	22,558	2,862	3.2%	5,874	3.4%
Two Logan Square	1	708,844	2.8%	81.8%	85.9%	1,442	85,877	2,537	2.8%	5,080	2.9%
3020 Market Street	1	190,925	0.7%	73.4%	98.4%	5,143	1,039	700	0.8%	1,364	0.8%
Marine Center Piers and Other	2	181,900	0.7%	100.0%	100.0%	-	-	174	0.2%	153	0.1%
Total	11	6,748,565	26.6%	92.2%	94.5%	58,280	219,997	\$ 30,022	33.7%	\$ 58,241	33.2%
Philadelphia CBD Developments & Redevelopments											
1900 Market Street	1	456,922	1.8%	76.5%	76.5%	1,828	3,573	1,530	1.7%	\$ 3,033	1.7%
FMC Tower at Cira Centre South (3)	1	635,000	2.5%	0.0%	60.0%	-	-	\$ -	0.0%	\$ -	0.0%

(1) Includes leases entered into through July 18, 2014 that will commence subsequent to the end of the current period.

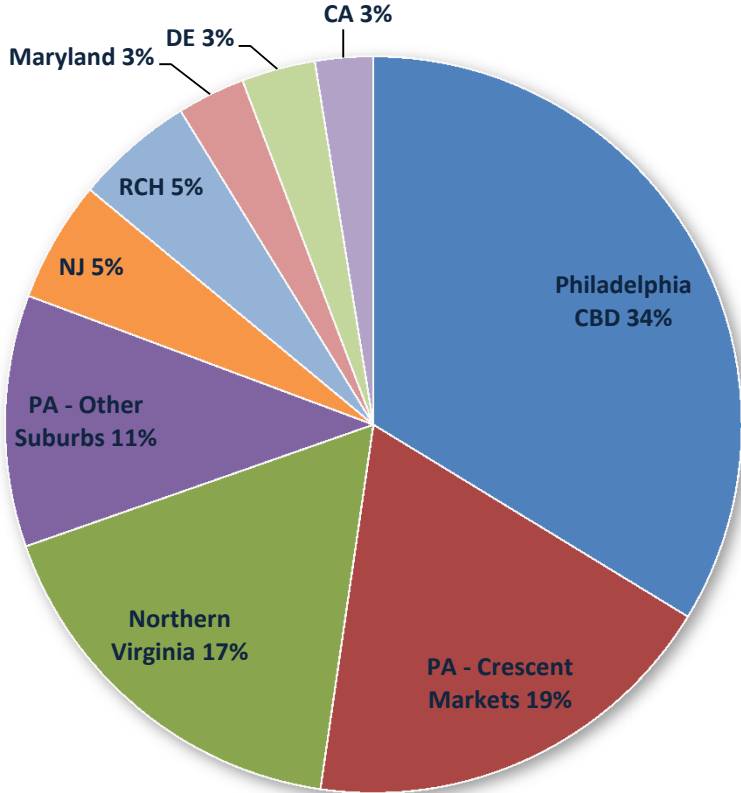
(2) Comprised of Cira Square office building and Cira Centre South garage.

(3) Property overview includes only the office space square footage. FMC Tower is projected to be at 870,000 SF - with 635,000 SF of office and 268 luxury apartments.

(4) Reflects property NOI percent of the total portfolio (See page 7 for portfolio by region).

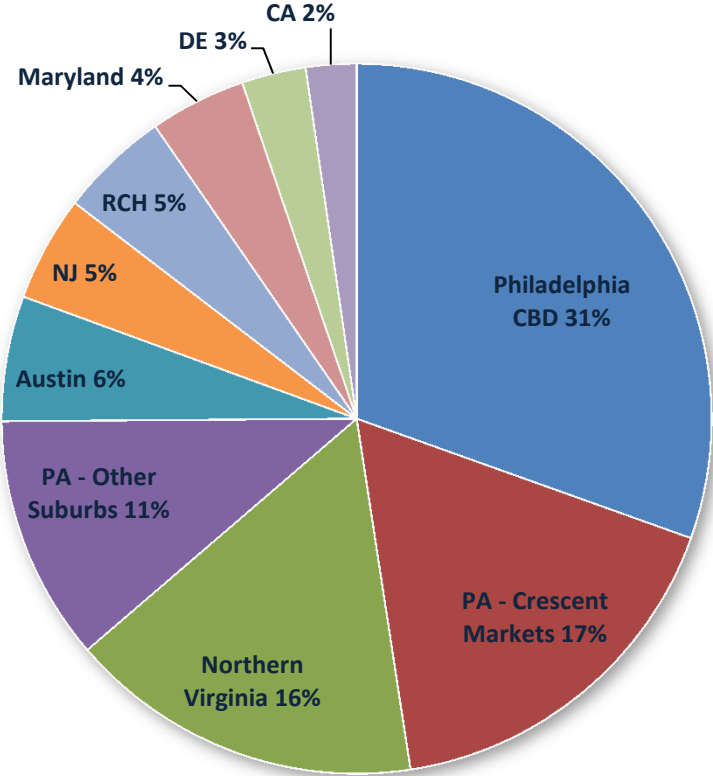
YTD NOI - Wholly Owned

- Total NOI: \$175.2 MM
- 70% of NOI from our Core Markets (b)



YTD NOI - Including JVs (a)

- Total NOI: \$192.9 MM
- 70% of NOI from our Core Markets (c)



(a) Chart reflects net operating income from wholly owned properties and BDN's share of net operating income from unconsolidated joint ventures

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

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

Encino Trace (Land)



Transaction Highlights

- Purchase Price: \$14.0 MM
- Seller: Koontz/McCombs LLC
- Closing Date: February 19, 2014
- Land Value: \$29 PSF

Property Description

- 54.1 acres of undeveloped land located in Austin, TX
- Land is fully entitled with site plan and building permits for two four-story office buildings containing approximately 320,000 SF and a 1,375 space parking deck
- Office buildings are 40% pre-leased as of June 30, 2014, with first building 75.5% pre-leased to a single tenant

Four Points Centre (JV Contribution)



Transaction Highlights

- Total Value (buildings): \$41.5 MM (\$216 PSF)
- Net proceeds to Brandywine: \$34.4 MM (\$179 PSF)
- Joint Venture: DRA 50/50 JV
- Closing Date: April 3, 2014
- Sale GAAP/Cash Yield: 8.3% / 7.2%

Property Description

- Contribution to JV with existing partner (DRA Advisors, LLC)
- Two LEED-Gold three-story buildings totaling 192,396 SF in Austin, TX
- Built in 2008
- 100% leased as of June 30, 2014
- Secured mortgage: \$29.0 million; fixed interest rate 4.5% matures April 2019

Wholly Owned						Projected Investment						
Development Property	Location	Type	Completion Date	Stabilization Date	Square Feet	Total Project Costs	Equity Capitalization	Debt Financing	Amount funded at 06/30/14	Remaining to be funded at 06/30/14	Projected Cash Yield	Leased % @ 7/18/2014
Encino Trace	Austin, TX	Office	Q2 2015	Q2 2016	320,000	\$87,442	\$87,442	\$0	\$18,665	\$68,777	8.0%	40%
FMC Tower at Cira Centre South	Philadelphia, PA	Mixed-use	Q2 2016	Q2 2017	870,000	385,000	(a)	(a)	15,412	369,588	8.0%	60% (b)
Cira Green Roof	Philadelphia, PA	Urban park	Q4 2014	N/A	one acre	11,300	11,300	-	5,327	5,973	N/A	N/A
Sub-total						\$483,742	\$98,742	\$0	\$39,404	\$444,338		

(a) - We intend to fund these development costs through several sources potentially including: existing cash balances, capital raised through one or more joint venture formations, proceeds from additional asset sales and equity and debt financing including third party sources.

(b) - Leased percentage is for office space only (635,000 SF).

Real Estate Ventures						Projected Investment					BDN Equity			
Development (% owned)	Location	Type	Completion Date	Stabilization Date	Square Feet	Total Project Costs	Equity Capitalization	Debt Financing	Amount funded at 06/30/14	Remaining to be funded at 06/30/14	Total	Amount Funded	Projected Cash Yield	Leased % @ 7/18/2014
The Parc at Plymouth Meeting Apartments (50%)	Plymouth Meeting, PA	Residential	Q4 2015	Q4 2016	398 units	\$77,040	\$21,040	\$56,000	\$28,017	\$49,023	\$ 12,226	\$ 12,226	7.3%	N/A
evo at Cira Centre South (30%)	Philadelphia, PA	Mixed-use	Q3 2014	Q3 2015	850 beds/ 345 units	158,548	60,748	97,800	120,811	37,737	18,224	18,224	7.6%	37.8%
4040 Wilson (50%)	Arlington, VA	Office	TBD	TBD	426,900	194,630	68,630	126,000	50,835	143,795	36,000	16,354	8.4%	N/A
Sub-total						\$430,218	\$150,418	\$279,800	\$199,663	\$230,555	\$ 66,450	\$ 46,804		

evo at Cira Centre South (JV)



Design Overview

- 395 foot residential tower with 345 apartment units and 850 beds
- Located within walking distance of several university campuses and 30th Street Station in the University City submarket of Philadelphia, PA
- Mix of studio, one, two, three and four bedroom units
- Includes 4,000 square feet of office space, 15,500 square feet of amenities and 6,700 square feet of retail space

Project Schedule

- Commenced Construction Q4 2012
- Substantial Completion Q3 2014
- Target Stabilization Q3 2015

Project Description

- Private, lockable bedrooms, each with a private bath
- Study lounges, bike storage, concierge, exercise room and pool
- Rent includes utilities, all amenities and fully furnished units
- Target Market: Graduate students and young professionals

Financial Highlights

- JV of Campus Crest (30%), Harrison Street (40%), Brandywine (30%)
- Total BDN equity of \$18.2 MM fully funded
- \$97.8 MM construction financing at LIBOR + 2.20%; \$60.1 MM outstanding at 6/30/2014
- Projected stabilized cash yield: 7.6%

The Parc at Plymouth Meeting (JV)



Design Overview

- A 398-unit multi-family project in Plymouth Meeting, PA
- Easy access to PA Turnpike (I-276) & Blue Route (I-476)

Project Schedule

- Commenced Construction Q2 2013
- Substantial Completion Q4 2015
- Target Stabilization Q4 2016

Project Description

- Mix of one and two bedroom units (50/50)
- A first-class amenity package including a club house, fitness center, resort-style pool, dog park, walking trail, and overall energy efficient design

Financial Highlights

- 50/50 joint venture with Toll Brothers Inc.
- BDN equity of \$15.5 MM fully funded via land contribution; received \$3.0 MM return of capital upon loan closing
- \$56.0 MM construction financing at LIBOR + 1.70%; \$6.2 MM outstanding at 6/30/2014
- Projected stabilized cash yield: 7.3%

Encino Trace



Design Overview

- Two four-story office buildings containing 320,000 SF located in Austin, TX
- Premier suburban office location in top performing Southwest submarket with proximity to high-end, exclusive residential communities
- Will feature on-site fitness center, outdoor amenities including walking & jogging trail and outdoor seating

Project Schedule

- Commenced Construction Q1 2014
- Substantial Completion Q2 2015
- Target Stabilization Q2 2016

Project Description

- Two building complex, with both buildings under construction
- Office buildings are 40% pre-leased as of June 30, 2014, with first building 75.5% pre-leased to a single tenant

Financial Highlights

- Projected investment of \$87.4 MM, with \$18.7 MM funded to date
- Projected stabilized cash yield: 8.0%

4040 Wilson (JV)



Design Overview

- LEED-Gold development of a 20-story trophy office building
- Will be 426,900 SF plus 544 below-grade parking spaces

Project Schedule

- JV Closing Date Q3 2013
- Anticipated Completion (garage only) Q1 2015
- Property Completion Date TBD

Project Description

- Located in heart of Ballston in Arlington, VA
- Walking distance to two Metro stations

Financial Highlights

- 50/50 joint venture with an affiliate of The Shooshan Company
- Total development costs of \$194.6 MM (\$456 PSF)
- BDN total equity commitment: \$36.0 MM / \$16.4 MM funded
- Commencing construction of garage only; \$20.6 MM, funded by Brandywine to achieve full 50/50 equity financing
- Projected stabilized cash yield: 8.4%

FMC Tower at Cira Centre South



Design Overview

- A 730-foot, 49-story premier mixed-use development
- Its 870,000 SF of rentable space will feature 635,000 SF of office space, 268 luxury apartments and executive suites, and a bar/restaurant on the ground floor
- Located two blocks from 30th Street Station's Amtrak and SEPTA hubs, close proximity to Interstates 76 and 676, and within walking distance of several university campuses in the University City submarket of Philadelphia, PA

Project Schedule

- Commenced Construction Q2 2014
- Substantial Completion Q2 2016
- Target Stabilization Q2 2017

Project Description

- Executed a 280,000 SF, 16-year lease with FMC for the specialty chemical company's global headquarters
- Executed a 20-year lease with the University of Pennsylvania for four floors approximating 100,000 SF
- Announced partnership with AKA, an affiliate of Korman Communities, to develop and manage the residential component.
- Constructed on land which Brandywine has prepaid ground lease with University of Pennsylvania through 2097

Financial Highlights

- Projected investment of \$385.0 MM, with \$15.4 MM funded to date
- Remaining \$369.6 MM will be funded through a combination of existing cash balances, line of credit, capital raised through one or more joint venture formations, proceeds from additional asset sales and equity and debt financing including third party sources
- Projected stabilized cash yield: 8.0%

Cira Green Roof



Design Overview

- One-acre elevated urban park situated on the top floor of Cira South parking garage
- Directly between FMC Tower and evo properties at Cira Centre South.
- Visitors will enter the space by riding a glass-enclosed elevator up from the ground level

Project Schedule

- Commenced construction Q2 2014
- Anticipated Completion Q4 2014

Project Description

- This space will serve as a vibrant gathering place for FMC employees and visitors, an outdoor venue for company events, and a stage for cultural offerings such as concerts, movie screenings and more
- Extends the recreational green belt by the Schuylkill River Trail and Penn Park and will be an amenity for the entire University City neighborhood

Financial Highlights

- Projected investment of \$11.3 MM, with \$5.3 MM funded to date from available corporate funds

Objective

- Use sale, rezoning, or creating a coinvestment vehicle to optimize land value
 - ▶ Where appropriate, rezone from office to residential, retail and/or hotel
 - ▶ Preference to sell outright
 - ▶ If forming a Joint Venture is a better value proposition:
 - Select developer with equity investment capacity
 - Augment with institutional equity sources
 - Contribute land at fair market value

Land Deployment to Date

- Plymouth Meeting, PA - 398-unit multi-family development JV
 - ▶ \$15.5 MM gross land contribution to JV
 - ▶ Received \$3.0 MM return of capital from construction financing
- evo at Cira - 850-Bed Student Housing development JV
 - ▶ \$8.5 MM land contribution to JV
- 200 Radnor Chester Rd, Radnor, PA - Retail development
 - ▶ \$3.0 MM land deployment
- 1919 Market, Philadelphia, PA- Mixed-use development JV
 - ▶ \$ 9.8 MM initial land contribution to JV
- Encino Trace, Austin, TX - Office development
 - ▶ \$ 9.3 MM land deployment

2014 Land Sales (\$5 MM, 22 acres)

- Rob Roy, Austin, TX
 - ▶ 17 acre land parcel, sold for \$1.2 MM gain
- Westpoint II, Dallas, TX
 - ▶ 5 acre land parcel, sold for nominal gain

Land Inventory (\$90 MM, 469 acres)

- 5.9 million square foot FAR potential
- 2.4% of asset base

In Planning / Zoning (\$11 MM, 39 acres)

- Main Street Land, NJ - Re-entitlement to Residential
- Paintworks Corporate Ctr, NJ - Residential, Mixed-use
- 7000 Midlantic, NJ - Mixed-use
- Wood Oak Drive, Herndon, VA - Mixed-use
- Several PA, NJ and VA Sites - Residential/Retail/Hotel

Future Development Sites (\$60 MM, 211 acres)

- Metroplex II / III, Plymouth Meeting, PA
- Swedesford Road, East Whiteland, PA
- Two Christina, Wilmington, DE
- West Lake, Herndon, VA
- Woodland Park, Herndon, VA
- Several other PA, NJ and VA Sites

Other Land Parcels (\$19 MM, 219 acres)

- Approximately 7 acres under agreement of sale

	Location	Type	Event Date	Square Feet/Acres	Purchase/Sales Price or Basis	Occupancy % @ Event	Occupancy % @ 6/30/2014	Leased % @ 7/18/2014
2014 PROPERTY ACTIVITY								
ACQUISITION								
Encino Trace Land (a)	Austin, TX	Land	02/19/2014	54.1 acres	\$ 13,978	N/A	N/A	40.0%
DISPOSITIONS								
Westpoint II Land	Dallas, TX	Land	04/16/2014	5.3 acres	\$ 1,600	N/A		
Four Points Centre/DRA JV (sold 50% of \$41.5 MM asset)	Austin, TX	Two Office Bldgs	04/03/2014	192,396	20,750	99.2%		
Rob Roy Land	Austin, TX	Land	03/27/2014	16.8 acres	3,520	N/A		
Total Dispositions				192,396	\$ 25,870			
Net Disposition Activity					\$ 11,892			

2013 PROPERTY ACTIVITY

ACQUISITIONS

One & Two Commerce Square (bought 74% of \$331.8 MM asset)	Philadelphia, PA	Two Office Bldgs	12/19/2013	1,896,142	\$ 245,551	86.7%	86.2%	89.6%
Four Points Centre	Austin, TX	Two Office Bldgs	12/19/2013	192,396	41,500	99.2%	100.0%	100.0%
Four Points Land	Austin, TX	Land	12/19/2013	22.3 acres	5,750	N/A	N/A	N/A
Cira - Ground Lease Acquisition	Philadelphia, PA	Land	11/19/2013	0.8 acre	24,600	100.0%	100.0%	100.0%
Three Logan Square - Ground Lease Acquisition	Philadelphia, PA	Land	04/25/2013	1.8 acres	25,196	83.7%	96.8%	97.8%
Six Tower Bridge (bought 37% of \$24.5 MM) (b)	Conshohocken, PA	Office	06/19/2013	116,174	9,048	73.2%	89.5%	94.5%
Total Acquisitions				2,204,712	\$ 351,645			

DISPOSITIONS

875 First Avenue	King of Prussia, PA	Office	12/19/2013	50,000	\$ 3,750	0.0%		
1336 Enterprise Drive	West Chester, PA	Office	10/17/2013	39,330	2,600	0.0%		
Austin Properties/DRA JV (sold 50% of \$324.8 MM asset)	Austin, TX	Eleven Office Bldgs	10/16/2013	1,398,826	162,400	96.8%		
Dabney Land East	Richmond, VA	Land	08/05/2013	8.0 acres	543	N/A		
The Bluffs	San Diego, CA	Office	06/28/2013	68,708	18,000	98.8%		
100 Arrandale Boulevard	Exton, PA	Office	06/28/2013	34,931	3,500	0.0%		
100 Applebrook	Malvern, PA	Office	06/19/2013	28,000	2,675	0.0%		
Two Tower Bridge (sold 35% share on \$18.5 MM asset) (b)	Conshohocken, PA	Office	06/19/2013	82,582	6,475	92.5%		
Pacific View Plaza	Carlsbad, CA	Office	06/14/2013	51,695	10,300	90.5%		
One / Three Christina (sold 20% share of \$85.0 MM asset)	Wilmington, DE	Two Office Bldgs	03/26/2013	632,797	17,400	98.9%		
Princeton Pike Corporate Center	Lawrenceville, NJ	Eight Office Bldgs	02/25/2013	800,546	121,000	86.9%		
Total Dispositions				3,187,415	\$ 348,643			
Net Acquisition Activity					\$ 3,002			

(a) Purchase price includes land and amounts capitalized in construction-in-progress.

(b) The Company exchanged its entire 35% equity interest in Two Tower Bridge for its partner's 37% interest in Six Tower Bridge, and as a result, obtained a 100% equity interest in Six Tower Bridge, a Class A office property in Conshohocken, PA.

	Six Months Ended		Three Months Ended					
	06/30/2014	06/30/2013	06/30/2014	03/31/2014	12/31/2013	09/30/2013	06/30/2013	03/31/2013
Property Count								
Office	175	181	175	175	175	180	181	184
Industrial/Mixed-use	26	25	26	25	25	25	25	25
Total Property Count	201	206	201	200	200	205	206	209
Property Square Feet								
Office	22,902,848	22,339,774	22,902,848	22,939,802	22,939,802	22,300,261	22,339,774	22,406,934
Industrial/Mixed-use	1,051,660	1,033,776	1,051,660	1,033,776	1,033,776	1,033,776	1,033,776	1,033,776
Total Square Feet	23,954,508	23,373,550	23,954,508	23,973,578	23,973,578	23,334,037	23,373,550	23,440,710
Occupancy %:								
Office	88.8%	87.4%	88.8%	88.8%	89.0%	87.9%	87.4%	87.2%
Industrial/Mixed-use	99.8%	98.7%	99.8%	99.8%	99.4%	97.1%	98.7%	99.3%
Total Occupancy %	89.3%	87.9%	89.3%	89.2%	89.5%	88.3%	87.9%	87.7%
Leased % (2):								
Office	91.3%	90.5%	91.3%	90.8%	91.4%	90.9%	90.5%	90.4%
Industrial/Mixed-use	99.8%	99.1%	99.8%	99.8%	99.4%	99.3%	99.1%	99.3%
Total Leased %	91.7%	90.9%	91.7%	91.2%	91.8%	91.3%	90.9%	90.8%
Sublease Space:								
Square footage	571,913	669,729	571,913	525,557	510,487	539,738	669,729	647,117
Average remaining lease term (yrs)	1.5	1.7	1.5	1.6	1.8	1.8	1.7	1.8
% of total square feet	2.4%	2.9%	2.4%	2.2%	2.1%	2.3%	2.9%	2.8%
Leasing & Absorption (square feet) (3):								
New leases commenced	484,054	578,304	147,609	336,445	398,869	279,464	315,882	262,422
Expansions commenced	332,555	201,900	167,521	165,034	127,215	168,234	145,078	56,822
Leases renewed	607,627	807,113	271,580	336,047	397,700	384,691	434,240	372,873
Total Leasing Activity	1,424,236	1,587,317	586,710	837,526	923,784	832,389	895,200	692,117
Contractions	(27,279)	(81,777)	(22,217)	(5,062)	(967)	(9,464)	(63,436)	(18,341)
Leases expired	(1,156,278)	(1,393,911)	(418,837)	(737,441)	(524,266)	(648,064)	(717,775)	(676,136)
Early terminations	(269,461)	(215,353)	(122,565)	(146,896)	(54,846)	(125,571)	(93,773)	(121,580)
Net absorption	(28,782)	(103,724)	23,091	(51,873)	343,705	49,290	20,216	(123,940)
Retention %	64.7%	59.7%	77.9%	56.3%	90.5%	70.6%	66.2%	52.7%
Direct Lease Deals (% of deals, based on SF, done without an external broker)	22%	23%	20%	14%	22%	22%	23%	22%

(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.

(2) Includes leases entered into through July 18, 2014 that will commence subsequent to the end of the current period.

(3) Includes leasing related to held for sale and sold properties.

	Six Months Ended		Three Months Ended						
	06/30/2014	06/30/2013	06/30/2014	03/31/2014	12/31/2013	09/30/2013	06/30/2013	03/31/2013	
New Leases/Expansions (2):									
Cash Rent Growth									
Expiring Rate	\$ 22.01	\$ 26.37	\$ 24.53	\$ 18.25	\$ 20.67	\$ 23.54	\$ 25.18	\$ 29.20	
New Rate	\$ 22.25	\$ 27.86	\$ 23.84	\$ 19.27	\$ 18.58	\$ 24.44	\$ 27.39	\$ 29.01	
Increase (decrease) %	1.1%	5.6%	-2.8%	5.6%	-10.1%	3.8%	8.8%	-0.7%	
GAAP Rent Growth									
Expiring Rate	\$ 21.04	\$ 25.57	\$ 22.76	\$ 17.72	\$ 19.34	\$ 22.29	\$ 24.61	\$ 27.84	
New Rate	\$ 23.41	\$ 28.32	\$ 24.11	\$ 20.92	\$ 18.54	\$ 24.37	\$ 27.87	\$ 29.43	
Increase (decrease) %	11.3%	10.8%	6.0%	18.1%	-4.1%	9.3%	13.2%	5.7%	
Renewals (2):									
Cash Rent Growth									
Expiring Rate	\$ 26.51	\$ 24.04	\$ 29.86	\$ 23.43	\$ 12.15	\$ 24.47	\$ 24.46	\$ 23.49	
Renewal Rate	\$ 24.23	\$ 24.37	\$ 27.14	\$ 21.59	\$ 11.62	\$ 24.44	\$ 24.16	\$ 24.64	
Increase (decrease) %	-8.6%	1.3%	-9.1%	-7.9%	-4.3%	-0.1%	-1.2%	4.9%	
GAAP Rent Growth									
Expiring Rate	\$ 24.74	\$ 22.36	\$ 27.49	\$ 22.21	\$ 11.51	\$ 22.96	\$ 22.22	\$ 22.55	
Renewal Rate	\$ 24.90	\$ 24.57	\$ 27.84	\$ 22.23	\$ 11.78	\$ 25.13	\$ 24.24	\$ 25.02	
Increase (decrease) %	0.7%	9.9%	1.3%	0.1%	2.3%	9.5%	9.1%	11.0%	
Combined Leasing (2):									
Cash Rent Growth									
Expiring Rate	\$ 24.83	\$ 24.76	\$ 28.19	\$ 21.25	\$ 14.94	\$ 24.26	\$ 24.71	\$ 24.85	
New/Renewal Rate	\$ 23.49	\$ 25.44	\$ 26.10	\$ 20.62	\$ 13.90	\$ 24.44	\$ 25.30	\$ 25.68	
Increase (decrease) %	-5.4%	2.7%	-7.4%	-3.0%	-6.9%	0.8%	2.4%	3.4%	
GAAP Rent Growth									
Expiring Rate	\$ 23.35	\$ 23.35	\$ 26.01	\$ 20.32	\$ 14.08	\$ 22.80	\$ 23.07	\$ 23.81	
New/Renewal Rate	\$ 24.35	\$ 25.73	\$ 26.68	\$ 21.68	\$ 13.99	\$ 24.95	\$ 25.52	\$ 26.07	
Increase (decrease) %	4.2%	10.2%	2.6%	6.7%	-0.6%	9.4%	10.6%	9.5%	
Capital Costs Committed (3):									
Leasing Commissions (per square foot)	\$ 5.86	\$ 3.74	\$ 5.50	\$ 6.13	\$ 2.23	\$ 4.08	\$ 2.68	\$ 5.35	
Tenant Improvements (per square foot)	13.20	9.17	10.47	15.05	7.86	9.04	7.49	11.71	
Total	\$ 19.06	\$ 12.91	\$ 15.97	\$ 21.18	\$ 10.09	\$ 13.12	\$ 10.16	\$ 17.06	
Total capital per square foot per lease year (3)	\$ 2.31	\$ 2.26	\$ 2.56	\$ 2.08	\$ 1.53	\$ 2.30	\$ 2.29	\$ 2.21	
Weighted average lease term (yrs) for leases commenced in QTR or YTD	8.6	5.3	6.1	10.3	5.5	5.5	4.6	6.1	

(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	% of Total Square Feet	Current	Per Square Foot	Final	Per Square Foot
			Out	In								
Original 2014 Expirations	2,731,429											
MTM tenants at 12/31/13	46,524											
Renewed prior to 2014	(1,082,336) (1)											
Vacated prior to 2014	(194,773) (2)											
2014	1,500,844	(1,081)	(428,360)		(575,930)	8,248	503,721	2.1%	11,646,725	23.12	11,673,208	23.17
2015	2,140,467		(468,069)	228,038	(107,469)	15,341	1,808,308	7.5%	37,228,880	20.59	37,725,054	20.86
2016	1,843,008	(1,952)	(43,142)	60,152	(27,792)	15,582	1,845,856	7.7%	43,306,965	23.46	44,509,331	24.11
2017	2,899,824	(25,944)	(54,208)	92,878	(18,845)	51,293	2,944,998	12.3%	71,836,809	24.39	77,524,423	26.32
2018	2,825,449	(114,443)	(8,833)	24,083	(9,755)	18,841	2,735,342	11.4%	70,080,764	25.62	75,488,701	27.60
2019	1,554,664	(43,542)	(29,817)	30,917	(24,056)	83,120	1,571,286	6.6%	41,127,451	26.17	47,620,440	30.31
2020	1,794,185	(421)	(7,044)	286,002	(14,782)	54,374	2,112,314	8.8%	46,725,776	22.12	55,964,292	26.49
2021	1,097,183	4,390	(43,420)	18,092	(3,965)	98,879	1,171,159	4.9%	26,945,998	23.01	32,972,268	28.15
2022	1,601,503			97,294		72,020	1,770,817	7.4%	44,227,092	24.98	52,190,304	29.47
2023	622,756			10,126	(60,423)	26,429	598,888	2.5%	14,519,104	24.24	18,174,501	30.35
2024	696,577	16,220				102,071	814,868	3.4%	21,187,647	26.00	31,069,622	38.13
Thereafter	2,871,050	138,671		235,311	(2,374)	270,411	3,513,069	14.7%	92,133,771	26.23	112,540,663	32.03
Total	21,447,510	(28,102)	(1,082,893)	1,082,893	(845,391)	816,609	21,390,626	89.3%	\$ 520,966,982	\$ 24.35	\$ 597,452,806	\$ 27.93

(1) Reflects 2014 expirations renewed prior to 2014 which will be reflected in the leasing activity statistics (p.16-17) during the quarter in which the new leases commence.

(2) Reflects 2014 expirations that vacated prior to 2014 before the lease was originally scheduled to expire, and as a result, were reflected in the leasing activity statistics (p.16-17) during the quarter in which the lease vacated.

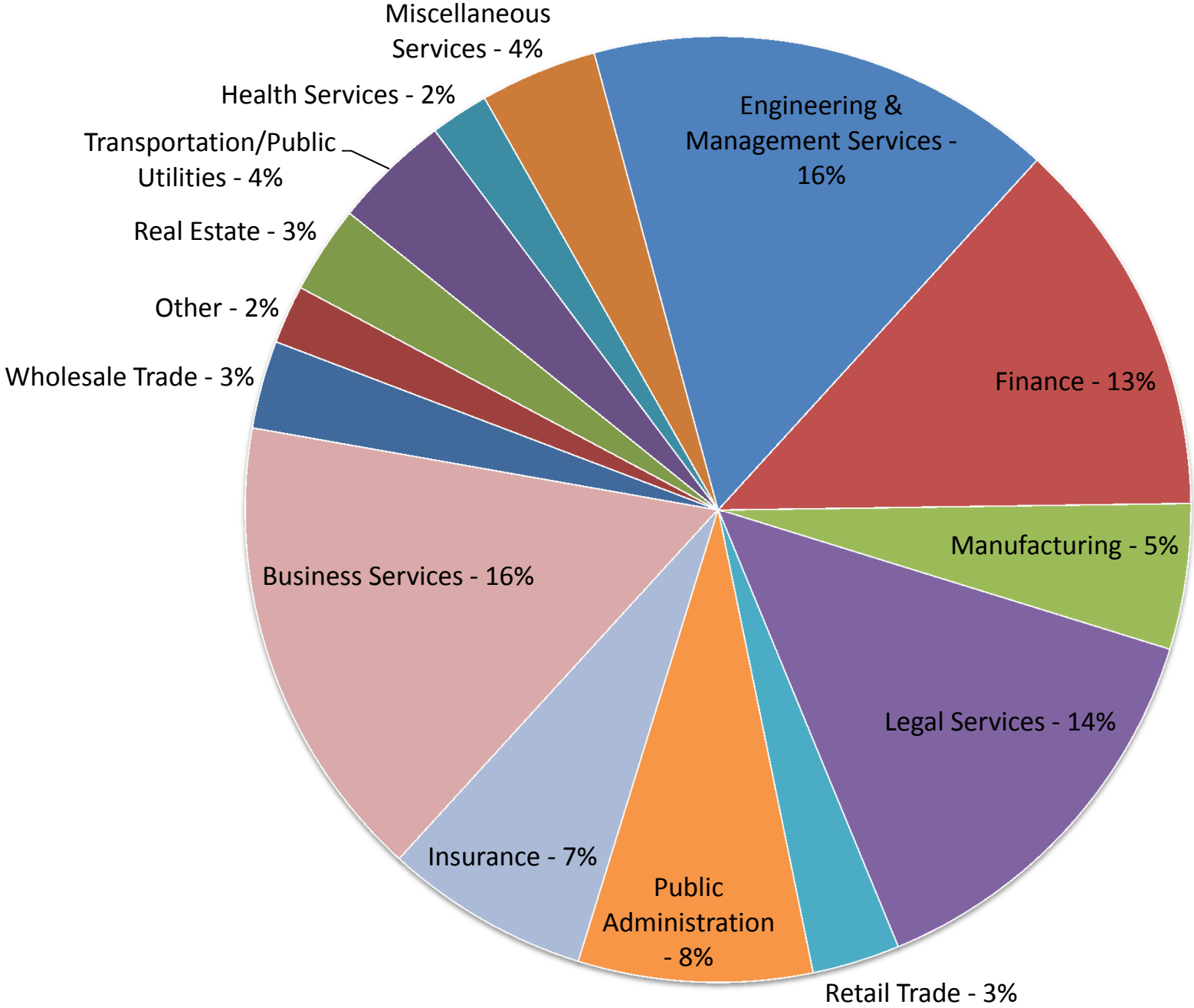
(3) Reflects annualized base rent and current reimbursement for operating expenses and real estate taxes.

(4) Reflects leases renewed through July 18, 2014 that will commence subsequent to the end of the current period.

	2014	2015	2016	2017	2018	2019	2020	Thereafter	Total	
Philadelphia CBD	Square feet expiring (Net of Acquired/Sold)	96	517	293	293	722	253	586	3,347	6,108
	Net leasing activity	(38)	(297)	(9)	26	1	1	39	390	113
	Remaining square feet expiring	58	220	284	319	723	254	625	3,737	6,221
	Square feet as a % of Region NRA	0.9%	3.3%	4.2%	4.7%	10.7%	3.8%	9.3%	55.4%	92.2%
	Annualized rent in expiring year	\$ 1,698	\$ 3,800	\$ 9,296	\$ 9,730	\$ 23,297	\$ 9,317	\$ 16,272	\$ 123,629	\$ 197,038
	Annualized rent per SF in expiring year	\$ 29.13	\$ 17.27	\$ 32.76	\$ 30.50	\$ 32.23	\$ 36.62	\$ 26.03	\$ 33.08	\$ 31.67
Pennsylvania Suburbs	Square feet expiring (Net of Acquired/Sold)	354	784	594	1,085	809	445	540	1,436	6,047
	Net leasing activity	(231)	(71)	(15)	39	8	11	132	235	107
	Remaining square feet expiring	123	714	579	1,124	816	455	672	1,671	6,154
	Square feet as a % of Region NRA	1.9%	10.7%	8.7%	16.9%	12.3%	6.9%	10.1%	25.1%	92.6%
	Annualized rent in expiring year	\$ 3,238	\$ 17,521	\$ 13,652	\$ 30,008	\$ 19,682	\$ 13,210	\$ 20,864	\$ 51,237	\$ 169,412
	Annualized rent per SF in expiring year	\$ 26.31	\$ 24.55	\$ 23.59	\$ 26.70	\$ 24.11	\$ 29.01	\$ 31.05	\$ 30.67	\$ 27.53
Metropolitan Washington, D.C.	Square feet expiring (Net of Acquired/Sold)	370	140	264	508	621	398	153	1,206	3,659
	Net leasing activity	(280)	13	2	(2)	2	(11)	44	34	(198)
	Remaining square feet expiring	90	152	267	506	623	387	198	1,239	3,461
	Square feet as a % of Region NRA	2.2%	3.6%	6.4%	12.1%	14.9%	9.2%	4.7%	29.6%	82.8%
	Annualized rent in expiring year	\$ 2,449	\$ 4,272	\$ 8,079	\$ 16,182	\$ 21,321	\$ 14,100	\$ 6,593	\$ 45,475	\$ 118,471
	Annualized rent per SF in expiring year	\$ 27.20	\$ 28.07	\$ 30.28	\$ 31.96	\$ 34.25	\$ 36.47	\$ 33.36	\$ 36.70	\$ 34.23
New Jersey/Delaware	Square feet expiring (Net of Acquired/Sold)	317	462	254	330	250	188	285	641	2,727
	Net leasing activity	(215)	19	10	9	0	35	62	104	24
	Remaining square feet expiring	102	481	264	339	250	223	347	745	2,751
	Square feet as a % of Region NRA	3.2%	15.3%	8.4%	10.8%	8.0%	7.1%	11.1%	23.7%	87.6%
	Annualized rent in expiring year	\$ 2,185	\$ 8,735	\$ 5,420	\$ 7,247	\$ 5,547	\$ 5,061	\$ 6,777	\$ 18,138	\$ 59,111
	Annualized rent per SF in expiring year	\$ 21.51	\$ 18.16	\$ 20.55	\$ 21.35	\$ 22.19	\$ 22.69	\$ 19.53	\$ 24.35	\$ 21.49
Richmond, VA	Square feet expiring (Net of Acquired/Sold)	332	181	367	317	256	159	209	408	2,228
	Net leasing activity	(228)	33	15	(7)	11	22	13	32	(108)
	Remaining square feet expiring	104	213	382	310	267	181	222	441	2,120
	Square feet as a % of Region NRA	4.2%	8.6%	15.4%	12.4%	10.7%	7.3%	8.9%	17.7%	85.1%
	Annualized rent in expiring year	\$ 1,506	\$ 2,640	\$ 6,444	\$ 4,879	\$ 3,968	\$ 3,538	\$ 3,610	\$ 7,367	\$ 33,952
	Annualized rent per SF in expiring year	\$ 14.48	\$ 12.38	\$ 16.85	\$ 15.74	\$ 14.86	\$ 19.52	\$ 16.28	\$ 16.72	\$ 16.01
California	Square feet expiring (Net of Acquired/Sold)	30	58	68	340	54	69	19	12	651
	Net leasing activity	(3)	(29)	2	6	2	2	29	24	33
	Remaining square feet expiring	27	28	70	346	57	71	49	36	684
	Square feet as a % of Region NRA	3.6%	3.8%	9.3%	46.2%	7.5%	9.4%	6.5%	4.8%	91.1%
	Annualized rent in expiring year	\$ 598	\$ 757	\$ 1,617	\$ 9,478	\$ 1,672	\$ 2,394	\$ 1,848	\$ 1,102	\$ 19,468
	Annualized rent per SF in expiring year	\$ 22.31	\$ 26.75	\$ 23.06	\$ 27.36	\$ 29.51	\$ 33.91	\$ 38.04	\$ 30.68	\$ 28.48
CONSOLIDATED PORTFOLIO	Square feet expiring (Net of Acquired/Sold)	1,500	2,140	1,841	2,874	2,711	1,511	1,793	7,050	21,420
	Net leasing activity	(996)	(332)	5	71	24	60	319	819	(29)
	Remaining square feet expiring	504	1,808	1,846	2,945	2,735	1,571	2,112	7,869	21,391
	Square feet as a % of total NRA	2.1%	7.5%	7.7%	12.3%	11.4%	6.6%	8.8%	32.8%	89.3%
	Annualized rent in expiring year	\$ 11,673	\$ 37,725	\$ 44,509	\$ 77,524	\$ 75,489	\$ 47,620	\$ 55,964	\$ 246,947	\$ 597,453
	Annualized rent per SF in expiring year	\$ 23.20	\$ 20.86	\$ 24.13	\$ 26.30	\$ 27.60	\$ 30.31	\$ 26.49	\$ 31.38	\$ 27.93

Top Twenty Tenants	Annualized Rent (1)	% of Total Annualized Rent (1)	Annualized Rent per Square Foot (1)	Square Feet Occupied	% of Total Square Feet
General Services Administration - U.S. Govt.	\$ 34,681	6.7%	\$ 22.37	1,550,382	7.2%
Northrop Grumman Corporation	14,280	2.7%	33.13	431,033	2.0%
Pepper Hamilton LLP	11,524	2.2%	33.90	339,923	1.6%
Wells Fargo Bank, N.A.	11,087	2.1%	26.21	423,028	2.0%
Comcast Corporation	9,148	1.8%	26.94	339,582	1.6%
KPMG, LLP	8,374	1.6%	34.63	241,828	1.1%
Dechert LLP	7,667	1.5%	35.08	218,565	1.0%
Lincoln National Management Co.	6,853	1.3%	34.60	198,079	0.9%
Blank Rome LLP	6,360	1.2%	26.85	236,903	1.1%
Verizon	6,071	1.2%	26.43	229,699	1.1%
Macquarie US	6,005	1.2%	26.89	223,355	1.0%
Drinker Biddle & Reath LLP	5,811	1.1%	27.73	209,584	1.0%
PricewaterhouseCoopers LLP	5,564	1.1%	23.45	237,221	1.1%
Detek Systems, Inc.	5,504	1.1%	34.86	157,900	0.7%
Janney Montgomery Scott, LLC	4,465	0.9%	27.81	160,544	0.8%
Reliance Standard Life Insurance Company	4,140	0.8%	28.85	143,518	0.7%
CSL Behring, LLC	4,106	0.8%	18.70	219,573	1.0%
Executive Health Resources, Inc.	4,060	0.8%	20.54	197,618	0.9%
Marsh & McLennan Companies, Inc.	4,059	0.8%	36.15	112,278	0.5%
Baker & Hostetler LLP	3,807	0.7%	34.82	109,323	0.5%
Sub-total top twenty tenants	163,566	31.6%	27.35	5,979,936	27.8%
Remaining tenants	357,401	68.4%	23.19	15,410,690	72.2%
Total portfolio as of June 30, 2014	\$ 520,967	100.0%	\$ 24.35	21,390,626	100.0%

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



	Six Months Ended		Three Months Ended					
	06/30/2014	06/30/2013	06/30/2014	03/31/2014	12/31/2013	09/30/2013	06/30/2013	03/31/2013
Revenue								
Rents	\$ 243,293	\$ 230,672	\$ 121,622	\$ 121,671	\$ 114,333	\$ 116,382	\$ 116,064	\$ 114,608
Tenant reimbursements	43,962	39,901	20,502	23,460	18,492	20,694	19,560	20,341
Termination fees	5,552	906	3,349	2,203	1,551	2,040	410	496
Third party mgt. fees, labor reimbursement and leasing	8,337	6,389	4,187	4,150	3,401	3,263	3,153	3,236
Other	1,470	2,330	840	630	881	975	1,457	873
Total revenue	302,614	280,198	150,500	152,114	138,658	143,354	140,644	139,554
Operating expenses								
Property operating expenses	89,937	78,782	43,136	46,801	40,985	40,639	39,433	39,349
Real estate taxes	26,298	28,472	12,841	13,457	12,973	14,167	14,177	14,295
Third party management expenses	3,446	2,788	1,730	1,716	1,646	1,317	1,363	1,425
Depreciation and amortization	105,157	98,717	52,587	52,570	47,721	50,583	49,241	49,476
General & administrative expenses	14,186	13,887	6,005	8,181	7,305	6,436	7,336	6,551
Total operating expenses	239,024	222,646	116,299	122,725	110,630	113,142	111,550	111,096
Operating income	63,590	57,552	34,201	29,389	28,028	30,212	29,094	28,458
Other income (expense)								
Interest income	770	180	385	385	596	268	122	58
Historic tax credit transaction income	-	-	-	-	-	11,853	-	-
Interest expense	(63,356)	(61,351)	(31,512)	(31,844)	(30,248)	(30,338)	(30,437)	(30,914)
Amortization of deferred financing costs	(2,386)	(2,344)	(1,197)	(1,189)	(1,174)	(1,158)	(1,183)	(1,161)
Interest expense - financing obligation	(588)	(429)	(316)	(272)	(279)	(264)	(211)	(218)
Equity in income (loss) of real estate ventures	(247)	3,043	(489)	242	(93)	714	1,508	1,535
Net gain (loss) on sale of undepreciated real estate	1,184	-	(3)	1,187	(8)	(129)	-	-
Net gain (loss) from remeasurement of investment in RE ventures	458	7,847	458	-	(981)	-	7,847	-
Net gain (loss) on real estate venture transactions	(417)	3,683	(282)	(135)	25,921	-	3,683	-
Loss on early extinguishment of debt	-	(1,116)	-	-	(992)	(11)	(1,113)	(3)
Income (loss) from continuing operations	(992)	7,065	1,245	(2,237)	20,770	11,147	9,310	(2,245)
Discontinued operations								
Income (loss) from discontinued operations	18	989	26	(8)	(121)	(43)	129	860
Net gain (loss) on disposition of discontinued operations	903	3,045	903	-	353	(16)	(2,259)	5,304
Total discontinued operations	921	4,034	929	(8)	232	(59)	(2,130)	6,164
Net income (loss)	(71)	11,099	2,174	(2,245)	21,002	11,088	7,180	3,919
Net (income) loss from discontinued operations attributable to non-controlling interests - LP units	(10)	(53)	(10)	-	(3)	1	25	(78)
Net (income) loss attributable to non-controlling interests partners' share of consolidated real estate ventures	12	-	24	(12)	-	-	-	-
Net (income) loss from continuing operations attributable to non-controlling interests - LP units	49	(37)	5	44	(214)	(106)	(87)	50
Net (income) loss attributable to non-controlling interests	51	(90)	19	32	(217)	(105)	(62)	(28)
Net income (loss) attrib. to Brandywine Realty Trust	(20)	11,009	2,193	(2,213)	20,785	10,983	7,118	3,891
Preferred share distributions	(3,450)	(3,450)	(1,725)	(1,725)	(1,725)	(1,725)	(1,725)	(1,725)
Nonforfeitable dividends allocated to unvested restricted shareholders	(186)	(193)	(83)	(103)	(85)	(85)	(85)	(108)
Net income (loss) attrib. to common shareholders	\$ (3,656)	\$ 7,366	\$ 385	\$ (4,041)	\$ 18,975	\$ 9,173	\$ 5,308	\$ 2,058
Per Share Data								
Basic income (loss) per common share	\$ (0.02)	\$ 0.05	\$ 0.00	\$ (0.03)	\$ 0.12	\$ 0.06	\$ 0.03	\$ 0.01
Basic weighted-average shares outstanding	156,916,356	149,508,957	157,037,348	156,794,019	156,722,149	156,703,348	155,347,384	143,605,659
Diluted income (loss) per common share	\$ (0.02)	\$ 0.05	\$ 0.00	\$ (0.03)	\$ 0.12	\$ 0.06	\$ 0.03	\$ 0.01
Diluted weighted-average shares outstanding	156,916,356	150,666,245	158,566,626	156,794,019	158,187,817	157,992,045	156,691,201	143,605,659

Second Quarter	Same Store Portfolio				Recently Acquired (1)		Development/ Redevelopment (2)		Other/ (Eliminations) (3)		All Properties		
	Second Quarter		Variance	%	Second Quarter		Second Quarter		Second Quarter		Second Quarter		
	2014	2013			2014	2013	2014	2013	2014	2013	2014	2013	Variance
Revenue													
Rents													
Cash	\$ 105,383	\$ 101,357	\$ 4,026	4.0%	\$ 9,578	\$ 92	\$ 2,124	\$ 2,098	\$ (807)	\$ 4,973	\$ 116,278	\$ 108,520	\$ 7,758
Straight-line	2,732	5,156	(2,424)	-47.0%	855	660	4	37	-	(95)	3,591	5,758	(2,167)
Above/below-market rent amortization	1,421	1,432	(11)	-0.8%	77	-	255	246	-	108	1,753	1,786	(33)
Total rents	109,536	107,945	1,591	1.5%	10,510	752	2,383	2,381	(807)	4,986	121,622	116,064	5,558
Tenant reimbursements	15,890	14,925	965	6.5%	4,126	85	432	379	54	4,171	20,502	19,560	942
Termination fees	2,965	410	2,555	623.2%	384	-	-	-	-	-	3,349	410	2,939
Third party mgt fees, labor reimbursement and leasing	-	-	-	-	-	-	-	-	4,187	3,153	4,187	3,153	1,034
Other	500	926	(426)	-46.0%	63	-	81	120	196	411	840	1,457	(617)
Total revenue	128,891	124,206	4,685	3.8%	15,083	837	2,896	2,880	3,630	12,721	150,500	140,644	9,856
Property operating expenses	38,496	36,949	(1,547)	-4.2%	5,203	124	1,343	1,167	(1,906)	1,193	43,136	39,433	(3,703)
Real estate taxes	10,911	11,733	822	7.0%	1,465	97	278	361	187	1,986	12,841	14,177	1,336
Third party management expenses	-	-	-	-	-	-	-	-	1,730	1,363	1,730	1,363	(367)
Net operating income	\$ 79,484	\$ 75,524	\$ 3,960	5.2%	\$ 8,415	\$ 616	\$ 1,275	\$ 1,352	\$ 3,619	\$ 8,179	\$ 92,793	\$ 85,671	\$ 7,122
Net operating income, excl. net termination fees and other	\$ 76,809	\$ 74,203	\$ 2,606	3.5%	\$ 7,968	\$ 616	\$ 1,194	\$ 1,232	\$ 3,423	\$ 7,768	\$ 88,604	\$ 83,804	\$ 4,800
Number of properties	196	196			5		4				205		
Square feet (in thousands)	21,770	21,770			2,185		1,408				25,363		
Core Occupancy % (end of period)	89.5%	87.5%			87.0%		N/A				89.3%		
NOI margin, excl. termination fees, third party and other revenues	60.6%	60.4%									60.6%	60.5%	
Expense recovery ratio	32.2%	30.7%									36.6%	36.5%	

	2014	2013	Variance	% Change
Net operating income	\$ 79,484	\$ 75,524	\$ 3,960	5.2%
Less: Straight line rents	(2,732)	(5,156)	(2,424)	47.0%
Less: Above/below market rent amortization	(1,421)	(1,432)	(11)	0.8%
Add: Non-cash ground rent expense	22	498	476	95.5%
Cash - Net operating income	\$ 75,353	\$ 69,434	\$ 5,919	8.5%
Cash - Net operating income, excl. net term fees & other	\$ 72,678	\$ 68,113	\$ 4,565	6.7%

- (1) The five properties completed/acquired and placed in service are One and Two Commerce Square, Six Tower Bridge, Radnor-Chester Road and 660 Germantown Pike.
- (2) Results include two developments, one redevelopments and one re-entitlement property.
- (3) Includes normal intercompany eliminating entities.

YTD 2014 Same Store Net Operating Income Comparison (unaudited, in thousands)

Year to Date	Same Store Portfolio				Recently Acquired (1)		Development/ Redevelopment (2)		Other/ (Eliminations) (3)		All Properties		
	Year to Date				Year to Date		Year to Date		Year to Date		Year to Date		
	2014	2013	Variance	% Change	2014	2013	2014	2013	2014	2013	2014	2013	Variance
Revenue													
Rents													
Cash	\$ 210,076	\$ 202,016	\$ 8,060	4.0%	\$ 18,930	\$ 92	\$ 4,242	\$ 4,209	\$ (835)	\$ 9,630	\$ 232,413	\$ 215,947	\$ 16,466
Straight-line	5,372	9,813	(4,441)	-45.3%	1,718	1,326	14	90	79	(77)	7,183	11,152	(3,969)
Above/below-market rent amortization	2,847	2,869	(22)	-0.8%	285	-	509	490	56	214	3,697	3,573	124
Total rents	218,295	214,698	3,597	1.7%	20,933	1,418	4,765	4,789	(700)	9,767	243,293	230,672	12,621
Tenant reimbursements	34,382	31,049	3,333	10.7%	8,103	112	867	787	610	7,953	43,962	39,901	4,061
Termination fees	5,168	906	4,262	470.4%	384	-	-	-	-	-	5,552	906	4,646
Third party management fees, labor reimbursement & leasing	-	-	-	-	-	-	-	-	8,337	6,389	8,337	6,389	1,948
Other	879	1,547	(668)	-43.2%	101	-	107	135	383	648	1,470	2,330	(860)
Total revenue	258,724	248,200	10,524	4.2%	29,521	1,530	5,739	5,711	8,630	24,757	302,614	280,198	22,416
Property operating expenses	80,189	74,912	(5,277)	-7.0%	10,219	214	2,695	2,347	(3,166)	1,309	89,937	78,782	(11,155)
Real estate taxes	22,229	23,555	1,326	5.6%	2,915	202	510	824	644	3,891	26,298	28,472	2,174
Third party management expenses	-	-	-	-	-	-	-	-	3,446	2,788	3,446	2,788	(658)
Net operating income	\$ 156,306	\$ 149,733	\$ 6,573	4.4%	\$ 16,387	\$ 1,114	\$ 2,534	\$ 2,540	\$ 7,706	\$ 16,769	\$ 182,933	\$ 170,156	\$ 12,777
Net operating income, excl. net termination fees and other	\$ 152,176	\$ 147,381	\$ 4,795	3.3%	\$ 15,902	\$ 1,114	\$ 2,427	\$ 2,405	\$ 7,323	\$ 16,121	\$ 175,911	\$ 166,920	\$ 8,991
Number of properties	196	196			5		4				205		
Square feet (in thousands)	21,770	21,770			2,185		1,408				25,363		
Core Occupancy % (end of period)	89.5%	87.5%			87.0%		N/A				89.3%		
NOI margin, excl. termination fees, third party and other revenues	59.5%	59.9%									59.5%	60.4%	
Expense recovery ratio	33.6%	31.5%									37.8%	37.2%	

	2014	2013	Variance	% Change
Net operating income	\$ 156,306	\$ 149,733	\$ 6,573	4.4%
Less: Straight line rents	(5,372)	(9,813)	(4,441)	45.3%
Less: Above/below market rent amortization	(2,847)	(2,869)	(22)	0.8%
Add: Non-cash ground rent expense	44	925	881	95.2%
Cash - Net operating income	\$ 148,131	\$ 137,976	\$ 10,155	7.4%
Cash - Net operating income, excl. net term fees & other	\$ 144,001	\$ 135,624	\$ 8,377	6.2%

(1) The five properties completed/acquired and placed in service are One and Two Commerce Square, Six Tower Bridge, Radnor-Chester Road and 660 Germantown Pike.

(2) Results include two developments, one redevelopment and one re-entitlement property.

(3) Includes normal intercompany eliminating entities.

	Six Months Ended		Three Months Ended					
	06/30/2014	06/30/2013	06/30/2014	03/31/2014	12/31/2013	09/30/2013	06/30/2013	03/31/2013
Net income (loss)	\$ (71)	\$ 11,099	\$ 2,174	\$ (2,245)	\$ 21,002	\$ 11,088	\$ 7,180	\$ 3,919
Add (deduct) capital market, transactional and other items:								
Historic tax credit transaction income	-	-	-	-	-	(11,853)	-	-
Net (gain) loss on disposition of discontinued operations	(903)	(3,045)	(903)	-	(353)	16	2,259	(5,304)
(Gain) loss on sale of undepreciated real estate	(1,184)	-	3	(1,187)	8	129	-	-
(Gain) loss from remeasurement of investment in a real estate venture	(458)	(7,847)	(458)	-	981	-	(7,847)	-
(Gain) loss on real estate venture transactions	417	(3,683)	282	135	(25,921)	-	(3,683)	-
Acquisition-related costs	118	301	15	103	1,325	69	290	11
Company's share of acquisition costs related to real estate ventures	94	-	94	-	433	-	-	-
Loss on early extinguishment of debt	-	1,116	-	-	992	11	1,113	3
Income adjusted for capital market, transactional and other items	(1,987)	(2,059)	1,207	(3,194)	(1,533)	(540)	(688)	(1,371)
Calculation of EBITDA								
Interest expense								
Continuing operations	63,356	61,351	31,512	31,844	30,248	30,338	30,437	30,914
Company's share of unconsolidated real estate ventures	6,527	4,924	3,357	3,170	3,090	2,337	2,397	2,527
Partners' share of consolidated real estate ventures	(48)	-	(24)	(24)	-	-	-	-
Deferred financing costs	2,386	2,344	1,197	1,189	1,174	1,158	1,183	1,161
Depreciation and amortization								
Continuing operations	105,157	98,717	52,587	52,570	47,721	50,583	49,241	49,476
Discontinued operations	-	1,844	-	-	30	48	337	1,507
Company's share of unconsolidated real estate ventures	10,794	7,383	5,586	5,208	5,283	3,293	3,234	4,149
Partners' share of consolidated real estate ventures	(101)	-	(52)	(49)	-	-	-	-
Stock-based compensation costs	3,118	3,904	708	2,410	976	2,003	2,053	1,851
EBITDA, excluding capital market, transactional and other items	\$ 189,202	\$ 178,408	\$ 96,079	\$ 93,123	\$ 86,989	\$ 89,220	\$ 88,194	\$ 90,214
EBITDA, excluding capital market, transactional and other items/Total revenue	62.5%	63.7%	63.8%	61.2%	62.7%	62.2%	62.7%	64.6%
Interest expense (from above)								
Continuing operations	63,356	61,351	31,512	31,844	30,248	30,338	30,437	30,914
Company's share of unconsolidated real estate ventures	6,527	4,924	3,357	3,170	3,090	2,337	2,397	2,527
Partners' share of consolidated real estate ventures	(48)	-	(24)	(24)	-	-	-	-
Total interest expense (a)	\$ 69,835	\$ 66,275	\$ 34,845	\$ 34,990	\$ 33,338	\$ 32,675	\$ 32,834	\$ 33,441
Scheduled mortgage principal payments								
Continuing operations	6,807	5,537	3,394	3,413	2,917	2,814	2,773	2,764
Company's share of unconsolidated real estate ventures	2,003	2,858	748	1,255	849	720	1,374	1,484
Total scheduled mortgage principal payments (b)	\$ 8,810	\$ 8,395	\$ 4,142	\$ 4,668	\$ 3,766	\$ 3,534	\$ 4,147	\$ 4,248
Preferred share distributions (c)	\$ 3,450	\$ 3,450	\$ 1,725	\$ 1,725	\$ 1,725	\$ 1,725	\$ 1,725	\$ 1,725
EBITDA (excluding capital market, transactional and other items) coverage ratios:								
Interest coverage ratio = EBITDA divided by (a)	2.7	2.7	2.8	2.7	2.6	2.7	2.7	2.7
Debt service coverage ratio = EBITDA divided by (a) + (b)	2.4	2.4	2.5	2.3	2.3	2.5	2.4	2.4
Fixed charge coverage ratio = EBITDA divided by (a) + (b) + (c)	2.3	2.3	2.4	2.3	2.2	2.4	2.3	2.3
Capitalized interest	\$ 2,726	\$ 1,305	\$ 1,496	\$ 1,230	\$ 1,125	\$ 707	\$ 680	\$ 625

	Six Months Ended		Three Months Ended					
	06/30/2014	06/30/2013	06/30/2014	03/31/2014	12/31/2013	09/30/2013	06/30/2013	03/31/2013
Net income (loss) attributable to common shareholders	\$ (3,656)	\$ 7,366	\$ 385	\$ (4,041)	\$ 18,975	\$ 9,173	\$ 5,308	\$ 2,058
Add (deduct):								
Net income (loss) attributable to non-controlling interests - LP units	(49)	37	(5)	(44)	214	106	87	(50)
Nonforfeitable dividends allocated to unvested restricted shareholders	186	193	83	103	85	85	85	108
Net (gain) loss on real estate venture transactions	417	(3,683)	282	135	(25,921)	-	(3,683)	-
Net income (loss) from disc ops allocated to non-controlling interests - LP units	10	53	10	-	3	(1)	(25)	78
Net (gain) loss on disposition of disc ops	(903)	(3,045)	(903)	-	(353)	16	2,259	(5,304)
Net (gain) loss from remeasurement of investment in RE ventures	(458)	(7,847)	(458)	-	981	-	(7,847)	-
Depreciation and amortization:								
Real property - continuing operations	81,641	80,300	40,964	40,677	38,880	41,485	40,267	40,033
Leasing costs including acquired intangibles - continuing operations	23,437	18,350	11,578	11,859	8,806	9,061	8,943	9,407
Real property - discontinued operations	-	1,844	-	-	30	48	337	1,507
Leasing costs including acquired intangibles - discontinued operations	-	2	-	-	-	1	1	1
Company's share of unconsolidated real estate ventures	10,794	7,383	5,586	5,208	5,283	3,293	3,234	4,149
Partners' share of consolidated joint ventures	(101)	-	(52)	(49)	-	-	-	-
Funds from operations	\$ 111,318	\$ 100,953	\$ 57,470	\$ 53,848	\$ 46,983	\$ 63,267	\$ 48,966	\$ 51,987
Funds from operations allocable to unvested restricted shareholders	(436)	(435)	(201)	(235)	(168)	(227)	(176)	(259)
Funds from operations available to common share and unit holders (FFO)	110,882	100,518	57,269	53,613	46,815	63,040	48,790	51,728
FFO per share - fully diluted	\$ 0.69	\$ 0.66	\$ 0.36	\$ 0.34	\$ 0.29	\$ 0.39	\$ 0.31	\$ 0.35
Plus: Capital market, transactional items and other (1)	\$ (342)	\$ 1,440	\$ 112	\$ (454)	\$ 2,775	\$ 209	\$ 1,426	\$ 14
FFO, excluding capital market, transactional items and other (1)	\$ 110,540	\$ 101,958	\$ 57,381	\$ 53,159	\$ 49,590	\$ 63,249	\$ 50,216	\$ 51,742
FFO per share, excl. capital market, transactional items and other - fully diluted (1)	\$ 0.69	\$ 0.67	\$ 0.36	\$ 0.33	\$ 0.31	\$ 0.40	\$ 0.32	\$ 0.35
Weighted-average shares/units outstanding - fully diluted	160,130,850	152,481,101	160,330,365	159,927,659	159,951,556	159,755,821	158,475,513	146,446,730
Distributions paid per common share	\$ 0.30	\$ 0.30	\$ 0.15	\$ 0.15	\$ 0.15	\$ 0.15	\$ 0.15	\$ 0.15
FFO payout ratio (distributions paid per common share / FFO per diluted share)	43.5%	45.5%	41.7%	44.1%	51.7%	38.5%	48.4%	42.9%
FFO payout ratio, excluding capital market, transactional items and other (1)	43.5%	44.8%	41.7%	45.5%	48.4%	37.5%	46.9%	42.9%

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

Net (gain) loss on sale of undepreciated real estate	\$ (1,184)	-	\$ 3	\$ (1,187)	\$ 8	\$ 129	\$ -	\$ -
Employee severance expenses, net	630	-	-	630	-	-	-	-
Acquisition costs included within general & administrative expenses	118	301	15	103	1,325	69	290	11
Company share of acquisition costs related to real estate ventures	94	-	94	-	433	-	-	-
Liability management (buybacks, tenders and prepayments)	-	1,116	-	-	992	11	1,113	3
Accelerated deferred financing costs (due to liability management)	-	23	-	-	17	-	23	-
Total capital market and transactional items	(342)	1,440	112	(454)	2,775	209	1,426	14

	Six Months Ended		Three Months Ended					
	06/30/2014	06/30/2013	06/30/2014	03/31/2014	12/31/2013	09/30/2013	06/30/2013	03/31/2013
Funds from operations available to common share and unit holders	\$ 110,882	\$ 100,518	\$ 57,269	\$ 53,613	\$ 46,815	\$ 63,040	\$ 48,790	\$ 51,728
Add (deduct) certain items:								
Rental income from straight-line rent, including discontinued operations	(7,183)	(11,250)	(3,591)	(3,592)	(3,800)	(5,086)	(5,734)	(5,516)
Financing Obligation - 3141 Fairview Drive	(491)	(305)	(264)	(227)	(210)	(244)	(155)	(150)
Deferred market rental income, including discontinued operations	(3,698)	(3,588)	(1,754)	(1,944)	(1,777)	(1,815)	(1,793)	(1,795)
Company's share of unconsol. RE ventures' straight-line & deferred market rent	(1,475)	(718)	(765)	(710)	(810)	(137)	(330)	(388)
Historic tax credit transaction income	-	-	-	-	-	(11,853)	-	-
Straight-line and deferred market ground rent expense activity	44	925	22	22	223	392	427	498
Stock-based compensation costs	3,118	3,904	708	2,410	976	2,003	2,053	1,851
Fair market value amortization - mortgage notes payable	(867)	182	(434)	(433)	91	91	91	91
Losses from early extinguishment of debt	-	1,116	-	-	992	11	1,113	3
Acquisition-related costs	212	301	109	103	1,758	69	290	11
Sub-total certain items	(10,340)	(9,433)	(5,969)	(4,371)	(2,557)	(16,569)	(4,038)	(5,395)
Less: Revenue maintaining capital expenditures:								
Building improvements	(600)	(1,722)	(338)	(262)	(4,313)	(680)	(868)	(854)
Tenant improvements	(27,944)	(16,622)	(15,770)	(12,174)	(12,567)	(9,147)	(9,994)	(6,628)
Lease commissions	(9,082)	(9,320)	(6,823)	(2,259)	(3,129)	(9,507)	(3,542)	(5,778)
Total revenue maintaining capital expenditures	\$ (37,626)	\$ (27,664)	\$ (22,931)	\$ (14,695)	\$ (20,009)	\$ (19,334)	\$ (14,404)	\$ (13,260)
Cash available for distribution (CAD)	\$ 62,916	\$ 63,421	\$ 28,369	\$ 34,547	\$ 24,249	\$ 27,137	\$ 30,348	\$ 33,073
CAD per share - fully diluted	\$ 0.39	\$ 0.42	\$ 0.18	\$ 0.22	\$ 0.15	\$ 0.17	\$ 0.19	\$ 0.23
Weighted-average shares/units outstanding - fully diluted	160,130,850	152,481,101	160,330,365	159,927,659	159,951,556	159,755,821	158,475,513	146,446,730
Distributions paid per common share	\$ 0.30	\$ 0.30	\$ 0.15	\$ 0.15	\$ 0.15	\$ 0.15	\$ 0.15	\$ 0.15
CAD payout ratio (distrib. paid per common share / CAD per diluted share)	76.9%	71.4%	83.3%	68.2%	100.0%	88.2%	78.9%	65.2%

	06/30/2014	03/31/2014	12/31/2013	09/30/2013	06/30/2013	03/31/2013
Assets						
Real estate investments						
Rental properties	\$ 4,689,892	\$ 4,701,289	\$ 4,669,289	\$ 4,631,910	\$ 4,620,460	\$ 4,607,890
Accumulated depreciation	(1,045,016)	(1,019,306)	(983,808)	(998,409)	(967,726)	(951,934)
Rental property, net	3,644,876	3,681,983	3,685,481	3,633,501	3,652,734	3,655,956
Construction-in-progress	92,713	90,140	74,174	52,702	51,260	53,468
Land inventory	90,266	96,427	93,351	94,097	94,444	92,776
Real estate investments, net	3,827,855	3,868,550	3,853,006	3,780,300	3,798,438	3,802,200
Cash and cash equivalents	234,836	236,291	263,207	185,517	215,948	47,874
Accounts receivable, net	21,622	23,123	17,389	13,718	11,834	15,072
Accrued rent receivable, net	131,280	128,331	126,295	128,232	124,341	120,070
Assets held for sale, net	-	-	-	2,371	-	-
Investment in real estate ventures, at equity	186,042	180,237	180,512	194,572	176,875	184,802
Deferred costs, net	123,592	123,216	122,954	126,260	119,917	119,378
Intangible assets, net	112,140	125,162	132,329	54,457	59,919	66,104
Other assets	66,806	75,138	69,403	72,715	59,117	69,804
Total assets	\$ 4,704,173	\$ 4,760,048	\$ 4,765,095	\$ 4,558,142	\$ 4,566,389	\$ 4,425,304
Liabilities and equity						
Mortgage notes payable	662,478	666,305	670,151	434,895	437,618	440,300
Unsecured term loans	450,000	450,000	450,000	450,000	450,000	450,000
Unsecured senior notes, net of discounts	1,475,772	1,475,501	1,475,230	1,492,296	1,492,127	1,503,632
Accounts payable and accrued expenses	83,114	106,963	83,693	89,087	70,434	81,626
Distributions payable	25,588	25,604	25,584	25,579	25,587	23,684
Deferred income, gains and rent	70,519	72,937	71,635	69,637	81,903	81,976
Acquired lease intangibles, net	29,116	32,229	34,444	28,500	30,455	31,902
Other liabilities	37,144	35,357	32,923	46,990	44,196	53,551
Total liabilities	\$ 2,833,731	\$ 2,864,896	\$ 2,843,660	\$ 2,636,984	\$ 2,632,320	\$ 2,666,671
Brandywine Realty Trust's equity:						
Preferred shares - Series E	40	40	40	40	40	40
Common shares	1,571	1,567	1,566	1,565	1,565	1,435
Additional paid-in capital	2,975,070	2,974,094	2,971,596	2,970,576	2,967,790	2,783,130
Deferred compensation payable in common stock	6,303	6,267	5,407	5,431	5,516	5,516
Common shares held in grantor trust	(6,303)	(6,267)	(5,407)	(5,431)	(5,516)	(5,516)
Cumulative earnings	522,520	520,322	522,528	501,735	490,754	483,635
Accumulated other comprehensive loss	(6,105)	(3,905)	(2,995)	(5,825)	(4,601)	(14,048)
Cumulative distributions	(1,643,241)	(1,617,878)	(1,592,515)	(1,567,202)	(1,541,896)	(1,516,591)
Total Brandywine Realty Trust's equity	1,849,855	1,874,240	1,900,220	1,900,889	1,913,652	1,737,601
Non-controlling interests	20,587	20,912	21,215	20,269	20,417	21,032
Total equity	\$ 1,870,442	\$ 1,895,152	\$ 1,921,435	\$ 1,921,158	\$ 1,934,069	\$ 1,758,633
Total liabilities and equity	\$ 4,704,173	\$ 4,760,048	\$ 4,765,095	\$ 4,558,142	\$ 4,566,389	\$ 4,425,304

	06/30/2014	03/31/2014	12/31/2013	09/30/2013	06/30/2013	03/31/2013
High closing price of common shares	\$ 15.77	\$ 14.97	\$ 14.35	\$ 14.56	\$ 15.94	\$ 14.85
Low closing price of common shares	\$ 13.83	\$ 13.77	\$ 12.67	\$ 12.45	\$ 12.61	\$ 12.18
End of period closing market price	\$ 15.60	\$ 14.46	\$ 14.09	\$ 13.18	\$ 13.52	\$ 14.85
Dividends paid per common share	\$ 0.15	\$ 0.15	\$ 0.15	\$ 0.15	\$ 0.15	\$ 0.15
Dividend yield (based on annualized dividend paid)	3.8%	4.1%	4.3%	4.6%	4.4%	4.0%
Net book value per share (fully diluted, end of period)	\$ 11.63	\$ 11.81	\$ 11.98	\$ 11.99	\$ 12.07	\$ 11.95
Liquidity						
Cash and cash equivalents	\$ 234,836	\$ 236,291	\$ 263,207	\$ 185,517	\$ 215,948	\$ 47,874
Total cash and cash equivalents	\$ 234,836	\$ 236,291	\$ 263,207	\$ 185,517	\$ 215,948	\$ 47,874
Revolving credit facilities						
Gross potential available under current credit facilities	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000
less: Outstanding balance	-	-	-	-	-	-
Holdback for letters of credit	(1,462)	(1,717)	(1,259)	(1,259)	(878)	(878)
Net potential available under current credit facilities	\$ 598,538	\$ 598,283	\$ 598,741	\$ 598,741	\$ 599,122	\$ 599,122
Total equity market capitalization (end of period)						
Basic common shares	156,703,896	156,532,330	156,419,713	156,390,765	156,346,891	143,396,825
Unvested restricted shares	550,222	687,904	563,713	563,713	563,713	719,677
Partnership units outstanding	1,763,739	1,763,739	1,763,739	1,763,739	1,763,739	1,845,737
Options and other contingent securities	1,768,824	1,553,287	1,657,796	1,478,726	1,540,633	1,190,072
Fully diluted common shares (end of period)	160,786,682	160,537,260	160,404,961	160,196,943	160,214,976	147,152,311
Value of common stock (fully diluted, end of period)	\$ 2,508,272	\$ 2,321,369	\$ 2,260,106	\$ 2,111,396	\$ 2,166,106	\$ 2,185,212
Par value of preferred shares	100,000	100,000	100,000	100,000	100,000	100,000
Total equity market capitalization (fully diluted, end of period)	\$ 2,608,272	\$ 2,421,369	\$ 2,360,106	\$ 2,211,396	\$ 2,266,106	\$ 2,285,212
Total debt excluding unamortized premiums & discounts	\$ 2,592,659	\$ 2,596,053	\$ 2,599,465	\$ 2,382,643	\$ 2,385,562	\$ 2,400,130
less: Cash and cash equivalents	(234,836)	(236,291)	(263,207)	(185,517)	(215,948)	(47,874)
Net debt	2,357,823	2,359,762	2,336,258	2,197,126	2,169,614	2,352,256
Total equity market capitalization (fully diluted, end of period)	2,608,272	2,421,369	2,360,106	2,211,396	2,266,106	2,285,212
Total market capitalization	\$ 4,966,095	\$ 4,781,131	\$ 4,696,364	\$ 4,408,522	\$ 4,435,720	\$ 4,637,468
Net debt to total market capitalization	47.5%	49.4%	49.7%	49.8%	48.9%	50.7%
Total gross assets (excluding cash and cash equivalents)	\$ 5,514,353	\$ 5,543,063	\$ 5,485,696	\$ 5,371,034	\$ 5,318,167	\$ 5,329,364
Net debt to total gross assets (excluding cash and cash equivalents)	42.8%	42.6%	42.6%	40.9%	40.7%	44.2%
Annualized quarterly EBITDA, excluding capital market and transactional items	\$ 384,314	\$ 372,493	\$ 347,957	\$ 356,881	\$ 352,778	\$ 360,857
Ratio of net debt (including the Company's share of unconsolidated R/E venture debt) to annualized quarterly EBITDA, excluding capital market transaction items	6.9	7.1	7.6 (a)	6.8	6.8	7.2

(a) Ratio adjusted to exclude One and Two Commerce acquisition (12/19/13 acquisition) was 6.9x at 12/31/2013.

	06/30/2014	03/31/2014	12/31/2013	09/30/2013	06/30/2013	03/31/2013
Fixed rate debt	\$ 2,064,049	\$ 2,067,443	\$ 2,070,855	\$ 1,854,033	\$ 1,856,952	\$ 1,871,520
Fixed rate debt (variable rate debt swapped to fixed rate)	428,610	428,610	428,610	428,610	428,610	428,610
Variable rate debt - unhedged	100,000	100,000	100,000	100,000	100,000	100,000
Total debt (excluding unamortized premiums & discounts)	\$ 2,592,659	\$ 2,596,053	\$ 2,599,465	\$ 2,382,643	\$ 2,385,562	\$ 2,400,130
% Fixed rate debt	79.6%	79.6%	79.7%	77.8%	77.8%	78.0%
% Fixed rate debt (variable rate debt swapped to fixed)	16.5%	16.5%	16.5%	18.0%	18.0%	17.9%
% Variable rate debt - unhedged	3.9%	3.9%	3.8%	4.2%	4.2%	4.1%
Total debt (excluding premiums & discounts)	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Secured mortgage debt	\$ 662,956	\$ 666,350	\$ 669,762	\$ 435,590	\$ 438,404	\$ 441,177
Unsecured debt	1,929,703	1,929,703	1,929,703	1,947,053	1,947,158	1,958,953
Total debt (excluding premiums & discounts)	\$ 2,592,659	\$ 2,596,053	\$ 2,599,465	\$ 2,382,643	\$ 2,385,562	\$ 2,400,130
% Secured mortgage debt	25.6%	25.7%	25.8%	18.3%	18.4%	18.4%
% Unsecured debt	74.4%	74.3%	74.2%	81.7%	81.6%	81.6%
Total debt (excluding premiums & discounts)	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Total gross assets, excluding cash and cash equivalents	\$ 5,514,353	\$ 5,543,063	\$ 5,485,696	\$ 5,371,034	\$ 5,318,167	\$ 5,329,364
% Secured mortgage debt	12.0%	12.0%	12.2%	8.1%	8.2%	8.3%
% Unsecured debt	35.0%	34.8%	35.2%	36.3%	36.6%	36.8%
less: cash and cash equivalents	(4.3%)	(4.3%)	(4.8%)	(3.5%)	(4.1%)	(0.9%)
Net debt to total gross assets, excluding cash and cash equivalents	42.8%	42.6%	42.6%	40.9%	40.7%	44.2%
Weighted-average interest rate on mortgage notes payable	5.73%	5.73%	5.73%	6.64%	6.64%	6.65%
Weighted-average interest rate on unsecured senior debt (including swap costs)	4.79%	4.79%	4.79%	4.80%	4.80%	4.81%
Weighted-average maturity on mortgage notes payable	7.9 years	8.1 years	8.4 years	10.3 years	10.5 years	10.8 years
Weighted-average maturity on unsecured senior debt	4.0 years	4.2 years	4.5 years	4.7 years	4.9 years	5.2 years
Weighted-average interest rate on fixed rate debt (includes variable rate swapped to fixed)	5.16%	5.16%	5.16%	5.28%	5.28%	5.29%
Weighted-average interest rate on variable rate debt	1.90%	1.90%	1.92%	1.93%	1.94%	1.95%
Weighted-average maturity on fixed rate debt (includes variable rate swapped to fixed)	5.1 years	5.3 years	5.6 years	5.8 years	6.1 years	6.3 years
Weighted-average maturity on variable rate debt	1.6 years	1.9 years	2.1 years	2.4 years	2.6 years	2.9 years

Debt Instrument	Maturity Date	Stated Rate (1)	Effective Rate (1)	06/30/2014 Balance	12/31/2013 Balance	06/30/2014 Percent of total indebtedness
Unsecured senior notes payable						
\$250 MM Notes due 2014	November 1, 2014	5.400%	5.529%	\$ 218,549	\$ 218,549	8.4%
\$250 MM Notes due 2015	May 15, 2015	7.500%	7.764%	157,625	157,625	6.1%
\$250 MM Notes due 2016	April 1, 2016	6.000%	5.948%	149,919	149,919	5.8%
\$300 MM Notes due 2017	May 1, 2017	5.700%	5.678%	300,000	300,000	11.6%
\$325 MM Notes due 2018	April 15, 2018	4.950%	5.131%	325,000	325,000	12.6%
\$250 MM Notes due 2023	February 15, 2023	3.950%	4.022%	250,000	250,000	9.7%
\$27.1 MM Trust Preferred I - Indenture IA (2)	March 30, 2035	LIBOR + 1.250%	2.750%	27,062	27,062	1.0%
\$25.8 MM Trust Preferred I - Indenture IB (3)	April 30, 2035	LIBOR + 1.250%	3.300%	25,774	25,774	1.0%
\$25.8 MM Trust Preferred II - Indenture II (4)	July 30, 2035	LIBOR + 1.250%	3.090%	25,774	25,774	1.0%
Total unsecured senior notes payable	4.4 (wtd-avg maturity)		5.366% (wtd-avg effective rate)	1,479,703	1,479,703	57.2%
Net original issue premium/(discount)				(3,931)	(4,473)	(0.2%)
Total unsecured senior notes payable including original issue premium/(discount)				1,475,772	1,475,230	57.0%
Unsecured bank facilities						
\$150 MM Three-year Term Loan - Swapped to fixed	February 1, 2015	LIBOR + 1.750%	2.596%	150,000	150,000	5.8%
\$100 MM Four-year Term Loan	February 1, 2016	LIBOR + 1.750%	LIBOR + 1.750%	100,000	100,000	3.9%
\$200 MM Seven-year Term Loan - Swapped to fixed	February 1, 2019	LIBOR + 1.900%	3.623%	200,000	200,000	7.7%
Total unsecured bank facilities	2.6 (wtd-avg maturity)		2.898% (wtd-avg effective rate)	450,000	450,000	17.4%
Total unsecured senior debt	4.0 (wtd-avg maturity)		4.790% (wtd-avg effective rate)	1,929,703	1,929,703	74.6%
Net original issue premium/(discount)				(3,931)	(4,473)	(0.2%)
Total unsecured senior debt including original issue premium/(discount)				\$ 1,925,772	\$ 1,925,230	74.4%

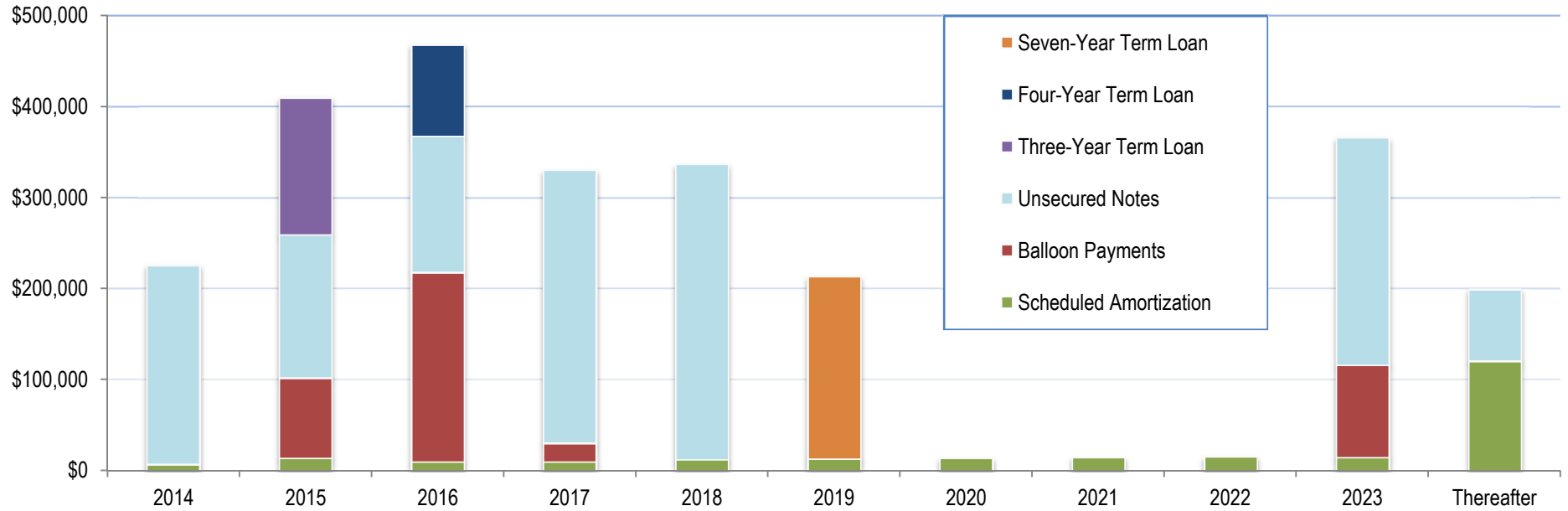
(See page 33 for footnotes)

Debt Instrument	Maturity Date	Stated Rate (1)	Effective Rate (1)		06/30/2014 Balance	12/31/2013 Balance	06/30/2014 Percent of total indebtedness
Mortgage notes payable							
Tyson's Corner	August 1, 2015	4.840%	5.360%	\$	90,460	\$ 91,395	3.5%
One Commerce Square	January 6, 2016	5.665%	3.681%		124,151	125,089	4.8%
Two Logan Square	April 1, 2016	7.570%	7.570%		88,174	88,583	3.4%
Fairview Eleven Tower (5)	January 1, 2017	4.250%	4.250%		21,470	21,630	0.8%
Two Commerce Square	April 5, 2023	3.960%	4.513%		112,000	112,000	4.3%
Cira Square (GSA Philadelphia Campus)	September 10, 2030	5.930%	7.000%		187,751	190,964	7.3%
Cira Centre South Garage	September 10, 2030	5.930%	7.116%		38,950	40,101	1.5%
Total mortgage notes payable (7 loans)	7.9 (wtd-avg maturity)		5.728% (wtd-avg effective rate)		662,956	669,762	25.6%
Net fair market value premium/(discount)					(478)	389	(0.0%)
Total mortgage notes payable including fair market value premium/(discount)					662,478	670,151	25.6%
Total debt	5.0 (wtd-avg maturity)		5.030% (wtd-avg effective rate)		2,592,659	2,599,465	100.2%
Net premium/(discount)					(4,409)	(4,084)	(0.2%)
Total debt, including net premium/(discount)				\$	2,588,250	\$ 2,595,381	100.0%

(See page 33 for footnotes)

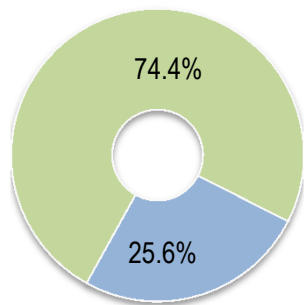
Maturity Schedule By Year	Secured Debt		Unsecured Debt		Total	Percent of Debt Maturing	Weighted Average Interest Rate of Maturing Debt (7)
	Scheduled Amortization	Balloon Payments	Bank Facilities	Senior Notes			
2014	7,021	-	-	218,549	225,570	8.8%	5.553%
2015	13,669	88,361	150,000	157,625	409,655	15.8%	5.306%
2016	9,924	207,860	100,000	149,919	467,703	18.0%	4.817%
2017	9,906	20,417	-	300,000	330,323	12.7%	5.630%
2018	11,954	-	-	325,000	336,954	13.0%	5.187%
2019	13,156	-	200,000	-	213,156	8.2%	3.808%
2020	13,915	-	-	-	13,915	0.5%	6.636%
2021	14,719	-	-	-	14,719	0.6%	6.636%
2022	15,571	-	-	-	15,571	0.6%	6.636%
2023	14,666	101,236	-	250,000	365,902	14.1%	4.274%
Thereafter	120,581	-	-	78,610	199,191	7.7%	5.450%
Total	\$ 245,082	\$ 417,874	\$ 450,000	\$ 1,479,703	\$ 2,592,659	100.0%	5.030%

- (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 and the forward commitment cost in the case of the Cira Square (GSA Philadelphia Campus) and Cira Centre South Garage loans.
- (2) The variable three-month LIBOR on the full \$27,062 was swapped beginning December 30, 2011 to a 1.500% fixed rate (or an all-in fixed rate of 2.750% incorporating the 1.250% credit spread) through June 30, 2017, after which the rate will revert to three-month LIBOR plus the 1.250% credit spread.
- (3) The variable three-month LIBOR on the full \$25,774 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 \$25,774 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) Represents the full debt amount of a property in a consolidated joint venture for which the Company maintains a 50% interest.
- (6) Excludes the effect of any net premium/(discount) on balances or rates.
- (7) The weighted average calculations include variable rate debt at current rates.



	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Thereafter
% of total	8.8%	15.8%	18.0%	12.7%	13.0%	8.2%	0.5%	0.6%	0.6%	14.1%	7.7%
Expiring rate	5.55%	5.31%	4.82%	5.63%	5.19%	3.81%	6.64%	6.64%	6.64%	4.27%	5.45%

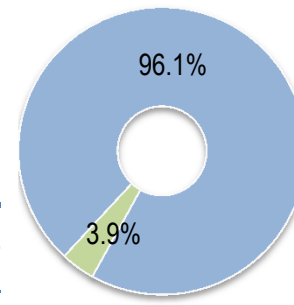
Unsecured and Secured Debt



■ Unsecured ■ Secured

Debt	Amount	Weighted Average Effective Rate	Weighted Average Maturity (in years)
Unsecured	\$ 1,929,703	4.790%	4.0
Secured	662,956	5.728%	7.9
Total	\$ 2,592,659	5.030%	5.0

Floating and Fixed Rate Debt



■ Floating ■ Fixed

Debt	Amount	Weighted Average Effective Rate	Weighted Average Maturity (in years)
Floating	\$ 100,000	1.902%	1.6
Fixed	2,492,659	5.155%	5.1
Total	\$ 2,592,659	5.030%	5.0

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

Third Amended and Restated Revolving Credit Agreement and Three-year, Four-year and Seven-year Note Agreements all dated February 1, 2012

Covenant	Required	6/30/2014	03/31/2014	12/31/2013	09/30/2013	06/30/2013	03/31/2013
Fixed Charge Coverage Ratio	$\geq 1.50x$	2.30x	2.26x	2.35x	2.26x	2.17x	2.10x
Net Worth	$\geq \$1,553,564$	\$1,870,442	\$1,895,152	\$1,921,435	\$1,921,158	\$1,934,069	\$1,758,633
Leverage Ratio	$\leq 60\%$ *	49.3%	50.0%	50.7%	48.7%	49.1%	51.9%
Unsecured Debt Limitation	$\leq 60\%$ *	46.1%	47.3%	47.9%	46.5%	46.6%	50.3%
Secured Debt Limitation	$\leq 40\%$	18.1%	18.1%	18.4%	13.4%	13.6%	13.9%
Unencumbered Cash Flow	$\geq 1.90x$	2.85x	2.77x	2.67x	2.91x	2.84x	2.73x

* 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	6/30/2014	03/31/2014	12/31/2013	09/30/2013	06/30/2013	03/31/2013
1006 (a) - Total Leverage Ratio	$< 60\%$	47.2%	47.1%	47.4%	44.4%	44.6%	46.3%
1006 (b) - Debt Service Coverage Ratio	$\geq 1.50x$	2.75x	2.70x	2.71x	2.66x	2.60x	2.56x
1006 (c) - Secured Debt Ratio	$< 40\%$	12.1%	12.1%	12.2%	8.1%	8.2%	8.5%
1006 (d) - Unencumbered Asset Ratio	$\geq 150\%$	220.1%	222.1%	220.8%	229.8%	229.9%	219.9%

Unconsolidated Real Estate Ventures	Location	Project Value (a)	Gross Asset Value @ 06/30/2014	BDN Investment @ 06/30/2014	Number of Properties	As of June 30, 2014				BDN's Share	
						Net Operating Income (YTD)	Rentable Square Feet	Percent Occupied	BDN Ownership %	Net Operating Income (YTD)	Rentable Square Feet
Office Properties											
IBM Broadmoor JV	Austin, TX	\$ 244,755	\$ 151,127	\$ 65,787	7	\$ 5,081	1,112,236	87.2%	50.0%	\$ 2,541	556,118
Allstate DC JV	Various	238,575	252,826	45,147	5	8,445	901,609	81.8%	50.0%	4,223	450,805
DRA Austin JV	Austin, TX	330,000	401,719	19,123	8	14,165	1,591,222	96.4%	50.0%	7,083	795,611
1000 Chesterbrook	Berwyn, PA	36,000	42,309	2,072	1	1,504	172,327	96.2%	50.0%	752	86,164
Four Tower Bridge	Conshohocken, PA	16,750	20,804	1,617	1	419	86,021	66.2%	65.0%	272	55,914
PJP VII	Charlottesville, VA	9,375	11,779	774	1	741	73,821	100.0%	25.0%	185	18,455
PJP II	Charlottesville, VA	7,972	6,928	364	1	295	61,367	70.7%	30.0%	89	18,410
PJP V	Charlottesville, VA	6,778	8,491	136	1	630	73,997	100.0%	25.0%	158	18,499
PJP VI	Albemarle, VA	9,863	10,987	21	1	475	69,159	85.2%	25.0%	119	17,290
DRA - N. PA JV (b)	Various	246,668	258,881	-	29	7,684	1,611,961	79.1%	20.0%	1,537	322,392
Coppell Associates	Dallas, TX	19,400	22,019	(1,186)	1	876	150,000	100.0%	50.0%	438	75,000
Other											
Residence Inn Tower Bridge	Conshohocken, PA	16,911	22,002	760	1	733	137 Rooms		50.0%	367	-
Development Properties											
evo at Cira Centre South	Philadelphia, PA	137,097	141,357	14,263	1	-	-	-	30.0%	-	-
4040 Wilson	Arlington, VA	54,614	55,165	16,457	1	(206)	-	-	50.0%	(103)	-
Parc at Plymouth Meeting	Plymouth Mtg, PA	31,817	31,817	12,712	1	-	-	-	50.0%	-	-
Brandywine 1919 Ventures	Philadelphia, PA	13,084	13,084	6,426	1	-	-	-	50.0%	-	-
Seven Tower Bridge	Conshohocken, PA	20,546	23,483	383	-	-	-	-	20.0%	-	-
Total			\$ 1,474,778	\$ 184,856	61	\$ 40,842	5,903,720	87.0%		\$ 17,659	2,414,657

- (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 at the date the assets are placed into service.
- (b) Proceeds received by the Company from the sale of an 80% ownership stake in the properties exceeded the historical cost of those properties. No investment in the real estate venture was reflected on the balance sheet at formation, and the current balance reflects interim capital contributions.

Debt Instrument	BDN Ownership Percentage	Maturity Date	Stated Rate (1)	06/30/14 Balance	06/30/14 BDN Share of Venture Debt
Office Properties					
IBM Broadmoor JV	50%	April 10, 2023	7.040%	54,464	27,232
Allstate DC JV	50%	(2)	3.921%	134,230	67,115
DRA Austin JV	50%	(3)	3.529%	259,600	129,800
1000 Chesterbrook	50%	December 1, 2021	4.750%	24,560	12,280
Four Tower Bridge	65%	February 10, 2021	5.200%	10,445	6,789
PJP VII	25%	December 31, 2019	LIBOR + 2.65%	5,868	1,467
PJP II	30%	November 1, 2023	6.120%	3,630	1,089
PJP V	25%	August 11, 2019	6.470%	5,341	1,335
PJP VI	25%	April 1, 2023	6.080%	8,288	2,072
DRA - N. PA JV	20%	January 1, 2015	5.780%	175,905	35,181
Coppell Associates	50%	February 1, 2016	5.754%	15,884	7,942
Other					
Residence Inn Tower Bridge	50%	February 11, 2016	5.630%	13,548	6,774
Development Properties					
evo at Cira Centre South (\$97,800 construction loan)	30%	July 25, 2016	LIBOR + 2.20%	60,063	18,019
Parc at Plymouth Mtg Apartments (\$56,000 construction loan)	50%	December 20, 2017	LIBOR + 1.70%	6,191	3,096
Seven Tower Bridge	20%	(4)	2.687%	14,902	2,980
Total debt				\$ 792,919	\$ 323,171

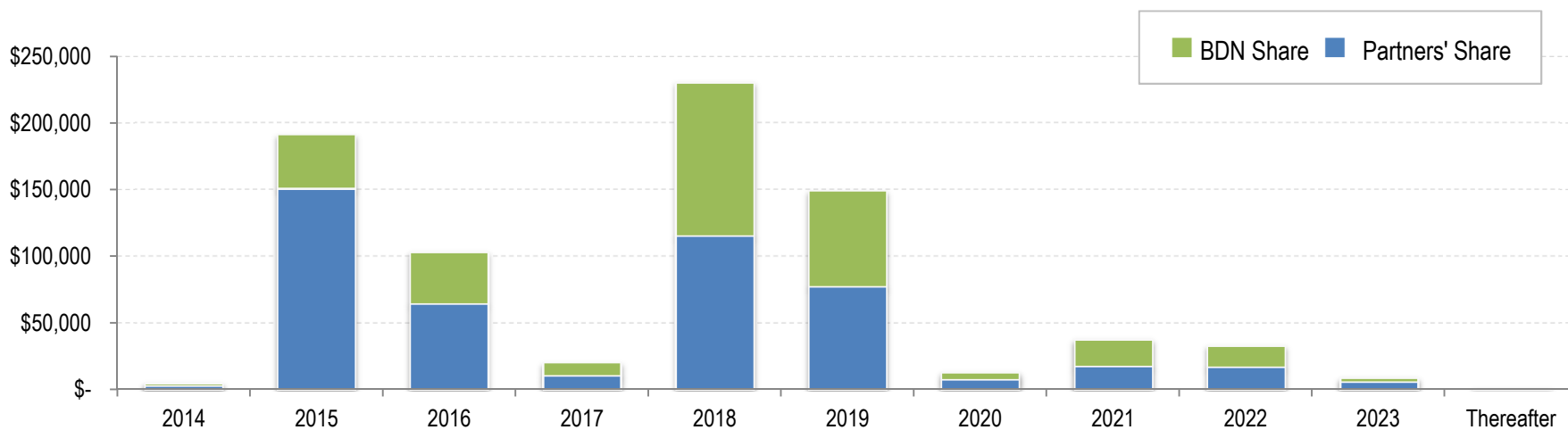
(1) The stated rate for mortgage notes is its face coupon.

(2) The debt for these properties is comprised of three fixed rate mortgages: (1) \$39,730 with a 4.40% fixed interest rate due January 1, 2019, (2) \$28,000 with a 4.65% fixed interest rate due January 1, 2022, and (3) \$66,500 with a 3.22% fixed interest rate due August 1, 2019, resulting in a time weighted average rate of 3.92%.

(3) The debt for these properties is comprised of four mortgages: (1) \$34,000 that was swapped to a 1.59% fixed rate (or an all-in fixed rate of 3.52% incorporating the 1.93% spread) due November 1, 2018, (2) \$56,000 that was swapped to a 1.49% fixed rate (or an all-in rate of 3.19% incorporating the 1.7% spread) due October 15, 2018, (3) \$140,600 that was swapped to a 1.43% fixed rate (for an all-in fixed rate of 3.44% incorporating the 2.01% spread) due November 1, 2018, and (4) \$29,000 with a 4.50% fixed interest rate due April 6, 2019, resulting in a time and dollar weighted average rate of 3.53%.

(4) Comprised of two fixed rate mortgages totaling \$8,000 that mature on February 8, 2015 and accrue interest at a current rate of 7%, a \$999 3% fixed rate loan through its September 1, 2025 maturity, a \$2,000 4% fixed rate loan with interest only through its February 7, 2016 maturity and a \$3,904 3% fixed-rate loan with interest only beginning March 11, 2018 through its March 11, 2020 maturity, resulting in a time and dollar weighted average rate of 2.69%.

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				
2014	5,057	-	5,057	3,022	2,035	0.7%	6.248%
2015	8,711	182,594	191,305	150,639	40,666	12.6%	5.819%
2016	12,748	90,553	103,301	64,481	38,820	12.0%	4.055%
2017	14,235	6,191	20,426	10,444	9,982	3.1%	4.139%
2018	14,490	215,756	230,246	115,375	114,871	35.5%	3.505%
2019	9,156	140,149	149,305	77,147	72,158	22.3%	3.253%
2020	9,219	3,904	13,123	7,886	5,237	1.6%	5.580%
2021	9,625	28,055	37,680	17,685	19,995	6.2%	5.311%
2022	8,780	24,446	33,226	16,827	16,399	5.1%	5.237%
2023	3,400	5,569	8,969	6,026	2,943	0.9%	6.507%
Thereafter	268	14	282	216	66	0.0%	4.425%
Total	\$ 95,689	\$ 697,230	\$ 792,919	\$ 469,747	\$ 323,172	100.0%	4.104%



% of total	0.7%	12.6%	12.0%	3.1%	35.5%	22.3%	1.6%	6.2%	5.1%	0.9%	0.0%
Expiring rate	6.25%	5.82%	4.06%	4.14%	3.51%	3.25%	5.58%	5.31%	5.24%	6.51%	4.43%

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

Funds from Operations (FFO)

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

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

Cash Available for Distribution (CAD)

Cash available for distribution, CAD, is a non-GAAP financial 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. Because all companies do not calculate CAD the same way, the presentation of CAD may not be comparable to similarly titled measures of other companies.

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

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

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

Net Operating Income (NOI)

NOI is a non-GAAP 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 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. 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.

Revenue Maintaining Capital Expenditures

Revenue maintaining capital expenditures, a non-GAAP financial measure, 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.

Revenue Creating Capital Expenditures

Capital expenditures for tenant spaces that have not been owned for at least a year or were vacant for more than a year.

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, 2013 filed with the Securities and Exchange Commission on February 25, 2014.



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**Brandywine Realty Trust Announces \$0.36 FFO per Diluted Share for the Second Quarter 2014,
a 16% Increase over the Second Quarter 2013**

Radnor, PA, July 23, 2014 — Brandywine Realty Trust (NYSE:BDN), a real estate investment trust focused on the ownership, management and development of urban, town center and suburban office properties in the mid-Atlantic region and other select markets throughout the United States, today reported its financial and operating results for the three and six-month period ended June 30, 2014.

“Our second quarter performance demonstrated excellent progress towards achieving our 2014 business plan,” stated Gerard H. Sweeney, President and Chief Executive Officer for Brandywine Realty Trust. “Our portfolio continued to produce strong results with improvements to NOI, same store growth and tenant retention. We remain excited about the ongoing recovery in our real estate market, our improving portfolio quality and our redevelopment initiatives. Reflecting our second quarter results, we are increasing the low end of our 2014 FFO guidance range by \$0.01 from \$1.42 to \$1.48 per diluted share to \$1.43 to \$1.48 per diluted share.”

Financial Highlights – Second Quarter

- Funds from Operations (FFO) available to common shares and units in the second quarter of 2014 totaled \$57.3 million or \$0.36 per diluted share versus \$48.8 million or \$0.31 per diluted share in the second quarter of 2013. FFO for the three months of 2013 was impacted by a \$1.1 million loss on the early extinguishment of debt and \$0.3 million of various transaction costs included within G&A expense. Our second quarter 2014 payout ratio (\$0.15 common share distribution / \$0.36 FFO per diluted share) was 41.7%.
- Net Income allocated to common shares totaled \$0.4 million or \$0.00 per diluted share in the second quarter of 2014 compared to a net income of \$5.3 million or \$0.03 per diluted share in the second quarter of 2013.
- In the second quarter of 2014, we incurred \$22.9 million of revenue maintaining capital expenditures which along with other adjustments to FFO, resulted in \$28.4 million or \$0.18 per diluted share of Cash Available for Distribution (CAD). In the second quarter of 2013, we incurred \$14.4 million of revenue maintaining capital expenditures that resulted in \$30.3 million or \$0.19 per diluted share of CAD. Our second quarter 2014 CAD payout ratio was 83.3% (\$0.15 common share distribution / \$0.18 CAD per diluted share).

Financial Highlights – Six Months

- Our FFO available to common shares and units in the first six months of 2014 totaled \$110.9 million or \$0.69 per diluted share versus \$100.5 million or \$0.66 per diluted share in the first six months of 2013. FFO for the first six months of 2014 was impacted by (i) G&A expense includes \$0.6 million due to employee severance costs, (ii) \$1.2 million gain on the sale of a vacant land parcel, (iii) \$0.8 million of unrecovered weather-related costs, and (iv) \$0.2 million of transaction costs included within G&A expense associated with the acquisition of a land development project in Austin, Texas. FFO for the six months of 2013 was impacted by a \$1.1 million loss on the early extinguishment of debt and \$0.3 million of various transaction costs included within G&A expense. Our first six months 2014 FFO payout ratio (\$0.30 common share distribution / \$0.69 FFO per diluted share) was 43.5%.
- Net loss allocated to common shares totaled \$3.7 million or (\$0.02) per diluted share in the first six months of 2014 compared to net income of \$7.4 million or \$0.05 per diluted share in the first six months of 2013.

- In the first six months of 2014, we incurred \$37.6 million of revenue maintaining capital expenditures which along with other adjustments to FFO, resulted in \$62.9 million or \$0.39 per diluted share of CAD. In the first six months of 2013, we incurred \$27.7 million of revenue maintaining capital expenditures which resulted in \$63.4 million, or \$0.42 per diluted share of CAD. Our first six months 2014 CAD payout ratio was 76.9% (\$0.30 common share distribution / \$0.39 CAD per diluted share).

Portfolio Highlights

- In the second quarter of 2014, our Net Operating Income (NOI) excluding termination revenues and other income items increased 3.5% on a GAAP basis and 6.7% on a cash basis for our 196 same store properties, which were 89.5% and 87.5% occupied on June 30, 2014 and June 30, 2013, respectively.
- During the second quarter of 2014, we leased over 1.0 million square feet and commenced occupancy on 587,000 square feet. The second quarter occupancy activity includes 272,000 square feet of renewals, 148,000 square feet of new leases and 167,000 square feet of tenant expansions. We have an additional 564,000 square feet of executed new leasing scheduled to commence subsequent to June 30, 2014.
- During the second quarter of 2014, we achieved a 77.9% tenant retention ratio in our core portfolio with net absorption of 23,000 square feet. Second quarter rental rate growth was 2.6% as our renewal rental rates increased 1.3% and our new lease/expansion rental rates increased 6.0%, both on a GAAP basis.
- At June 30, 2014, our core portfolio of 201 properties comprising 24.0 million square feet was 89.3% occupied and we are now 91.7% leased (reflecting new leases commencing after June 30, 2014).

Investments

- As previously announced, on April 3, 2014, we contributed two, Class A office buildings totaling 192,000 of net rentable square feet known as Four Points Centre in Austin, Texas to our existing Austin Joint Venture (the "Venture") with DRA Advisors, LLC ("DRA"). The contribution fair value of the properties total \$41.5 million which equaled the acquisition price we paid in December 2013. In order for the Venture to purchase the properties DRA contributed \$5.9 million, Brandywine equity contribution totaled \$5.9 million, and the Venture borrowed \$29.0 million. As a result, we received a cash distribution of \$34.4 million from the Venture. The secured loan bears interest at a fixed rate of 4.50% and matures on April 6, 2019.

Investment Highlights

- During the first quarter 2014, we acquired a 54 acre development site and land improvements in the southwest submarket in Austin, Texas known as Encino Trace for \$14.0 million, representing a land value of \$29.00 per buildable square foot. The site is fully entitled and permitted to develop two 4-story office buildings totaling 320,000 rentable square feet and a 1,375 space parking deck. One building, totaling 159,000 square feet, is 75% pre-leased to an anchor tenant and we commenced development during the first quarter 2014. During the second quarter 2014, we commenced construction of the second building totaling 161,000 square feet. We anticipate both buildings will be completed during the second quarter of 2015 and upon each building reaching stabilization, will be contributed to our existing Venture with DRA. Our total anticipated project costs are approximately \$87.4 million with \$18.7 million funded as of June 30, 2014. We anticipate funding the remaining development costs, totaling \$68.8 million from available corporate funds resulting in an 8% yield on cost.
- We are underway with the development of FMC Tower at Cira Centre South, a trophy class, mixed-use office tower designed by the architectural firms of Pelli Clark Pelli and Bower Lewis Throver to be located at the southern-end of our Cira Centre complex in University City. Groundbreaking occurred on May 14, 2014 with completion scheduled for June 2016. Upon completion, we anticipate FMC Tower at Cira Centre South will approximate 870,000 rentable square feet comprising 635,000 square feet of office space, 4,000 square feet of retail space and 268 luxury apartment suites, of which up to 100 units will be fully furnished with concierge services and the balance to be market rate rental apartments. Given the increased size of the project, our total anticipated investment is approximately \$385 million including costs to complete the furnished residential units. Brandywine has executed a 16-year lease with FMC for 280,000 square feet

including their recent expansion and a 20-year lease with the University of Pennsylvania for 100,000 square feet, resulting in total office pre-leasing of 60%. Initial funding of the development will be from available corporate funds with a review underway of other institutional debt and/or equity sources.

- We are continuing the \$158.5 million development of evo at Cira Centre South, a 33-story, 850-bed student housing tower in the University City submarket of Philadelphia, Pennsylvania, which we are developing in a 30/30/40 joint venture with Campus Crest Communities, Inc. (30%) and Harrison Street Real Estate Capital (40%), with delivery by September 1, 2014. The partners have fulfilled their \$60.7 million equity contributions and funding through the \$97.8 million construction loan is underway with \$60.1 million advanced as of June 30, 2014.
- As previously announced, we and an affiliate of The Shooshan Company entered into a 50/50 joint venture to build 4040 Wilson Boulevard, a 426,900 square foot office building representing the final phase of the eight-building, mixed-use, Liberty Center complex developed by Shooshan in the Ballston submarket of Arlington, Virginia. Shooshan contributed its land parcel to the venture, and we will contribute up to \$36.0 million of which \$16.4 million has been funded as of June 30, 2014. The joint venture commenced construction of the 544-space garage in May 2014. The garage will cost approximately \$21.0 million. Groundbreaking of the building will occur upon reaching certain pre-leasing levels, at which point the joint venture expects to seek third-party construction financing.
- We are continuing the \$77.0 million development of The Parc at Plymouth Meeting, a 398-unit multi-family project in Plymouth Meeting, Pennsylvania, in a 50/50 joint venture with Toll Brothers which we expect to complete by the end of 2015. The partners fully funded \$31.0 million of initial project equity with our share fully satisfied by our contribution of the underlying land parcel. The remaining construction costs are being funded from a \$56.0 million construction facility whose closing in December 2013 resulted in a \$3.0 million return of capital to each partner. As of June 30, 2014, \$28.0 million had been spent on the development of which \$6.2 million has been funded by draws on the construction loan.

Brandywine Awards

- In April 2014, the U.S. Environmental Protection Agency recognized Brandywine as a 2014 ENERGY STAR Partner of the Year for strategically managing and improving the energy efficiency of our entire portfolio. Through our partnership with the ENERGY STAR program, we have improved our energy performance, reduced consumption, saved money, and helped to protect the environment for future generations. The 2014 Partner of the Year Awards are given to a variety of organizations to recognize their contributions to reducing greenhouse gas emissions through superior energy efficiency. The award winners are selected from the 16,000 partners that participate in the ENERGY STAR program.
- In June 2014, NAIOP, the Commercial Real Estate Development Association, announced the selection of Brandywine as the 2014 Developer of the Year – the association’s highest honor. “Brandywine’s unique ability to adapt to changing market conditions coupled with its financial stability, longstanding record of community engagement, commitment to the environment by establishing an award-winning sustainability program and dedication to industry service and leadership make it ‘the’ company to emulate across our industry and one in which we are proud to recognize as the 2014 Developer of the Year,” said Thomas J. Bisacquino, NAIOP President and CEO. The 2014 Developer of the Year award will be presented on October 28th at NAIOP’s Development ‘14: The Meeting for Commercial Real Estate in Denver, Colorado. Brandywine was selected from an impressive slate of nominees and was evaluated by a team of seasoned developers on the following criteria: outstanding quality of projects and services; active support of the industry through NAIOP; financial consistency and stability; ability to adapt to market conditions; and support of the local community.

Capital Markets Highlights

- At June 30, 2014, our net debt to gross assets measured 42.8%, reflecting no outstanding balance on our \$600.0 million unsecured revolving credit facility and \$234.8 million of cash and cash equivalents on hand.
- For the quarter ended June 30, 2014, we had a 2.8 EBITDA to interest coverage ratio and a 6.9 ratio of net debt to annualized quarterly consolidated EBITDA.

Distributions

On May 29, 2014, our Board of Trustees declared a quarterly dividend distribution of \$0.15 per common share that was paid on July 21, 2014 to shareholders of record as of July 7, 2014. Our Board also declared a quarterly dividend distribution of \$0.43125 for each 6.90% Series E Cumulative Redeemable Preferred Share that was paid on July 15, 2014 to holders of record as of June 30, 2014.

2014 Earnings and FFO Guidance

Based on current plans and assumptions and subject to the risks and uncertainties more fully described in our Securities and Exchange Commission filings, we are adjusting our previously issued 2014 guidance of \$1.42 to \$1.48 FFO per diluted share to \$1.43 to \$1.48 per diluted share. This guidance is provided for informational purposes and is subject to change. The following is a reconciliation of the calculation of 2014 FFO and earnings per diluted share:

<u>Guidance for 2014</u>	<u>Range or Value</u>	
Earnings per diluted share allocated to common shareholders	\$0.02	to \$ 0.07
Plus: real estate depreciation and amortization	<u>1.41</u>	<u>1.41</u>
FFO per diluted share	<u>\$ 1.43</u>	to <u>\$ 1.48</u>

Our 2014 FFO guidance does not include income arising from the sale of undepreciated real estate. Our 2014 earnings and FFO per diluted share each reflect \$0.075 per diluted share of non-cash income attributable to the fourth of five annual recognitions of 20% of the net benefit of the rehabilitation tax credit financing on the 30th Street Post Office. Other key assumptions include:

- Occupancy improving to a range of 91 – 92% by year-end 2014 with 93 – 94% leased;
- 6.0% – 8.0% GAAP increase in overall lease rates with a resulting 3.0% – 5.0% increase in 2014 same store GAAP NOI;
- Solely for the purpose of computing guidance, no equity or debt capital markets activity, including no share issuances under our ATM Program, and no acquisition activity;
- \$150.0 million of net sales activity at an 8.5% capitalization rate weighted to the second half of 2014; and
- FFO per diluted share based on 160.2 million fully diluted weighted average common shares.

Non-GAAP Supplemental Financial Measures

We compute our financial results in accordance with generally accepted accounting principles (GAAP). Although FFO, NOI and CAD are non-GAAP financial measures, we believe that FFO, NOI and CAD 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 non-GAAP 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 interests 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 interests. In some cases, we also present NOI on a cash basis, which is NOI after eliminating the effect 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 as an alternative to cash flow from operating activities as a measure of our liquidity or ability to make cash distributions to shareholders.

Cash Available for Distribution (CAD)

CAD is a non-GAAP financial measure that is not intended as an alternative to cash flow from operating activities as determined under GAAP. CAD is presented solely as a supplemental disclosure with respect to liquidity because we believe it provides useful information regarding our ability to fund our distributions. Because other companies do not necessarily calculate CAD the same way as we do, our presentation of CAD may not be comparable to similarly titled measures provided by other companies.

Revenue Maintaining Capital Expenditures

Revenue maintaining capital expenditures, a non-GAAP financial measure, are a component of our CAD calculation and represent the portion of capital expenditures required to maintain our current level of funds 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 our current revenue base. Accordingly, we exclude 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.

Second Quarter Earnings Call and Supplemental Information Package

We will host a conference call on Thursday, July 24, 2014 at 9:00 a.m. EDT. The conference call can be accessed by calling 1-800-683-1525 and referencing conference ID #14727649. Beginning two hours after the conference call, a taped replay of the call can be accessed 24 hours a day through Thursday, August 7, 2014 by calling 1-855-859-2056 and providing access code #14727649. In addition, the conference call can be accessed via a webcast located on our website at www.brandywinerealty.com.

We have prepared a supplemental information package that includes financial results and operational statistics related to the second quarter earnings report. The supplemental information package is available in the "Investor Relations – Financial Reports" section of our website at www.brandywinerealty.com.

Looking Ahead - Third Quarter 2014 Conference Call

We anticipate we will release our third quarter 2014 earnings on Wednesday, October 22, 2014, after the market close and will host our third quarter 2014 conference call on Thursday, October 23, at 9:00 a.m. EDT. We expect to issue a press release in advance of these events to reconfirm the dates and times and provide all related information.

About Brandywine Realty Trust

Brandywine Realty Trust is one of the largest, publicly traded, full-service, integrated real estate companies in the United States. Organized as a real estate investment trust and operating in select markets, Brandywine owns, leases and manages an urban, town center and suburban office portfolio comprising 284 properties and 33.7 million square feet as of June 30, 2014. For more information, please visit www.brandywinerealty.com.

Forward-Looking Statements

Estimates of future earnings per share, FFO per share, common share dividend distributions and certain other statements in this release constitute "forward-looking statements" within the meaning of the Private Securities Litigation Reform Act of 1995. Such forward-looking statements involve known and unknown risks, uncertainties and other factors that may cause our and our affiliates' actual results, performance, achievements or transactions to be materially different from any future results, performance, achievements or transactions expressed or implied by such forward-looking statements. Such risks, uncertainties and other factors relate to, among others: our ability to lease vacant space and to renew or relet space under expiring leases at expected levels; competition with other real estate companies for tenants; the potential loss or bankruptcy of major tenants; interest rate levels; the availability of debt, equity or other financing; risks of acquisitions, dispositions and developments, including the cost of construction delays and cost overruns; unanticipated operating and capital costs; our ability to obtain adequate insurance, including coverage for terrorist acts; dependence upon certain geographic markets; and general and local economic and real estate conditions, including the extent and duration of adverse changes that affect the industries in which our tenants operate. Additional information on factors which could impact us and the forward-looking statements contained herein are included in our filings with the Securities and Exchange Commission, including our Form 10-K for the year ended December 31, 2013. We assume no obligation to update or supplement forward-looking statements that become untrue because of subsequent events except as required by law.

BRANDYWINE REALTY TRUST
CONSOLIDATED BALANCE SHEETS
(in thousands)

	<u>June 30,</u> <u>2014</u>	<u>December 31,</u> <u>2013</u>
	<i>(unaudited)</i>	
ASSETS		
Real estate investments:		
Operating properties	\$ 4,689,892	\$ 4,669,289
Accumulated depreciation	<u>(1,045,016)</u>	<u>(983,808)</u>
Rental property, net	3,644,876	3,685,481
Construction-in-progress	92,713	74,174
Land inventory	<u>90,266</u>	<u>93,351</u>
Real estate investments, net	3,827,855	3,853,006
Cash and cash equivalents	234,836	263,207
Accounts receivable, net	21,622	17,389
Accrued rent receivable, net	131,280	126,295
Investment in real estate ventures, at equity	186,042	180,512
Deferred costs, net	123,592	122,954
Intangible assets, net	112,140	132,329
Other assets	<u>66,806</u>	<u>69,403</u>
Total assets	<u>\$ 4,704,173</u>	<u>\$ 4,765,095</u>
 LIABILITIES AND EQUITY		
Mortgage notes payable, including premiums	\$ 662,478	\$ 670,151
Unsecured term loans	450,000	450,000
Unsecured senior notes, net of discounts	1,475,772	1,475,230
Accounts payable and accrued expenses	83,114	83,693
Distributions payable	25,588	25,584
Deferred income, gains and rent	70,519	71,635
Acquired lease intangibles, net	29,116	34,444
Other liabilities	<u>37,144</u>	<u>32,923</u>
Total liabilities	<u>2,833,731</u>	<u>2,843,660</u>
Brandywine Realty Trust's equity:		
Preferred shares - Series E	40	40
Common shares	1,571	1,566
Additional paid-in capital	2,975,070	2,971,596
Deferred compensation payable in common stock	6,303	5,407
Common shares held in grantor trust	(6,303)	(5,407)
Cumulative earnings	522,520	522,528
Accumulated other comprehensive loss	(6,105)	(2,995)
Cumulative distributions	<u>(1,643,241)</u>	<u>(1,592,515)</u>
Total Brandywine Realty Trust's equity	<u>1,849,855</u>	<u>1,900,220</u>
Non-controlling interests	<u>20,587</u>	<u>21,215</u>
Total equity	<u>1,870,442</u>	<u>1,921,435</u>
Total liabilities and equity	<u>\$ 4,704,173</u>	<u>\$ 4,765,095</u>

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

	Three Months Ended June 30,		Six Months Ended June 30,	
	2014	2013	2014	2013
Revenue				
Rents	\$ 121,622	\$ 116,064	\$ 243,293	\$ 230,672
Tenant reimbursements	20,502	19,560	43,962	39,901
Termination fees	3,349	410	5,552	906
Third party management fees, labor reimbursement and leasing	4,187	3,153	8,337	6,389
Other	840	1,457	1,470	2,330
Total revenue	<u>150,500</u>	<u>140,644</u>	<u>302,614</u>	<u>280,198</u>
Operating Expenses				
Property operating expenses	43,136	39,433	89,937	78,782
Real estate taxes	12,841	14,177	26,298	28,472
Third party management expenses	1,730	1,363	3,446	2,788
Depreciation and amortization	52,587	49,241	105,157	98,717
General & administrative expenses	6,005	7,336	14,186	13,887
Total operating expenses	<u>116,299</u>	<u>111,550</u>	<u>239,024</u>	<u>222,646</u>
Operating income	34,201	29,094	63,590	57,552
Other income (expense)				
Interest income	385	122	770	180
Interest expense	(31,512)	(30,437)	(63,356)	(61,351)
Amortization of deferred financing costs	(1,197)	(1,183)	(2,386)	(2,344)
Interest expense - financing obligation	(316)	(211)	(588)	(429)
Equity in income (loss) of real estate ventures	(489)	1,508	(247)	3,043
Net gain (loss) on sale of undepreciated real estate	(3)	-	1,184	-
Net gain from remeasurement of investment in real estate ventures	458	7,847	458	7,847
Net gain (loss) on real estate venture transactions	(282)	3,683	(417)	3,683
Loss on early extinguishment of debt	-	(1,113)	-	(1,116)
Net gain (loss) from continuing operations	<u>1,245</u>	<u>9,310</u>	<u>(992)</u>	<u>7,065</u>
Discontinued operations:				
Income from discontinued operations	26	129	18	989
Net gain (loss) on disposition of discontinued operations	903	(2,259)	903	3,045
Total discontinued operations	<u>929</u>	<u>(2,130)</u>	<u>921</u>	<u>4,034</u>
Net income (loss)	2,174	7,180	(71)	11,099
Net (income) loss from discontinued operations attributable to non-controlling interests - LP units				
	(10)	25	(10)	(53)
Net loss attributable to non-controlling interests - partners' share of consolidated real estate ventures				
	24	-	12	-
Net (income) loss from continuing operations attributable to non-controlling interests - LP units				
	5	(87)	49	(37)
Net (income) loss attributable to non-controlling interests	<u>19</u>	<u>(62)</u>	<u>51</u>	<u>(90)</u>
Net income (loss) attributable to Brandywine Realty Trust	2,193	7,118	(20)	11,009
Preferred share distributions	(1,725)	(1,725)	(3,450)	(3,450)
Nonforfeitable dividends allocated to unvested restricted shareholders	(83)	(85)	(186)	(193)
Net income (loss) attributable to common shareholders	<u>\$ 385</u>	<u>\$ 5,308</u>	<u>\$ (3,656)</u>	<u>\$ 7,366</u>
PER SHARE DATA				
Basic income (loss) per common share	<u>\$ 0.00</u>	<u>\$ 0.03</u>	<u>\$ (0.02)</u>	<u>\$ 0.05</u>
Basic weighted-average shares outstanding	157,037,348	155,347,384	156,916,356	149,508,957
Diluted income (loss) per common share	<u>\$ 0.00</u>	<u>\$ 0.03</u>	<u>\$ (0.02)</u>	<u>\$ 0.05</u>
Diluted weighted-average shares outstanding	158,566,626	156,691,201	156,916,356	150,666,245

BRANDYWINE REALTY TRUST
FUNDS FROM OPERATIONS AND CASH AVAILABLE FOR DISTRIBUTION
(unaudited, in thousands, except share and per share data)

	Three Months Ended June 30,		Six Months Ended June 30,	
	2014	2013	2014	2013
Reconciliation of Net Income to Funds from Operations:				
Net income (loss) attributable to common shareholders	\$ 385	\$ 5,308	\$ (3,656)	\$ 7,366
Add (deduct):				
Net income (loss) attributable to non-controlling interests - LP units	(5)	87	(49)	37
Nonforfeitable dividends allocated to unvested restricted shareholders	83	85	186	193
Net (gain) loss on real estate venture transactions	282	(3,683)	417	(3,683)
Net income (loss) from disc ops allocated to non-controlling interests - LP units	10	(25)	10	53
Net (gain) loss on disposition of disc ops	(903)	2,259	(903)	(3,045)
Net gain from remeasurement of investment in RE ventures	(458)	(7,847)	(458)	(7,847)
Depreciation and amortization:				
Real property - continuing operations	40,964	40,267	81,641	80,300
Leasing costs including acquired intangibles - continuing operations	11,578	8,943	23,437	18,350
Real property - discontinued operations	-	337	-	1,844
Leasing costs including acquired intangibles - discontinued operations	-	1	-	2
Company's share of unconsolidated real estate ventures	5,586	3,234	10,794	7,383
Partners' share of consolidated joint ventures	(52)	-	(101)	-
Funds from operations	\$ 57,470	\$ 48,966	\$ 111,318	\$ 100,953
Funds from operations allocable to unvested restricted shareholders	(201)	(176)	(436)	(435)
Funds from operations available to common share and unit holders (FFO)	<u>\$ 57,269</u>	<u>\$ 48,790</u>	<u>\$ 110,882</u>	<u>\$ 100,518</u>
FFO per share - fully diluted	<u>\$ 0.36</u>	<u>\$ 0.31</u>	<u>\$ 0.69</u>	<u>\$ 0.66</u>
Weighted-average shares/units outstanding - fully diluted	160,330,365	158,475,513	160,130,850	152,481,101
Distributions paid per common share	<u>\$ 0.15</u>	<u>\$ 0.15</u>	<u>\$ 0.30</u>	<u>\$ 0.30</u>
FFO payout ratio (Distributions paid per common share / FFO per diluted share)	41.7%	48.4%	43.5%	45.5%
CASH AVAILABLE FOR DISTRIBUTION (CAD):				
Funds from operations available to common share and unit holders	\$ 57,269	\$ 48,790	\$ 110,882	\$ 100,518
Add (deduct):				
Rental income from straight-line rent, including discontinued operations	(3,591)	(5,734)	(7,183)	(11,250)
Financing Obligation - 3141 Fairview Drive	(264)	(155)	(491)	(305)
Deferred market rental income, including discontinued operations	(1,754)	(1,793)	(3,698)	(3,588)
Company's share of unconsol. RE ventures' straight-line & deferred market rent	(765)	(330)	(1,475)	(718)
Straight-line ground rent and deferred market ground rent expense activity	22	427	44	925
Stock-based compensation costs	708	2,053	3,118	3,904
Fair market value amortization - mortgage notes payable	(434)	91	(867)	182
Losses from early extinguishment of debt	-	1,113	-	1,116
Acquisition-related costs	109	290	212	301
Sub-total certain items	(5,969)	(4,038)	(10,340)	(9,433)
Less: Revenue maintaining capital expenditures:				
Building improvements	(338)	(868)	(600)	(1,722)
Tenant improvements	(15,770)	(9,994)	(27,944)	(16,622)
Lease commissions	(6,823)	(3,542)	(9,082)	(9,320)
Total revenue maintaining capital expenditures	(22,931)	(14,404)	(37,626)	(27,664)
Cash available for distribution (CAD)	<u>\$ 28,369</u>	<u>\$ 30,348</u>	<u>\$ 62,916</u>	<u>\$ 63,421</u>
CAD per share - fully diluted	<u>\$ 0.18</u>	<u>\$ 0.19</u>	<u>\$ 0.39</u>	<u>\$ 0.42</u>
Weighted-average shares/units outstanding - fully diluted	160,330,365	158,475,513	160,130,850	152,481,101
Distributions paid per common share	<u>\$ 0.15</u>	<u>\$ 0.15</u>	<u>\$ 0.30</u>	<u>\$ 0.30</u>
CAD payout ratio (Distributions paid per common share / CAD per diluted share)	83.3%	78.9%	76.9%	71.4%

BRANDYWINE REALTY TRUST
SAME STORE OPERATIONS - 2nd QUARTER
(unaudited and in thousands)

Of the 205 properties owned by the Company as of June 30, 2014, a total of 196 properties ("Same Store Properties") containing an aggregate of 21.8 million net rentable square feet were owned for the entire three-month periods ended June 30, 2014 and 2013. Average occupancy for the Same Store Properties was 89.4% during 2014 and 87.7% during 2013. The following table sets forth revenue and expense information for the Same Store Properties:

	Three Months Ended June 30,	
	2014	2013
Revenue		
Rents	\$ 109,536	\$ 107,945
Tenant reimbursements	15,890	14,925
Termination fees	2,965	410
Other	500	926
	<u>128,891</u>	<u>124,206</u>
Operating expenses		
Property operating expenses	38,496	36,949
Real estate taxes	10,911	11,733
	<u>49,407</u>	<u>48,682</u>
Net operating income	<u>\$ 79,484</u>	<u>\$ 75,524</u>
Net operating income - percentage change over prior year	<u>5.2%</u>	
Net operating income, excluding net termination fees and other	<u>\$ 76,809</u>	<u>\$ 74,203</u>
Net operating income, excluding net termination fees and other - percentage change over prior year	<u>3.5%</u>	
Net operating income	\$ 79,484	\$ 75,524
Straight line rents	(2,732)	(5,156)
Above/below market rent amortization	(1,421)	(1,432)
Non-cash ground rent	22	498
	<u>75,353</u>	<u>69,434</u>
Cash - Net operating income	<u>\$ 75,353</u>	<u>\$ 69,434</u>
Cash - Net operating income - percentage change over prior year	<u>8.5%</u>	
Cash - Net operating income, excluding net termination fees and other	<u>\$ 72,678</u>	<u>\$ 68,113</u>
Cash - Net operating income, excl. net termination fees and other - percentage change over prior year	<u>6.7%</u>	

The following table is a reconciliation of Net Income to Same Store net operating income:

	Three Months Ended June 30,	
	2014	2013
Net income:	\$ 2,174	\$ 7,180
Add/(deduct):		
Interest income	(385)	(122)
Interest expense	31,512	30,437
Amortization of deferred financing costs	1,197	1,183
Interest expense - financing obligation	316	211
Equity in income of real estate ventures	489	(1,508)
Net loss on sale of undepreciated real estate	3	-
Net gain from remeasurement of investment in RE ventures	(458)	(7,847)
Net (gain) loss on real estate venture transactions	282	(3,683)
Loss on early extinguishment of debt	-	1,113
Depreciation and amortization	52,587	49,241
General & administrative expenses	6,005	7,336
Total discontinued operations	(929)	2,130
	<u>92,793</u>	<u>85,671</u>
Consolidated net operating income	92,793	85,671
Less: Net operating income of non same store properties	(9,690)	(1,968)
Less: Eliminations and non-property specific net operating income	(3,619)	(8,179)
	<u>79,484</u>	<u>75,524</u>
Same Store net operating income	<u>\$ 79,484</u>	<u>\$ 75,524</u>

BRANDYWINE REALTY TRUST
SAME STORE OPERATIONS - SIX MONTHS
(unaudited and in thousands)

Of the 205 properties owned by the Company as of June 30, 2014, a total of 196 properties ("Same Store Properties") containing an aggregate of 21.8 million net rentable square feet were owned for the entire six-month periods ended June 30, 2014 and 2013. Average occupancy for the Same Store Properties was 89.1% during 2014 and 87.7% during 2013. The following table sets forth revenue and expense information for the Same Store Properties:

	Six Months Ended June 30,	
	2014	2013
Revenue		
Rents	\$ 218,295	\$ 214,698
Tenant reimbursements	34,382	31,049
Termination fees	5,168	906
Other	879	1,547
	<u>258,724</u>	<u>248,200</u>
Operating expenses		
Property operating expenses	80,189	74,912
Real estate taxes	22,229	23,555
	<u>102,418</u>	<u>98,467</u>
Net operating income	<u>\$ 156,306</u>	<u>\$ 149,733</u>
Net operating income - percentage change over prior year	<u>4.4%</u>	
Net operating income, excluding net termination fees and other	<u>\$ 152,176</u>	<u>\$ 147,381</u>
Net operating income, excluding net termination fees and other - percentage change over prior year	<u>3.3%</u>	
Net operating income	\$ 156,306	\$ 149,733
Straight line rents	(5,372)	(9,813)
Above/below market rent amortization	(2,847)	(2,869)
Non-cash ground rent	44	925
	<u>148,131</u>	<u>137,976</u>
Cash - Net operating income	<u>\$ 148,131</u>	<u>\$ 137,976</u>
Cash - Net operating income - percentage change over prior year	<u>7.4%</u>	
Cash - Net operating income, excluding net termination fees and other	<u>\$ 144,001</u>	<u>\$ 135,624</u>
Cash - Net operating income, excl. net termination fees and other - percentage change over prior year	<u>6.2%</u>	

The following table is a reconciliation of Net Income to Same Store net operating income:

	Six Months Ended June 30,	
	2014	2013
Net income (loss):	\$ (71)	\$ 11,099
Add/(deduct):		
Interest income	(770)	(180)
Interest expense	63,356	61,351
Amortization of deferred financing costs	2,386	2,344
Interest expense - financing obligation	588	429
Equity in income of real estate ventures	247	(3,043)
Net gain on sale of undepreciated real estate	(1,184)	-
Net gain from remeasurement of investment in RE ventures	(458)	(7,847)
Net (gain) loss on real estate venture transactions	417	(3,683)
Loss on early extinguishment of debt	-	1,116
Depreciation and amortization	105,157	98,717
General & administrative expenses	14,186	13,887
Total discontinued operations	(921)	(4,034)
	<u>182,933</u>	<u>170,156</u>
Consolidated net operating income	182,933	170,156
Less: Net operating income of non same store properties	(18,921)	(3,654)
Less: Eliminations and non-property specific net operating income	(7,706)	(16,769)
	<u>\$ 156,306</u>	<u>\$ 149,733</u>