

Brandywine Realty Trust

CORPORATE SOCIAL RESPONSIBILITY REPORT





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The following report was written with reference to the Global Reporting Initiative (GRI) and in alignment with the Sustainability Accounting Standards Board (SASB) and the Task Force on Climate-Related Financial Disclosures (TCFD).

A MESSAGE FROM OUR CEO

AT BRANDYWINE REALTY TRUST,

our commitment to creating spaces that inspire remains as strong as ever. We’ve always believed that the quality of our environments—both physical and cultural—has the power to shape lives, strengthen communities, and drive meaningful change.

This 2025 Corporate Social Responsibility Report reflects the progress we’ve made across key areas of environmental performance, social impact, and governance. It also highlights the enduring values that guide us: quality, innovation, integrity, and a deep respect for the communities we serve.

We continue to invest in building efficiency and carbon reduction strategies, including renewable energy, smart technologies, and thoughtful design. These efforts are complemented by inclusive workplace policies and community engagement programs that reflect our people-first approach.

Our governance practices remain a foundation of our success, helping us manage risk, uphold transparency, and empower the exceptional talent that drives our mission forward.

IN THE PAST YEAR, WE:

- Achieved Energy Star NextGen for our Cira Square property, the first of its kind in the Commonwealth of Pennsylvania.
- Were recognized by leading industry groups and rating organizations, noting low risk and best practice adherence.
- Aligned with the Task Force on Climate-related Financial Disclosures (TCFD) by publishing our Climate Risk Statement this year, with focus on our future alignment with IFRS (International Financial Reporting Standards).
- Deepened engagement with our team members, tenants, and local communities.
- Strengthened our governance and industry leadership.

As we reflect on our journey and look ahead, we remain focused on creating spaces that not only meet the needs of today but inspire the possibilities of tomorrow. Thank you for taking the time to explore this report and for being part of our continued commitment to corporate social responsibility.

Best regards,



Gerard H. Sweeney
PRESIDENT AND CHIEF EXECUTIVE OFFICER



The Company & Our Approach

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COMPANY OVERVIEW

Brandywine Realty Trust, publicly traded as BDN on the NYSE, is one of the largest, full-service integrated real estate investment trusts (REITs) in the United States.

At Brandywine, we own, develop, lease, and manage an urban, town center, and transit-oriented portfolio comprised of more than 126 properties spanning 19.4 million square feet across Philadelphia, PA, Austin, TX, and Northern Virginia.

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. Brandywine’s industry leadership, forward-looking approach, and proven track record steward our reputation as a changemaker. Within our spaces, Brandywine buildings serve as bridges to connect communities, drive economic opportunity, and ultimately inspire positive change.

OUR ESG APPROACH

Our company strives to deliver positive results for our stakeholders and communities we serve through strategic initiatives and strong governance aligned to our values:

QUALITY

Creating exceptional places for work and life optimized for energy efficiency and human health.

INNOVATION

Designing innovative spaces that inspire productivity, creativity, and business success.

COMMUNITY

Connecting and improving the communities where we invest.

INTEGRITY

Building partnerships through trust and authentic relationships.

126
PROPERTIES*

987
TENANTS*

19.4M
SQUARE FEET*

\$506M
2024 REVENUE

\$4.6B
GROSS ASSET VALUE

291
EMPLOYEES

6
STATES

**Figures as of YE 2024 and include wholly and joint venture-owned and managed properties. Exclusions include land, properties under construction, and stand-alone parking lots.*

MATERIALITY

Prioritizing environmental, social, and governance (ESG) factors that impact our business and hold importance with our stakeholders.

In 2022, we conducted a survey of investors, employees, tenants, board members, joint venture partners, and vendors. Utilizing the results, we have been able to focus our efforts to ensure compliance and make progress in 2024 in the following areas.

ENVIRONMENTAL COMPLIANCE

- Brandywine reports on our efforts to reduce greenhouse gas (GHG) emissions and increase our overall building efficiency.

DIVERSITY, EQUITY, AND INCLUSION

- Brandywine revamped three employee resource groups in 2024: Growth in Relationships and Opportunity for Women, NextGen, and Voices.

HEALTH AND SAFETY

- Most buildings are equipped with features and fixtures that promote excellent indoor air quality (IAQ), wellness, and comfort.

EQUAL PAY

- The Compensation Committee meets four times a year to review and administer compensation programs, policies, and practices.

ETHICS, ANTICORRUPTION, AND WHISTLEBLOWER PROTECTION

- Brandywine has followed a robust Code of Business Conduct and Ethics for nearly a decade. Upon hiring, every Brandywine employee reads and acknowledges the policy for behaviors on ethics and anticorruption.

LABOR PRACTICES

- Through our Code of Business Conduct and Ethics, and Vendor Code of Ethics, Brandywine commits to fair labor practices that promote equity, safety, and competitive pay across our supply chain.

ENERGY

- Brandywine measures and monitors building performance and implements best practices, strategies, and technologies that improve energy efficiency, reduce operating expenses, lower utility costs for our tenants, and lessen our overall environmental impact.

EMPLOYEE TRAINING AND DEVELOPMENT

- We develop our employees’ skills and encourage professional growth to foster a workplace that advances and inspires everyone to succeed.

HUMAN RIGHTS

- Above all else, we treat everyone who enters our buildings with dignity and respect as reinforce by other governance policies.

CYBERSECURITY

- Cybersecurity training is required and completed by all employees.

Brandywine will continue to progress in these areas to keep abreast of industry best practices and stakeholder expectations.

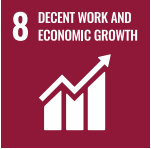
*Our other identified ares of focus include:

VERY IMPORTANT - Waste Reduction, Water, Employee Engagement, Satisfaction, & Well-being, Transportation Accessibility, Transparent Disclosure, Community Impact & Engagement,Creating Value and Economic Performance for Stakeholders, Greenhouse Gas Emissions, Board Diversity, Building Certifications

IMPORTANT - Physical/Transition Risks of Climate Change & Resilience, Embodied Carbon and Life Cycle of Materials Used

GOALS & KPI

Brandywine aligns our ESG goals and initiatives with the United Nations Sustainable Development Goals (UN SDGs) and reports to frameworks, such as GRI, to support global and national objectives that aspire to create a more sustainable future.

UN SDG	GRI ALIGNMENT	BRANDYWINE INITIATIVES & TACTICS
	403 OCCUPATIONAL HEALTH & SAFETY & 401 EMPLOYMENT	- Designing spaces with improved indoor air quality and access to natural light - Providing access to parks and green spaces 74+ acres dedicated to urban green space - Mandating green cleaning products and practices at all properties
	405 DIVERSITY & INCLUSIONS & 401 EMPLOYMENT	- GOAL: Achieve 50:50 gender-balanced staff Current status: 36% of total workforce is female - Tracking gender ratio by level within the company - Completing a Gender Pay Gap Assessment
	303 WATER & EFFLUENTS	- GOAL: Reduce water usage intensity 15% from 2018 to 2025 Current status: 33% intensity use reduction from baseline - Requiring low-flow, high-efficiency water fixtures in all new construction and renovations - Installing high-efficiency landscape irrigation systems
	302 ENERGY	- GOAL: Reduce energy usage intensity 15% from 2018 to 2025 Current Status: 35% intensity use reduction from baseline - Evaluating on-site solar energy installations for our properties - Purchasing 100% renewable energy in all deregulated markets - Installing ENERGY STAR® certified, LED, and high-efficiency equipment, appliances and fixtures to maximize energy efficiency
	201 ECONOMIC PERFORMANCE & 401 EMPLOYMENT	- Promoting decent work throughout our communities through our Trade Training Program and Construction Apprenticeship Prep Program Protecting labor rights and promoting healthy and safe workplaces through policies and procedures - Current status: Brandywine logs around 1,300 hours a year on employee training and development
	204 PROCUREMENT PRACTICES	Prioritizing transit-oriented development through our work at Schuylkill Yards and Uptown ATX, helping connect communities to major cities and economic hubs

UN SDG	GRI ALIGNMENT	BRANDYWINE INITIATIVES & TACTICS
	401 EMPLOYMENT & 405 DIVERSITY AND INCLUSION	Promoting our commitment to diversity and inclusion through Brandywine's ESG Policy which covers our workplace, as well as community development and resilience through our supply chain - Brandywine works with the Philadelphia African American Chamber of Commerce, as well as other Minority and/or Women-owned Business Enterprises (MWBEs), to continue to drive greater inclusivity throughout our business
	306 WASTE & 413 LOCAL COMMUNITIES	Promoting transit-oriented developments that reduce dependence on single-passenger vehicles and associated air pollution
	306 WASTE	- GOAL: Divert at least 75% of our own and our tenants' construction waste from landfills Current status: 70% waste diversion rate.
	305 EMISSIONS	- GOAL: Reduce GHG emissions intensity 15% from 2018 to 2025 - Current status: 49% intensity use reduction from baseline - Reducing our energy consumption and investing in renewable energy - Completing climate risk assessments on 100% of our properties three years ahead of our 2025 goal - Adding supplemental water barriers to properties identified as proximate to potential flooding zones
	304 BIODIVERSITY	Supporting biodiversity through our urban beekeeping initiative - Prioritizing greenspace and native plantings at our properties where feasible
	204 PROCUREMENT PRACTICES	Giving back through Brandywine's Schuylkill Yards Project, which includes a \$16.4M Neighborhood Engagement Initiative that is at the forefront of our community development strategy. Through this initiative, Brandywine supports: - Grow Philadelphia Capital Fund (\$1.5+M) - Community Fund (\$4.3+M) - CDC Co-Development (\$440,000)

Environmental Impact

At Brandywine, we're turning data into insights, embracing efficiency measures to reduce our environmental impact through the reduction of:

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ENERGY & EFFICIENCY

ENERGY

Our efficiency programs have enabled us to surpass our energy intensity reduction goals from our 2018 baseline number.

WHERE WE ARE GOING

OBJECTIVE

Maximizing efficiency through demand-response, comissioning, and other efficiency projects
15% reduction in energy intensity from baseline

PROGRESS

35% decrease in energy intensity over baseline

INITIATIVES THAT INSPIRE: EV Charging Stations

One of Brandywine's partners in expanding our EV charging station infrastructure across the portfolio is ChargePoint, whose mission is to offer the best electric fueling experience. As we continue to increase the availability of their service to drivers across the portfolio, ChargePoint tracks the impact these charging stations make in our enviroment. Since inception, we avoided 1,320,252kg greenhouse gas emissions. That's like planting 33,853 trees and letting them grow for 10 years.



0.5%

Decrease in energy use intensity over prior year

~100%

Of our portfolio has completed self-audit treasure hunts or technical assessments

97

Efficiency measures implemented in 2024, including ENERGY STAR® certified, LED, and high-efficiency equipment and fixtures

657

Efficiency measures have been implemented since 2020

46%

Of Brandywine's portfolio is covered by renewable energy

192 GWh

Of renewable energy purchased in 2024

CLIMATE RESILIENCE

GOVERNANCE

Our climate risk analysis is led by Brandywine's Senior Vice President of Operations and Sustainability, on behalf of company management, to ensure all material risks and opportunities of climate change are regularly reviewed and reported at least annually to the Board of Directors Audit Committee, our climate risk oversight body.

STRATEGY & RISK MANAGEMENT

As a REIT, Brandywine's real estate portfolio faces both physical climate risks, such as storms, heat stress, and droughts, and transitional climate risks, including regulatory and financial risks. We actively evaluate the climate-related risks to each of our properties and have strategies in place to mitigate these risks.

PHYSICAL RISK:

- Incorporate climate risk assessments into our due diligence process for new acquisitions.
- Assess risks to all properties through ALTA surveys, zoning reports, Environmental Site Assessments.
- Evaluate the physical climate risks to our existing properties with RiskFootprint™ scores, accomplishing our target to do so by 2025 three years early. This process is now updated on an annual basis to ensure that changes in the environment are not left unchecked.
 - Less than 5% of the portfolio has an aggregated risk score above 3, out of 10, which represents a low risk level.

TRANSITIONAL RISK:

- Identify increasing regulatory risks including building ordinances for energy efficiency.
- Review all applicable energy, emissions, and climate-related legislation annually.
- Benchmark and optimize building efficiency to reduce our GHG emissions and ensure compliance with local regulations.

- Strategize potential reputational risk and market risk of lost tenants if our buildings are unprepared.
- Utilize emergency response plans and drills to reduce risk of under-preparedness.

METRICS & TARGETS

- Tracking Scope 1 and Scope 2 GHG emissions across our portfolio.
- Target: 15% reduction in Scope 1 and 2 GHG emissions by 2025 over a 2018 baseline.
- Status: Learn more about our emissions reduction efforts and progress on page 13.

INITIATIVES THAT INSPIRE: New Climate Risk Statement

In December 2024, Brandywine Realty Trust issued a climate risk statement that outlines how the company actively evaluates the climate-related risks and opportunities to each of our properties and have strategies in place to mitigate risks and identify opportunities.

Brandywine continues to align with the Task Force on Climate-related Financial Disclosures (TCFD) as the gold standard framework for identifying and disclosing climate risks and opportunities that are material to our business. This document is available to download at [brandywinerealtytrust.com](https://www.brandywinerealtytrust.com).

The ISSB's S1 and S2 Standards have integrated key elements from the TCFD and SASB disclosure frameworks. While we are currently evaluating alignment with the ISSB framework for future reporting, we continue to maintain TCFD and SASB indices to ensure ongoing transparency.

FOR FULL STATEMENT, SEE APPENDIX

GREEN BUILDING CERTIFICATIONS

Achieving validation through green building certifications for our inspiring spaces, modern technology, and efficient building systems.



GREENHOUSE GAS EMISSIONS

Installing on-site solar panels and purchasing renewable energy where available enables us to make progress toward our GHG goals.

WHERE WE ARE GOING	
OBJECTIVE	PROGRESS
Installing additional on-site solar and purchasing renewable energy where feasible	49% reduction in emissions intensity from baseline in 2024

WATER

Our high-efficiency, low-flow water initiatives and maintenance programs drove a 15% reduction in water intensity in 2024 compared to a 2018 baseline. Water efficiency measures 99 implemented in 2024. 100% requirement for low-flow fixtures in all new construction and renovation.

WHERE WE ARE GOING	
OBJECTIVE	PROGRESS
15% reduction in water intensity from baseline	33% decrease in water intensity over baseline in 2024

ELECTRIC VEHICLE (EV) CHARGING STATIONS

Providing EV charging infrastructure keeps our communities connected to and confident in widespread electrification efforts. Brandywine works with a number of the nation's top EV charging firms to help procure the necessary equipment to outfit our portfolio with EV charging capabilities.

PORTFOLIO-WIDE EV INFRASTRUCTURE

53.5%
of our wholly owned portfolio have EV chargers

159
EV charging ports installed

GOAL
100%
of properties with surface lots equipped with EV chargers in 2028

Social Stewardship & Climate Action

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WORKFORCE OVERVIEW

EMPLOYEE GENDER DIVERSITY

- Male
- Female

Total Workforce

- 64% 185 Male
- 36% 103 Female

Managers

- 64% 54 Male
- 36% 20 Female

Non-Managers

- 62% 153 Male
- 26% 94 Female



BOARD OF DIRECTORS



EMPLOYEE RACIAL & ETHNIC DISTRIBUTION

All Employees

- 75% White
- 12% Hispanic or Latino
- 12% Black or African American
- 3% Asian
- 2% Two or More Races
- 0.3% Indian or Alaska Native



Board of Directors

- 3 Caucasian
- 2 Black or African American
- 1 Asian

EMPLOYEE AGE DISTRIBUTION



- 9% Over 65
- 30% Between 55-64
- 19% Between 45-54
- 21% Between 35-44
- 18% Between 25-34
- 4% Between 18-24

VOLUNTARY TURNOVER IN 2024



*Employee and Board of Directors demographics are as of 12/31/24.



EMPLOYEE ENGAGEMENT

DIVERSITY, EQUITY, AND INCLUSION

At Brandywine, our commitment to diversity, equity, and inclusion reflects the vibrant communities in which we operate. Fostering an environment where all employees have an opportunity to succeed enables us to embrace a multitude of perspectives, skills, and backgrounds to inspire creativity and innovation for our future.

TRAINING AND CAREER DEVELOPMENT

- **100%** of employees received professional training in 2024
- **1,380** Training and development hours
- **116** Employees in ESG specific training
- **10** Internal promotions
- Each year, Brandywine employees have the opportunity to participate in our Mentorship Program, which connects mentors and mentees from different departments.

INITIATIVES THAT INSPIRE: Employee Resource Groups

In 2024, Brandywine revamped our approach to our employee affinity groups. Now there are three with distinct missions:

GROW's mission is to collaborate, inspire and empower our women to develop their talents and abilities by creating a diverse alliance of women and colleagues at Brandywine Realty Trust. GROW will provide opportunities for our women to gain knowledge outside their current disciplines, through educational opportunities to build professional skills and competencies. With a welcoming community, GROW will bring together our company's women and develop mentorship between peers, and foster a more vibrant, collaborative environment for all employees to thrive.

NextGen's mission is to empower the next generation of Brandywine Realty Trust's leaders, providing opportunities for growth, mentorship, and collaboration, while championing innovation and diversity within the industry. We aim to cultivate leadership skills, encourage professional development, strengthen community connections, and support Brandywine's commitment to excellence through the collective vision and energy of our young leaders.

Voices' mission is to cultivate a diverse and inclusive culture by stewarding opportunities to build leadership, promote employee participation and increase career success through Affinity Group participation. We will be an active voice, internally and externally in our communities, to have a positive impact on those we serve.

HEALTH, SAFETY & WELLNESS

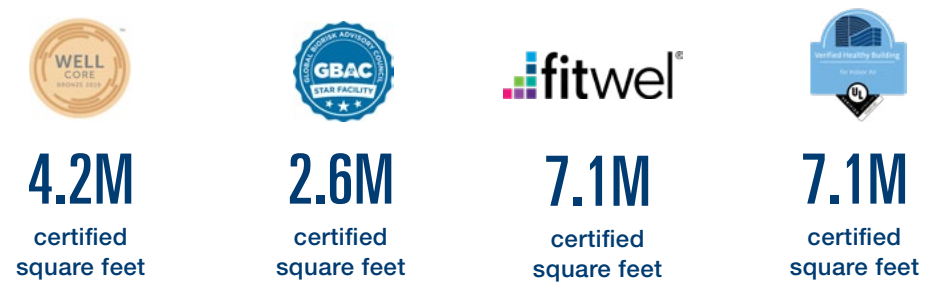
HEALTHY BUILDINGS

Our state-of-the-art buildings and operating systems are tuned to deliver quality, verified-healthy spaces. Wherever possible, we also prioritize equitable, transit-oriented developments to inspire commerce and community in and around our properties.

WHY FITWEL?

Brandywine seeks out Fitwel certification to validate the health-focused protocols and amenities at work across our portfolio. Buildings up for certification are assessed by a Fitwel Ambassador or sustainability consultant to provide an unbiased, categorical site review focused on health and wellness benefits and amenities.

VALIDATING HEALTH AND WELLNESS



GREENSPACES

Greenspaces integrated throughout our properties bring nature closer to the people who live, work, or relax with us. Prioritizing nature in and around our buildings helps reduce stress, inspire productivity in our workspaces, and contribute to contributing to overall health. At Brandywine, we see our greenspaces as inclusive, welcoming places for our community to enjoy.

Schuylkill Yards:

Brandywine has invested more than \$34M in the greenspaces of Schuylkill Yards: Drexel Square, Cira Green and Highline Park. Upon completion of the neighborhood, Schuylkill Yards will offer 6.5 acres of public green space. Highline Park includes native landscaping, a dedicated dog park, pollinator-friendly plants supporting an on-site bee colony, all centered around "Galaxyscape Zone," a sculpture by Anthony Bayne, Sr. **(See image on right).**

Uptown ATX - Solaris Park:

Brandywine's master plan for Uptown ATX includes an estimated \$61.7 million. Brandywine invested \$745,000 in the first park at Uptown ATX, Solaris Park. At ground level of Solaris house, residents have direct access to 0.3 acres of public greenspace that will ultimately connect to 11 acres of parks and public spaces throughout Uptown ATX.



EMPLOYEE HEALTH & SAFETY

Across Brandywine offices we have:

0
Lost Day Incident Rate

100%
of employees covered by physical and/or mental health checks

100%
of employees covered by workstation/workplace checks

TENANT ENGAGEMENT & SATISFACTION

TENANTS

Brandywine works closely with tenants to promote positive social and environmental impacts. Our strategies at work include:

- Required metering in 100% of our leased spaces
- Utilizing occupant utility data to benchmark performance and attain certification with ENERGY STAR®
- Agreements with tenants to incorporate high-efficiency, ENERGY STAR certified equipment and appliances
- Commitments to recycle at least 75% of waste generated during build-out
- Surveying tenants to receive candid feedback and qualify satisfaction
- Utilize our Green Leader Platinum level lease to promote the integral Landlord / Tenant partnership for reporting and building efficiency achievement

TENANT SATISFACTION

Brandywine conducts a move-in survey and maintains regular communication with tenants around their experience and expectations. Since launching our move-in survey initiative at the end of 2024, Brandywine has engaged over 94 new tenants and has achieved an average satisfaction rating of 4.9 on a 5-point scale. We remain focused on the real-time feedback we have from tenants during ongoing discussions about our properties.

PARTNERSHIPS THAT INSPIRE: ENERGY STAR® Tenant Space Recognition

Working in an ENERGY STAR(R) Tenant Space office is valued as a perk or benefit for our employees. We mention it to applicants in interviews, again throughout their onboarding and training. It feels like we can really demonstrate how much our work aligns with the values of so many of our employees. Additionally, we are able to turn those values into actions, like when our leadership approves things like additional recycling bins, a compost service, and training on waste diversion; purchasing office snacks in bulk instead of individually wrapped; or engaging with building staff to better understand why or when lights and systems come on and off. Our team members are curious and notice these details because they tend to be values-aligned in their work and the energy conservation practices - among other things! - of the building add to our overall culture.

Tucker Hirsch, Manager ESG Program
RE TECH ADVISORS



COMMUNITY ENGAGEMENT & IMPACT

GIVING BACK

Across Brandywine offices we have:

2,710
Hours dedicated to volunteering

\$700,000+ to 100+
Charities and organizations

Brandywine is proud to support numerous organizations at both the national and local levels, giving back to groups that align with our values and uplift our local communities. See a few of the organizations we support below:

- Habitat For Humanity Philadelphia
 - Preservation Alliance
 - Michael J. Fox Parkinson Foundation
 - Ronald McDonald House
 - American Lung Association
 - Schuylkill River Greenway Assoc.
 - The Philadelphia Citizen
 - WHY?
 - Opportunity Austin
- Special Olympics Pennsylvania
 - Enterprise Center
 - Center of Architecture & Design
 - Willistown Conservation Trust
 - Committee of Seventy
 - Morris Arboretum & Garden
 - Goodworks, Inc.
 - The Forum of Executive Women
 - Philadelphia Police Foundation





NEIGHBORHOOD ENGAGEMENT INITIATIVE

One of our most inspirational projects is Schuylkill Yards, where we continue to employ various initiatives to drive economic opportunities and community benefits. This section of the report expands upon those efforts, including the Grow Philadelphia Capital Fund, Community Development Corporation Co-Development, and Community Fund.

COMMUNITY FUND

\$4.3M+ CONTRIBUTED SINCE 2018

The Community Fund supplies a \$9.3 million grant over three years to a local community fund managed by a consortium of community groups that support educational opportunities, after-school programs, housing loss prevention, repairs to low-income housing, and affordable housing development. Ongoing efforts of the Community Fund include:

- **Civic Association Capacity Building - \$13,500** contributed to Mantua Civic Association and Powelton Village Association to assist with capacity building and website development.
- **Education Grants** - Mantua Civic Association, Mt. Vernon Manor, Peoples Emergency Center, and Powelton Village Association (collectively known as MPA) issued **11** grants totaling **\$11,664** to teachers at McMichael, Powel, and SLAMS, and is working with two nonprofits to administer an after-school program to youth in Mantua and Powelton.
- **Housing Loss Prevention Program** - MPA provided funds to support residents of Mantua and Powelton to remain in their homes and cover outstanding rent, utility bills, and mortgages.
- **Healthy Housing Program** - MPA pledged **\$600,000** for a project with Habitat for Humanity to repair homes in Mantua and Powelton, focusing on affordable housing projects.
- **Affordable Housing** - \$650,000 from the Community Fund has been dedicated to the development of four single family affordable homes in Mantua by Mount Vernon Manor. In addition, a detailed development and financial analysis was conducted in relation to the opportunity to build affordable housing on city-owned land in East Parkside. From that, a six-part educational series was developed on the steps involved in the financial analysis.

GROW PHILADELPHIA CAPITAL FUND

\$1.5M+ LENT TO DATE

Through the Grow Philadelphia Capital Fund, Brandywine contributed to The Enterprise Center by providing low-interest loans to growing businesses that may be ineligible for traditional bank loans. Once loans are repaid, funds are redeployed to continue supporting organizations with impact-driven causes.

- 40 active loans, **33 loans have been fully repaid.**

COMMUNITY DEVELOPMENT CORPORATION (CDC) CO-DEVELOPMENT

\$440,000 CONTRIBUTED TO DATE

Through this initiative, Brandywine partners with a CDC to help strengthen community impact by helping build capacity and supporting community benefits. Centennial Parkside and Mt. Vernon Manor served as CDC Co-Developers on Schuylkill Yards Projects, each of which secured \$220,000 in unrestricted funding to:

- Enhance social programming
- Pursue local real estate acquisition for entrepreneurial space and affordable housing
- Provide salary support for staff members of both CDCs
- Distribute 38,000+ meals to the residents of their respective communities

SUPPLIERS

Ethical business practices are paramount to Brandywine’s supply chain approach, which includes:

- Prioritizing local, women, and minority-owned suppliers
- Establishing green purchasing requirements
- Encouraging collective bargaining agreements
- Adhering to our Human Rights Policy



SUPPLY CHAIN

21%

of construction contracts awarded to minority-owned businesses

10%

of construction contracts awarded to women-owned businesses

31%

of the hours worked on Philadelphia base building projects were by local residents.

Governance

COMPANY LEADERSHIP 21

GOVERNANCE STRUCTURE 22



COMPANY LEADERSHIP

Brandywine’s founder, Gerard H. Sweeney, leads our company with support from a Board of six independent trustees and an experienced executive team.

BOARD OF TRUSTEES

JAMES C. DIGGS
Chairman of the Board and Trustee

REGINALD DESROCHES
Trustee

H. RICHARD HAVERSTICK JR.
Trustee

JOAN LAU, PHD
Trustee

CHARLES P. PIZZI
Trustee

GERARD H. SWEENEY
Trustee

SENIOR OFFICERS

GERARD H. SWEENEY
President and Chief Executive Officer

THOMAS E. WIRTH
Executive Vice President and Chief Financial Officer

H. JEFFREY DEVUONO
Executive Vice President, Senior Managing Director, Life Science

WILLIAM D. REDD
Executive Vice President and Senior Managing Director, *Austin and Metro D.C.*

GEORGE D. JOHNSTONE
Executive Vice President, Operations

SHAWN NEUMAN
Sr. Vice President, General Counsel and Secretary

GOVERNANCE STRUCTURE

GOVERNING STRUCTURE

Brandywine’s governance structure provides sound oversight and expertise to ensure an ethical and responsible business.

The following stakeholders are accountable for our ESG success:

- Our Senior Vice President (SVP) of Operations and Sustainability and the General Counsel oversee the ESG strategy and associated goals, risks, and opportunities. The General Counsel also oversees Compliance with the Company’s Code of Conduct, including anti-bribery and anti-corruption policies.
- Our Chief Executive Officer is the ultimate decision-maker for the organization and receives monthly updates from the SVP of Operations and Sustainability.
- The Governance Committee of the Board of Trustees receives periodic updates and provides strategic oversight of ESG policies, procedures, and initiatives. Additionally:
 - Our Audit Committee focuses on ESG-related disclosures
 - The Compensation Committee focuses on Say-on-Pay matters

STAKEHOLDER ENGAGEMENT

Brandywine ensures effective, timely communication across stakeholder groups to provide updates on our ESG and business progress.

SHAREHOLDERS

We provide quarterly and annual updates to our shareholders containing necessary financial and qualitative information, including our ESG progress. Our shareholders benefit from:

- Proxy access provisions in our Bylaws
- No poison pill
- The right to call a special meeting
- Simple majority vote requirement for mergers requiring a shareholder vote
- The power to amend our Bylaws. As a Maryland REIT, we have opted out of the Maryland Unsolicited Takeover Act (MUTA) and the Maryland Business Combination Act

EMPLOYEES

- We foster a respectful and collaborative culture for employees, providing training and development to deliver high-quality spaces for our tenants and residents. Read more on page 14.

TENANTS

- Tenants are surveyed during move-in to gather candid feedback on the logistics of their move. Read more on page 16.

APPENDIX

Data reported is not reflective of current standings. Data reported is as of December 31, 2024 and is subject to change as balance sheets take on new acquisitions and sales.

APPENDICES

ENVIRONMENTAL PERFORMANCE DATA

ENERGY CONSUMPTION

ABSOLUTE				
Year	Total Energy Consumed (kWh) (A)	Change over PY	Change over Baseline	% of Energy Generated from Renewable Sources w(B)
2018	573,227,895	N/A	N/A	49%
2019	520,198,207	-9%	-9%	49%
2020	448,998,003	-14%	-22%	32%
2021	423,723,532	-6%	-26%	65%
2022	420,920,920	-1%	-27%	45%
2023	397,835,725	-5%	-31%	43%
2024	397,656,890	0%	-31%	46%

INTENSITY						
Total Energy Consumption Data Coverage as a % of Floor Area	Covered Floor Area (ft²) (C)	Maximum Floor Area (ft²)	Total Energy Consumed (kWh) (C)	Energy Use Intensity (kWh/ft²)	Change over PY	Change over Baseline
92%	23,757,082	25,868,091	570,114,705	24.0	N/A	N/A
96%	24,724,693	25,868,091	519,558,000	21.0	-12%	-12%
97%	25,081,476	25,866,577	448,699,703	17.9	-15%	-26%
93%	24,208,777	25,963,591	415,455,935	17.2	-4%	-29%
100%	24,978,187	25,038,284	416,708,258	16.7	-3%	-30%
93%	25,468,194	27,369,763	396,483,099	15.6	-7%	-35%
100%	23,521,579	23,583,532	368,130,819	15.7	1%	-35%

GREENHOUSE GAS EMISSIONS

ABSOLUTE

Year	Total Scope 1&2 GHG Emissions (tCO2e)	Total Scope 1 GHG Emissions (tCO2e)	Total Scope 2 Location-Based GHG Emissions (tCO2e)	Scope 1 & 2 Change over Previous Year	Scope 1 & 2 Change over Baseline	Scope 1 & 2 GHG Emissions Data Coverage as % of Total Floor Area
2018	184,978	7,157	177,821	N/A	N/A	92 %
2019	169,975	6,750	163,225	-8%	-8%	96%
2020	147,557	6,150	141,407	-13%	-20%	97%
2021	138,231	7,200	131,030	-6%	-25%	93%
2022	120,486	7,086	113,400	-13%	-35%	100%
2023	103,483	6,303	97,180	-25%	-44%	94%
2024	95,216	8,220	86,995	-8%	-49%	100%

INTENSITY

Covered Floor Area (ft2)	Maximum Floor Area (ft2)	Scope 1 & 2 Total GHG Emissions (tCO2e)	Total Scope 1 & 2 GHG Emissions/ Floor Area (tCO2e/ft2)	Scope 1 & 2 GHG Emissions Change over Previous Year	Scope 1 & 2 GHG Emissions Change over Baseline
23,757,082	25,868,091	183,916	0.0077	N/A	N/A
24,724,693	25,868,091	169,754	0.0069	-11%	-11%
25,081,476	25,866,557	147,491	0.0059	-14%	-24%
24,208,777	25,963,591	135,516	0.0056	-5%	-28%
23,808,862	23,853,570	119,285	0.005010106	-11%	-35%
23,607,551	24,989,228	103,012	0.00436	-22%	-43%
22,108,632	22,108,632	87,213	0.00394	-10%	-49%

WATER CONSUMPTION

ABSOLUTE

Year	Total Water Consumed (m³) (A)	Change over PY	Change over Baseline
2018	1,317,770	N/A	N/A
2019	1,430,475	9%	9%
2020	1,039,911	-27%	-21%
2021	951,076	-9%	-28%
2022	1,018,352	7%	-23%
2023	928,139	-2%	-30%
2024	1,022,130	10%	-22%

INTENSITY

Year	Total Water Consumption Data Coverage as a % of Total Floor Area	Covered Floor Area (ft²) (C)	Maximum Floor Area (ft²)	Total Water Consumed (m³) (C)	Water Use Intensity (m³/ft²)	Change over PY	Change over Baseline
2018	87%	22,532,885	25,868,091	1,315,951	0.058	N/A	N/A
2019	90%	23,296,951	25,868,091	1,421,231	0.061	5.17%	5%
2020	93%	23,992,683	25,866,557	1,037,982	0.043	-29.51%	-26%
2021	90%	23,316,642	25,963,591	947,842	0.041	-4.65%	-29%
2022	99%	24,865,249	25,038,284	1,013,044	0.041	-0.63%	-30%
2023	92%	24,659,686	26,773,444	928,139	0.038	-7.62%	-35%
2024	98%	23,191,281	23,686,828	906,170	0.039	3.81%	-33%

NOTES

Reporting boundary includes wholly owned properties, joint venture properties, and properties that are undergoing major construction and renovation. Exclusions are properties that are solely parking, land, and new construction projects that have not been delivered.

Data reported is subject to the availability of data up to the date designated as the cutoff for data to be included in this report, at which time data will no longer be gathered for that calendar year.

(A) Represents the percentage of gross square footage where consumption data was obtained for the portfolio for the calendar year

(B) Percentage of energy generated from renewable sources represents purchasing of green power direct from utilities to offset energy usage in deregulated energy markets

(C) Intensity consumption and covered floor area include all wholly owned properties and managed joint venture properties that were operational and owned and/or managed for the entirety of the calendar year

(D) Scope 1 emissions are calculated by measuring the on-site fuel consumption and combustion (e.g., natural gas consumption), and Scope 2 emissions are calculated by measuring purchased electricity that is generated from off-site sources for the percentage of square footage where data was obtained for the portfolio for the calendar year

PORTFOLIO DATA GREEN BUILDING CERTIFICATION

SQUARE FOOTAGE BY CERTIFICATION (JOINT VENTURE)		
		Square Footage by Certification
Total Certified Square Footage		4.2M
Austin Energy Green Building		762K
BOMA 360		932K
ENERGY STAR Certification		483K
ENERGY STAR NextGen Certification		932K
FITWEL		2.9M
LEED		2.4M
UL Verified Healthy Building for Indoor Air		2M

SQUARE FOOTAGE BY CERTIFICATION (WHOLLY OWNED)		
		Square Footage by Certification
Total Certified Square Footage		11.8M
Austin Energy Green Building		232K
BOMA 360		2.8M
ENERGY STAR Certification		5.2M
FITWEL		4.3M
GBAC STAR Facility		2.6M
LEED		2.9M
UL Verified Healthy Building for Indoor Air		6.1M
WELL		4.2M

DISCLOSURES

TCFD DISCLOSURES		
GOVERNANCE		
Board's oversight of climate-related risks and opportunities		10, 22
Management role in assessing and managing climate-related risks and opportunities		10, 22
STRATEGY		
Climate-related risks and opportunities identified over the short, medium, and long-term		10
Impact of climate-related risks and opportunities on the organization's business, strategy, and financial planning		10
RISK MANAGEMENT		
Organizational processes for identifying, assessing, and managing climate-related risk		10
Organizational process for managing climate-related risks		10
METRICS AND TARGETS		
Metrics used to assess climate-related risks and opportunities in line with strategy and risk management process		6-7, 9-11
Scope 1 and 2 Greenhouse Gas Emissions and related risks		7, 10-11, 24
Targets used by the organization to manage climate-related risks and opportunities and performance against targets		6-7, 9-11

NOTES

The ISSB's S1 and S2 Standards have integrated key elements from the TCFD and SASB disclosure frameworks . While we are currently evaluating alignment with the ISSB framework for future reporting, we continue to maintain TCFD and SASB indices to ensure ongoing transparency.

SASB DISCLOSURES			
ENERGY MANAGEMENT			
Energy consumption data coverage as a percentage of total floor area, by property subsector	Percentage (%) by Property Sub-Type	Industrial: Distribution Warehouse: Non-Refrigerated Warehouse = 100 Mixed use: Office/Residential = 100 Mixed use: Office/Retail = 100 Office: Corporate: High-Rise Office = 100 Office: Corporate: Low-Rise Office = 99.89 Office: Corporate: Mid-Rise Office = 99.63 Residential: Multi-Family: High-Rise Multi-Family = 100 Retail: High Street = 100 Technology/Science: Laboratory/Life Sciences = 100	IF-RE-130a.1

(1) Total energy consumed by portfolio area in GJ,	Gigajoules (GJ),	(1)Industrial: Distribution Warehouse: Non-Refrigerated Warehouse = 896.85 Mixed use: Office/Residential = 14,452.11 Mixed use: Office/Retail = 697.44 Office: Corporate: High-Rise Office = 526,220.88 Office: Corporate: Low-Rise Office = 473,949.00 Office: Corporate: Mid-Rise Office = 374,007.31 Residential: Multi-Family: High-Rise Multi-Family = 14,641.09 Retail: High Street = 2,756.87 Technology/Science: Laboratory/Life Sciences = 23,943.26	IF-RE-130a.2
(2) Percentage of Energy that is grid purchased electricity by property subsector,	Percentage (%)		
(3) Percentage of Energy from Renewable Sources by property subsector			
		(2) Industrial: Distribution Warehouse: Non-Refrigerated Warehouse = 68 Mixed use: Office/Residential = 72 Mixed use: Office/Retail = 100 Office: Corporate: High-Rise Office = 81 Office: Corporate: Low-Rise Office = 87 Office: Corporate: Mid-Rise Office = 89 Residential: Multi-Family: High-Rise Multi-Family = 98 Retail: High Street = 19 Technology/Science: Laboratory/Life Sciences = 49	
		(3) Industrial: Distribution Warehouse: Non-Refrigerated Warehouse = 0 Mixed use: Office/Residential = 0 Mixed use: Office/Retail = 0 Office: Corporate: High-Rise Office = 67 Office: Corporate: Low-Rise Office = 37 Office: Corporate: Mid-Rise Office = 34 Residential: Multi-Family: High-Rise Multi-Family = 68 Retail: High Street = 0 Technology/Science: Laboratory/Life Sciences = 0	

SASB DISCLOSURES	UNITS	TOTAL	CODE
ENERGY MANAGEMENT			
Like-for-like percentage change in energy consumption by property sector	Percentage (%)	Industrial: Distribution Warehouse: Non-Refrigerated Warehouse = -3 Mixed use: Office/Residential = No like-for-like data Mixed use: Office/Retail = -5 Office: Corporate: High-Rise Office = 22 Office: Corporate: Low-Rise Office = 6 Office: Corporate: Mid-Rise Office = 5 Residential: Multi-Family: High-Rise Multi-Family = -4 Retail: High Street = -3 Technology/Science: Laboratory/Life Sciences = No like-for-like data	IF-RE-130a.3

(1) Percentage of eligible portfolio that has an energy rating	Percentage (%) by floor area	(1) Industrial: Distribution Warehouse: Non-Refrigerated Warehouse = 100 Mixed use: Office/Residential = 0 Mixed use: Office/Retail = 100 Office: Corporate: High-Rise Office = 100 Office: Corporate: Low-Rise Office = 100 Office: Corporate: Mid-Rise Office = 100 Residential: Multi-Family: High-Rise Multi-Family = 100 Retail: High Street = 100 Technology/Science: Laboratory/Life Sciences = 52 Technology/Science: Other = 100	IF-RE-130a.4
(2) is certified to ENERGY STAR, by property subsector		(2) Industrial: Distribution Warehouse: Non-Refrigerated Warehouse = 0 Mixed use: Office/Residential = 0 Mixed use: Office/Retail = 0 Office: Corporate: High-Rise Office = 25 Office: Corporate: Low-Rise Office = 50 Office: Corporate: Mid-Rise Office = 27 Residential: Multi-Family: High-Rise Multi-Family = 45 Retail: High Street = 0 Technology/Science: Laboratory/Life Sciences = 0 Technology/Science: Other = 0	

IF-RE130A .5

Description of how building energy management considerations are integrated into property investment analysis and operational strategy

Brandywine optimizes energy usage and costs across the portfolio. Strategies may include: All available energy data is collected and tracked in ENERGY STAR® Portfolio Manager®-Energy management best practices are integrated into the day-today operations of all buildings. High-efficiency technologies are evaluated and integrated where practical. Examples include, lighting strategies such as LEDs and daylighting, and high-efficiency HVAC equipment

and controls. Development and Property management teams pilot new and innovative strategies and are implemented where feasible. Examples include, but are not limited to, renewables, battery storage, and/or microgrids. The InSite Optimization Program to continuously drive efficiency through opportunities identified from real time energy monitoring.

SASB DISCLOSURES	UNITS	TOTAL	CODE
WATER MANAGEMENT			
(1)Water withdrawal data coverage as a percentage of total floor area	Percentage (%) by floor area	(1) Industrial: Distribution Warehouse: Non-Refrigerated Warehouse = 20 Mixed use: Office/Residential = 100 Mixed use: Office/Retail = 100 Office: Corporate: High-Rise Office = 100 Office: Corporate: Low-Rise Office = 100 Office: Corporate: Mid-Rise Office = 98 Residential: Multi-Family: High-Rise Multi-Family = 45 Retail: High Street = 100 Technology/Science: Laboratory/Life Sciences = 33 Technology/Science: Other = 0	IF-RE-140a.1
(2) Percentage of total floor area in regions with High or Extremely High Baseline Water Stress		(2) Industrial: Distribution Warehouse: Non-Refrigerated Warehouse = 0 Mixed use: Office/Residential = N/A Mixed use: Office/Retail = N/A Office: Corporate: High-Rise Office = N/A Office: Corporate: Low-Rise Office = 100 Office: Corporate: Mid-Rise Office = 100 Residential: Multi-Family: High-Rise Multi-Family = N/A Retail: High Street = N/A Technology/Science: Laboratory/Life Sciences = 8 Technology/Science: Other = 0	
(1) Total water withdrawn by portfolio area with data coverage	Thousand cubic meters (m³),	(1) Industrial: Distribution Warehouse: Non-Refrigerated Warehouse = 1824.08 Mixed use: Office/Residential = 28,000.00 Mixed use: Office/Retail = 444.26 Office: Corporate: High-Rise Office = 317,838.16 Office: Corporate: Low-Rise Office = 324,323.97 Office: Corporate: Mid-Rise Office = 302,793.90 Residential: Multi-Family: High-Rise Multi-Family = 42,068.74 Retail: High Street = 339.94 Technology/Science: Laboratory/Life Sciences = 18,908.66	IF-RE-140a.2
(2) Percentage of water withdrawn in regions with high or extremely high baseline water stress	Percentage (%)	(2) Industrial: Distribution Warehouse: Non-Refrigerated Warehouse = 100 Mixed use: Office/Residential = 0 Mixed use: Office/Retail = 0 Office: Corporate: High-Rise Office = 0 Office: Corporate: Low-Rise Office = 9 Office: Corporate: Mid-Rise Office = 8 Residential: Multi-Family: High-Rise Multi-Family = 0 Retail: High Street = 0 Technology/Science: Laboratory/Life Sciences = 73	

WATER MANAGEMENT			
Like-for-like Percentage Change in water withdrawn for portfolio area with data coverage	Percentage (%)	Industrial: Distribution Warehouse: Non-Refrigerated Warehouse = -60 Mixed use: Office/Residential = No Like-For-Like Mixed use: Office/Retail = -7 Office: Corporate: High-Rise Office = 13 Office: Corporate: Low-Rise Office = 5 Office: Corporate: Mid-Rise Office = 0 Residential: Multi-Family: High-Rise Multi-Family = 9 Retail: High Street = -27 Technology/Science: Laboratory/Life Sciences = No Like-For-Like	IF-RE-140a.3

IF-RE140A .4

Description of water management risks and discussion of strategies and practices to mitigate those risks

Brandywine continually seeks optimization of water usage and costs across our portfolio by measuring and monitoring performance and implementing strategies and technologies that improve efficiency and make good business sense. Property teams are to refer to the Data Management policy, which details tracking water data in ENERGY STAR Portfolio Manager. Water management best practices are integrated into the day-to-day operations where possible. Use of

Storm Water Management projects to limit the impact on the local environment and reduce impervious surfaces at our properties. Water efficient products, such as low-flow fixtures and high-efficiency toilets, are considered and integrated where practical. Adherence to ASHRAE 188 Water Management Plans to help ensure a healthy environment.

SASB DISCLOSURES	UNITS	TOTAL	CODE
MANAGEMENT OF TENANT SUSTAINABILITY IMPACTS			
Percentage of tenants that are separately metered or submetered for (1) grid electricity consumption and (2) water withdrawals, by property subsector	Percentage (%) by floor area	(1) Mixed use: Office/Retail = 98.89 Office: Corporate: High-Rise Office = 451.24 Office: Corporate: Low-Rise Office = 18.84 Office: Corporate: Mid-Rise Office = 19.21 Technology/Science: Laboratory/Life Sciences = 0.41 (2) Brandywine is working with our property teams to calculate an accurate percentage of tenants who are separately metered or submetered for water withdrawal.	IF-RE-410a.2
Discussion of approach to measuring, incentivizing, and improving sustainability impacts of tenants	n/a	Brandywine implements the use of green leasing in 100% of executed leases, conducts semi-annual (or more frequent) surveys, tenant meetings, and informal feedback at any time with Property Management Team, and provides tenant education on sustainability and energy management.	IF-RE-410a.3
CLIMATE CHANGE ADAPTATION			
Area of properties located in 100-year flood zones, by property sector	Square feet (ft²)	(1) Industrial: Distribution Warehouse: Non-Refrigerated Warehouse = N/A Mixed use: Office/Residential = N/A Mixed use: Office/Retail = N/A Office: Corporate: High-Rise Office = 1,524,096.00 Office: Corporate: Low-Rise Office = 932,088.00 Office: Corporate: Mid-Rise Office = 116,174.00 Residential: Multi-Family: High-Rise Multi-Family = 305,900.00 Retail: High Street = N/A Technology/Science: Laboratory/Life Sciences = N/A Technology/Science: Other = N/A	IF-RE-450a.1

IF-RE450A .2
Description of climate change risk exposure analysis, degree of systematic portfolio exposure, and strategies for mitigating risks

As a REIT, Brandywine’s real estate portfolio faces both physical risks – such as storms, wildfires, and droughts – and transitional risks – including regulatory and financial risks – due to climate change. We conduct an annual Enterprise Risk Ownership Assessment, facilitated by our Internal Audit Department, to assess and identify potential material environmental, social, and governance risks to our portfolio and organization, including geographic exposure, cybersecurity, property-level, geopolitical environment, laws and regulations, etc . Included are reviews of all energy policy legislation, and we work diligently and proactively to benchmark and optimize building

performance to ensure compliance. We perform climate assessments during the acquisition due diligence process and assess risks to all properties through ALTA surveys, zoning reports, Environmental Site Assessments, Property Condition Reports, Sustainability Assessments and Risk Footprint™ scores by Coastal Risk. We also provide in-house risk management training to our engineers, including drills for shelter as part of tornado and earthquake preparedness. Health and safety measures are reviewed to ensure building occupants are working in safe environments (IAQ testing and safety equipment audits).

SASB DISCLOSURES	UNITS	TOTAL	CODE
ACTIVITY METRICS			
Number of assets, by property subsector	Number	Industrial, Non-Refrigerated Warehouse = 3 Mixed use: Office/Residential = 1 Mixed use: Office/Retail = 1 Office: Corporate: High-Rise Office = 14 Office: Corporate: Low-Rise Office = 79 Office: Corporate: Mid-Rise Office = 44 Residential: High-Rise MF = 1 Residential: Other = 1 Retail: High Street = 1 Retail: Retail Centers: Strip Mall = 1 Technology/Science: Laboratory/Life Sciences = 13 Technology/Science: Other = 1	IF-RE-000.A
Leasable floor area, by property subsector	Square feet (ft²)	Industrial, Non-Refrigerated Warehouse = 195,358 Mixed use: Office/Retail = 12,892 Office: Corporate: High-Rise Office = 6,976,247 Office: Corporate: Low-Rise Office = 7,823,238 Office: Corporate: Mid-Rise Office = 6,741,280 Retail: High Street = 15,878 Retail: Retail Centers: Strip Mall = 17,884 Technology/Science: Laboratory/Life Sciences = 443,421 Technology/Science: Other = 42,000	IF-RE-000.B
Percentage of indirectly managed assets, by property subsector	Percentage (%) by floor area	Industrial, Non-Refrigerated Warehouse = 68 Mixed use: Office/Retail = 100 Office: Corporate: Low-Rise Office = 4 Office: Corporate: Mid-Rise Office = 20 Technology/Science: Laboratory/Life Sciences = 26 Technology/Science: Other = 100	IF-RE-000.C
Average occupancy rate, by property subsector	Percentage (%)	Industrial, Non-Refrigerated Warehouse = 100 Mixed use: Office/Residential = 0 Mixed use: Office/Retail = 100 Office: Corporate: High-Rise Office = 70 Office: Corporate: Low-Rise Office = 77 Office: Corporate: Mid-Rise Office = 76 Residential: Other = 0 Retail: High Street = 85 Retail: Retail Centers: Strip Mall = 100 Technology/Science: Laboratory/Life Sciences = 88 Technology/Science: Other = 100	IF-RE-000.D

GRI 2: GENERAL DISCLOSURES			PAGE
2-1	Organizational details		4
2-2	Entities included in the organization's sustainability reporting		4
2-3	Reporting period, frequency and contact point	This annual report covers the calendar year 2024. Back cover lists contact point. and back cover	
2-4	Restatements of information	Not applicable	
2-5	External assurance	Not externally assured	
2-6	Activities, value chain and other business relationships		4, 18-19
2-7	Employees		13-15
2-8	Workers who are not employees		18
2-9	Governance structure and composition		21-22
2-10	Nomination and selection of the highest governance body		21
2-11	Chair of the highest governance body		21
2-12	Role of the highest governance body in overseeing the management of impacts		10, 22
2-13	Delegation of responsibility for managing impacts		21-22
2-14	Role of the highest governance body in sustainability reporting		2, 10, 22
2-15	Conflicts of interest	Page 8 of Code of Business Conduct and Ethics	
2-16	Communication of critical concerns		21
2-17	Collective knowledge of the highest governance body		21
2-18	Evaluation of the performance of the highest governance body		22
2-19	Remuneration policies		22
2-20	Process to determine remuneration		22
2-21	Annual total compensation ratio	Not disclosed	
2-22	Statement on sustainable development strategy		2-5
2-23	Policy commitments		4-5
2-24	Embedding policy commitments		6-7, 21-22
2-25	Processes to remediate negative impacts		22
2-26	Mechanisms for seeking advice and raising concerns		5
2-27	Compliance with laws and regulations		21, 23
2-28	Membership associations	ULI, NAREIT, BOMA, USGBC, GBU Philadelphia, World Affairs Council, CEO Council for Growth, Development Workshop, NAIOP, and CREW	
2-29	Approach to stakeholder engagement		5, 14, 16, 17, 18, 22
2-30	Collective bargaining agreements		Not applicable

GRI			PAGE
GRI 3: MATERIAL TOPICS			
3-1	Process to determine material topics		5
3-2	List of material topics		5
3-3	Management of material topics		5
GRI 201: ECONOMIC PERFORMANCE			
201-1	Direct economic value generated and distributed		4
201-2	Financial implications and other risks and opportunities due to climate change		10
GRI 203: INDIRECT ECONOMIC IMPACTS			
203-2	Significant indirect economic impacts		4
GRI 204: PROCUREMENT PRACTICES			
204-1	Proportion of spending on local suppliers		18
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302-1	Energy consumption within the organization		9, 23
302-3	Energy intensity		9, 23
302-4	Reduction of energy consumption		9-10, 23
302-5	Reductions in energy requirements of products and services		9, 11, 23
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303-5	Water consumption		11, 25
GRI 304: BIODIVERSITY			
304-3	Habitats protected or restored		7
GRI 305: EMISSIONS			
305-5	Reduction of GHG emissions		10-11, 24
GRI 306: WASTE			
306-4	Waste diverted from disposal		7, 16
306-5	Waste directed to disposal		7, 16

GRI			PAGE
GRI 401: EMPLOYMENT			
401-1	New employee hires and employee turnover		13
401-2	Benefits provided to full-time employees that are not provided to temporary or part-time employees		14-15
GRI 403: OCCUPATIONAL HEALTH AND SAFETY			
403-5	Worker training on occupational health and safety		14-15
403-6	Promotion of worker health		14-15
403-8	Workers covered by an occupational health and safety management system		14-15
403-9	Work-related injuries		15
GRI 404: TRAINING AND EDUCATION			
404-1	Average hours of training per year per employee		14
404-2	Programs for upgrading employee skills and transition assistance programs		14
GRI 405: DIVERSITY AND EQUAL OPPORTUNITY			
405-1	Diversity of governance bodies and employees		13-14
GRI 413: LOCAL COMMUNITIES			
413-1	Operations with local community engagement, impact assessments, and development programs		16-19
GRI 415:PUBLIC POLICY			
415-1	Political contributions	Page 4 of Brandywine’s Code of Business Conduct and Ethics states: “Do not, in violation of such laws, contribute, donate, give gifts or provide hospitalities using Brandywine funds, goods or services to any such candidates or PACs.”	

AA1000 VERIFICATION STATEMENT



Independent Assurance Statement
Provided by ISOS Group, Inc.

To the Management Team of Brandywine Realty Trust:

ISOS Group, Inc. [“ISOS” or “we”] were engaged by Brandywine Realty Trust [“Client” or “Brandywine”] to conduct moderate level type 2 assurance of environmental data [“Reported Information”], covering the period beginning January 1, 2024 and ending December 31, 2024 (“CY24”).

- We have performed our moderate assurance engagement in accordance with the AccountAbility 1000 Assurance Standard v3 (“AA1000AS”). Our review was limited to the Reported Information comprising of:
- Energy consumption
 - GHG emissions
 - Water use
 - Waste management

We have not performed any procedures with respect to other sustainability-related information and, therefore, no conclusion on information outside of this scope of work is expressed.

Brandywine’s responsibilities

- The Company’s management are responsible for:
- Preparing the data in accordance with generally accepted reporting practices,
 - The accuracy and completeness of the information reported,
 - The design, implementation and maintenance of internal controls relevant to the preparation of the report to provide reasonable assurance that the report is free from material misstatement, whether due to fraud or error,
 - Ensuring the data performance is fairly stated in accordance with the applicable criteria and for the content and statements contained therein.

Criteria

- The assurance process was intended to provide an independent opinion confirming that the Client has complied with procedures for data management at the company and minimized degrees of error by adequately:
1. Sourcing utility, waste hauler, vendor and internal data to populate relevant data management systems,
 2. Enforcing management and quality controls across the reporting period,
 3. Aggregating and converting metrics into the correct unit of measure, and
 4. Calculating greenhouse gas emissions.

Boundary

Organizational Boundary	Brandywine Realty Trust owns, develops, leases and manages an urban, town center and transit-oriented real estate portfolio comprised of more than 150 properties spanning 22.3 million square feet across Philadelphia, PA, Austin, TX, and Northern Virginia.
Assurance Boundary	The boundary of assurance included all one hundred fifty-five (155) of the Client’s operational properties.
GHG Emissions Consolidation Approach	The GHG emissions boundary followed the operational control methodology specified in the GHG Protocol.

Limitations and Exclusions

Greenhouse gas quantification is unavoidably subject to inherent uncertainty because of both scientific and estimation uncertainty and for other non-financial performance information the precision of different measurement techniques may also vary. Furthermore, the nature and methods used to determine such information, as well as the measurement criteria and the precision thereof, may change over time.

Several smaller scope 1 GHG emission sources (i.e., refrigerant releases, mobile combustion sources, emergency generators) have been excluded from this review. In instances where annual performance is reported in the aggregate, opportunity for data analysis is limited and it is less likely to uncover data errors, gaps, or anomalies. Reviews pertaining to the completeness and capture of all utility meters at properties, particularly those attributed to tenant spaces, is limited to what is disclosed in data management systems. No visit to the Client’s headquarters or facilities was conducted throughout this engagement. It was determined that these limitations and exclusions do not materially impact the performance criteria or assurance engagement.

Methodology

The assurance procedures undertaken were to determine the strength of the systems in place. ISOS Group:

- Engaged a sample of individuals responsible for performance measurement,
- Evaluated current management systems for performance data collection, compilation, calculation, reporting, and validation,
- Validated alignment to standard reporting protocols to ensure accurate claims to the quantitative methodology and approach and assurance claims,
- To verify quantitative claims, both at the aggregate level and on a sample basis, and test accuracy, consistency, completeness, and reliability, ISOS Group:
 - Conducted a portfolio assessment analyzing performance results to uncover any errors, misstatements, gaps, or performance anomalies,
 - Brought all findings to the Client’s attention to address and confirmed resolution,
 - Selected the following properties for testing and analysis, including cross-reference to primary source data to uncover variances and address any exclusions and other limitations:
 - 401-405 Colorado Street (Austin, TX, USA)
 - The Bulletin Building (Philadelphia, PA, USA)
 - FMC Tower at Cira Centre South (Philadelphia, PA, USA)

Findings

Based on the process and procedures conducted, there is no evidence that the Reported Information is not materially correct and provide a fair representation of the Client’s environmental impacts to stakeholders for the stated period and reporting boundary.

Application of the AA1000AP

Findings and conclusions concerning adherence to the AA1000 AccountAbility Principles:

Inclusivity	Stakeholders are categorized into several groups: board members, employees, tenants, major suppliers, the public & community, and member organizations. Feedback is collected from materiality surveys, tenant surveys, employee surveys, and regular touchpoints between tenants and property managers.
Materiality	Brandywine conducted a materiality assessment in 2021 to establish the ranked list of material topics. Topics were ranked by members of each stakeholder group and aggregated to form the final assessment. Results of materiality assessments and any review or updates to the material topics are communicated in the annual CSR. It is recommended to regularly update the materiality assessment.
Responsiveness	Each material topic is incorporated into the day-to-day work and overall strategy of the relevant department. Performance and assessment of material topics is communicated annually in the CSR. Additional feedback is collected via repeated surveys and informal engagements.
Impact	Impacts and progress are reported in the annual Corporate Sustainability Report. Brandywine reports on activities that apply to each material topic on an annual basis and discloses performance metrics where relevant. They utilize the information gained through surveys and engagement to better educate the relevant teams and to discuss what actions are needed to better align with stakeholder needs or address requests.

Restriction of use

This assurance report is provided exclusively to the Client under the terms of our engagement, including agreed disclosure arrangements. Our work is intended solely to address the matters outlined in this moderate assurance report and is not intended for any other purpose. This report is not suitable for use or reliance by any party other than the Client. Any third party, accessing or relying on this report, does so at its own risk. To the fullest extent permitted by law, we disclaim any responsibility or liability to any party other than the Client for our work, this report, or the conclusions stated herein.

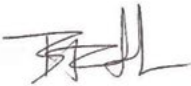
Statement of Competency and Independence

ISOS Group is an independent professional services firm that specializes in sustainability reporting and is a provider of external assurance services. ISOS Group is a Global Reporting Initiative Certified Training Partner and a CDP Silver Solutions Partner. Our team of experts have the technical expertise and competency to conduct assurance to the AA1000 assurance standard, which meets the criteria for assurance of sustainability information.

No member of the assurance team has any business relationship with the Client, its directors or managers beyond the scope of this assignment. We conducted this assurance independently and, to our knowledge, without any conflicts of interest. ISOS Group upholds a strong code of ethics, ensuring high professional standards in all business activities. The assurance team has extensive experience in conducting assurance engagements over sustainability-related information, systems and processes.

Further information, including a statement of competencies, can be found at www.isosgroup.com.

Signed on behalf of ISOS Group: San Diego, California – USA, June 3, 2025.



Brian Noveck
CSAP Practitioner





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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.