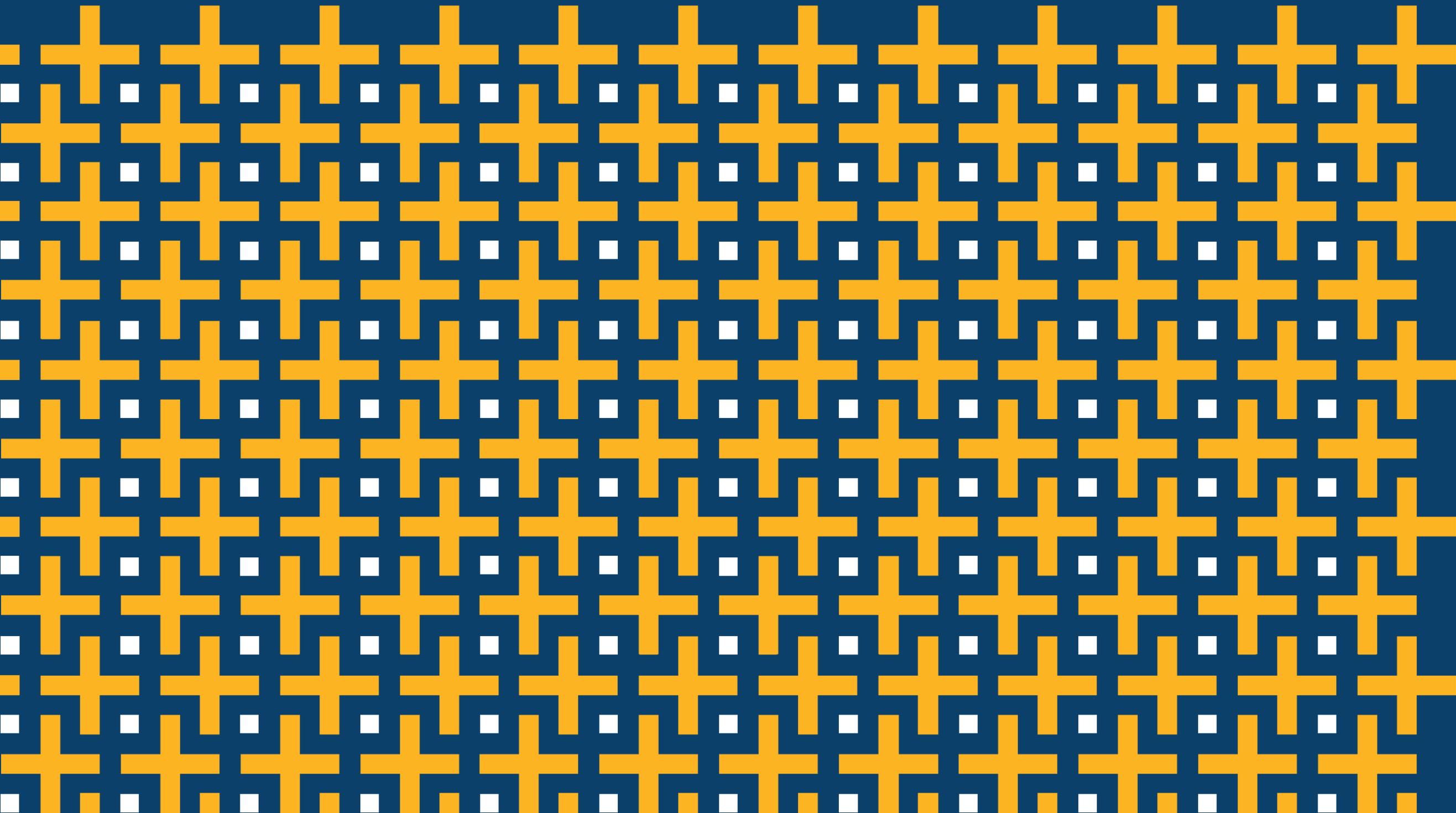


BRANDYWINE
+ LIFE SCIENCES



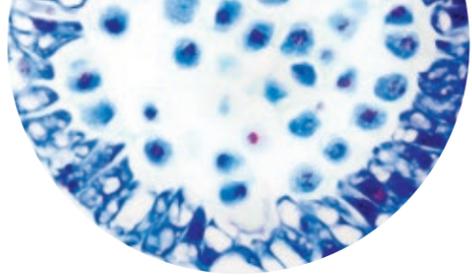
BY BRANDYWINE REALTY TRUST



World-class Talent + Trophy Class Spaces

With 25 years of experience developing trophy class workspaces, supported by a multi-disciplinary integrated platform, Brandywine Realty Trust has always been excited to offer dynamic spaces for scientific breakthroughs, next-generation innovations, and attracting world-class talent.

As Philadelphia continues to lead the way with groundbreaking research to solidify its standing as one of the nation's leading hubs for Life Sciences, Brandywine is committed to developing over 1.1 million square feet of Life Science lab and research space, all of which is shovel-ready for delivery by 2023.



Innovation Ecosystems + Our Markets

Our Life Sciences portfolio capacity creates flexible, cutting-edge research and lab environments within several of the nation's top 10 leading life science markets, boasting a unique combination of world-class healthcare and academic institutions, top-tier talent, and investment capital.

Our mission is always to deliver inspired work and discovery environments for innovation communities, and fuel connection points that bring our partners one step closer to promising new Life Science discoveries.



Philadelphia has the
5th largest cluster of
laboratories in the
country, at 9.6 million
square feet



PHILADELPHIA

\$2.5B

in Venture Capital in 2019 with over 225 deals

98.1%

of NIH funding in Greater Philadelphia is concentrated within downtown city limits

\$1.1B+

NIH funding in 2019

731K

science and engineering related degree holders

115%

increase in college educated 25-34 year-olds since 2000

54K

students graduating annually with a background in STEM, Health, or Business

5th

University of Pennsylvania annually ranks in the top 5 NIH receiving organizations

56K+

employed in the Life Science industry

1st

FDA-approved cell therapy

1st

FDA-approved gene therapy

In 2017-18, venture capital funding for Philadelphia-based Life Sciences companies rose by **485%**. Only the D.C.-Baltimore corridor had stronger momentum.



A Strategic Approach



Talent

Our locations are proximate to renowned Universities and Institutions, providing a robust pipeline to Life Science talent.



Clusters

Our sites are well positioned within existing Life Sciences and healthcare clusters in University City, Philadelphia and along the Northeast 476 Extension.



Capital Funding Streams

Our sites sit in capital-rich areas providing accessible funding streams from National Institutes of Health grants to venture capital dollars.





LS HEXAGON ICON INDICATES A CLUSTER CONTAINING ANY NUMBER OF LIFE SCIENCE COMPANY TYPES SUCH AS RESEARCH, THERAPUEUTICS, DIAGNOSTICS, ETC.
 MAP INFO PER THE PENNSYLVANIA LIFE SCIENCES ECOSYSTEM AT PALIFESCIENCES.COM

	RESEARCH + ACADEMIC	THERAPUEUTICS	MEDTECH	DIAGNOSTICS	HEALTH IT	CONTRACT RESEARCH + INVESTORS	COWORK + CONSULTING
UNIVERSITY CITY	9	41	23	11	24	11	12
CBD PHILADELPHIA	9	13	9	7	15	20	34

GREATER PHILADELPHIA IS HOME TO MORE THAN 30 CELL AND GENE THERAPY DEVELOPMENT COMPANIES AND HAS SEEN AN ALMOST 500% INCREASE IN VENTURE CAPITAL FUNDING IN THE LAST 21 MONTHS

252 companies connected to Life Sciences in UC* + Philadelphia CBD

+1.1M SF of Life Science space ready for development from Brandywine



PHARMA IN THE 476 CORRIDOR & SURROUNDING SUBURBS WITHIN 35 MIN DRIVE

*UNIVERSITY CITY IS A **KEYSTONE INNOVATION ZONE (KIZ)**

CIRA CENTRE



3151 MARKET

3000 MARKET



Our Spaces + Synergic Design

Recognizing the unique, evolving needs of Life Sciences businesses, our best-in-class spaces are strategically designed for flexibility and optionality.

- Flexible design
- Large floor plates
- Above standard floor-to-ceiling clear heights
- Efficient, healthy environments
- State-of-the-art technology
- Upgraded building systems
- Waste treatment systems
- Emergency power generation
- Extra floor loading capacity

CURRENT OFFERINGS

Schuylkill Yards®



SCHUYLKILL YARDS is a 14 acre Innovation Neighborhood of interconnected parks, lifestyle experiences, and dynamic office and life science spaces, directly adjacent to Amtrak's 30th Street Station. Nestled between University City's renowned academic core and Center City's thriving economic center, Schuylkill Yards boasts immediate access to the region's top talent, shared intellectual capital, and funding streams.

3025 JFK WEST

EXPECTED DELIVERY TIME: 1Q2023

STORIES: 28 stories above grade with 2 additional levels below grade

STANDARD FLOOR PLATE: 28,000 GSF

USE: optimized for lab space, or a combination of lab and office space

KEYSTONE OPPORTUNITY ZONE INCENTIVE SITE



CURRENT OFFERINGS

Schuylkill Yards®



3151 MARKET

EXPECTED DELIVERY TIME: 2Q2023

STORIES: 12-14 plus one level below grade parking

STANDARD FLOOR PLATE: 34,200 GSF

USE: ground-up life science building with options for full floors of intensive chemical and biological lab use including the potential for GMP and vivarium functions, lower level parking and ground floor retail/active space and amenities

3000 MARKET

(FULLY LEASED)

EXPECTED DELIVERY TIME: core completion 1Q2021

STORIES: 2 plus one level below grade for parking

STANDARD FLOOR PLATE: 30,000 SF

USE: life science building fully leased to Spark Therapeutics for intensive biological lab use



BULLETIN BUILDING

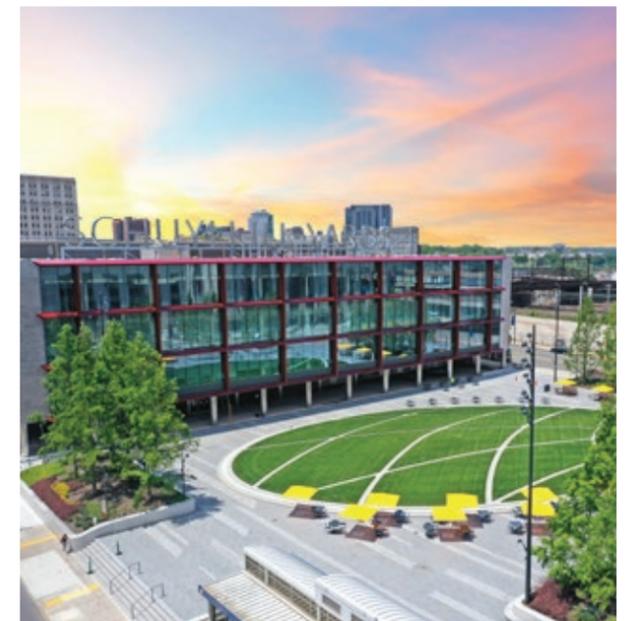
(3025 MARKET STREET - FULLY LEASED)

EXPECTED DELIVERY TIME: 4Q2020

STORIES: 4 stories plus roof top space

STANDARD FLOOR PLATE: 50,000 GSF

USE: fronting the new 1.3 acre park Drexel Square located across the street from 30th Street Station, the Bulletin Building is a mix of office and lab use for Spark Therapeutics, and introduces 10,000 SF of new retail space



CURRENT OFFERINGS



METROPLEX II

EXPECTED DELIVERY TIME: 4Q2022

STORIES: 10

STANDARD FLOOR PLATE: 28,000 SF

USE: complete capability throughout the building, with options for all lab, all office, or a combination of these uses



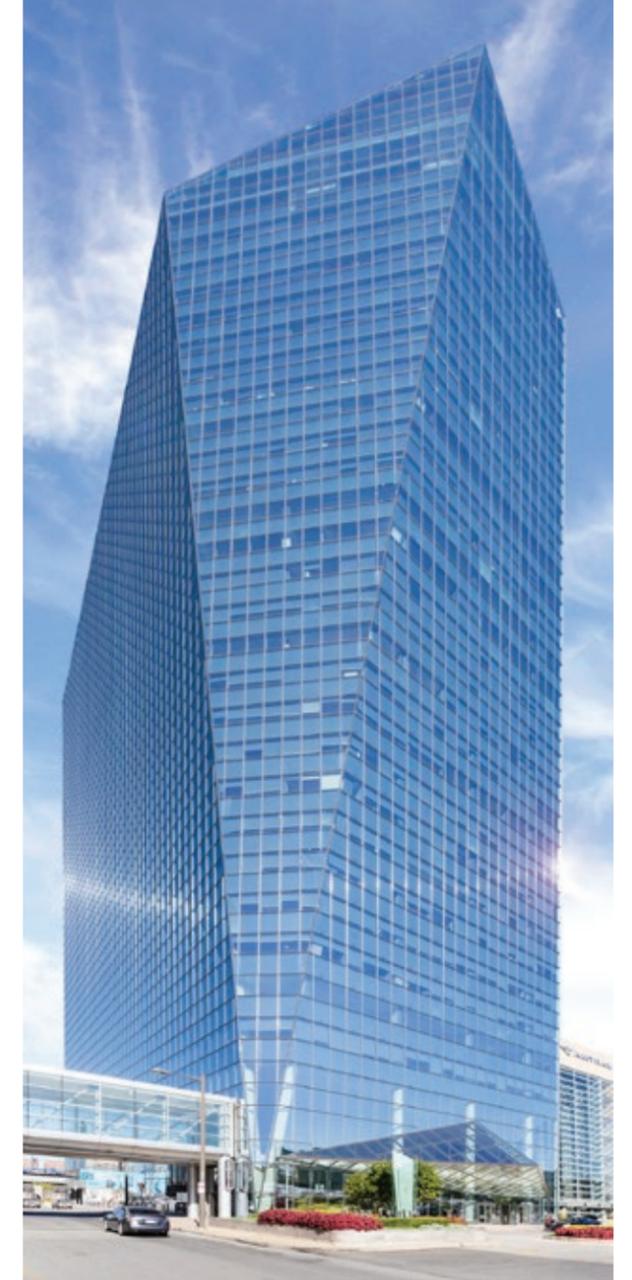
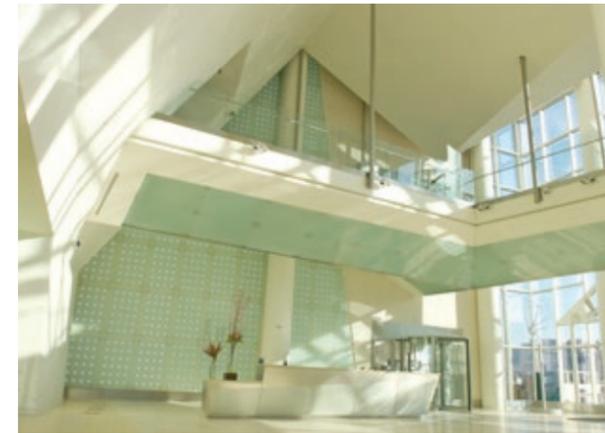
CIRA CENTRE

EXPECTED DELIVERY TIME: 2Q2021

STORIES: floors 2-9 to be converted to dedicated life sciences use

STANDARD FLOOR PLATE: 27,000 SF

USE: fully functioning life science space appropriate for chemical and biological lab uses, with potential for lab incubator space



155 RADNOR

EXPECTED DELIVERY TIME: 2Q2022

STORIES: 4

STANDARD FLOOR PLATE: 37,600 SF

USE: complete capability throughout the building, with options for all lab, all office, or a combination of these uses





Value Alignment

PARTNERING WITH BRANDYWINE

Like our Life Sciences partners, **WE SHARE A PASSION FOR INNOVATING FOR A BETTER WORLD.** Brandywine's core values of innovation, integrity, quality and community, combined with our multi-disciplinary, integrated platform across Greater Philadelphia, Washington, D.C., and Austin, TX, allows for flexibility, supported growth, and the ability to expand within our nationwide portfolio. We take a creative, nimble approach to each project, 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.

Our Partners are Changing the World

There's a reason some of the best and brightest across academia and the life sciences industry choose to work with us. From **DREXEL UNIVERSITY** and the **UNIVERSITY OF PENNSYLVANIA**, to **PASSAGE BIO**, **SPARK THERAPEUTICS**, and **CABALETTA BIO**, our partners trust our passion for their missions. Our collaborative approach and proven execution have resulted in innovative class A development across the country, suited for big ideas, bold discoveries, and a rapidly changing world.





Tenant Success Story

BRANDYWINE REALTY TRUST + SPARK THERAPEUTICS



Spark spins out from CHOP as a public company

JANUARY 2015



Spark signs a full building lease for the reimagined **BULLETIN BUILDING** at Schuylkill Yards **NOVEMBER 2017**



Spark is acquired by Roche for \$4.3 billion

DECEMBER 2019

MARCH 2013 Founded as a result of the technology, talent and know-how accumulated over two decades at Children's Hospital of Philadelphia, Spark Therapeutics sets out to commercially develop treatments for pediatric blindness



NOVEMBER 2016 Spark signs a lease for 50,000 SF at the brand-new **FMC TOWER AT CIRA CENTRE SOUTH**, then quickly expands into an additional 25,000 SF



DECEMBER 2017 The FDA approves LUXTURNA™—the first gene therapy for a genetic disease in the U.S. and the first pharmacologic treatment for pediatric blindness



APRIL 2020 Spark signs another full building lease at **3000 MARKET** at Schuylkill Yards





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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.

