

the  
Brandywine  
Difference



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Quality | Innovation | Integrity | Community





## WHO WE ARE

At Brandywine, we are always looking toward the future—anticipating industry trends, exploring new physical boundaries, and driving business goals. Every day, in countless ways, we create and manage value for our employees, stakeholders, and the communities in which we live and work. We are driven by the conviction that the value in what we do lies in the difference we can make.





We are 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, manage, develop and lease an urban, town center and transit-oriented office portfolio.

Our developments are designed with sensitivity to their environmental and cultural context, including green building technologies that create healthy and high-performing work environments. Every Brandywine property reflects our company's high standards and uncompromising commitment to excellence.

Awarded NAIOP  
Developer of the Year

- Office portfolio consists of 185 properties totaling 25.3 million square feet
- Urban areas and town centers comprise 60% of total square feet and over 81% of NOI
- Over \$2.5 billion and 11.8 million SF of successful development to date
- Investment grade rating
- Financial consistency and a strong balance sheet
- Largest owner of trophy office space in Philadelphia, PA
- One of the largest owners of multi-tenant office space in Austin, TX
- One of the largest owners of multi-tenant office space along the Silver Line Metro corridor in Northern VA
- Emerging presence in Washington, D.C.
- Headquartered in Philadelphia, PA



# OUR CORE PRINCIPLES

At Brandywine, we believe excellence is rooted in process, people, and passion. We work together toward a shared vision, and within a culture emphasizing ingenuity, work/life balance, and civic engagement. We value the customer experience above all else, and strive to exceed expectations in every interaction.

We live by a set of ideals that define our services.

**Quality | Innovation | Integrity | Community**

Three-time recipient of the Environmental Protection Agency’s Energy Star Partner of the Year

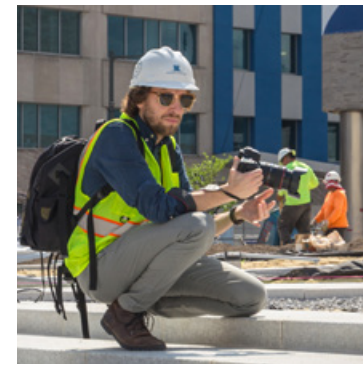


# OUR KEY ADVANTAGES

In choosing to partner with Brandywine, you are guaranteed creativity, technical knowledge, financial capacity, and a collaborative team approach. These qualities ensure certainty of execution, as we have a long, proven track record of delivering on what

we have promised, on-time and on-budget. Fortune 500 corporations, government agencies, law firms, and professional service organizations all entrust us with critical projects because we consistently produce the outstanding results they expect.





## OUR CAPABILITIES

We excel in our industry because our people are different—deeply solution-oriented, dedicated to fostering strong relationships, and unafraid to take risks that yield exceptional outcomes. Across our portfolio, we leverage the power of our platform to deliver high-quality services in:

- Asset Management
- Development & Construction
- Investments
- Leasing & Marketing
- Property Management



Portfolio is 78% Energy Star labeled and 20% LEED certified



# OUR SELECT MARKETS

Forbes Magazine's list of America's  
100 Most Trustworthy Companies

## PHILADELPHIA, PA

As a fast-growing, connected community, Philadelphia is drawing in young, innovative talent every day. Fueled by impact industries such as education and medicine, and currently the nation's eighth largest job center, Philadelphia is perfectly positioned to meet the demands of growing businesses. In addition to being the dominant landlord in the highest-performing markets in Greater Philadelphia, we also recently broke ground on Schuylkill Yards—a 14-acre, next-generation innovation community that will help further elevate the city.



## WASHINGTON, D.C.

Metro D.C. is widely considered to be one of the most envied investment markets in the world and the nation's top region for fast-growing private companies. The Washington Post has named the District as having the most educated residents in the country, and the Urban Land Institute has ranked Washington, D.C., the nation's second best real estate investment market. All of this bodes extraordinarily well for Brandywine's strong regional portfolio in Northern Virginia and suburban Maryland, as well as our proposed joint venture projects: 4040 Wilson Blvd. in the vibrant Ballston community of Arlington, VA; 25 M St. SE in the thriving Capitol Riverfront market in downtown D.C.; and a mixed-use site in the connected NOMA neighborhood of D.C.



## AUSTIN, TX

Consistently topping “Best Places to Live, Work and Play” lists, Austin is a young, smart and successful city with an extraordinary business environment. Many tech and creative companies call the city home due to a deep, multi-tiered talent pool, low cost of living, and irresistible quality of life. Through our emerging development projects—the tech-centric, downtown high-rise 405 Colorado, the mixed-use, master-planned Garza Ranch district, and the increasingly connected Broadmoor campus—Brandywine will continue to expand its leadership position in Austin for years to come.







[www.bandywinerealty.com](http://www.bandywinerealty.com)

