



BRANDYWINE REALTY TRUST COVID-19 RESPONSE AND RETURN TO THE WORKPLACE

#BDNSTRONG

QUALITY - INNOVATION - INTEGRITY - COMMUNITY



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Brandywine Realty Trust

COVID-19 & The Power Of Our Platform



Brandywine Realty Trust remains strong both financially and operationally, through a resilient platform powered by people, relationships, and a commitment to the highest standard of excellence.

During this unprecedented time, our team has risen to the occasion, not only enduring and adapting, but also, taking swift action to deepen relationships, seize opportunities, and forge an even stronger future for the company. Above all else, the safety and wellbeing of our employees and tenants remains our top priority.

Response to COVID-19

COVID-19 Brandywine Response: Durability, Compassion and Courage



We are all facing an unprecedented global health crisis, with economic implications that continue to evolve daily. As new challenges arise, Brandywine is rising to the occasion, with a swift response prioritizing long-term health and safety, and proactive plans for a seamless “return to work”—all reflecting our core values of integrity, quality, community and innovation.

Integrity

- Brandywine took early action to deploy a COVID-19 Response Team to implement a variety of measures to increase the safety and security of our employees and tenants.
- We kept 100% of our employees and in-house third party vendors fully employed.
- We continue with proactive, open communication to our stakeholders.

Quality

- Embracing Brandywine’s “can-do” culture of resiliency, 100% of our properties remained fully open and operable, with our essential employees reporting on-site daily to perform maintenance and increased cleanings, serve essential tenants, and diligently prepare for full tenant bases to return.
- We are in constant communication with our tenants through both our COVID-19 response team and property teams keeping them fully advised of the strength of their buildings’ operational and safety standing.

Community

- With a laser focus on the long-term vitality and vibrancy of our communities, we provided \$350,000 to The Enterprise Center to launch the Grow Philadelphia Small Business COVID-19 Resilience Fund to support small and minority-owned construction and construction-related businesses.
- We launched a companywide “Brandywine COVID-19 Fund” where our employees have individually contributed more than \$50,000 with company match. Monies will be distributed to individual and company groups who operate within the Brandywine family and have been impacted by the crisis.

Response to COVID-19

COVID-19 Brandywine Response: Durability, Compassion and Courage



Innovation

- We have identified and are implementing new health and safety protocol, and seeking strategic opportunities to further strengthen our competitive differentiators.
- We are in constant communication with our tenants through both our COVID-19 response team and property teams keeping them fully advised of the strength of their building operational and safety standing.
- **When tenants return to work, they will experience the standard of excellence Brandywine has built its reputation on:**



We made immediate building operation upgrades including transitioning all HVAC systems to MERV-level air filters capable of trapping air particulates, including bacteria and viruses down to 0.3–1.0 micron particle size.



We're introducing B.WELL by Brandywine Realty Trust—an exclusive virtual wellness app offering daily live classes and a library of pre-recorded classes to support tenants' physical, mental, and emotional wellness.



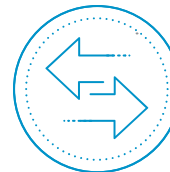
Brandywine has increased each building's fresh air intake to 100%, as indoor and outdoor conditions permit in accordance with ASHRAE and exceeding CDC standards.



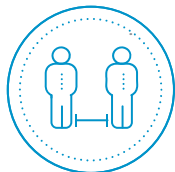
We are implementing ample wayfinding, security signage, elevator, restroom, and hallway health & safety best practices to make employees feel comfortable about their safe return to the office.



We have curated a variety of "welcome back" tenant appreciation offerings like complementary retail items, safety-related products and more to help strengthen relationships, build community within our spaces, and support our retailers.



65% of our portfolio has manned security stations, with guards providing quality control for enhanced safety protocol, with the remaining secured by key card access. These security measures are coupled with social distancing floor markers directing entry traffic and distancing to elevator banks.



We have updated safety and protective equipment, with 30,000 masks being delivered to various properties across portfolio.

Response to COVID-19

COVID-19 Brandywine Response: Durability, Compassion and Courage



Tenants can expect a safe and secure Return to Work experience, guided by thoughtful signage enhancements throughout our portfolio.



Welcome Signage



Directional Signage



Directional Floor Decals



Social Distancing Floor Markers



Social Distancing Reminders



Restroom & Amenity Area Reminders



PPE Reminders

Response to COVID-19

Protect & Deliver - We took early action to protect our people and deliver on our business promise



Our Employees

- Enforced health & safety protocol early on, including travel and event restrictions
- Enacted a work-from-home protocol for non-essential team members, with state-of-the-art technology to keep them connected, engaged and productive
- Rolled out new tools & resources for employee health and safety, including an employee assistance program, Coronavirus health & safety learning modules, and free access to a virtual personal trainer
- No COVID cases among our employee base



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Our Customers & Partners

- As owners and operators of more than 24.1 million SF of space, we understand our responsibility to provide the highest standard of customer service during this crisis
- Our buildings remain open and secure
- Our properties are staffed with essential personnel in property management, engineering, security and janitorial services, all strictly adhering to guidance from the Centers for Disease Control and Prevention
- Beginning late February, we implemented a variety of health & safety measures, including increasing the frequency of disinfection and limiting non-essential building visitors
- We remain focused on operational safety and efficiency, and are executing business continuity plans specific to each asset

Our Investors & Stakeholders

- Set-up cross-functional COVID-19 response team for monitoring health & government updates, operational response and communications
- Established an additional executive nerve center to coordinate liquidity forecasting, strategy and operations
- Cross-trained personnel to perform essential functions, and secured a variety of third party vendors and contractors so buildings can operate at full capacity in the event of absenteeism
- Proactively ensured ample inventory of critical supplies for maintenance, cleaning and disinfecting
- Worked with the vendor community, who has been reliable, transparent and able to meet our needs
- Continuing with business and building operations, while adhering to guidelines outlined by the CDC and local and state governments

Response to COVID-19

Proactive Approach - We not only quickly adapted to the new normal, but also, are capitalizing on new ways to strengthen and differentiate as we prepare for reopening



Tenant Satisfaction

- Prepare to welcome back our tenant base with new health & safety enhancements
 - Hospital grade disinfection through VIREX cleaning products or similar
 - Staggered entry and exit systems and directional protocol for social distancing
 - Upgraded safety and protective equipment for essential personnel
 - Hand sanitizing stations at all entry points and common area elevator banks
 - Visitor check-in regulations and package control measures
 - Updated occupancy guidelines for amenity and conference facilities
- Continue to provide tenant experience reflective of our reputation for excellence
 - Proactively surveying tenants regarding workplace safety concerns and other business challenges
 - Providing tenant outreach and problem-solving, along with business solution resources
 - Continue to distribute communications detailing our response to COVID-19 related updates
 - Partnering with our retail tenants to help get businesses back up and running

