



BRANDYWINE + ACADEMIA INNOVATION &



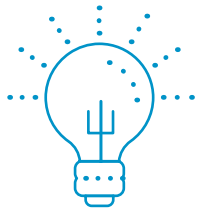
FMC TOWER AT CIRA CENTRE SOUTH,
BUILT IN PARTNERSHIP WITH THE
UNIVERSITY OF PENNSYLVANIA



BUILDING ON YOUR LEGACY

We recognize that the world's greatest innovations come out of Universities.

You nurture bright minds, incubate big ideas, and develop fearless leaders. As you continue to expand your footprint and tell your story, Brandywine Realty Trust can provide collaborative, turn-key solutions for acceleration. We help our University partners redevelop land, monetize land holdings, foster commercialization nodes, and introduce mixed-use spaces into learning environments. Together, we create ecosystems that serve as a magnet for top talent, cutting-edge research and discovery, and sustainable economic growth.



WHY BRANDYWINE?

You're in the business of people,
ideas, and communities. So are we.

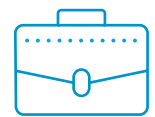
The same way that a University masterplans a campus, we masterplan communities. We are defined by a proven track record of delivering transformative developments in partnership with leading public and private universities. Our dynamic, mixed-use spaces emphasize thoughtfully planned public areas, greenspace, and walkable streets, creating a true sense of 'place.' These environments are designed to foster connection, innovation, and equity, and create durable value for both the anchor institution and the surrounding community.



SCHUYLKILL YARDS, CURRENTLY IN
DEVELOPMENT IN PARTNERSHIP WITH
DREXEL UNIVERSITY



LEVEL 28 OF FMC TOWER AT CIRA CENTRE SOUTH, BUILT IN PARTNERSHIP WITH THE UNIVERSITY OF PENNSYLVANIA



OUR CAPABILITIES

A Team of Experts

University projects are long-term in nature, which underscores the need for a well-rounded team with expansive expertise. Brandywine's team is made up of the best designers, planners, project managers, and engineers.

25 Years of Experience

As experienced developers of large, master-planned sites, we understand how a network of spaces must work together to engage and delight the whole person. We bring expertise in office, lab, retail, residential, greenspace and placemaking.

- NAIOP Commercial Real Estate Development Association "Developer of the Year"
- Forbes' Most Trustworthy Companies

13.2M

SF OF COMPLETED
DEVELOPMENT

\$3.1B

OF COMPLETED
DEVELOPMENT

12.9M

SF OF ACTIVE /
PRE- DEVELOPMENT
PROJECTS

A Passion for Creating Communities

Our development projects support the transformation of university campuses, while simultaneously enhancing the surrounding public realm and community. The result is a robust community of academic research and educational programs, corporate innovation labs, innovation-centric community programs, high-growth-companies, incubator and accelerator programs, and dynamic retail amenities.

A Commitment to Health and Wellness

We are guided by a deep-seated commitment to responsible environmental and social strategies. As a pioneer of the healthy buildings movement, we understand the impact the built environment has on human health and well-being, and strive to design our projects to the world's leading healthy building standards.

6M

SF OF FITWEL
CERTIFICATIONS

2.4M

SF OF LEED
CERTIFICATIONS

7.9M

SF OF ENERGY
STAR RATED
BUILDINGS



A HISTORY OF SUCCESSFUL PARTNERSHIPS

We believe the best partnerships are between organizations who share core values and a commitment to excellence.

Through a partnership with Drexel University, we are continuing to transform the Philadelphia skyline with our pinnacle development, Schuylkill Yards—14 acres of interconnected vibrant parks, lifestyle experiences, and dynamic office and life science spaces, directly adjacent to Amtrak's 30th Street Station. Working with the University of Pennsylvania, we developed our landmark Philadelphia skyscraper, FMC Tower at Cira Centre South, along with Cira Green—the city's iconic rooftop park soaring 12 stories above street level.

SCHUYLKILL YARDS GROUNDBREAKING
CEREMONY IN PARTNERSHIP WITH
DREXEL UNIVERSITY

CIRA CENTRE SOUTH

PARTNER SPOTLIGHT: **UNIVERSITY OF PENNSYLVANIA**



Groundbreaking for
FMC Tower at Cira
Centre South



Grand Opening of
FMC Tower at Cira
Centre South



Events & Programming
on Cira Green

Construction of
FMC Tower at Cira
Centre South

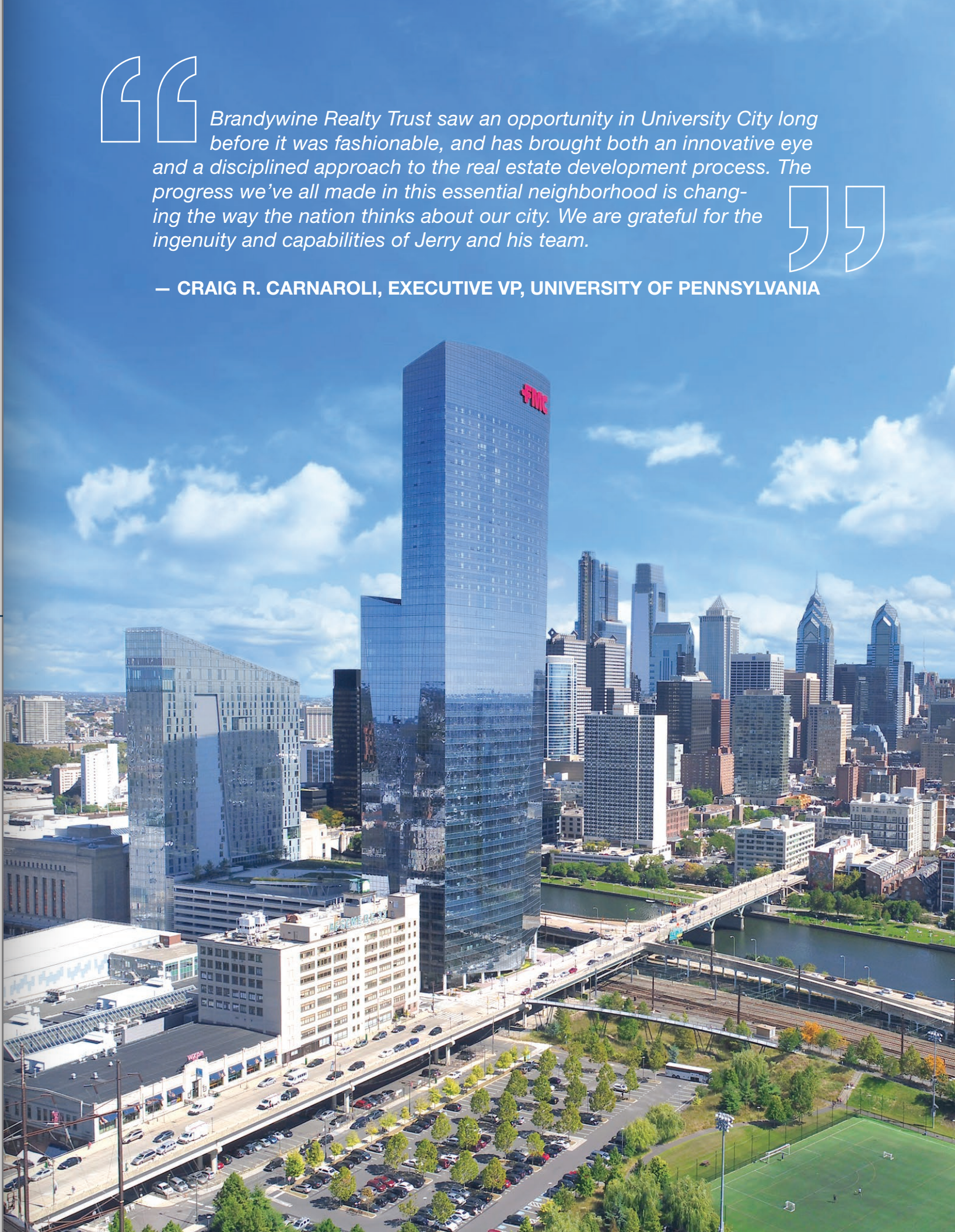


Public Opening
of Rooftop Park,
Cira Green



“Brandywine Realty Trust saw an opportunity in University City long before it was fashionable, and has brought both an innovative eye and a disciplined approach to the real estate development process. The progress we’ve all made in this essential neighborhood is changing the way the nation thinks about our city. We are grateful for the ingenuity and capabilities of Jerry and his team.”

— CRAIG R. CARNAROLI, EXECUTIVE VP, UNIVERSITY OF PENNSYLVANIA



“ One of the most important [decisions I made] was to ask Jerry Sweeney to be my partner and Brandywine to be Drexel’s partner [in what is now Schuylkill Yards]. Without their vision, tenacity and desire to get it done right, we wouldn’t be here [at the grand opening for Drexel Square] today.

”

— JOHN FRY, PRESIDENT, DREXEL UNIVERSITY



SCHUYLKILL YARDS

PARTNER SPOTLIGHT: **DREXEL UNIVERSITY**



Announcing
Schuylkill Yards



Drexel Square
Groundbreaking



Events and
Programming
at Drexel Square

Neighborhood
Engagement
Initiative



Drexel Square
Ribbon-Cutting



Bulletin Building
Construction





VALUE ALIGNMENT

We share your passion for innovating for a better world.

Our core values of innovation, integrity, quality and community, combined with our multidisciplinary, integrated platform across Greater Philadelphia, Washington, D.C., and Austin, TX, allows for a creative, nimble approach to each project. We are always looking ahead to what demand might exist in the future, and pushing the envelope with innovative design, new materials, and cutting-edge construction methods.

172

PROPERTIES

24M

SF OF TOTAL
PROPERTIES

\$3.9B

MARKET
CAPITALIZATION

\$4B

TOTAL ASSETS

\$600M

CREDIT FACILITY

\$52M

TOTAL CASH



