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24

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

For 30 years, Brandywine Realty Trust has sought to provide the highest quality of experience for our customers.



From the quality of our physical spaces, their location, and amenities, to the level of customer service we provide at all touchpoints, it is our priority to create best-in-class spaces for life and work—**spaces that inspire.**

In this report, you will find both new initiatives and those that will continue to inspire investors and occupants for decades to come. From environmental performance to community connections and a practical governance approach, Brandywine is focused on curating an experience in and around our buildings that spurs individuals, communities, and cities to give back to people and the planet.

A significant way we seek to create tangible impact is through our building efficiency measures and carbon reduction strategies, which include the use of renewable energy, technology upgrades, and retrofits, along with programming and policies that steward a safe, inclusive workplace that actively engages our local community. We remain reliant on our strong governance practices that anticipate and manage risks effectively, and continue to partner with the talent we have been fortunate to attract over the years. In 2023, we continued to:

- Receive high marks and recognition from industry groups and rating organizations. (See more on page 10)
- Increase the percentage of our portfolio with green building certifications. (See more on page 11)
- Improve environmental performance in alignment with our targets and goals. (See more on page 12)
- Connect with our team members, tenants, and communities to drive impact and inspire positive workplaces, accommodations, and communal spaces. (See more on page 20)
- Support our workforce and industry with strong governance and industry participation. (See more on page 32)
- Align our annual report with reporting frameworks and prepare communications with reference to the Global Reporting Initiative (GRI) Standards. (See more on page 42)

As we reflect on our efforts this past year, it is important to acknowledge the people who drive our success and who continue to help us raise the bar on our standards of excellence. As a people-focused business, Brandywine

seeks out initiatives and strategies that put people first, and we are fortunate to have people on our team who do the same.

On behalf of everyone at Brandywine, thank you for taking the time to review our annual Corporate Social Responsibility (CSR) Report and learn about the efforts we make each and every day to create spaces that inspire. As we move forward into our 30th year in business, we will continue to reflect on all the efforts we have carried out and look toward what opportunities arise to drive corporate social responsibility.

Best regards,

A blue ink handwritten signature of Gerard H. Sweeney. The signature is stylized and cursive, written in a professional and confident manner.

Gerard H. Sweeney
PRESIDENT AND CHIEF EXECUTIVE OFFICER

SPACES THAT INSPIRE

About Brandywine

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 150 properties spanning 22.3 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.



158
PROPERTIES*

1,449
TENANTS*

22.4M
SQUARE FEET*

\$515M
2023 REVENUE

\$6.44B
GROSS ASSET VALUE

331
EMPLOYEES

6
STATES

*Figures as of YE 2023 and include wholly and joint venture-owned and managed properties. Exclusions include land, properties under construction, and stand-alone parking lots. For a complete list, see page 40.

INSPIRING CHANGE

Our ESG Approach

Delivering tangible, positive impacts to our stakeholders and the planet through initiatives, strategies, and governance.

THE BRANDYWINE DIFFERENCE

Values that drive our culture and mission.



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.

MATERIALITY

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

In 2021, we identified material issues* through a survey completed by 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 2023 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

- Employee Resource Groups were created and are currently being revamped to encourage engagement with Brandywine employees around a diverse range of interests and experiences.

HEALTH AND SAFETY

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

EQUAL PAY

- Brandywine conducted an equal pay analysis to understand how our organization distributes compensation, allowing us to identify ways to reduce pay gaps and fairly compensate our workforce. 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. We reinforce that mindset through our Diversity and Inclusion Policy.

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 material issues 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 & KPIs

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	BRANDYWINE INITIATIVES & TACTICS	GRI ALIGNMENT
 <p>3.9</p>	<ul style="list-style-type: none"> Designing spaces with improved indoor air quality and access to natural light Providing access to parks and green spaces <ul style="list-style-type: none"> 74+ acres dedicated to urban green space Mandating green cleaning products and practices at all properties 	403 Occupational Health & Safety & 401 Employment
 <p>5.5</p>	<ul style="list-style-type: none"> GOAL: Achieve 50:50 gender-balanced staff <ul style="list-style-type: none"> Current status: 38% of total workforce is female Tracking gender ratio by level within the company Completing a Gender Pay Gap Assessment 	405 Diversity & Inclusions & 401 Employment
 <p>6.4</p>	<ul style="list-style-type: none"> GOAL: Reduce water usage intensity 15% from 2018 to 2025 <ul style="list-style-type: none"> Current status: 29% intensity use reduction from baseline Requiring low-flow, high-efficiency water fixtures in all new construction and renovations Installing high-efficiency landscape irrigation systems 	303 Water & Effluents
 <p>7.2 & 7.5</p>	<ul style="list-style-type: none"> GOAL: Reduce energy usage intensity 15% from 2018 to 2025 <ul style="list-style-type: none"> 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 	302 Energy
 <p>8.5 & 8.8</p>	<ul style="list-style-type: none"> Promoting decent work throughout our communities through our Trade Training Program and Construction Apprenticeship Prep Program <ul style="list-style-type: none"> Protecting labor rights and promoting healthy and safe workplaces through policies and procedures Current status: Brandywine logs around 1,150 hours a year on employee training and development 	201 Economic Performance & 401 Employment
 <p>9.1</p>	<ul style="list-style-type: none"> Prioritizing transit-oriented development through our work at Schuylkill Yards and Uptown ATX, helping connect communities to major cities and economic hubs 	204 Procurement Practices

UN SDG	BRANDYWINE INITIATIVES & TACTICS	GRI ALIGNMENT
 <p>3.9</p>	<ul style="list-style-type: none"> 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 	401 Employment & 405 Diversity and Inclusion
 <p>5.5</p>	<ul style="list-style-type: none"> Promoting transit-oriented developments that reduce dependence on single-passenger vehicles and associated air pollution Dedicating 20% of land in our portfolio for suburban locations to public and green spaces 	306 Waste & 413 Local Communities
 <p>6.4</p>	<ul style="list-style-type: none"> Diverting at least 75% of our own and our tenants' construction waste from landfills Purchasing 100% ENERGY STAR labeled computers Providing a 10% discount to tenants on their first purchase through our partnership local vendors 	306 Waste
 <p>7.2 & 7.5</p>	<ul style="list-style-type: none"> GOAL: Reduce GHG emissions intensity 15% from 2018 to 2025 <ul style="list-style-type: none"> Current status: 43% 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 	305 Emissions
 <p>8.5 & 8.8</p>	<ul style="list-style-type: none"> Supporting biodiversity through our urban beekeeping initiative Prioritizing greenspace and native plantings at our properties where feasible 	304 Biodiversity
 <p>9.1</p>	<ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> Grow Philadelphia Capital Fund (\$800,000) Community Fund (\$3.1M) CDC Co-Development (\$220,000) 	204 Procurement Practices

Leadership & Recognition

2023 and 2024 industry recognition earned through participation, dedication, and inspiration:



ISS

- Awarded Prime Status from ISS-Corporate, reserved for companies whose ESG performance performs above the sector-specific threshold. Since 2019, Brandywine has consistently been rated above industry performance.

SUSTAINALYTICS

- Ranked “Low Risk” by Sustainalytics ESG Risk Ratings.

GRESB

- Received 2023 GRESB Green Star for the ninth consecutive year and a 5-star rating for the second consecutive year.
- Received an A on the TCFD Alignment Report.

BOMA TOBY AWARDS

- FMC Tower at Cira Centre was the 2023 Grand TOBY Winner, placed first in the Mixed-Use category for the Middle Atlantic Region and has been nominated for this award at the international level.
- Cira Square received the historical category top placement, and The Bulletin Building won for the 250,000-499,999 SF category.
- Two properties, Cira Centre/B+labs and Two Logan Square, awarded the 2023 BOMA Earth Day Award for the New Construction and Existing Building categories, respectively.

USA TODAY

- Named to USA TODAY’s inaugural list of “America’s Climate Leaders,” which recognizes companies that have reduced their carbon footprint in recent years.

CEO ACTION

- Committed to the CEO Action for Diversity and Inclusion initiative.

THE CIVIC 50

- Honored for the last three years as one of the most civic-minded organizations in Greater Philadelphia for using resources to drive social impact in the local Philadelphia community. Attained scoring in the top 10% of those scored by the Civic 50.

DYNEGY

- Recognized by Dynegy and Homefield Energy for Leadership in Sustainability in their Energy Leadership Awards.

ENERGY STAR®

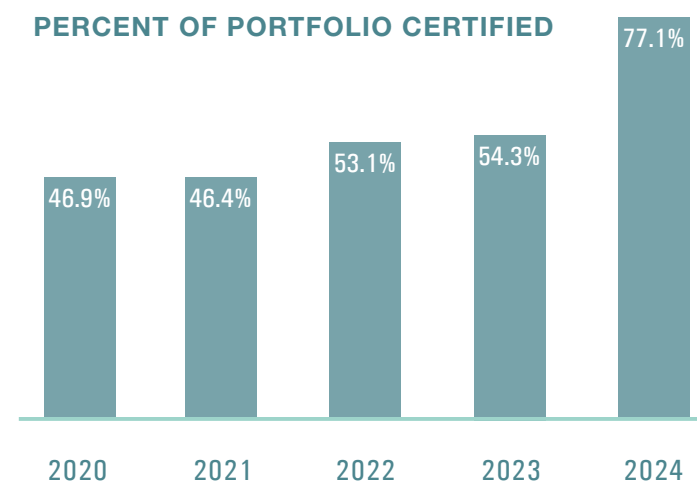
- Brandywine is an ENERGY STAR® Partner and has been recognized by ENERGY STAR over the years for our commitment to energy efficiency.

BETTER BUILDINGS ALLIANCE MEMBER

- Brandywine partners with the U.S. Department of Energy as a member of the Better Buildings Alliance, which shares solutions and promotes building efficiency across the industry.

Green Building Certifications

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



77.1%
of the portfolio is green building certified

17.6M
total square feet of green building certifications across our portfolio*

*All certification data includes wholly owned and joint venture owned and managed properties. Exclusions include land, properties under construction, and stand-alone parking lots. For a complete list, see page 41.



Environmental Impact

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

-  GREENHOUSE GAS EMISSIONS
-  ENERGY
-  WATER
-  WASTE



ENVIRONMENTAL PERFORMANCE

Brandywine is proud of improving waste diversion and reducing our emissions, energy, and water use. In 2023, we exceeded our emissions, energy, and water reduction targets ahead of schedule. Continuing to raise the bar on our environmental performance, we are strategically establishing our next set of targets.



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

GOAL	GOAL MET	OBJECTIVE
15% reduction in emissions intensity from baseline by 2025	43% reduction in emissions intensity from baseline in 2023	Installing additional on-site solar and purchasing renewable energy where feasible

PLACES that Inspire: Dynamic Solar

Brandywine deploys solar power to reduce our environmental footprint and reap long-term financial benefits from resilient, renewable energy. At a property in New Jersey, we have carport-style mounted solar panels throughout the parking lot that provide clean energy and covered parking. As part of that solar development, Brandywine is also able to secure lower utility bills for tenants for the next two decades.

PROJECT HIGHLIGHTS

Financial benefits: reduced utility costs and a fixed below-market rate for the next twenty-plus years

Tenant benefits: covered parking and reduced utility bills

5MW
peak power capacity

Offset capacity:
7
buildings' energy usage

WHERE WE HAVE BEEN

43%

of Brandywine's portfolio is covered by renewable energy

174 GWh

of renewable energy purchased in 2023

100%

of renewable energy purchased for all properties in deregulated markets, including DE, MD, and PA

13%

decrease in Scope 1 and 2 emissions intensity over prior year

WHERE WE HAVE BEEN

7%

decrease in energy use intensity over prior year

~100%

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

91

efficiency measures implemented in 2023, including ENERGY STAR® certified, LED, and high-efficiency equipment and fixtures

331

efficiency measures have been implemented since 2020



ENERGY

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

WHERE WE ARE GOING

GOAL

15%

reduction in energy intensity from baseline

GOAL MET

35%

decrease in energy intensity over baseline

OBJECTIVE

Maximizing efficiency through demand-response, commissioning, and other efficiency projects

INITIATIVES that Inspire: Retrocommissioning with PECO

Brandywine makes use of PECO's Ways to Save incentives on retrocommissioning, or fine-tuning buildings across our Pennsylvania portfolio to optimize operations and meet the energy demands of our occupants. At Two Logan Square, Brandywine reduced operating hours and adjusted temperature settings on air condition units, reducing our baseline energy usage by 440,000 kWh annually. Since June of 2021, Brandywine has received over \$150,000 in Ways to Save incentives, saving more than three million kWh with PECO-inspired projects.

INITIATIVES that Inspire: InSite Optimization Program

Brandywine has made significant progress in understanding utility consumption and identifying opportunities for greater efficiency in our systems. By connecting our Building Automation Systems (BAS) and ENERGY STAR® Portfolio Manager® with the InSite Optimization Program, we can monitor our utility systems for optimal performance and analyze our energy consumption and BAS in 15-minute increments.

2023 METRICS

80

buildings participating in the program

\$248,719

in retro commissioning rebates were obtained

6.7%

decrease in electricity consumption vs 2022
(A decrease of 15,495,293 kWh)

\$460,720

in energy efficiency projects were implemented



PROJECT HIGHLIGHTS

For the last year and a half, InSite and Brandywine have delivered 9.6 GWh in energy savings, equivalent to the electricity used by 1,324 homes annually. As partners for almost 10 years, InSite and Brandywine have worked together to deploy Energy Efficiency and Building Optimization Solutions that elevate building performance, help to comply with local and State-driven mandates, and achieve unparalleled operational efficiency. Through this hard work and dedication to efficiency, InSite was recognized as one of PECO'S Top-Performing Trade Allies.



WHERE WE HAVE BEEN

8%

decrease in water intensity over prior year

66

water efficiency measures implemented in 2023

100%

requirement for low-flow fixtures in all new construction and renovation



WATER

Our high-efficiency, low-flow water initiatives and maintenance programs drove a 29% reduction in water intensity in 2023 compared to a 2018 baseline.

WHERE WE ARE GOING

GOAL

15%

reduction in water intensity from baseline

GOAL MET

29%

decrease in water intensity over baseline

PROJECTS that Inspire:

Water Efficiency at 3151 Market

At 3151 Market, we use water reuse strategies and xeriscaping to maximize every drop of water used. At full occupancy, the property was projected to use around seven million gallons of water per year, but with water efficiency measures in place, we anticipate saving over two million gallons of city water consumption annually. Water and energy efficiency measures at play include:

- Reuse of onsite stormwater and A/C condensate to flush toilets and send to cooling towers
- Low-flow appliances and fixtures
- Dynamic glazing on the building's façade to reduce cooling requirements and subsequent energy input
- High-efficiency magnetic bearing chillers to accommodate cooling loads with less energy
- A three-coil bank heat recovery system that reduces heating and cooling requirements
- Xeriscaping to reduce or eliminate the need to irrigate landscaping around the site



WASTE

Brandywine encourages proper waste management to increase waste diversion and promote reuse strategies.

WHERE WE ARE GOING

GOAL

75%

diversion rate required for all construction projects

Brandywine will continue:

- Encouraging the completion of self-audit waste management technical assessments
- Partnering with vendors that promote proper waste management and a waste hauler that reduces waste and increases recycling across our properties
- Engaging and educating tenants on proper recycling practices
- Optimizing waste streams

PARTNERSHIPS that Inspire: PAR Recycling Works

Brandywine is proud to partner with PAR Recycling Works for the past 8 years. PAR Recycling Works is a non-profit electronics recycler that helps organizations like ours recycle old or unneeded electronic waste (e-waste). On top of the one million pounds of e-waste recycled to date, they also provide transitional employment, skills training, and re-entry support to previously incarcerated individuals.



WHERE WE HAVE BEEN

76

waste efficiency measures implemented in 2023

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

64%

of our wholly owned portfolio have EV chargers

112

EV charging ports installed

GOAL

100%

of properties with surface lots equipped with EV chargers by year end 2025

EFFICIENCY ATTRIBUTES that Inspire: 3151 Market Street at Schuylkill Yards

Located at the heart of one of the nation's key markets for Life Sciences, 3151 Market Street's energy-smart design, state-of-the-art building systems, and green building certifications helped secure a reputation for sustainable design and a much-anticipated USGBC Greenbuild building tour in 2024. At 3151, Brandywine is humanizing life science through environmental and social building attributes that encourage a healthy planet and population.

BUILDING ATTRIBUTES

- 472,000 square feet
- Laboratory, Mixed-use, Office, and Retail spaces available
- Designed to LEED Platinum
- Designed to WELL Silver
- Floor-to-ceiling windows for daylighting and an all-glass exterior with dynamic glazing that limits thermal transfer, reduces heating and cooling loads, and glare without compromising the impressive city views afforded to occupants
- Chilled and condenser water loops to heat and cool the buildings with efficiency
- Energy and water-efficient fixtures and appliances to reduce utility consumption, including water recycling and reuse strategies
- Eco-porches and terraces to provide access to natural ventilation and outdoor space
- Close proximity to public transit and leisure activities to help occupants live, work, and play right outside the building



BIODIVERSITY

At our buildings, we do what we can to help promote the health and well-being of the environment through responsible building practices or initiatives and engagement with the natural world.

INITIATIVES that Inspire: Lights Out Philly

Brandywine was an inaugural participant in Lights Out Philly, a program dedicated to protecting essential migratory patterns for birds. All unnecessary lights are turned off from midnight to 6 a.m. to help with the annual bird migrations. The program runs from April 1 to May 31 and August 15 to November 15. By turning off lights across the Philly skyline, we are not only conserving energy and reducing associated energy costs but also helping ensure the safe passage of migratory bird species along the Eastern Seaboard.*



*<https://www.birdsafephilly.org/lights-out>



ROOFTOP HIVES

More than 130,000 bees call our roofs home at 3020 Market, Cira Green, and The Bulletin Building in the University City section of Philadelphia as well as our River Place and Broadmoor properties in Austin, Texas. Working with professionals, Brandywine's urban beekeeping initiative is helping proliferate pollination across the greater Philadelphia and Austin areas. Harvesting honey from these hard-at-work keystone species is a sweet reminder of their role in our delicate ecosystem, and we are proud to share their efforts by gifting honey and educating tenants about the environmental impact the beehives have on urban buildings and how they support sustainability measures at our "Meet the Bees" events.

Social Stewardship

Delivering positive social impact that focuses on:



FOSTERING HEALTH & WELLNESS



DEVELOPING PEOPLE, BUSINESSES, & COMMUNITIES



GIVING BACK



FOSTERING 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 people's and societies' overall health. At Brandywine, we see our greenspaces as inclusive, welcoming places for our community to enjoy.

Greenspaces include:

- Parks
- Grassy fields
- Outdoor seating areas
- Putting greens
- Tree-lined walkways
- Green walls

PLACES that Inspire: Green Walls

Our green and garden walls bring the outdoors in, adding art, interest, and life to our spaces. As a focal point of our lobbies, green walls help encourage healthy indoor air quality and even spark conversations about their upkeep and maintenance. These features help foster the Brandywine Difference through elevated design additions that we prioritize to make our buildings stand out above the rest.



OUR IMPACT

74+

acres dedicated to urban greenspace at Cira Green, Uptown ATX, Metro DC, and Schuylkill Yards

75,500

square feet of outdoor seating

28,880

estimated visitors a year

31,200+

square feet of green roofs

150+

outdoor fitness classes in 2023 and 2024

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.

PHILADELPHIA'S PROPERTIES

100

Transit Score

94

Walk Score

90

Bike Score

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.

ACCESSIBILITY that Inspires:

Walk scores across Brandywine's Portfolio

Brandywine is set on making our properties accessible to the amenities and neighborhoods surrounding our sites by seeking out transit-oriented developments. The top walkable locations across our assets include:

- Philadelphia and Conshohocken, Pennsylvania
- McLean and Fairfax, Virginia

VALIDATING HEALTH AND WELLNESS



4.2M
certified
square feet



2.6M
certified
square feet



5.1M
certified
square feet



7.9M
certified
square feet

AMENITIES that Inspire: 3025 JFK Blvd

- At 3025 JFK Blvd, we provide best-in-class health and wellness amenities available to both commercial office tenants and building residents. Our 29,000-square-foot indoor-outdoor amenity floor includes:
 - A premium fitness center featuring state-of-the-art equipment, yoga and group fitness studios, locker rooms and showers
 - Co-working spaces
 - Conference & meeting rooms
 - A game room
 - Lounge areas
 - Pool & sundeck
 - Expansive lawn space and a movie screen

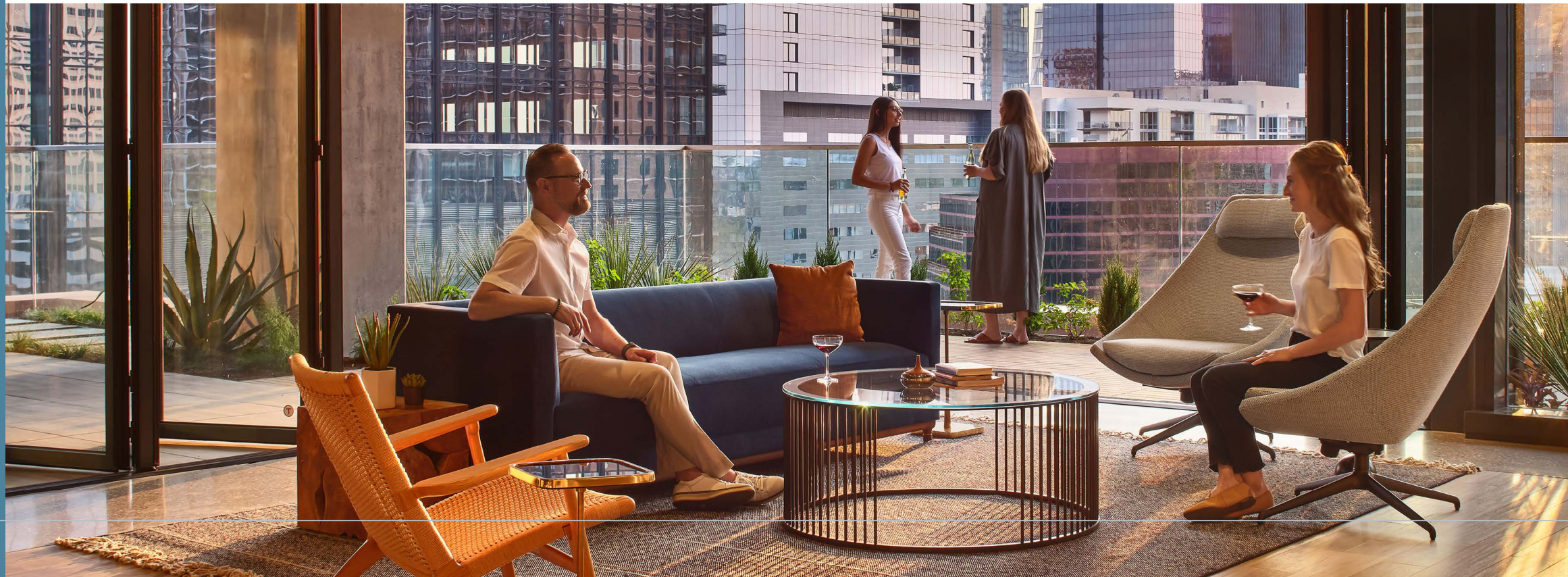
AMENITIES that Inspire: Three Logan Square Fitness Center

Providing tenants and residents with access to wellness amenities and resources is how we help encourage healthy, active lifestyles for the beneficiaries of Brandywine facilities. At Three Logan Square, our fitness center provides tenants with exclusive access to:

- Premium-quality equipment, including Peloton Bikes
- Group exercise classes
- Personal training options
- Panoramic views to enjoy during a workout

INDOOR AIR QUALITY

Through uncompromising HVAC and monitoring systems that operate 24/7, Brandywine is able to provide superior indoor air quality with up to 100% outside air. Regular IAQ testing by an external expert helps ensure our buildings comply with green building standards and stay ahead of potential air quality risks. Additionally, at some of our sites, eco-porches offer flexible spaces with access to natural ventilation and operable windows.





DEVELOPING PEOPLE, BUSINESSES, AND COMMUNITY

PARTNERSHIPS that Inspire: Schuylkill Yards

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.

Grow Philadelphia Capital Fund

\$1.4M+ 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.

- 41 loans have been made, 6 of which 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

Community Fund

\$4M+ 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 **\$400,000** for an upcoming project with Habitat for Humanity to repair homes in Mantua and Powelton, focusing on affordable housing projects.
- **Affordable Housing** - MPA has worked to explore strategic alliances to participate in the development and sale of affordable housing. 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.

SELECTING OUR SUPPLY CHAIN

21%

of construction contracts awarded to minority-owned businesses

10%

of construction contracts awarded to women-owned businesses

31%

of hours logged from the local workforce



GIVING BACK

Across Brandywine offices we have:

2,640

hours dedicated to volunteering

\$1M 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



- Harlem Lacrosse and Leadership Corp



- Preservation Alliance



- Michael J. Fox Parkinson Foundation - Hope for a Cure



- Black Leadership PAC

- Bicycle Coalition of Greater Philadelphia

- Ronald McDonald House

- American Lung Association

- Schuylkill River Greenway Assoc

- Centennial Parkside

- The Philadelphia citizen

- Opportunity Austin

PARTNERSHIPS that Inspire: Logan Square and the American Lung Association

The team at Logan Square proudly hosts the American Lung Association's annual Fight for Air Climb. This event honors those suffering from lung cancer and all lung diseases while raising funds for education, research, and advocacy to ensure everyone can benefit from healthy lungs and healthy air.

PROGRAMS that Inspire: Brandywine's B+labs Community Engagement

Brandywine has a full-time community engagement specialist at our life science incubator B+labs to facilitate partnerships with The Murrell Dobbins Career and Technical Education High School, the Philadelphia School District, and various industry partners to develop and manage a six-week Biotechnology Program that mentors and encourages students to explore life science professions. The program's primary aim is to facilitate interactive sessions and hands-on activities that provide students with valuable insights into the skills, knowledge, and opportunities associated with each career path, allowing them to make well-informed decisions regarding their future in the Life Sciences field. In May of 2024, B+labs hosted 30 Walter S. Saul High School Animal Science Program students during the School District of Philadelphia's 5th Annual Dare to Dream Career Week, in collaboration with the PA Attorney General's Office and a recruitment event for the next cohort of mentees.



PEOPLE

Brandywine is a people-focused business dedicated to providing exceptional accommodation and amenities for those who work and live in our buildings.

As one of our greatest assets, our employees' ongoing satisfaction, professional development, and safety are pivotal to our success. We continue to support them with programming and policies that uplift and encourage dynamic workplaces. Beyond our workforce, our tenants help us steward positive social and environmental impacts by partaking in green leasing practices, green purchasing requirements, and prioritizing a supply chain that supports local, women, and minority-owned businesses.

EMPLOYEE DEMOGRAPHICS*

EMPLOYEE GENDER DIVERSITY



Managers

64% Male (54) 36% Female (30)

Board of Directors

71% Male (6) 29% Female (2)

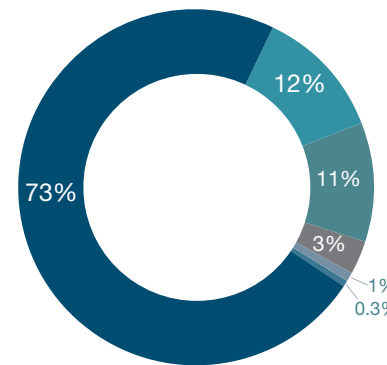
Total Workforce

62% Male (153) 26% Female (94)

Non-Managers

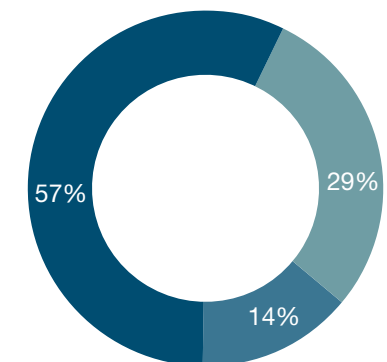
62% Male (153) 26% Female (94)

EMPLOYEE RACIAL & ETHNIC DISTRIBUTION



All Employees

- 73% White
- 12% Hispanic or Latino
- 11% Black or African American
- 3% Asian
- 1% Two or More Races
- 0.3% Indian or Alaska Native



Board of Directors

- 57% White
- 29% Black or African American
- 14% Asian

EMPLOYEE AGE DISTRIBUTION



- 47% Over 50
- 42% Between 30-50
- 11% Under 30

VOLUNTARY TURNOVER IN 2023



*Employee and Board of Directors demographics are as of 12/31/23.

EMPLOYEE HEALTH & SAFETY

Across Brandywine offices we have:

0

Lost Day Incident Rate

100%

of employees received surveys on health and well-being

100%

of employees covered by physical and/or mental health checks

100%

of employees covered by workstation/workplace checks



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 2023
- ~1,150 Training and development hours
- 180 Employees in ESG specific training
- \$470 Annual training spend per employee, \$155,500+ in total
- 19 Internal promotions

PEOPLE that Inspire: Don Haas

Don Haas has been a trusted member of the Brandywine team since we acquired Three Logan Square (formally Bell Atlantic Tower) in 2010, where Don has worked since the building's commissioning in 1990. Since 2016, Don has served as General Manager for One, Two, and Three Logan. Outside of his duties at Brandywine, Don has been a fixture of the Philadelphia buildings sector as a member of the Mayor's Facilities Taskforce, Philadelphia Water Department's Stormwater Management Committee, Green Building United, Logan Square Neighborhood Association, and Parkway Council, as well as having held multiple leadership positions in the Building Owners and Managers Association (BOMA), including Co-Chair of the Government Relations team. In each role, Don has worked to help facilitate meaningful Building Performance Standards (BPS) and efficiency protocols that encourage sustainability. When asked about Brandywine's contributions to the City of Philadelphia, this is what Don had to say:

“Two things come to mind, the first being our community involvement. We're here to be part of a community, which to me, is huge. Secondly, we've had a sustainability-minded way of doing business that permeates down throughout the company to allow us to walk the talk. We take the time to put processes in place that foster sustainability, even if many of our peers may not be doing it. As a company, that's part of our culture.”

Don Haas, RPA, FMA, SMA, LEED Green Associate

INITIATIVES that Inspire:

Employee Resource Groups

Brandywine is in the process of re-evaluating and kickstarting an improved approach to our Employee Resource Groups or Affinity Teams. In the fall of 2023, a survey was sent to employees to gauge interest in revamping the program with new subgroups.

Employee Resource Groups are voluntary, employee-run interest groups meant to enhance employee engagement, team building, employee experience, and group advocacy. They are open to all employees regardless of location or tenure. Historically, groups have centered on young professionals, women's empowerment, and diversity, equity, and inclusion.

BRT.well

Brandywine offers a virtual health and wellness app with classes and programming to all tenants, employees, and space planning consultants, encouraging people to get up and get active.

- Available at 170 Brandywine properties
- 700+ digital classes available
- 4.8 out of 5 overall rating of the BRT.well app*

*Data represents the time period between June 2020 and April 2024.

Brandywine's Mentorship Program

Each year, Brandywine employees have the opportunity to participate in our Mentorship Program, which connects mentors and mentees from different departments. This program offers new perspectives that enhance understanding of departmental dynamics and foster collaborative problem-solving, contributing to a more interconnected company culture. As part of the program, mentees can attend quarterly CEO lunches, where they can hear and connect with our CEO, Jerry Sweeney. Mentees are also matched with a dedicated mentor based on expressed interests, career paths, and other considerations and meet regularly to build a professional relationship and gain exposure and insight into the industry and the company.

“Participating in the Brandywine Mentor Program with Kathleen P. Sweeney-Pogwist, SVP of Leasing, as my mentor has been beneficial for my career growth, providing me with a mentor for advice, brainstorming ideas, and exploring new opportunities. Kathy's support has been extremely valuable, and I consider her a mentor I can rely on throughout my career.”

Sierra Bell, Senior Marketing Manager

2023 participants

51

Percentage of workforce

15%

“We work hand and glove with our larger tenants to make sure they work through the design and construction of their tenant improvement clause/ sustainable construction protocols...[and] dovetail our initiatives with the initiatives they use in their space.”

Jerry Sweeney, Brandywine’s CEO, at the 2024 Citi Global Property CEO Conference

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

INITIATIVES that Inspire: Green Leases

Green leasing is a required part of our renewals and new leasing processes, which allows us to work with our tenants to curate communities that improve human health and well-being as well as environmental performance.

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 2023, Brandywine has engaged over 35 new tenants and has achieved an average satisfaction rating of **4.92 on a 5-point scale**.

Above all, we’re most excited for the responses and feedback we receive during our discussions with tenants. We received this candid feedback from a new tenant, Fox Rothschild, who relocated to Commerce Square after a 40+ year lease at another property.

How has your experience been working with Brandywine as your workplace partner?

“In a word, outstanding. Brandywine has been a strategic collaborator, attentive listener, and trusted partner throughout this process. This move was an enormous undertaking and a significant cultural change for us. Brandywine has made the transition seamless. We had been tenants for more than 40 years in our prior building. They intuitively understood the implications of that for us. They were unfailingly responsive to our needs, priorities, and goals and helped us bring them all to fruition. They were with us at every step – from tours to lease review, pre-construction, and beyond.”

PARTNERSHIPS that Inspire: ENERGY STAR® Tenant Space Recognition

At 1676 International Drive in McLean, Virginia, Brandywine partnered with our tenant, RE Tech Advisors, to secure ENERGY STAR® Tenant Space recognition, aiding in their sustainability goals and helping them receive recognition for their efficiency measures. RE Tech scoped out our building specifically for its submetering capabilities, and our team of professionals at 1676 helped deliver information for a seamless application.



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

INITIATIVES that Inspire: The West Philadelphia Local Sourcing Initiative

A model in local partnership, Brandywine was a key player in developing the West Philadelphia Local Sourcing Initiative in partnership with Drexel University and the University City District. Through the Initiative, local businesses are prioritized, and Brandywine tenants receive a 10% discount on select suppliers.

9

Participating buildings

10

Local businesses supported



Leading through Example

Our pragmatic and engaged leadership approach includes:



STAKEHOLDER ENGAGEMENT



POLICIES & PROCEDURES



RISK MANAGEMENT



LEADERSHIP TEAM

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

2023 BOARD OF TRUSTEES

James C. Diggs
Chairman of the Board and Trustee, Audit and Compensation Committees

Gerard (Jerry) H. Sweeney
President, Chief Executive Officer and Trustee, Executive Committee (Chair)

Terri A. Herubin*
Trustee, Corporate Governance (Chair) and Audit Committees

Reginald DesRoches
Trustee, Corporate Governance Committee

H. Richard Haverstick, Jr.
Trustee, Audit (Chair) and Corporate Governance Committees

Charles P. Pizzi
Trustee, Compensation (Chair), Corporate Governance, and Executive Committees

Joan Lau, PhD
Trustee, Audit Committees

EXECUTIVE TEAM

Gerard (Jerry) H. Sweeney
President, Chief Executive Officer and Trustee

H. Jeffrey DeVuono
Executive Vice President, Senior Managing Director, Life Sciences

George D. Johnstone
Executive Vice President – Operations

William D. Redd
Executive Vice President and Senior Managing Director – Austin and Metro DC

George S. Hasenecz
Senior Vice President – Investments

Shawn Neuman
Senior Vice President - General Counsel

Thomas E. Wirth
Executive Vice President - Chief Financial Officer

* Terri Herubin did not stand for reelection in 2024

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 28.

TENANTS

- Tenants are surveyed during move-in to gather candid feedback on the logistics of their move. Read more on page 29.

POLICIES AND PRINCIPLES

Brandywine develops policies and principles that uphold ethical behavior, legal compliance, diversity, equity, and inclusion, and helps forward more sustainable business practices. A full review of our policies and governance documents can be found [here](#). In 2023 we finalized work on two policies:

- Worker's Compensation Policy
- New Development Policy



Brandywine is in the process of developing a comprehensive review of our risks and opportunities in alignment with TCFD and anticipates publishing this information by the end of 2024.

MANAGING RISK

Brandywine routinely conducts climate risk analyses in partnership with Coastal Risk to ensure preparedness and resiliency in the face of a changing climate. We identify physical and transitional climate risks and use them to develop mitigation strategies to protect our buildings, people, and investments. Brandywine also looks for ways to maintain and prevent future risks from affecting current low-risk properties.

COMMITMENTS that Inspire: Philadelphia 2030 District

In our home city of Philadelphia, we are the largest building owner committed to the Philadelphia 2030 District, a subset of the voluntary Green Building United initiative(s) aimed at achieving deep reductions in energy consumption, water use, transportation emissions, and adequate stormwater management. As a collective, the 2030 Districts Network is addressing physical and transitional climate risks by supporting local districts, such as Philadelphia, with resources to drastically reduce emissions and resource consumption by 2030 and Net Zero by 2040.

CLIMATE RISK

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

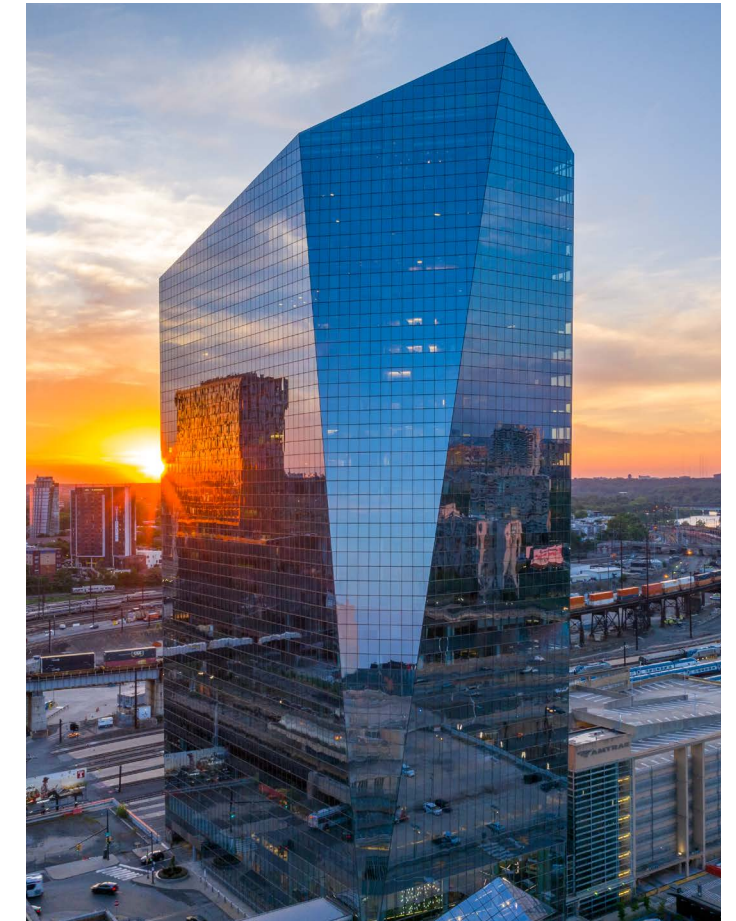
As a REIT, Brandywine's real estate portfolio faces both physical climate risks, such as storms, heat stress, and droughts, and transitional climate risks, including regulatory and financial risks. We actively evaluate the climate-related risks to each of our properties and have strategies in place to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



Appendix

Data reported is not reflective of current standings. Data reported is as of December 31, 2023 and is subject to change as balance sheets take on new acquisitions and sales.

APPENDICES

ENVIRONMENTAL PERFORMANCE DATA

ENERGY CONSUMPTION

ABSOLUTE					INTENSITY						
Year	Total Energy Consumed (kWh) (A)	Change over PY	Change over Baseline	% of Energy Generated from Renewable Sources (B)	Total Energy Consumption Data Coverage as a % of Floor Area	Covered Floor Area (ft ²) (C)	Maximum Floor Area (ft ²)	Total Energy Consumed (kWh) (C)	Energy Use Intensity (kWh/ft ²)	Change over PY	Change over Baseline
2018	573,227,895	N/A	N/A	49%	92%	23,757,082	25,868,091	570,114,705	24.0	N/A	N/A
2019	520,198,207	-9%	-9%	49%	96%	24,724,693	25,868,091	519,558,000	21.0	-12%	-12%
2020	448,998,003	-14%	-22%	32%	97%	25,081,476	25,866,577	448,699,703	17.9	-15%	-26%
2021	423,723,532	-6%	-26%	65%	93%	24,208,777	25,963,591	415,455,935	17.2	-4%	-29%
2022	420,920,920	-1%	-27%	45%	100%	24,978,187	25,038,284	416,708,258	16.7	-3%	-30%
2023	397,835,725	-5%	-31%	43%	93%	25,468,194	27,369,763	396,483,099	15.6	-7%	-35%

GREENHOUSE GAS EMISSIONS

ABSOLUTE					INTENSITY						
Year	Scope 1&2 GHG Emissions (tCO ₂ e)	Scope 1 GHG Emissions (tCO ₂ e) (D)	Scope 2 Location-Based GHG Emissions (tCO ₂ e) (D)	Scope 1 & 2 Change over PY	Scope 1 & 2 GHG Emissions Data Coverage as a % of Floor Area	Covered Floor Area (ft ²) (C)	Maximum Floor Area (ft ²)	Scope 1 & 2 Total GHG Emissions (tCO ₂ e) (C)	Total Scope 1 & 2 GHG Emissions Intensity (tCO ₂ e/ft ²)	Change over PY	Change over Baseline
2018	184,978	7,157	177,821	N/A	92%	23,757,082	25,868,091	183,916	0.0077	N/A	N/A
2019	169,975	6,750	163,225	8%	96%	24,724,693	25,868,091	169,754	0.0069	11%	-11%
2020	147,557	6,150	141,407	-13%	97%	25,081,476	25,866,577	147,491	0.0059	-14%	-24%
2021	138,231	7,200	131,030	-6%	93%	24,208,777	25,963,591	135,516	0.0056	-5%	-28%
2022	120,486	7,086	113,400	-13%	100%	23,808,862	23,853,570	119,285	0.0050	-11%	-35%
2023	103,483	6,303	97,180	-14%	94%	23,607,551	24,989,228	103,012	0.0044	-13%	-43%

WATER CONSUMPTION

ABSOLUTE			
Year	Total Water Consumed (m ³) (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	-9%	-30%

INTENSITY							
YEAR	Total Water Consumption Data Coverage as a % of Total Floor Area	Covered Floor Area (ft ²) (C)	Maximum Floor Area (ft ²)	Total Water Consumed (m ³) (C)	Water Use Intensity (m ³ /ft ²)	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%	5%
2020	93%	23,992,683	25,866,557	1,037,982	0.043	-29%	-26%
2021	90%	23,316,642	25,963,591	947,842	0.041	-6%	-30%
2022	99%	24,865,249	25,038,284	1,013,044	0.041	7%	-23%
2023	92%	24,659,686	26,773,444	928,139	0.038	-8%	-29%

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

WHOLLY OWNED AND JOINT VENTURE		
		% of Total Portfolio Certified
Total Certified Square Footage	17,540,859	63%
Austin Energy Green Building	231,931	1%
BOMA	3,694,146	13%
ENERGY STAR	931	0%
FITWEL	5,107,331	18%
GBAC	2,585,367	9%
LEED	4,935,549	18%
UL Verified Healthy Building Mark	7,850,260	28%
WELL	4,180,296	15%

WHOLLY OWNED		
		% of Wholly Owned Portfolio
Total Certified Square Footage	13,804,476	49%
Austin Energy Green Building	231,931	1%
BOMA	2,762,058	10%
ENERGY STAR	9,371,934	33%
FITWEL	4,175,243	15%
GBAC	2,585,367	9%
LEED	2,579,789	10%
UL Verified Healthy Building Mark	5,854,310	21%
WELL	4,180,296	15%

JOINT VENTURE		
		% of JV Portfolio Certified
Total Certified Square Footage	3,736,383	13%
Austin Energy Green Building	-	0%
BOMA	932,088	3%
ENERGY STAR	1,896,056	7%
FITWEL	932,088	3%
GBAC	-	0%
LEED	2,004,968	7%
UL Verified Healthy Building Mark	1,995,950	7%
WELL	-	0%

Disclosures

TCFD DISCLOSURES

GOVERNANCE

Board's oversight of climate-related risks and opportunities	36-37
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Organizational processes for identifying, assessing, and managing climate-related risk	36-37
Organizational process for managing climate-related risks	36-37

METRICS AND TARGETS

Metrics used to assess climate-related risks and opportunities in line with strategy and risk management process	37
Scope 1 and 2 Greenhouse Gas Emissions and related risks	37-39
Targets used by the organization to manage climate-related risks and opportunities and performance against targets	37

SASB DISCLOSURES

ENERGY MANAGEMENT

Energy consumption data coverage as a percentage of total floor area, by property subsector	Percentage (%) by floor area	Industrial, 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 = 100 Office: Corporate: Mid-Rise Office = 100 Residential: High-Rise MF = 100 Residential: Other = 100 Retail: High Street = 100 Retail: Retail Centers: Strip Mall = 100 Technology/Science: Laboratory/Life Sciences = 100 Technology/Science: Other = 100	IF-RE-130a.1
1) Total energy consumed by portfolio area with data coverage, (2) percentage grid electricity, and (3) percentage renewable, by property subsector	Gigajoules (GJ), Percentage (%)	(1) Industrial, Non-Refrigerated Warehouse = 933.61 Mixed use: Office/Residential = 43,060.47 Mixed use: Office/Retail = 661.20 Office: Corporate: High-Rise Office = 443,402.10 Office: Corporate: Low-Rise Office = 468,602.05 Office: Corporate: Mid-Rise Office = 381,812.04 Residential, MF, High-Rise = 10,664.92 Retail: High Street = 544.72 Retail: Retail Centers: Strip Mall = 226.48 Technology/Science: Laboratory/Life Sciences = 79,785.65 Technology/Science: Other = 11,784.65 (2) Industrial, 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 = 99.98 Office: Corporate: Mid-Rise Office = 100 Residential: Other = 100 Retail: High Street = 100 Retail: Retail Centers: Strip Mall = 100 Technology/Science: Laboratory/Life Sciences = 100 Technology/Science: Other = 100 (3) Industrial, Non-Refrigerated Warehouse = 0 Mixed use: Office/Residential = 0 Mixed use: Office/Retail = 0 Office: Corporate: High-Rise Office = 0 Office: Corporate: Low-Rise Office = 1.94 Office: Corporate: Mid-Rise Office = 0.35 Residential: Other = 0, Retail: High Street = 0 Retail: Retail Centers: Strip Mall = 0 Technology/Science: Laboratory/Life Sciences = 0 Technology/Science: Other = 0	IF-RE-130a.2

SASB DISCLOSURES	UNITS	TOTAL	CODE
ENERGY MANAGEMENT			
1) Total energy consumed by portfolio area with data coverage, (2) percentage grid electricity, and (3) percentage renewable, by property subsector	Gigajoules (GJ), Percentage (%)	(1) Industrial, Non-Refrigerated Warehouse = 933.61 Mixed use: Office/Residential = 43,060.47 Mixed use: Office/Retail = 661.20 Office: Corporate: High-Rise Office = 443,402.10 Office: Corporate: Low-Rise Office = 468,602.05 Office: Corporate: Mid-Rise Office = 381,812.04 Residential, MF, High-Rise = 10,664.92 Retail: High Street = 544.72 Retail: Retail Centers: Strip Mall = 226.48 Technology/Science: Laboratory/Life Sciences = 79,785.65 Technology/Science: Other = 11,784.65 (2) Industrial, 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 = 99.98 Office: Corporate: Mid-Rise Office = 100 Residential: Other = 100 Retail: High Street = 100 Retail: Retail Centers: Strip Mall = 100 Technology/Science: Laboratory/Life Sciences = 100 Technology/Science: Other = 100 (3) Industrial, Non-Refrigerated Warehouse = 0 Mixed use: Office/Residential = 0 Mixed use: Office/Retail = 0 Office: Corporate: High-Rise Office = 0 Office: Corporate: Low-Rise Office = 1.94 Office: Corporate: Mid-Rise Office = 0.35 Residential: Other = 0 Retail: High Street = 0 Retail: Retail Centers: Strip Mall = 0 Technology/Science: Laboratory/Life Sciences = 0 Technology/Science: Other = 0	IF-RE-130a.2
Like-for-like percentage change in energy consumption for the portfolio area with data coverage, by property subsector	Percentage (%)	Industrial, Non-Refrigerated Warehouse = -28 Mixed use: Office/Residential = N/A (Prior year: under construction) Mixed use: Office/Retail = -4 Office: Corporate: High-Rise Office = -7 Office: Corporate: Low-Rise Office = -9 Office: Corporate: Mid-Rise Office = -19 Residential: Other = N/A (Prior year: under construction) Retail: High Street = N/A (No like-for-like data) Retail: Retail Centers: Strip Mall = N/A (No like-for-like data) Technology/Science: Laboratory/Life Sciences = +8 Technology/Science: Other = +29	IF-RE-130a.3

SASB DISCLOSURES	UNITS	TOTAL	CODE
Percentage of eligible portfolio that (1) has an energy rating and (2) is certified to ENERGY STAR, by property subsector	Percentage (%) by floor area	(1) Industrial, Non-Refrigerated Warehouse = 0.70 Mixed use: Office/Retail = 0.05 Office: Corporate: High-Rise Office = 29.21 Office: Corporate: Low-Rise Office = 31.33 Office: Corporate: Mid-Rise Office = 26.84 Residential: MF, High-Rise = 1.09 Retail: High Street = 0.06 Retail: Retail Centers: Strip Mall = 0.06 Technology/Science: Laboratory/Life Sciences = 2.20 Technology/Science: Other = 0.15 (2) Office: Corporate: High-Rise Office = 10.61 Office: Corporate: Low-Rise Office = 15.73 Office: Corporate: Mid-Rise Office = 7.75 Residential: MF: High Rise = 1.09 Retail: Retail Centers: Strip Mall = 0.06	IF-RE-130a.4
Description of how building energy management considerations are integrated into property investment analysis and operational strategy	n/a	Brandywine optimizes energy usage and costs across the portfolio. Strategies may include: <ul style="list-style-type: none"> - All available energy data is collected and tracked in ENERGY STAR® Portfolio Manager® - Energy management best practices are integrated into the day-to-day 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. 	IF-RE-130a.5

WATER MANAGEMENT			
Water withdrawal data coverage as a percentage of (1) total floor area and (2) floor area in regions with High or Extremely High Baseline Water Stress, by property subsector	Percentage (%) by floor area	(1) Industrial, Non-Refrigerated Warehouse = 100 Mixed use: Office/Retail = 100 Office: Corporate: High-Rise Office = 90 Office: Corporate: Low-Rise Office = 100 Office: Corporate: Mid-Rise Office = 99 Residential: MF, High-Rise = 100 Retail: High Street = 100 Retail: Retail Centers: Strip Mall = 100 Technology/Science: Laboratory/Life Sciences = 60 Technology/Science: Other = 100 (2) Industrial, Non-Refrigerated Warehouse = 80 Office: Corporate: Low-Rise Office = 6 Office: Corporate: Mid-Rise Office = 8 Technology/Science: Laboratory/Life Sciences = 43 Technology/Science: Other = 100	IF-RE-140a.1

SASB DISCLOSURES	UNITS	TOTAL	CODE
WATER MANAGEMENT			
(1) Total water withdrawn by portfolio area with data coverage and (2) percentage in regions with High or Extremely High Baseline Water Stress, by property subsector	Thousand cubic meters (m ³), Percentage (%)	(1) Industrial, Non-Refrigerated Warehouse = 2,086 Mixed use: Office/Retail = 479 Office: Corporate: High-Rise Office = 274,685 Office: Corporate: Low-Rise Office = 298,454 Office: Corporate: Mid-Rise Office = 310,477 Residential: MF, High-Rise = 38,470 Retail: High Street = 464 Retail: Retail Centers: Strip Mall = 11,096 Technology/Science: Laboratory/Life Sciences = 41,513 Technology/Science: Other = 1,874 (2) Industrial, Non-Refrigerated Warehouse = 100 Office: Corporate: Low-Rise Office = 9 Office: Corporate: Mid-Rise Office = 10 Technology/Science: Laboratory/Life Sciences = 93 Technology/Science: Other = 100	IF-RE-140a.2
Like-for-like percentage change in water withdrawn for portfolio area with data coverage, by property subsector	Percentage (%)	Industrial, Non-Refrigerated Warehouse = +54.73 Mixed use: Office/Retail = -67.62 Office: Corporate: High-Rise Office = -21.14 Office: Corporate: Low-Rise Office = -0.15 Office: Corporate: Mid-Rise Office = -9.74 Retail: High Street = +14.37 Retail: Retail Centers: Strip Mall = -11.24 Technology/Science: Laboratory/Life Sciences = +30.47	IF-RE-140a.3
Description of water management risks and discussion of strategies and practices to mitigate those risks	n/a	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.	IF-RE-140a.4
MANAGEMENT OF TENANT SUSTAINABILITY IMPACTS			
(1) Percentage of new leases that contain a cost recovery clause for resource efficiency-related capital improvements and (2) associated leased floor area, by property subsector	Percentage (%) by floor area, Square feet (ft ²)	Brandywine had no acquisitions in 2023 and all existing and renewed leases already contained cost recovery clauses for resources efficiency-related capital improvement	IF-RE-410a.1

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 subsector	Square feet (ft ²)	Office: Corporate: High-Rise Office = 2,528,819 Office: Corporate: Low-Rise Office = 2,223,497 Office: Corporate: Mid-Rise Office = 1,045,673	IF-RE-450a.1
Description of climate change risk exposure analysis, degree of systematic portfolio exposure, and strategies for mitigating risks	n/a	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).	IF-RE-450a.2

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 (ft ²)	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	The report covers the calendar year 2023 and back cover
2-4	Restatements of information	38
2-5	External assurance	Not externally assured
2-6	Activities, value chain and other business relationships	4, 24
2-7	Employees	27
2-8	Workers who are not employees	24, 27
2-9	Governance structure and composition	33-34
2-10	Nomination and selection of the highest governance body	33-34
2-11	Chair of the highest governance body	33-34
2-12	Role of the highest governance body in overseeing the management of impacts	6, 33-34
2-13	Delegation of responsibility for managing impacts	33-34, 36
2-14	Role of the highest governance body in sustainability reporting	2-3, 34
2-15	Conflicts of interest	Page 8 of Code of Business Conduct and Ethics
2-16	Communication of critical concerns	34
2-17	Collective knowledge of the highest governance body	2-3, 34
2-18	Evaluation of the performance of the highest governance body	33-34
2-19	Remuneration policies	34
2-20	Process to determine remuneration	34
2-21	Annual total compensation ratio	Not disclosed
2-22	Statement on sustainable development strategy	2-5
2-23	Policy commitments	4-5, 34
2-24	Embedding policy commitments	8-9, 32-34
2-25	Processes to remediate negative impacts	34
2-26	Mechanisms for seeking advice and raising concerns	34
2-27	Compliance with laws and regulations	34, 38-53
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	6, 28-31, 34
2-30	Collective bargaining agreements	Not applicable

GRI		PAGE
GRI 3: MATERIAL TOPICS		
3-1	Process to determine material topics	6
3-2	List of material topics	6
3-3	Management of material topics	6
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	36-37
GRI 203: INDIRECT ECONOMIC IMPACTS		
203-2	Significant indirect economic impacts	4
GRI 204: PROCUREMENT PRACTICES		
204-1	Proportion of spending on local suppliers	24-25
GRI 302: ENERGY		
302-1	Energy consumption within the organization	14, 38
302-3	Energy intensity	14, 38
302-4	Reduction of energy consumption	14, 38
302-5	Reductions in energy requirements of products and services	14, 38
GRI 303: WATER AND EFFLUENTS		
303-5	Water consumption	16, 40
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304-3	Habitats protected or restored	19
GRI 305: EMISSIONS		
305-5	Reduction of GHG emissions	13, 38
GRI 306: WASTE		
306-4	Waste diverted from disposal	9, 17, 53
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GRI		PAGE
GRI 401: EMPLOYMENT		
401-1	New employee hires and employee turnover	27
401-2	Benefits provided to full-time employees that are not provided to temporary or part-time employees	28
GRI 403: OCCUPATIONAL HEALTH AND SAFETY		
403-5	Worker training on occupational health and safety	28-29
403-6	Promotion of worker health	28-29
403-8	Workers covered by an occupational health and safety management system	28-29
403-9	Work-related injuries	28-29
GRI 404: TRAINING AND EDUCATION		
404-1	Average hours of training per year per employee	28-29
404-2	Programs for upgrading employee skills and transition assistance programs	27-28
GRI 405: DIVERSITY AND EQUAL OPPORTUNITY		
405-1	Diversity of governance bodies and employees	27-28
GRI 413: LOCAL COMMUNITIES		
413-1	Operations with local community engagement, impact assessments, and development programs	24-26
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

Verification Opinion Statement
GRESB Verification



Brandywine Realty Trust

GHG Accounting Standard: The Greenhouse Gas Protocol - Corporate Accounting and Reporting Standard - Revised Edition

Verification Criteria: ISO 14064-3 2019 Specification with guidance for the verification and validation of greenhouse gas statements

Reporting Period: CY 2023 (01 January 2023 - 31 December 2023 inclusive)

Scope of the Verification

Verification covers the above period associated with Brandywine Realty Trust global operations Scope 1, 2 & scope 3 emissions from tenant-controlled energy consumption plus utilities data to include water consumption, waste generated, and waste diverted for the assets covered by the operational management control criteria. Where assumptions have been made then these have been documented for transparency. These components are collectively referred to as the "GHG Statement" for the purposes of this Opinion.

Review criteria were based on The Greenhouse Gas Protocol and it is concluded that the GHG Statement is materially correct. Data and calculations selected for verification were based upon a risk assessment approach. The verification also included 'boundaries' completeness checks. Data in spreadsheets were also examined and specific sampling of data was conducted giving consideration to raw data sources. Emission factors were found to be based on best available information and were from robust and recognised sources.

Verifiers Opinion

Based on the evidence provided and the samples selected for verification, nothing has come to our attention that causes us to believe that the GHG Statement is not materially correct.

The verification was conducted to a limited level of assurance in accordance with ISO 14064-3 (2019).

The GHG Statement is a fair and accurate representation of Brandywine Realty Trust actual emissions data compiled in conformance with the verification criteria described above. The data and information supporting the GHG Statement were historical in nature.

Page 1 of 2

Wherever this verification opinion is displayed, all pages shall be made available.

This Assurance Statement is granted subject to conformance with the conditions of contract governing the verification.
Further clarifications regarding this statement may be obtained by consulting the organisation.

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Verification Opinion Statement
GRESB Verification



Verified Inventory

Scope Summary			
	Location Based	Market Based	
Scope 1 – Direct Emissions	6,302.8	6,302.8	tCO ₂ e
Scope 2 – Indirect Emissions	97,452.3	46,110.2	tCO ₂ e
Scope 3 – Tenant Emissions	11,380.4	11,380.4	tCO ₂ e
Total	115,135.5	63,793.4	tCO₂e

Summary		
Natural Gas	1,199,891.0	therms
Electricity	358,224,943.7	kWh
Water	979,597.5	m ³
Waste (Disposed & Diverted)	10,183.8	tons
Waste Diverted	7,053.3	tons

Sorcha Anderson
GHG Lead Auditor
24 June 2024

Shaun Bainbridge
Independent Technical Reviewer
25 June 2024



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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.