

BrandywineRealtyTrust



**T**RANSFORMATIVE IDEAS:  
REMARKABLE ENVIRONMENTS

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or more than 20 years, Brandywine Realty Trust has set itself apart—executing bold deals, anticipating the future, and gaining an uncommon reputation for entrepreneurial drive. Some of the most visionary development projects undertaken in recent years began on the boards at Brandywine. Consistently strong leasing activity and high tenant retention attest to our standing as owner and manager. Every day, in countless ways, we create and manage value while insisting on the highest ethical standards.

Today we are a multi-billion dollar company headquartered in Radnor, PA, with operations in select regional markets. We are engaged in the arts of owning, managing, developing, leasing, and acquiring Class A office space. We are creating value changing the face of the communities in which we are privileged to work.

We live in an era that demands new solutions and fresh ideas, a certain Can Do spirit, a willingness to dare and to take risks. We're embracing that challenge at Brandywine—taking the lead, forging new paths.



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## CAPITALIZING ON VALUES

Reputations matter. Commitments must be honored. Passion drives us to excel. Our respective communities notice.

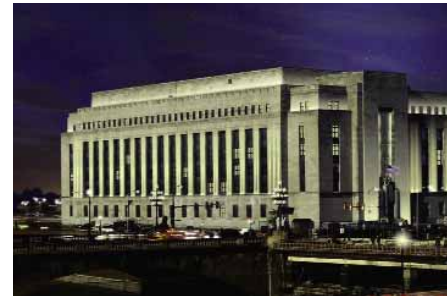


Opportunism has defined Brandywine since our earliest days in 1986, as has the drive to achieve Best of Class. We were a two-person, \$5 million enterprise, imbued with a differentiating vision. We have always been intent on optimizing investment windows and capitalizing on our opportunities, and we have succeeded—adding talent and depth along the way and positioning ourselves as a distinguished well-respected organization. We were—we continue to be—obsessed with quality.

Reputations matter. Commitments must be honored. Passion drives us to excel. Our respective communities notice. We have been the recipients of numerous awards, including a Builder of the Year designation, a TOBY award (Office Building of the Year), numerous Building Owners and Managers Association (BOMA) awards, and Best Place to Work citations.

# TRANSFORMING COMMUNITIES

*Along Philadelphia's Schuylkill River, over a four-block area, we're spearheading one of the nation's most extraordinary transit-oriented developments.*



By developing well-designed, amenity-rich complexes adjacent to growing residential areas and transit hubs, we offer a rich portfolio of inspired workplaces to companies seeking to do right by their employees. In Austin, TX, we converted a site at a busy intersection into an environmentally sensitive complex. At Dulles Corner, in Herndon, VA, we undertook the development of a ten-story, 270,000 square-foot lakeside building that emerged as the complex's centerpiece.

At Princeton Pike Corporate Center, a 750,000 square-foot complex, in Lawrenceville, NJ, we're not just building a series of new Class A buildings; we're dramatically renovating and expanding the campus gateway and creating a new submarket. Meanwhile, in Radnor, PA, we're transforming well-located time-worn complexes into attractive and vital new workspaces.

Along Philadelphia's Schuylkill River, over a four-block area, we're spearheading one of the nation's most extraordinary transit-oriented developments—collaborating with major universities and federal, state, and city agencies on what will ultimately be a 4.2 million square-foot development that is sparking the renaissance of University City, one of the highest growth areas in the Mid-Atlantic region.



## BUILDING RELATIONSHIPS



Here's a reason why Brandywine leads the industry in tenant retention: We pay attention to the details. We create and manage remarkable spaces where employees genuinely want to be—convenient, aesthetically pleasing, inspired. We also make sure that our buildings are attractive in presentation, efficient in operation and rich in amenities. Through our exclusive tenant amenity program, eTenants, we act—at once—on tenant service needs, while providing access to key information and facilitating employer management of systems and resources. We answer questions; we anticipate them on a daily basis. We employ maintenance engineers who make it a point to know the people they serve. We care about what our tenants think. They are our customers, and our neighbors.



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Our capabilities include:

- \* Development
- \* Site selection
- \* Land acquisition
- \* Approval attainment
- \* Design and space planning
- \* Construction management
- \* Renovation
- \* Property management
- \* Marketing and leasing services
- \* Asset management



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