brandywine
REALTY TRUST



2026
CORPORATE SOCIAL RESPONSIBILITY REPORT





QUALITY | INNOVATION | INTEGRITY | COMMUNITY



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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,

we believe the places we create have the power to shape experiences, strengthen communities, and create lasting value for our stakeholders.

Our commitment to responsible stewardship is guided by the same principles that have long defined our company: quality, innovation, integrity, and community. These values influence how we invest, operate, and engage across our portfolio, helping us create environments that support people, businesses, and the cities in which we work.

This report highlights our continued progress across environmental performance, social impact, and governance. Over the past several years, we have consistently advanced initiatives that improve building efficiency, reduce resource consumption, strengthen community partnerships, and promote transparency and accountability throughout our organization.

One of the most significant milestones this year was the establishment of our Net Zero greenhouse gas emissions goal by 2050, accompanied by an interim target to reduce emissions by 75% by 2040. This commitment reflects the meaningful progress we have already achieved and reinforces our belief that responsible environmental stewardship creates long-term value for our stakeholders.

IN THE PAST YEAR, WE:

- Established a Net Zero Scope 1 and Scope 2 greenhouse gas emissions target for 2050, with a 75% reduction target by 2040.
- Reduced absolute Scope 1 and Scope 2 greenhouse gas emissions by 6% year-over-year, a cumulative 51% reduction from our 2018 baseline.
- Expanded renewable energy usage and continued implementing energy efficiency measures across our portfolio.
- Advanced our commitment to Opportunity, Community, and Place through employee volunteerism, charitable investments, volunteerism and partnerships that strengthen the neighborhoods and communities we serve.
- Strengthened our climate risk management, governance practices, and commitment to transparent disclosure.

Our progress is made possible by the dedication of our employees, the collaboration of our partners, and the trust of our tenants, investors, and communities.

Thank you for taking the time to explore this report and learn more about how Brandywine continues to create positive impact through responsible growth, thoughtful investment, and long-term stewardship.



Best regards,

GERARD H. SWEENEY
President and Chief Executive Officer
Brandywine Realty Trust

The Company & Our Approach

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Company Overview

Brandywine Realty Trust, publicly traded as BDN on the NYSE, is a leading full-service, integrated real estate investment trust (REIT) with a premier portfolio of workplace, residential, and mixed-use properties across key U.S. markets.

At Brandywine, we own, develop, lease, and manage an urban, town center, and transit-oriented portfolio comprised of more than 120 properties spanning 20 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

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.

120
Properties*

1,008
Tenants*

20M
Square Feet*

$484M
2025 Revenue

$3.7B
Gross Asset Value

281
Employees

6
States

**Figures as of YE 2025 and include wholly and joint venture-owned and managed properties. Exclusions include land, properties under construction, and stand-alone parking lots.*

Materiality

Brandywine remains committed to advancing environmental, social, and governance (ESG) practices that are material to our business and responsive to the priorities of our stakeholders.

We conducted a materiality survey of investors, employees, tenants, board members, joint venture partners, and vendors to better understand the ESG topics of greatest relevance to our organization. The results of this assessment continue to inform our ESG strategy and guide our ongoing efforts in 2025-2026 across the following priority areas.

ENVIRONMENTAL COMPLIANCE

- Brandywine continues to monitor, manage, and report on initiatives that reduce greenhouse gas emissions, improve building performance, and enhance operational efficiency.

DIVERSITY, EQUITY, AND INCLUSION

- Brandywine remains focused on fostering an inclusive workplace through employee engagement programs and resource groups, including GROW, NextGEN, and Voices.

HEALTH AND SAFETY

- Brandywine seeks to promote healthy, safe, and comfortable building environments that support wellness, indoor air quality, and occupant safety.

EQUAL PAY

- The Compensation Committee oversees compensation programs to ensure competitive, equitable, and performance-based pay practices.

ETHICS, ANTICORRUPTION, AND WHISTLEBLOWER PROTECTION

- Brandywine maintains a Code of Business Conduct and Ethics that supports ethical behavior, regulatory compliance, and employee accountability.

LABOR PRACTICES

- Support fair labor practices, safe working conditions, equitable treatment, and competitive compensation across operations and the supply chain.

ENERGY

- Brandywine actively measures and monitors building performance and implements efficiency strategies that reduce costs, lower emissions, and support grid reliability through demand response initiatives.

EMPLOYEE TRAINING AND DEVELOPMENT

- Provide training and professional development opportunities that encourage growth, strengthen capabilities, and support career advancement.

HUMAN RIGHTS

- Uphold dignity, respect, and fair treatment through responsible business practices and workplace standards.

CYBERSECURITY

- Require cybersecurity training and strengthen data protection efforts in alignment with evolving industry best practices.

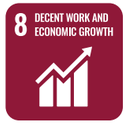
*Our other identified areas of focus include:

VERY IMPORTANT - Waste Reduction, Water, Employee Engagement, Satisfaction, & Well-being, Transportation Accessibility, Transparent Disclosure, Community Impact & Engagement, 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: Continued Water reductions against a 2018 baseline • **Current status: 36% 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: Ongoing energy reductions in pursuit of Net Zero emissions target against our 2018 baseline • **Current Status: 36% 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: 69% waste diversion rate**
	305 EMISSIONS	• Goal: Net Zero target for Scope 1 & 2 with an interim target of 75% by 2040 • **Current status: 47.79% intensity reduction; 51% absolute reduction** • In late 2025 Brandywine set a Net Zero Scope 1 & 2 emissions by 2050 goal with an interim target of a 75% reduction by 2040. • Completing annual climate risk assessments on 100% of our portfolio • 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 • Added on-site farms in support of Urban Agriculture at a number of our suburban PA locations, incorporating harvest tables on a bi-weekly basis

	204 PROCUREMENT PRACTICES	• **Giving back through Brandywine's Schuylkill Yards Project, which includes a $9.3M 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

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Energy & Efficiency

GREENHOUSE GAS (GHG) EMISSIONS

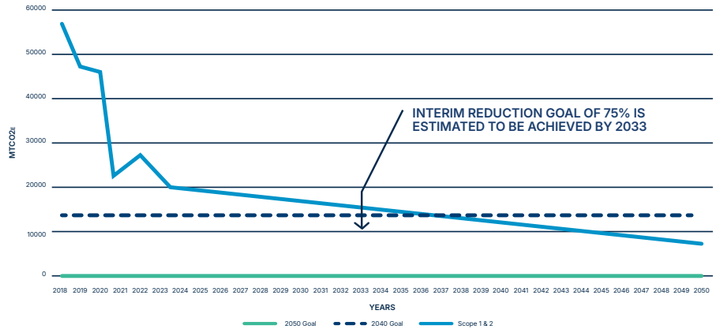
Given the success of our energy efficiency programs, At year-end 2025 Brandywine Realty Trust joined ULI Greenprint and committed to a net zero by 2050 goal along with a 75% reduction of our Scope 1 & 2 GHG output for our wholly owned assets.

Objective	Progress
Net Zero GHG for Scope 1 & 2 wholly owned assets by 2050 and a mid-term goal of a 75% reduction of our Scope 1 & 2 GHG by 2040.	As of year end 2025, we have achieved a 51% decrease over Baseline

NET ZERO BY 2050

- 5% annual Scope 2 reductions
- By 2050, offsets cover any remaining Scope 2 emissions as well as Scope 1

2026 Portfolio (Year-to-Date) Projections



2025 Wholly Owned Performance



1.93%
Decrease in energy use intensity over prior year

~100%
Of our portfolio has completed energy audits, self-audit treasure hunts or technical assessments in CY 2025

282
Efficiency measures enacted in 2025 focused on reducing energy and water use, increasing waste diversion, and lowering our environmental impact.

699
Efficiency measures have been implemented since 2020

51%
Of Brandywine's portfolio is covered by renewable energy

182 GWh
Of renewable energy purchased in 2025

Climate Resilience

GOVERNANCE

Brandywine's climate risk analysis is led by the Senior Vice President of Operations and Sustainability on behalf of company management, with support from internal leadership and external sustainability advisors. Material climate-related risks and opportunities are reviewed regularly and reported at least annually to the Board of Trustees Audit Committee, which serves as the company's climate risk oversight body.

STRATEGY & RISK MANAGEMENT

As a REIT, Brandywine's real estate portfolio is exposed to both physical Climate risks, including storms, heat stress, flooding, and drought, as well as Transition risks, including evolving regulatory, market, insurance, and financial considerations. Brandywine evaluates climate-related risks across its portfolio and incorporates mitigation strategies into acquisition due diligence, capital planning, building operations, emergency preparedness, and long-term sustainability planning.

PHYSICAL RISK:

- Integrate climate risk into acquisition due diligence.
- Assess property risks through surveys, reports, and insurance reviews.
- Monitor portfolio climate risks annually using RiskFootprint™.
  - Less than 5% of the portfolio has a climate risk score above a 3/10.

TRANSITIONAL RISK:

- Track regulatory risks related to energy, building performance, and emissions.
- Review climate regulations annually and incorporate requirements into operations.
- Improve efficiency to reduce Scope 1 and 2 emissions and support compliance.
- Prepare properties for evolving market, investor, and disclosure expectations.
- Strengthen resilience through emergency planning, capital investment and overall preparedness.
- Support ULI Greenprint goals and net zero emissions by 2050.

METRICS & TARGETS

- Track Scope 1 and 2 emissions to guide sustainability investments.
- Exceeded the 15% reduction target ahead of the 2025 deadline.
- Target net zero emissions of Scope 1 & 2 for all wholly owned assets by 2050 and a 75% GHG reduction by 2040.
- Report progress annually through ESG and GRESB disclosures.

CLIMATE RISK STATEMENT

In December 2025, Brandywine Realty Trust issued a climate risk statement outlining how the company actively evaluates climate-related risks and opportunities across its portfolio and implements strategies to mitigate risk and identify opportunities. These policies and the scenarios there in are reviewed annually to ensure continued relevance.

Brandywine continues to align its climate-related disclosures with the Task Force on Climate-related Financial Disclosures (TCFD) framework, which remains a widely recognized foundation for climate risk reporting and has been incorporated into the International Sustainability Standards Board's IFRS S1 and IFRS S2 Sustainability Disclosure Standards. As part of our 2026 ESG reporting process, we are evaluating opportunities to further align with the ISSB framework while continuing to maintain TCFD and SASB indices to support transparency, comparability, and stakeholder confidence. The climate risk statement is available for download at brandywinerealtytrust.com.

GREEN BUILDING CERTIFICATIONS

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

WELL CORE BRONZE 2015	GBAC STAR FACILITY	fitwel
4.2M SQ. FT.	**2.6M** SQ. FT.	**7.2M** SQ. FT
LEED	ENERGY STAR	BOMA 360 PERFORMANCE PROGRAM
5.7M SQ. FT.	**3M** SQ. FT.	**3.7M** SQ. FT.
Verified Healthy Building for Indoor Air	Austin Energy	NextGen CERTIFIED BUILDING | 2025
8.1M SQ. FT.	**994K** SQ. FT.	**3.4M** SQ. FT.

ENERGY

Our Energy Efficiency programs have enabled us to surpass our energy intensity goals from our 2018 baseline numbers well in advance of our prior deadline.

Objective	Progress
Installing additional on-site solar and purchasing renewable energy where feasible	36% decrease in Absolute Energy consumption from baseline 2018

WATER

Our high-efficiency, low-flow water initiatives and maintenance programs drove a reduction from baseline -36% in water intensity usage compared to a 2018 baseline. 128 Water Efficiency technical assessments performed over the last 3 years. 100% requirement for low-flow fixtures in all new construction and renovation.

Objective	Progress
15% reduction in water intensity from baseline	36% from baseline in 2025

ELECTRIC VEHICLE (EV) CHARGING STATIONS

Year over year, Brandywine continues to expand our EV charging access across our portfolio, reinforcing our commitment to lower-carbon transportation, tenant convenience, and future-ready building amenities. By working with the nation's top EV charging firms, we intentionally seek to play a role in Scope 3 GHG emissions-reduction efforts by supporting cleaner commuting and transportation choices.

PORTFOLIO-WIDE EV INFRASTRUCTURE

57%

Of Our Wholly Owned Portfolio have EV Chargers

166

EV Charging Ports Installed

GOAL

100%

Of Properties with Surface Lots Equipped with EV Chargers in 2028



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Community Engagement & Impact

VOLUNTEERISM AT BRANDYWINE

Brandywine encourages all employees to engage in their communities by volunteering their time and service to charitable non-profit organizations. We recognize that participating in community service enriches the lives of our employees, while also giving back to the communities in which we live and work. Brandywine's Volunteer Time-Off (VTO) program supports employee's philanthropic efforts by allowing the use of three days of paid time off without having to use vacation or personal time. Last year, employees dedicated 2,406 hours to volunteering.

INITIATIVES THAT INSPIRE

Voices Affinity Group Volunteers at Drexel Autism Institute

Brandywine Voices, the company's employee resource group dedicated to supporting individuals with disabilities and their allies, partnered with the A.J. Drexel Autism Institute to make a meaningful impact through both fundraising and volunteer service. The A.J. Drexel Autism Institute is a nationally recognized research organization focused on advancing understanding of autism and promoting inclusion, well-being, and opportunities for autistic individuals across the lifespan. Through this partnership, Voices raised funds to support upgrades for the institute and then helped bring those improvements to life through hands-on volunteer efforts, including assembling furniture. This collaboration reflects Brandywine's commitment to fostering inclusion, supporting meaningful community partnerships, and creating positive change for organizations that enhance the lives of individuals and families affected by autism.



CORPORATE GIVING

At Brandywine Realty Trust, our charitable giving reflects our purpose to shape cities where people thrive. Through strategic investments in Opportunity, Community, and Place, we support organizations that expand access to education and economic mobility, strengthen community well-being, and create vibrant environments where people live, work, gather, and connect. Below is a snapshot of example organizations that receive investment from Brandywine.

OPPORTUNITY - Advancing education, workforce readiness, leadership development, and economic mobility.

We support organizations that help individuals learn, grow, lead, and succeed through educational access, workforce development, scholarships, mentoring, and professional advancement.

- Steamfitters Local 420
- Life Sciences Pennsylvania
- Forum of Executive Women
- Drexel University & New Jersey Institute of Technology
- Children's Scholarship Fund Philadelphia
- Saint Joseph's University

COMMUNITY - Supporting health, housing, essential services, and community well-being.

We invest in organizations that improve quality of life, address critical needs, strengthen neighborhoods, and create opportunities for communities to thrive.

- Believe in Students
- Ryan's Case for Smiles
- American Lung Association
- Habitat for Humanity Philadelphia
- Special Olympics Pennsylvania
- American Red Cross
- Ronald McDonald House

PLACE - Investing in vibrant neighborhoods, culture, civic life, environmental stewardship, and placemaking.

We recognize the important role that great places play in shaping quality of life. We support organizations that enrich the public realm, preserve cultural assets, steward the environment, and strengthen civic engagement.

- William H Gray Memorial Foundation
- Opportunity Austin
- Committee of Seventy
- The Chamber of Commerce for Greater Philadelphia
- WHYY
- Schuylkill River Development Corporation



Philadelphia Special Olympics, Philadelphia, PA

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

$4,960,000 Contributed Since 2018

The Community Fund supplies a **$9.3 million** grant over fifteen 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:

- **Education Grants -** Mantua Civic Association, Mt. Vernon Manor, Peoples Emergency Center, and Powelton Village Association collectively through the Mantua Powelton Alliance awarded 30 education grants to West Philadelphia schools in 2025, including Morton McMichael School serving Pre-K through 8th grade.
- **Expansion of Community Space -** A contribution was made to Transfiguration Baptist Church's CDC to renovate space within their existing building to accommodate larger community meetings and events.
- **Free Will Preparation -** Community Legal Services has been hired to provide free will preparation services.
- **Housing Loss Prevention Program -** An additional $100,000 is being deployed by Mount Vernon Manor and HopePHL to support residents of Mantua and Powelton to remain in their homes by helping cover outstanding rent, utility bills, and mortgages.
- **Healthy Housing Program** - Money from the Community Fund supported Habitat for Humanity completing renovations on another eight homes, placing eight new households with incomes between 30-80% AMI.
- **Affordable Housing** - Pre-development expenses were awarded to further planning processes for a variety of housing projects in partnership with LISC.
- **Neighborhood Leadership Cohort** - The Mantua Powelton Alliance is working with the City of Philadelphia and Race Forward to engage residents of all ages in leadership development and civic engagement, hosting a Youth Summit to get feedback from individuals 12-20 years old on Mount Vernon Manor's latest neighborhood plan, in addition to the West Philly Future Fest hosted in August 2026, promoting financial literacy, housing security programs, and discussing topics of neighborhood development with the community.

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.

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

Workforce Overview

EMPLOYEE GENDER DIVERSITY

- Male
- Female



Total Workforce

- **65%** 182 Male
- **35%** 96 Female

Managers

- **71%** 67 Male
- **29%** 28 Female

Non-Managers

- **63%** 153 Male
- **37%** 94 Female

BOARD OF DIRECTORS



- **5** Male
- **2** Female

EMPLOYEE RACIAL & ETHNIC DISTRIBUTION



All Employees

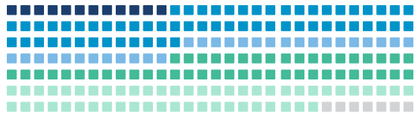
- **74%** White
- **9%** Hispanic or Latino
- **13%** Black or African American
- **2%** Asian
- **2%** Two or More Races



Board of Directors

- **4** Caucasian
- **2** Black or African American
- **1** Asian

EMPLOYEE AGE DISTRIBUTION



- **12%** Over 65
- **29%** Between 55-64
- **16%** Between 45-54
- **24%** Between 35-44
- **18%** Between 25-34
- **1%** Between 18-24

VOLUNTARY TURNOVER IN 2025

10.5%

*Employee and Board of Directors demographics are as of 12/31/25.

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

- **1,250** Training and development hours
- **175** Employees in ESG-specific training
- **8** Internal promotions
- Each year, Brandywine employees have the opportunity to participate in our Mentorship Program, which connects mentors and mentees from different departments.

EMPLOYEE RESOURCE GROUPS

- GROW's mission is to collaborate, inspire, and empower our women to develop their talents and abilities
- NextGEN's mission is to empower the next generation of Brandywine Realty Trust's leaders
- Voices' mission is to cultivate a diverse and inclusive culture

INITIATIVES THAT INSPIRE

Texas Relief

In support of our Austin neighbors impacted by the Texas floods, employees donated more than $8,000 to the Community Foundation of the Texas Hill Country. Combined with our matching program, we contributed $58,287 to help Kerr County recover.



EMPLOYEE HEALTH & SAFETY

Across Brandywine offices we have:

0

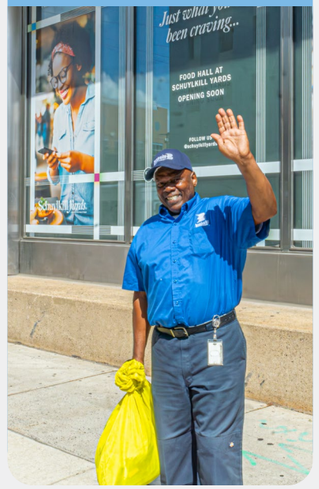
Lost Day Incident Rate

100%

of employees covered by physical and/or mental health checks

100%

of employees covered by workstation/workplace checks



Tenant Engagement & Satisfaction

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 Lease 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 2025, Brandywine has engaged over 52 new tenants and has achieved an average satisfaction rating of 4.85 on a 5-point scale. We remain focused on the real-time feedback we have from tenants during ongoing discussions about our properties. Through continual monitoring of our tenants Customer Service Experience and the impact that we, as an organization, have on all those whom we serve. Surveys are sent out immediately after interactions to gain a better understanding of the perception of our service provision, work order time to complete and overall service provision throughout our portfolio.

A PARTNERSHIP THAT INSPIRES

Harvest Garden

At Radnor Corporate Center, Brandywine provided a tenant with a small private garden area exclusive to their employees. This became an opportunity to transform it into a tenant amenity for the whole campus. Brandywine partnered with Up Top Acres to expand, and their expertise on regional herbs and vegetables elevated the concept.

Brandywine now hosts regular Harvest Garden events, where tenants receive fresh produce harvested right on site paired with recipes from the farmers. The program has been such a success it is expanding to other Brandywine office locations, allowing even more tenants to enjoy the benefits of locally grown produce.

An added bonus is that a portion of each harvest is donated to a local food bank, helping us extend the impact beyond our workplaces and into the community.



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.

4.2M
Certified Square Feet

2.6M
Certified Square Feet

7.2M
Certified Square Feet

8.1M
Certified Square Feet

5.3M
Certified Square Feet

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 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, Schuykill 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.

UPTOWN

Brandywine's master plan includes an estimated $61.7 million dedicated to public realm and park improvements, with $745,000 invested directly into **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.

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



Governance

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22 Governance Structure

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



TERRI HERUBIN
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



SHAWN NEUMAN
Senior Vice President, General Counsel & Secretary



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

Governance Structure

GOVERNING STRUCTURE

Brandywine's governance structure provides effective oversight, accountability, and subject-matter expertise to support ethical, responsible, and resilient business practices.

The following stakeholders are accountable for advancing our ESG strategy, performance, and reporting:

- Our Senior Vice President of Operations and Sustainability and our General Counsel oversee ESG strategy, including related goals, risks, opportunities, and reporting priorities. The General Counsel also oversees compliance with the Company's Code of Conduct, including anti-bribery and anti-corruption policies.
- Our Chief Executive Officer serves as the organization's ultimate decision-maker and receives monthly updates from the Senior Vice President 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. In addition:
  - Our Audit Committee focuses on ESG-related disclosures
  - The Compensation Committee focuses on Say-on-Pay matters

STAKEHOLDER ENGAGEMENT

Brandywine maintains proactive, timely communication with key stakeholder groups to share updates on our ESG priorities, business performance, and progress against strategic objectives.

SHAREHOLDERS

We provide quarterly and annual updates to shareholders that include relevant financial information, business developments, and ESG progress. Our shareholders benefit from the following governance practices:

- Proxy access provisions in our Bylaws.
- No poison pill.
- The right to call a special meeting.
- A 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 and the Maryland Business Combination Act.

EMPLOYEES

- We foster a respectful, collaborative, and inclusive workplace culture by providing employees with training, development opportunities, and the resources needed to deliver high-quality spaces and service experiences for our tenants and residents. Read more on page 17.

TENANTS

- Tenants are surveyed during move-in to gather candid feedback on the logistics of their move and identify opportunities to improve the tenant experience. Read more on page 18.



Appendix

24 Appendix

28 Disclosures

Appendix

Data reported is not reflective of current standings. Data reported is as of December 31, 2025 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 (ft²) (C)	Maximum Floor Area (ft²)	Total Energy Consumed (kWh) (C)	Energy Use Intensity (kWh/ft²)	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	-12.40%	-12.40%
2020	448,998,003	-14%	-22%	32%	97%	25,081,476	25,866,577	448,699,703	17.9	-14.90%	-25.50%
2021	423,723,532	-6%	-26%	65%	93%	24,208,777	25,963,591	415,455,935	17.2	-4.10%	-28.50%
2022	420,920,920	-1%	-27%	45%	100%	24,978,187	25,038,284	416,708,258	16.7	-2.78%	-30.49%
2023	397,835,725	-5%	-31%	43%	93%	25,468,194	27,369,763	396,483,099	15.6	-6.68%	-35.13%
2024	397,656,890	-0.04%	-31%	46%	100%	23,521,579	23,583,532	368,130,819	15.7	0.53%	-34.79%
2025	364,539,181	-8.33%	-36%	51%	100%	23,163,347	23,208,055	355,515,823	15.3	-1.93%	-36.05%

GREENHOUSE GAS EMISSIONS

ABSOLUTE						INTENSITY					
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	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
2018	184,978	7,157	177,821	N/A	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%	-8%	96%	24,724,693	25,868,091	169,754	0.0069	-11.30%	-11.30%
2020	147,557	6,150	141,407	-13%	-20%	97%	25,081,476	25,866,557	147,491	0.0059	-14.40%	-24.00%
2021	138,231	7,200	131,030	-6%	-25%	93%	24,208,777	25,963,591	135,516	0.0056	-4.80%	-27.70%
2022	120,486	7,086	113,400	-13%	-35%	100%	23,808,862	23,853,570	119,285	0.005010106	-10.53%	-34.93%
2023	103,483	6,303	97,180	-25%	-44%	94%	23,607,551	24,989,228	103,012	0.00436	-12.91%	-43.33%
2024	95,216	8,220	86,995	-8%	-49%	100%	22,108,632	22,108,632	87,213	0.00394	-9.60%	-48.77%
2025	89,754	8,195	81,559	-6%	-51%	100%	21,482,687	21,482,687	86,858	0.00404	2.49%	-47.49%

WATER CONSUMPTION

ABSOLUTE

Year	Total Water Consumed (m^3) (A)	Change over PY	Change over Baseline	Total Energy Consumption Data Coverage as a % of Floor Area	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	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	1,430,475	9%	9%	90%	23,296,951	25,868,091	1,421,231	0.061	8.00%	0%	5%
2020	1,039,911	-27%	-21%	93%	23,992,683	25,866,557	1,037,982	0.043	-26.97%	-27%	-26%
2021	951,076	-9%	-28%	90%	23,316,642	25,963,591	947,842	0.041	-8.68%	-33%	-29%
2022	1,018,352	7%	-23%	99%	24,865,249	25,038,284	1,013,044	0.041	6.88%	-29%	-30%
2023	928,139	-2%	-30%	92%	24,659,686	26,773,444	928,139	0.03764	-8.38%	-35%	-35%
2024	1,022,130	10%	-22%	98%	23,191,281	23,686,828	906,170	0.03907	-2.37%	-36%	-33%
2025	898,082	-12%	-32%	97%	22,512,448	23,114,527	876,290	0.03892	-3.30%	-36%	

PORTFOLIO DATA GREEN BUILDING CERTIFICATION

SQUARE FOOTAGE BY CERTIFICATION (WHOLLY OWNED)		SQUARE FOOTAGE BY CERTIFICATION (JOINT VENTURE)	
	Square Footage by Certification		Square Footage by Certification
Total Certified Square Footage	**11.1M**	**Total Certified Square Footage**	**4.3M**
Austin Energy Green Building	232K	Austin Energy Green Building	762K
BOMA 360	2.7M	BOMA 360	932K
ENERGY STAR Certification	2.7M	ENERGY STAR Certification	250K
ENERGY STAR NextGen Certification	2.5M	ENERGY STAR NextGen Certification	932K
FITWEL	4.3M	Fitwel	2.9M
LEED	2.9M	LEED	2.8M
UL Verified Healthy Building for Indoor Air	6M	UL Verified Healthy Building for Indoor Air	1.9M
WELL	4.1M		

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

Disclosures

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GOVERNANCE	
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STRATEGY	
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Organizational process for managing climate-related risks	10
METRICS AND TARGETS	
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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 = 99.42% Office: Corporate: Mid-Rise Office = 99.26% 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, (2) Percentage of Energy that is grid purchased electricity by property subsector, (3) Percentage of Energy from Renewable Sources by property subsector	Gigajoules (GJ), Percentage (%)	(1) Industrial: Distribution Warehouse: Non-Refrigerated Warehouse = 981.62 Mixed use: Office/Residential = 29,721.73 Mixed use: Office/Retail = 515.49 Office: Corporate: High-Rise Office = 500,140.13 Office: Corporate: Low-Rise Office = 405,238.31 Office: Corporate: Mid-Rise Office = 320,155.25 Residential: Multi-Family: High-Rise Multi-Family = 17,486.51 Retail: High Street = 899.89 Technology/Science: Laboratory/Life Sciences = 37,201.07 (2) Industrial: Distribution Warehouse: Non-Refrigerated Warehouse = 65% Mixed use: Office/Residential = 58% Mixed use: Office/Retail = 100% Office: Corporate: High-Rise Office = 89% Office: Corporate: Low-Rise Office = 88% Office: Corporate: Mid-Rise Office = 87% Residential: Multi-Family: High-Rise Multi-Family = 86% Retail: High Street = 90% Technology/Science: Laboratory/Life Sciences = 62% (3) Industrial: Distribution Warehouse: Non-Refrigerated Warehouse = 0% Mixed use: Office/Residential = 0% Mixed use: Office/Retail = 0% Office: Corporate: High-Rise Office = 73% Office: Corporate: Low-Rise Office = 42% Office: Corporate: Mid-Rise Office = 39% Residential: Multi-Family: High-Rise Multi-Family = 54% Retail: High Street = 0% Technology/Science: Laboratory/Life Sciences = 0%	IF-RE-130a.2

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 = 9% Mixed use: Office/Residential = No like-for-like data Mixed use: Office/Retail = -26% Office: Corporate: High-Rise Office = -5% Office: Corporate: Low-Rise Office = -1% Office: Corporate: Mid-Rise Office = 3% Residential: Multi-Family: High-Rise Multi-Family = -3% Retail: High Street = -67% Technology/Science: Laboratory/Life Sciences = 5%	IF-RE-130a.3

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-to-day operations of all buildings. High-efficiency technologies are evaluated and integrated where practical. Examples including, 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
(1) Percentage of eligible portfolio that has an energy rating (2) is certified to ENERGY STAR, by property subsector	Percentage (%) by floor area	(1) 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 = 100% Office: Corporate: Mid-Rise Office = 100% Residential: Multi-Family: High-Rise Multi-Family = 100% Retail: High Street = 100% Technology/Science: Laboratory/Life Sciences = 43% Technology/Science: Other = 100% (2) Industrial: Distribution Warehouse: Non-Refrigerated Warehouse = 0% Mixed use: Office/Residential = 0% Mixed use: Office/Retail = 0% Office: Corporate: High-Rise Office = 29% Office: Corporate: Low-Rise Office = 50% Office: Corporate: Mid-Rise Office = 37% Residential: Multi-Family: High-Rise Multi-Family = 42% Retail: High Street = 0% Technology/Science: Laboratory/Life Sciences = 0% Technology/Science: Other = 0%	IF-RE-130a.4
WATER MANAGEMENT			
(1) Water withdrawl data coverage as a percentage of total floor area (2) Percentage of total floor area in regions with High or Extremely High Baseline Water Stress	Percentage (%)	(1) 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% Office: Corporate: Mid-Rise Office = 98% Residential: Multi-Family: High-Rise Multi-Family = 100% Retail: High Street = 100% Technology/Science: Laboratory/Life Sciences = 43% (2) Industrial: Distribution Warehouse: 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 = 7% Office: Corporate: Mid-Rise Office = 7% Residential: Multi-Family: High-Rise Multi-Family = 0% Retail: High Street = 0% Technology/Science: Laboratory/Life Sciences = 0%	IF-RE-140a.1

SASB DISCLOSURES	UNITS	TOTAL	CODE
WATER MANAGEMENT			
(1) Total water withdrawn by portfolio are with data coverage (2) Percentage of water withdrawn in regions with high or extremely high baseline water stress	Percentage (%)	(1) Industrial: Distribution Warehouse: Non-Refrigerated Warehouse = 93.53 Mixed use: Office/Residential = 33,821.78 Mixed us: Office/Retail = 244.12 Office: Corporate: High-Rise Office = 335,443.60 Office: Corporate: Low-Rise Office = 218,710.16 Office: Corporate: Mid-Rise Office = 243,043.38 Residential: Multi-Family: High-Rise Multi-Family = 58,785.90 Retail: High Street = 331.90 Technology/Science: Laboratory/Life Sciences = 7,607.59 (2) Industrial: Distribution Warehouse: 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 = 12% Office: Corporate: Mid-Rise Office = 10% Residential: Multi-Family: High-Rise Multi-Family = 0% Retail: High Street = 0% Technology/Science: Laboratory/Life Sciences = 0%	IF-RE-140a.2
Like-for-like Percentage Change in water withdrawn for portfolio area with data coverage	Percentage (%)	Industrial: Distribution Warehouse: Non-Refrigerated Warehouse = 8158% Mixed use: Office/Retail = -45% Office: Corporate: High-Rise Office = 7% Office: Corporate: Low-Rise Office = -15% Office: Corporate: Mid-Rise Office = 1% Residential: Multi-Familty: High-Rise Multi-Family = -5% Retail: High Street = -2% Technology/Science: Laboratory/Life Sciences = 10%	IF-RE-140a.3

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	Square feet (ft^2)	(1) Mixed use: Office/Retail = 244.12 Office: Corporate: High-Rise Office = 3335,443.60 Office: Corporate: Low-Rise Office = 218,710.16 Office: Corporate: Mid-Rise Office = 243,043.38 Technology/Science: Laboratory/Life Sciences = 7,607.59 (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 (ft^2)	(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 RiskFootprint™ 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

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2-29	Approach to stakeholder engagement	5, 14, 16, 17, 18, 22
2-30	Collective bargaining agreements	Not applicable

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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

ISOS Group
a division of environ

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 to be reported in its 2026 GRESB Real Estate Assessment and CSR Report ["Reported Information"], covering the period beginning January 1, 2025 and ending December 31, 2025 ("CY25").

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 to be reported in its 2026 GRESB Real Estate Assessment and CSR Report and, therefore, no conclusion on information outside of this scope of work is expressed.

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 twenty-seven (127) of the Client's operational properties.
GHG Emissions Consolidation Approach	The GHG emissions boundary followed the operational control methodology specified in the GHG Protocol.

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 confidence 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.

Methodology and Criteria

The assurance procedures undertaken were to determine the strength of the systems in place and the quality and reliability of the Reported Information. ISOS Group:

- Engaged a sample of individuals responsible for performance measurement,
- Evaluated the organization's sustainability data management and governance systems and adherence to AA1000 AccountAbility Principles, and
- Validated alignment to standard reporting protocols to ensure accurate claims to the methodology and approach used.
- To verify quantitative claims, both at the aggregate level and on a sample basis, and test accuracy, consistency, completeness, and reliability, ISOS Group:
  1. Conducted a portfolio assessment analyzing performance results to uncover any errors, misstatements, gaps, or performance anomalies,
  2. Selected a group of properties for detailed testing and analysis, including cross-reference to source data to uncover variances and address any exclusions and other limitations, and
  3. Brought all findings to the Client's attention to address and confirmed resolution of any material misstatements.

Limitations and Exclusions

The following limitations and exclusions regarding the Reported Information were observed during the engagement. It was determined that these do not materially impact the performance criteria or assurance conclusion.

- 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.
- Some scope 1 GHG emission sources (i.e., refrigerant releases, mobile combustion sources, emergency generators) have been excluded from this review, in alignment with the guidelines for the 2026 GRESB Real Estate Assessment.
- 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.

Findings and Conclusions

Based on the process and procedures conducted regarding the quality and reliability of the Reported Information, 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.

Findings and conclusions concerning adherence to the AA1000 AccountAbility Principles include:

Inclusivity	Brandywine prioritizes engagement with board members, employees, and tenants, using surveys and regular tenant-property manager touchpoints to gather feedback. Input is reviewed with the CEO as needed and may be elevated to the Board. Engagement outcomes are communicated through the CSR, social media, employee communications, and Form 10-K.
Materiality	Brandywine identifies material topics through stakeholder ranking, prioritizing topics common across groups as most important. Results and updates are disclosed in the annual CSR, and topics are reviewed regularly to confirm continued relevance.
Responsiveness	Brandywine assigns material topic ownership to relevant departments and integrates responses into day-to-day work and strategy. Performance is reported annually in the CSR, with feedback gathered through surveys and informal engagement.
Impact	Brandywine discloses impacts, progress, and relevant performance metrics in its annual CSR. Survey and engagement findings are used to inform teams and guide actions aligned with stakeholder needs.

Restriction of use

This assurance report is provided exclusively to the Client under the terms of our engagement, including agreed disclosure arrangements, and may only be reproduced in its entirety. Our work is intended solely to address the matters outlined in this moderate assurance report and is not intended for any other purpose. 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 the provision of external assurance services. 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. The assurance team has extensive experience in conducting assurance engagements over sustainability-related information, systems and processes.

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.

Signed on behalf of ISOS Group: San Diego, California – USA, June 10, 2026.

Brian Noveck
VP Sustainability Services, PCSAP

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Brandywine Realty Trust (NYSE: BDN) one the largest, publicly traded, full-service, integrated real estate companies in the United States, with a core focus in the Philadelphia, PA, 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 high honor in the commercial real estate industry.





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