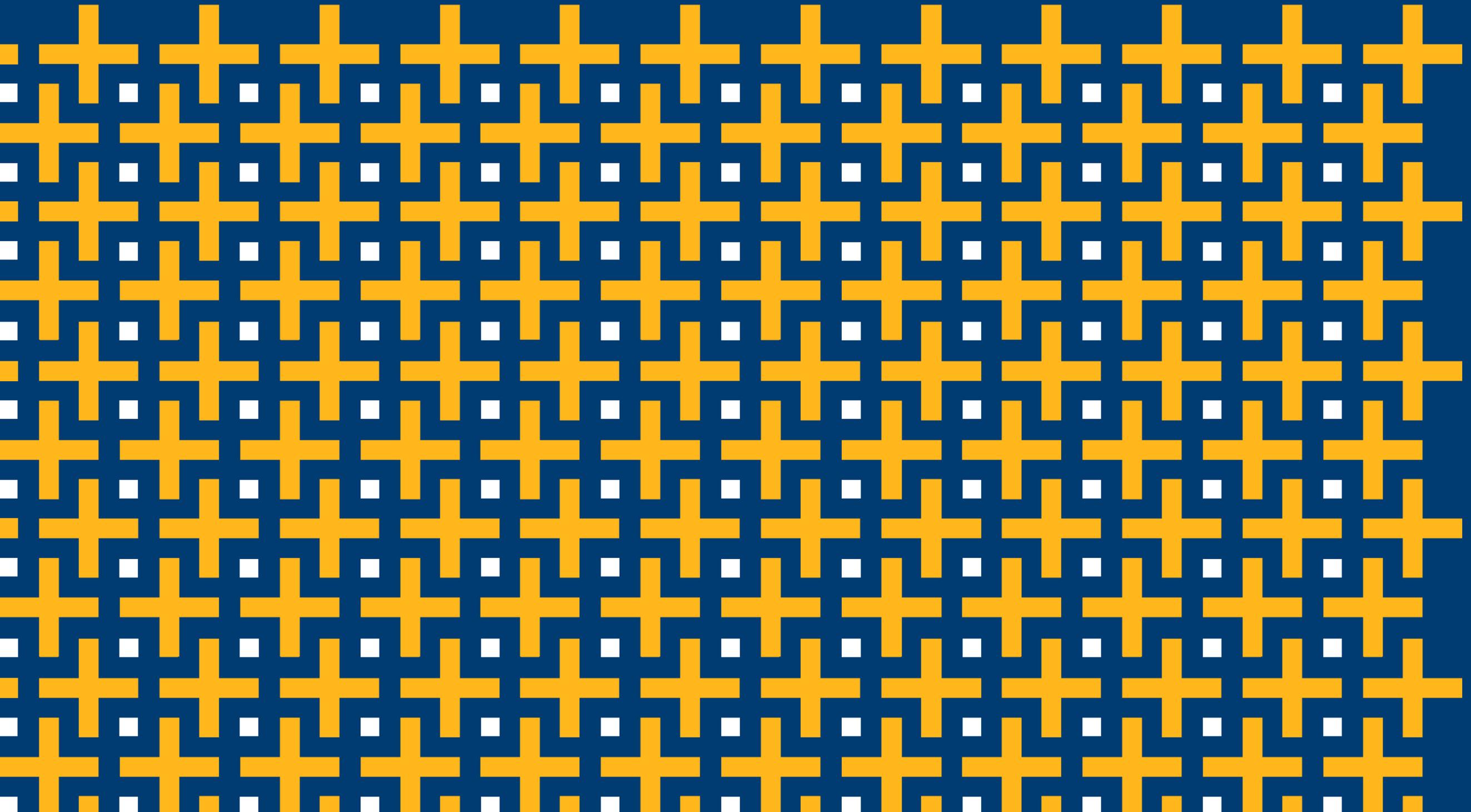


BRANDYWINE
+ LIFE SCIENCES



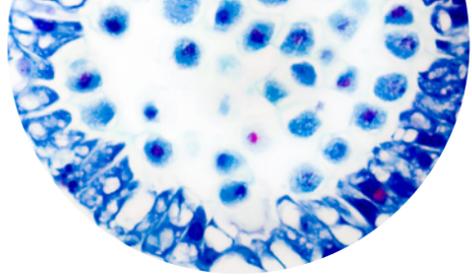
BY BRANDYWINE REALTY TRUST



World-class Talent + Trophy Class Spaces

At Brandywine Realty Trust, our life sciences portfolio delivers flexible, cutting-edge research and lab environments within the nation's leading life sciences markets that each boast a unique combination of world-class healthcare and academic institutions, top-tier talent, and investment capital. Among these, the Greater Philadelphia region has been ranked second only to Boston along the East Coast and fourth nationally.

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 3 million square feet** of life science lab and research space.



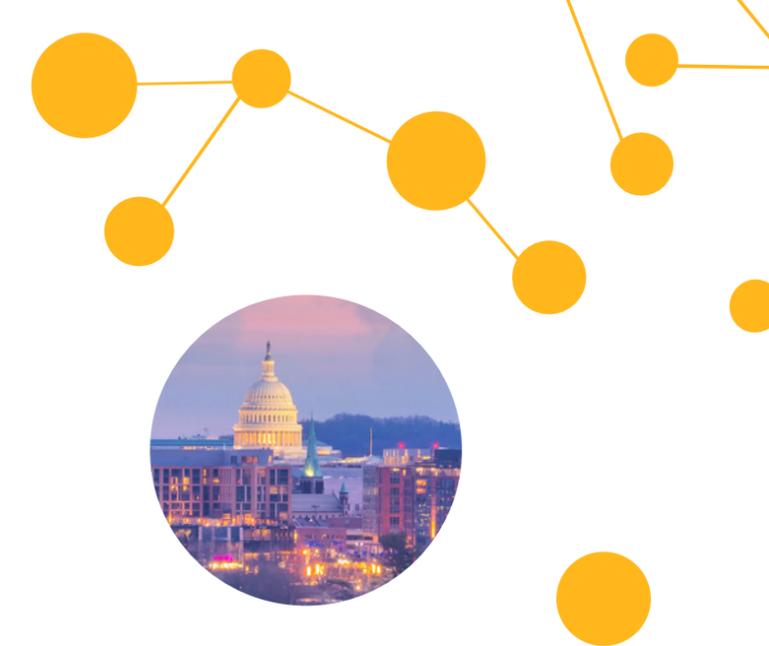
Our Mission + Our Spaces

Our mission is to always deliver inspired work and innovation environments that bring our partners closer to promising new life science discoveries.

SPACE FOR EVERY STAGE OF DISCOVERY

Our life science spaces are designed to accommodate the various stages of company growth within one flexible platform:

- Small plug-in incubator space
- Graduation space
- Full floors of intensive chemical and biological lab use including GMP and vivarium functions
- Options for lab, office, or a combination of uses throughout buildings
- Fully dedicated life science buildings



Philadelphia has one of the highest concentrations of life sciences researchers in the country at 0.6% of total labor force employed in the life sciences.



\$1B

Philadelphia's annual share of NIH funding

40,000+

total life science employment

5x

increase in life science VC funding (2018 – 2022)

37%

increase in biomed graduates in the Philadelphia region since 2012



3,000+

individuals in Philadelphia who work in the cell & gene therapy market

7%

average year-over-year growth in NIH funding since 2017

87%

of approved cell and gene therapy treatments occurred in Philadelphia



1st

FDA-approved cell therapy

1st

FDA-approved gene therapy

\$2.5B

expected growth for NIH budget in 2023

\$47.5B

total NIH funding budget expected in 2023

80%

of all pharmaceutical companies in the U.S. have offices in Greater Philadelphia

\$5.2B in venture capital raised by Philadelphia-area companies in 2022 alone, following \$8B raised in 2021.



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 science and healthcare clusters within University City in Philadelphia and along the Northeast Extension (I-476).

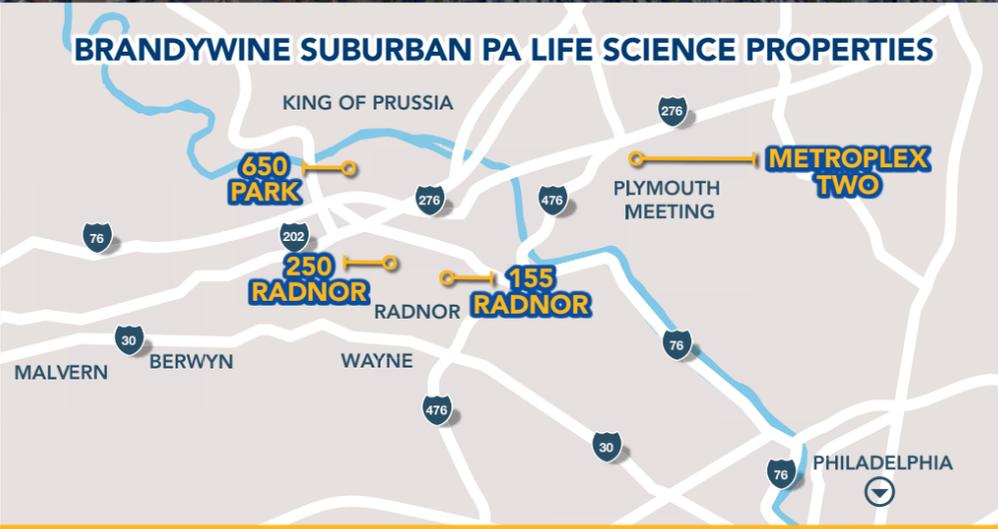


Capital Funding Streams

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



235+ LIFE SCIENCES COMPANIES IN THE PHILADELPHIA REGION



PHARMA COMPANIES IN THE GREATER PHILADELPHIA REGION INCLUDE:



The growing life sciences sector represents **800+** companies and **50,000** employees in the Philadelphia region.

UNIVERSITY CITY IS A **KEYSTONE INNOVATION ZONE (KIZ) & QUALIFIED OPPORTUNITY ZONE (QOZ)**

CIRA CENTRE



3151 MARKET

3000 MARKET



Our Spaces + Strategic Design

Recognizing the unique, evolving needs of life science companies, we strategically design our best-in-class spaces 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.



CIRA CENTRE

LOCATION: University City, Philadelphia, PA

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

SQUARE FOOTAGE: 50,000 within B+Labs, 200,000 total convertible to life science use

USE: flexible, high-quality incubator space powered by the Pennsylvania Biotechnology Center (PABC) offering innovation and research space for fast-growing companies



CURRENT OFFERINGS

Schuylkill Yards®



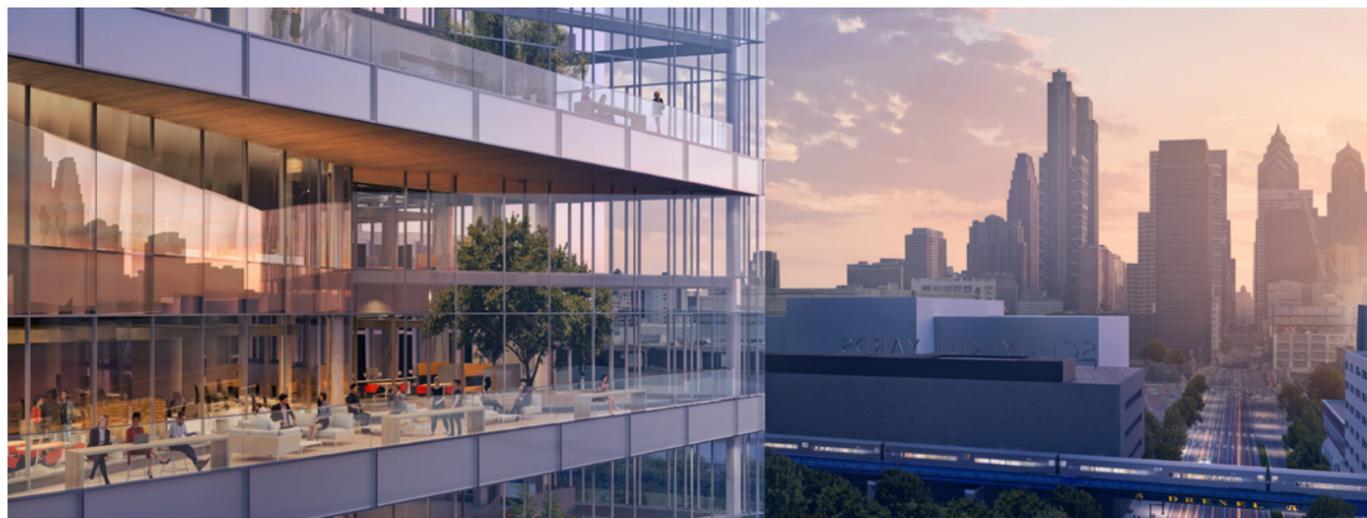
3151 MARKET

LOCATION: University City, Philadelphia, PA

STORIES: 12 plus one level below grade parking

SQUARE FOOTAGE: 400,000

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



3025 JFK WEST

LOCATION: University City, Philadelphia, PA

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

SQUARE FOOTAGE: 200,000

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

KEYSTONE OPPORTUNITY ZONE INCENTIVE SITE



CURRENT OFFERINGS



METROPLEX TWO

LOCATION: Plymouth Meeting, PA

STORIES: 10

SQUARE FOOTAGE: 270,000

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



650 PARK

LOCATION: King of Prussia, PA

STORIES: 4

SQUARE FOOTAGE: 100,000

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



RADNOR LIFE SCIENCES CENTER

250 RADNOR

LOCATION: Radnor, PA

STORIES: 4

SQUARE FOOTAGE: 168,000

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



155 RADNOR

LOCATION: Radnor, PA

STORIES: 4

SQUARE FOOTAGE: 145,000

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



CURRENT OFFERINGS

Schuylkill Yards®



BULLETIN BUILDING

(3025 MARKET STREET - FULLY LEASED)

LOCATION: University City, Philadelphia, PA

STORIES: 4 stories plus roof top space

SQUARE FOOTAGE: 285,000

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



3000 MARKET

(FULLY LEASED)

LOCATION: University City, Philadelphia, PA

STORIES: 2 plus one level below grade for parking

SQUARE FOOTAGE: 65,000

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



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.





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, Austin, TX, and Washington, D.C., 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.



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