



INVESTOR UPDATE

- 2023 FIRST QUARTER -

QUALITY | INNOVATION | INTEGRITY | COMMUNITY

Our Business Plan Key Constructs



Grow net asset value

Grow cash flow



Operational Excellence

- Stable platform supports growth strategy with lower forward rollover risk
- Steady & improving markets with top quality product
- Benefiting from flight to quality



Growth Strategy

- Active asset recycling program
- Strong forward development pipeline

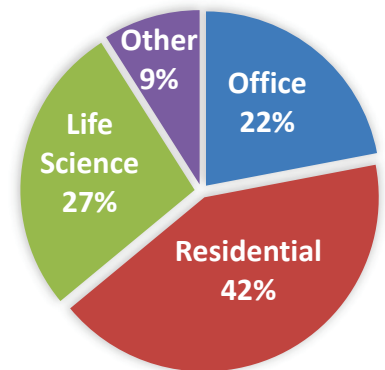


Balance Sheet Management

- Maximize liquidity
- Wholly-owned debt portfolio 93% fixed rate

High Quality Mixed-Use Land Inventory

- Land bank that can deliver 10M SF potential mixed-use FAR with very low basis



Our Core Markets

Greater Philadelphia, PA (75% of NOI)

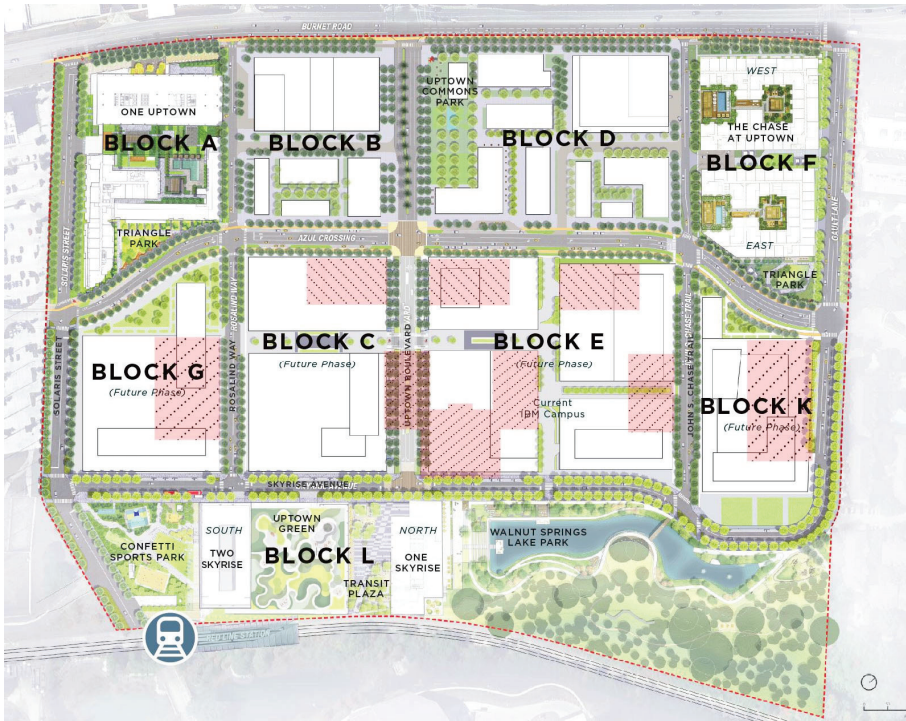
- #1 growth rate of highly educated population among 25 largest metros since 2008
- \$5.8 Billion in total NIH Grant Funding over last 5 years ranking #8 in US cities
- Philadelphia metro area saw \$1.9 Billion in life science venture capital deals in 2021 and \$1.7 Billion in 2022, its first and second years of funding ever (JLL, March 2023)
- Growing Life Sciences sector represents 800+ companies and 48,000 employees in the region
- 5th top Life Science cluster in the US (JLL, Life Science Outlook 2022)
- 32,000 degrees conferred in 2022, over 50% in STEM and health fields

Austin, TX (19% of NOI)

- #1 Fastest Growing Metro (US Census Bureau)
- #1 Best Place to Start Business (Inc.)
- #2 Best Performing Job Market of top 50 Metros (2/2020-11/2022) (US Bureau of Labor Statistics)
- #2 Hottest City for Commercial RE (Forbes)
- #4 City to Watch for 2023 (ULI Emerging Trends)
- Apple expanding again by adding 415K SF to their new campus on Parmer Lane
- Samsung selected Taylor, TX for new \$17B semiconductor plant; will increase employee base in Central Texas to 5,000
- Opportunity Austin reported that 2022 was another strong year of corporate relocations and expansions including 14K new jobs, 298 hot/active prospect companies looking to move to or expand in Austin, 22% of which are office requirements



UPTOWN ATX AUSTIN, TX



- PROPOSED ■ EXISTING
- 66 ACRES
- 11 ACRES OF GREENSPACE
- 3.2M SF OF OFFICE
- 2.9M SF OF RESIDENTIAL
- 382K SF OF RETAIL SPACE
- 248K SF OF HOTEL SPACE
- NEW CAPMETRO STATION

Project Overview

- Uptown ATX will be a mixed-use, 66-acre transit-oriented community. The existing buildings total 913,000 SF of which IBM occupies 65%. Once redeveloped, the project will include office, multi-family, hotels, retail and a new CapMetro light rail station.
- Uptown ATX sits at the population center of Greater Austin, and near the crossroads of three major highways. The area is served by multi-modal transportation options including CapMetro light rail and bus lines.
- The project will offer over 11 acres of park space, and access to more than 23 miles of existing and planned jogging trails and bike routes.
- We have all required government and third-party approvals for campus-wide redevelopment.



Based on our current development plan, we can develop 2.0 million square feet and 1,250 multi-family units with the existing buildings remaining in place.

One Uptown Project Status (Block A)

- A mixed-use development featuring a 14-story office tower comprised of one level of below-grade parking, lobby and retail level, 6 above-grade parking garage levels, and 8 office levels totaling 347,838 rentable square feet.
- The Residential is made up of 259 units within a 13-story concrete tower and 82 units in a 5-story structure wrapping the parking structure.
- A showcase amenity deck serving both the office and multi-family components of the project includes a pool, fitness center, outdoor TV's and gathering spaces.

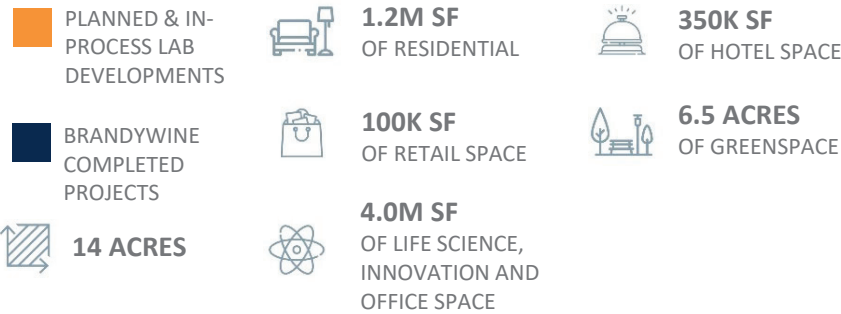
Project Schedule

- Joint Venture Formation: Q4 2021
- Construction Commencement: Q4 2021
- Target Completion - Office: Q3 2023
- Target Completion - Residential: Q3 2024
- Project Stabilization - Office: Q3 2024
- Project Stabilization - Residential: Q2 2025

Financial Highlights

- Total Development Costs - Office: \$192mm
- Total Development Cost - Residential: \$144mm
- Construction Loans: \$207mm
- Project Stabilized Cash Yield - Office: 7.2%
- Project Stabilized Cash Yield - Residential: 5.4%
- Joint Venture Structure: Preferred equity with Canyon Real Estate

Schuylkill Yards PHILADELPHIA, PA



Overview

- We are the master developer of Schuylkill Yards, a multi-phase development of residential, life science, research and academic facilities, office, retail and hospitality space.
- Adjacent to the nation's 3rd busiest rail station, the project will be one of the most transit-rich developments in the country.
- Entire project is located within an opportunity zone which provides federal tax incentives. Certain phases of project can also receive state and local tax incentives.
- Costs of future developments will be funded through a combination of existing liquidity, equity and debt capital raised through one or more joint venture formations.

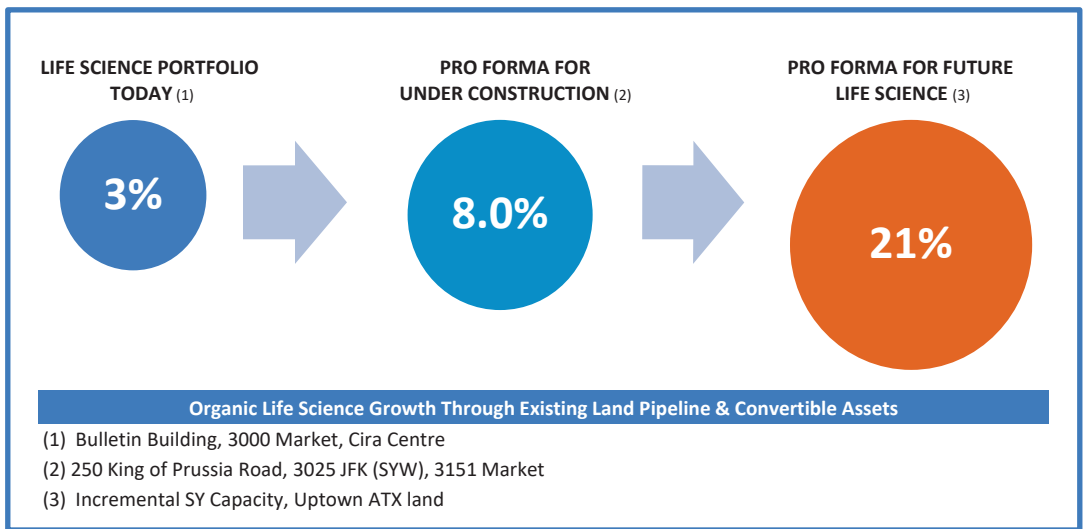
Project Status

- We have acquired the leasehold interests in three parcels of land with the ability to develop three mixed-use buildings, aggregating approximately 2.0 million square feet for \$36 per FAR, or \$73M.
- We have entered into a partnership with global institutional investor to develop the first two parcels 3025 JFK (West Tower) and 3151 Market. These projects have commenced construction and will deliver the following:
 - 200,000 SF life science/office space
 - 441,000 SF dedicated life science
 - 326 apartment units
 - Ground floor retail & below grade parking

OUR UNIVERSITY CITY LIFE SCIENCE GROWTH

- Our 50,000 square foot life science incubator, B+Labs, successfully opened in January 2022 and is currently 98% leased. B+Labs is located directly adjacent to Schuylkill Yards in University City. We are expanding to include graduate lab space on the 9th floor of Cira Centre, which is comprised of five suites totaling 27,333 square feet.
- University City is located in the 5th largest cluster of laboratories in the country with over \$5.5 Billion in NIH funding secured over the last 5 years.

- **Location:** Cira Centre
- **Size (SF):** 50,000 SF
- **Capacity:** 240 Benches
- **Commence Operations:** January 1, 2022
- **Leased:** 98%
- **Manager:** PA Biotech



Value Creation Through Development



3025 JFK | Philadelphia, PA

- Ground up JV development project consisting of 200K SF of life science/ office space and 326 residential units.
- \$287M project cost at 7.0% cash yield.
- Projected terminal value of \$365M at 5.5% cap rate.



405 Colorado | Austin, TX

- Ground up development of 206K SF office building with 520 space parking garage.
- \$122M project cost at 8.0% cash yield.
- Projected terminal value of \$177M at 5.5% cap rate.

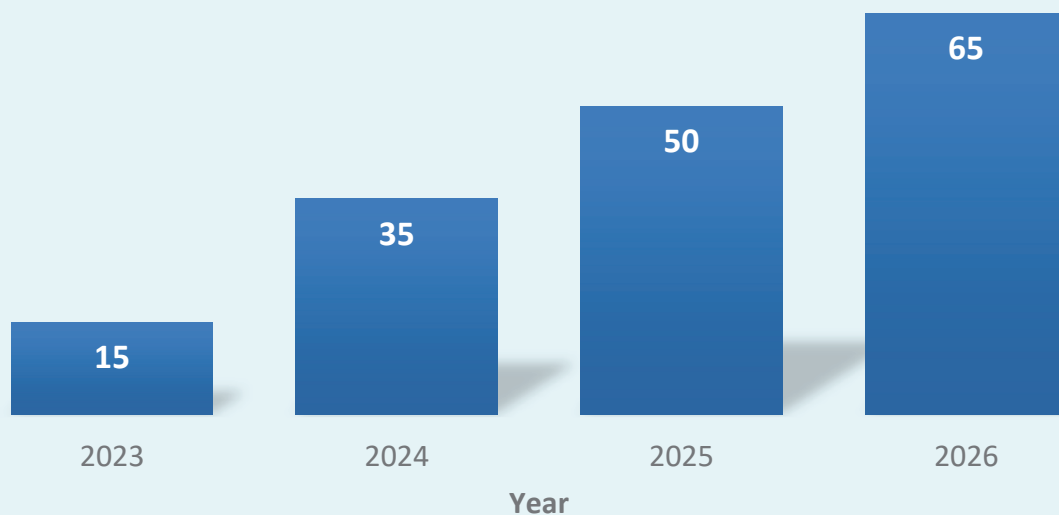


250 King of Prussia | Radnor, PA

- Recycled office/land holding and converted into 168K SF life science.
- \$104M project cost at 8.2% cash yield.
- Projected terminal value of \$142M at 6.0% cap rate.

Current Pipeline Go-Forward Incremental GAAP NOI Contribution

Annual NOI \$



Improved Metrics, Results & Balance Sheet

| CATEGORY | BRANDYWINE *BAML Stats for Q1 | OFFICE PEERS |
|-------------------------------------|----------------------------------|--------------|
| Average Annual Maturities 2023-2026 | 7.7% | 9.3% |
| 1Q Cash Leasing MTM | 4.2% | 1.6% |
| 1Q GAAP Leasing MTM | 14.9% | 7.7% |
| 1Q Office Occupancy | 89.0% | 87.5% |
| 1Q Capex as a % of NOI | 11.0% | 20.3% |

Environmental, Social, & Governance (ESG) Highlights

As a pioneer of sustainable commercial real estate, Brandywine remains committed to the continual improvement of our operations, portfolio performance, and community impact.

LEADERSHIP AND RECOGNITION

CEO ACTION FOR DIVERSITY & INCLUSION

Committed to the CEO Action for Diversity and Inclusion initiative



Received 2022 GRESB Green Star for the eighth consecutive year and first 5 start rating
Received an A on the TCFD Alignment Report



Extended our industry-leading ISS Governance Quality Score of 1 in 2022, representing the highest possible score and lowest shareholder risk



Achieved 2022 Green Lease Leaders Platinum in the category's inaugural year for working with tenants to equitably align financial and environmental benefits



Ranked as "Low Risk" by Sustainalytics ESG Risk Ratings



Awarded ISS ESG Corporate ESG Performance Prime status, reserved for companies whose ESG performance performs above the sector-specific threshold



Continued to maintain an A Rating from MSCI ESG Research LLC



GREEN BUILDING CERTIFICATIONS

17.3M

SQ. FT. OF OUR PORTFOLIO IS GREEN BUILDING CERTIFIED



4.1M SQ. FT.



7.7M SQ. FT.



4.7M SQ. FT.



2.7M SQ. FT.



8.4M SQ. FT.



8.1M SQ. FT.



231K SQ. FT.



2.6M SQ. FT.

Square footage totals include certifications for new development, operational assets, wholly owned and joint venture partnerships. Previously only wholly owned assets were shown. Total SF certified counts each building once, some buildings received multiple certifications.

Brandywine is committed to reducing energy, water, and greenhouse gas emissions throughout our entire portfolio.



[Explore our 2022 Corporate Social Responsibility Report](#)

2023 Business Plan Goals (as of 4/14/23)



Four Points, Austin, TX

2023

Same Store NOI Increase

GAAP 0 - 2%

CASH 2.5 - 4.5%

Rental Rate Increase

GAAP 11 - 13%

CASH 4 - 6%

2023

Year-end SS Occupancy 90 - 91%

Year-end Core Occupancy 90 - 91%

Year-end Core Leased 91 - 92%

Dispositions \$100 - \$125MM

Acquisitions None Incorporated

Spec Revenue \$17 - \$19MM
71% achieved

Capital as % of Lease Revenue 11 - 13%

Average Lease Term 7 Years

Funds from Operations \$1.12 - \$1.20

Cash Available for Distribution Payout Ratio 105% - 95%

2023 Capital Plan (4/1/23-12/31/23)

Uses (MM)

2023

Dividends \$99

Contributions to JV Development 19

Rev. Maint'g. Cap Ex 22

Rev. Creating Cap Ex 40

Dev/Redev Projects 130

Total Uses \$310

Sources (MM)

CF After Interest Pmts. \$148

Proceeds from Asset Sale 120

Decrease to Cash on hand 42

Total Sources \$310

Liquidity

12/31/23 E

LOC: \$600

Cash: 55



High Quality Portfolio in Stable Markets (as of 4/14/23)

Wholly Owned⁽¹⁾

| Region | # of Properties | Square Feet | % of Total SF | 1Q '23 % of NOI | % Occupied | % Leased ⁽²⁾ |
|---------------------------------------|-----------------|-------------------|---------------|-----------------|--------------|-------------------------|
| Phila. - CBD | 6 | 2,806,098 | 20.6% | 25.1% | 96.4% | 97.8% |
| Phila. - Univ .City | 5 | 1,920,240 | 14.1% | 20.3% | 95.3% | 97.4% |
| PA Suburbs | 33 | 3,949,431 | 29.1% | 28.7% | 89.9% | 91.7% |
| Austin, TX | 20 | 2,768,302 | 20.4% | 18.0% | 82.7% | 84.1% |
| Subtotal | 64 | 11,444,071 | 84.2% | 92.1% | 90.7% | 92.2% |
| Other | 8 | 1,346,970 | 10.0% | 5.3% | 73.8% | 75.7% |
| Dev/Redev | 4 | 581,344 | 4.3% | 0.9% | 74.8% | 75.0% |
| Recently Completed/ Net Stabilized | 1 | 205,803 | 1.5% | 1.7% | | |
| Total | 77 | 13,578,188 | 100.0% | 100.0% | | |

(1) Includes total number of properties and square footage, including held for sale.

(2) Includes leases executed through 4/14/23 which will commence subsequent to 3/31/23.

Forward-Looking Statements

Certain statements in this brochure 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. Additional information on factors which could impact us and the forward-looking statements contained herein are included in our most recent annual and quarterly reports filed with the Securities and Exchange Commission. Please reference our most recent supplemental package for definitions and reconciliations of non-GAAP financial measures.