

BRANDYWINE REALTY TRUST environments

As a large owner of Class-A office buildings and multi-family projects, Brandywine Realty Trust has earned a reputation for providing exceptional work environments.

Since our inception, we've been committed to designing, creating and maintaining office and residential buildings that reflect our uncompromising commitment to excellence. **Brandywine Environments**, a collaborative effort that ensures cost-effective and highly sustainable work environments, demonstrates that commitment.

Brandywine Environments has specific, measurable objectives, including sustainable development practices and energy conservation targets. Our **2017 goals** include obtaining Energy Star ratings in over 75 percent of our properties (currently **106** Buildings and over **14** Million square feet have Energy Star Labels) and, whenever practical, we will achieve Leadership in Energy and Efficient Design (LEED) certification. More importantly, we're working to educate our 1,800 tenants on the importance of instituting sustainability practices as they conduct their own business.

These efforts create healthier office environments and cost savings through awareness and, ultimately, consumption reduction. This is not only the responsible thing to do; we believe it also makes good business sense. Energy efficient buildings with sustainable operating practices (including green cleaning supplies, recycling, sustainable chemical and supply chain management) cost less to run and are better for tenants' health and the environment. Brandywine Environments fosters a culture of responsible business practices for our tenants, employees, shareholders and communities.

Left to Right: 1676 International Dr, McLean, VA | Commerce Square, 2001-2005 Market Street, Philadelphia, PA | Three Barton Skyway, 1221 Mopac Expy, Austin, TX | FMC Tower at Cira Centre South & Cira Centre, Philadelphia, PA



Brandywine Environments' Focus is on Six Key Areas:

- Energy Management, including Energy Star and LEED protocols
- Construction/Development
- Building Operations
- Incentives/Regulatory
- Office Environments – adopting cost-saving, environmentally-friendly practices
- Communications

The Key to Success: Constant Measurement

Brandywine monitors these efforts and benchmarks our accomplishments. Progress is measured monthly, and results are announced and rewarded.

2016 Achievements

Cleaning – Continued our portfolio-wide green cleaning program using LEED-compliant and sustainable cleaning equipment, paper, soaps and chemicals in over 87% of the portfolio.

Recycling – Achieved a portfolio-wide recycling diversion goal of over 75%.

2017 Objectives

Energy Management – Continue to identify strategies to conserve energy and reduce electric load; benchmark all Brandywine managed properties in Energy Star; continue to earn recognition for our energy reduction through the Energy Star Program.

Marketing Awareness – Enhance marketing efforts (internally-JV partners/externally) to bring awareness to BDN sustainability endeavors.

Purchasing – 87% companywide purchasing of our soap and paper products are now sustainable, at no additional cost.

Office Environments – Continue purchasing practices to buy sustainable office supplies and business cards; measure paper savings from two-sided printing.

Tenant Engagement – Engage tenants to reduce their overall environmental impact through regular communications and action-oriented programs.

LEED Training – Host LEED training session for Brandywine employees to enable them to become LEED Green Associates and create Sustainability “Green Team” to track, oversee, and highlight regional sustainability initiatives.

Office Environments – Continue purchasing practices to buy and measure sustainable office supplies and business cards; measure paper savings from two-sided printing.

Brandywine Creates Sustainable Change

To reduce waste and save money in our own offices, Brandywine has:

- Eliminated plastic water bottles, utensils, paper cups and plates, replacing them with mugs, flatware and reusable plates
- Changed to electricity-saving duplex printing and consolidated our printers. By defaulting to two-sided printing, we've reduced our paper purchasing
- Implemented technology to decrease water consumption in our restrooms
- Adopted longer-lasting CFL and LED-based lighting platforms, reducing energy consumption and saving on time-intensive labor to replace light bulbs

Go Green, Save Green

Brandywine has helped its tenants become more sustainable and save money with easy-to-implement ideas:

- Install motion sensors in conference rooms, offices and common areas
- Plug electrical cords into power strips, turn strips off at the end of the day
- Coordinate with Brandywine to set up a single-stream recycling program
- Work with Brandywine to implement LEED practices where practical during construction and everyday operations
- Monitor usage of air conditioning and heat, reduce consumption at night and on weekends
- Carpool or take mass transit to work

Looking for ways to bring more green to your office?

Brandywine can help.

Call 866.426.5400 or

email Environments@bdnreit.com



www.brandywinerealty.com