JOIN CAMDEN’S RENAISSANCE

Building on the momentum of growth in the City, Campbell Soup Company’s storied success, innovative public policy and the pending headquarters relocation of Subaru of North America, is a visionary, mixed-use campus—KNIGHTS CROSSING.

BrandywineRealtyTrust—a past recipient of the prestigious NAIOP Developer of the Year award—leads the development of KNIGHTS CROSSING. Our proven history, with over $2.47 billion in successful development to date, is the result of a team committed to extraordinary development standards, continual collaboration and seamless on-time execution. Now, at Knights Crossing, we look to create a progressive and thoughtful urban environment that epitomizes the best-in-class quality Brandywine is known to deliver.
CAMDEN, NEW JERSEY: A CITY ON THE RISE

Camden, New Jersey is in the midst of extraordinary change—with government, residents and businesses all contributing to better the city environment. Over $2 billion in recent public and private investments, plus substantial reforms and initiatives in policing, education, employment opportunities, and more, signify undeniable potential for Camden's advancement and success.
IN GOOD COMPANY

A wide range of companies, from long-standing institutions to growing firms, call Camden home. Incentives provided by several different programs including Grow New Jersey Assistance Program and Garden State Growth Zones have propelled the local economy, with over $1.65 billion being awarded to date. Looking to join Camden’s resurgence, the world-renowned car manufacturer, Subaru, chose to build its new North American headquarters at Knights Crossing—combining four separate facilities and bringing together 600 regional employees.

over $1.65 BILLION awarded to date

Subaru Headquarters: $117M
American Water: $164M  WebiMax: $6M
Kipp Cooper Norcross Academy: $60M
Lockheed Martin: $107M  Volunteers of America: $6.3M
ACTEGA North America: $40M  DioGenix: $7.5M
Chef’d: $19M  Joint Health Sciences Center: $50M
DuBell Lumber: $18M  76ers Practice Facility: $82M
Mastery Renaissance School: $40M  IPAK: $17.1M
Holtec International: $260M  PCM: $3.9M
Cooper University Health Care: $40M
Contemporary Graphics: $34M  EMR Facility: $253M
Cooper Village Apartments: $17M
Salvation Army Camden Kroc Center: $90M
Rutgers Nursing School: $62.5M  ResinTech: $138M
2013 ECONOMIC OPPORTUNITY ACT

The Economic Opportunity Act of 2013 provides tax incentives for companies relocating to Camden. The amount of the incentives are based on the greater of the credit per new job or a credit against the capital investment made by an owner. The result is that occupants may be able to obtain tax credits:

1) greater than their lease cost or
2) equal to or greater than the cost of a newly constructed building over ten years.

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**REAL ESTATE IMPROVEMENT TAX ABATEMENT**

* A NJEDA representative is available to consult with prospects on determining the value of their incentive award.
The location of Knights Crossing provides its users with exceptional transportation options—rail, bus, bike or car—and ease of access, to and from Philadelphia and other metropolitan areas in New Jersey. All developments sites are less than 2,000 feet from major highways and plans are in progress for an on-site PATCO Station, which will directly link to the Glassboro-Camden light rail line and a transit center with PATCO, River Line, River Link and NJ Transit connections. Both bike lanes and trails are included in the site design, seamlessly connecting to larger circuits and recreational trails throughout the area.
THOUGHTFUL URBAN PLANNING

As southern New Jersey’s first transit-served urban office community, Knights Crossing is designed as a dense, integrated environment—ultimately consisting of over 1.5 million SF. Here, modern office towers will rise above walkable streets lined with open-air restaurants, mobile food trucks and specialty retail. Approximately 5 acres of public parks and recreational paths are woven into and throughout the site—providing direct access to the expansive Cooper River Park.

### DEVELOPMENT SITES

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<td>C</td>
<td>130,000 – 160,000 SF</td>
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<td>D</td>
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**TOTAL 1,520,000 – 1,950,000 SF**

### COMMUNITY AMENITIES

1. 10th Street Corridor
2. Knights Park
3. PATCO Plaza
4. PATCO Transit Hub

Proposed transit stations
KNIGHTS PARK
PATCO TRANSIT HUB
At Brandywine, we believe that physical space defines a brand, and brand defines culture. The end users of our developments contribute to overall layout and design, and have the unique opportunity to own their real estate once completed.

Our experience and expertise in development assures that the resulting product at Knights Crossing will be best-in-class—integrating eco-friendly building materials and practices, while embracing high-performance infrastructure and technology.
BUILD-TO-SUIT

SUBARU HEADQUARTERS

250K SF Class A, 5-story office building

- Unique design with 50K SF floor plates for increased space utilization and efficiency
- Corporate amenity space: conferencing/training center, health and fitness facility, outdoor veranda and full dining services conveniently located at main reception
- Upper floors feature multiple beverage centers, focus rooms, conference rooms and large, open collaboration areas
- Parking for 1,200 ± cars
- Prominent location with high-visibility from Admiral Wilson Boulevard and I-676
- Designed to achieve LEED certification
BUILD-TO-SUIT

ONE KNIGHTS CIRCLE

130-160K SF Class A office building

- Designed to accommodate two users
- 20-23K SF floor plates, 10’ ceilings and views of the Cooper River and world-class designed Knights Park
- Private terraces on levels 3, 4 and 6
- Fitness center
- Common Mobile Desk office and conference space
- Grab-and-Go café
- Single loaded building with dedicated parking structure
- Immediate access to Knights Park, PATCO Plaza and Cooper River Park
PROMINENCE & VISIBILITY

With sites uniquely positioned and adjacent to highly-traveled roadways such as I-676 and Admiral Wilson Boulevard, users who are looking to make their presence known will have a prime opportunity at Knights Crossing. With direct sightlines and limited visual clutter surrounding the project, buildings on-site can become the **distinctive showpiece** for a company’s brand.
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, Washington, D.C., and Austin 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 naming Brandywine the 2014 Developer of the Year—the highest honor in the commercial real estate industry.

www.brandywinerealty.com
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