



QUALITY | INNOVATION | INTEGRITY | COMMUNITY



# SUPPLEMENTAL INFORMATION PACKAGE



..... 2024 FIRST QUARTER .....



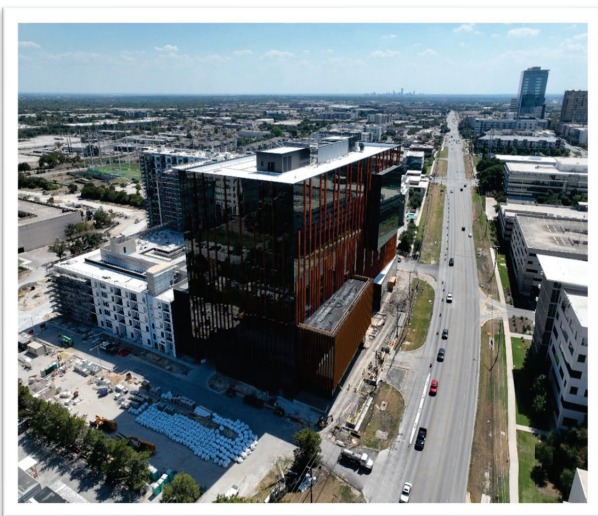
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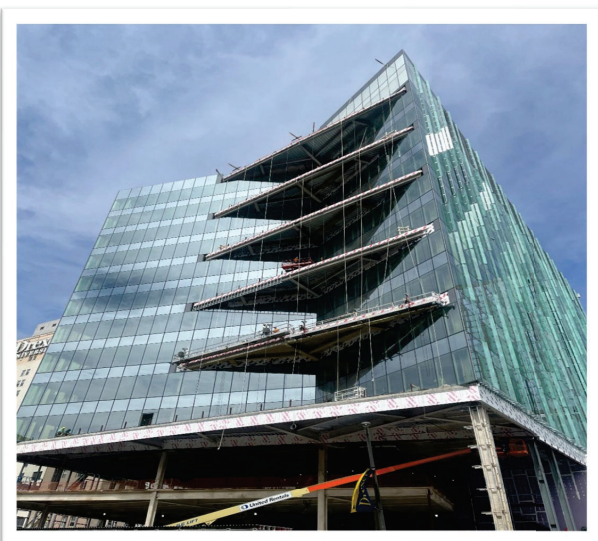
*Above:* 3025 JFK Blvd. Construction at Schuylkill Yards, Philadelphia, PA

*Cover (from L to R from Top to Bottom):* B+labs at Cira Centre, One Uptown at Uptown ATX, 3025 JFK Blvd. at Schuylkill Yards, Berwyn Park, and Day of Caring employee volunteer event

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Uptown ATX - Block A Construction | 652,404 SF | Austin, TX



3151 Market Street (dedicated life science building), Schuylkill Yards, Philadelphia, PA

Note: Definitions for commonly used terms in this Supplemental Information Package are on pages 40 and 41 'Disclaimers and Other Information.'

### Quarterly Highlights

#### Financing

- On April 12, 2024, we issued \$400 million of 8.875% guaranteed unsecured notes due in 2029. The net proceeds will be used to redeem \$335.1 million of the notes due in October 2024. The remaining proceeds will be used to paydown the balance outstanding on the line of credit.
- On April 15, 2024 we commenced a tender offer for any and all of our outstanding 2024 bonds and will expire on April 19, 2024. Upon completion of the tender offer, we plan to redeem any bonds that remain outstanding after the tender offer.
- Based on recent restructuring efforts with two of our Joint Ventures, we have eliminated \$62 million of debt attribution.
- Wholly-owned debt is 96% fixed and has a weighted average rate of 6.1% rate (adjusted for 2029 bond issuance and 2024 Note paydown).

#### Leasing Activity

- Speculative Revenue of \$24.0 - \$25.0 million is now 98% achieved at the mid-point and 96% achieved on the top end of the range.
- As the result of additional executed renewal and expansion leases, we are increasing our tenant retention range 600 basis points, from 51 – 53% to 57 – 59%.
- Our forward lease expirations have been further reduced to less than 6% through December 31, 2026.
- Our forward leasing pipeline has increased for the fourth consecutive quarter and stands at 4.9M square feet including 2.5 million square feet within our development properties.
- Based on our quarterly lease activity, we now have no tenant expiration representing more than 1% of revenue.
- During the quarter (through April 16, 2024) we executed leases totaling 358,960 square feet within the wholly owned portfolio and an additional 134,191 square feet in our joint venture portfolio, resulting in combined activity of 493,151 square feet detailed below:

Wholly-Owned Portfolio	Q1 2024	Q4 2023
New/Expansions (sq ft)	100,653	65,812
Renewals (sq ft)	<u>258,307</u>	<u>174,459</u>
Total lease activity (sq ft)	358,960	240,271
Joint Venture Portfolio	Q1 2024	Q4 2023
New/Expansions (sq ft)	17,769	139,895
Renewals (sq ft)	<u>116,422</u>	<u>171,614</u>
Total lease activity (sq ft)	134,191	311,509
<b>Total Combined lease activity (sq ft)</b>	<u>493,151</u>	<u>551,780</u>

Wholly-Owned Leasing Highlights	Q1 2024	Q4 2023
Quarter end occupancy	87.7%	88.0%
Leased as of April 16, 2024 / January 26, 2024	89.0%	89.6%
New leases executed in quarter (sq ft)	100,653	65,812
Lease renewals executed in quarter (sq ft)	258,307	174,459
Total leases executed in quarter (sq ft)	358,960	240,271
New leases commenced (sq ft)	62,748	87,729
Expansions commenced (sq ft)	66,577	35,786
Leases renewed (sq ft)	163,595	85,620
Total lease activity (sq ft)	292,920	209,135
Average annual lease expirations through 2025	5.9%	
Average annual lease expirations through 2026	5.7%	
Average annual lease expirations through 2027	7.3%	
Forward lease commencements (sq ft):		
Q2 2024	104,663	
2H 2024	63,343	
Total square feet of forward lease commencements:	168,006	



The Bulletin Building | Philadelphia, PA

Key Operating Metrics	Q1 2024	04/16/24 Business Plan
<b>Same Store NOI Growth</b>		
GAAP	1.9%	(1.0)% - 1.0%
Cash	5.3%	1.0% - 3.0%
<b>Rental Rate Mark to Market (a)</b>		
New Leases/expansions		
GAAP	16.8%	
Cash	2.9%	
Renewals		
GAAP	16.9%	
Cash	3.4%	
Combined		
GAAP	16.9%	11.0% - 13.0%
Cash	3.3%	0.0% - 2.0%
<b>Average Lease Term (years)</b>	7.4	6.5
<b>Leasing Capital as a % of Lease Revenue</b>	13.8%	11.0% - 13.0%
<b>Tenant Retention</b>	67.3%	57% - 59%

Financial Highlights	Q1 2024	Q4 2023
Net income (loss) to common shareholders	(\$16,704)	(\$157,414)
Per diluted share	(\$0.10)	(\$0.91)
Common share distributions paid	\$0.15	\$0.15
Funds From Operations (FFO)	\$41,181	\$47,239
Per diluted share	\$0.24	\$0.27
FFO - excl. capital market, transactional items and other	\$41,181	\$46,671
Per diluted share	\$0.24	\$0.27
FFO payout ratio - excl. capital market, trans. items and other	62.5%	55.6%
Cash Available for Distribution (CAD)	\$29,976	\$33,098
CAD payout ratio (Distributions paid / CAD)	86.8%	78.6%
<b>Balance Sheet Highlights</b>	<b>Q1 2024</b>	<b>Q4 2023</b>
Net debt to total gross assets	44.1%	43.4%
Ratio of net debt to annualized quarterly EBITDA	7.9	7.5
Ratio of net debt to annualized quarterly EBITDA (b)	6.9	6.3
Cash on hand	\$43,210	\$58,319
Borrowings on Unsecured Line of Credit	\$37,000	\$0

(a) Calculations based on revenue maintaining leasing activity. See definition on page 41.

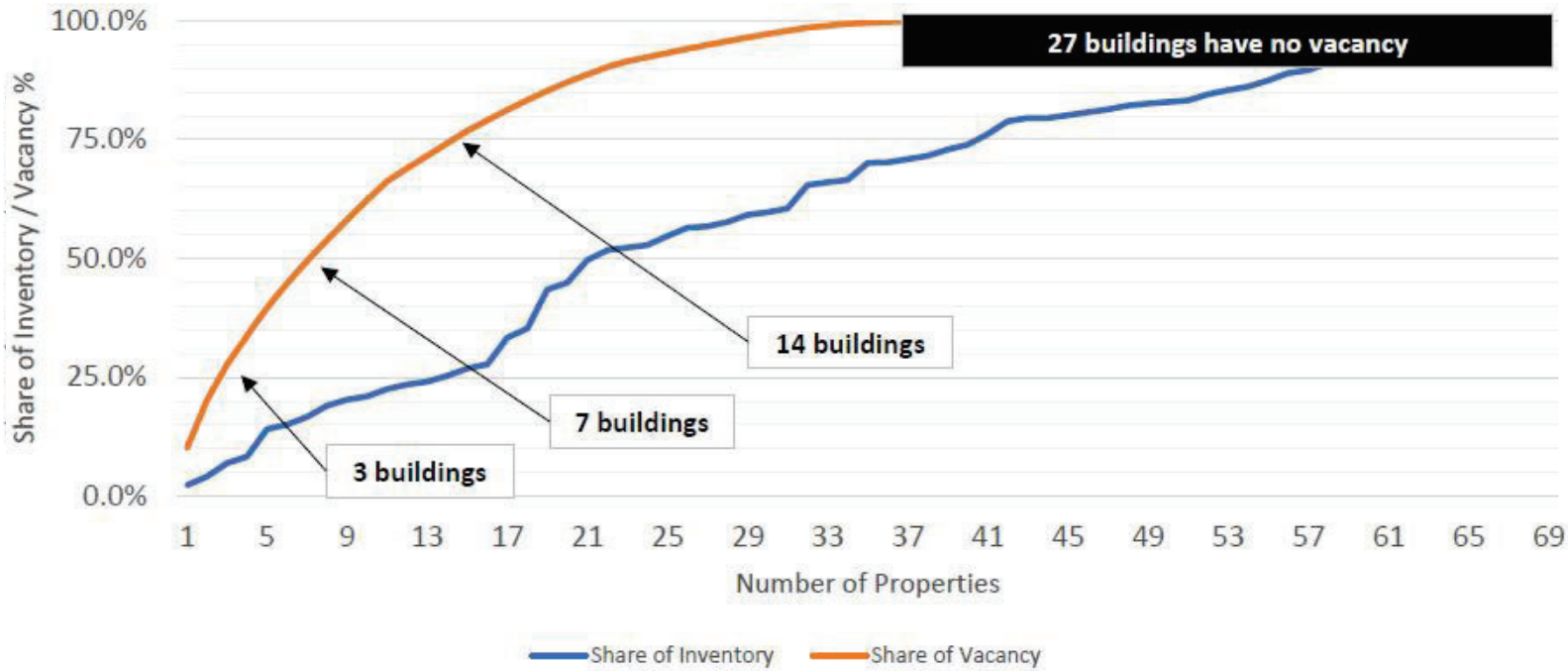
(b) This ratio excludes Net Debt and the EBITDA related to our joint ventures, development and redevelopment projects.

Business Plan Component	2024 Business Plan as of	
	04/16/24	Original
<b>Speculative Revenue / SF</b>	\$24.0 - \$25.0 MM / 1.0M SF	\$24.0 - \$25.0 MM / 1.0M SF
Executed / SF	\$24.1MM / 884K	\$19.3MM / 658K
<b>Projected Tenant Retention (SF)</b>	57% - 59%	51% - 53%
<b>Same Store NOI Increase</b>		
• GAAP	(1.0)% - 1.0%	(1.0)% - 1.0%
• Cash	1.0% - 3.0%	1.0% - 3.0%
Capital as a % of lease revenue	11.0% - 13.0%	11.0% - 13.0%
Average Lease Term	6.5 years	6.5 years
<b>Net Income (Loss) Attributable to Common Shareholders per share</b>	\$(0.36) - \$(0.29)	\$(0.36) - \$(0.26)
<b>Funds from Operations per share - fully diluted</b>	\$0.90 - \$0.97	\$0.90 - \$1.00
<b>Cash Available for Distribution Payout Ratio Annualized</b>	95% - 90%	95% - 90%
<b>Rental Rate Increase / (Decline)</b>		
	<u>Combined</u>	<u>Combined</u>
• GAAP	11.0% - 13.0%	11.0% - 13.0%
• Cash	0.0% - 2.0%	0.0% - 2.0%
<b>Year-end SS Occupancy</b>	87-88%	87-88%
<b>Year-end Core Portfolio Occupancy</b>	87-88%	87-88%
<b>Year-end Core Portfolio Leased</b>	88-89%	88-89%
<b>Financing / Liability Management</b>	-Completed \$400MM Unsecured Bond offering to redeem our outstanding 2024 bonds	- Refinance Unsecured Bond due October 2024 (\$340.0MM outstanding)
<b>Equity Issuance/Share Repurchase Program</b>	None Incorporated	None Incorporated
<b>Dispositions (excluding land)</b>	\$80.0 - \$100.0 MM	\$80.0 - \$100.0 MM
<b>Acquisitions (excluding land)</b>	None Incorporated	None Incorporated
<b>Development/Redevelopment Starts</b>	No starts	No starts
<b>General &amp; Administrative Expenses</b>	\$35.5 - \$36.5 MM	\$35.5 - \$36.5 MM
<b>Consolidated Interest Expense</b>	\$125.0 - \$130.0 MM	\$120.0 - \$125.0 MM
<b>Net Gain on the Sale of Undepreciated Real Estate</b>	\$4.0 - \$6.0 MM	\$4.0 - \$6.0 MM
<b>Net Debt to EBITDA - Combined</b>	7.5 - 7.8x	7.5 - 7.8x
<b>Net Debt to EBITDA - Core (1)(2)</b>	6.5 - 6.8x	6.5 - 6.8x

(1) Excludes the net debt and related EBITDA from our unconsolidated joint ventures and our active development/redevelopment

(2) Assuming no incremental development/redevelopment activity, 2024 Net Debt to EBITDA - Core should equal our Consolidated Net Debt to EBITDA by December 31, 2024

**Company vacancy as of March 31, 2024 is primarily isolated to 7 Properties**



**Properties Comprising ~50% of Total Portfolio Vacancy**

As of 3/31/2024

Building Name	Region	Bldg Size (SF)	(Actual as of 3/31/24)			% of Total Company Vacancy		
			Vacant (SF)	Occupied (SF)	Prelease (SF)			
1 300 Delaware Avenue	OTHER	298,071	144,736	153,335	-	10.2%	Evaluating the feasibility of a residential conversion	
2 Riverplace Bldg II & III	AUS	227,956	143,396	84,560	-	10.1%	Evaluating the feasibility of a residential conversion	
3 600-630 Plymouth Mtg Exec	PASUB	359,767	107,923	251,844	-	7.6%	Exploring sale opportunities	
4 101 West Elm Street	PASUB	173,827	88,202	85,625	3,153	6.0%	Investing capital for lobby & base building improvements	
5 Cira Centre	PHL CBD	730,187	82,391	647,796	-	5.8%	60K sf of additional life science expansion	
6 Quarry Lake II	AUS	120,559	75,433	45,126	-	5.3%	Actively leasing	
7 401 Plymouth Road	PASUB	204,186	68,288	135,898	-	4.8%	Actively leasing	
			<b>2,114,553</b>	<b>710,369</b>	<b>1,404,184</b>	<b>3,153</b>	<b>49.7%</b>	
				<b>34%</b>	<b>66%</b>			
						Occupancy (3/31/24)	87.7%	
						Occupancy excluding properties shown above	<b>91.9%</b>	



(From L to R): Uptown ATX Block A; Garza Ranch; and Four Points

## Highlights

- #1 Best Performing Job Market of top 50 Metros (2/2020-11/2023) (US Bureau of Labor Statistics and Opportunity Austin)
- #4 Best Performing Job Market of top 50 Metros (3/2024), with 37K jobs (2.8%) added.
- #1 Job market for STEM jobs (WalletHub 1/24)
- #5 City to Watch for 2024 (ULI Emerging Trends)
- Nationally tops in percentage population growth 9 years in a row: 2010 - 2020 - 30.9% growth from 1.77M to 2.2M People; projected to grow to 2.8M by 2030 and to 4M by 2040.
- Samsung building their second \$17B semiconductor plant which will ultimately increase their employee base in Central Texas to 5,000 employees.
- Apple expanding again at its new campus on Parmer Lane by 415K SF in two buildings.
- Tesla at 23K employees in Austin and that number may triple in coming years.
- Opportunity Austin reported that 2023 saw the creation of 20K new jobs. As of end of 1Q24, there were 266 hot/active prospect companies currently looking at moves to or expansions in Austin, 20% of which are office requirements.

### PEER AUSTIN OFFICE MARKET (CBRE)

- ▶ 66M SF
- ▶ Class A average asking rent at \$36 psf NNN
- ▶ Office market records absorption of +38.5K SF for 1Q24

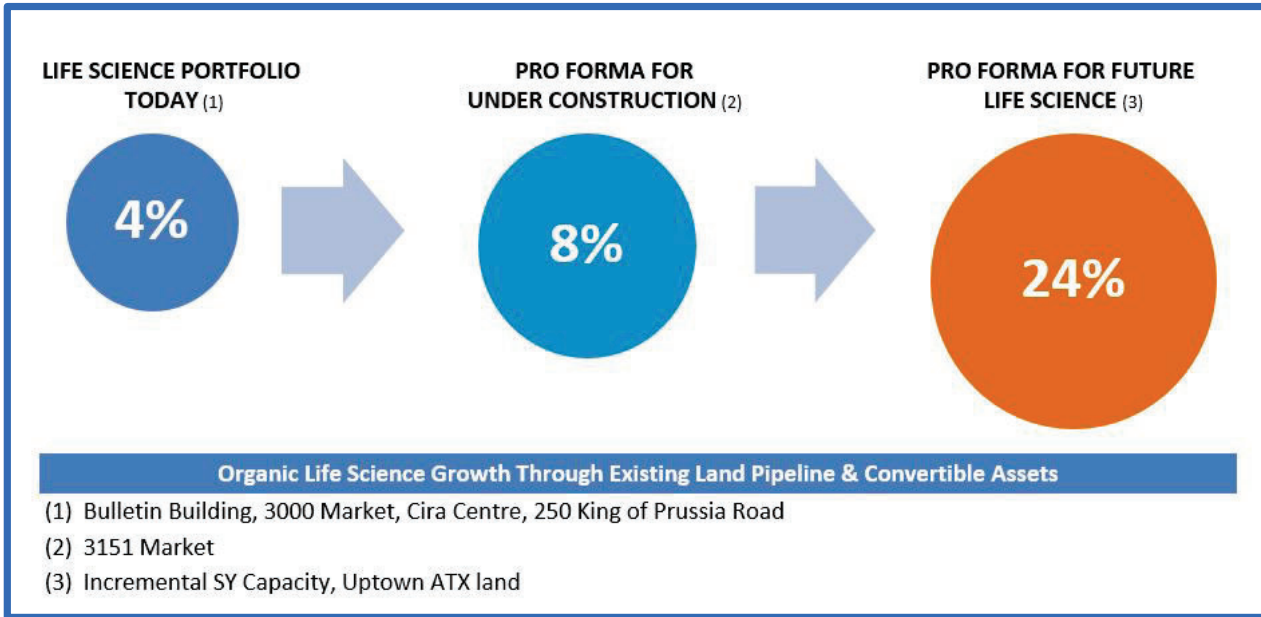
## Stability with Life Science Momentum



### Highlights

- The Philadelphia region received over \$6 billion in NIH funding between the years of 2019 and 2023, making it one of the top markets in the country to receive this amount of NIH investment.
- Regional employment for cell and gene therapy companies has more than doubled since 2019, up 127% (Econsult Solutions, 2022).
- 80% of all pharmaceutical and biotech companies in the U.S. have offices in Greater Philadelphia.
- The growing life sciences sector represents 112,000 employees in Pennsylvania.
- 450,000 students attend institutions in the greater Philadelphia region.
- 30,000+ degrees conferred annually in Philadelphia, over 50% in STEM and Health fields.
- Philadelphia area universities issue 9% of all life science PhDs.
- #1 growth rate of highly educated population among 25 largest metro areas since 2008.
- The number of college educated 25-34 year olds jumped 155% from 2000-2021, far outpacing peer cities.
- Over 1.7 million square feet of inbound CBD tenants from other markets and overseas since 2015.
- While Philadelphia is the 6th largest city in the United States by population, it ranks among the most affordable in the country, with a Cost of Living Index near the national average. Comparatively speaking, New York City is more than twice as expensive to live in than Philadelphia. Given its proximity to New York City and road and rail infrastructure, Philadelphia has become a nexus for urban living in the Northeast and Mid-Atlantic region, particularly in this highly mobile work environment.





- **Location:** Cira Centre
- **Incubator (SF):** 50,000 SF
- **Capacity:** 240 Seats
- **Leased:** 93% (3/31/2024)
- **Manager:** PA Biotech
- **Graduate Labs (SF):** 27,333 SF
- **Leased:** 100%

**Nationally:**

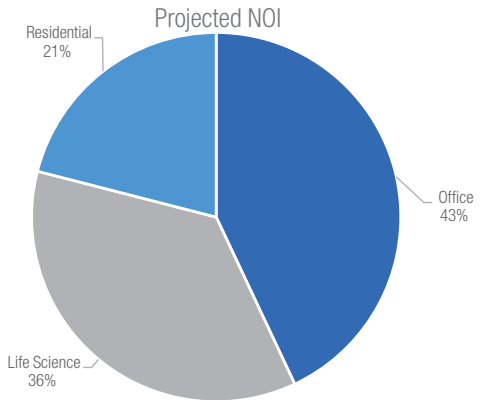
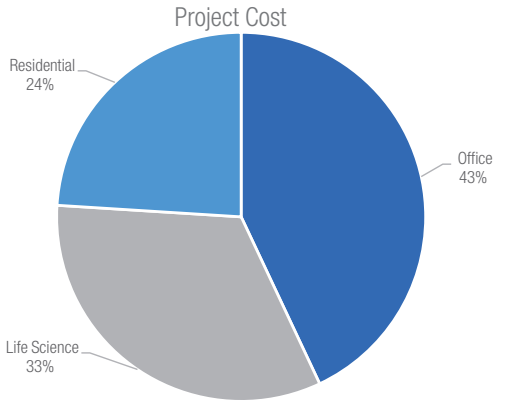
- Strong annual rent growth: Growing by double digits in 9 of the top 15 markets in the US.
- FDA approvals of novel drugs in 2023 neared the second-highest annual total over the past 25 years. The number of drug clinical trials remains elevated and the share of 2023 clinical trials in Phase 1 or 2 is the highest since 1998.
- Annual venture capital funding ending Q3 2023 increased for the first time since 2021 and was 17% higher than the pre-pandemic average.
- Annual funding has surged by more than 300% since 2019 in angel, seed, and pre-seed venture capital funding.
- Total US NIH funding grew in 2023, at \$37.9 billion, it set a record high for the seventh year in a row.
- Life science labor demand remained robust in 2023, up 30% YOY.
- 2023 Capital Investment via Public Offerings increased 83% over year end 2022.

**In Philadelphia:**

- YOY rent growth: Increased by double digits in 2023.
- 2023 Leasing activity: Over 500,000 SF in the Philadelphia Metro in 2023.
- The Philadelphia region has amassed over \$6 billion in NIH funding over the last five years (2019-2023).
- Greater Philadelphia received VC funding of \$880M in 2023.
- UPENN, CHOP, and Temple were the top NIH-funded institutions with over \$4.18 billion awarded between 2018-2022.
- Greater Philadelphia has 20+ million SF of existing lab and manufacturing inventory, with an additional 1 million SF under construction and renovation, and another 5 million SF of additional development potential.
- Life Science demand remains high with an overall vacancy rate of <2%.
- In January 2022, in a partnership with Pennsylvania Biotechnology Center, we launched B+labs, a Life Science incubator at Cira Centre directly adjacent to the Schuylkill Yards neighborhood in the University City section of Philadelphia, Pennsylvania.
- As part of our B+labs initiative, we commenced a construction to convert of the 9th floor of Cira Centre from office space into move-in ready Graduate Labs. Construction was completed during 1Q24 and space is 100% leased as of March 31, 2024.

Development (% owned)	Location	Type	Completion Date	Stabilization Date	Square Feet	Total Project Costs (a)	Equity Capitalization (b)	Debt Financing	Amount funded at 03/31/2024	Remaining equity to be funded by BDN at 03/31/2024	Remaining equity to be funded by Partners at 03/31/2024	Projected Cash Yield	Leased % @ April 16, 2024
<b>Wholly Owned In-Process</b>													
155 King of Prussia Road	Radnor, PA	Office	Q4 2024	Q4 2024	144,685	\$ 80,000	\$ 30,000	\$ 50,000	\$ 49,809	\$ -	N/A	7.5%	100.0%
<b>Real Estate Ventures</b>													
3025 JFK Boulevard (60%)	Philadelphia CBD	Mixed-use	Q4 2023	Q1 2025	(c)	\$ 300,000	\$ 113,273	\$ 186,727	\$ 268,135	\$ 5,664	\$ -	7.0%	14.9% - Commercial 43.4% - Residential
3151 Market Street (65%)	Philadelphia CBD	Life Science	Q3 2024	Q3 2025	441,000	\$ 316,909	\$ 142,609	\$ 174,300 (d)	\$ 163,208	\$ -	\$ -	7.5%	0.7%
One Uptown - Office (56%)	Austin, TX	Office	Q1 2024	Q4 2025	362,679	\$ 201,616	\$ 79,966	\$ 121,650	\$ 138,177	\$ -	\$ -	7.2%	3.4%
One Uptown - Multifamily (50%)	Austin, TX	Multifamily	Q3 2024	Q2 2025	341 Units	\$ 144,029	\$ 59,029	\$ 85,000	\$ 107,956	\$ -	\$ -	5.4%	0.0%
<b>Total @100%</b>						<b>\$ 962,554</b>	<b>\$ 394,877</b>		<b>\$ 677,476</b>	<b>\$ 5,664</b>			
<b>Grand Total</b>						<b>\$1,042,554</b>	<b>\$ 424,877</b>		<b>\$ 727,285</b>	<b>\$ 5,664</b>			

- (a) - Total project costs for development/redevelopment projects include existing property basis.
- (b) - We intend to fund our remaining wholly-owned development costs through existing cash balances and/or our line of credit.
- (c) - Mixed used building with 428,000 rentable square feet consisting of 200,000 SF of life science/innovation office, 219,000 SF of residential (326 units), and 9,000 SF of retail.
- (d) - Debt financing amount represents an estimate at 55% Loan-to-Value ratio for 3151 Market Street. If financing is completed at 55% LTV, BDN will receive \$20.6 million in proceeds as of March 31, 2024.



One Uptown (Uptown ATX - Block A)



**Project Overview**

- 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; all uses will share the parking garage.
- The Residential is made up of 82 units in a 5-story structure wrapping the parking structure and 259 units within a 13-story concrete tower.
- 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. A pocket park on the eastern edge of the site provides a close greenspace that residents and employees can enjoy.
- Our joint venture partner has agreed, subject to customary funding conditions, to fund approximately \$64.5 million of the project costs in exchange for a 46% preferred equity interest in the venture.

**Project Schedule**

- Joint Venture Formation: Q4 2021
- Construction Commencement: Q4 2021
- Completion - Office: Q1 2024
- Target Completion - Multifamily: Q3 2024
- Project Stabilization - Office: Q4 2025
- Project Stabilization - Multifamily: Q2 2025

**Financial Highlights**

- Total Development Costs - Office: \$201.6 MM (\$580K PSF)
- Total Development Costs - Multifamily: \$144.0 MM (\$422K Per Unit)
- Construction Loans: \$206.7 MM
- Project Stabilized Cash Yield - Office: 7.2%
- Project Stabilized Cash Yield- Multifamily: 5.4%
- Joint Venture Structure - Office: 56/44
- Joint Venture Structure - Multifamily: 50/50
- Total BDN Funded to date: \$74.5 MM
- BDN remaining to fund-Office: \$0 MM
- BDN remaining to fund-Multifamily: \$0 MM

155 King of Prussia Road Development (Wholly Owned)



**Project Overview**

- 145K SF 4-story ground up new construction
- Structural steel and concrete structure
- Four (4) elevators
- 723 Car Structure Parking, 5.1 to 1000 ratio
- Located in Radnor Life Science Center
- 100% Leased to Arkema

**Project Schedule**

- Construction Commencement: Q1 2023
- Substantial Completion: Q4 2024
- Target Stabilization: Q4 2024

**Financial Highlights**

- Total development costs: \$80.0 MM
- Projected stabilization yield: 7.5%
- Preleased: 100.0%
- Construction Loan: \$50.0 MM

**3151 Market Street Development (Real Estate Venture)**



**Design Overview**

- A 12-level premier development featuring 417,000 SF of customizable life science/innovation/office space.
- 15' floor-to-ceiling clear heights provide optimum natural daylight for health and well-being.
- 18,000 SF of amenity space and 6,000 SF of outdoor terrace space.
- One level of below grade parking containing 70 parking spaces.
- LEED v4 Platinum and WELL certified.

**Project Schedule**

■ JV Formation Date	Q3 2022
■ Construction Commencement	Q3 2022
■ Substantial Completion	Q3 2024
■ Target Stabilization	Q3 2025

**Project Description**

- Located in the Schuylkill Yards neighborhood of Philadelphia, Pennsylvania
- Brandywine is the managing member of the project and will be responsible for management and leasing of the building.

**Financial Highlights**

- 65/35 real estate venture with global institutional investor.
- Total development costs of \$317 MM (\$760 PSF)
- Construction loan projected closing 2H24: \$174 MM
- Projected stabilized cash yield of 7.50%

**3025 JFK Boulevard Development (Real Estate Venture)**



**Design Overview**

- A 29-level premier mixed-use development featuring 200,000 SF of life science/innovation office space, 326 ultra-luxury apartment units, 29,000 SF of indoor/outdoor amenity space and 9,000 SF of retail.
- Two levels of below grade parking containing 120 parking spaces.
- Amenities include a mid-tower pool and lounges for the apartments and a conference center for the office tenants with separate lobbies and elevators for the life science/office and apartments.

**Project Schedule**

■ JV Formation Date	Q1 2021
■ Construction Commencement	Q1 2021
■ Substantial Completion	Q4 2023
■ Target Stabilization - Office	Q1 2025
■ Target Stabilization - Residential	Q4 2024

**Project Description**

- Located in the Schuylkill Yards Neighborhood of Philadelphia, Pennsylvania.
- Brandywine is the managing member of the project and will be responsible for management and leasing of the commercial space and the Gotham Organization will manage the residential portion of the project.

**Financial Highlights**

- 60/40 real estate venture with global institutional investor.
- Total development costs of: \$300 MM (\$701 PSF)
- Construction loan: \$186.7 MM
- Projected stabilized cash yield of: 7.0%
- Total BDN Funded to date: \$62.4 MM
- BDN remaining to fund: \$5.7 MM

# UPTOWN ATX

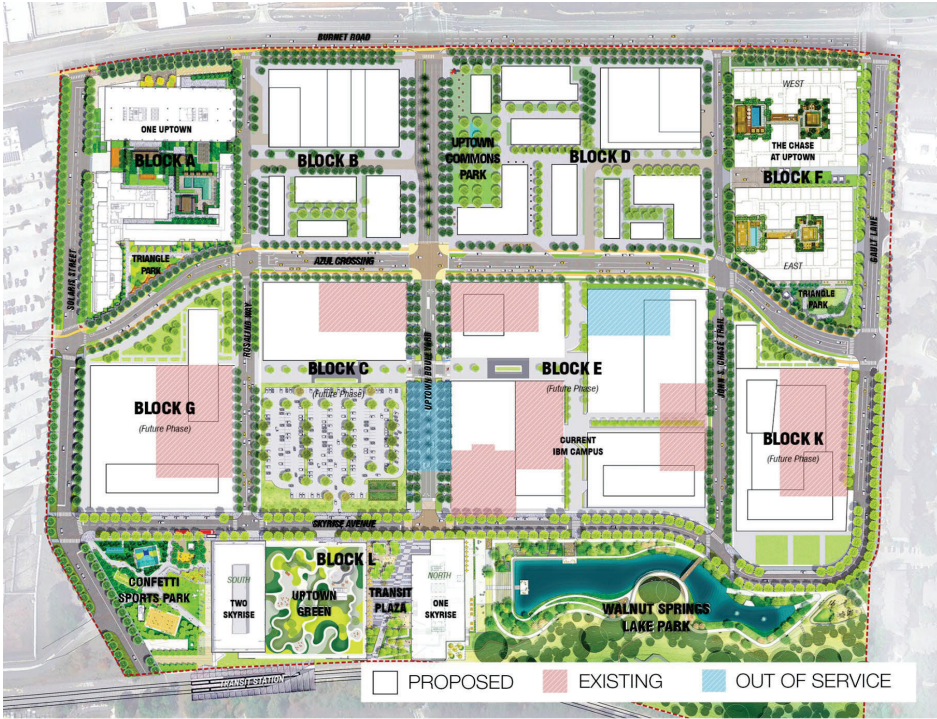
AUSTIN, TX

### Overview

- Uptown ATX is a mixed-use, 66 acre transit-oriented community with an extraordinary existing amenity base at the nearby Domain. The campus is home to approximately 596,000 SF for IBM. Once redeveloped, the project will include office, multifamily, hotels, retail and a new CapMetro light rail stop.
- Uptown ATX sits at the population center of Greater Austin, and at the crossroads of three major highways. The area is served by multi-modal transportation options including CapMetro light rail and a bus line.
- 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.

### Project Status

- We have received our required government and third party approvals for campus-wide redevelopment which includes our master plan and related zoning.
- With existing buildings in-place, we are completing construction on:
  - Block A (4.203 acres):
    - Office: 347,838 SF
    - Multi-Family Units: 341
    - Retail: 14,841 SF
    - Parking Spaces: 1,525
- In addition, Blocks B, D, F and L give us capacity to build an additional 3.2 million square feet without disturbing the existing buildings.
- Buildings 902 and 905: Per our master plan, we have taken these buildings out of service for future demolition to provide additional roadway access throughout the site.
- Metro Rail Station: Expect groundbreaking in the third quarter of 2024 with opening of the station in the second quarter of 2026



	66 ACRES		250K SF RETAIL & HOSPITALITY
	1.4M SF WORKSPACE		1.3M SF LIFE SCIENCE
	3,700 MULTI-FAMILY UNITS		11 ACRES GREENSPACE
	NEW CAPMETRO STATION		

Based on our current development plan, we can develop 1.0 million SF of office, 0.5 million SF of Life Science and 1,900 multi-family units with the existing buildings remaining in place.

# Schuylkill Yards

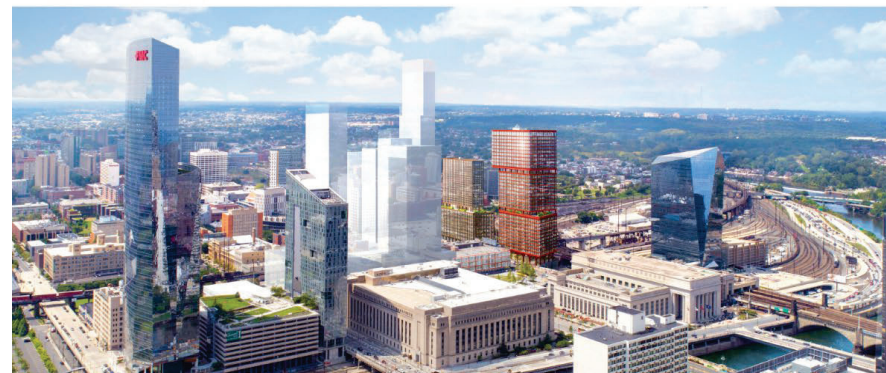
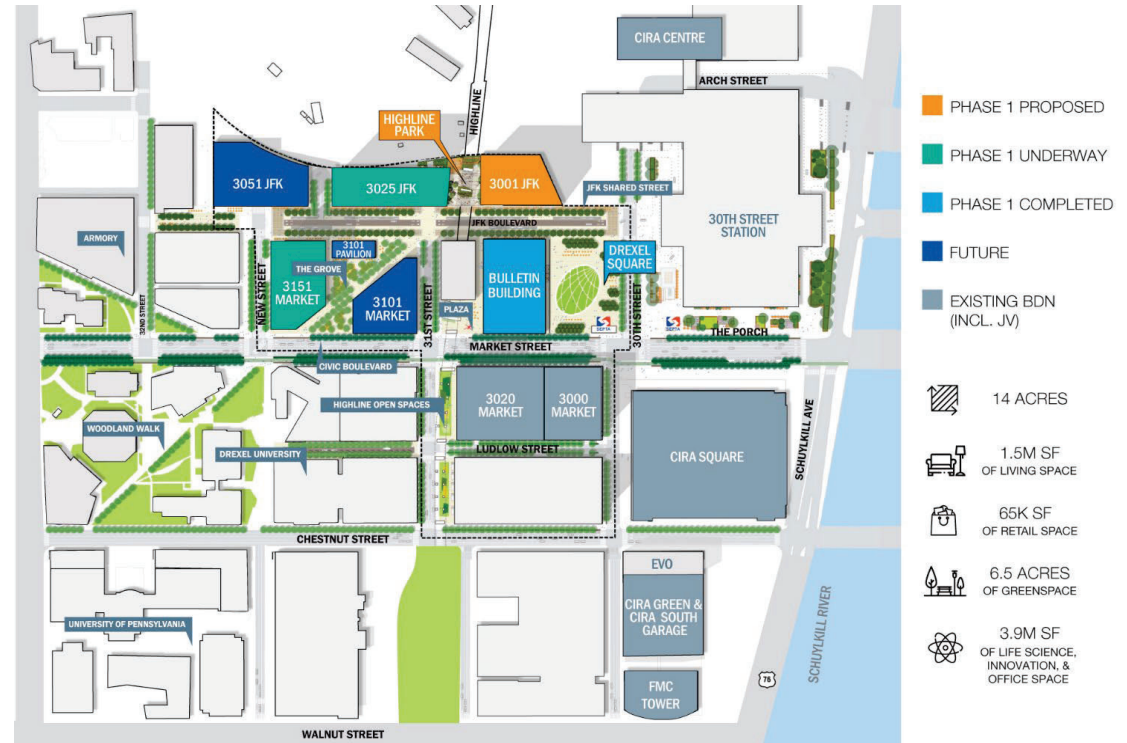
PHILADELPHIA, PA

## Overview

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

## Project Status

- On June 10, 2019, Drexel Square, a 1.3-acre park located at the corner of 30th and Market Street was opened to the public.
- Completed the redevelopment of The Bulletin Building during Q2 2020.
- We have acquired the leasehold interests in three parcels of land to develop two mixed-use buildings and a life science building.
  1. *3025 JFK (West Tower):* Substantially completed construction on the 428,000 SF mixed-use building in Q4 2023.
  2. *3151 Market:* Currently constructing a 417,000 rentable SF purpose built life science building, including 70 parking spaces. Acquired the leasehold interest in April of 2022 and subsequently commenced construction. Expected completion in Q3 2024.
  3. *3001 JFK (East Tower):* 775,000 SF office/life science space with ground floor retail.
- 3000 Market: Completed the redevelopment of the 90,556 SF life science building. The property is 100% leased to a life science tenant.



## 2024 Capital Plan

**USES**

(\$ in millions)

	<b>Projected 2Q24 - 4Q24</b>
Dividends	\$80
Contributions to Joint Venture, net	25
Revenue Maintaining Cap Ex	35
Revenue Creating Cap Ex	30
Development / Redevelopment Projects	70
Refinance Outstanding Unsecured Bond	340
<b>Total Uses</b>	<b>\$580</b>

**SOURCES**

(\$ in millions)

	<b>Projected 2Q24 - 4Q24</b>
CF After Interest Payments	\$105
Construction Loan Proceeds	25
Unsecured Bond Issuance	391
Net Proceeds from Asset Sales, including land and other	90
Net Cash Proceeds	(31)
<b>Total Sources</b>	<b>\$580</b>

- After completion of our Unsecured Bond issuance, \$600.0 million is currently available on our line of credit excluding \$39.3 million in letters of credit.
- Projected LOC availability at 12/31/24: \$600.0 million.
- Remaining equity to fund both the 3025 JFK Boulevard and 250 King of Prussia Road projects: approximately \$20.9 million.
- As of March 31, 2024, Brandywine funded investment in development/redevelopment projects earning no/minimal return in 1Q24: \$260 million.
- Brandywine's Debt attribution from development projects earning no return in 1Q24: \$171 million.
- Brandywine's Debt a attribution from Operating Joint Ventures in 1Q24: \$385 million.

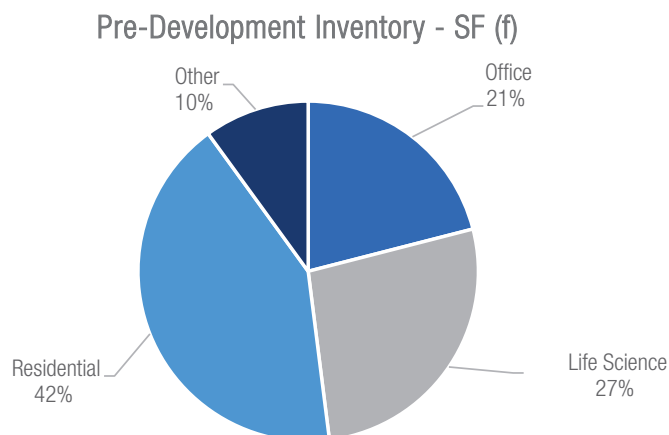
**LIQUIDITY**

(\$ in millions)

	<b>Projected 12/31/24</b>
Available Line of Credit as of 3/31/24	\$563
Cash on hand as of 3/31/24	43
Liquidity as of 3/31/24	\$606
Projected Cash Proceeds 2Q24 - 4Q24	31
<b>Projected Line of Credit and Cash Available</b>	<b>\$637</b>

	Acres	Estimated Development Square Feet
<b>Pre-Development Projects</b>		
Philadelphia CBD (a) (b)	5.1	4,147,000
Pennsylvania Suburbs	18.3	588,000
Austin, Texas (c)	64.6	5,598,000
<b>Total Pre-Development Projects</b>	<b>88.0</b>	<b>10,333,000 (f)</b>
<b>Reposition/Sale Sites</b>		
Pennsylvania Suburbs	6.0	41,000
Austin, Texas	8.7	185,000
Other	44.0	610,000
<b>Total Reposition/Sale Sites</b>	<b>58.7</b>	<b>836,000</b>
<b>Total Land Held for Development</b>	<b>146.7</b>	<b>11,169,000</b>
<b>Total Estimated Development Square Feet</b>		<b>12,243,000 (d)</b>
<b>Total Land Inventory (in thousands):</b>		
<b>Land Held for Development and Prepaid Leasehold Interests in Land Held for Development, net (a)</b>		<b>\$ 109,378</b>
<b>Percentage of Total Assets including Prepaid Leasehold Interests</b>		<b>2.9%</b>

- (a) Includes one parcel containing 0.8 acres and approximately 0.8 million square feet of development through a prepaid ground lease at 3001-3003 JFK Boulevard in Philadelphia as part of the Schuylkill Yards Master Development.
- (b) Includes 5.1 acres and approximately 4.1 million square feet of estimated development remaining under the Master Development Agreement for Schuylkill Yards.
- (c) Uptown ATX received zoning approval for 6.1 million square feet of development and our cost basis is approximately \$4 per FAR, with potential to increase density by an additional 5.0 million square feet.
- (d) The Company has the ability to develop an additional 1,074,000 square feet representing the future development site at 2100 Market Street in Philadelphia, Pennsylvania (488,000 mixed-use square feet) which is not included in Land Held for Development, as the site is currently an operational parking lot, and approximately 586,000 square feet of estimated development related to our unconsolidated real estate ventures with JBG.



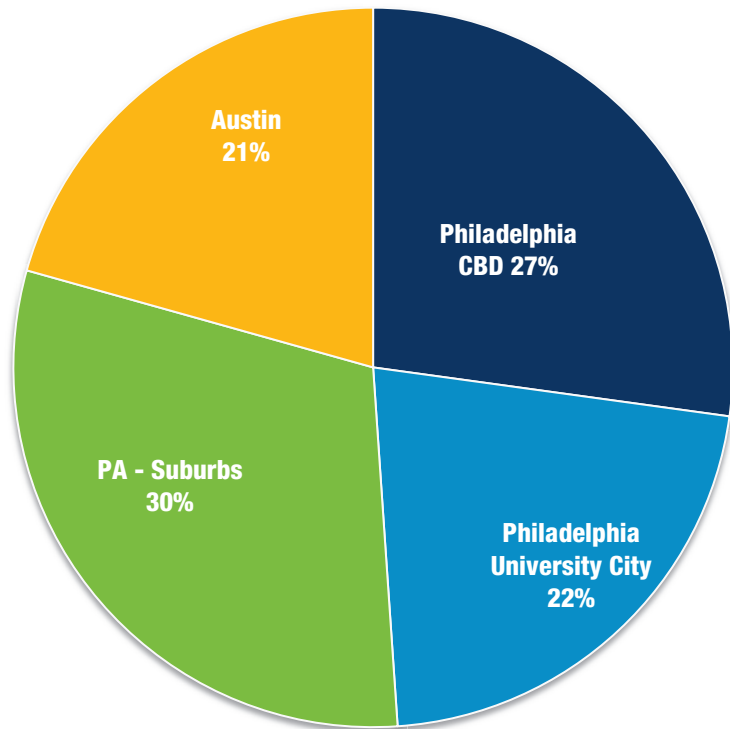


Property Activity (unaudited, in thousands, except square footage and acreage)

	Location	Type	Event Date	Square Feet/Acres	Purchase/Sales Price	Occupancy % @ Event Date
<b>2024 PROPERTY ACTIVITY - None</b>						
<b>2023 PROPERTY ACTIVITY</b>						
<b>LAND ACQUISITION</b>						
165 King of Prussia Road	King of Prussia, PA	Land	10/27/2023	1.1 acres	\$ 8,550	N/A
<b>OFFICE DISPOSITION</b>						
Three Barton Skyway	Austin, TX	Office Bldg	08/04/2023	173,302	\$ 53,250	82.3%
200 North Radnor Chester Road	Radnor, PA	Retail Bldg	10/31/2023	17,884	\$ 14,200	100.0%
8521 Leesburg Pike	Vienna, VA	Office Bldg	12/01/2023	150,897	\$ 11,000	68.1%
<b>LAND DISPOSITION</b>						
Dabney East	Richmond, VA	Land	12/27/2023	11.6 Acres	\$ 1,600	N/A
<b>OTHER DISPOSITIONS</b>						
15000 Roosevelt Boulevard	Philadelphia, PA	Land Purchase Option	12/07/2023	50.0 Acres	\$ 9,641	N/A
<b>Total Acquisitions (including land)</b>					<b>\$ 8,550</b>	
<b>Total Dispositions (including land)</b>					<b>\$ 89,691</b>	

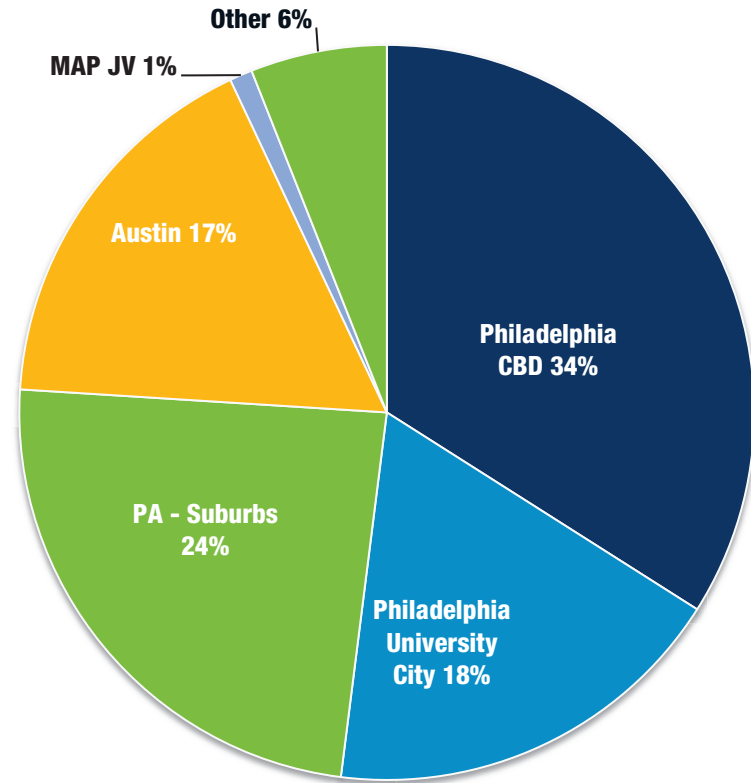
YTD NOI - Wholly Owned (a)

- Total Core Portfolio NOI: \$71.9 MM
- 92% of NOI from our Core Markets (b)



YTD NOI - Including JV's

- Total NOI: \$81.7 MM
- 93% of NOI from our Core Markets (b)



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

(b) Consists of Philadelphia CBD & Philadelphia University City, PA - Suburbs, and Austin markets.

Region	# of Wholly Owned Properties	Square Feet		% Occupied	% Leased (1)	Remaining Expirations		Net Operating Income at 3/31/2024	
		Total	% of Total			2024	2025	Q1 2024	% of Total
<b>Philadelphia CBD</b>	<b>11</b>	<b>4,726,338</b>	<b>36.3%</b>	<b>94.8%</b>	<b>96.0%</b>	<b>161,139</b>	<b>206,223</b>	<b>\$ 32,972</b>	<b>45.1%</b>
Market Street West	4	2,790,220	21.4%	95.5%	97.0%	145,206	36,776	16,467	22.5%
University City	5	1,920,240	14.8%	94.0%	94.7%	15,933	169,447	14,693	20.1%
Other	2	15,878	0.1%	80.2%	80.2%	-	-	1,812	2.5%
<b>Pennsylvania Suburbs</b>	<b>32</b>	<b>3,931,547</b>	<b>30.4%</b>	<b>86.4%</b>	<b>87.7%</b>	<b>182,855</b>	<b>391,770</b>	<b>\$ 19,785</b>	<b>27.1%</b>
Radnor	11	1,776,440	13.7%	88.6%	90.7%	86,399	142,804	10,264	14.1%
Plymouth Meeting	7	846,351	6.5%	77.9%	77.9%	56,329	91,251	3,449	4.7%
Conshohocken	3	387,738	3.0%	69.0%	69.9%	9,836	82,917	1,406	1.9%
King of Prussia	11	921,018	7.2%	97.1%	98.5%	30,291	74,798	4,666	6.4%
<b>Austin, Texas</b>	<b>18</b>	<b>2,575,792</b>	<b>19.8%</b>	<b>80.3%</b>	<b>81.6%</b>	<b>116,065</b>	<b>133,784</b>	<b>13,937</b>	<b>19.1%</b>
<b>Subtotal</b>	<b>61</b>	<b>11,233,677</b>	<b>86.5%</b>	<b>88.5%</b>	<b>89.8%</b>	<b>460,059</b>	<b>731,777</b>	<b>66,694</b>	<b>91.3%</b>
<b>Other</b>	<b>8</b>	<b>1,464,438</b>	<b>11.3%</b>	<b>81.0%</b>	<b>82.6%</b>	<b>29,776</b>	<b>90,057</b>	<b>5,185</b>	<b>7.1%</b>
<b>Subtotal - Core Portfolio</b>	<b>69</b>	<b>12,698,115</b>	<b>97.8%</b>	<b>87.7%</b>	<b>89.0%</b>	<b>489,835</b>	<b>821,834</b>	<b>71,879</b>	<b>98.4%</b>
+ Development/Redevelopment (2)	2	144,685	1.1%	0.0%	100.0%	-	-	-	0.0%
+ Recently Completed Not yet Stabilized (3)	1	168,294	1.3%	53.3%	53.3%	-	-	1,195	1.6%
<b>Total</b>	<b>72</b>	<b>13,011,094</b>	<b>100.0%</b>			<b>489,835</b>	<b>821,834</b>	<b>\$ 73,074</b>	<b>100.0%</b>

(1) Includes leases entered into through April 16, 2024 that will commence subsequent to the end of the current period.

(2) Comprised of:

- the Lift Parking in Philadelphia, Pennsylvania (Redev) and,
- 155 King of Prussia Road in Radnor, Pennsylvania (Dev).

(3) 250 King of Prussia Road is projected to stabilize during Q4 2024 and has a projected remaining spend of \$15.3 million at March 31, 2024.

	Three Months Ended				
	03/31/2024	12/31/2023	09/30/2023	06/30/2023	03/31/2023
<b>Total Property Count</b>	69	69	70	72	72
<b>Total Square Feet</b>	12,698,115	12,698,115	12,598,531	12,823,542	12,791,041
<b>Occupancy %:</b>	87.7%	88.0%	88.3%	89.4%	89.0%
<b>Leased % (2):</b>	89.0%	89.6%	90.4%	91.1%	90.4%
<b>Sublease Space:</b>					
Square footage	289,041	189,025	196,843	196,223	193,148
Average remaining lease term (yrs)	4.4	3.9	3.7	3.5	3.6
<b>% of total square feet</b>	<b>2.3%</b>	<b>1.5%</b>	<b>1.6%</b>	<b>1.5%</b>	<b>1.5%</b>
<b>Leasing &amp; Absorption (square feet) (3):</b>					
New leases commenced	62,748	87,729	33,970	73,625	46,464
Expansions commenced	66,577	35,786	25,780	19,590	19,787
Leases renewed	163,595	85,620	115,633	113,952	108,793
<b>Total Leasing Activity</b>	<b>292,920</b>	<b>209,135</b>	<b>175,383</b>	<b>207,167</b>	<b>175,044</b>
Leases expired	(285,554)	(142,404)	(307,678)	(162,132)	(247,527)
Early terminations	(56,304)	(129,243)	(13,113)	(26,724)	(36,804)
<b>Net absorption</b>	<b>(48,938)</b>	<b>(62,512)</b>	<b>(145,408)</b>	<b>18,311</b>	<b>(109,287)</b>
<b>Retention %</b>	<b>67.3%</b>	<b>44.7%</b>	<b>44.1%</b>	<b>70.7%</b>	<b>45.2%</b>
<b>Direct Lease Deals (% of deals, based on SF, done without an external broker)</b>	26%	15%	38%	35%	15%

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

(2) Includes leases entered into through April 16, 2024 that will commence subsequent to the end of the current period.

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

	03/31/2024	12/31/2023	09/30/2023	06/30/2023	03/31/2023
<b>New Leases/Expansions (2):</b>					
<b>Cash Rent Growth</b>					
Expiring Rate	\$ 42.26	\$ 35.25	N/A <sup>(4)</sup>	\$ 31.65	\$ 44.23
New Rate	\$ 43.48	\$ 41.30	N/A <sup>(4)</sup>	\$ 35.89	\$ 45.96
<b>Increase (decrease) %</b>	<b>2.9%</b>	<b>17.2%</b>	<b>N/A<sup>(4)</sup></b>	<b>13.4%</b>	<b>3.9%</b>
<b>GAAP Rent Growth</b>					
Expiring Rate	\$ 37.70	\$ 33.21	N/A <sup>(4)</sup>	\$ 28.45	\$ 40.45
New Rate	\$ 44.04	\$ 41.36	N/A <sup>(4)</sup>	\$ 37.00	\$ 46.02
<b>Increase (decrease) %</b>	<b>16.8%</b>	<b>24.6%</b>	<b>N/A<sup>(4)</sup></b>	<b>30.1%</b>	<b>13.8%</b>
<b>Renewals (2):</b>					
<b>Cash Rent Growth</b>					
Expiring Rate	\$ 40.99	\$ 36.99	\$ 33.10	\$ 32.23	\$ 37.84
Renewal Rate	\$ 42.39	\$ 37.37	\$ 33.38	\$ 33.14	\$ 39.46
<b>Increase (decrease) %</b>	<b>3.4%</b>	<b>1.0%</b>	<b>0.8%</b>	<b>2.8%</b>	<b>4.3%</b>
<b>GAAP Rent Growth</b>					
Expiring Rate	\$ 37.82	\$ 34.51	\$ 32.63	\$ 30.43	\$ 35.76
Renewal Rate	\$ 44.21	\$ 36.54	\$ 33.53	\$ 34.38	\$ 41.21
<b>Increase (decrease) %</b>	<b>16.9%</b>	<b>5.9%</b>	<b>2.8%</b>	<b>13.0%</b>	<b>15.2%</b>
<b>Combined Leasing (2):</b>					
<b>Cash Rent Growth</b>					
Expiring Rate	\$ 41.35	\$ 36.27	\$ 33.10	\$ 32.07	\$ 39.04
New/Renewal Rate	\$ 42.70	\$ 38.99	\$ 33.38	\$ 33.93	\$ 40.68
<b>Increase (decrease) %</b>	<b>3.3%</b>	<b>7.5%</b>	<b>0.8%</b>	<b>5.8%</b>	<b>4.2%</b>
<b>GAAP Rent Growth</b>					
Expiring Rate	\$ 37.78	\$ 33.97	\$ 32.63	\$ 29.86	\$ 36.64
New/Renewal Rate	\$ 44.16	\$ 38.53	\$ 33.53	\$ 35.13	\$ 42.11
<b>Increase (decrease) %</b>	<b>16.9%</b>	<b>13.4%</b>	<b>2.8%</b>	<b>17.6%</b>	<b>14.9%</b>
<b>Capital Costs Committed (3):</b>					
Leasing Commissions (per square foot)	\$ 11.55	\$ 5.63	\$ 1.53	\$ 7.33	\$ 11.36
Tenant Improvements (per square foot)	36.19	11.30	6.02	23.06	12.12
<b>Total</b>	\$ 47.74	\$ 16.93	\$ 7.55	\$ 30.39	\$ 23.48
<b>Total capital per square foot per lease year (3)</b>	<b>\$ 4.67</b>	<b>\$ 3.10</b>	<b>\$ 3.24</b>	<b>\$ 3.72</b>	<b>\$ 2.92</b>
<b>Capital as a % of rent</b>	<b>13.8%</b>	<b>10.8%</b>	<b>11.7%</b>	<b>12.5%</b>	<b>8.0%</b>
<b>Weighted average lease term (yrs) for leases commenced</b>	<b>7.4</b>	<b>4.9</b>	<b>6.0</b>	<b>7.0</b>	<b>7.4</b>
<b>Percentage of Square Feet In Leasing Activity Included Above</b>	<b>70.5%</b>	<b>30.5%</b>	<b>28.9%</b>	<b>45.5%</b>	<b>72.4%</b>

(1) For each period, includes all properties in the operating portfolio (i.e. not under development, redevelopment, re-entitlement, recently completed not yet stabilized, or held for sale), 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 for revenue maintaining only deals.

(4) No revenue maintaining new leases/expansions during the quarter.

Year of Lease Expiration	Square Footage										Annualized Rent of Expiring Leases (3)			
	Initial Expiring	Acquired / Sold / in Service	Lease Revisions (4)		Vacated Leases	New Leases	Remaining Expiring (5)	% of Total Square Feet	Remaining Expirations including New Leases of Occupied Space (6)	% of Total Square Feet	Current	Per Square Foot	Final	Per Square Foot
			Out	In										
Original 2024 Expirations	1,143,011													
MTM tenants at 12/31/23	26,860													
Renewed prior to 2024	(369,300) (1)													
Vacated prior to 2024	(31,790) (2)													
2024	768,781	-	(143,232)		(135,714)	-	489,835	3.9%	484,004	3.8%	16,133,375	32.94	16,416,600	33.51
2025	897,659	-	(102,503)	58,895	(37,339)	5,122	821,834	6.5%	823,705	6.5%	29,300,576	35.65	30,242,966	36.80
2026	744,166	-	(52,845)	8,643	-	21,173	721,137	5.7%	697,774	5.5%	29,582,754	41.02	30,886,163	42.83
2027	1,436,104	-	-	10,153	-	31,846	1,478,103	11.6%	1,482,063	11.7%	57,214,801	38.71	61,005,362	41.27
2028	1,090,394	-	-	157,979	-	-	1,248,373	9.8%	1,271,736	10.0%	47,008,235	37.66	49,605,266	39.74
2029	1,747,036	-	-	25,175	-	10,423	1,782,634	14.0%	1,762,609	13.9%	71,633,336	40.18	80,262,431	45.02
2030	817,315	-	-	8,253	-	5,613	831,181	6.5%	831,181	6.5%	36,291,036	43.66	39,633,541	47.68
2031	486,500	-	-	9,375	-	9,824	505,699	4.0%	505,699	4.0%	22,178,753	43.86	25,977,467	51.37
2032	494,609	-	-	20,107	(5,210)	-	509,506	4.0%	509,506	4.0%	23,447,196	46.02	26,338,272	51.69
2033	476,771	-	-	-	-	-	476,771	3.8%	476,771	3.8%	24,691,072	51.79	29,370,440	61.60
2034	1,118,413	-	-	-	-	-	1,118,413	8.8%	1,119,411	8.8%	47,918,892	42.85	59,999,136	53.65
Thereafter	1,102,743	-	-	-	-	45,324	1,148,067	9.1%	1,167,094	9.2%	34,789,929	30.30	45,544,964	39.67
<b>Total</b>	<b>11,180,491</b>	<b>-</b>	<b>(298,580)</b>	<b>298,580</b>	<b>(178,263)</b>	<b>129,325</b>	<b>11,131,553</b>	<b>87.7%</b>	<b>11,131,553</b>	<b>87.7%</b>	<b>\$ 440,189,955</b>	<b>\$ 39.54</b>	<b>\$ 495,282,608</b>	<b>\$ 44.49</b>

(1) Reflects 2024 expirations renewed prior to 2024 which will be reflected in the leasing activity statistics (p.18-19) during the quarter in which the new leases commence.

(2) Reflects 2024 expirations that vacated prior to 2024 before the lease was originally scheduled to expire, and as a result, were reflected in the leasing activity statistics (p.18-19) during the quarter in which the lease vacated.

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

(4) Reflects lease renewals through April 16, 2024 that will commence subsequent to the end of the current period and early termination options exercised by the tenant through April 16, 2024.

(5) Does not include development/redevelopment and held for sale property expirations.

(6) Adjusted expirations based on new leasing that replaces an existing, occupied and vacating lease.

	2024	2025	2026	2027	2028	2029	2030	Thereafter	Total	
<b>Philadelphia CBD</b>	Square feet expiring (Net of Acquired/Sold)	232	204	224	324	333	897	295	1,989	<b>4,498</b>
	Net leasing activity	(71)	2	1	26	-	1	8	16	(17)
	Remaining square feet expiring	161	206	225	350	333	898	303	2,005	<b>4,481</b>
	Square feet as a % of Region NRA	3.4%	4.4%	4.8%	7.4%	7.0%	19.0%	6.4%	42.4%	<b>94.8%</b>
	Annualized rent in expiring year	\$ 6,525	\$ 7,797	\$ 11,820	\$ 18,846	\$ 15,322	\$ 41,773	\$ 18,086	\$ 103,876	\$ <b>224,045</b>
	Annualized rent per SF in expiring year	\$ 40.53	\$ 37.85	\$ 52.53	\$ 53.85	\$ 46.01	\$ 46.52	\$ 59.69	\$ 51.81	\$ <b>50.00</b>
	<b>Pennsylvania Suburbs</b>	Square feet expiring (Net of Acquired/Sold)	309	371	301	308	558	578	299	677
Net leasing activity		(126)	21	(33)	7	23	34	18	52	(4)
Remaining square feet expiring		183	392	268	315	581	612	317	729	<b>3,397</b>
Square feet as a % of Region NRA		4.7%	10.0%	6.8%	8.0%	14.8%	15.6%	8.1%	18.6%	<b>86.4%</b>
Annualized rent in expiring year		\$ 4,445	\$ 14,231	\$ 9,770	\$ 12,513	\$ 21,432	\$ 25,447	\$ 13,084	\$ 31,834	\$ <b>132,756</b>
Annualized rent per SF in expiring year		\$ 24.29	\$ 36.30	\$ 36.46	\$ 39.72	\$ 36.89	\$ 41.58	\$ 41.27	\$ 43.67	\$ <b>39.08</b>
<b>Austin, TX</b>		Square feet expiring (Net of Acquired/Sold)	193	236	185	691	145	251	61	343
	Net leasing activity	(77)	(102)	9	-	134	-	-	-	(36)
	Remaining square feet expiring	116	134	194	691	279	251	61	343	<b>2,069</b>
	Square feet as a % of Region NRA	4.5%	5.2%	7.5%	26.8%	10.8%	9.7%	2.4%	13.3%	<b>80.3%</b>
	Annualized rent in expiring year	\$ 4,269	\$ 5,304	\$ 8,291	\$ 25,822	\$ 10,920	\$ 12,107	\$ 3,264	\$ 23,846	\$ <b>93,823</b>
	Annualized rent per SF in expiring year	\$ 36.80	\$ 39.58	\$ 42.74	\$ 37.37	\$ 39.14	\$ 48.24	\$ 53.51	\$ 69.52	\$ <b>45.35</b>
	<b>Subtotal</b>	Square feet expiring (Net of Acquired/Sold)	<b>734</b>	<b>811</b>	<b>710</b>	<b>1,323</b>	<b>1,036</b>	<b>1,726</b>	<b>655</b>	<b>3,009</b>
Net leasing activity		<b>(274)</b>	<b>(79)</b>	<b>(23)</b>	<b>33</b>	<b>157</b>	<b>35</b>	<b>26</b>	<b>68</b>	<b>(57)</b>
Remaining square feet expiring		<b>460</b>	<b>732</b>	<b>687</b>	<b>1,356</b>	<b>1,193</b>	<b>1,761</b>	<b>681</b>	<b>3,077</b>	<b>9,947</b>
Square feet as a % of total NRA		<b>4.1%</b>	<b>6.5%</b>	<b>6.1%</b>	<b>12.1%</b>	<b>10.6%</b>	<b>15.7%</b>	<b>6.1%</b>	<b>27.4%</b>	<b>88.5%</b>
Annualized rent in expiring year		\$ <b>15,239</b>	\$ <b>27,332</b>	\$ <b>29,881</b>	\$ <b>57,181</b>	\$ <b>47,674</b>	\$ <b>79,327</b>	\$ <b>34,434</b>	\$ <b>159,556</b>	\$ <b>450,624</b>
Annualized rent per SF in expiring year		\$ <b>102</b>	\$ <b>114</b>	\$ <b>132</b>	\$ <b>131</b>	\$ <b>122</b>	\$ <b>136</b>	\$ <b>154</b>	\$ <b>165</b>	\$ <b>134</b>
<b>Other</b>		Square feet expiring (Net of Acquired/Sold)	35	87	35	113	54	22	151	680
	Net leasing activity	(5)	3	-	9	1	-	-	2	9
	Remaining square feet expiring	30	90	35	122	55	22	151	682	<b>1,186</b>
	Square feet as a % of Region NRA	2.0%	6.1%	2.4%	8.3%	3.8%	1.5%	10.3%	46.5%	<b>81.0%</b>
	Annualized rent in expiring year	\$ 891	\$ 3,120	\$ 1,005	\$ 3,902	\$ 1,931	\$ 936	\$ 5,200	\$ 27,674	\$ <b>44,659</b>
	Annualized rent per SF in expiring year	\$ 29.70	\$ 34.67	\$ 28.71	\$ 31.98	\$ 35.11	\$ 42.55	\$ 34.44	\$ 40.58	\$ <b>37.66</b>
	<b>CONSOLIDATED PORTFOLIO</b>	Square feet expiring (Net of Acquired/Sold)	<b>769</b>	<b>898</b>	<b>744</b>	<b>1,436</b>	<b>1,090</b>	<b>1,748</b>	<b>806</b>	<b>3,689</b>
Net leasing activity		<b>(279)</b>	<b>(76)</b>	<b>(23)</b>	<b>42</b>	<b>158</b>	<b>35</b>	<b>25</b>	<b>70</b>	<b>(49)</b>
Remaining square feet expiring		<b>490</b>	<b>822</b>	<b>721</b>	<b>1,478</b>	<b>1,248</b>	<b>1,783</b>	<b>831</b>	<b>3,759</b>	<b>11,132</b>
Square feet as a % of total NRA		<b>3.9%</b>	<b>6.5%</b>	<b>5.7%</b>	<b>11.6%</b>	<b>9.8%</b>	<b>14.0%</b>	<b>6.5%</b>	<b>29.7%</b>	<b>87.7%</b>
Annualized rent in expiring year		\$ <b>16,130</b>	\$ <b>30,452</b>	\$ <b>30,886</b>	\$ <b>61,083</b>	\$ <b>49,605</b>	\$ <b>80,262</b>	\$ <b>39,634</b>	\$ <b>187,231</b>	\$ <b>495,283</b>
Annualized rent per SF in expiring year		\$ <b>33.51</b>	\$ <b>36.80</b>	\$ <b>42.83</b>	\$ <b>41.27</b>	\$ <b>39.74</b>	\$ <b>45.02</b>	\$ <b>47.68</b>	\$ <b>49.81</b>	\$ <b>44.49</b>

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

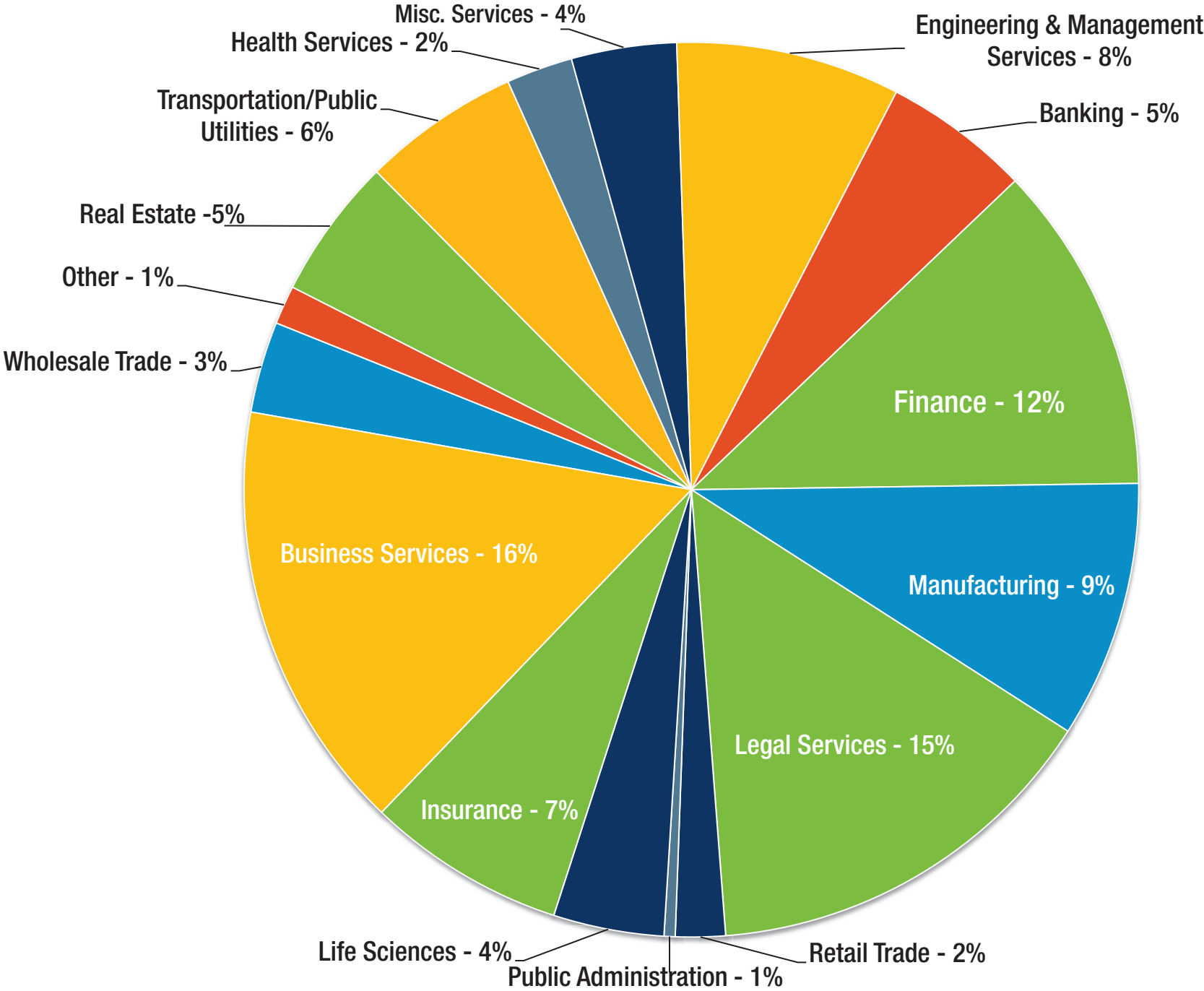
Top Twenty Tenants	Annualized Rent (1)	% of Total Annualized Rent (1)	Annualized Rent per Square Foot (1)	Square Feet Occupied	% of Total Square Feet	Weighted Average Remaining Lease Term (months) (2)
IBM, Inc.	\$ 20,320	4.6%	\$ 34.11	595,792	5.4%	37
Spark Therapeutics, Inc.	18,520	4.2%	54.52	339,684	3.1%	101
Comcast Corporation	12,462	2.8%	42.32	294,472	2.6%	63
FMC Corporation	11,845	2.7%	50.50	234,570	2.1%	99
Troutman Pepper Hamilton Sanders LLP	10,276	2.3%	42.02	244,575	2.2%	59
Lincoln National Management Co.	9,991	2.3%	40.73	245,314	2.2%	60
Independence Blue Cross, LLC	8,782	2.0%	38.52	227,974	2.0%	121
The Trustees of the University of Pennsylvania	7,724	1.8%	47.76	161,734	1.5%	129
CSL Behring, LLC	7,442	1.7%	28.64	259,821	2.3%	52
T-Mobile Northeast, LLC	7,090	1.6%	32.12	220,750	2.0%	125
SailPoint Technologies, Inc.	7,031	1.6%	42.66	164,818	1.5%	61
Blank Rome LLP	6,160	1.4%	36.32	169,596	1.5%	130
General Services Administration - U.S. Govt. (3)	5,538	1.3%	39.45	18,457	0.2%	29
VMWare, Inc.	5,418	1.2%	40.25	134,616	1.2%	51
Reed Smith LLP	5,309	1.2%	40.84	129,996	1.2%	60
Dechert LLP	5,258	1.2%	48.11	109,286	1.0%	54
Faegre Drinker Biddle & Reath LLP	5,234	1.2%	41.36	126,536	1.1%	67
Janney Montgomery Scott LLC	4,925	1.1%	36.72	134,123	1.2%	52
Retail Services & Systems, Inc.	4,484	1.0%	28.19	159,088	1.4%	131
Wells Fargo Bank & Clearing Services	4,379	1.0%	35.41	123,652	1.1%	83
<b>Sub-total top twenty tenants</b>	<b>\$ 168,188</b>	<b>38.2%</b>	<b>\$ 41.07</b>	<b>4,094,854</b>	<b>36.8%</b>	<b>77</b>
Remaining tenants	\$ 272,002	61.8%	\$ 38.65	7,036,699	63.2%	
<b>Total portfolio as of March 31, 2024</b>	<b>\$ 440,190</b>	<b>100.0%</b>	<b>\$ 39.54</b>	<b>11,131,553</b>	<b>100.0%</b>	

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

(2) Weighted average based on square feet.

(3) Annualized rent includes \$5.0 million related to parking and operating expenses, which is excluded from annualized rent per square foot.





	Three Months Ended									
	03/31/2024		12/31/2023		09/30/2023		06/30/2023		03/31/2023	
<b>Revenue</b>										
Rents	\$	119,008	\$	119,207	\$	121,661	\$	118,133	\$	120,848
Third party mgt. fees, labor reimbursement and leasing		5,894		5,635		6,553		6,227		6,002
Other		1,582		5,328		1,158		1,522		2,377
		<u>126,484</u>		<u>130,170</u>		<u>129,372</u>		<u>125,882</u>		<u>129,227</u>
<b>Operating expenses</b>										
Property operating expenses		32,279		33,277		31,123		31,891		33,594
Real estate taxes		12,592		10,993		12,808		11,571		14,602
Third party management expenses		2,543		2,424		2,468		2,557		2,639
Depreciation and amortization		45,042		47,152		48,966		47,079		45,600
General & administrative expenses		11,104		7,951		8,069		9,360		9,482
Provision for impairment		-		115,439		11,666		4,468		-
<b>Total operating expenses</b>		<u>103,560</u>		<u>217,236</u>		<u>115,100</u>		<u>106,926</u>		<u>105,917</u>
<b>Gain on sale of real estate</b>										
Net gain on disposition of real estate		-		7,736		-		-		-
Net gain on sale of undepreciated real estate		-		430		-		-		781
<b>Total gain on sale of real estate</b>		<u>-</u>		<u>8,166</u>		<u>-</u>		<u>-</u>		<u>781</u>
<b>Operating income (loss)</b>		<u>22,924</u>		<u>(78,900)</u>		<u>14,272</u>		<u>18,956</u>		<u>24,091</u>
<b>Other income (expense)</b>										
Interest and investment income		421		353		293		520		505
Interest expense		(25,049)		(24,779)		(24,355)		(23,669)		(22,653)
Interest expense - amortization of deferred financing costs		(1,091)		(1,118)		(1,110)		(1,114)		(1,027)
Equity in loss of unconsolidated real estate ventures		(13,588)		(53,411)		(10,739)		(7,598)		(6,167)
Net gain (loss) on real estate venture transactions		(29)		-		-		181		-
Gain on early extinguishment of debt		-		138		-		-		-
<b>Net loss before income taxes</b>		<u>(16,412)</u>		<u>(157,717)</u>		<u>(21,639)</u>		<u>(12,724)</u>		<u>(5,251)</u>
Income tax benefit (provision)		(2)		(37)		3		(13)		(25)
<b>Net loss</b>		<u>(16,414)</u>		<u>(157,754)</u>		<u>(21,636)</u>		<u>(12,737)</u>		<u>(5,276)</u>
Net loss attributable to noncontrolling interests		46		474		82		41		17
<b>Net loss attributable to Brandywine Realty Trust</b>		<u>(16,368)</u>		<u>(157,280)</u>		<u>(21,554)</u>		<u>(12,696)</u>		<u>(5,259)</u>
Nonforfeitable dividends allocated to unvested restricted shareholders		(336)		(134)		(159)		(204)		(70)
<b>Net loss attributable to common shareholders</b>	<b>\$</b>	<b>(16,704)</b>	<b>\$</b>	<b>(157,414)</b>	<b>\$</b>	<b>(21,713)</b>	<b>\$</b>	<b>(12,900)</b>	<b>\$</b>	<b>(5,329)</b>
<b>Per Share Data</b>										
Basic loss per common share	<b>\$</b>	<b>(0.10)</b>	<b>\$</b>	<b>(0.91)</b>	<b>\$</b>	<b>(0.13)</b>	<b>\$</b>	<b>(0.08)</b>	<b>\$</b>	<b>(0.03)</b>
Basic weighted-average shares outstanding		172,207,037		172,097,661		172,097,661		171,962,162		171,673,167
Diluted loss per common share	<b>\$</b>	<b>(0.10)</b>	<b>\$</b>	<b>(0.91)</b>	<b>\$</b>	<b>(0.13)</b>	<b>\$</b>	<b>(0.08)</b>	<b>\$</b>	<b>(0.03)</b>
Diluted weighted-average shares outstanding		172,207,037		172,097,661		172,097,661		171,962,162		171,673,167

First Quarter	Same Store Portfolio				Recently Completed/ Acquired (1)		Development/ Redevelopment (2)		Other/ Eliminations (3)		All Properties		
	First Quarter				First Quarter		First Quarter		First Quarter		First Quarter		
	2024	2023	Variance	% Change	2024	2023	2024	2023	2024	2023	2024	2023	Variance
<b>Revenue</b>													
Rents													
Cash	\$ 87,967	\$ 85,091	\$ 2,876	3.4%	\$ 1,318	\$ 599	\$ -	\$ -	\$ 3,181	\$ 6,629	\$ 92,466	\$ 92,319	\$ 147
Tenant reimbursements & billings	22,027	23,937	(1,910)	-8.0%	289	148	-	-	361	546	22,677	24,631	(1,954)
Straight-line	1,371	3,486	(2,115)	-60.7%	2,270	174	-	-	(31)	(175)	3,610	3,485	125
Above/below-market rent amortization	246	286	(40)	-14.0%	-	-	-	-	-	90	246	376	(130)
Termination fees and bad debt expense	(233)	(209)	(24)	11.5%	-	-	-	-	242	246	9	37	(28)
<b>Total rents</b>	<b>111,378</b>	<b>112,591</b>	<b>(1,213)</b>	<b>-1.1%</b>	<b>3,877</b>	<b>921</b>	<b>-</b>	<b>-</b>	<b>3,753</b>	<b>7,336</b>	<b>119,008</b>	<b>120,848</b>	<b>(1,840)</b>
Third party mgt fees, labor reimbursement and leasing	-	-	-	-	-	-	-	-	5,894	6,002	5,894	6,002	(108)
Other	270	284	(14)	-4.9%	6	-	-	-	1,306	2,093	1,582	2,377	(795)
<b>Total revenue</b>	<b>111,648</b>	<b>112,875</b>	<b>(1,227)</b>	<b>-1.1%</b>	<b>3,883</b>	<b>921</b>	<b>-</b>	<b>-</b>	<b>10,953</b>	<b>15,431</b>	<b>126,484</b>	<b>129,227</b>	<b>(2,743)</b>
<b>Property operating expenses</b>	<b>29,324</b>	<b>30,495</b>	<b>(1,171)</b>	<b>-3.8%</b>	<b>814</b>	<b>100</b>	<b>-</b>	<b>-</b>	<b>2,141</b>	<b>2,999</b>	<b>32,279</b>	<b>33,594</b>	<b>(1,315)</b>
<b>Real estate taxes</b>	<b>12,049</b>	<b>13,407</b>	<b>(1,358)</b>	<b>-10.1%</b>	<b>270</b>	<b>142</b>	<b>-</b>	<b>-</b>	<b>273</b>	<b>1,053</b>	<b>12,592</b>	<b>14,602</b>	<b>(2,010)</b>
<b>Third party management expenses</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,543</b>	<b>2,639</b>	<b>2,543</b>	<b>2,639</b>	<b>(96)</b>
<b>Net operating income</b>	<b>\$ 70,275</b>	<b>\$ 68,973</b>	<b>\$ 1,302</b>	<b>1.9%</b>	<b>\$ 2,799</b>	<b>\$ 679</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,996</b>	<b>\$ 8,740</b>	<b>\$ 79,070</b>	<b>\$ 78,392</b>	<b>\$ 678</b>
<b>Net operating income, excl. other items (4)</b>	<b>\$ 70,238</b>	<b>\$ 68,898</b>	<b>\$ 1,340</b>	<b>1.9%</b>	<b>\$ 2,793</b>	<b>\$ 679</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,448</b>	<b>\$ 6,401</b>	<b>\$ 77,479</b>	<b>\$ 75,978</b>	<b>\$ 1,501</b>
Number of properties	68	68			2		2						
Square feet (in thousands)	12,430	12,430			437		145						
Occupancy % (end of period)	87.6%	88.0%			76.9%								
NOI margin, excl. term fees, 3rd party and other revenues	62.9%	61.1%											
Expense recovery ratio	53.2%	54.5%											
	<b>2024</b>	<b>2023</b>	<b>Variance</b>	<b>% Change</b>									
<b>Net operating income</b>	<b>\$ 70,275</b>	<b>\$ 68,973</b>	<b>\$ 1,302</b>	<b>1.9%</b>									
Less: Straight line rents & other	(960)	(2,861)	1,901	-66.4%									
Less: Above/below market rent amortization	(246)	(286)	40	-14.0%									
Add: Amortization of tenant inducements	150	138	12	8.7%									
Add: Non-cash ground rent expense	243	253	(10)	-4.0%									
<b>Cash - Net operating income</b>	<b>\$ 69,462</b>	<b>\$ 66,217</b>	<b>\$ 3,245</b>	<b>4.9%</b>									
<b>Cash - Net operating income, excl. other items (4)</b>	<b>\$ 69,014</b>	<b>\$ 65,517</b>	<b>\$ 3,497</b>	<b>5.3%</b>									

(1) Includes:

- 250 King of Prussia Road in Radnor, Pennsylvania (RC - Not Stabilized),
- 2340 Dulles Corner Boulevard in Herndon, Virginia (RC),

(2) Includes:

- 155 King of Prussia Road in Radnor, Pennsylvania (Dev), and
- The Lift Parking in Philadelphia, Pennsylvania (Redev).

(3) Consists of property dispositions, assets held for sale, the parking operations of pre-development projects, the residential and retail components of the FMC Tower in Philadelphia, Pennsylvania, the restaurant component of Cira Centre, our B.Labs incubator, remediation costs of insured events and the related recoveries, and normal intercompany eliminating entries.

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

	Three Months Ended					
	03/31/2024	12/31/2023	09/30/2023	06/30/2023	03/31/2023	
<b>Net loss</b>	\$ (16,414)	\$ (157,754)	\$ (21,636)	\$ (12,737)	\$ (5,276)	
Add (deduct):						
Net gain on disposition of real estate	-	(7,736)	-	-	-	
Net (gain) loss on real estate venture transactions	29	-	-	(181)	-	
Income tax benefit (provision)	2	37	(3)	13	25	
Provision for impairment	-	115,439	11,666	4,468	-	
Provision for impairment on investment in unconsolidated real estate venture	-	37,175	-	-	-	
Interest expense	25,049	24,779	24,355	23,669	22,653	
Interest expense - amortization of deferred financing costs	1,091	1,118	1,110	1,114	1,027	
Interest expense - share of unconsolidated real estate ventures	9,916	10,527	9,334	6,655	5,466	
Depreciation and amortization	45,042	47,152	48,966	47,079	45,600	
Depreciation and amortization - share of unconsolidated real estate ventures	13,852	14,016	12,840	12,145	11,564	
<b>NAREIT EBITDA<sup>re</sup></b>	<b>\$ 78,567</b>	<b>\$ 84,753</b>	<b>\$ 86,632</b>	<b>\$ 82,225</b>	<b>\$ 81,059</b>	
<b>Capital market, transactional and other items</b>						
Net gain on sale of undepreciated real estate	-	(430)	-	-	(781)	
Stock-based compensation costs	4,529	2,187	2,269	2,719	3,551	
Liability management (buybacks, tenders and prepayments)	-	(138)	-	-	-	
Preferred equity partners' share of EBITDA	976	1,663	240	1,109	674	
Partners' share of consolidated real estate ventures interest expense	(1)	(1)	(1)	(1)	(1)	
Partners' share of consolidated real estate ventures depreciation and amortization	-	(4)	(8)	(4)	(4)	
<b>EBITDA, excluding capital market, transactional and other items</b>	<b>\$ 84,071</b>	<b>\$ 88,030</b>	<b>\$ 89,132</b>	<b>\$ 86,048</b>	<b>\$ 84,498</b>	
<b>EBITDA, excluding capital market, transactional and other items/Total revenue</b>	<b>66.5%</b>	<b>67.6%</b>	<b>68.9%</b>	<b>68.4%</b>	<b>65.4%</b>	
Interest expense (from above)	25,049	24,779	24,355	23,669	22,653	
Interest expense - share of unconsolidated real estate ventures	9,916	10,527	9,334	6,655	5,466	
Preferred equity partners' share of interest expense	(1,560)	(1,009)	(1,012)	(579)	(525)	
Interest expense - partners' share of consolidated real estate ventures	(1)	(1)	(1)	(1)	(1)	
<b>Total interest expense</b>	<b>(a) \$ 33,404</b>	<b>\$ 34,296</b>	<b>\$ 32,676</b>	<b>\$ 29,744</b>	<b>\$ 27,593</b>	
Scheduled mortgage principal payments - share of unconsolidated real estate ventures	184	276	276	1,126	1,411	
<b>Total scheduled mortgage principal payments</b>	<b>(b) \$ 184</b>	<b>\$ 276</b>	<b>\$ 276</b>	<b>\$ 1,126</b>	<b>\$ 1,411</b>	
<b>EBITDA (excluding capital market, transactional and other items) coverage ratios:</b>						
Interest coverage ratio = EBITDA divided by (a)	2.5	2.6	2.7	2.9	3.1	
Debt service coverage ratio = EBITDA divided by (a) + (b)	2.5	2.5	2.7	2.8	2.9	
<b>Capitalized interest</b>	<b>\$ 3,918</b>	<b>\$ 3,807</b>	<b>\$ 4,015</b>	<b>\$ 4,515</b>	<b>\$ 4,072</b>	

	Three Months Ended									
	03/31/2024		12/31/2023		09/30/2023		06/30/2023		03/31/2023	
<b>Net loss attributable to common shareholders</b>	\$	(16,704)	\$	(157,414)	\$	(21,713)	\$	(12,900)	\$	(5,329)
Add (deduct):										
Net loss attributable to noncontrolling interests - LP units		(49)		(473)		(62)		(41)		(16)
Nonforfeitable dividends allocated to unvested restricted shareholders		336		134		159		204		70
Net (gain) loss on real estate venture transactions		29		-		-		(181)		-
Net gain on disposition of real estate		-		(7,736)		-		-		-
Provision for impairment		-		115,439		11,666		4,468		-
Company's share of impairment of an unconsolidated real estate venture		-		37,175		-		-		-
Depreciation and amortization:										
Real property		39,117		40,971		40,493		39,119		38,630
Leasing costs including acquired intangibles		5,019		5,294		7,594		7,103		6,140
Company's share of unconsolidated real estate ventures		13,852		14,016		12,840		12,145		11,564
Partners' share of consolidated joint ventures		-		(4)		(8)		(4)		(4)
<b>Funds from operations</b>		<b>41,600</b>		<b>47,402</b>		<b>50,969</b>		<b>49,913</b>		<b>51,055</b>
Funds from operations allocable to unvested restricted shareholders		(419)		(163)		(347)		(309)		(224)
<b>Funds from operations available to common share and unit holders (FFO)</b>	\$	<b>41,181</b>	\$	<b>47,239</b>	\$	<b>50,622</b>	\$	<b>49,604</b>	\$	<b>50,831</b>
<b>FFO per share - fully diluted</b>	\$	<b>0.24</b>	\$	<b>0.27</b>	\$	<b>0.29</b>	\$	<b>0.29</b>	\$	<b>0.29</b>
Plus: Capital market, transactional items and other (1)	\$	-	\$	(568)	\$	-	\$	-	\$	(781)
FFO, excluding capital market, transactional items and other (1)	\$	41,181	\$	46,671	\$	50,622	\$	49,604	\$	50,050
<b>FFO per share, excl. capital market, transactional items and other – fully diluted (1)</b>	\$	<b>0.24</b>	\$	<b>0.27</b>	\$	<b>0.29</b>	\$	<b>0.29</b>	\$	<b>0.29</b>
Weighted-average shares/units outstanding - fully diluted		174,864,742		173,347,951		173,236,769		172,797,873		172,823,496
<b>Distributions paid per common share</b>	\$	<b>0.15</b>	\$	<b>0.15</b>	\$	<b>0.19</b>	\$	<b>0.19</b>	\$	<b>0.19</b>
<b>FFO payout ratio (distributions paid per common share / FFO per diluted share)</b>		<b>62.5%</b>		<b>55.6%</b>		<b>65.5%</b>		<b>65.5%</b>		<b>65.5%</b>
<b>FFO payout ratio, excluding capital market, transactional items and other (1)</b>		<b>62.5%</b>		<b>55.6%</b>		<b>65.5%</b>		<b>65.5%</b>		<b>65.5%</b>
<b>(1) The capital market, transactional items and other consist of the following:</b>										
Net gain on sale of undepreciated real estate	\$	-	\$	(430)	\$	-	\$	-	\$	(781)
Liability management (buybacks, tenders and prepayments)		-		(138)		-		-		-
<b>Total capital market and transactional items</b>	\$	<b>-</b>	\$	<b>(568)</b>	\$	<b>-</b>	\$	<b>-</b>	\$	<b>(781)</b>

## Three Months Ended

	03/31/2024	12/31/2023	09/30/2023	06/30/2023	03/31/2023
<b>Funds from operations available to common share and unit holders</b>	<b>\$ 41,181</b>	<b>\$ 47,239</b>	<b>\$ 50,622</b>	<b>\$ 49,604</b>	<b>\$ 50,831</b>
Add (deduct) certain items:					
Rental income from straight-line rent net of straight-line rent termination fees	(3,199)	(2,658)	(2,012)	(1,765)	(2,835)
Amortization of tenant inducements	150	155	175	183	219
Deferred market rental income	(246)	(264)	(268)	(384)	(376)
Company's share of unconsolidated real estate ventures' straight-line & deferred market rent	(3,175)	106	(1,374)	(2,007)	(1,771)
Straight-line ground rent expense	243	249	249	251	253
Stock-based compensation costs	4,529	2,187	2,269	2,719	3,551
Gains from early extinguishment of debt	-	(138)	-	-	-
Net gain on sale of undepreciated real estate	-	(430)	-	-	(781)
Income tax benefit (provision)	2	37	(3)	13	25
Sub-total certain items	(1,696)	(756)	(964)	(990)	(1,715)
Less: Revenue maintaining capital expenditures (b):					
Building improvements	(1,193)	(1,754)	(1,321)	(762)	(1,964)
Tenant improvements and leasing commissions	(8,316)	(11,631)	(5,033)	(8,684)	(6,690)
Total revenue maintaining capital expenditures	\$ (9,509)	\$ (13,385)	\$ (6,354)	\$ (9,446)	\$ (8,654)
<b>Cash available for distribution (CAD)</b>	<b>\$ 29,976</b>	<b>\$ 33,098</b>	<b>\$ 43,304</b>	<b>\$ 39,168</b>	<b>\$ 40,462</b>
<b>Distributions paid to common shareholders (a)</b>	<b>26,025</b>	<b>26,027</b>	<b>32,967</b>	<b>32,947</b>	<b>32,802</b>
<b>Distributions paid per common share</b>	<b>\$ 0.15</b>	<b>\$ 0.15</b>	<b>\$ 0.19</b>	<b>\$ 0.19</b>	<b>\$ 0.19</b>
<b>CAD payout ratio (Distributions paid per common share / CAD)</b>	<b>86.8%</b>	<b>78.6%</b>	<b>76.1%</b>	<b>84.1%</b>	<b>81.1%</b>
Development/Redevelopment capital expenditures (b)	\$ (49,678)	\$ (49,301)	\$ (68,502)	\$ (75,426)	\$ (59,419)
Revenue creating capital expenditures (b)	\$ (5,669)	\$ (6,096)	\$ (7,250)	\$ (5,231)	\$ (9,066)

(a) Reflects dividends paid.

(b) Includes Brandywine's share of JV spend.

	03/31/2024	12/31/2023	09/30/2023	06/30/2023	03/31/2023
<b>Assets</b>					
Real estate investments					
Operating properties	\$ 3,549,674	\$ 3,542,232	\$ 3,694,633	\$ 3,597,211	\$ 3,632,495
Accumulated depreciation	(1,163,782)	(1,131,792)	(1,153,030)	(1,125,145)	(1,096,199)
Right of use asset - operating leases	18,875	19,031	19,188	19,346	19,505
Operating real estate investments, net	2,404,767	2,429,471	2,560,791	2,491,412	2,555,801
Construction-in-progress	146,194	135,529	143,929	245,677	236,040
Land held for development	81,616	82,510	76,058	71,493	67,923
Prepaid leasehold interests in land held for development, net	27,762	27,762	27,762	27,762	27,762
Real estate investments, net	2,660,339	2,675,272	2,808,540	2,836,344	2,887,526
Assets held for sale, net	-	-	-	52,664	-
Cash and cash equivalents	43,210	58,319	47,872	32,111	96,945
Restricted cash and escrow	8,089	9,215	10,745	10,876	16,126
Accounts receivable, net	11,628	11,977	23,130	11,654	13,446
Accrued rent receivable, net	189,718	186,708	185,135	183,191	182,523
Investment in unconsolidated real estate ventures	618,042	601,227	638,096	630,505	583,775
Deferred costs, net	95,049	95,984	98,049	95,102	95,037
Intangible assets, net	7,112	7,694	8,539	11,676	16,394
Other assets	103,573	86,051	102,557	90,362	95,339
<b>Total assets</b>	<b>\$ 3,736,760</b>	<b>\$ 3,732,447</b>	<b>\$ 3,922,663</b>	<b>\$ 3,954,485</b>	<b>\$ 3,987,111</b>
<b>Liabilities and equity</b>					
Secured debt, net	\$ 260,936	\$ 255,671	\$ 241,654	\$ 241,383	\$ 241,231
Unsecured credit facility	37,000	-	-	-	-
Unsecured term loan, net	318,494	318,499	318,282	318,065	317,848
Unsecured senior notes, net	1,564,825	1,564,662	1,574,524	1,574,373	1,574,221
Accounts payable and accrued expenses	114,162	123,825	132,731	116,913	114,370
Distributions payable	26,248	26,017	26,018	32,957	32,823
Deferred income, gains and rent	25,363	24,248	23,222	24,786	24,039
Acquired lease intangibles, net	8,022	8,270	8,536	8,811	9,921
Liabilities related to assets held for sale, net	-	-	-	1,041	-
Lease liability - operating leases	23,415	23,369	23,318	23,268	23,218
Other liabilities	66,049	63,729	60,010	56,228	56,222
<b>Total liabilities</b>	<b>\$ 2,444,514</b>	<b>\$ 2,408,290</b>	<b>\$ 2,408,295</b>	<b>\$ 2,397,825</b>	<b>\$ 2,393,893</b>
<b>Brandywine Realty Trust's equity:</b>					
Common shares	1,721	1,719	1,719	1,719	1,717
Additional paid-in-capital	3,168,661	3,163,949	3,161,568	3,159,276	3,156,507
Deferred compensation payable in common shares	19,996	19,965	19,965	19,965	19,746
Common shares in grantor trust	(19,996)	(19,965)	(19,965)	(19,965)	(19,746)
Cumulative earnings	963,038	979,406	1,136,686	1,158,240	1,170,936
Accumulated other comprehensive income (loss)	5,339	(668)	8,125	5,216	(1,410)
Cumulative distributions	(2,853,199)	(2,827,022)	(2,801,074)	(2,775,124)	(2,742,139)
<b>Total Brandywine Realty Trust's equity</b>	<b>1,285,560</b>	<b>1,317,384</b>	<b>1,507,024</b>	<b>1,549,327</b>	<b>1,585,611</b>
Noncontrolling interests	6,686	6,773	7,344	7,333	7,607
<b>Total equity</b>	<b>\$ 1,292,246</b>	<b>\$ 1,324,157</b>	<b>\$ 1,514,368</b>	<b>\$ 1,556,660</b>	<b>\$ 1,593,218</b>
<b>Total liabilities and equity</b>	<b>\$ 3,736,760</b>	<b>\$ 3,732,447</b>	<b>\$ 3,922,663</b>	<b>\$ 3,954,485</b>	<b>\$ 3,987,111</b>

	03/31/2024	12/31/2023	09/30/2023	06/30/2023	03/31/2023
High closing price of common shares	\$ 5.57	\$ 5.53	\$ 5.10	\$ 4.66	\$ 7.08
Low closing price of common shares	\$ 3.92	\$ 3.71	\$ 4.26	\$ 3.45	\$ 4.13
End of period closing market price	\$ 4.80	\$ 5.40	\$ 4.54	\$ 4.65	\$ 4.73
Dividends paid per common share	\$ 0.15	\$ 0.15	\$ 0.19	\$ 0.19	\$ 0.19
Dividend yield (based on annualized dividend paid)	12.5%	11.1%	16.7%	16.3%	16.1%
Net book value per share (fully diluted, end of period)	\$ 7.35	\$ 7.62	\$ 8.72	\$ 8.97	\$ 9.19
<b>Total cash and cash equivalents and restricted cash</b>	<b>\$ 51,299</b>	<b>\$ 67,534</b>	<b>\$ 58,617</b>	<b>\$ 42,987</b>	<b>\$ 113,071</b>
<b>Revolving credit facilities</b>					
Gross potential available under current credit facilities	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000
less: Outstanding balance	(37,000)	-	-	-	-
less: Holdback for letters of credit	(39,259)	(39,259)	(42,358)	(42,358)	(17,358)
<b>Net potential available under current credit facilities</b>	<b>\$ 523,741</b>	<b>\$ 560,741</b>	<b>\$ 557,642</b>	<b>\$ 557,642</b>	<b>\$ 582,642</b>
<b>Total equity market capitalization (end of period)</b>					
Basic common shares	171,125,786	170,903,534	170,903,534	170,894,514	170,574,344
Unvested restricted shares	2,242,275	889,166	897,585	897,585	1,163,050
Partnership units outstanding	515,595	515,595	516,467	516,467	516,467
Options and other contingent securities	1,830,576	1,428,287	1,367,551	1,199,099	1,161,871
<b>Fully diluted common shares (end of period)</b>	<b>175,714,232</b>	<b>173,736,582</b>	<b>173,685,137</b>	<b>173,507,665</b>	<b>173,415,732</b>
Value of common stock (fully diluted, end of period)	\$ 843,428	\$ 938,178	\$ 788,531	\$ 806,811	\$ 820,256
<b>Total equity market capitalization (fully diluted, end of period)</b>	<b>\$ 843,428</b>	<b>\$ 938,178</b>	<b>\$ 788,531</b>	<b>\$ 806,811</b>	<b>\$ 820,256</b>
Total debt excluding unamortized premiums, discounts and deferred financing costs	\$ 2,189,509	\$ 2,147,434	\$ 2,143,610	\$ 2,143,610	\$ 2,143,610
less: Cash and cash equivalents and restricted cash	(51,299)	(67,534)	(58,617)	(42,987)	(96,945)
Net debt	2,138,210	2,079,900	2,084,993	2,100,623	2,046,665
Total equity market capitalization (fully diluted, end of period)	843,428	938,178	788,531	806,811	820,256
<b>Total market capitalization</b>	<b>\$ 2,981,638</b>	<b>\$ 3,018,078</b>	<b>\$ 2,873,524</b>	<b>\$ 2,907,434</b>	<b>\$ 2,866,921</b>
<b>Net debt to total market capitalization</b>	<b>71.7%</b>	<b>68.9%</b>	<b>72.6%</b>	<b>72.3%</b>	<b>71.4%</b>
<b>Total gross assets (excl. cash &amp; cash equiv.)</b>	<b>\$ 4,849,243</b>	<b>\$ 4,796,705</b>	<b>\$ 5,017,076</b>	<b>\$ 5,036,643</b>	<b>\$ 4,986,365</b>
<b>Net debt to total gross assets (excl. cash and cash equivalents)</b>	<b>44.1%</b>	<b>43.4%</b>	<b>41.6%</b>	<b>41.7%</b>	<b>41.1%</b>
Annualized quarterly EBITDA, excluding capital market and transactional items	\$ 336,284	\$ 352,120	\$ 356,545	\$ 344,192	\$ 337,991
Ratio of net debt (including the Company's share of unconsolidated R/E venture net debt) to annualized quarterly EBITDA, excluding capital market, transactional and other items	7.9	7.5	7.4	7.6	7.4
Ratio of net debt to annualized quarterly wholly owned EBITDA, excluding capital market, transactional and other items & the Company's share of unconsolidated R/E venture debt	7.3	6.7	6.7	7.1	7.0
Ratio of net debt to annualized quarterly wholly owned EBITDA, excluding capital market, transactional and other items, the Company's share of unconsolidated R/E venture debt, and the total project costs incurred and annualized EBITDA related to our active development/redevelopment projects	6.9	6.3	6.3	6.5	6.4



	03/31/2024	12/31/2023	09/30/2023	06/30/2023	03/31/2023
Fixed rate debt	\$ 1,735,000	\$ 1,735,000	\$ 1,745,000	\$ 1,745,000	\$ 1,745,000
Fixed rate debt (variable rate debt swapped to fixed rate)	328,610	328,610	250,000	250,000	250,000
Variable rate debt - unhedged	125,899	83,824	148,610	148,610	148,610
<b>Total debt (excluding unamortized premiums &amp; discounts)</b>	<b>\$ 2,189,509</b>	<b>\$ 2,147,434</b>	<b>\$ 2,143,610</b>	<b>\$ 2,143,610</b>	<b>\$ 2,143,610</b>
% Fixed rate debt	79.2%	80.8%	81.4%	81.4%	81.4%
% Fixed rate debt (variable rate debt swapped to fixed)	15.0%	15.3%	11.7%	11.7%	11.7%
% Variable rate debt - unhedged	5.8%	3.9%	6.9%	6.9%	6.9%
<b>Total debt (excluding premiums &amp; discounts)</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>
Secured debt	\$ 263,899	\$ 258,824	\$ 245,000	\$ 245,000	\$ 245,000
Unsecured debt	1,925,610	1,888,610	1,898,610	1,898,610	1,898,610
<b>Total debt (excluding premiums &amp; discounts)</b>	<b>\$ 2,189,509</b>	<b>\$ 2,147,434</b>	<b>\$ 2,143,610</b>	<b>\$ 2,143,610</b>	<b>\$ 2,143,610</b>
% Secured mortgage debt	12.1%	12.1%	11.4%	11.4%	11.4%
% Unsecured debt	87.9%	87.9%	88.6%	88.6%	88.6%
<b>Total debt (excluding premiums &amp; discounts)</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>
<b>Total gross assets, excluding cash and cash equivalents</b>	<b>\$ 4,849,243</b>	<b>\$ 4,796,705</b>	<b>\$ 5,017,076</b>	<b>\$ 5,036,643</b>	<b>\$ 4,986,365</b>
% Secured mortgage debt	5.4%	5.4%	4.9%	4.9%	4.9%
% Unsecured debt	39.7%	39.4%	37.8%	37.7%	38.1%
less: cash and cash equivalents and restricted cash	(1.1%)	(1.4%)	(1.2%)	(0.9%)	(1.9%)
<b>Net debt to total gross assets, excluding cash and cash equivalents</b>	<b>44.1%</b>	<b>43.4%</b>	<b>41.6%</b>	<b>41.7%</b>	<b>41.1%</b>
Weighted-average interest rate on secured debt	6.02%	5.98%	5.88%	5.88%	5.88%
Weighted-average interest rate on unsecured senior debt (including swap costs)	5.15%	5.13%	5.12%	5.05%	5.01%
Weighted-average maturity on secured debt	3.8 years	4.1 years	4.4 years	4.7 years	4.9 years
Weighted-average maturity on unsecured senior debt	3.7 years	3.9 years	4.2 years	4.4 years	4.7 years
Weighted-aver. interest rate on fixed rate debt (includes var. rate swapped to fixed)	5.14%	5.08%	5.08%	5.03%	5.03%
Weighted-average interest rate on variable rate debt	7.24%	7.09%	6.99%	6.69%	6.20%
Weighted-average maturity on fixed rate debt (includes variable rate swapped to fixed)	3.8 years	3.8 years	4.0 years	4.3 years	4.5 years
Weighted-average maturity on variable rate debt	1.9 years	6.3 years	6.9 years	7.2 years	7.4 years

Debt Instrument	Maturity Date (1)	Stated Rate (1)	Effective Rate (1)	03/31/2024 Balance	12/31/2023 Balance	03/31/2024 Percent of total indebtedness
<b>Unsecured senior notes payable</b>						
\$350 MM Notes due 2024 (6)	October 1, 2024	4.100%	3.781%	\$ 340,000	\$ 340,000	15.6%
\$450 MM Notes due 2027	November 15, 2027	3.950%	4.025%	450,000	450,000	20.6%
\$350 MM Notes due 2028	March 15, 2028	7.800%	7.978%	350,000	350,000	16.0%
\$350 MM Notes due 2029	October 1, 2029	4.550%	4.300%	350,000	350,000	16.0%
\$27.1 MM Trust Preferred I - Indenture IA (5)(7)	March 30, 2035	SOFR + 1.512%	5.141%	27,062	27,062	1.2%
\$25.8 MM Trust Preferred I - Indenture IB (5)(8)	April 30, 2035	SOFR + 1.512%	5.237%	25,774	25,774	1.2%
\$25.8 MM Trust Preferred II - Indenture II (5)(8)	July 30, 2035	SOFR + 1.512%	5.237%	25,774	25,774	1.2%
<b>Total unsecured senior notes payable</b>	<b>3.9</b> <b>(wtd-avg maturity)</b>		<b>4.975%</b> <b>(wtd-avg effective rate)</b>	<b>1,568,610</b>	<b>1,568,610</b>	<b>71.9%</b>
Net original issue premium/(discount)				1,629	1,878	0.1%
Unsecured deferred financing costs				(5,414)	(5,826)	(0.2%)
<b>Total unsecured senior notes payable including original issue premium/(discount) and deferred financing costs</b>				<b>1,564,825</b>	<b>1,564,662</b>	<b>71.7%</b>
<b>Unsecured bank facilities</b>						
\$600 MM Revolving Credit Facility (2)	June 30, 2027	SOFR + 1.50%	6.810%	37,000	-	1.7%
\$250 MM Term Loan - Swapped to fixed (3)	June 30, 2027	SOFR + 1.70%	5.413%	250,000	250,000	11.5%
\$70 MM Term Loan	February 28, 2025	SOFR + 2.00%	7.310%	70,000	70,000	3.2%
<b>Total unsecured bank facilities</b>	<b>2.8</b> <b>(wtd-avg maturity)</b>		<b>5.930%</b> <b>(wtd-avg effective rate)</b>	<b>357,000</b>	<b>320,000</b>	<b>16.4%</b>
Unsecured deferred financing costs				(1,506)	(1,501)	(0.1%)
<b>Total unsecured bank facilities including deferred financing costs</b>				<b>355,494</b>	<b>318,499</b>	<b>16.3%</b>
<b>Secured Loan</b>						
\$245 MM Five Year Loan due 2028 (4)	February 6, 2028	5.875%	5.875%	\$ 245,000	\$ 245,000	11.2%
<b>Secured Construction Loan</b>						
\$50 MM Construction Loan due 2026	August 16, 2026	SOFR + 2.50%	7.826%	18,899	13,824	0.9%
<b>Total secured debt payable</b>	<b>3.8</b> <b>(wtd-avg maturity)</b>		<b>6.015%</b> <b>(wtd-avg effective rate)</b>	<b>263,899</b>	<b>258,824</b>	<b>12.1%</b>
Secured deferred financing costs				(2,963)	(3,153)	(0.1%)
<b>Total secured debt payable including deferred financing costs</b>				<b>260,936</b>	<b>255,671</b>	<b>12.0%</b>
<b>Total debt</b>	<b>3.7</b> <b>(wtd-avg maturity)</b>		<b>5.256%</b> <b>(wtd-avg effective rate)</b>	<b>2,189,509</b>	<b>2,147,434</b>	<b>100.4%</b>
Net original issue premium/(discount)				1,629	1,878	0.1%
Unsecured deferred financing costs				(9,883)	(10,480)	(0.5%)
<b>Total debt, including net premium/(discount) and deferred financing costs</b>				<b>\$ 2,181,255</b>	<b>\$ 2,138,832</b>	<b>100.0%</b>

(See page 33 for footnotes)

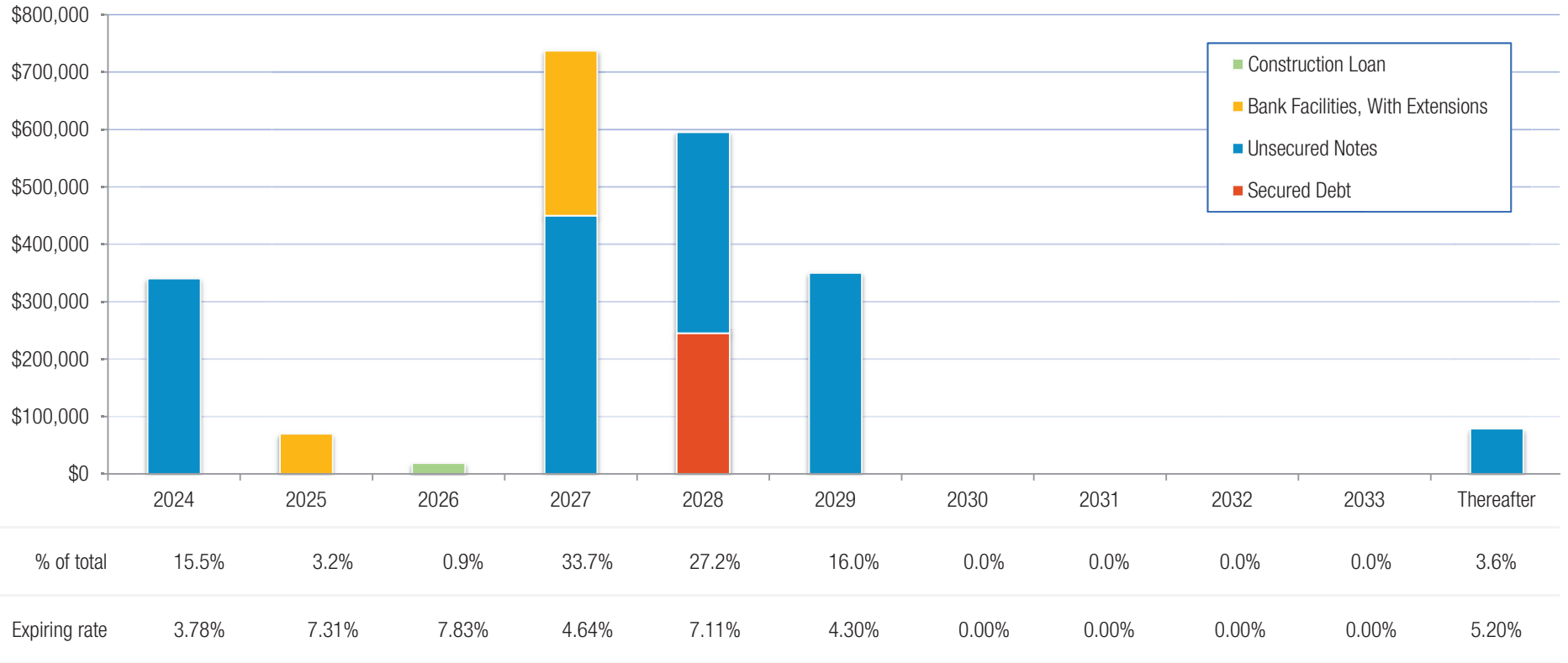
Maturity Schedule By Year	Unsecured Debt		Secured Debt		Total	Percent of Debt Maturing	Weighted Average Interest (10)
	Bank Facilities	Senior Notes	Construction Loan	Term Loan			
2024	-	340,000	-	-	340,000	15.5%	3.781%
2025	70,000	-	-	-	70,000	3.2%	7.310%
2026	-	-	18,899	-	18,899	0.9%	7.826%
2027	287,000	450,000	-	-	737,000	33.7%	4.636%
2028	-	350,000	-	245,000	595,000	27.2%	7.112%
2029	-	350,000	-	-	350,000	16.0%	4.300%
2030	-	-	-	-	-	0.0%	0.000%
2031	-	-	-	-	-	0.0%	0.000%
2032	-	-	-	-	-	0.0%	0.000%
2033	-	-	-	-	-	0.0%	0.000%
Thereafter	-	78,610	-	-	78,610	3.6%	5.204%
<b>Total</b>	<b>\$ 357,000</b>	<b>\$ 1,568,610</b>	<b>\$ 18,899</b>	<b>\$ 245,000</b>	<b>\$ 2,189,509</b>	<b>100.0%</b>	<b>5.256%</b>

## Page 32 footnotes:

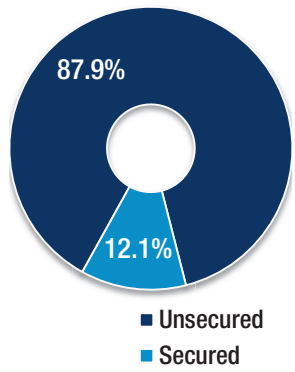
- (1) The stated rate for unsecured debt and mortgage notes represents its face coupon. The effective rate for unsecured notes and bank facilities incorporates original issue discounts, hedge amortization and the effect of floating to fixed-interest rate swaps. The effective rate for mortgage notes represents the rate incorporating any fair market value adjustments. Maturity dates include available extension options.
- (2) On June 30, 2022, we refinanced the revolving credit facility. Under the new terms, the revolving credit facility matures on June 30, 2026 and bears interest at SOFR + 1.40% plus an additional daily SOFR adjustment of 0.10%. The revolving credit facility has two six-month extensions at our election subject to specified conditions and subject to payment of an extension fee.
- (3) The loan bears interest at SOFR + 1.60% plus an additional daily SOFR adjustment of 0.10%. Effective January 31, 2023, this loan was swapped to a fixed rate at 5.413% through the maturity date.
- (4) The Secured Term Loan can be prepaid in full on or after March 6, 2025 subject to prepayment penalty or in full with prepayment after August 6, 2027.
- (5) On July 1, 2023, the stated rate of interest has been replaced with three-month CME Term SOFR + 1.512%.
- (6) On December 22, 2023, the Company repurchased \$10.0 million of its outstanding \$350 million Notes due 2023 ahead of its scheduled maturity.
- (7) Effective March 30, 2024, this financial instrument was swapped to a fixed rate at 5.141% for the period March 30, 2024 to December 30, 2026.
- (8) Effective January 30, 2024, these financial instruments were swapped to a fixed rate at 5.237% for the period January 30, 2024 to January 30, 2027.

## Page 33 footnotes:

- (9) Excludes the effect of any net premium/(discount) on balances or rates.
- (10) The weighted average calculations include variable rate debt at current rates.

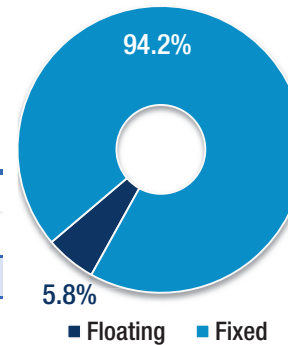


**Unsecured and Secured Debt**



Debt	Amount	Weighted Average Effective Rate	Weighted Average Maturity (in years)
Unsecured	\$ 1,925,610	5.152%	3.7
Secured	263,899	6.015%	3.8
<b>Total</b>	<b>\$ 2,189,509</b>	<b>5.256%</b>	<b>3.7</b>

**Floating and Fixed Rate Debt**



Debt	Amount	Weighted Average Effective Rate	Weighted Average Maturity (in years)
Floating	\$ 125,899	7.240%	1.9
Fixed	2,063,610	5.135%	3.8
<b>Total</b>	<b>\$ 2,189,509</b>	<b>5.256%</b>	<b>3.7</b>

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

## Revolving Credit Agreement dated July 17, 2018 and Second Amended and Restated Credit Agreement dated June 30, 2022

Covenant	Required	3/31/2024	12/31/2023	9/30/2023	6/30/2023	3/31/2023
Fixed Charge Coverage Ratio	$\geq 1.50x$	2.25x	2.20x	2.34x	2.49x	2.59x
Leverage Ratio	$\leq 60\%$ *	46.5%	47.2%	45.7%	45.4%	45.0%
Unsecured Debt Limitation	$\leq 60\%$ *	48.2%	46.3%	45.7%	44.5%	44.8%
Secured Debt Limitation	$\leq 40\%$	14.8%	15.9%	15.1%	14.6%	13.9%
Unencumbered Cash Flow	$\geq 1.75x$	2.44x	2.53x	2.60x	2.63x	2.64x

\* 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	3/31/2024	12/31/2023	9/30/2023	6/30/2023	3/31/2023
1006 (a) - Total Leverage Ratio	$< 60\%$	47.8%	47.2%	45.2%	45.0%	44.6%
1006 (b) - Debt Service Coverage Ratio	$\geq 1.50x$	2.89	3.02	3.23	3.52	3.84
1006 (c) - Secured Debt Ratio	$< 40\%$	5.6%	5.5%	5.0%	5.0%	5.0%
1006 (d) - Unencumbered Asset Ratio	$\geq 150\%$	182.4%	185.6%	193.3%	196.6%	201.2%

Unconsolidated Real Estate Ventures	Location	Initial Project Value (a)	Number of Properties	As of March 31, 2024					BDN's Share	
				Net Operating Income (Loss) (YTD)	Rentable Square Feet	Percent Occupied	Percent Leased (b)	BDN Ownership %	Net Operating Income (YTD)	Rentable Square Feet
<b>Office Properties</b>										
Commerce Square	Philadelphia, PA	\$ 600,000	2	\$ 10,026	1,896,142	78.4%	86.4%	78.0%	\$ 7,821	1,478,991
Cira Square	Philadelphia, PA	392,488	1	7,061	862,692	100.0%	100.0%	20.0%	1,412	172,538
MAP Venture	Various	210,041	57	1,728	3,868,811	75.2%	75.8%	50.0%	864	1,934,406
<b>Total</b>					<b>6,627,645</b>	<b>79.3%</b>	<b>81.9%</b>			<b>3,585,935</b>
<b>Other</b>										
4040 Wilson	Arlington, VA	217,205	1	2,716	(c)	(c)	(c)	50.0%	1,358	(c)
JBG Ventures (d)	Washington, D.C.	52,426	2	(251)	-	-	N/A	70.0%	(176)	-
<b>Development Properties</b>										
3025 JFK Blvd	Philadelphia, PA	267,909	1	(208)	-	-	N/A	58.0%	(120)	-
One Uptown - Office	Austin, TX	140,863	1	-	-	-	N/A	56.0%	-	-
One Uptown - Multi-Family	Austin, TX	116,227	1	-	-	-	N/A	50.0%	-	-
3151 Market Street	Philadelphia, PA	183,459	1	(4)	-	-	N/A	69.0%	(3)	-
<b>Total</b>			<b>67</b>	<b>\$ 21,070</b>					<b>\$ 11,157</b>	

**BDN Investment in Unconsolidated Real Estate Ventures at 3/31/24 \$ 565,842**

- (a) Amount represents the fair value of the real estate ventures upon acquisition. For ventures that are ground up developments, the amount represents the total construction costs incurred through the date the assets are placed into service.
- (b) Includes leases entered into through April 16, 2024 that will commence subsequent to the end of the current period.
- (c) Mixed use building with 225,000 square feet of office/retail and 250 apartment units. As of March 31, 2024, the office and retail space was 95% leased and 74% occupied and the residential units were 96% leased and 95% occupied.
- (d) This venture represents vacant land.

Debt Instrument	BDN Ownership Percentage	Maturity Date	Stated Rate (1)	03/31/2024 Balance	03/31/2024 BDN Share
<b>Operating Properties (10)</b>					
Commerce Square JV (2)	78%	June 5, 2028	7.7875%	\$ 220,000	\$ 171,600
MAP Venture (3)	50%	(3)	SOFR + 2.45%	179,073	89,537
Cira Square JV (4)	20%	July 1, 2024	SOFR + 3.50%	257,700	51,540
4040 Wilson (5)	50%	December 15, 2026	(5)	145,000	72,500
<b>Development Properties</b>					
3025 JFK Blvd (6)(9)	58%	July 22, 2025	SOFR + 3.60%	163,388	94,765
One Uptown - Office (7)(9)	57%	July 29, 2026	SOFR + 3.00%	57,500	32,775
One Uptown - Multi-Family (8)(9)	50%	July 29, 2026	SOFR + 2.45%	49,088	24,544
<b>Total third-party debt</b>				<b>\$ 1,071,749</b>	<b>\$ 537,261</b>

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

(2) On June 2, 2023 we refinanced the mortgage debt for our Commerce Square Venture, through a new \$220.0 million mortgage loan. The new mortgage bears an all-in fixed interest rate of 7.7875% per annum and matures in June 2028. In connection with the financing transaction, the Company contributed \$46.5 million to the Commerce Square Venture in exchange for an additional common equity interest

(3) On December 1, 2023 our mortgage received a third extension to February 27, 2024 and we have not obtained another extension. The current interest rate is SOFR+2.45%.

(4) On April 1, 2024 our loan received an extension to July 1, 2024.

(5) On November 1, 2021, 4040 Wilson JV closed on the refinancing of the \$150 million construction loan into a first mortgage loan secured by the property with a maximum borrowing capacity of \$155 million. The stated rate is SOFR + 1.80%. Effective January 3, 2023, this debt was swapped to a fixed rate of 5.70% through the maturity of the loan.

(6) The maximum amount available to draw on the construction loan is \$186.7 million.

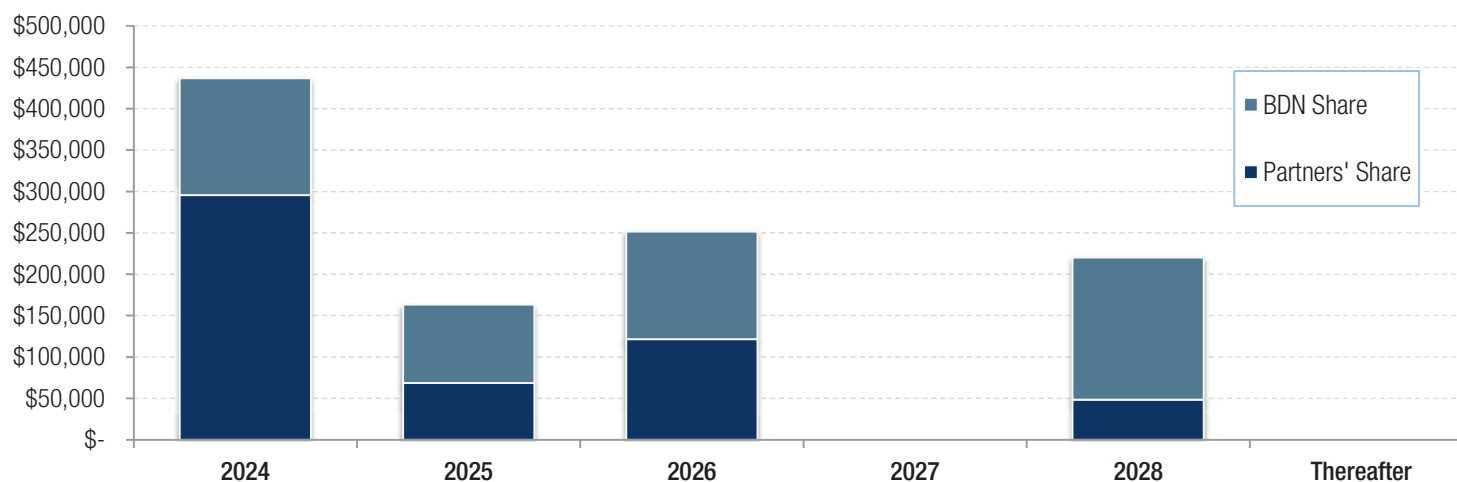
(7) The maximum amount available to draw on the construction loan is \$121.7 million. This loan is also subject to a 10 basis point SOFR spread adjustment.

(8) The maximum amount available to draw on the construction loan is \$85.0 million. This loan is also subject to a 10 basis point SOFR spread adjustment.

(9) The Company has the option to elect one-year extensions on these

(10) All operating property joint venture indebtedness is non-recourse to Brandywine.

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				
2024	-	436,773	436,773	295,696	141,077	26.3%	8.082%
2025	-	163,388	163,388	68,623	94,765	17.6%	6.600%
2026	-	251,588	251,588	121,769	129,819	24.2%	6.806%
2027	-	-	-	-	-	0.0%	0.000%
2028	-	220,000	220,000	48,400	171,600	31.9%	7.788%
Thereafter	-	-	-	-	-	0.0%	0.000%
<b>Total</b>	<b>\$ -</b>	<b>\$ 1,071,749</b>	<b>\$ 1,071,749</b>	<b>\$ 534,488</b>	<b>\$ 537,261</b>	<b>100.0%</b>	<b>7.418%</b>



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



## Equity Research Coverage

### Citigroup

Michael A. Griffin  
212-816-5871

### Green Street Advisors

Dylan Burzinski  
949-640-8780

### Raymond James & Associates

Bill Crow  
727-567-2594

### Evercore ISI

Steve Sakwa  
212-446-9462

### JP Morgan

Anthony Paolone  
212-622-6682

### Truist Securities

Michael R. Lewis  
212-319-5659

### Keybank

Upal Rana  
917-368-2316

### Deutsche Bank

Tayo Okusanya  
212-250-9284

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## Company Information

### Corporate Headquarters

2929 Arch Street  
Suite 1800  
Philadelphia, PA 19104  
610-325-5600

### Stock Exchange Listing

New York Stock Exchange

### Trading Symbol

Common Shares: BDN

### Information Requests

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

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

### Investor Relations

Thomas Wirth  
2929 Arch Street  
Suite 1800  
Philadelphia, PA 19104  
610-325-5600

### Senior Unsecured Debt Ratings

Moody's / Standard & Poor's  
Available upon request

## Non-GAAP Measures

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

## Funds from Operations (FFO)

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

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

## Cash Available for Distribution (CAD)

Cash available for distribution, CAD, is a measure that is not intended to represent cash flow for the period and is not indicative of cash flow provided by operating activities as determined under GAAP. CAD is presented solely as a supplemental disclosure with respect to liquidity because the Company believes it provides useful information regarding the Company's ability to fund its dividends. Although not intended to represent cash flow for the period, the Company believes that to further understand our liquidity, CAD should be compared with our cash flows determined in accordance with GAAP, as presented in our consolidated financial statements. Because all companies do not calculate CAD the same way, the presentation of CAD may not be comparable to similarly titled measures of other companies.

## Earnings Before Interest, Taxes, Depreciation and Amortization (EBITDAre)

EBITDAre is a non-GAAP financial measure. The Company computes EBITDAre in accordance with standards established by NAREIT, which may not be comparable to EBITDAre reported by other REITs that do not compute EBITDAre in accordance with the NAREIT definition, or that interpret the NAREIT definition differently than the Company. EBITDAre is defined as net income (loss) (computed in accordance with GAAP), plus interest expense, plus income tax expense (if any), plus depreciation and amortization, plus (minus) losses and gains on the disposition of depreciated property, plus impairment write-downs of depreciated property and investments in unconsolidated real estate ventures, plus adjustments to reflect the Company's share of EBITDAre of unconsolidated real estate ventures. EBITDAre is not intended to represent cash flow for the period, is not presented as an alternative to operating income as an indicator of operating performance, should not be considered in isolation or as a substitute for measures of performance prepared in accordance with GAAP and is not indicative of operating income or cash provided by operating activities as determined under GAAP. EBITDAre is presented solely as a supplemental disclosure with respect to liquidity because the Company believes it provides useful information regarding the Company's ability to service or incur debt.

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

## Net Operating Income (NOI)

NOI is a financial measure equal to net income available to common shareholders, the most directly comparable GAAP financial measure, plus corporate general and administrative expense, depreciation and amortization, interest expense, noncontrolling interest in the Operating Partnership and losses from early extinguishment of debt, less interest income, development and management income, gains from property dispositions, gains on sale from discontinued operations, gains on early extinguishment of debt, income from discontinued operations, income from unconsolidated real estate ventures and noncontrolling interest in property partnerships. In some cases the Company also presents NOI on a cash basis, which is NOI after eliminating the effects of straight-lining of rent and deferred market intangible amortization. NOI presented by the Company may not be comparable to NOI reported by other REITs that define NOI differently. Cash NOI provides revenues and expenses directly associated with our portfolio of real estate and provides meaningful information about occupancy rates, rental rates and operating costs that may not be apparent from net income. NOI should not be considered an alternative to net income as an indication of our performance or to cash flows as a measure of the Company's liquidity or its ability to make distributions.

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

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

### Same Store Properties

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

### Revenue Maintaining Capital Expenditures

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

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

### Revenue Creating Capital Expenditures

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

### Speculative Revenue

Speculative revenue represents the amount of rental revenue that the Company projects to be recorded during the year from new and renewal leasing activity that has yet to be executed as of the beginning of the year. This revenue is primarily attributable to the absorption of portfolio square footage that was either vacant at the beginning of the year or due to expire at some point during the year.

### Forward Looking Statements

Certain statements in this package may constitute "forward-looking statements" within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended. Such forward-looking statements can generally be identified by our use of forward-looking terminology such as "will," "strategy," "expects," "seeks," "believes," "potential," or other similar words. Because such statements involve known and unknown risks, uncertainties and contingencies, actual results may differ materially from the expectations, intentions, beliefs, plans or predictions of the future expressed or implied by such forward-looking statements. These forward-looking statements, including our 2023 guidance, are based upon the current beliefs and expectations of our management and are inherently subject to significant business, economic and competitive uncertainties and contingencies, many of which are difficult to predict and generally not within our control. Such risks, uncertainties and contingencies include, among others: risks related to the impact of COVID-19 and other potential future outbreaks of infectious diseases on our financial condition, results of operations and cash flows and those of our tenants as well as on the economy and real estate and financial markets; reduced demand for office space and pricing pressures, including from competitors, that could limit our ability to lease space or set rents at expected levels or that could lead to declines in rent; uncertainty and volatility in capital and credit markets, including changes that reduce availability, and increase costs, of capital; the potential loss or bankruptcy of tenants or the inability of tenants to meet their rent and other lease obligations; risks of acquisitions and dispositions, including unexpected liabilities and integration costs; delays in completing, and cost overruns incurred in connection with, our developments and redevelopments; disagreements with joint venture partners; unanticipated operating and capital costs; uninsured casualty losses and in ability to obtain adequate insurance, including coverage for terrorist acts; asset impairments; our dependence upon certain geographic markets; changes in governmental regulations, tax laws and rates and similar matters; unexpected costs of REIT qualification compliance; and costs and disruptions as the result of a cybersecurity incident or other technology disruption.

The declaration and payment of future dividends (both timing and amount) is subject to the determination of our Board of Trustees, in its sole discretion, after considering various factors, including our financial condition, historical and forecast operating results, and available cash flow, as well as any applicable laws and contractual covenants and any other relevant factors. Our Board's practice regarding declaration of dividends may be modified at any time and from time to time. 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, 2023, filed with the Securities and Exchange Commission on February 22, 2024. We assume no obligation to update or supplement forward-looking statements that become untrue because of subsequent events except as required by law.