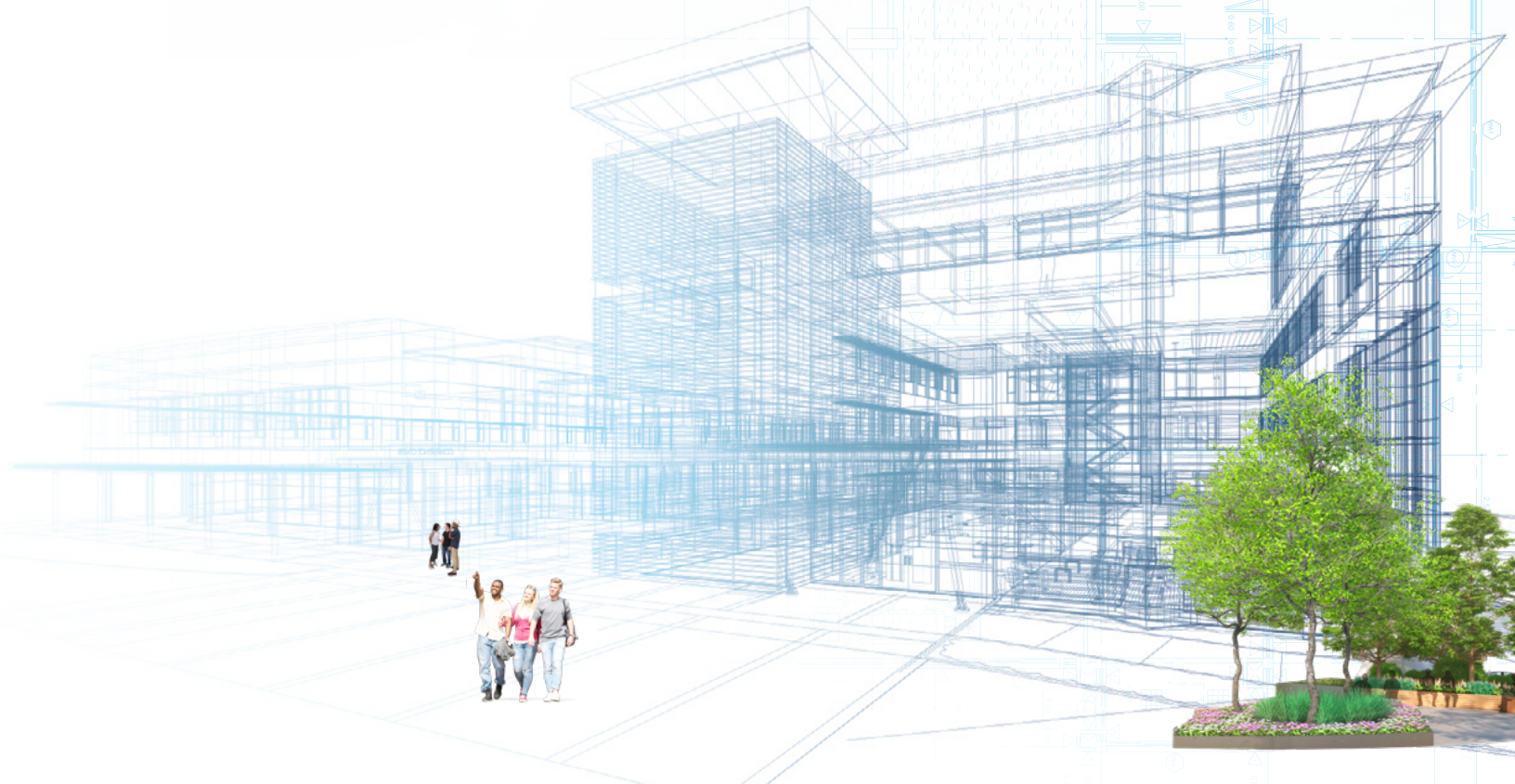




BRANDYWINE + ACADEMIA AND INNOVATION

QUALITY | INNOVATION | INTEGRITY | COMMUNITY





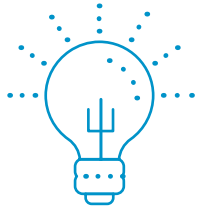
FMC TOWER AT CIRA CENTRE SOUTH,
BUILT IN PARTNERSHIP WITH THE
UNIVERSITY OF PENNSYLVANIA



BUILDING ON YOUR LEGACY

We recognize that the world's greatest innovations come out of Universities.

You nurture bright minds, incubate big ideas, and develop fearless leaders. As you continue to expand your footprint and tell your story, Brandywine Realty Trust can provide collaborative, turn-key solutions for acceleration. We help our University partners rethink physical platforms, monetize land holdings, foster commercialization nodes, and introduce mixed-use spaces into learning environments. Together, we create ecosystems that serve as a magnet for top talent, cutting-edge research and discovery, and sustainable economic growth.



WHY BRANDYWINE?

You're in the business of people, ideas, and communities. So are we.

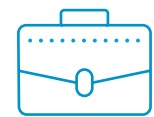
The same way that a University masterplans a campus, we masterplan communities. We are defined by a proven track record of delivering transformative developments in partnership with leading public and private universities. Our dynamic, mixed-use spaces emphasize thoughtfully planned public areas, greenspace, and walkable streets, creating a true sense of 'place.' These environments are designed to foster connection, innovation, and equity, and create durable value for both the anchor institution and the surrounding community.



SCHUYLKILL YARDS, CURRENTLY IN DEVELOPMENT IN PARTNERSHIP WITH DREXEL UNIVERSITY



LEVEL 28 OF FMC TOWER AT CIRA CENTRE SOUTH, BUILT IN PARTNERSHIP WITH THE UNIVERSITY OF PENNSYLVANIA



OUR CAPABILITIES

A Team of Experts

University projects are long-term in nature, which underscores the need for a well-rounded team with expansive expertise. Brandywine’s team is made up of the best designers, planners, project managers, and engineers.

25 Years of Experience

As experienced developers of large, master-planned sites, we understand how a network of spaces must work together to engage and delight the whole person. We bring expertise in office, lab, retail, residential, greenspace and placemaking.

- NAIOP Commercial Real Estate Development Association “Developer of the Year”
- Forbes’ Most Trustworthy Companies

13.2M

SF OF COMPLETED DEVELOPMENT

\$3.1B

OF COMPLETED DEVELOPMENT

12.9M

SF OF ACTIVE / PRE- DEVELOPMENT PROJECTS

A Passion for Creating Communities

Our development projects support the transformation of university campuses, while simultaneously enhancing the surrounding public realm and community. The result is a robust network of academic research and educational programs, corporate innovation labs, innovation-centric community programs, high-growth-companies, incubator and accelerator programs, and dynamic retail amenities.

A Commitment to Health and Wellness

We are guided by a deep-seated commitment to responsible environmental and social strategies. As a pioneer of the healthy buildings movement, we understand the impact the built environment has on human health and well-being, and strive to design our projects to the world’s leading healthy building standards.

6M

SF OF FITWEL CERTIFICATIONS

2.4M

SF OF LEED CERTIFICATIONS

7.9M

SF OF ENERGY STAR RATED BUILDINGS



SCHUYLKILL YARDS GROUNDBREAKING CEREMONY IN PARTNERSHIP WITH DREXEL UNIVERSITY



A HISTORY OF SUCCESSFUL PARTNERSHIPS

We believe the best partnerships are between organizations who share core values and a commitment to excellence.

Structuring each project to achieve financial goals, further institutional mission, create vital community connections and unlock sustained value for our partners, Brandywine works with creativity, discipline and commitment to put land assets to work.

CIRA CENTRE SOUTH

PARTNER SPOTLIGHT: UNIVERSITY OF PENNSYLVANIA



Groundbreaking for FMC Tower at Cira Centre South



Grand Opening of FMC Tower at Cira Centre South



Events & Programming on Cira Green

Construction of FMC Tower at Cira Centre South



Public Opening of Rooftop Park, Cira Green

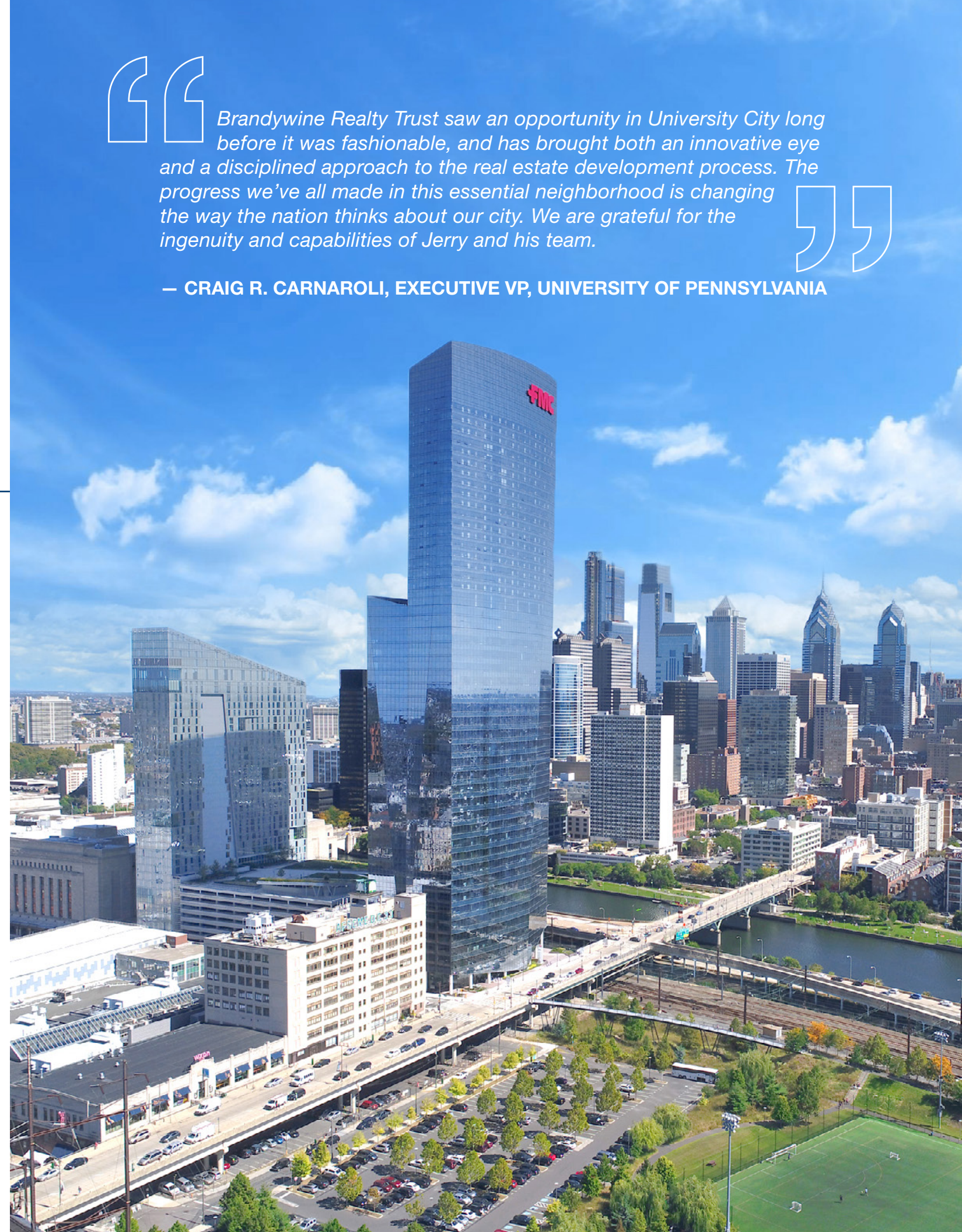


The Project: The University of Pennsylvania sought to reshape the eastern edge of their campus by creating a concentrated commercial node complimenting their broader campus vision. Penn and Brandywine partnered to purchase an 862,000 SF historically-certified building and 2.54 acres of ground from the U.S. Postal Service. Our investment totaled \$900M and included redevelopment of the USPS building into office space for the GSA, a 33-story tower supplying privately-managed luxury student housing, a 1,665-space parking garage with street level retail and a one-of-a-kind rooftop park, and a 49-story mixed-use tower containing 645,000 SF of office, amenity and retail space and 268 units of luxury hotel/residential apartments.



“ Brandywine Realty Trust saw an opportunity in University City long before it was fashionable, and has brought both an innovative eye and a disciplined approach to the real estate development process. The progress we’ve all made in this essential neighborhood is changing the way the nation thinks about our city. We are grateful for the ingenuity and capabilities of Jerry and his team. ”

— CRAIG R. CARNAROLI, EXECUTIVE VP, UNIVERSITY OF PENNSYLVANIA



“ One of the most important [decisions I made] was to ask Jerry Sweeney to be my partner and Brandywine to be Drexel’s partner [in what is now Schuylkill Yards]. Without their vision, tenacity and desire to get it done right, we wouldn’t be here [at the grand opening for Drexel Square] today. ”

— JOHN FRY, PRESIDENT, DREXEL UNIVERSITY



SCHUYLKILL YARDS

PARTNER SPOTLIGHT: DREXEL UNIVERSITY



Announcing Schuylkill Yards



Drexel Square Groundbreaking



Events & Programming at Drexel Square

Neighborhood Engagement Initiative



Drexel Square Ribbon-Cutting



Bulletin Building Construction

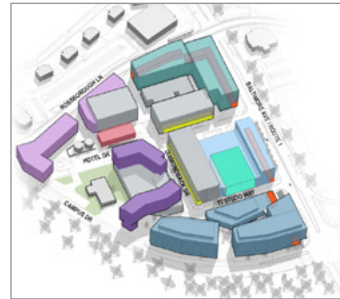


The Project: Drexel University sought a partner to help redevelop a series of low-rise building and surface parking lot assets adjacent to their Philadelphia campus and across from Amtrak’s 30th Street Station. Together we developed a Master Plan vision for Schuylkill Yards, 14-acres of life science and office workspaces, residential, retail and vibrant, interconnected greenspaces that through a master development agreement governing a series of long-term ground leases, Brandywine is developing over time. To date, we’ve delivered 1.3 acres of greenspace, 200,000 SF of lab/office redevelopment, and have another 290,000 SF of life science/lab space and 326 luxury residential units under construction.



DISCOVERY DISTRICT

PARTNER SPOTLIGHT: UNIVERSITY OF MARYLAND + TERRAPIN DEVELOPMENT



Master Plan
Creation/Visioning



Inclusive and Vibrant
Gathering Spaces



Active Ground
Floor Uses

Corporate Presence
at Campus Edge



Physical Science
Labs and Workspaces



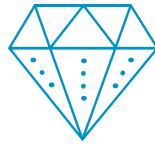
The Project: In partnership with Terrapin Development Company, Brandywine is realizing the University of Maryland’s vision for a world-class, mixed-use neighborhood spanning five acres within the Discovery District—the epicenter of academic, research and economic catalysts in Greater College Park. The \$300+ million development project will feature 550,000 square feet of class-A, innovative spaces encompassing research, office, collaboration and retail, plus 200-250 multifamily residential units. With seamless connections to mass transit and major roadways, and the University’s esteemed talent base, this project is designed to accelerate ventures of all kinds.



“TDC’s new partnership with Brandywine ushers in the next phase of development projects that further enhance our dynamic campus community. Together, we will grow our ecosystem for innovation and technology that creates a lasting impact for the university’s students, faculty, staff and neighbors.”

— DARRYLL J. PINES, PRESIDENT OF THE UNIVERSITY OF MARYLAND





VALUE ALIGNMENT

We share your passion for innovating for a better world.

Our core values of innovation, integrity, quality and community, combined with our multidisciplinary, integrated platform across Greater Philadelphia, Washington, D.C., and Austin, TX, allows for a creative, nimble approach to each project. We are always looking ahead to what demand might exist in the future, and pushing the envelope with innovative design, new materials, and cutting-edge construction methods.



ONE OF PHILADELPHIA'S BEST PLACES TO WORK IN 2020

NAMED A 2019 OUTSTANDING EMPLOYER BY KORN FERRY

175

PROPERTIES

24.7M

SF OF TOTAL PROPERTIES

1

BEST-IN-CLASS ISS GOVERNANCE SCORE

100%

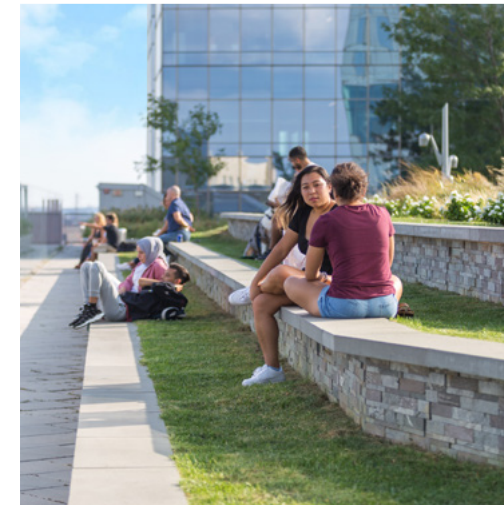
GREEN POWER PROCUREMENT IN DEREGULATED MARKETS SINCE 2017

\$600M

CREDIT FACILITY

\$16.4M

NEIGHBORHOOD ENGAGEMENT INITIATIVE





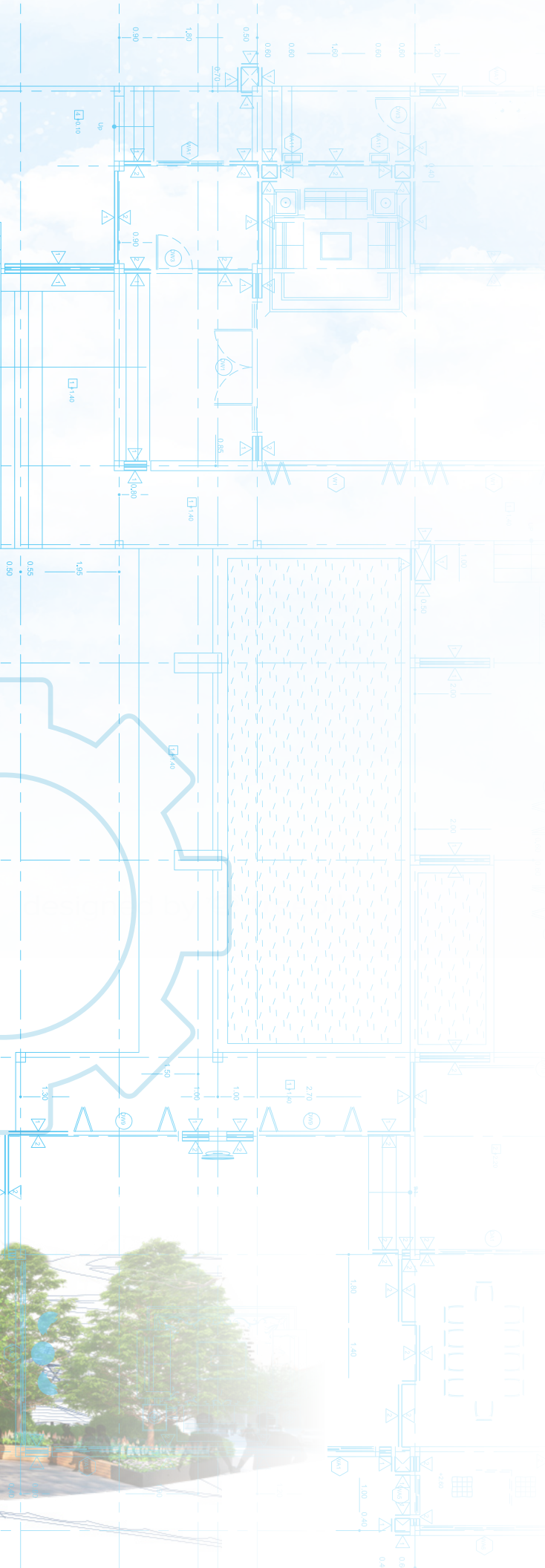
DREXEL SQUARE AT SCHUYLKILL YARDS,
BUILT IN PARTNERSHIP WITH
DREXEL UNIVERSITY



THE BRANDYWINE DIFFERENCE

Brandywine Realty Trust (NYSE: BDN) is one of the largest, publicly-traded, full-service, integrated real estate companies in the United States, with a core focus in the Philadelphia, PA, Washington, D.C., and Austin, TX markets. Organized as a real estate investment trust (REIT), we own, develop, lease and manage an urban, town center and transit-oriented portfolio.

Our purpose is to shape, connect and inspire the world around us through our expertise, the relationships we foster, the communities in which we live and work, and the history we build together. Our deep commitment to our communities was recognized by NAIOP when we were presented with the Developer of the Year Award—the highest honor in the commercial real estate industry.



www.brandywinerealty.com

