

OUTSTANDING INCENTIVES



Schuylkill *Yards*

BY BRANDYWINE REALTY TRUST

KEYSTONE OPPORTUNITY ZONES

Keystone Opportunity Zones (KOZ) offer office tenants of designated properties certain state and local tax abatements. Portions of Schuylkill Yards are designated as KOZ.

Abated Philadelphia Taxes:

- Business Income & Receipts Tax
- Net Profits Tax
- Real Estate Tax
- Sales Tax
- Use and Occupancy Tax

Abated Pennsylvania State Taxes:

- PA Corporate Net Income Tax
- PA Personal Income Tax
(Partnerships and Sole Proprietors)
- PA Bank and trust Company Share Tax
- PA Mutual Thrift Institutions Tax
- PA Sales & Use





With unmatched access to transit, amenities and a rich quality of life, Schuylkill Yards is the best Qualified Opportunity Zone-designated site in the country.



QUALIFIED OPPORTUNITY ZONES

Qualified Opportunity Zones are a federal tax program enacted with the 2017 tax law change.

All of Schuylkill Yards is a Qualified Opportunity Zone. This incentive provides three main tax incentives:

Tax Incentives:

- Opportunity for eligible capital gain deferral through 12/31/2026.
- Up to 10% of taxes due on deferred gains are permanently eliminated after a 5-year investment period.
- 100% of appreciation on the investment including capital gains are tax free if held for a minimum of 10 years.

**Due to the COVID-19 pandemic, the IRS provided relief for the 180-day investment period to be automatically extended until December 31st, 2020*



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THE BRANDYWINE DIFFERENCE

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.

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