

**Brandywine Realty Trust
Environmental Management System (EMS)**

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1. Introduction

Brandywine Realty Trust established this Environmental Management System (EMS) to serve as a systematic process aimed at:

- Improving environmental performance and achieving environmental objectives
- Fulfilling compliance obligations
- Realizing financial and operational benefits from the implementation of environmental best practices and measures

The EMS will be periodically updated based upon pertinent regulation, guidance, and company. The EMS is aligned with the International Organization for Standardization (ISO) Standard 14001.

Strategy & Commitment

The EMS serves as a systematic process for managing the environmental impacts of our business. Utilization of the EMS helps us identify opportunities for improving our environmental performance, sets forth targets aimed at reducing the environmental impact of the assets we own, operate, and develop, and organizes and directs our sustainability efforts. It is an essential component of our pursuit of excellence in environmental stewardship. Brandywine Realty Trust is committed to the integration of the EMS requirements into our business strategies and day operations.

EMS Framework

The ISO 14001 Standard provides a framework for an enterprise-level environmental management system creating value for the environment, the organization, and its stakeholders. The EMS emphasizes a four-stage process for continuous improvement: Plan-Do-Check-Act.

Step One: Plan

Assess current policies and processes, and the performance of our portfolio. Identify significant impact areas, defined by economic and environmental results, to establish measurable environmental objectives, goals, and targets. Identify resources, develop policies and processes, and create a plan of action to achieve objectives, goals, and targets.

Step Two: Do

Implement plan of action: roll-out best practices, programs, policies, and processes, and/or implement efficiency measures and projects (where applicable) aimed at achieving identified objectives, goals, and targets.

Step Three: Check

Measure and monitor progress to ensure that objectives, goals, and targets are being met. Determine whether processes and procedures are being adequately maintained and monitored.

Step Four: Act

Analyze and report on results to drive continuous improvement and, if necessary, course correct. Make recommendations for further improvement of the system.

2. Organizational Context

About Company

Organized as a real estate investment trust (REIT), we own, develop, lease, and manage an urban, town center and transit-oriented portfolio. The Brandywine Difference is defined by both the positive impact we have on our communities and stakeholders, and the key pillars that define our company culture:

A DIFFERENT SET OF IDEALS–

Quality – Brandywine designs and operates “best in class” quality workspaces that are optimized for efficiency and prioritize human health and wellbeing.

Innovation – Brandywine employs and partners with the best architects, engineers, planners, and designers who seek innovative solutions to deliver operational excellence.

Community – Brandywine believes buildings serve as bridges to the community and develops programs that create long-term sustainable impact for generations to come.

Integrity – Brandywine is guided by an unwavering moral compass that governs the way it invests, develops, serves, and engages with stakeholders.

Defining Environmental Sustainability at Brandywine Realty Trust

In the face of climate change, natural resource scarcity, social volatility, and changing technology, we recognize our responsibility to protect our natural environment, its resources, and human health and well-being. We have a significant opportunity to help lead the shift towards a more sustainable world by addressing the impact of our buildings on the environment. We believe that environmental risk factors can have a financial impact on our investment risk and return and we are committed to integrating the requirements of the EMS into our business strategies and operations.

- Environmental responsibilities:
 - Reduction of GHG emissions
 - Energy and water use reduction
 - Waste reduction and recycling
 - End-of-life product/material/equipment disposal
 - Sustainable procurement
 - Compliance with environmental legislation

Transparency

As legislation becomes more stringent and societal demands for more sustainable development increase, the expectation for more transparency and accountability increases. Therefore, we disclose our environmental, social, and governance (ESG) efforts and performance annually via reporting through the following frameworks and benchmarks:

- ENERGY STAR® Portfolio Manager
- GRESB
- UN SDGs
- TCFD (alignment)
- GRI (alignment)
- Philadelphia Building Energy Benchmarking Ordinance
- Philadelphia Building Energy Performance Program
- Montgomery County, MD Building Energy Benchmarking
- Austin, TX Energy Conservation Audit and Disclosure Ordinance
- New Jersey Energy and Water Benchmarking

In addition, we publicly disclose our ESG efforts, performance, and progress toward our ESG goals to our stakeholders through

- Brandywine Annual Corporate Social Responsibility Report
- Brandywine Annual 10-K
- Quarterly Investor updates

Identification of Internal and External Issues

For the ongoing successful implementation of the EMS, it is important to be aware of the factors that can influence the way we manage our environmental responsibilities and our ability to achieve the intended goals of the EMS. We have identified the following internal and external issues that could affect Brandywine Realty Trust's ability to achieve the intended outcomes of the EMS:

- Internal issues:
 - Waste disposal
 - Carbon emissions management
 - Energy management
 - Material use
 - Level of management commitment and support
 - The nature of our activities, products, and services
 - Company strategic direction
 - Corporate culture
 - Resilience of infrastructure
 - Capabilities (people, knowledge, processes, systems)

- External issues:
 - Environmental conditions related to climate change (including pollution)
 - Natural resource availability
 - Political, economic, social, technological, legal, and regulatory factors
 - Views or positions of stakeholders

Needs and Expectations of Stakeholders

The identification of internal and external stakeholders relevant to our EMS and their requirements and expectations enables us to view our organization's operations and environmental impact in a more holistic way. Brandywine Realty Trust has identified the following stakeholders that could perceive themselves to be affected by our organization's decisions and activities related to our environmental performance:

- Employees - Good working conditions, training opportunities, maintenance of company reputation, continued income
- Investors - Return on investment, demonstrable risk management
- Partners - Good risk management, good reputation, continued growth
- Local community - No excessive noise, odor, vibration, or emissions, ability to communicate inquiries or complaints
- Customers: Tenants/Residents - Prompt delivery of service, quality living and working environments, good value for the money
- Suppliers/Contractors - Level playing field, prompt payment, clear work instructions, good working conditions, fair approach to tractability and custody chain, fair trade, diverse procurement
- Regulators - Compliance with regulations, accurate and timely reporting, prompt payment
- Trade unions - Adherence to professional and membership requirements, maintenance of standards, good working conditions, training opportunities, maintenance of company reputation, good working relations

Scope of EMS

The scope of the EMS applies to all employees and personnel who perform work related to directly managed assets, for which Brandywine Realty Trust has operational control. Third-party management and triple net lease tenants are encouraged to comply with the EMS.

3. Leadership

Vigilant stewardship of our environmental programs, policies, and processes is essential to the continuous improvement of our environmental performance. Brandywine Realty Trust's executive leadership and Board of Trustees oversee the EMS and are committed to integrating the requirements of the EMS into our business strategies, processes, and operations, communicating the goals and importance of the EMS to our employees, executing upon the

commitments stated within the EMS, and monitoring the compliance with and the effectiveness of the EMS.

Environmental Policy

Brandywine Realty Trust's environmental policies reinforce and promote environmentally conscious and sustainable operations, and a safe, healthy, and inclusive workplace for our employees.

Biodiversity & Habitat

Brandywine utilizes environmentally sensitive procedures in our building operations, where feasible, to minimize the impact of our buildings upon the surrounding environment. We do this through use of best practices in the categories below, mindful of the health of employees, tenants, guests, and vendors.

Chemical usage:

- Integrated Pest Management (IPM) program and landscaping program to decrease the reliance on harmful chemicals.
- Environmentally preferred best practices for snow and ice removal, as feasible; will strive to phase out use of all deicers that are not environmentally preferred over a 3-year period beginning in 2023.

Indoor Air Quality

- Higher ventilation rates that increase each building's fresh air intake in accordance with ASHRAE, and exceeding Centers for Disease Control and Prevention (CDC) standards, to help dilute airborne contaminants.
- Enhanced filtration to help minimize cross-contamination and capture the majority of airborne particles.
- Routine indoor air quality testing.
- Ongoing commissioning of mechanical systems to ensure correct performance.

Climate Risk and Resilience

- Provide related in-house training for our engineers.
- Regularly review health and safety measures for our buildings.
- Ensure all buildings have Emergency Response / Preparedness Plans in place specific to the building and its location.
- Educate tenants through informational videos and drills.

Community Development

- Creating public amenity spaces for community use and enjoyment.
- Investing in and using local minority and women-owned businesses.

- Construction Apprenticeship Preparation Program (CAPP), which increases the ranks of minorities and women in the Philadelphia area building trade unions by prescreening candidates and providing intensive classroom-based training.

Health, Safety, and Wellbeing

- Janitorial Standards that reduce exposure to toxic chemicals.
- An extensive Employee Safety Manual.

Brandywine Realty Trust communicates these policies to all employees through new hire onboarding, general awareness training, and various EMS-related publications. The EMS is posted to the Brandywine website, and all employees are expected to read, understand, and abide by these policies.

Organizational Structure, Roles, and Responsibilities

All employees should participate and contribute to the success of the EMS. Employees should practice environmental awareness and actively consider how their day-to-day business activities and services interact with and affect the environment.

All employees are responsible for:

- Committing to the Plan-Do-Check-Act continuous improvement model when conducting day-to-day business activities and services
- Considering climate change in operations
- Protecting the environment
- Complying with regulatory obligations
- Implementing and promoting sustainable practices

Senior management is responsible for:

- Integrating EMS requirements into business strategies, processes, and operations
- Effectively communicating compliance requirements with the EMS
- Promoting, championing, and spreading awareness of the EMS
- Directing and supporting all stakeholders to participate in and contribute to the success of the EMS

The Sustainability team is responsible for:

- Promoting, championing, and spreading awareness of the EMS
- Identifying opportunities to further improve Brandywine Realty Trust's environmental performance
- Identifying and tracking metrics to aid in evaluating progress towards environmental objectives
- Reporting on the efficacy of the EMS
- Updating and maintaining the EMS

4. EMS Planning

Planning is a critical component of the EMS. Through planning we identify the most impactful areas on which to focus our resources. As part of the planning process, Brandywine Realty Trust considers the technological, financial, and operational resources needed to fulfill applicable federal, state, and local compliance obligations.

Tools, Programs, and Benchmarks

- As an organization, we have identified the potential environmental risks and opportunities to be addressed to ensure progression towards achieving the EMS's intended outcomes. In taking action to address these risks, we utilize various tools, programs, and benchmarks designed to assist in managing opportunities and reporting on environmental performance.
- GRESB Assessment: GRESB assesses the ESG performance of real assets globally, providing standardized and validated data. We treat the GRESB assessment as a gap analysis and scrutinize the results to identify opportunities for impactful changes that will improve our ESG program and practices.
- UN SDGs: Brandywine Realty Trust is committed to the global effort to address and solve the problems we face as a society on this planet. We have aligned our goals with the United Nations Sustainable Development Goals (UN SDGs), and we are continuously working towards making measurable improvements to achieve a more sustainable future for all.
- ENERGY STAR® Portfolio Manager: Brandywine Realty Trust utilizes ENERGY STAR® Portfolio Manager to generate Key Performance Indicators (KPIs) which can aid in identifying risks as well as opportunities for efficiency and cost-savings at our buildings. ENERGY STAR® assists us in identifying opportunities for building-level projects that address energy and water use, and opportunities for further assessment and/or audits.
- Treasure Hunt Program: In 2021, Brandywine launched its own version of the EPA's "Energy Treasure Hunt" program. Brandywine Realty Trust's Treasure Hunt Program provides the framework to enable on-site property management teams to collaboratively conduct sustainability self-audits at their buildings with the aim of identifying opportunities for energy, water, and waste efficiency improvements.
- EMS Software: Brandywine Realty Trust utilizes UL Turbo Buildings/UL360 which provides comprehensive data and metrics management reporting to further understand and identify risk areas and strategic opportunities for efficiency and cost-savings across Brandywine Realty Trust's portfolio.

Environmental Targets and Goals

- 15% Energy reduction goals – set with a 2018 benchmark date and a 2025 completion date
- 15% GHG reduction goals – set with a 2018 benchmark date and a 2025 completion date
- 15% Water reduction goals – set with a 2018 benchmark date and a 2025 completion date

5. Support

Communication

Effective environmental management requires effective communication. To successfully meet the intended outcomes of the EMS, effective communication is critical to coordinate employee efforts and provide transparency to external stakeholders. This section describes how Brandywine communicates its EMS.

Internal Communication

Brandywine Realty Trust communicates the EMS to all employees through new hire onboarding, general awareness training, and various EMS-related publications. Brandywine posts copies of the policies on its corporate website, - and expects all employees to read, understand, and abide by the policies.

Training ensures that personnel performing work are aware of environmental policies associated with their function. EMS training will be given in accordance with the duties of employees and competency will be evaluated through the annual performance review process.

External Communication and Documentation

Brandywine Realty Trust provides environmental performance updates to investors during shareholder engagement meetings and through materials publicly available on its website. Brandywine Realty Trust will provide copies of the EMS to external parties upon request. Environmental risk analyses are components of our investment and underwriting process. We research and assess potential environmental risks during our underwriting and due diligence process for all investments. Oftentimes, third-party consultants will be brought in to check for potential environmental concerns (e.g., soil, structure, key building systems, etc.). Any risks identified are presented to Brandywine Realty Trust's Investment Committee for deliberation.

Brandywine Realty Trust's website includes a section titled "Responsibility" which details all ESG policies, GRESB filings, Community Engagement, the annual CSR as well as updates and notes regarding our program and program history.

6. Operational Planning and Control

The planning stage of the EMS consists of the following steps:

- Identify risks pertaining to our environmental responsibilities and achievement of the intended goals of the EMS
- Identify and establish objectives, goals, and targets of the EMS
- Develop programs and processes to achieve objectives, goals, and targets
- Integrate EMS requirements into business activities, processes, and daily operations
- Promote employee adoption of the EMS
- Track, analyze, document, and report on relevant information and performance to stakeholders, ensuring compliance with Federal, State or Local government agency statutes, laws, or regulations
- Senior management oversight of the EMS and compliance therewith
- Update the EMS as regulation, guidance, and company initiatives evolve

Resilience, Climate-Related Risks, and Operational Emergency Preparedness

Resilience

In the event of a natural or manmade disaster, Brandywine Realty Trust's resilience program will be employed to manage asset restoration and business continuity. Our resilience program prescribes actions intended to prevent or mitigate adverse environmental impacts from such emergency situations. Our resilience programs are updated periodically, and as new resources become available.

Climate-Related Risks

Brandywine Realty Trust institutes and employs processes in preparation for, and response to, potential physical risks and transition risks stemming from climate change. Brandywine Realty Trust has identified climate-related physical and transition risks, which include temperature increases, extreme weather, resource availability, and regulatory and policy changes. In addition, we endeavor to forecast, understand, and manage strategic implications of climate-related risks through utilization of the following tools.

- ENERGY STAR® Portfolio Manager to measure and track energy and water consumption, waste diversion, and GHG emissions. Monitoring, measuring, and analyzing these KPIs help us to better identify potential climate-related risks and implement practices to address GHG emission reduction.
- Conducting risk assessments at various properties within our portfolio. Properties are generally subject to inspection on a 3-year rotation cycle by FM Global Loss Control to ensure sufficient natural-disaster insurance coverage and that on-site management is practicing loss prevention.
- Preventative maintenance programs designed to prolong an asset's life in a cost effective and sustainable manner.
- Pro-active monitoring of assets and implementation of applicable efficiency measures.

- Construction of efficient buildings and, as appropriate. retrofitting of buildings for efficiency. We ensure that our development projects address resilience issues by meeting standards to protect against natural disasters and/or climate change.
- Review data and analysis via 3rd party managed platform Coastal Risk. This platform analyzes and evaluates all properties from the lens of TCFD aligned risk assessment, taking into account both pluvial and fluvial flooding risks, heat rise, storm surge, wind zone and drought through 2050.

Operational Emergency Preparedness

Existing Assets

Brandywine Realty Trust establishes, implements, and maintains the processes needed to effectively and efficiently mitigate, prepare for, and respond to potential operational emergency situations. Our Emergency Action Plans outline procedures for building emergencies including, but not limited to, fire, earthquake, medical emergency, bomb threat, active shooter, toxic hazard, and civil disturbance. The plans are distributed to all tenants upon occupancy and are available in our management offices. Information and training related to emergency preparedness and response are provided to relevant parties, including those whose function is critical to the success of the program.

Corporate

Brandywine Realty Trust corporate maintains a business continuity plan (BCP) to ensure the continuation of our business during and following a significant business disruption such as, localized natural disaster, regional power or network outage, property damage, pandemic etc. and to mitigate risks through threat awareness and prevention. Brandywine Realty Trust reviews and updates the plan annually.

7. Performance Evaluation

Monitoring, Measurement, Analysis, and Evaluation

Brandywine Realty Trust monitors, measures, analyzes, and evaluates its environmental performance through a variety of methods. As part of the EMS's systematic process for continual improvement, we

- Monitor and measure targets, objectives, goals, and fulfillment of compliance obligations
- Conduct internal assessments and evaluations through reporting
- Participate in external benchmarks
- Conduct preventive and corrective actions
- Monitor and resolve nonconformances

Brandywine Realty Trust maintains a list of the current environmental objectives, targets, and goals, and measures progress towards them through identified and monitored Key Performance Indicators (KPIs). Brandywine KPIs are quantifiable and progress toward meeting our objectives, targets, and goals is documented via reporting through the following frameworks and benchmarks:

- ENERGY STAR® Portfolio Manager
- GRESB
- UN SDGs
- TCFD (alignment)
- GRI (alignment)
- Philadelphia Building Energy Benchmarking Ordinance
- Philadelphia Building Energy Performance Program
- Montgomery County, MD Building Energy Benchmarking
- Austin, TX Energy Conservation Audit and Disclosure
- New Jersey Energy and Water Benchmarking

In addition, performance is third party verified by RE Tech Advisors, LLC using the AA1000 standards.

Brandywine Realty Trust utilizes ENERGY STAR® Portfolio Manager and UL Turbo Buildings to manage all Key Performance Indicator data (energy, water, and waste). Monitoring and analyzing these KPIs help us to better understand and manage potential climate-related risks and identify opportunities for efficiency and cost-savings at our buildings. Assessments for each metric are via a review of ENERGY STAR® Portfolio Manager and Turbo Buildings data. Opportunities identified are reviewed on a project-by-project basis by Insite for environmental and economic feasibility aimed at progressing towards achievement of EMS objectives, targets, and goals.

Through the evaluation of utility data and metrics, Brandywine Realty Trust identifies high performing efficient buildings as targets for ENERGY STAR® certification and other sustainability certifications and low performing inefficient buildings as targets for energy audits, retro-commissioning, and other opportunities for efficiency improvements. ENERGY STAR® Portfolio Manager accounts are reviewed regularly for updates, accuracy, and identification of improvement opportunities. Findings are shared with all impacted parties for continuous improvement.

Brandywine Realty Trust establishes, implements, and maintains the processes needed to evaluate fulfillment of its environmental compliance obligations. Should there be an indication of a failure to fulfill a legal requirement, Brandywine will take action as needed, to achieve compliance.

Brandywine Realty Trust will evaluate whether EMS objectives, targets, and goals are being met and has an established non-conformance and corrective action process.

8. Management Review

Senior management of the company periodically review and evaluate the environmental policies and objectives, and EMS performance and effectiveness. Items for review include, but are not limited to:

- Assessment results and corrective action plans
- Progress toward achieving objectives, targets, and goals
- Changes in internal and external setting relevant to the EMS
- Migration of stakeholder expectations and interests
- Regulatory compliance and status

9. Improvement

Continuous improvement

Brandywine Realty Trust will determine opportunities for improvement and implement actions to achieve the intended outcomes of the EMS, while pursuing sustainability initiatives that create value for our stakeholders. Methods of improvement include monitoring and measurement, evaluation, corrective action, innovation, and market analysis. Our sustainability strategy is founded on a commitment to continuous improvement by way of adherence to our process: Plan-Do-Check-Act.

Nonconformity, Corrective Action, and Preventative Action

Nonconformance impedes success. If nonconformance is identified, senior management will schedule a meeting with applicable personnel and/or departments to analyze the cause and assist in developing and implementing the corrective action plan.

The Senior Vice President of Operations & Sustainability will track the status of the corrective actions and verify completion. Nonconformance and corrective actions will be documented and include the following elements:

- Documentation of the nonconformance with the EMS, including date of occurrence(s), date of corrective action and date of completion
- Documentation identifying root cause(s) and corrective actions taken to mitigate the nonconformance
- Documentation of the changes in operational processes and procedures for corrective actions

Personnel have the responsibility and appropriate authority to identify and correct potential nonconformances in the course of their work. Brandywine Realty Trust is committed to receiving, evaluating, and responding to all comments, concerns, and recommendations.