

BRANDYWINE REALTY TRUST  
Form 10-K  
February 29, 2016

UNITED STATES SECURITIES AND EXCHANGE COMMISSION

Washington, D.C. 20549

FORM 10-K

(Mark One)

ANNUAL REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934  
For the fiscal year ended December 31, 2015

OR

TRANSITION REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934

For the transition period from \_\_\_\_\_ to \_\_\_\_\_

Commission file number 001-9106 (Brandywine Realty Trust)

000-24407 (Brandywine Operating Partnership, L.P.)

Brandywine Realty Trust

Brandywine Operating Partnership, L.P.

(Exact name of registrant as specified in its charter)

MARYLAND (Brandywine Realty Trust)	23-2413352
DELAWARE (Brandywine Operating Partnership L.P.)	23-2862640
(State or other jurisdiction of incorporation or organization)	(I.R.S. Employer Identification No.)

555 East Lancaster Avenue	
Radnor, Pennsylvania	19087
(Address of principal executive offices)	(Zip Code)

Registrant's telephone number, including area code (610) 325-5600

Securities registered pursuant to Section 12(b) of the Act:

Title of each class

Name of each exchange on which  
registered

Edgar Filing: BRANDYWINE REALTY TRUST - Form 10-K

Common Shares of Beneficial Interest,  
par value \$0.01 per share  
(Brandywine Realty Trust)

New York Stock Exchange

6.90% Series E Cumulative Redeemable Preferred  
Shares of Beneficial Interest  
par value \$0.01 per share  
(Brandywine Realty Trust)

New York Stock Exchange

Securities registered pursuant to Section 12(g) of the Act:

Units of General Partnership Interest (Brandywine Operating Partnership, L.P.)

(Title of class)

Indicate by check mark if the registrant is a well-known seasoned issuer, as defined in Rule 405 of the Securities Act.

Brandywine Realty Trust Yes  No

Brandywine Operating Partnership, L.P. Yes  No

Indicate by check mark if the registrant is not required to file reports pursuant to Section 13 or Section 15(d) of the Act.

Brandywine Realty Trust Yes  No

Brandywine Operating Partnership, L.P. Yes  No

Indicate by check mark whether the registrant (1) has filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that the registrant was required to file such reports), and (2) has been subject to such filing requirements for the past 90 days.

Brandywine Realty Trust Yes  No

Brandywine Operating Partnership, L.P. Yes  No

Indicate by check mark whether the registrant has submitted electronically and posted on its corporate Web site, if any, every Interactive Data File required to be submitted and posted pursuant to Rule 405 of Regulation S-T (§232.405 of this chapter) during the preceding 12 months (or for such shorter period that the registrant was required to submit and post such files).

Brandywine Realty Trust Yes  No

Brandywine Operating Partnership, L.P. Yes  No

Indicate by check mark if disclosure of delinquent filers pursuant to Item 405 of Regulation S-K is not contained herein, and will not be contained, to the best of Registrant's knowledge, in definitive proxy or information statements incorporated by reference in Part III of this Form 10-K or any amendment to this Form 10-K.



Edgar Filing: BRANDYWINE REALTY TRUST - Form 10-K

Indicate by check mark whether the registrant is a large accelerated filer, an accelerated filer, a non-accelerated filer or a smaller reporting company. See the definitions of “large accelerated filer,” “accelerated filer” and “smaller reporting company” in Rule 12b-2 of the Exchange Act (Check one):

Brandywine Realty Trust:

Large accelerated filer  Accelerated filer

Non accelerated filer  Smaller reporting company

Brandywine Operating Partnership, L.P.:

Large accelerated filer  Accelerated filer

Non accelerated filer  Smaller reporting company

Indicate by check mark whether the registrant is a shell company (as defined in Rule 12b-2 of the Exchange Act).

Brandywine Realty Trust Yes  No

Brandywine Operating Partnership, L.P. Yes  No

As of June 30, 2015, the aggregate market value of the Common Shares of Beneficial Interest held by non-affiliates of Brandywine Realty Trust was \$2,360,378,871 based upon the last reported sale price of \$13.28 per share on the New York Stock Exchange on June 30, 2015. An aggregate of 174,822,400 Common Shares of Beneficial Interest were outstanding as of February 19, 2016.

As of June 30, 2015 the aggregate market value of the 1,535,102 common units of limited partnership (“Units”) held by non-affiliates of Brandywine Operating Partnership, L.P. was \$20,386,155 based upon the last reported sale price of \$13.28 per share on the New York Stock Exchange on June 30, 2014 of the Common Shares of Beneficial Interest of Brandywine Realty Trust, the sole general partner of Brandywine Operating Partnership, L.P. (For this computation, the Registrant has excluded the market value of all Units beneficially owned by Brandywine Realty Trust.)

Documents Incorporated By Reference

Portions of the proxy statement for the 2016 Annual Meeting of Shareholders of Brandywine Realty Trust are incorporated by reference into Part III of this Form 10-K.



## EXPLANATORY NOTE

This report combines the annual reports on Form 10-K for the year ended December 31, 2015 of Brandywine Realty Trust (the “Parent Company”) and Brandywine Operating Partnership, L.P. (the “Operating Partnership”). The Parent Company is a Maryland real estate investment trust, or REIT, that owns its assets and conducts its operations through the Operating Partnership, a Delaware limited partnership, and subsidiaries of the Operating Partnership. The Parent Company, the Operating Partnership and their consolidated subsidiaries are collectively referred to in this report as the “Company”. In addition, terms such as “we”, “us”, or “our” used in this report may refer to the Company, the Parent Company or the Operating Partnership.

The Parent Company is the sole general partner of the Operating Partnership and as of December 31, 2015, owned a 99.1% interest in the Operating Partnership. The remaining 0.9% interest consists of common units of limited partnership interest issued by the Operating Partnership to third parties in exchange for contributions of properties to the Operating Partnership. As the sole general partner of the Operating Partnership, the Parent Company has full and complete authority over the Operating Partnership’s day-to-day operations and management.

As general partner with control of the Operating Partnership, the Parent Company consolidates the Operating Partnership for financial reporting purposes, and the Parent Company does not have significant assets other than its investment in the Operating Partnership. Therefore, the assets and liabilities of the Parent Company and the Operating Partnership are the same on their respective financial statements. The separate discussions of the Parent Company and the Operating Partnership in this report should be read in conjunction with each other to understand the results of the Company’s operations on a consolidated basis and how management operates the Company.

Management operates the Parent Company and the Operating Partnership as one enterprise. The management of the Parent Company consists of the same members as the management of the Operating Partnership. These members are officers of both the Parent Company and of the Operating Partnership.

The Company believes that combining the annual reports on Form 10-K of the Parent Company and the Operating Partnership into a single report will result in the following benefits:

- facilitate a better understanding by the investors of the Parent Company and the Operating Partnership by enabling them to view the business as a whole in the same manner as management views and operates the business;
- remove duplicative disclosures and provide a more straightforward presentation in light of the fact that a substantial portion of the disclosure applies to both the Parent Company and the Operating Partnership; and
- create time and cost efficiencies through the preparation of one combined report instead of two separate reports.

There are few differences between the Parent Company and the Operating Partnership, which are reflected in the footnote disclosures in this report. The Company believes it is important to understand the differences between the Parent Company and the Operating Partnership in the context of how these entities operate as an interrelated consolidated company. The Parent Company is a REIT, whose only material asset is its ownership of the partnership interests of the Operating Partnership. As a result, the Parent Company does not conduct business itself, other than acting as the sole general partner of the Operating Partnership, issuing public equity from time to time and guaranteeing the debt obligations of the Operating Partnership. The Operating Partnership holds substantially all the assets of the Company and directly or indirectly holds the ownership interests in the Company’s real estate ventures. The Operating Partnership conducts the operations of the Company’s business and is structured as a partnership with no publicly traded equity. Except for net proceeds from equity issuances by the Parent Company, which are contributed to the Operating Partnership in exchange for partnership units, the Operating Partnership generates the capital required by the Company’s business through the Operating Partnership’s operations, by the Operating Partnership’s direct or indirect incurrence of indebtedness or through the issuance of partnership units of the Operating Partnership or equity interests in subsidiaries of the Operating Partnership.

The equity and non-controlling interests in the Parent Company and the Operating Partnership's equity are the main areas of difference between the consolidated financial statements of the Parent Company and the Operating Partnership. The common units of limited partnership interest in the Operating Partnership are accounted for as partners' equity in the Operating Partnership's financial statements while the common units of limited partnership interests held by parties other than the Parent Company are presented as non-controlling interests in the Parent Company's financial statements. The differences between the Parent Company and the Operating Partnership's equity relate to the differences in the equity issued at the Parent Company and Operating Partnership levels.

To help investors understand the significant differences between the Parent Company and the Operating Partnership, this report presents the following as separate notes or sections for each of the Parent Company and the Operating Partnership:

- Consolidated Financial Statements;
- Parent Company's and Operating Partnership's Equity

3

---

This report also includes separate Item 9A. (Controls and Procedures) disclosures and separate Exhibit 31 and 32 certifications for each of the Parent Company and the Operating Partnership in order to establish that the Chief Executive Officer and the Chief Financial Officer of each entity have made the requisite certifications and that the Parent Company and Operating Partnership are compliant with Rule 13a-15 or Rule 15d-15 of the Securities Exchange Act of 1934, as amended, and 18 U.S.C. § 1350.

In order to highlight the differences between the Parent Company and the Operating Partnership, the separate sections in this report for the Parent Company and the Operating Partnership specifically refer to the Parent Company and the Operating Partnership. In the sections that combine disclosures of the Parent Company and the Operating Partnership, this report refers to such disclosures as those of the Company. Although the Operating Partnership is generally the entity that directly or indirectly enters into contracts and real estate ventures and holds assets and debt, reference to the Company is appropriate because the business is one enterprise and the Parent Company operates the business through the Operating Partnership.



TABLE OF CONTENTS

	Page
<u>PART I</u>	
<u>Item 1. Business</u>	8
<u>Item 1A. Risk Factors</u>	19
<u>Item 1B. Unresolved Staff Comments</u>	29
<u>Item 2. Properties</u>	30
<u>Item 3. Legal Proceedings</u>	38
<u>Item 4. Mine Safety Disclosures</u>	38
<u>PART II</u>	
<u>Item 5. Market for Registrant’s Common Equity, Related Shareholder Matters and Issuer Purchases of Equity Securities</u>	39
<u>Item 6. Selected Financial Data</u>	41
<u>Item 7. Management’s Discussion and Analysis of Financial Condition and Results of Operations</u>	43
<u>Item 7A. Quantitative and Qualitative Disclosures About Market Risk</u>	71
<u>Item 8. Financial Statements and Supplementary Data</u>	71
<u>Item 9. Changes in and Disagreements with Accountants on Accounting and Financial Disclosure</u>	71
<u>Item 9A. Controls and Procedures</u>	71
<u>Item 9B. Other Information</u>	72
<u>PART III</u>	
<u>Item 10. Directors, Executive Officers and Corporate Governance</u>	73
<u>Item 11. Executive Compensation</u>	73
<u>Item 12. Security Ownership of Certain Beneficial Owners and Management and Related Shareholder Matters</u>	73
<u>Item 13. Certain Relationships and Related Transactions, and Director Independence</u>	73
<u>Item 14. Principal Accountant Fees and Services</u>	73
<u>PART IV</u>	

<u>Item 15. Exhibits and Financial Statement Schedules</u>	73
--	----

<u>SIGNATURES</u>	82
-------------------	----

Exhibit 3.2.19  
Exhibit 10.45  
Exhibit 10.46  
Exhibit 12.1  
Exhibit 12.2  
Exhibit 21  
Exhibit 23.1  
Exhibit 23.2  
Exhibit 31.1  
Exhibit 31.2  
Exhibit 31.3  
Exhibit 31.4  
Exhibit 32.1  
Exhibit 32.2  
Exhibit 32.3  
Exhibit 32.4  
Exhibit 99.1  
EX-101.INS  
XBRL  
INSTANCE  
DOCUMENT  
EX-101.SCH  
XBRL  
TAXONOMY  
EXTENSION  
SCHEMA  
EX-101.CAL  
XBRL  
TAXONOMY  
EXTENSION  
CALCULATION  
LINKBASE  
EX-101.LAB  
XBRL  
TAXONOMY  
EXTENSION  
LABEL  
LINKBASE  
EX-101.PRE  
XBRL  
TAXONOMY  
EXTENSION  
PRESENTATION  
LINKBASE  
EX-101.DEF  
XBRL  
TAXONOMY  
EXTENSION  
DEFINITION  
LINKBASE



## Filing Format

This combined Form 10-K is being filed separately by Brandywine Realty Trust (the “Parent Company”) and Brandywine Operating Partnership, L.P. (the “Operating Partnership”).

## Forward-Looking Statements

The Private Securities Litigation Reform Act of 1995 provides a “safe harbor” for forward-looking statements. This Annual Report on Form 10-K and other materials filed by us with the Securities and Exchange Commission (the “SEC”) (as well as information included in oral or other written statements made by us) contain statements that are forward-looking, including statements relating to business and real estate development activities, acquisitions, dispositions, future capital expenditures, financing sources, governmental regulation (including environmental regulation) and competition. We intend such forward-looking statements to be covered by the safe-harbor provisions of the 1995 Act. The words “anticipate,” “believe,” “estimate,” “expect,” “intend,” “will,” “should” and similar expressions, as they relate to us, are intended to identify forward-looking statements. Although we believe that the expectations reflected in such forward-looking statements are based on reasonable assumptions, we can give no assurance that our expectations will be achieved. As forward-looking statements, these statements involve important risks, uncertainties and other factors that could cause actual results to differ materially from the expected results and, accordingly, such results may differ from those expressed in any forward-looking statements made by us or on our behalf. Factors that could cause actual results to differ materially from our expectations include, but are not limited to:

- the continuing impact of modest global economic growth, which is having and may have a negative effect on the following, among other things:
- the fundamentals of our business, including overall market occupancy, demand for office space and rental rates;
- the financial condition of our tenants, many of which are financial, legal and other professional firms, our lenders, counterparties to our derivative financial instruments and institutions that hold our cash balances and short-term investments, which may expose us to increased risks of default by these parties;
- the availability of financing on attractive terms or at all, which may adversely impact our future interest expense and our ability to pursue acquisition and development opportunities and refinance existing debt; and
- a decline in real estate asset valuations, which may limit our ability to dispose of assets at attractive prices or obtain or maintain debt financing secured by our properties or on an unsecured basis.
- changes in local real estate conditions (including changes in rental rates and the number of properties that compete with our properties);
- our failure to lease unoccupied space in accordance with our projections;
- our failure to re-lease occupied space upon expiration of leases;
- tenant defaults and the bankruptcy of major tenants;
- increases in interest rates;
- failure of interest rate hedging contracts to perform as expected and the effectiveness of such arrangements;
- failure of acquisitions to perform as expected;
- unanticipated costs associated with the acquisition, integration and operation of our acquisitions;
- unanticipated costs to complete, lease-up and operate our developments and redevelopments;
- unanticipated costs associated with land development, including building moratoriums and inability to obtain necessary zoning, land-use, building, occupancy and other required governmental approvals, construction cost increases or overruns and construction delays;
- impairment charges;
- increased costs for, or lack of availability of, adequate insurance, including for terrorist acts or environmental liabilities;
- actual or threatened terrorist attacks;
- the impact on workplace and tenant space demands driven by technology, employee culture and commuting patterns;
- demand for tenant services beyond those traditionally provided by landlords;

Edgar Filing: BRANDYWINE REALTY TRUST - Form 10-K

- liability and clean-up costs under environmental or other laws;
- failure or bankruptcy of real estate venture partners;
- inability of real estate venture partners to fund venture obligations or perform under our real estate venture development agreements;
- failure to manage effectively our growth into new product types within our real estate venture arrangements;
- failure of dispositions to close in a timely manner;
- earthquakes and other natural disasters;
- the unforeseen impact of climate change and compliance costs relating to laws and regulations governing climate change;
- risks associated with federal, state and local tax audits;

7

---

- complex regulations relating to our status as a REIT and the adverse consequences of our failure to qualify as a REIT; and
- the impact of newly adopted accounting principles on our accounting policies and on period-to-period comparisons of financial results.

Given these uncertainties, and the other risks identified in the “Risk Factors” section and elsewhere in this Annual Report on Form 10-K, we caution readers not to place undue reliance on forward-looking statements. We assume no obligation to update or supplement forward-looking statements that become untrue because of subsequent events.

## PART I

### Item 1. Business

#### Introduction

We are a self-administered and self-managed REIT that provides leasing, property management, development, redevelopment, acquisition and other tenant-related services for a portfolio of office, industrial, retail and mixed-use properties. As of December 31, 2015, we owned 179 properties that contain an aggregate of approximately 23.0 million net rentable square feet and consist of 106 office properties, six industrial facilities, three mixed-use properties, one retail property (116 core properties), 59 properties classified as held for sale, two development properties, one redevelopment property and one re-entitlement property (collectively, the “Properties”). In addition, as of December 31, 2015, we owned economic interests in 16 unconsolidated real estate ventures (collectively, the “Real Estate Ventures”). Nine of the ventures owned 31 office buildings that contain an aggregate of approximately 4.3 million net rentable square feet; two real estate ventures owned 4.3 acres of undeveloped parcels of land; three real estate ventures owned 2.2 acres of land under active development; one real estate venture owned a residential tower that contains 345 apartment units and one real estate venture owned an apartment complex that contains 398 units. As of December 31, 2015, we also owned 412 acres of undeveloped land, of which 120 acres were held for sale, and held options to purchase a parcel containing approximately 50 additional acres of undeveloped land. As of December 31, 2015, the total potential development that these land parcels could support under current zoning, entitlements or combination thereof, amounted to 7.1 million square feet. The Properties and the properties owned by the Real Estate Ventures are located in or near Philadelphia, Pennsylvania; Metropolitan Washington, D.C.; Southern New Jersey; Richmond, Virginia; Wilmington, Delaware; Austin, Texas and Oakland and Concord California. In addition to managing properties that we own, as of December 31, 2015, we were managing approximately 6.5 million net rentable square feet of office and industrial properties for third parties and Real Estate Ventures. Unless otherwise indicated, all references in this Form 10-K to square feet represent net rentable area. We do not have any foreign operations and our business is not seasonal. Our operations are not dependent on a single tenant or a few tenants and no single tenant accounted for more than 10% of our total 2015 revenue.

#### Organization

The Parent Company was organized and commenced its operations in 1986 as a Maryland REIT. The Parent Company owns its assets and conducts its operations through the Operating Partnership and subsidiaries of the Operating Partnership. The Operating Partnership was formed in 1996 as a Delaware limited partnership. The Parent Company controls the Operating Partnership as its sole general partner. As of December 31, 2015, the Parent Company owned a 99.1% interest in the Operating Partnership. The remaining 0.9% interest in the Operating Partnership consists of common units of limited partnership interest issued to the holders in exchange for contributions of properties to the Operating Partnership. Our structure as an “UPREIT” is designed, in part, to permit persons contributing properties to us to defer some or all of the tax liability they might otherwise incur in a sale of properties. Our executive offices are located at 555 East Lancaster Avenue, Suite 100, Radnor, Pennsylvania 19087

and our telephone number is (610) 325-5600. We have offices in Philadelphia, Pennsylvania; McLean, Virginia; Marlton, New Jersey; Richmond, Virginia; and Austin, Texas. We have an internet website at [www.brandywinerealty.com](http://www.brandywinerealty.com). We are not incorporating by reference into this Annual Report on Form 10-K any material from our website. The reference to our website is an inactive textual reference to the uniform resource locator (URL) and is for your reference only.

## 2015 Transactions

### Real Estate Acquisitions

We completed each of the transactions described below with unaffiliated third parties in arms' length transactions.

On July 7, 2015, we acquired a 0.8 acre parcel of land located at 2100 Market Street in Philadelphia, Pennsylvania for \$18.8 million. We funded \$16.8 million of the purchase price with available corporate funds and the remaining \$2.0 million of the purchase price was deferred until the earlier of the commencement of development or 24 months from settlement. We accounted for this transaction as an asset acquisition and capitalized a nominal amount of acquisition related costs and other costs as part of land inventory on our consolidated balance sheet. We agreed with the seller of 2100 Market Street to pay additional consideration to it if we were to acquire certain land parcels adjacent to 2100 Market Street from unaffiliated third parties. The unaffiliated third parties are not party to this



transaction and our acquisition of any such land parcels would be the result of an arm's length negotiation. The amount of additional consideration, if any, payable to the seller of 2100 Market Street cannot be determined at this time. We have not yet determined the scope, timing and cost of construction for the project as of December 31, 2015.

On June 22, 2015, through a series of transactions with International Business Machines ("IBM"), we acquired the remaining 50.0% interest in Broadmoor Austin Associates, consisting of seven office buildings and the 66.0 acre underlying land parcel located in Austin, Texas, for an aggregate purchase price of \$211.4 million. The aggregate purchase price includes the carrying amount of our investment in Broadmoor Austin Associates of \$66.3 million. The office buildings contain 1,112,236 net rentable square feet of office space and were 100.0% occupied as of June 22, 2015. We funded the cost of the acquisition with an aggregate cash payment of \$143.8 million, consisting of \$81.0 million from available corporate funds and \$62.8 million previously held in escrow related to a Section 1031 like-kind exchange. Part of the cash payment was used at closing to repay, at no repayment penalty, the remaining \$51.2 million of secured debt. We incurred \$0.2 million of acquisition related costs that are classified within general and administrative expenses.

We previously accounted for our 50.0% non-controlling interest in Broadmoor Austin Associates under the equity method of accounting. As a result of acquiring IBM's remaining 50.0% common interest in Broadmoor Austin Associates, we obtained control of Broadmoor Austin Associates and our existing investment balance was remeasured based on the fair value of the underlying properties acquired and the existing distribution provisions under the relevant partnership agreement. As a result, we recorded a \$0.8 million gain on remeasurement.

On April 6, 2015, we acquired a 0.8 acre parcel of land, located at 25 M Street Southeast, Washington, D.C. for \$20.3 million. We funded the cost of this acquisition with available corporate funds. We capitalized \$0.3 million of acquisition related costs and these costs are included as part of land inventory on our consolidated balance sheet. On May 12, 2015, we subsequently contributed the land parcel into a newly formed real estate venture known as 25 M Street Holdings, LLC ("25 M Street"), a joint venture between us and Jaco 25M Investors, LLC ("Akridge"), an unaffiliated third party, with the intent to construct a 271,000 square foot Class A office property. We hold a 95.0% ownership interest in 25 M Street and Akridge contributed \$1.0 million in cash for its 5.0% ownership interest in 25 M Street. The \$1.0 million contribution from Akridge was distributed to us during 2015. 25 M Street is consolidated within our financial statements. See Note 4, "Investment in Unconsolidated Real Estate Ventures," to our Consolidated Financial Statements for further information. As of December 31, 2015, 25 M Street had not finalized development plans and total development costs, or received committed debt financing.

On April 2, 2015, we acquired a property located at 618 Market Street in Philadelphia, Pennsylvania, comprised of a 330-space parking garage and 14,404 net rentable square feet of mixed-use space for \$19.4 million. Although the property is currently fully operational, we intend to either redevelop the existing property or demolish and fully redevelop the property. As of December 31, 2015, we had not yet begun any such development or redevelopment plans. The purchase price includes contingent consideration, recorded at fair value and payable to the seller upon commencement of development, totaling \$1.6 million and cash of \$17.8 million.

Edgar Filing: BRANDYWINE REALTY TRUST - Form 10-K

Real Estate Dispositions

We sold the following office properties, in each case to unaffiliated third parties in arms' length transactions, during the twelve-month period ended December 31, 2015 (dollars in thousands):

Disposition Date	Property/Portfolio Name	Location	Number of Properties	Rentable Square Feet	Sales Price	Net Proceeds on Sale	Gain On Sale (a)	Occupancy % at Date of Sale
December 31, 2015	5707 Southwest Parkway (Encino Trace)	Austin, TX	2	320,000	\$76,700	\$50,158	\$2,008	(b) 52.5%
December 29, 2015	Laurel Corporate Center	Mt. Laurel, NJ	6	560,147	56,500	56,253	2,901	92.5%
December 18, 2015	Carlsbad Properties	Carlsbad, CA	3	196,075	30,400	29,568	-	(c) 63.8%
December 18, 2015	751-761 Fifth Ave	King of Prussia, PA	1	158,000	4,600	4,245	894	100.0%
September 29, 2015	1000 Howard Boulevard	Mt. Laurel, NJ	1	105,312	16,500	15,780	4,828	100.0%
August 13, 2015	Bay Colony Office Park	Wayne, PA	4	247,294	37,500	36,386	269	86.5%
August 11, 2015	741 First Avenue	King of Prussia, PA	1	77,184	4,900	4,640	372	100.0%
June 10, 2015	100 Gateway Centre Parkway	Richmond, VA	1	74,991	4,100	3,911	-	(d) 58.3%
April 24, 2015	Christina & Delaware Corporate Centers	Newark, DE / Wilmington, DE	5	485,182	50,100	49,579	1,749	66.5%
April 9, 2015	Lake Merritt Tower	Oakland, CA	1	204,336	65,000	62,800	-	(e) 86.4%
January 8, 2015	1000 Atrium Way / 457 Haddonfield Road (Atrium I / Libertyview)	Mt. Laurel, NJ / Cherry Hill, NJ	2	221,405	28,300	26,778	8,981	93.4%
Total			27	2,649,926	\$374,600	\$340,098	\$22,002	(f)

Dispositions

(a) Gain on Sale is net of closing and other transaction related costs.

(b) On December 31, 2015, we contributed two newly constructed four-story, Class A office buildings, commonly known as "Encino Trace," containing an aggregate of approximately 320,000 square feet in Austin, Texas to one of our existing real estate ventures (the "Austin Venture") that we formed in 2013 with G&I VII Austin Office LLC, an investment vehicle advised by DRA Advisors LLC ("DRA"). When we contributed these two properties to the Austin Venture we incurred a total of \$76.7 million in development costs, representing the contribution value. The project is expected to cost \$91.3 million with remaining costs fully funded by the Austin Venture. In conjunction with the contribution: (i) the Austin Venture obtained a \$30.0 million mortgage loan; (ii) DRA contributed \$25.1 million in net cash to the Austin Venture, including a \$1.8 million working capital contribution; and (iii) the Austin Venture distributed \$50.2 million to us and credited us with a \$23.3 million capital contribution to the Austin Venture. In addition to the contribution of the properties, we also made a \$1.8 million cash contribution to the Austin Venture for working capital. We recognized a \$2.0 million gain on the contribution. Under the Encino Trace loan agreement the Austin Venture has the option, subject to certain leasing

and loan-to-value requirements, to borrow an additional \$29.7 million to fund tenant improvements and leasing commissions.

- (c) We recorded an impairment loss of \$6.3 million for the Carlsbad office properties during the fourth quarter of 2015. As such, there was no gain at disposition for this property.
- (d) We recorded an impairment loss of \$0.8 million for 100 Gateway Centre Parkway during the second quarter of 2015. As such, there was no gain at disposition for this property.
- (e) We recorded an impairment loss of \$1.7 million for Lake Merritt Tower at March 31, 2015. As such, there was no gain at disposition for this property. Sales proceeds were deposited in escrow under Section 1031 of the Internal Revenue Code and applied to purchase the Broadmoor Austin portfolio. Refer to Broadmoor Austin Associates acquisition summary, above, for further details.
- (f) Total gain on sale does not include a deferred gain of \$0.5 million related to a prior sale.

10

---

Edgar Filing: BRANDYWINE REALTY TRUST - Form 10-K

We sold the following land parcels during the twelve-month period ended December 31, 2015 (dollars in thousands):

Disposition Date	Property/Portfolio Name	Location	Number of Parcels	Acres	Sales Price	Net Proceeds on Sale	Gain/(Loss) on Sale (a)
December 18, 2015	Two Christina Centre	Wilmington, DE	1	1.6	\$6,500	\$5,986	\$ - (b)
September 1, 2015	7000 Midlantic	Mt. Laurel, NJ	1	3.5	2,200	1,742	(169 )
August 31, 2015	Four Points	Austin, TX	1	8.6	2,500	2,344	71
August 25, 2015	Two Kaiser Plaza	Oakland, CA	1	1.0	11,100	11,016	3,117
Total Dispositions			4	14.7	\$22,300	\$21,088	\$ 3,019

(a) Gain/(Loss) on Sale is net of closing and other transaction related costs.

(b) We recorded an impairment loss of \$0.3 million for Two Christina Centre during the fourth quarter of 2015. As such, there was no gain/(loss) at disposition for this land parcel.

The sales of properties referenced above do not represent a strategic shift that has a major effect on our operations and financial results. As a result, the operating results of these properties remain classified within continuing operations for all periods presented.

#### Held for Sale

The following is a summary of properties classified as held for sale but which did not meet the criteria to be classified within discontinued operations at December 31, 2015 (in thousands):

	Held for Sale Properties Included in Continuing Operations December 31, 2015			
	Och-Ziff Properties (a)	Market Street (b)	Greenhills Land (c)	Total
<b>ASSETS HELD FOR SALE</b>				
Real estate investments:				
Operating properties	\$526,099	\$268,489	\$ -	\$794,588
Accumulated depreciation	(179,092)	(34,489 )	-	(213,581)
Operating real estate investments, net	347,007	234,000	-	581,007
Construction-in-progress	1,915	25	-	1,940
Land held for development	-	-	837	837
Total real estate investments, net	348,922	234,025	837	583,784
Intangible assets, net	581	-	-	581
Total assets held for sale, net	\$349,503	\$234,025	\$ 837	\$584,365
<b>LIABILITIES HELD FOR SALE</b>				
Acquired lease intangibles, net	\$192	\$-	\$ -	\$192
Other liabilities	1,959	-	-	1,959
Total liabilities held for sale	\$2,151	\$-	\$ -	\$2,151

(a) On February 4, 2016, we disposed of our interests in 58 properties located in the Pennsylvania Suburbs, New Jersey/Delaware, Metropolitan Washington, D.C. and Richmond, Virginia segments in a series of related transactions with Och Ziff Real Estate (referred to herein as the "Och Ziff Sale"). During the fourth quarter of 2015, significant provisions were agreed upon by both us and Och Ziff Real Estate and, as a result, we determined that the sale of the portfolio was probable and classified these properties as held for sale in accordance with applicable

accounting standards for long lived assets. At such date, the carrying value of the properties exceeded the fair value less the anticipated costs of sale. As a result, we recognized an impairment loss totaling approximately \$45.4 million during the year ended December 31, 2015. For further information related to the transaction see Note 21, "Subsequent Events," to our Consolidated Financial Statements.

- (b) On December 23, 2015, we entered into an agreement to dispose of our equity interests in the office property located at 2970 Market Street in Philadelphia commonly known as 30th Street Main Post Office ("Cira Square"), which includes 862,692 square feet of rentable space and is fully leased to a single tenant. As of December 31, 2015, we determined the sale was probable and classified the property as held for sale in accordance with applicable accounting standards for long lived assets. At such date, the fair value is the purchase price less anticipated costs to dispose of the property. As the fair value exceeded the carrying value of the property no impairment loss was recorded. On February 5, 2016 we completed the disposition of our equity interests in Cira Square.
- (c) On January 15, 2016, we sold the fee interest in a 120 acre land parcel located in Berks County, Pennsylvania for \$0.9 million. As of December 31, 2015, we classified this land parcel as held for sale in accordance with the applicable accounting standards for long lived assets. At such date, the carrying value of the properties exceeded the fair value less the anticipated

costs of sale. As a result, we recognized an impairment loss totaling approximately \$0.3 million during the year ended December 31, 2015.

The sales of our equity interests and the fee interests in the properties referenced above do not represent a strategic shift that has a major effect on our operations and financial results. As a result, the operating results of these properties remain classified within continuing operations for all periods presented. See Note 21, "Subsequent Events," to the Consolidated Financial Statements for further information regarding these dispositions.

#### Residence Inn Tower Bridge

On December 30, 2015, we sold our entire 50% ownership interest in an unconsolidated real estate venture known as Residence Inn Tower Bridge (the "Residence Inn"). Net proceeds to us were \$6.1 million. The carrying amount of our investment in the Residence Inn amounted to \$0.9 million at the sale date, resulting in a \$5.2 million gain on sale of our interest in the real estate venture.

#### JBG Ventures

On May 29, 2015, we and an unaffiliated third party, JBG/DC Manager, LLC ("JBG"), formed 51 N 50 Patterson, Holdings, LLC Venture ("51 N Street") and 1250 First Street Office, LLC Venture ("1250 First Street"), as a real estate venture, with us owning a 70.0% interest and JBG owning a 30.0% interest in each of the two ventures. At formation, we and JBG made cash contributions of \$15.2 million and \$6.5 million, respectively, to 51 N Street, which was used to purchase 0.9 acres of undeveloped land. At formation, we and JBG made cash capital contributions of \$13.2 million and \$5.7 million, respectively, to 1250 First Street, which was used to purchase 0.5 acres of undeveloped land. See "Developments" section below.

#### DRA – PA Venture

On December 19, 2007, we formed G&I Interchange Office LLC, a real estate venture (the "Interchange Venture"), with an unaffiliated third party, G&I VI Investment Interchange Office LLC ("G&I VI"), an investment vehicle advised by DRA Advisors LLC. The Interchange Venture owned 29 office properties containing an aggregate of 1,611,961 net rentable square feet located in Montgomery, Lehigh and Bucks counties, Pennsylvania. We contributed these 29 properties to the Interchange Venture upon the Interchange Venture's formation and in exchange for the contribution received a cash distribution from the Interchange Venture and a 20.0% ownership interest in the Interchange Venture.

Interchange Venture's loan matured on January 1, 2015. On February 27, 2015, the Interchange Venture entered into a forbearance agreement with an unaffiliated lender that held a nonrecourse mortgage on the Interchange Venture's assets. On August 12, 2015, the lender sold the properties to an unaffiliated third-party purchaser under the forbearance agreement and assumed the proceeds. Commensurate with the sale, the Interchange Venture was dissolved.

#### Austin Venture

On December 31, 2015, we contributed two newly constructed four-story, Class A office buildings, commonly known as "Encino Trace," containing an aggregate of approximately 320,000 net rentable square feet in Austin, Texas to the Austin Venture. See Note 3, "Real Estate Investments" to our Consolidated Financial Statements for further information on the contribution.

On January 30, 2015, the Austin Venture closed on a mortgage loan with a non-affiliated institutional lender, and used the proceeds of the loan to repay in full an \$88.0 million short-term secured loan made by us to fund costs of the Austin Venture's acquisition of River Place, a 590,881 net rentable square foot office complex in Austin, Texas. For further information regarding this acquisition, see Note 4, "Investment in Unconsolidated Ventures," to our Consolidated Financial Statements.

## Developments

As of December 31, 2015, we owned 412 acres of undeveloped land, including 120 acres held for sale, and held options to purchase a parcel containing approximately 50 additional acres of undeveloped land.

### JBG - Venture

51 N Street expects to construct two mixed-use buildings, which will include approximately 278,000 square feet of loft office, residential, ground floor retail, movie theater and on-grade public plaza space in Washington, D.C. 51 N Street expects to develop the office buildings on a 0.9 acre land parcel owned by the venture. As of December 31, 2015, the venture had not finalized development plans and total development costs or received committed debt financing.

1250 First Street expects to construct an eleven-story office building, which will include approximately 232,100 square feet of office, 15,300 square feet of retail and 145 below-grade parking spaces in Washington, D.C. 1250 First Street expects to develop the office

building on a 0.5 acres land parcel owned by the venture. As of December 31, 2015, the venture had not finalized development plans and total development costs or received committed debt financing.

#### FMC Tower at Cira Centre South

On October 31, 2013, we determined to proceed with development of the FMC Tower at Cira Centre South (the “FMC Tower”) (formerly the Cira Walnut Tower), designed as a trophy class, mixed-use office tower at 30th and Walnut Streets in Philadelphia, Pennsylvania. We anticipate the project cost to total \$385.0 million, of which \$202.8 million had been funded through December 31, 2015. We intend to fund remaining development costs through a combination of potential sources, including existing cash balances, availability under our unsecured line of credit, capital raised through one or more joint venture formations, proceeds from asset sales or equity and debt financing. The costs to complete the project will be funded over the construction period, which commenced in the second quarter of 2014 and is scheduled to conclude during the third quarter of 2016. We are a party to a development agreement and related ground lease with the University of Pennsylvania for the land parcel that the FMC Tower is being constructed on.

As of December 31, 2015, we had pre-leased an aggregate of 61% of the office square feet of the FMC Tower. The anchor tenant for approximately 280,000 square feet of office space under a 16-year lease is FMC Corporation, a diversified chemical company serving agricultural, consumer and industrial markets globally. In addition, we have pre-leased 100,000 square feet of office space to the University of Pennsylvania under a 20-year lease.

Our ground leases with the University of Pennsylvania have a term through July 2097, with a variable rent that would provide the University of Pennsylvania with a percentage of the cash flow or proceeds of specified capital events subject to our receipt of a priority return on eligible investments.

#### 1919 Ventures

On January 20, 2011, we acquired a one acre parcel of land in Philadelphia, Pennsylvania for \$9.3 million. We thereafter contributed the acquired land into a then newly-formed general partnership, referred to below as “1919 Ventures” in return for a 50.0% general partner interest, with the remaining 50.0% interest owned by an unaffiliated third party, who contributed cash in exchange for its interest. On October 15, 2014, we acquired the interest of the unaffiliated third party at fair value, which approximated carrying value. No remeasurement gain or loss on our previous investment was recorded at that time.

On October 21, 2014, we admitted an unaffiliated third party, LCOR/CalSTRS (“LCOR”) into 1919 Ventures, for \$8.2 million representing a 50% interest and, reflecting an agreed upon \$16.4 million valuation of the land and improvements incurred by us on behalf of 1919 Ventures.

On October 27, 2014, 1919 Ventures announced a planned 29-story, 455,000 square foot contemporary glass tower development. The tower has been designed as a mixed-use development consisting of residential, retail and parking components. The residential component of the project will be comprised of 321 luxury apartments. The commercial space will consist of 24,000 square feet and was 100% pre-leased at December 31, 2015. The parking component will consist of a 215-car structured parking facility. Total project costs are estimated at \$148.1 million. A portion of the costs are being funded with proceeds of an \$88.9 million secured construction loan from an unaffiliated institutional lender, and the remaining \$59.2 million was fully funded with equity contributions from each of us and LCOR. As of December 31, 2015, \$19.4 million was outstanding on the construction loan and equity contributions of \$29.6 million had been funded by each of us and LCOR.

#### 4040 Wilson Venture

On July 31, 2013, we formed 4040 Wilson LLC Venture (“4040 Wilson”), as a joint venture between us and Ashton Park Associates LLC (“Ashton Park”), an unaffiliated third party. We and Ashton Park own a 50% interest in 4040



Wilson. 4040 Wilson expects to construct a 426,900 square foot office building representing the final phase of the eight building, mixed-use, Liberty Center complex developed by the parent company of Ashton Park in the Ballston submarket of Arlington, Virginia. 4040 Wilson expects to develop the office building on a 1.3 acre land parcel contributed by Ashton Park to 4040 Wilson at an agreed upon valuation of \$36.0 million. The total estimated project costs are \$194.6 million, which we expect will be financed through approximately \$72.0 million of partner capital contributions (consisting of \$36.0 million in cash from us, of which \$35.6 million has been funded to date, and land with a value of \$36.0 million from Ashton Park), with the remaining balance funded by debt financing through a construction lender that has not yet been determined. During the second quarter of 2015, 4040 Wilson completed the construction of the garage structure. We expect groundbreaking on the building structure to commence upon achievement of certain pre-leasing levels, at which point 4040 Wilson expects to obtain debt financing for the remainder of the project costs.

#### Other Development Services

On December 3, 2015, we entered into an agreement as development manager to construct Subaru of America's corporate headquarters (the "Subaru Headquarters Development"), an office property containing five floors and approximately 250,000 square

feet, on land owned by Subaru and located in Camden, New Jersey. In addition to development fees, the agreement provides us the ability to earn additional profit if total project costs are less than the not-to-exceed (“NTE”) amount. The NTE amount, currently at \$77.3 million, may be adjusted by change orders agreed upon by both Subaru and us. If construction costs are in excess of the NTE amount, we are obligated to pay such cost overruns.

Also on December 3, 2015, we entered into an agreement to construct an 83,000 square foot build-to-suit service center on land parcels owned by us for Subaru of America as the single tenant. On such date, Subaru of America entered into an 18-year lease for the service center. The lease contains a purchase option, which allows Subaru to purchase the property at commencement of the lease, or five years subsequent to inception, at depreciated cost. We currently expect to deliver the building during the third quarter of 2018. At December 31, 2015, we had not finalized development plans or total development costs.

#### Business Objective and Strategies for Growth

Our business objective is to deploy capital effectively to maximize our return on investment and thereby maximize our total return to shareholders. To accomplish this objective we seek to:

- concentrate on urban town centers and central business districts in selected regions, and be the best of class owner and developer in those markets with a full-service office in each of those markets providing property management, leasing, development, construction and legal expertise;
- maximize cash flow through leasing strategies designed to capture rental growth as rental rates increase and as leases are renewed;
- attain a high tenant retention rate by providing a full array of property management and maintenance services and tenant service amenity programs responsive to the varying needs of our diverse tenant base;
- continue to cultivate long-term leasing relationships with a diverse base of high-quality and financially stable tenants. The average lease term of the in-place leases in our core portfolio was 7.8 years on a weighted average basis at December 31, 2015 and the leases in place at December 31, 2015 with respect to approximately 7.4% of the total square feet of our core portfolio will expire during 2016;
- form joint venture opportunities with high-quality partners having attractive real estate holdings or significant financial resources;
  - utilize our reputation as a full-service real estate development and management organization to identify acquisition and development opportunities that will expand our business and create long-term value;
- increase the economic diversification of our tenant base while maximizing economies of scale; and
- selectively reduce our portfolio over time, in non-core suburban properties that are not located in our core regions.

We also consider the following to be important objectives:

- to acquire and develop high-quality office properties at attractive yields in markets that we expect will experience economic growth and where we can achieve operating efficiencies;
- to monetize or deploy our land inventory for development of high-quality office properties, or rezone from office/industrial to residential, retail and hotel to align with market and demand shifts as appropriate;
  - to control development sites, including sites under option to acquire, that could support approximately 4.6 million square feet of new office, retail and residential development within our core markets;
- to capitalize on our redevelopment expertise to selectively develop, redevelop and reposition properties in desirable locations that other organizations may not have the resources to pursue;
- to own and develop high quality real estate meeting the demands of today’s tenants who require sophisticated telecommunications and related infrastructure, support services, sustainable features and amenities, and to manage those facilities so as to continue to be the landlord of choice for both existing and prospective tenants; and
- to secure third-party development contracts, which can be a significant source of revenue and enable us to utilize and grow our existing development and construction management resources.

We expect to concentrate our real estate activities in markets where we believe that:

- current and projected market rents and absorption statistics justify construction activity;
- we can maximize market penetration by accumulating a critical mass of properties and thereby enhance operating efficiencies;
- barriers to entry (such as zoning restrictions, utility availability, infrastructure limitations, development moratoriums and limited developable land) will create supply constraints on office and industrial space; and
- there is potential for economic growth, particularly job growth and industry diversification.

14

---

## Operating Strategy

We currently expect to continue to operate in markets where we have a concentration advantage due to economies of scale. We believe that where possible, it is best to operate with a strong base of properties in order to benefit from the personnel allocation and the market strength associated with managing multiple properties in the same market. We also intend to selectively dispose of properties and redeploy capital if we determine a property cannot meet our long term earnings growth expectations. We believe that recycling capital is an important aspect of maintaining the overall quality of our portfolio.

Our broader strategy remains focused on continuing to enhance liquidity and strengthen our balance sheet through capital retention, debt reduction, targeted sales activity and management of our existing and prospective liabilities.

In the long term, we believe that we are well positioned in our current markets and have the expertise to take advantage of both development and acquisition opportunities, as warranted by market and economic conditions, in new markets that have healthy long-term fundamentals and strong growth projections. This capability, combined with what we believe is a conservative financial structure, should allow us to achieve disciplined growth. These abilities are integral to our strategy of having a diverse portfolio of assets, which will meet the needs of our tenants.

We use experienced on site construction superintendents, operating under the supervision of project managers and senior management, to control the construction process and mitigate the various risks associated with real estate development.

In order to fund developments, redevelopments and acquisitions, as well as refurbish and improve existing properties, we must use excess cash from operations after satisfying our dividend and other financing requirements. The availability of funds for new investments and maintenance of existing properties depends in large measure on capital markets and liquidity factors over which we can exert little control.

## Policies With Respect To Certain Activities

The following is a discussion of our investment, financing and other policies. These policies have been determined by our Board of Trustees and our Board of Trustees may revise these policies without a vote of shareholders.

## Investments in Real Estate or Interests in Real Estate

Our investment objectives are to provide quarterly cash dividends to our shareholders and to achieve long-term capital appreciation through increases in the value of Brandywine Realty Trust.

We expect to continue our investment objectives primarily through the development, purchase or our current ownership in lease income-producing properties for long-term investment, expand and improve the properties presently owned or other properties purchased, or sell such properties, in whole or in part, as circumstances warrant. Although there is no limitation on the types of development activities that we may undertake, we expect that our development activities will meet current market demand and will generally be on a build-to-suit basis for particular tenants where a significant portion of the building is pre-leased before construction begins. We continue to participate with other entities in property ownership through existing joint ventures or other types of co-ownership. Our equity investments may be subject to existing or future mortgage financing and other indebtedness that will have priority over our equity investments.

## Securities of or Interests in Entities Primarily Engaged in Real Estate Activities and Other Issuers

Subject to the percentage of ownership limitations and gross income tests necessary for REIT qualification, we may invest in securities of other REITs, other entities engaged in real estate activities or securities of other issuers. We may

enter into joint ventures or partnerships for the purpose of obtaining an equity interest in a particular property. We do not currently intend to invest in the securities of other issuers except in connection with joint ventures or acquisitions of indirect interests in properties.

#### Investments in Real Estate Mortgages

While our current portfolio consists of, and our business objectives emphasize, equity investments in commercial real estate, we may, at the discretion of management or our Board of Trustees, invest in other types of equity real estate investments, mortgages and other real estate interests. We do not presently intend to invest to a significant extent in mortgages or deeds of trust, but may invest in participating mortgages if we conclude that we may benefit from the cash flow or any appreciation in the value of the property securing a mortgage. From time to time, we provide seller financing to buyers of our properties. We do this when the buyer requires additional funds for the purchase and provision of seller financing will be beneficial to us and the buyer compared to a mortgage loan from a third party lender.

## Dispositions

Our disposition of properties is based upon management's periodic review of our portfolio and the determination by management or our Board of Trustees that a disposition would be in our best interests. We intend to use selective dispositions to reduce our ownership in non-core markets and fund our capital and refinancing needs.

## Financing Policies

A primary objective of our financing policy has been to manage our financial position to allow us to raise capital from a variety of sources at competitive rates. Our mortgages, credit facilities and unsecured debt securities contain restrictions on our ability to incur indebtedness. Our charter documents do not limit the indebtedness that we may incur. Our financing strategy is to maintain a strong and flexible financial position by limiting our debt to a prudent level and minimizing our variable interest rate exposure. We intend to finance future growth and future maturing debt with the most advantageous source of capital then available to us. These sources may include the sale of wholly owned properties or interests in real estate ventures, selling additional common or preferred equity and debt securities through public offerings or private placements, utilizing availability under our credit facilities or incurring additional indebtedness through secured or unsecured borrowings. To qualify as a REIT, we must distribute to our shareholders each year at least 90% of our net taxable income, excluding any net capital gain. This distribution requirement limits our ability to fund future capital needs, including for acquisitions and developments, from income from operations. Therefore, we expect to continue to rely on third party sources of capital to fund future capital needs.

## Guarantees

As of December 31, 2015, we have provided guarantees on behalf of certain of the real estate ventures, consisting of (i) a \$24.7 million payment guaranty on the construction loan for evo at Cira; (ii) a \$3.2 million payment guarantee on the construction loan for TB-BDN Plymouth Apartments; (iii) a several cost overrun guaranty on the \$88.9 million construction loan for the development project being undertaken by 1919 Ventures; and (iv) a \$0.5 million payment guarantee on a loan provided to PJP VII. In addition, during construction undertaken by real estate ventures, we have provided and expect to continue to provide cost overrun and completion guarantees, with rights of contribution among partners in the real estate ventures, and once construction is complete, customary environmental indemnities and guarantees of customary exceptions to nonrecourse provisions in loan agreements. For additional information regarding these real estate ventures, see Note 4, "Investments in Unconsolidated Ventures," to our Consolidated Financial Statements for further information.

Also as of December 31, 2015, we provided a cost overrun guarantee on the Subaru Headquarters Development (See "Other Development Services" section above) for amounts in excess of the NTE amount. The NTE amount, currently at \$77.3 million, may be adjusted by change orders agreed upon by both Subaru and us. We are obligated to pay for construction costs in excess of the NTE amount. The terms of the guarantee do not provide a limitation on the costs we may be responsible for.

## Working Capital Reserves

We maintain working capital reserves and access to borrowings in amounts that our management determines to be adequate to meet our normal contingencies.

## Policies with Respect to Other Activities

We expect to issue additional common and preferred equity in the future and may authorize our Operating Partnership to issue additional common and preferred units of limited partnership interest, including to persons who contribute their interests in properties to us in exchange for such units. We have not engaged in trading, underwriting or agency distribution or sale of securities of unaffiliated issuers and we do not intend to do so. We intend to make investments

consistent with our qualification as a REIT, unless because of circumstances or changes in the Internal Revenue Code of 1986, as amended (or the Treasury Regulations), our Board of Trustees determines that it is no longer in our best interests to qualify as a REIT. We may make loans to third parties, including to joint ventures in which we participate and to buyers of our real estate. We intend to make investments in such a way that we will not be treated as an investment company under the Investment Company Act of 1940.

#### Management Activities

We provide third-party real estate management services primarily through wholly-owned subsidiaries of the Operating Partnership (collectively, the “Management Companies”). As of December 31, 2015, the Management Companies were managing properties containing an aggregate of approximately 29.5 million net rentable square feet, of which approximately 23.0 million net rentable square feet related to properties owned by us and approximately 6.5 million net rentable square feet related to properties owned by third parties and unconsolidated Real Estate Ventures.

## Geographic Segments

During the year ended December 31, 2015, we were managing our portfolio within seven segments: (1) Pennsylvania Suburbs, (2) Philadelphia Central Business District (“CBD”), (3) Metropolitan Washington, D.C., (4) New Jersey/Delaware, (5) Richmond, Virginia, (6) Austin, Texas and (7) California. The Pennsylvania Suburbs segment includes properties in Chester, Delaware, and Montgomery counties in the Philadelphia suburbs. The Philadelphia CBD segment includes properties located in the City of Philadelphia in Pennsylvania. The Metropolitan Washington, D.C. segment includes properties in the District of Columbia, Northern Virginia and southern Maryland. The New Jersey/Delaware segment includes properties in Burlington and Camden counties in New Jersey and New Castle county in the state of Delaware. The Richmond, Virginia segment includes properties primarily in Albemarle, Chesterfield, Goochland and Henrico counties and one property in Durham, North Carolina. The Austin, Texas segment includes properties in the City of Austin, Texas. The California segment includes properties in the City of Oakland and the City of Concord, California. The corporate group is responsible for cash and investment management, development of certain real estate properties during the construction period, and certain other general support functions. See Note 18, “Segment Information,” to our Consolidated Financial Statements for information on selected assets and results of operations of our reportable segments for the three years ended December 31, 2015, 2014 and 2013.

As a result of the Och Ziff Sale that occurred on February 4, 2016, we have narrowed our segments to four core markets located in: (1) Pennsylvania Suburbs, (2) Philadelphia Central Business District (“CBD”), (3) Metropolitan Washington, D.C. and (4) Austin, Texas. The Och Ziff Sale disposed of the entire Richmond, Virginia segment. Subsequent to the Och Ziff Sale, the segments previously defined as New Jersey/Delaware and California will be managed as a consolidated segment entitled “Other,” as these geographies no longer provide a significant revenue contribution. Accordingly, the chief operating decision maker is revising the management structure and allocating more resources to the four core markets beginning January 1, 2016.

## Competition

The real estate business is highly competitive. Our Properties compete for tenants with similar properties primarily on the basis of location, total occupancy costs (including base rent and operating expenses), services and amenities provided, and the design and condition of the improvements. We also face competition when attempting to acquire or develop real estate, including competition from domestic and foreign financial institutions, other REITs, life insurance companies, pension funds, partnerships and individual investors. Additionally, our ability to compete depends upon trends in the economies of our markets, investment alternatives, financial condition and operating results of current and prospective tenants, availability and cost of capital, construction and renovation costs, land availability, our ability to obtain necessary construction approvals, taxes, governmental regulations, legislation and population trends.

## Insurance

We maintain commercial general liability and “all risk” property insurance on our properties. We intend to obtain similar coverage for properties we acquire in the future. There are types of losses, generally of a catastrophic nature, such as losses from war, terrorism, environmental issues, floods, hurricanes and earthquakes that are subject to limitations in certain areas or which may be uninsurable risks. We exercise our discretion in determining amounts, coverage limits and deductibility provisions of insurance, with a view to maintaining appropriate insurance on our investments at a reasonable cost and on suitable terms. If we suffer a substantial loss, our insurance coverage may not be sufficient to pay the full current market value or current replacement cost of our lost investment. Inflation, changes in building codes and ordinances, environmental considerations and other factors also might make it impractical to use insurance proceeds to fully replace or restore a property after it has been damaged or destroyed.

## Employees



As of December 31, 2015, we had 401 full-time employees, including 12 union employees.

#### Government Regulations Relating to the Environment

Many laws and governmental regulations relating to the environment apply to us and changes in these laws and regulations, or their interpretation by agencies and the courts, occur frequently and may adversely affect us.

Existing conditions at some of our Properties. Independent environmental consultants have conducted Phase I or similar environmental site assessments on our Properties. We generally obtain these assessments prior to the acquisition of a property and may later update them as required for subsequent financing of the property or as requested by a tenant. Site assessments are generally performed to ASTM standards then existing for Phase I site assessments, and typically include a historical review, a public records review, a visual inspection of the surveyed site, and the issuance of a written report. These assessments do not generally include any soil samplings or subsurface investigations. Depending on the age of the property, the Phase I may have included an assessment of asbestos-containing materials. For properties where asbestos-containing materials were identified or suspected, an operations and maintenance plan was generally prepared and implemented. See Note 2, "Summary of Significant Accounting Policies," to our

Consolidated Financial Statements for our evaluation in accordance with the accounting standard governing asset retirement obligations.

Historical operations at or near some of our Properties, including the operation of underground storage tanks, may have caused soil or groundwater contamination. We are not aware of any such condition, liability or concern by any other means that would give rise to material, uninsured environmental liability. However, the assessments may have failed to reveal all environmental conditions, liabilities or compliance concerns; there may be material environmental conditions, liabilities or compliance concerns that a review failed to detect or which arose at a property after the review was completed; future laws, ordinances or regulations may impose material additional environmental liability; and current environmental conditions at our Properties may be affected in the future by tenants, third parties or the condition of land or operations near our Properties, such as the presence of underground storage tanks. We cannot be certain that costs of future environmental compliance will not affect our ability to make distributions to our shareholders.

Use of hazardous materials by some of our tenants. Some of our tenants handle hazardous substances and wastes on our Properties as part of their routine operations. Environmental laws and regulations may subject these tenants, and potentially us, to liability resulting from such activities. We generally require our tenants, in their leases, to comply with these environmental laws and regulations and to indemnify us for any related liabilities. These tenants are primarily involved in the life sciences and the light industrial and warehouse businesses. We are not aware of any material noncompliance, liability or claim relating to hazardous or toxic substances or petroleum products in connection with any of our Properties, and we do not believe that on-going activities by our tenants will have a material adverse effect on our operations.

Costs related to government regulation and private litigation over environmental matters. Under environmental laws and regulations, we may be liable for the costs of removal, remediation or disposal of hazardous or toxic substances present or released on our Properties. These laws could impose liability without regard to whether we are responsible for, or knew of, the presence or release of the hazardous materials. Government investigations and remediation actions may entail substantial costs and the presence or release of hazardous substances on a property could result in governmental cleanup actions or personal injury or similar claims by private plaintiffs.

Potential environmental liabilities may exceed our environmental insurance coverage limits. We carry what we believe to be sufficient environmental insurance to cover potential liability for soil and groundwater contamination, mold impact, and the presence of asbestos-containing materials at the affected sites identified in our environmental site assessments. Our insurance policies are subject to conditions, qualifications and limitations. Therefore, we cannot provide any assurance that our insurance coverage will be sufficient to cover all liabilities for losses.

Potential environmental liabilities may adversely impact our ability to use or sell assets. The presence of contamination or the failure to remediate contamination may impair our ability to sell or lease real estate or to borrow using the real estate as collateral.

#### Code of Conduct

We maintain a Code of Business Conduct and Ethics applicable to our Board of Trustees and all of our officers and employees, including our principal executive officer, principal financial officer, principal accounting officer, controller and persons performing similar functions. A copy of our Code of Business Conduct and Ethics is available on our website, [www.brandywinerealty.com](http://www.brandywinerealty.com). In addition to being accessible through our website, copies of our Code of Business Conduct and Ethics can be obtained, free of charge, upon written request to Investor Relations, 555 East Lancaster Avenue, Suite 100, Radnor, PA 19087. Any amendments to or waivers of our Code of Business Conduct and Ethics that apply to our principal executive officer, principal financial officer, principal accounting officer, controller and persons performing similar functions and that relate to any matter enumerated in Item 406(b) of Regulation S-K promulgated by the SEC will be disclosed on our website.

Corporate Governance Principles and Board Committee Charters

Our Corporate Governance Principles and the charters of the Executive Committee, Audit Committee, Compensation Committee and Corporate Governance Committee of the Board of Trustees of Brandywine Realty Trust and additional information regarding our corporate governance are available on our website, [www.brandywinerealty.com](http://www.brandywinerealty.com). In addition to being accessible through our website, copies of our Corporate Governance Principles and charters of our Board Committees can be obtained, free of charge, upon written request to Investor Relations, Brandywine Realty Trust, 555 East Lancaster Avenue, Suite 100, Radnor, PA 19087.

Availability of SEC Reports

We file annual reports on Form 10-K, quarterly reports on Form 10-Q and current reports on Form 8-K and other information with the SEC. Members of the public may read and copy materials that we file with the SEC at the SEC's Public Reference Room at 100 F Street, N.E., Washington, D.C. 20549. Members of the public may also obtain information on the Public Reference Room by calling the SEC at 1-800-732-0330. The SEC also maintains an Internet web site that contains reports, proxy and information statements and other information regarding issuers, including us, that file electronically with the SEC. The address of that site is <http://www.sec.gov>.

Our annual reports on Form 10-K, quarterly reports on Form 10-Q and current reports on Form 8-K and other information filed by us with the SEC are available, without charge, on our Internet web site, <http://www.brandywinerealty.com> as soon as reasonably practicable after they are filed electronically with the SEC. Copies are also available, free of charge, upon written request to Investor Relations, Brandywine Realty Trust, 555 East Lancaster Avenue, Suite 100, Radnor, PA 19087.

#### Item 1A. Risk Factors

Our business, financial condition, results from operations and ability to make distributions on our equity and to pay debt service on our indebtedness may be affected by the risk factors set forth below. All investors (including shareholders in the Parent Company and units in the Operating Partnership) should consider the following risk factors before deciding to purchase our securities. This section contains forward-looking statements. Please refer to the explanation of the qualifications and limitations on forward-looking statements beginning on page 7.

Adverse economic and geopolitical conditions could have a material adverse effect on our results of operations, financial condition and our ability to pay distributions to you.

Our business is affected by global, national and local economic conditions. Our portfolio consists primarily of office buildings (as compared to real estate companies with portfolios of multiple asset classes). Our economic performance and the value of our real estate assets, and consequently the value of our securities, are subject to the risk that if our properties do not generate revenues sufficient to meet our operating expenses, including debt service and capital expenditures, our cash flow and ability to pay distributions to our security holders will be adversely affected. The following factors, among others, may adversely affect the income generated by our properties and our performance generally:

- adverse changes in international, national or local economic and demographic conditions;
- increased vacancies or our inability to rent space on favorable terms, including market pressures to offer tenants rent abatements, increased tenant improvement packages, early termination rights, below market rental rates or below-market renewal options;
- significant job losses in the financial and professional services industries may occur, which may decrease demand for office space, causing market rental rates and property values to be negatively impacted;
- changes in interest rates, reduced availability of financing and reduced liquidity in the capital markets, which may adversely affect our ability or the ability of buyers and tenants of properties to obtain financing on favorable terms, or at all;
- reduced values of our properties would limit our ability to dispose of assets at attractive prices, limit our access to debt financing secured by our properties and reduce availability of unsecured loans;
- the value and liquidity of our short-term investments and cash deposits could be reduced as a result of a deterioration of the financial condition of the institutions that hold our cash deposits or the institutions or assets in which we have made short-term investments, the dislocation of the markets for our short-term investments, increased volatility in market rates for such investments or other factors;
- one or more lenders under our line of credit could refuse or be unable to fund their financing commitment to us and we may not be able to replace the financing commitment of any such lenders on favorable terms, or at all;
- declines in the financial condition of our tenants which would impact our ability to collect rents from our tenants.
- competition from other commercial office, industrial, retail, and mixed-use properties and commercial buildings, and increased supply of such buildings;
- increased operating costs, including insurance expense, utilities, real estate taxes, janitorial costs, state and local taxes, labor shortages and heightened security costs;
-

civil disturbances, earthquakes and other natural disasters, or terrorist acts or acts of war which may result in uninsured or underinsured losses; and

· significant expenditures associated with each investment, such as debt service payments, real estate taxes, insurance and maintenance costs which are generally not reduced when circumstances cause a reduction in revenues from a property.

Our performance is dependent upon the economic conditions of the markets in which our properties are located.

Our results of operations will be significantly influenced by the economies and other conditions of the real estate markets in which we operate, particularly in Philadelphia, Pennsylvania, the Pennsylvania Suburbs, the District of Columbia, Northern Virginia, Southern Maryland and Austin, Texas. Any adverse changes in economic conditions in the future in any of these economies or real estate markets could negatively affect cash available for distribution. Our financial performance and ability to make distributions to our shareholders will be particularly sensitive to the economic conditions in these markets. The local economic climate, which may be adversely impacted by business layoffs or downsizing, industry slowdowns, changing demographics and other factors, and local real estate conditions, such as demand for office space, operating expenses and real estate taxes, may affect revenues and the value of properties, including properties to be acquired or developed. We cannot assure you that these local economies will grow in the future.

We face risks associated with the development of mixed-use commercial properties.

We operate, are currently developing, and may in the future develop, properties either alone or through real estate ventures with other persons that are known as “mixed-use” developments. This means that in addition to the development of office space, the project may also include space for residential, retail, hotel or other commercial purposes. We have limited experience in developing and managing non-office real estate. As a result, if a development project includes a non-office or non-retail use, we may seek to develop that component ourselves, sell the rights to that component to a third-party developer with experience in that use or we may seek to partner with such a developer. If we do not sell the rights or partner with such a developer, or if we choose to develop the other component ourselves, we would be exposed not only to those risks typically associated with the development of commercial real estate generally, but also to specific risks associated with the development and ownership of non-office and non-retail real estate. In addition, even if we sell the rights to develop certain components or elect to participate in the development through a real estate venture, we may be exposed to the risks associated with the failure of the other party to complete the development as expected. These include the risk that the other party would default on its obligations necessitating that we complete the other component ourselves (including providing any necessary financing). In the case of residential properties, these risks also include competition for prospective residents from other operators whose properties may be perceived to offer a better location or better amenities or whose rent may be perceived as a better value given the quality, location and amenities that the resident seeks. Because we have limited experience with residential properties, we expect to retain third parties to manage our residential properties. If we decide to not sell or participate in a real estate venture and instead hire a third party manager, we would be dependent on them and their key personnel who provide services to us and we may not find a suitable replacement if the management agreement is terminated, or if key personnel leave or otherwise become unavailable to us.

We may suffer adverse consequences due to the financial difficulties, bankruptcy or insolvency of our tenants.

The current economic conditions have caused some of our tenants to experience financial difficulties. If more of our tenants were to continue to experience financial difficulties, including bankruptcy, insolvency or a general downturn in their business, there could be an adverse effect on our financial performance and distributions to shareholders. We cannot assure you that any tenant that files for bankruptcy protection will continue to pay us rent. A bankruptcy filing by or relating to one of our tenants or a lease guarantor would bar efforts by us to collect pre-bankruptcy debts from that tenant or lease guarantor, or its property, unless we receive an order permitting us to do so from the bankruptcy court. In addition, we cannot evict a tenant solely because of bankruptcy. The bankruptcy of a tenant or lease guarantor could delay our efforts to collect past due balances under the relevant leases, and could ultimately preclude collection of these sums. If a lease is assumed by the tenant in bankruptcy, all pre-bankruptcy balances due under the lease must be paid to us in full. If, however, a lease is rejected by a tenant in bankruptcy, we would have only a general, unsecured claim for damages. Any such unsecured claim would only be paid to the extent that funds are available and only in the same percentage as is paid to all other holders of general, unsecured claims. Restrictions under the bankruptcy laws further limit the amount of any other claims that we can make if a lease is rejected. As a result, it is likely that we would recover substantially less than the full value of the remaining rent during the term. See Item 7., “Management’s Discussion and Analysis of Financial Condition and Results of Operations - Factors that May Influence Future Results of Operations - Tenant Credit Risk.”

An increase in interest rates would increase our interest costs on variable rate debt and could adversely impact our ability to refinance existing debt or sell assets on favorable terms or at all.

Rising interest rates could limit our ability to refinance existing debt when it matures or significantly increase our future interest expense. From time to time, we enter into interest rate swap agreements and other interest rate hedging contracts. While these agreements are intended to lessen the impact of rising interest rates on us, they also expose us to the risk that the other parties to the agreements will not perform, we could incur significant costs associated with the settlement of the agreements, the agreements will be unenforceable and the underlying transactions will fail to qualify as highly-effective cash flow hedges under the applicable accounting guidance. In addition, an increase in

interest rates could decrease the amounts third-parties are willing to pay for our assets, thereby limiting our ability to recycle capital and change our portfolio promptly in response to changes in economic or other conditions.

Our degree of leverage could limit our ability to obtain additional financing or affect the market price of our equity shares or debt securities.

Like other real estate companies which incur debt, we are subject to risks associated with debt financing, such as the insufficiency of cash flow to meet required debt service payment obligations and the inability to refinance existing indebtedness. If our debt cannot be paid, refinanced or extended at maturity, we may not be able to make distributions to shareholders at expected levels or at all. Furthermore, an increase in our interest expense could adversely affect our cash flow and ability to make distributions to shareholders. If we do not meet our debt service obligations, any properties securing such indebtedness could be foreclosed on, which would have a material adverse effect on our cash flow and ability to make distributions and, depending on the number of properties foreclosed on, could threaten our continued viability. Our degree of leverage could also make us more vulnerable to a downturn in business or the economy in general.

The terms and covenants relating to our indebtedness could adversely impact our economic performance.

Our credit facilities, term loans and the indenture governing our unsecured public debt securities contain (and any new or amended facility and term loans will contain) restrictions, requirements and other limitations on our ability to incur indebtedness, including total debt to asset ratios, secured debt to total asset ratios, debt service coverage ratios and minimum ratios of unencumbered assets to unsecured debt which we must maintain. Our ability to borrow under our credit facilities is subject to compliance with such financial and other covenants. In the event that we fail to satisfy these covenants, we would be in default under the credit facilities, the term loans and the indenture and may be required to repay such debt with capital from other sources. Under such circumstances, other sources of capital may not be available to us, or may be available only at unattractive terms. In addition, the mortgages on our properties, including mortgages encumbering our Real Estate Ventures, contain customary covenants such as those that limit our ability, without the prior consent of the lender, to further mortgage the applicable property or to discontinue insurance coverage. If we breach covenants in our secured debt agreements, the lenders can declare a default and take possession of the property securing the defaulted loan.

A downgrading of our debt could subject us to higher borrowing costs.

In the event that our unsecured debt is downgraded by Moody's Investor Services and Standard & Poor's from the current ratings, we would likely incur higher borrowing costs and the market prices of our common shares and debt securities might decline.

We may experience increased operating costs, which might reduce our profitability.

Our properties are subject to increases in operating expenses such as for cleaning, electricity, heating, ventilation and air conditioning, administrative costs and other costs associated with security, landscaping and repairs and maintenance of our properties. In general, our tenant leases allow us to pass through all or a portion of these costs to them. We cannot assure you, however, that tenants will actually bear the full burden of these higher costs, or that such increased costs will not lead them, or other prospective tenants, to seek office space elsewhere. If operating expenses increase, the availability of other comparable office space in our core geographic markets might limit our ability to increase rents; if operating expenses increase without a corresponding increase in revenues, our profitability could diminish and limit our ability to make distributions to shareholders.

Our investment in property development or redevelopment may be more costly or difficult to complete than we anticipate.

We intend to continue to develop properties where market conditions warrant such investment. Once made, these investments may not produce results in accordance with our expectations. Risks associated with our development and construction activities include:

- the unavailability of favorable financing alternatives in the private and public debt markets;
- having sufficient capital to pay development costs;
- limited experience developing or redeveloping properties in certain of our geographic markets;
- dependence on the financial and professional services sector as part of our tenant base;
- construction costs exceeding original estimates due to rising interest rates, diminished availability of materials and labor, and increases in the costs of materials and labor;
- construction and lease-up delays resulting in increased debt service, fixed expenses and construction or renovation costs;
  - expenditure of funds and devotion of management's time to projects that we do not complete;
- the unavailability or scarcity of utilities;
-



occupancy rates and rents at newly completed properties may fluctuate depending on a number of factors, including market and economic conditions, resulting in lower than projected rental rates and a corresponding lower return on our investment;

- complications (including building moratoriums and anti-growth legislation) in obtaining necessary zoning, occupancy and other governmental permits; and
- increased use restrictions by local zoning or planning authorities limiting our ability to develop and impacting the size of developments.

See Item 7., “Management’s Discussion and Analysis of Financial Condition and Results of Operations - Factors that May Influence Future Results of Operations - Development Risk.”

Our development projects and third party property management business may subject us to certain liabilities.

We may hire and supervise third party contractors to provide construction, engineering and various other services for wholly owned development projects, development projects undertaken by real estate ventures in which we hold an equity interest and manage or properties we are managing on behalf of unaffiliated third parties. Certain of these contracts are structured such that we are the principal rather than the agent. As a result, we may assume liabilities in the course of the project and be subjected to, or become liable for, claims for construction defects, negligent performance of work or other similar actions by third parties we have engaged. Adverse outcomes of disputes or litigation could negatively impact our business, results of operations and financial condition, particularly if we

have not limited the extent of the damages to which we may be liable, or if our liabilities exceed the amounts of the insurance that we carry. Moreover, our tenants and third party customers may seek to hold us accountable for the actions of contractors because of our role even if we have technically disclaimed liability as a legal matter, in which case we may determine it necessary to participate in a financial settlement for purposes of preserving the tenant or customer relationship.

Acting as a principal may also mean that we pay a contractor before we have been reimbursed, which exposes us to additional risks of collection in the event of a bankruptcy or insolvency. The reverse can occur as well, where a contractor we have paid files bankruptcy or commits fraud with the funds before completing a project which we have funded in part or in full. As part of our project management business, we are responsible for managing the various other contractors required for a project, including general contractors, in order to ensure that the cost of a project does not exceed the contract amount and that the project is completed on time. In the event that one or more of the contractors involved does not, or cannot, perform as a result of bankruptcy or for another reason, we may be responsible for cost overruns, as well as the consequences of late delivery. In the event that we have not accurately estimated our own costs of providing services under guaranteed cost contracts, we may be exposed to such losses on the contract until we are able to legally terminate them.

We face risks associated with property acquisitions.

We have recently acquired properties, and may in the future continue to acquire properties and portfolios of properties, including large portfolios that would increase our size and potentially alter our capital structure. The success of such transactions is subject to a number of factors, including the risks that:

- we may not be able to obtain financing for such acquisitions on favorable terms;
- if we fail to accurately estimate occupancy levels, operating costs or costs of improvements to bring an acquired property or a development property up to the standards established for our intended market position, the performance of the property may be below expectations;
- the actual costs of repositioning or redeveloping acquired properties may be higher than our estimates;
- the acquired properties may be located in new markets where we may have limited knowledge and understanding of the local economy, an absence of business relationships in the area or unfamiliarity with local governmental and permitting procedures; and
- we may not be able to efficiently integrate acquired properties, particularly portfolios of properties, into our organization and manage new properties in a way that allows us to realize cost savings and synergies.

Acquired properties may subject us to known and unknown liabilities.

Properties that we acquire may be subject to known and unknown liabilities for which we would have no recourse, or only limited recourse, to the former owners of such properties. As a result, if a liability were asserted against us based upon ownership of an acquired property, we might be required to pay significant sums to settle it, which could adversely affect our financial results and cash flow. Unknown liabilities relating to acquired properties could include:

- liabilities for clean-up of pre-existing disclosed or undisclosed environmental contamination;
- claims by tenants, vendors, municipalities or other persons arising on account of actions or omissions of the former owners of the properties; and
- liabilities incurred in the ordinary course of business.

We have agreed not to sell certain of our properties and to maintain indebtedness subject to guarantees.

We acquired in the past and in the future may acquire properties or portfolios of properties through tax deferred contribution transactions in exchange for partnership interests in our Operating Partnership. This acquisition structure has the effect, among other factors, of reducing the amount of tax depreciation we can deduct over the tax life of the acquired properties, and typically requires that we agree to protect the contributors' ability to defer recognition of taxable gain through restrictions on our ability to dispose of the acquired properties and/or the allocation of

partnership debt to the contributors to maintain their tax bases. We agreed not to sell some of our properties for varying periods of time, in transactions that would trigger taxable income to the former owners, and we may enter into similar arrangements as a part of future property acquisitions. These agreements generally provide that we may dispose of the subject properties only in transactions that qualify as tax-free exchanges under Section 1031 of the Internal Revenue Code or in other tax deferred transactions. Such transactions can be difficult to complete and can result in the property acquired in exchange for the disposed of property inheriting the tax attributes (including tax protection covenants) of the sold property. Violation of these tax protection agreements would impose significant costs on us. As a result, we are restricted with respect to decisions related to financing, encumbering, expanding or selling these properties. These restrictions on dispositions could limit our ability to sell an asset or pay down partnership debt during a specified time, or on terms, that would be favorable absent such restrictions.

We have also entered into agreements that provide prior owners of properties with the right to guarantee specific amounts of indebtedness and, in the event that the specific indebtedness that they guarantee is repaid or reduced, we would be required to provide substitute indebtedness for them to guarantee. These agreements may hinder actions that we may otherwise desire to take to repay or refinance guaranteed indebtedness because we would be required to make payments to the beneficiaries of such agreements if we violate these agreements.

We may be unable to renew leases or re-lease space as leases expire; certain leases may expire early.

If tenants do not renew their leases upon expiration, we may be unable to re-lease the space. Even if the tenants do renew their leases or if we can re-lease the space, the terms of renewal or re-leasing (including the cost of required renovations) may be less favorable than the current lease terms. Certain leases grant the tenants an early termination right upon payment of a termination penalty or if we fail to comply with certain material lease terms. Our inability to renew or release spaces and the early termination of certain leases could affect our ability to make distributions to shareholders. See Item 7., "Management's Discussion and Analysis of Financial Condition and Results of Operations - Factors that May Influence Future Results of Operations - Tenant Rollover Risk."

Competition could limit our ability to lease residential rental properties or increase or maintain rents.

Through the recent development of the FMC Tower and the real estate ventures at 1919 Market Street and evo at Cira Centre South, our future income contributions from residential real estate will increase. These properties, which are luxury apartments, corporate suites and upscale student housing located in Philadelphia, Pennsylvania, will compete with other housing alternatives to attract residents, including rental apartments, condominiums and other single-family homes available for rent as well as new and existing condominiums and single-family homes for sale. Our competitors' may offer a more desirable location or have leasing terms more favorable than those we can provide. In addition, our ability to compete and generate favorable returns depends upon, among other factors, trends of the national and local economies, the financial condition and liquidity of current and prospective renters, availability and cost of capital, taxes and governmental regulations. Given significant competition, we expect that as our competitors seek to capitalize on opportunities to purchase undervalued properties in this market and convert them to productive uses, the supply of rental properties may increase and the competition for tenants will intensify, which may adversely affect our operating results and cash flows.

We face significant competition from other real estate developers.

We compete with real estate developers, operators and institutions for tenants and acquisition and development opportunities. Some of these competitors may have significantly greater financial resources than we have. Such competition may reduce the number of suitable investment opportunities available to us, may interfere with our ability to attract and retain tenants and may increase vacancies, which could result in increased supply and lower market rental rates, reducing our bargaining leverage and adversely affect our ability to improve our operating leverage. In addition, some of our competitors may be willing (e.g., because their properties may have vacancy rates higher than those for our properties) to make space available at lower rental rates or with higher tenant concession percentages than available space in our properties. We cannot assure you that this competition will not adversely affect our cash flow and our ability to make distributions to shareholders.

Property ownership through real estate ventures may limit our ability to act exclusively in our interest.

We develop, acquire, and contribute properties in real estate ventures with other persons or entities when we believe circumstances warrant the use of such structures. As of December 31, 2015, we held ownership interests in 16 unconsolidated Real Estate Ventures for an aggregate investment balance of \$239.9 million, of which \$241.0 million is included in net assets and \$1.1 million is included in other liabilities and represents the negative investment balance of one real estate venture. We could become engaged in a dispute with one or more of our real estate venture partners that might affect our ability to operate a jointly-owned property. Moreover, our real estate venture partners may, at

any time, have business, economic or other objectives that are inconsistent with our objectives, including objectives that relate to the appropriate timing and terms of any sale or refinancing of a property. In some instances, our real estate venture partners may have competing interests in our markets that could create conflicts of interest. If the objectives of our real estate venture partners or the lenders to our Real Estate Ventures are inconsistent with our own objectives, we may not be able to act exclusively in our interests.

Because real estate is illiquid, we may not be able to sell properties when in our best interest.

Real estate investments generally, and in particular large office and industrial/flex properties like those that we own, often cannot be sold quickly. The capitalization rates at which properties may be sold could be higher than historic rates, thereby reducing our potential proceeds from sale. Consequently, we may not be able to alter our portfolio promptly in response to changes in economic or other conditions. In addition, the Internal Revenue Code limits our ability to sell properties that we have held for fewer than two years without potential adverse consequences to our shareholders. Furthermore, properties that we have developed and have owned for a significant period of time or that we acquired in exchange for partnership interests in the Operating Partnership often have a low tax

basis. If we were to dispose of any of these properties in a taxable transaction, we may be required under provisions of the Internal Revenue Code applicable to REITs to distribute a significant amount of the taxable gain to our shareholders and this could, in turn, impact our cash flow. In some cases, tax protection agreements with third parties will prevent us from selling certain properties in a taxable transaction without incurring substantial costs. In addition, purchase options and rights of first refusal held by tenants or partners in real estate ventures may also limit our ability to sell certain properties. All of these factors reduce our ability to respond to changes in the performance of our investments and could adversely affect our cash flow and ability to make distributions to shareholders as well as the ability of someone to purchase us, even if a purchase were in our shareholders' best interests.

Some potential losses are not covered by insurance.

We currently carry property insurance against all-risks of physical loss or damage (unless otherwise excluded in the policy) including time element and commercial general liability coverage on all of our properties. There are, however, types of losses, such as lease and other contract claims, biological, radiological and nuclear hazards and acts of war that generally are not insured. We cannot assure you that we will be able to renew insurance coverage in an adequate amount or at reasonable prices. In addition, insurance companies may no longer offer coverage against certain types of losses, such as losses due to earthquake, terrorist acts and mold, flood, or, if offered, these types of insurance may be prohibitively expensive. Should an uninsured loss or a loss in excess of insured limits occur, we could lose all or a portion of the capital we have invested in a property, as well as the anticipated future revenue from the property. In such an event, we might nevertheless remain obligated for any mortgage debt or other financial obligations related to the property. We cannot assure you that material losses in excess of insurance proceeds will not occur in the future. If any of our properties were to experience a catastrophic loss, it could seriously disrupt our operations, delay revenue and result in large expenses to repair or rebuild the property. Such events could adversely affect our cash flow and ability to make distributions to shareholders. If one or more of our insurance providers were to fail to pay a claim as a result of insolvency, bankruptcy or otherwise, the nonpayment of such claims could have an adverse effect on our financial condition and results of operations. In addition, if one or more of our insurance providers were to become subject to insolvency, bankruptcy or other proceedings and our insurance policies with the provider were terminated or cancelled as a result of those proceedings, we cannot guarantee that we would be able to find alternative coverage in adequate amounts or at reasonable prices. In such case, we could experience a lapse in any or adequate insurance coverage with respect to one or more properties and be exposed to potential losses relating to any claims that may arise during such period of lapsed or inadequate coverage.

In addition to property and casualty insurance, we use a combination of insurance products, some of which include deductibles and self-insured retention amounts, to provide risk mitigation for the potential liabilities associated with various liabilities, including workers' compensation, general contractors, directors and officers and employee health-care benefits. Liabilities associated with the risks that are retained by us are estimated, in part, by considering historical claims experience and actuarial assumptions. While we carry general liability and umbrella policies to mitigate such losses on our general liability risks, our results could be materially impacted by claims and other expenses related to such insurance plans if future occurrences and claims differ from these assumptions and historical trends or if employee health-care claims which we self-insure up to a set limit per employee (and which are insured above such self-insured retention amount) exceed our expectations or historic trends.

Terrorist attacks and other acts of violence or war may adversely impact our performance and may affect the markets on which our securities are traded.

Terrorist attacks against our properties, or against the United States or our interests, may negatively impact our operations and the value of our securities. Attacks or armed conflicts could result in increased operating costs; for example, it might cost more in the future for building security, property and casualty insurance, and property maintenance. As a result of terrorist activities and other market conditions, the cost of insurance coverage for our properties could also increase. We might not be able to pass through the increased costs associated with such increased security measures and insurance to our tenants, which could reduce our profitability and cash flow.

Furthermore, any terrorist attacks or armed conflicts could result in increased volatility in or damage to the United States and worldwide financial markets and economy. Such adverse economic conditions could affect the ability of our tenants to pay rent and our cost of capital, which could have a negative impact on our results.

Our ability to make distributions is subject to various risks.

Historically, we have paid quarterly distributions to our shareholders. Our ability to make distributions in the future will depend upon:

- the operational and financial performance of our properties;
- capital expenditures with respect to existing, developed and newly acquired properties;
  - general and administrative costs associated with our operation as a publicly-held REIT;
- the amount of, and the interest rates on, our debt;
- capital needs of our Real Estate Ventures; and
- the absence of significant expenditures relating to environmental and other regulatory matters.

Certain of these matters are beyond our control and any significant difference between our expectations and actual results could have a material adverse effect on our cash flow and our ability to make distributions to shareholders.

Changes in the tax rates and regulatory requirements may adversely affect our cash flow.

Because increases in income and service taxes are generally not passed through to tenants under leases, such increases may adversely affect our cash flow and ability to make expected distributions to shareholders. Our properties are also subject to various regulatory requirements, such as those relating to the environment, fire and safety. Our failure to comply with these requirements could result in the imposition of fines and damage awards and could result in a default under some of our tenant leases. Moreover, the costs to comply with any new or different regulations could adversely affect our cash flow and our ability to make distributions. We cannot assure you that these requirements will not change or that newly imposed requirements will not require significant expenditures in order to be compliant.

Potential liability for environmental contamination could result in substantial costs.

Under various federal, state and local laws, ordinances and regulations, we may be liable for the costs to investigate and remove or remediate hazardous or toxic substances on or in our properties, often regardless of whether we know of or are responsible for the presence of these substances. These costs may be substantial. While we do maintain environmental insurance, we cannot be assured that our insurance coverage will be sufficient to protect us from all of the aforesaid remediation costs. Also, if hazardous or toxic substances are present on a property, or if we fail to properly remediate such substances, our ability to sell or rent the property or to borrow using that property as collateral may be adversely affected.

Other laws and regulations govern indoor and outdoor air quality including those that can require the abatement or removal of asbestos-containing materials in the event of damage, demolition, renovation or remodeling and also govern emissions of and exposure to asbestos fibers in the air. The maintenance and removal of lead paint and certain electrical equipment containing polychlorinated biphenyls (PCBs) and underground storage tanks are also regulated by federal and state laws. We are also subject to risks associated with human exposure to chemical or biological contaminants such as molds, pollens, viruses and bacteria which, above certain levels, can be alleged to be connected to allergic or other health effects and symptoms in susceptible individuals. We could incur fines for environmental compliance and be held liable for the costs of remedial action with respect to the foregoing regulated substances or tanks or related claims arising out of environmental contamination or human exposure to contamination at or from our properties.

Additionally, we develop, manage, lease and/or operate various properties for third parties. Consequently, we may be considered to have been or to be an operator of these properties and, therefore, potentially liable for removal or remediation costs or other potential costs that could relate to hazardous or toxic substances.

Data security breaches may cause damage to our business and reputation.

In the ordinary course of our business we maintain sensitive data, including our proprietary business information and the information of our tenants and business partners, in our data centers and on our networks. The risk of a security breach or disruption, particularly through cyber-attack or cyber intrusion, including by computer hackers, foreign governments and cyber terrorists, has generally increased in number, intensity and sophistication of attempted attacks and intrusions from around the world have increased. Notwithstanding the security measures undertaken, our information technology may be vulnerable to attacks or breaches resulting in proprietary information being publicly disclosed, lost or stolen. There can be no assurance that our security efforts and measures will be effective or that attempted security breaches or disruptions would not be successful or damaging. Protected information, networks, systems and facilities remain vulnerable because the techniques used in such attempted security breaches evolve and may not be recognized or detected until launched against a target. Accordingly, we may be unable to anticipate these techniques or to implement adequate security barriers or other preventative measures.



Data and security breaches could:

- disrupt the proper functioning of our networks and systems and therefore our operations and/or those of our client tenants;
- result in misstated financial reports, violations of loan covenants, missed reporting deadlines, and/or missed permitting deadlines;
- result in our inability to properly monitor our compliance with the rules and regulations regarding our qualification as a REIT;
- result in the unauthorized access to, and destruction, loss, theft, misappropriation, or release of proprietary, confidential, sensitive, or otherwise valuable information of ours or others, which others could use to compete against us or for disruptive, destructive, or otherwise harmful purposes and outcomes;
- result in our inability to maintain the building systems relied upon by our client tenants for the efficient use of their leased space;

25

---

- require significant management attention and resources to remedy any damages that result;
- subject us to claims for breach of contract, damages, credits, penalties, or termination of leases or other agreements; and/or
- damage our reputation among our client tenants and investors generally.

While we maintain insurance coverage that may, subject to policy terms and conditions including deductibles, cover certain aspects of cyber risks, such insurance coverage may be insufficient to cover all losses.

Americans with Disabilities Act compliance could be costly.

The Americans with Disabilities Act of 1990, as amended (“ADA”), requires that all public accommodations and commercial facilities, including office buildings, meet certain federal requirements related to access and use by disabled persons. Compliance with ADA requirements could involve the removal of structural barriers from certain disabled persons’ entrances which could adversely affect our financial condition and results of operations. Other federal, state and local laws may require modifications to or restrict further renovations of our properties with respect to such accesses. Noncompliance with the ADA or similar or related laws or regulations could result in the United States government imposing fines or private litigants being awarded damages against us. In addition, changes to existing requirements or enactments of new requirements could require significant expenditures. Such costs may adversely affect our cash flow and ability to make distributions to shareholders.

Failure to qualify as a REIT would subject us to U.S. federal income tax which would reduce the cash available for distribution to our shareholders.

We operate our business to qualify to be taxed as a REIT for federal income tax purposes. We have not requested and do not plan to request a ruling from the IRS that we qualify as a REIT, and the statements in this Report are not binding on the IRS or any court. As a REIT, we generally will not be subject to federal income tax on the income that we distribute currently to our shareholders. Many of the REIT requirements, however, are highly technical and complex. The determination that we are a REIT requires an analysis of various factual matters and circumstances that may not be totally within our control. For example, to qualify as a REIT, at least 95% of our gross income must come from specific passive sources, such as rent, that are itemized in the REIT tax laws. In addition, to qualify as a REIT, we cannot own specified amounts of debt and equity securities of some issuers. We also are required to distribute to our shareholders with respect to each year at least 90% of our REIT taxable income (excluding net capital gains). The fact that we hold substantially all of our assets through the Operating Partnership and its subsidiaries and real estate ventures further complicates the application of the REIT requirements for us. Even a technical or inadvertent mistake could jeopardize our REIT status and, given the highly complex nature of the rules governing REITs and the ongoing importance of factual determinations, we cannot provide any assurance that we will continue to qualify as a REIT. Changes to the rules governing REITS were made by the Protecting Americans From Tax Hikes Act of 2015, signed into law on December 18, 2015, and Congress and the IRS might make further changes to the tax laws and regulations, and the courts might issue new rulings, that make it more difficult, or impossible, for us to remain qualified as a REIT. If we fail to qualify as a REIT for federal income tax purposes and are able to avail ourselves of one or more of the statutory savings provisions in order to maintain our REIT status, we would nevertheless be required to pay penalty taxes of \$50,000 or more for each such failure.

If we fail to qualify as a REIT for federal income tax purposes, and are unable to avail ourselves of certain savings provisions set forth in the Internal Revenue Code, we would be subject to federal income tax at regular corporate rates on all of our income. As a taxable corporation, we would not be allowed to take a deduction for distributions to shareholders in computing our taxable income or pass through long term capital gains to individual shareholders at favorable rates. We also could be subject to the federal alternative minimum tax and possibly increased state and local taxes. We would not be able to elect to be taxed as a REIT for four years following the year we first failed to qualify unless the IRS were to grant us relief under certain statutory provisions. If we failed to qualify as a REIT, we would have to pay significant income taxes, which would reduce our net earnings available for investment or distribution to our shareholders. This likely would have a significant adverse effect on our earnings and likely would adversely affect

the value of our securities. In addition, we would no longer be required to pay any distributions to shareholders.

Failure of the Operating Partnership (or a subsidiary partnership or real estate venture) to be treated as a partnership would have serious adverse consequences to our shareholders.

If the IRS were to successfully challenge the tax status of the Operating Partnership or any of its subsidiary partnerships or real estate ventures for federal income tax purposes, the Operating Partnership or the affected subsidiary partnership or real estate venture would be taxable as a corporation. In such event we would cease to qualify as a REIT and the imposition of a corporate tax on the Operating Partnership, subsidiary partnership or real estate venture would reduce the amount of cash available for distribution from the Operating Partnership to us and ultimately to our shareholders.

To maintain our REIT status, we may be forced to borrow funds on a short term basis during unfavorable market conditions.

As a REIT, we are subject to certain distribution requirements, including the requirement to distribute 90% of our REIT taxable income. That may result in our having to make distributions at a disadvantageous time or to borrow funds at unfavorable rates. Compliance with this requirement may hinder our ability to operate solely on the basis of maximizing profits.

We will pay some taxes even if we qualify as a REIT, which will reduce the cash available for distribution to our shareholders.

Even if we qualify as a REIT for federal income tax purposes, we will be required to pay certain federal, state and local taxes on our income and property. For example, we will be subject to income tax to the extent we distribute less than 100% of our REIT taxable income, including capital gains. Additionally, we will be subject to a 4% nondeductible excise tax on the amount, if any, by which dividends paid by us in any calendar year are less than the sum of 85% of our ordinary income, 95% of our capital gain net income and 100% of our undistributed income from prior years. Moreover, if we have net income from “prohibited transactions,” that income will be subject to a 100% penalty tax. In general, prohibited transactions are sales or other dispositions of property held primarily for sale to customers in the ordinary course of business. The determination as to whether a particular sale is a prohibited transaction depends on the facts and circumstances related to that sale. We cannot guarantee that sales of our properties would not be prohibited transactions unless we comply with certain statutory safe-harbor provisions.

In addition, any net taxable income earned directly by our taxable REIT subsidiaries, or through entities that are disregarded for federal income tax purposes as entities separate from our taxable REIT subsidiaries, will be subject to federal and possibly state corporate income tax. In this regard, several provisions of the laws applicable to REITs and their subsidiaries ensure that a taxable REIT subsidiary will be subject to an appropriate level of federal income taxation. For example, a taxable REIT subsidiary is limited in its ability to deduct certain interest payments made to an affiliated REIT. In addition, the REIT has to pay a 100% penalty tax on some payments that it receives or on some deductions taken by a taxable REIT subsidiary if the economic arrangements between the REIT, the REIT’s customers, and the taxable REIT subsidiary are not comparable to similar arrangements between unrelated parties. Finally, some state and local jurisdictions may tax some of our income even though as a REIT we are not subject to federal income tax on that income because not all states and localities follow the federal income tax treatment of REITs. To the extent that we and our affiliates are required to pay federal, state and local taxes, we will have less cash available for distributions to our shareholders.

We face possible federal, state and local tax audits.

Because we are organized and qualify as a REIT, we are generally not subject to federal income taxes, but are subject to certain state and local taxes. Certain entities through which we own real estate have undergone tax audits. There can be no assurance that future audits will not have a material adverse effect on our results of operations.

Competition for skilled personnel could increase labor costs.

We compete with various other companies in attracting and retaining qualified and skilled personnel. We depend on our ability to attract and retain skilled management personnel who are responsible for the day-to-day operations of our company. Competitive pressures may require that we enhance our pay and benefits package to compete effectively for such personnel. We may not be able to offset such added costs by increasing the rates we charge our tenants. If there is an increase in these costs or if we fail to attract and retain qualified and skilled personnel, our business and operating results could be harmed.

We are dependent upon our key personnel.

We are dependent upon our key personnel, particularly Gerard H. Sweeney, our President and Chief Executive Officer, Thomas Wirth, Executive Vice President and Chief Financial Officer and George Johnstone Executive Vice President and Chief Operating Officer. Among the reasons that Messrs. Sweeney, Wirth and Johnstone are important to our success is that each has a beneficial reputation, which attracts business and investment opportunities and assists us in negotiations with lenders, joint venture partners and other investors. If we lost their services, our relationships with lenders, potential tenants and industry personnel could be affected. We are dependent on our other executive officers for strategic business direction and real estate experience. Loss of their services could adversely affect our operations.

Certain limitations will exist with respect to a third party's ability to acquire us or effectuate a change in control.

Limitations imposed to protect our REIT status. In order to protect us against the loss of our REIT status, our Declaration of Trust limits any shareholder from owning more than 9.8% in value of our outstanding shares, although we have granted in the past, and may continue to grant in the future certain waivers of this limitation to certain shareholders under certain conditions. The ownership limit may have the effect of precluding acquisition of control of us. If anyone acquires shares in excess of the ownership limit, we may:

- consider the transfer to be null and void;
- not reflect the transaction on our books;

27

---

- institute legal action to stop the transaction;
- not pay dividends or other distributions with respect to those shares;
- not recognize any voting rights for those shares; and
- consider the shares held in trust for the benefit of a person to whom such shares may be transferred.

Limitation due to our ability to issue preferred shares. Our Declaration of Trust authorizes our Board of Trustees to cause us to issue preferred shares, without limitation as to amount and without shareholder consent. Our Board of Trustees is able to establish the preferences and rights of any preferred shares issued and these shares could have the effect of delaying or preventing someone from taking control of us, even if a change in control were in our shareholders' best interests.

Limitation imposed by the Maryland Business Combination Law. The Maryland General Corporation Law, as applicable to Maryland REITs, establishes special restrictions against "business combinations" between a Maryland REIT and "interested shareholders" or their affiliates unless an exemption is applicable. An interested shareholder includes a person, who beneficially owns, and an affiliate or associate of the trust who, at any time within the two-year period prior to the date in question, was the beneficial owner of, ten percent or more of the voting power of our then-outstanding voting shares. Among other things, Maryland law prohibits (for a period of five years) a merger and certain other transactions between a Maryland REIT and an interested shareholder unless the board of trustees had approved the transaction before the party became an interested shareholder. The five-year period runs from the most recent date on which the interested shareholder became an interested shareholder. Thereafter, any such business combination must be recommended by the board of trustees and approved by two super-majority shareholder votes unless, among other conditions, the common shareholders receive a minimum price for their shares and the consideration is received in cash or in the same form as previously paid by the interested shareholder for our shares or unless the board of trustees approved the transaction before the party in question became an interested shareholder. The business combination statute could have the effect of discouraging offers to acquire us and of increasing the difficulty of consummating any such offers, even if the acquisition would be in our shareholders' best interests.

Maryland Control Share Acquisition Act. Maryland law provides that "control shares" of a REIT acquired in a "control share acquisition" shall have no voting rights except to the extent approved by a vote of two-thirds of the vote eligible to be cast on the matter under the Maryland Control Share Acquisition Act. Shares construed as "control shares" means that, if aggregated with all other shares previously acquired by the acquirer or in respect of which the acquirer is able to exercise or direct the exercise of voting power (except solely by virtue of a revocable proxy), would entitle the acquirer to exercise voting power in electing trustees within one of the following ranges of voting power: one-tenth or more but less than one-third, one-third or more but less than a majority or a majority or more of all voting power. Control shares do not include shares the acquiring person is then entitled to vote as a result of having previously obtained shareholder approval. A "control share acquisition" means the acquisition of control shares, subject to certain exceptions. If voting rights or control shares acquired in a control share acquisition are not approved at a shareholder's meeting, then subject to certain conditions and limitations the issuer may redeem any or all of the control shares for fair value. If voting rights of such control shares are approved at a shareholder's meeting and the acquirer becomes entitled to vote a majority of the shares entitled to vote, all other shareholders may exercise appraisal rights. Any control shares acquired in a control share acquisition which are not exempt under our Bylaws are subject to the Maryland Control Share Acquisition Act. Our Bylaws contain a provision exempting from the control share acquisition statute any and all acquisitions by any person of our shares. We cannot assure you that this provision will not be repealed, amended or eliminated by us at any time in the future.

Maryland Unsolicited Takeover Act. Subtitle 8 of Title 3 of the Maryland General Corporation Law permits our Board of Trustees, without shareholder approval, and regardless of what is currently in our charter or bylaws, to implement (i) a classified board; (ii) a two-thirds vote requirement for removing a trustee; (iii) a requirement that the number of trustees be fixed only by vote of the trustees; (iv) a requirement that a vacancy on the board be filled only by the remaining trustees and for the remainder of the full term of the class of trustees in which the vacancy occurred; and (v) a majority requirement for the calling by shareholders of a special meeting of shareholders. This statute could have the effect of discouraging offers to acquire us and of increasing the difficulty of consummating any such offers,

even if the acquisition would be in our shareholders' best interests.

Advance Notice Provisions for Shareholder Nominations and Proposals. Our bylaws require advance notice for shareholders to nominate persons for election as trustees at, or to bring other business before, any meeting of our shareholders. This bylaw provision limits the ability of shareholders to make nominations of persons for election as trustees or to introduce other proposals unless we are notified in a timely manner prior to the meeting.

Many factors can have an adverse effect on the market value of our securities.

A number of factors might adversely affect the price of our securities, many of which are beyond our control. These factors include:

- increases in market interest rates, relative to the dividend yield on our shares. If market interest rates go up, prospective purchasers of our securities may require a higher yield. Higher market interest rates would not, however, result in more funds for us to distribute and, to the contrary, would likely increase our borrowing costs and potentially decrease funds available for distribution. Thus, higher market interest rates could cause the market price of our common shares to go down;

28

---

- anticipated benefit of an investment in our securities as compared to investment in securities of companies in other industries (including benefits associated with tax treatment of dividends and distributions);
- perception by market professionals of REITs generally and REITs comparable to us in particular;
- level of institutional investor interest in our securities;
- relatively low trading volumes in securities of REITs;
- our results of operations and financial condition; and
- investor confidence in the stock market generally.

The market value of our common shares is based primarily upon the market's perception of our growth potential and our current and potential future earnings and cash distributions. Consequently, our common shares may trade at prices that are higher or lower than our net asset value per common share. If our future earnings or cash distributions are less than expected, it is likely that the market price of our common shares will diminish.

Additional issuances of equity securities may be dilutive to shareholders.

The interests of our shareholders could be diluted if we issue additional equity securities to finance future developments or acquisitions or to repay indebtedness. Our Board of Trustees may authorize the issuance of additional equity securities without shareholder approval. Our ability to execute our business strategy depends upon our access to an appropriate blend of debt financing, including unsecured lines of credit and other forms of secured and unsecured debt, and equity financing, including the issuance of common and preferred equity.

The issuance of preferred securities may adversely affect the rights of holders of our common shares.

Because our Board of Trustees has the power to establish the preferences and rights of each class or series of preferred shares, we may afford the holders in any series or class of preferred shares preferences, distributions, powers and rights, voting or otherwise, senior to the rights of holders of common shares. Our Board of Trustees also has the power to establish the preferences and rights of each class or series of units in the Operating Partnership, and may afford the holders in any series or class of preferred units preferences, distributions, powers and rights, voting or otherwise, senior to the rights of holders of common units.

If we fail to maintain an effective system of integrated internal control over financial reporting, we may not be able to accurately report our financial results.

An effective system of internal control over financial reporting is necessary for us to provide reliable financial reports, prevent fraud and operate successfully as a public company. As part of our ongoing monitoring of internal controls, we may discover material weaknesses or significant deficiencies in our internal controls that we believe require remediation. If we discover such weaknesses, we will make efforts to improve our internal controls in a timely manner. Any system of internal controls, however well designed and operated, is based in part on certain assumptions and can only provide reasonable, not absolute, assurance that the objectives of the system are met. Any failure to maintain effective internal controls, or implement any necessary improvements in a timely manner, could have a materially adverse effect on our business and operating results, or cause us to not meet our reporting obligations, which could affect our ability to remain listed with the New York Stock Exchange. Ineffective internal controls could also cause investors to lose confidence in our reported financial information, which would likely have a negative effect on the trading price of our securities.

Changes in accounting pronouncements could adversely affect our operating results, in addition to the reported financial performance of our tenants.

Accounting policies and methods are fundamental to how we record and report our financial condition and results of operations. Uncertainties posed by various initiatives of accounting standard-setting by the Financial Accounting Standards Board and the Securities and Exchange Commission, which create and interpret applicable accounting standards for U.S. companies, may change the financial accounting and reporting standards or their interpretation and



application of these standards that govern the preparation of our financial statements. Proposed changes could include, but are not limited to, changes in lease accounting and the adoption of accounting standards likely to require increased use of “fair-value” measures.

These changes could have a material effect on our reported financial condition and results of operations. In some cases, we could be required to apply a new or revised standard retroactively, resulting in potentially material restatements of prior period financial statements. Similarly, these changes could have a material impact on our tenants’ reported financial condition or results of operations or could affect our tenants’ preferences regarding leasing real estate.

Item 1B. Unresolved Staff Comments

None.

Item 2. Properties

Property Acquisitions

We completed each of the transactions described below with unaffiliated third parties in arms' length transactions.

On July 7, 2015, we acquired a 0.8 acre parcel of land located at 2100 Market Street in Philadelphia, Pennsylvania for \$18.8 million. We funded \$16.8 million of the purchase price with available corporate funds and the remaining \$2.0 million of the purchase price was deferred until the earlier of the commencement of development or 24 months from settlement. We accounted for this transaction as an asset acquisition and capitalized a nominal amount of acquisition related costs and other costs as part of land inventory on our consolidated balance sheet. We agreed with the seller of 2100 Market Street to pay additional consideration to it if we were to acquire certain land parcels adjacent to 2100 Market Street from unaffiliated third parties. The unaffiliated third parties are not party to this transaction and our acquisition of any such land parcels would be the result of an arm's length negotiation. The amount of additional consideration, if any, payable to the seller of 2100 Market Street cannot be determined at this time. We have not yet determined the scope, timing and cost of construction for the project as of December 31, 2015.

On June 22, 2015, through a series of transactions with IBM, we acquired the remaining 50.0% interest in Broadmoor Austin Associates, consisting of seven office buildings and the 66.0 acre underlying land parcel located in Austin, Texas, for an aggregate purchase price of \$211.4 million. The aggregate purchase price includes the carrying amount of our investment in Broadmoor Austin Associates of \$66.3 million. The office buildings contain 1,112,236 net rentable square feet of office space and were 100.0% occupied as of June 22, 2015. We funded the cost of the acquisition with an aggregate cash payment of \$143.8 million, consisting of \$81.0 million from available corporate funds and \$62.8 million previously held in escrow related to a Section 1031 like-kind exchange. Part of the cash payment was used at closing to repay, at no repayment penalty, the remaining \$51.2 million of secured debt. We incurred \$0.2 million of acquisition related costs that are classified within general and administrative expenses.

We previously accounted for our 50.0% non-controlling interest in Broadmoor Austin Associates under the equity method of accounting. As a result of acquiring IBM's remaining 50.0% common interest in Broadmoor Austin Associates, we obtained control of Broadmoor Austin Associates and our existing investment balance was remeasured based on the fair value of the underlying properties acquired and the existing distribution provisions under the relevant partnership agreement. As a result, we recorded a \$0.8 million gain on remeasurement.

On April 6, 2015, we acquired a 0.8 acre parcel of land, located at 25 M Street Southeast, Washington, D.C. for \$20.3 million. We funded the cost of this acquisition with available corporate funds. We capitalized \$0.3 million of acquisition related costs and these costs are included as part of land inventory on our consolidated balance sheet. On May 12, 2015, we contributed the land parcel into a newly formed real estate venture known as 25 M Street, a joint venture between us and Akridge, an unaffiliated third party, with the intent to construct a 271,000 square foot Class A office property. We hold a 95.0% ownership interest in 25 M Street and Akridge contributed \$1.0 million in cash for its 5.0% ownership interest in 25 M Street. The \$1.0 million contribution from Akridge was distributed to us during 2015. 25 M Street is consolidated within our financial statements. See Note 4, "Investment in Unconsolidated Real Estate Ventures," to our Consolidated Financial Statements for further information. As of December 31, 2015, 25 M Street had not finalized development plans and total development costs, or received committed debt financing.

On April 2, 2015, we acquired a property located at 618 Market Street in Philadelphia, Pennsylvania, comprised of a 330-space parking garage and 14,404 net rentable square feet of mixed-use space for \$19.4 million. Although the property is currently fully operational, we intend to either redevelop the existing property or demolish and fully redevelop the property. As of December 31, 2015, we had not yet begun any such development or redevelopment plans. The purchase price includes contingent consideration, recorded at fair value and payable to the seller upon commencement of development, totaling \$1.6 million and cash of \$17.8 million.

Developments

Edgar Filing: BRANDYWINE REALTY TRUST - Form 10-K

We placed in service the following development properties during the year ended December 31, 2015:

Month Placed In Service	Activity Type	Property/Portfolio Name	Location	Number of Buildings	Square Footage	Budgeted Costs (in thousands)	Costs Incurred (in thousands)
Aug-15 (Phase I)	Development	5707 Southwest Parkway (Encino Trace) (a)	Austin, TX	2	320,000	\$ 91,300	\$ 76,650
Sept-15 (Phase II)							
Nov-15	Development	2930 Chestnut St. (Cira Green Roof)	Philadelphia, PA	N/A	one acre	12,500	13,575
		<b>Total</b>		<b>2</b>	<b>320,000</b>	<b>\$ 103,800</b>	<b>\$ 90,225</b>

(a) On December 31, 2015, we contributed the Encino Trace properties to the Austin Venture at an agreed upon value of \$76.7 million, consisting of the development costs we incurred. The remainder of the budgeted costs primarily relates to unfunded

30

Edgar Filing: BRANDYWINE REALTY TRUST - Form 10-K

tenant improvements, which will be paid by the Austin Venture. See footnote (b) in the Property Sales table below for further details.

As of December 31, 2015, we were continuing the construction of the FMC Tower in Philadelphia, Pennsylvania. The building contains a total of 870,000 square feet and is expected to cost \$385.0 million, of which \$202.8 million has been funded through December 31, 2015.

As discussed above in Item 1, “Business - 2015 Transactions,” and Item 1, “Business – Developments,” as of December 31, 2015, we were proceeding through four of our unconsolidated real estate ventures development projects at 51 N Street and 1250 First Street in Washington, D.C, 1919 Market Street in Philadelphia, Pennsylvania and 4040 Wilson in Arlington, Virginia.

Property Sales

We sold the following office properties, in each case to unaffiliated third parties in arms’ length transactions, during the year ended December 31, 2015 (dollars in thousands):

Disposition Date	Property/Portfolio Name	Location	Number of Properties	Rentable Square Feet	Sales Price	Net Proceeds on Sale	Gain On Sale (a)	Occupancy % at Date of Sale
December 31, 2015	5707 Southwest Parkway (Encino Trace)	Austin, TX	2	320,000	\$76,700	\$50,158	\$2,008	(b) 52.5%
December 29, 2015	Laurel Corporate Center	Mt. Laurel, NJ	6	560,147	56,500	56,253	2,901	92.5%
December 18, 2015	Carlsbad Properties	Carlsbad, CA	3	196,075	30,400	29,568	-	(c) 63.8%
December 18, 2015	751-761 Fifth Ave	King of Prussia, PA	1	158,000	4,600	4,245	894	100.0%
September 29, 2015	1000 Howard Boulevard	Mt. Laurel, NJ	1	105,312	16,500	15,780	4,828	100.0%
August 13, 2015	Bay Colony Office Park	Wayne, PA	4	247,294	37,500	36,386	269	86.5%
August 11, 2015	741 First Avenue	King of Prussia, PA	1	77,184	4,900	4,640	372	100.0%
June 10, 2015	100 Gateway Centre Parkway	Richmond, VA	1	74,991	4,100	3,911	-	(d) 58.3%
April 24, 2015	Christina & Delaware Corporate Centers	Newark, DE / Wilmington, DE	5	485,182	50,100	49,579	1,749	66.5%
April 9, 2015	Lake Merritt Tower	Oakland, CA	1	204,336	65,000	62,800	-	(e) 86.4%
January 8, 2015	1000 Atrium Way / 457 Haddonfield	Mt. Laurel, NJ / Cherry	2	221,405	28,300	26,778	8,981	93.4%

	Road (Atrium I/ Hill, NJ Libertyview)				
Total Dispositions	27	2,649,926	\$374,600	\$340,098	\$22,002 (f)

(a) Gain on Sale is net of closing and other transaction related costs.

(b) On December 31, 2015, we contributed two newly constructed four-story, Class A office buildings, commonly known as “Encino Trace,” containing an aggregate of approximately 320,000 square feet in Austin, Texas to one of our existing real estate ventures (the “Austin Venture”) that we formed in 2013 with G&I VII Austin Office LLC, an investment vehicle advised by DRA Advisors LLC (“DRA”). When we contributed these two properties to the Austin Venture we incurred a total of \$76.7 million in development costs, representing the contribution value. The project is expected to cost \$91.3 million with remaining costs fully funded by the Austin Venture. In conjunction with the contribution: (i) the Austin Venture obtained a \$30.0 million mortgage loan; (ii) DRA contributed \$25.1 million in net cash to the capital of the Austin Venture, including a \$1.8 million working capital contribution; and (iii) the Austin Venture distributed \$50.2 million to us and credited us with a \$23.3 million capital contribution to the Austin Venture. In addition to the contribution of the properties, we also made a \$1.8 million cash contribution to the Austin Venture for working capital. We recognized a \$2.0 million gain on the contribution.

Under the Encino Trace loan agreement the Austin Venture has the option, subject to certain leasing and loan-to-value requirements, to borrow an additional \$29.7 million to fund tenant improvements and leasing commissions.

Edgar Filing: BRANDYWINE REALTY TRUST - Form 10-K

- (c) We recorded an impairment loss of \$6.3 million for the Carlsbad office properties during the fourth quarter of 2015. As such, there was no gain at disposition for this property.
- (d) We recorded an impairment loss of \$0.8 million for 100 Gateway Centre Parkway during the second quarter of 2015. As such, there was no gain at disposition for this property.
- (e) We recorded an impairment loss of \$1.7 million for Lake Merritt Tower at March 31, 2015. As such, there was no gain at disposition for this property. Sales proceeds were deposited in escrow under Section 1031 of the Internal Revenue Code and applied to purchase the Broadmoor Austin portfolio. Refer to Broadmoor Austin Associates acquisition summary, above, for further details.
- (f) Total gain on sale does not include a deferred gain of \$0.5 million related to a prior sale.

We sold the following land parcels during the year ended December 31, 2015 (dollars in thousands):

Disposition Date	Property/Portfolio Name	Location	Number of Parcels	Acres	Sales Price	Net Proceeds on Sale	Gain/(Loss) on Sale (a)	(b)
December 18, 2015	Two Christina Centre	Wilmington, DE	1	1.6	\$6,500	\$5,986	\$ -	(b)
September 1, 2015	7000 Midlantic	Mt. Laurel, NJ	1	3.5	2,200	1,742	(169)	
August 31, 2015	Four Points	Austin, TX	1	8.6	2,500	2,344	71	
August 25, 2015	Two Kaiser Plaza	Oakland, CA	1	1.0	11,100	11,016	3,117	
<b>Total Dispositions</b>			<b>4</b>	<b>14.7</b>	<b>\$22,300</b>	<b>\$21,088</b>	<b>\$ 3,019</b>	

(a) Gain/(Loss) on Sale is net of closing and other transaction related costs.

(b) We recorded an impairment loss of \$0.3 million for Two Christina Centre during the fourth quarter of 2015. As such, there was no gain/(loss) at disposition for this land parcel.

The sales of properties referenced above do not represent a strategic shift that has a major effect on our operations and financial results. As a result, the operating results of these properties remain classified within continuing operations for all periods presented.

Held for Sale

The following is a summary of properties classified as held for sale but which did not meet the criteria to be classified within discontinued operations at December 31, 2015 (in thousands):

	Held for Sale Properties Included in Continuing Operations December 31, 2015			
	Och-Ziff Properties (a)	Market Street (b)	Greenhills Land (c)	Total
<b>ASSETS HELD FOR SALE</b>				
Real estate investments:				
Operating properties	\$526,099	\$268,489	\$ -	\$794,588
Accumulated depreciation	(179,092)	(34,489)	-	(213,581)
Operating real estate investments, net	347,007	234,000	-	581,007
Construction-in-progress	1,915	25	-	1,940
Land held for development	-	-	837	837
Total real estate investments, net	348,922	234,025	837	583,784
Intangible assets, net	581	-	-	581
Total assets held for sale, net	\$349,503	\$234,025	\$ 837	\$584,365
<b>LIABILITIES HELD FOR SALE</b>				
Acquired lease intangibles, net	\$192	\$-	\$ -	\$192

Edgar Filing: BRANDYWINE REALTY TRUST - Form 10-K

Other liabilities	1,959	-	-	1,959
Total liabilities held for sale	\$2,151	\$-	\$ -	\$2,151

(a) On February 4, 2016, we disposed of our interests in 58 properties located in the Pennsylvania Suburbs, New Jersey/Delaware, Metropolitan Washington, D.C. and Richmond, Virginia segments in a series of related transactions with Och Ziff Real Estate. During the fourth quarter of 2015, significant provisions were agreed upon by both us and Och Ziff Real Estate and, as a result, we determined to move forward with the transaction. Accordingly, as of December 31, 2015, we determined that the sale of the portfolio was probable and classified these properties as held for sale in accordance with applicable accounting standards for long lived assets. At such date, the carrying value of the properties exceeded the fair value less the anticipated costs of sale. As a result, we recognized an impairment loss totaling approximately \$45.4 million during the year ended December 31, 2015. For further information related to the transaction see Note 21, "Subsequent Events," to our Consolidated Financial Statements.

32

---

- (b) On December 23, 2015, we entered into a purchase and sale agreement to dispose of its equity interests in the office property located at 2970 Market Street in Philadelphia commonly known as 30<sup>th</sup> Street Main Post Office (“Cira Square”), which includes 862,692 square feet of rentable space and is fully leased to a single tenant. As of December 31, 2015, we determined the sale was probable and classified the property as held for sale in accordance with applicable accounting standards for long lived assets. At such date, the fair value is the purchase price less anticipated costs to dispose of the property. As the fair value exceeded the carrying value of the property no impairment loss was recorded. On February 5, 2016, we completed the disposition of our equity interests in Cira Square.
- (c) On January 15, 2016, we sold the fee interest in a 120 acre land parcel located in Berks County, Pennsylvania for \$0.9 million. As of December 31, 2015, we classified this land parcel as held for sale in accordance with the applicable accounting standards for long lived assets. At such date, the carrying value of the properties exceeded the fair value less the anticipated costs of sale. As a result, we recognized an impairment loss totaling approximately \$0.3 million during the year ended December 31, 2015.

The sales of our equity interests and the fee interests in the properties referenced above do not represent a strategic shift that has a major effect on our operations and financial results. The operating results of these properties remain classified within continuing operations for all periods presented. See Note 21, "Subsequent Events," to the Consolidated Financial Statements for further information regarding these dispositions.

## Properties

As of December 31, 2015, we owned 179 properties that contain an aggregate of approximately 23.0 million net rentable square feet and consist of 106 office properties, six industrial facilities, three mixed-use properties, one retail property (116 core properties), 59 properties classified as held for sale, two development properties, one redevelopment property and one re-entitlement property (collectively, the “Properties”). The properties are located in or near Philadelphia, Pennsylvania; Metropolitan Washington, D.C.; Southern New Jersey; Richmond, Virginia; Wilmington, Delaware; and Oakland and Concord, California. As of December 31, 2015, the properties were approximately 93.5% occupied by 1,245 tenants and had an average age of approximately 23.1 years. The office properties are a combination of urban and transit-oriented suburban office buildings containing an average of approximately 140,638 net rentable square feet. The industrial and mixed-use properties accommodate a variety of tenant uses, including light manufacturing, assembly, distribution and warehousing. We carry comprehensive liability, fire, extended coverage and rental loss insurance covering all of the properties, with policy specifications and insured limits which we believe are adequate.

The following table sets forth information with respect to our core properties at December 31, 2015:

	Location	State	Year Built/ Renovated	Net Rentable Square Feet	Percentage Leased as of December 31, 2015 (a)	Total Base Rent for the Twelve Months Ended December 31, 2015 (b) (000's)	Average Annualized Rental Rate as of December 31, 2015 (c)
PENNSYLVANIA							
SUBURBS SEGMENT							
	150 Radnor Chester Road	Radnor	PA 1983	340,380	97.9 %	\$ 10,452	\$ 35.32
	201 King of Prussia Road	Radnor	PA 2001	251,434	100.0 %	7,181	33.99
	555 Lancaster Avenue	Radnor	PA 1973	241,687	97.2 %	6,582	32.90



Edgar Filing: BRANDYWINE REALTY TRUST - Form 10-K

401 Plymouth Road	Plymouth Meeting	PA	2001	204,186	98.8	%	5,890	32.30
One Radnor Corporate Center	Radnor	PA	1998	201,874	100.0	%	5,422	29.27
101 West Elm Street	W. Conshohocken	PA	1999	173,827	97.9	%	4,354	25.94
Five Radnor Corporate Center	Radnor	PA	1998	164,505	100.0	%	5,117	33.19
Four Radnor Corporate Center	Radnor	PA	1995	164,464	100.0	%	2,658	16.15
660 West Germantown Pike	Plymouth Meeting	PA	2014	161,521	100.0	%	4,715	31.27
630 Allendale Road	King of Prussia	PA	2000	150,000	78.8	%	2,342	25.80
640 Freedom Business Center	King Of Prussia	PA	1991	132,000	93.7	%	2,449	22.38
52 Swedesford Square	East Whiteland Twp.	PA	1988	131,017	84.0	%	2,338	23.37
400 Berwyn Park	Berwyn	PA	1999	124,182	98.0	%	3,083	24.85
4000 Chemical Road	Plymouth Meeting	PA	2007	120,877	100.0	%	3,439	31.19
Three Radnor Corporate Center	Radnor	PA	1998	119,087	100.0	%	3,326	32.37
181 Washington Street	Conshohocken	PA	1999	116,174	94.5	%	3,013	26.28
300 Berwyn Park	Berwyn	PA	1989	107,702	100.0	%	2,382	25.69
Two Radnor Corporate Center	Radnor	PA	1998	97,576	93.9	%	2,544	32.91
1 West Elm Street	W. Conshohocken	PA	1999	97,737	100.0	%	2,733	27.58
555 Croton Road	(e) King of Prussia	PA	1999	96,909	71.1	%	1,512	25.47
500 North Gulph Road	King Of Prussia	PA	1979	93,082	39.6	%	819	22.19
620 West Germantown Pike	Plymouth Meeting	PA	1990	90,183	81.8	%	1,580	27.11
610 West Germantown Pike	Plymouth Meeting	PA	1987	90,088	97.9	%	1,810	28.09
630 West Germantown Pike	Plymouth Meeting	PA	1988	89,870	93.2	%	2,049	28.37
600 West Germantown Pike	Plymouth Meeting	PA	1986	89,626	86.7	%	1,573	19.68
630 Freedom Business Center	King Of Prussia	PA	1989	86,683	91.4	%	1,488	19.31
1200 Swedesford Road	Berwyn	PA	1994	86,622	100.0	%	1,824	31.08
620 Freedom Business Center	King Of Prussia	PA	1986	86,570	100.0	%	1,817	24.86
1050 Westlakes Drive	Berwyn	PA	1984	80,000	100.0	%	2,190	29.53

33

Edgar Filing: BRANDYWINE REALTY TRUST - Form 10-K

		Location	State	Year Built/ Renovated	Net Rentable Square Feet	Percentage Leased as of December 31, 2015 (a)		Total Base Rent for the Twelve Months Ended December 31, 2015 (b) (000's)	Average Annualized Rental Rate as of December 31, 2015 (c)
One Progress Drive	(e)	Horsham	PA	1986	79,204	80.0	%	721	22.28
1060 First Avenue	(d)	King Of Prussia	PA	1987	77,718	100.0	%	1,699	23.59
1040 First Avenue	(d)	King Of Prussia	PA	1985	75,488	100.0	%	1,872	23.03
200 Berwyn Park		Berwyn	PA	1987	75,025	100.0	%	1,652	25.77
1020 First Avenue	(d)	King Of Prussia	PA	1984	74,556	100.0	%	1,824	22.29
1000 First Avenue	(d)	King Of Prussia	PA	1980	74,139	45.1	%	644	20.73
130 Radnor Chester Road		Radnor	PA	1983	71,349	100.0	%	2,150	35.41
14 Campus Boulevard		Newtown Square	PA	1998	69,542	100.0	%	1,815	29.10
170 Radnor Chester Road		Radnor	PA	1983	68,143	100.0	%	1,589	26.94
500 Enterprise Road	(e)	Horsham	PA	1990	66,751	100.0	%	823	20.75
610 Freedom Business Center		King Of Prussia	PA	1985	62,991	97.4	%	1,129	23.12
925 Harvest Drive	(e)	Blue Bell	PA	1990	62,957	100.0	%	1,082	22.26
980 Harvest Drive	(e)	Blue Bell	PA	1988	62,379	77.8	%	1,141	17.59
426 Lancaster Avenue		Devon	PA	1990	61,102	100.0	%	1,213	24.09
1180 Swedesford Road		Berwyn	PA	1987	60,371	78.7	%	1,024	24.75
1160 Swedesford Road		Berwyn	PA	1986	60,099	100.0	%	1,387	25.09
100 Berwyn Park		Berwyn	PA	1986	57,730	100.0	%	1,134	23.72
640 Allendale Road	(g)	King of Prussia	PA	2000	56,034	100.0	%	314	8.61
650 Park Avenue		King Of Prussia	PA	1968	54,338	68.9	%	819	17.48
910 Harvest Drive	(e)	Blue Bell	PA	1990	52,611	100.0	%	1,073	23.18
2240/50 Butler Pike	(e)	Plymouth Meeting	PA	1984	52,229	100.0	%	978	23.46
920 Harvest Drive	(e)	Blue Bell	PA	1990	51,875	100.0	%	962	1.85
660 Allendale Road	(g)	King of Prussia	PA	2011	50,635	100.0	%	677	17.69
620 Allendale Road		King Of Prussia	PA	1961	50,000	67.0	%	519	14.25
15 Campus Boulevard		Newtown Square	PA	2002	49,621	100.0	%	1,223	27.55
17 Campus Boulevard		Newtown Square	PA	2001	48,565	100.0	%	1,137	27.07
11 Campus Boulevard		Newtown Square	PA	1998	47,700	100.0	%	1,237	27.45

Edgar Filing: BRANDYWINE REALTY TRUST - Form 10-K

1100 Cassett Road	Berwyn	PA	1997	43,480	100.0	%	1,212	29.11
600 Park Avenue	King Of Prussia	PA	1964	39,000	100.0	%	234	6.06
18 Campus Boulevard	Newtown Square	PA	1990	37,374	100.0	%	762	21.29
2260 Butler Pike	(e) Plymouth Meeting	PA	1984	31,892	100.0	%	656	22.11
120 West Germantown Pike	(e) Plymouth Meeting	PA	1984	30,574	79.9	%	457	20.28
140 West Germantown Pike	(e) Plymouth Meeting	PA	1984	25,357	100.0	%	531	24.64
200 Radnor Chester Road	Radnor	PA	2014	17,884	100.0	%	875	52.85

SUBTOTAL - PENNSYLVANIA SUBURBS SEGMENT 5,888,576 94.1 % \$ 133,247 \$ 26.78

PHILADELPHIA CENTRAL BUSINESS DISTRICT SEGMENT

1717 Arch Street	Philadelphia	PA	1990	1,029,413	100.0	%	\$ 28,122	\$ 31.47
Two Commerce Square	Philadelphia	PA	1992	953,276	96.7	%	17,303	27.22
One Commerce Square	Philadelphia	PA	1987	942,866	97.7	%	16,546	27.04
2970 Market Street	(e) Philadelphia	PA	2010	862,692	100.0	%	19,543	31.51
2929 Arch Street	Philadelphia	PA	2005	730,187	100.0	%	25,971	37.81
100 North 18th Street	(f) Philadelphia	PA	1988	708,844	98.1	%	18,039	23.56
130 North 18th Street	Philadelphia	PA	1989	595,041	96.1	%	12,700	25.79
101 - 103 Juniper Street	(h), (j) Philadelphia	PA	2011	-	0.0	%	-	-
129 South 30th Street	(k) Philadelphia	PA	2010	9,788	100.0	%	207	24.55
3020 Market Street	(d) Philadelphia	PA	2008	190,925	100.0	%	4,505	25.92
Philadelphia Marine Center	(d), (h) Philadelphia	PA	Various	181,900	100.0	%	624	5.20

SUBTOTAL - PHILADELPHIA CENTRAL BUSINESS DISTRICT 6,204,932 98.5 % \$ 143,560 \$ 28.57

METROPOLITAN WASHINGTON D.C. SEGMENT

1676 International Drive	McLean	VA	1999	299,387	98.9	%	\$ 10,803	\$ 37.92
2340 Dulles Corner Boulevard	Herndon	VA	1987	264,405	100.0	%	7,989	35.42
2291 Wood Oak Drive	Herndon	VA	1999	230,389	100.0	%	7,358	35.51
1900 Gallows Road	Vienna	VA	1989	210,632	83.4	%	4,978	31.19
3141 Fairview Park Drive	(i) Falls Church	VA	1988	183,618	92.7	%	4,917	27.47
2411 Dulles Corner Park	Herndon	VA	1990	179,045	77.1	%	2,418	16.20
2355 Dulles Corner Boulevard	Herndon	VA	1988	179,176	77.0	%	4,135	33.70

Edgar Filing: BRANDYWINE REALTY TRUST - Form 10-K

2121 Cooperative Way	Herndon	VA	2000	162,578	94.0	%	3,957	16.98
6600 Rockledge Drive	(d) Bethesda	MD	1981	160,173	100.0	%	3,576	17.69
8260 Greensboro Drive	McLean	VA	1980	158,961	76.9	%	3,315	27.94
2251 Corporate Park Drive	Herndon	VA	2000	158,016	100.0	%	5,330	34.85

34

---

Edgar Filing: BRANDYWINE REALTY TRUST - Form 10-K

									Total Base Rent for the Average Annualized Rate as of
			Year Built/ Renovated	Net Rentable Square Feet	Percentage Leased as of December 31, 2015 (a)	%	Twelve Months Ended December 31, 2015 (b) (000's)	December 31, 2015 (c)	
12015 Lee Jackson Memorial Highway	(e) Fairfax	VA	1985	153,255	72.6	%	3,458	30.00	
13880 Dulles Corner Lane	Herndon	VA	1997	151,853	96.0	%	3,802	24.39	
8521 Leesburg Pike	Vienna	VA	1984	150,897	94.4	%	3,676	27.26	
2273 Research Boulevard	Rockville	MD	1999	147,689	87.4	%	3,231	25.22	
2275 Research Boulevard	Rockville	MD	1990	147,650	71.6	%	3,069	26.73	
2201 Cooperative Way	Herndon	VA	1990	128,173	91.5	%	3,050	28.87	
2277 Research Boulevard	Rockville	MD	1986	138,095	85.2	%	3,179	22.34	
11781 Lee Jackson Memorial Highway	(e) Fairfax	VA	1982	130,935	79.8	%	2,370	22.82	
11720 Beltsville Drive	Beltsville	MD	1987	128,903	51.2	%	1,510	24.62	
13825 Sunrise Valley Drive	Herndon	VA	1989	103,967	96.0	%	2,297	24.88	
198 Van Buren Street	Herndon	VA	1996	98,934	85.8	%	2,310	27.01	
196 Van Buren Street	Herndon	VA	1991	98,291	100.0	%	2,575	29.51	
11700 Beltsville Drive	Beltsville	MD	1981	96,843	72.1	%	1,839	26.21	
11710 Beltsville Drive	Beltsville	MD	1987	81,281	33.7	%	520	20.59	
4401 Fair Lakes Court	(e) Fairfax	VA	1988	55,972	92.3	%	1,347	30.00	
11740 Beltsville Drive	Beltsville	MD	1987	6,783	100.0	%	136	25.52	
<b>SUBTOTAL - METROPOLITAN WASHINGTON D.C. SEGMENT</b>				4,005,901	87.0	%	\$ 97,145	\$ 28.37	
<b>NEW JERSEY/DELAWARE SEGMENT</b>									
300 Delaware Avenue	Wilmington	DE	1989	298,071	80.9	%	\$ 2,766	\$ 15.32	
920 North King Street	Wilmington	DE	1989	203,328	91.1	%	3,979	19.51	
700 East Gate Drive	(e) Mt. Laurel	NJ	1984	119,272	90.0	%	1,616	22.47	
1120 Executive Boulevard	Mt. Laurel	NJ	1987	95,183	100.0	%	1,206	22.31	
220 Lake Drive East	Cherry Hill	NJ	1988	78,509	94.7	%	817	19.22	
200 Lake Drive East	Cherry Hill	NJ	1989	76,352	92.4	%	1,105	27.76	
701 East Gate Drive	(e) Mt. Laurel	NJ	1986	61,794	91.2	%	696	20.43	
210 Lake Drive East	Cherry Hill	NJ	1986	60,604	100.0	%	711	19.61	
308 Harper Drive	(e) Moorestown	NJ	1976	59,500	72.2	%	497	21.09	
305 Fellowship Drive	(e) Mt. Laurel	NJ	1980	56,824	100.0	%	549	18.74	
309 Fellowship Drive	(e) Mt. Laurel	NJ	1982	55,911	93.0	%	718	22.77	
307 Fellowship Drive	(e) Mt. Laurel	NJ	1981	54,485	80.9	%	475	20.56	
303 Fellowship Drive	(e) Mt. Laurel	NJ	1979	53,768	85.4	%	464	14.01	
2 Foster Avenue	(g) Gibbsboro	NJ	1974	50,761	100.0	%	180	3.72	

Edgar Filing: BRANDYWINE REALTY TRUST - Form 10-K

Five Eves Drive	Marlton	NJ	1986	45,564	100.0	%	360	13.83
161 Gaither Drive	(e) Mt. Laurel	NJ	1987	44,739	72.7	%	339	22.78
Main Street - Piazza	Voorhees	NJ	1990	44,708	100.0	%	718	25.16
20 East Clementon Road	Gibbsboro	NJ	1986	38,260	84.2	%	354	18.36
Two Eves Drive	Marlton	NJ	1987	37,532	93.7	%	370	17.60
Main Street - Promenade	Voorhees	NJ	1988	31,445	84.6	%	276	16.95
Four B Eves Drive	Marlton	NJ	1987	27,011	0.6	%	129	-
815 East Gate Drive	(e) Mt. Laurel	NJ	1986	25,500	100.0	%	228	12.48
817 East Gate Drive	(e) Mt. Laurel	NJ	1986	25,351	80.7	%	234	15.30
Four A Eves Drive	Marlton	NJ	1987	24,687	67.7	%	152	14.59
1 Foster Avenue	(g) Gibbsboro	NJ	1972	24,255	100.0	%	91	3.75
4 Foster Avenue	(g) Gibbsboro	NJ	1974	23,372	100.0	%	154	7.70
7 Foster Avenue	Gibbsboro	NJ	1983	22,158	100.0	%	205	16.92
10 Foster Avenue	Gibbsboro	NJ	1983	18,651	95.7	%	228	13.12
5 U.S. Avenue	(g) Gibbsboro	NJ	1987	5,000	100.0	%	32	6.37
50 East Clementon Road	Gibbsboro	NJ	1986	3,080	100.0	%	160	51.90
5 Foster Avenue	Gibbsboro	NJ	1968	2,000	100.0	%	-	-
<b>SUBTOTAL - NEW JERSEY/DELAWARE SEGMENT</b>				<b>1,767,675</b>	<b>88.3</b>	<b>%</b>	<b>\$ 19,809</b>	<b>\$ 18.29</b>
<b>AUSTIN, TX SEGMENT</b>								
11501 Burnet Road - Building 1	Austin	TX	1991	203,210	100.0	%	\$ 1,257	\$ 15.02
11501 Burnet Road - Building 5	Austin	TX	1991	199,610	100.0	%	1,153	14.43
11501 Burnet Road - Building 3	Austin	TX	1991	199,559	100.0	%	1,234	15.02
11501 Burnet Road - Building 2	Austin	TX	1991	147,837	100.0	%	2,010	26.75
11501 Burnet Road - Building 6	Austin	TX	1991	144,818	100.0	%	836	14.43
11501 Burnet Road - Building 4	Austin	TX	1991	141,434	100.0	%	875	15.02
11501 Burnet Road - Building 8	Austin	TX	1991	75,768	100.0	%	469	15.02
<b>SUBTOTAL - AUSTIN, TX SEGMENT</b>				<b>1,112,236</b>	<b>100.0</b>	<b>%</b>	<b>\$ 7,834</b>	<b>\$ 16.40</b>

Edgar Filing: BRANDYWINE REALTY TRUST - Form 10-K

	Location	State	Year Built/ Renovated	Net Rentable Square Feet	Percentage Leased as of December 31, 2015 (a)	Total Base Rent for the Twelve Months Ended December 31, 2015 (b) (000's)	Average Annualized Rental Rate as of December 31, 2015 (c)
<b>RICHMOND, VA SEGMENT (e)</b>							
300 Arboretum Place	Richmond	VA	1988	212,228	100.0 %	\$ 3,349	\$ 16.42
6800 Paragon Place	Richmond	VA	1986	146,365	97.1 %	2,215	18.17
6802 Paragon Place	Richmond	VA	1989	143,783	100.0 %	2,469	17.90
7501 Boulders View Drive	Richmond	VA	1990	136,654	100.0 %	2,178	18.04
2511 Brittons Hill Road	(g) Richmond	VA	1987	132,548	100.0 %	648	6.75
2100-2116 West Laburnam Avenue	Richmond	VA	1976	127,714	100.0 %	1,829	16.16
7300 Beaufont Springs Drive	Richmond	VA	2000	120,665	100.0 %	1,646	21.27
1025 Boulders Parkway	Richmond	VA	1994	93,143	84.4 %	1,211	15.66
2201-2245 Tomlynn Street	(g) Richmond	VA	1989	85,861	95.0 %	494	8.66
7401 Beaufont Springs Drive	Richmond	VA	1998	82,732	92.8 %	1,035	16.01
7325 Beaufont Springs Drive	Richmond	VA	1999	75,218	82.5 %	779	21.74
6806 Paragon Place	Richmond	VA	2007	74,480	100.0 %	1,620	24.56
9011 Arboretum Parkway	Richmond	VA	1991	73,183	100.0 %	887	15.66
4870 Sadler Road	Glen Allen	VA	2000	62,100	100.0 %	1,301	21.59
4880 Sadler Road	Glen Allen	VA	1998	63,427	100.0 %	1,280	21.38
4805 Lake Brooke Drive	Glen Allen	VA	1996	60,208	77.0 %	727	18.21
9100 Arboretum Parkway	Richmond	VA	1988	58,446	100.0 %	891	16.14
2812 Emerywood Parkway	Henrico	VA	1980	56,984	84.6 %	665	11.49
4364 South Alston Avenue	Durham	NC	1985	57,245	95.6 %	956	17.76
2277 Dabney Road	(g) Richmond	VA	1986	50,400	100.0 %	321	8.64
9200 Arboretum Parkway	Richmond	VA	1988	49,542	100.0 %	674	12.75
9210 Arboretum Parkway	Richmond	VA	1988	48,012	100.0 %	536	11.02
2212-2224 Tomlynn Street	(g) Richmond	VA	1985	45,353	100.0 %	351	8.87
2221-2245 Dabney Road	(g) Richmond	VA	1994	45,250	100.0 %	319	9.39
2251 Dabney Road	(g) Richmond	VA	1983	42,000	100.0 %	213	6.18
2161-2179 Tomlynn Street	(g) Richmond	VA	1985	41,550	100.0 %	246	7.03
2256 Dabney Road	(g) Richmond	VA	1982	33,413	100.0 %	213	9.17
2246 Dabney Road	(g) Richmond	VA	1987	33,271	100.0 %	277	10.55
2244 Dabney Road	(g) Richmond	VA	1993	33,050	100.0 %	274	10.38
9211 Arboretum Parkway	Richmond	VA	1991	30,791	100.0 %	345	14.29
2248 Dabney Road	(g) Richmond	VA	1989	30,184	100.0 %	238	10.31
2130-2146 Tomlynn Street	(g) Richmond	VA	1988	29,700	100.0 %	204	9.44



Edgar Filing: BRANDYWINE REALTY TRUST - Form 10-K

2120 Tomlyn Street	(g)	Richmond	VA	1986	23,850	100.0	%	179	10.47
2240 Dabney Road	(g)	Richmond	VA	1984	15,389	100.0	%	127	15.37
SUBTOTAL - RICHMOND, VA SEGMENT					2,414,739	97.2	%	\$ 30,697	\$ 15.12
CALIFORNIA SEGMENT									
Oakland Lot B	(h)	Oakland	CA	N/A	—	—		\$-	\$ -
1220 Concord Avenue		Concord	CA	1984	175,153	100.0	%	4,204	27.16
1200 Concord Avenue		Concord	CA	1984	175,103	100.0	%	4,426	28.42
SUBTOTAL - CALIFORNIA SEGMENT					350,256	100.0	%	\$ 8,630	\$ 27.79
TOTAL PORTFOLIO					21,744,315	94.3	%	\$ 440,922	\$ 25.06
ASSETS HELD FOR SALE					(4,787,475 )	94.2	%	\$(73,167 )	\$ 20.13
TOTAL CORE PORTFOLIO					16,956,840	94.4	%	\$ 367,755	\$ 26.44

- (a) Calculated by dividing net rentable square feet included in leases signed on or before December 31, 2015 at the property by the aggregate net rentable square feet of the property.
- (b) “Total Base Rent” for the twelve months ended December 31, 2015 represents base rents earned during such period, including tenant reimbursements, and excluding parking income, tenant inducements and deferred market rent adjustments, calculated in accordance with accounting principles generally accepted in the U.S., determined on a straight-line basis.
- (c) “Average Annualized Rental Rate” is calculated by taking the sum of the annualized current base rent as of December 31, 2015 plus the annualized current billable operating expense reimbursements excluding tenant electricity divided by the total square feet occupied as of December 31, 2015.
- (d) These properties are subject to a ground lease with a third party.
- (e) These properties were held for sale at December 31, 2015.
- (f) We hold our interest in Two Logan Square (100 North 18th Street - Philadelphia, Pennsylvania) through our ownership of second and third mortgages that are secured by this property and that are junior to a first mortgage held by a third party lender. Our ownership of these two mortgages currently provides us with all of the cash flows from Two Logan Square after the payment of operating expenses and debt service on the first mortgage.



- (g) These properties are industrial facilities, of which six properties are included in our core portfolio. The industrial properties in the Richmond, Virginia segment are held for sale as of December 31, 2015.
- (h) These properties are mixed-use.
- (i) We contributed this property to an unconsolidated real estate venture. However, we continue to consolidate this property due to our continuing involvement resulting from our ongoing lease of space, and our 50% ownership interest in the real estate venture.
- (j) This is a 220-space parking garage facility.
- (k) This is a 1,662-space parking garage facility which has an in place lease with the IRS for 1,200 spaces.

The following table shows information regarding rental rates and lease expirations for the Properties at December 31, 2015 and assumes that none of the tenants exercises renewal options or termination rights, if any, at or prior to scheduled expirations:

Year of Lease Expiration December 31,	Number of Leases Expiring Within the Year	Rentable Square Footage Subject to Expiring Leases	Final Annualized Base Rent Under Expiring Leases (a)	Final Annualized Base Rent Per Square Foot Expiring Leases	Percentage of Total Final Annualized Base Rent Under Expiring Leases	Cumulative Total
2015 (b)	25	22,587	\$359,652	\$ 15.92	0.1 %	0.1 %
2016	186	1,591,492	34,012,699	21.37	5.8 %	5.9 %
2017	238	2,942,069	68,757,288	23.37	11.7 %	17.6 %
2018	221	2,029,307	59,794,589	29.47	10.2 %	27.9 %
2019	181	1,749,449	54,326,521	31.05	9.3 %	37.1 %
2020	175	2,441,100	62,676,298	25.68	10.7 %	47.8 %
2021	115	1,364,966	38,905,376	28.50	6.6 %	54.5 %
2022	72	1,981,625	57,534,721	29.03	9.8 %	64.3 %
2023	56	724,643	21,097,698	29.11	3.6 %	67.9 %
2024	38	855,444	32,940,239	38.51	5.6 %	73.5 %
2025	23	506,751	17,955,368	35.43	3.1 %	76.6 %
2026 and thereafter	72	4,636,846	137,329,478	29.62	23.4 %	100.0 %
	1,402	20,846,279	\$585,689,927	\$ 28.10	100.0 %	

- (a) "Final Annualized Base Rent" for each lease scheduled to expire represents the cash rental rate of base rents, including tenant reimbursements, in the final month prior to expiration multiplied by 12. Tenant reimbursements generally include payment of a portion of real estate taxes, operating expenses and common area maintenance and utility charges.
- (b) Relates to existing month-to-month tenancy leases and to expired leases, which converted to month-to-month tenancies until a written notice to vacate is provided by us or until a new lease agreement is agreed upon with the tenant.

Edgar Filing: BRANDYWINE REALTY TRUST - Form 10-K

At December 31, 2015, our Properties were leased to 1,245 tenants that are engaged in a variety of businesses. The following table sets forth information regarding leases at the Properties with the 20 tenants having the largest amounts of space leased based upon Annualized Base Rent as of December 31, 2015:

Tenant Name (a)	Number of Leases	Weighted Average Remaining Lease Term Months	Aggregate Leased Square Feet	Percentage of Aggregate Leased Square Feet	Annualized Base Rent (in 000) (b)	Percentage of Aggregate Annualized Base Rent
General Services Administration — U.S. Govt. (c)	13	157	1,436,084	6.9 %	\$ 33,498	6.4 %
IBM, Inc.	1	11	964,399	4.6 %	12,194	2.3 %
Wells Fargo Bank, N.A.	10	20	423,028	2.0 %	11,765	2.2 %
Comcast Corporation	4	42	418,029	2.0 %	11,515	2.2 %
Northrup Grumman Corporation	2	24	284,460	1.4 %	9,736	1.9 %
Pepper Hamilton LLP	2	141	292,926	1.4 %	9,227	1.8 %
Dechert LLP	1	53	218,565	1.0 %	7,872	1.5 %
Lincoln National Management Co.	1	55	221,659	1.1 %	7,832	1.5 %
KPMG LLP	2	102	175,423	0.8 %	6,693	1.3 %
Macquarie US	1	55	223,355	1.1 %	6,168	1.2 %
Deltek Systems, Inc.	1	80	157,900	0.8 %	5,809	1.1 %
Blank Rome	1	73	196,689	0.9 %	5,395	1.0 %
Drinker Biddle & Reath LLP	1	166	157,989	0.8 %	5,372	1.0 %
Janney Montgomery Scott, LLC	3	141	160,544	0.8 %	4,714	0.9 %
PricewaterhouseCoopers LLP	1	172	161,450	0.8 %	4,706	0.9 %
Reliance Standard Life Insurance Company	2	70	147,202	0.7 %	4,396	0.8 %
CSL Behring LLC	3	151	191,654	0.9 %	4,338	0.8 %
VWR Management Services LLC	1	108	149,858	0.7 %	4,238	0.8 %
Reed Smith LLP	1	171	129,966	0.6 %	4,030	0.8 %
State of Texas - Health and Human Services	1	130	147,837	0.7 %	3,955	0.8 %
Consolidated Total/Weighted Average	52	90	6,259,017	30.0 %	\$ 163,453	31.2 %

(a) The identified tenant includes affiliates in certain circumstances.

(b) Annualized Base Rent represents the monthly base rent, excluding tenant reimbursements, for each lease in effect at December 31, 2015 multiplied by 12. Tenant reimbursements generally include payment of a portion of real estate taxes, operating expenses and common area maintenance and utility charges.

(c) At year end, Cira Square, located in Philadelphia, Pennsylvania, was held for sale. The property consists of 862,692 square feet and was 100% leased by the GSA. This lease has annualized base rent of \$24.4 million, which consists of 4.6% of annualized base rent.

Real Estate Ventures

As of December 31, 2015, we held ownership interests in 16 unconsolidated Real Estate Ventures for an aggregate investment balance of \$239.9 million, of which \$241.0 million is included in net assets and \$1.1 million is included in other liabilities relating to the negative investment balance of one real estate venture. We formed or acquired interests in these Real Estate Ventures with unaffiliated third parties to develop or manage office, residential, and/or mixed-use properties or to acquire land in anticipation of possible development of office, residential, and/or mixed-use properties. As of December 31, 2015, nine of the real estate ventures owned 31 office buildings that contain an aggregate of approximately 4.3 million net rentable square feet; two real estate ventures owned 4.3 acres of undeveloped parcels of land; three real estate ventures owned 2.2 acres of land under active development; one real estate venture owned a residential tower that contains 345 apartment units and one real estate venture owned an apartment complex that contains 398 units.

We account for our investments in these Real Estate Ventures using the equity method. For further information regarding Real Estate Ventures, see Note 4, "Investment in Unconsolidated Ventures," of our Consolidated Financial Statements.

#### Item 3. Legal Proceedings

We are involved from time to time in legal proceedings, including tenant disputes, employee disputes, disputes arising out of agreements to purchase or sell properties and disputes relating to state and local taxes. We generally consider these disputes to be routine to the conduct of our business and management believes that the final outcome of such proceedings will not have a material adverse effect on our financial position, results of operations or liquidity.

#### Item 4. Mine Safety Disclosures

Not applicable.

## PART II

## Item 5. Market for Registrant's Common Equity, Related Shareholder Matters and Issuer Purchases of Equity Securities

The common shares of Brandywine Realty Trust are traded on the New York Stock Exchange ("NYSE") under the symbol "BDN." There is no established trading market for units of partnership interests in the Operating Partnership. On February 19, 2016, there were 635 holders of record of our common shares and 30 holders of record (in addition to Brandywine Realty Trust) of Class A units of the Operating Partnership. On February 19, 2016, the last reported sales price of the common shares on the NYSE was \$12.15. The following table sets forth the quarterly high and low sales price per common share reported on the NYSE for the indicated periods and the distributions paid by us with respect to each such period.

	Share Price High	Share Price Low	Distributions Paid During Quarter
First Quarter 2014	\$ 14.97	\$ 13.77	\$ 0.15
Second Quarter 2014	\$ 15.77	\$ 13.83	\$ 0.15
Third Quarter 2014	\$ 16.29	\$ 14.07	\$ 0.15
Fourth Quarter 2014	\$ 16.08	\$ 13.97	\$ 0.15
First Quarter 2015	\$ 17.00	\$ 14.81	\$ 0.15
Second Quarter 2015	\$ 16.10	\$ 13.28	\$ 0.15
Third Quarter 2015	\$ 13.99	\$ 11.72	\$ 0.15
Fourth Quarter 2015	\$ 13.87	\$ 12.18	\$ 0.15

For each quarter in 2015 and 2014, the Operating Partnership paid a cash distribution per Class A unit in an amount equal to the dividend paid on a common share for each such quarter.

In order to maintain the status of Brandywine Realty Trust as a REIT, we must make annual distributions to shareholders of at least 90% of our taxable income (not including net capital gains). Future distributions will be declared at the discretion of our Board of Trustees and will depend on our actual cash flow, financial condition and capital requirements, the annual distribution requirements under the REIT provisions of the Internal Revenue Code and such other factors as our Board of Trustees deems relevant. Our credit facilities contain certain restrictions on the payment of dividends. Those restrictions permit us to pay dividends to the greater of (i) an aggregate amount required by us to retain our qualification as a REIT and (ii) 95% of our funds from operations. See Note 7, "Debt Obligations," to our Consolidated Financial Statements for further details.

Our Board of Trustees has adopted a dividend policy designed such that our distributions are consistent with our normalized taxable income for 2015. On December 8, 2015, our Board of Trustees declared a quarterly dividend distribution of \$0.15 per common share that was paid on January 20, 2016. On December 9, 2014, our Board of Trustees declared a quarterly dividend distribution of \$0.15 per common share that was paid on January 20, 2015.

Edgar Filing: BRANDYWINE REALTY TRUST - Form 10-K

The following table provides information as of December 31, 2015, with respect to compensation plans (including individual compensation arrangements) under which our common shares are authorized for issuance:

Plan category	(a) Number of securities to be issued upon exercise of outstanding options, warrants and rights	(b) Weighted-average exercise price of outstanding options, warrants and rights	(c) Number of securities remaining available for future issuance under equity compensation plans (excluding securities reflected in column (a))
Equity compensation plans approved by security holders (1)	2,624,067	\$ 15.47	4,295,559
Equity compensation plans not approved by security holders	—	—	—
<b>Total</b>	<b>2,624,067</b>	<b>\$ 15.47</b>	<b>4,295,559</b>

(1) Relates to our Amended and Restated 1997 Long-Term Incentive Plan (the “1997 Plan”) and 46,667 options awarded prior to adoption of the 1997 Plan. Under the 1997 Plan, as amended, the number of common shares remaining available for awards under the 1997 Plan was 4,295,559 as of December 31, 2015.

We maintain a share repurchase program under which the Board of Trustees has authorized us to repurchase common shares of Brandywine Realty Trust with no expiration date. On July 22, 2015, our Board of Trustees authorized additional share repurchases of up to \$100.0 million. Prior to the authorization, 539,200 common shares were available for repurchase under the preexisting share repurchase program. During the year ended December 31, 2015, 5,209,437 common shares have been repurchased and retired at an average purchase price of \$12.90 per share, totaling \$67.3 million.

## SHARE PERFORMANCE GRAPH

The SEC requires us to present a chart comparing the cumulative total shareholder return on the common shares with the cumulative total shareholder return of (i) a broad equity index and (ii) a published industry or peer group index. The following chart compares the cumulative total shareholder return for the common shares with the cumulative shareholder return of companies on (i) the S&P 500 Index (ii) the Russell 2000 and (iii) the NAREIT ALL-REIT Total Return Index as provided by NAREIT for the period beginning December 31, 2010 and ending December 31, 2015 and assumes an investment of \$100, with reinvestment of all dividends, has been made in the common shares and in each index on December 31, 2010.

Index	Year Ended					
	12/31/2010	12/31/2011	12/31/2012	12/31/2013	12/31/2014	12/31/2015
Brandywine Realty Trust	100.00	86.46	117.02	141.45	167.25	149.14
S&P 500	100.00	102.11	118.45	156.82	178.28	180.75
Russell 2000	100.00	95.82	111.49	154.78	162.35	155.18
NAREIT All Equity REIT Index	100.00	108.28	129.62	133.32	170.68	175.51
NAREIT Equity Office Index	100.00	99.24	113.29	119.60	150.52	150.96

## Item 6. Selected Financial Data

The following table sets forth selected financial and operating data and should be read in conjunction with the financial statements and related notes and “Management’s Discussion and Analysis of Financial Condition and Results of Operations” included in this Annual Report on Form 10-K. The selected data have been revised to reflect disposition of all properties since January 1, 2011, which have been reclassified as discontinued operations for all periods presented in accordance with the accounting standard governing discontinued operations.

Edgar Filing: BRANDYWINE REALTY TRUST - Form 10-K

Brandywine Realty Trust

(in thousands, except per common share data and number of properties)

Years Ended December 31,	2015	2014	2013	2012	2011
<b>Operating Results</b>					
Total revenue	\$602,631	\$596,982	\$562,210	\$535,679	\$538,568
Income (loss) from continuing operations	(30,740 )	6,024	38,982	(37,309 )	(24,556 )
Net income (loss)	(30,740 )	6,942	43,189	6,529	(4,715 )
Income (loss) allocated to Common Shares	(37,630 )	(274 )	35,514	(8,238 )	(12,996 )
<b>Income (loss) from continuing operations per Common Share</b>					
Basic	\$(0.21 )	\$(0.01 )	\$0.20	\$(0.36 )	\$(0.24 )
Diluted	\$(0.21 )	\$(0.01 )	\$0.20	\$(0.36 )	\$(0.24 )
<b>Earnings (loss) per Common Share</b>					
Basic	\$(0.21 )	—	\$0.23	\$(0.06 )	\$(0.10 )
Diluted	\$(0.21 )	—	\$0.23	\$(0.06 )	\$(0.10 )
Cash distributions paid per Common Share	\$0.60	\$0.60	\$0.60	\$0.60	\$0.60
<b>Balance Sheet Data</b>					
Real estate investments, net of accumulated depreciation	\$3,225,427	\$3,827,826	\$3,853,006	\$3,922,893	\$4,061,461
Total assets (a)	4,554,511	4,835,210	4,741,615	4,479,993	4,532,627
Total indebtedness (a)	2,384,717	2,427,345	2,571,901	2,438,614	2,368,904
Total liabilities (a)	2,602,420	2,675,884	2,820,180	2,706,477	2,642,931
Noncontrolling interest	18,166	18,499	21,215	21,238	33,105
Brandywine Realty Trust's equity	1,933,925	2,140,827	1,900,220	1,752,278	1,856,591
<b>Other Data</b>					
<b>Cash flows from:</b>					
Operating activities	\$195,099	\$188,999	\$183,484	\$159,110	\$177,247
Investing activities	(166,452 )	(270,785 )	104,708	(74,864 )	(46,163 )
Financing activities	(229,455 )	76,081	(26,534 )	(83,107 )	(147,239 )
Funds from operations (FFO) (b)	261,793	227,662	210,373	170,533	203,396
<b>Property Data</b>					
Number of properties owned at year end	179	200	204	221	232
Net rentable square feet owned at year end	23,015	25,083	24,765	25,079	25,221

Edgar Filing: BRANDYWINE REALTY TRUST - Form 10-K

Brandywine Operating Partnership, L.P.

(in thousands, except per common partnership unit data and number of properties)

Years Ended December 31,	2015	2014	2013	2012	2011
<b>Operating Results</b>					
Total revenue	\$602,631	\$596,982	\$562,210	\$535,679	\$538,568
Income (loss) from continuing operations	(30,740 )	6,024	38,982	(37,309 )	(24,556 )
Net income (loss)	(30,740 )	6,942	43,189	6,529	(4,715 )
<b>Income (loss) from continuing operations per Common Partnership Unit</b>					
Basic	\$(0.21 )	\$(0.01 )	\$0.20	\$(0.36 )	\$(0.23 )
Diluted	\$(0.21 )	\$(0.01 )	\$0.20	\$(0.36 )	\$(0.23 )
<b>Income (loss) per Common Partnership Units</b>					
Basic	\$(0.21 )	—	\$0.23	\$(0.06 )	\$(0.09 )
Diluted	\$(0.21 )	—	\$0.23	\$(0.06 )	\$(0.09 )
Cash distributions paid per Common Partnership Unit	\$0.60	\$0.60	\$0.60	\$0.60	\$0.60
<b>Balance Sheet Data</b>					
Real estate investments, net of accumulated depreciation	\$3,225,427	\$3,827,826	\$3,853,006	\$3,922,893	\$4,061,461
Total assets (a)	4,554,511	4,835,210	4,741,615	4,479,993	4,532,627
Total indebtedness (a)	2,384,717	2,427,345	2,571,901	2,438,614	2,368,904
Total liabilities (a)	2,602,420	2,675,884	2,820,180	2,706,477	2,642,931
Redeemable limited partnership units	22,114	24,571	26,486	26,777	38,370
Brandywine Operating Partnership's equity	1,927,945	2,133,745	1,894,003	1,746,739	1,851,326
Non-controlling interest	2,032	1,010	946	—	—
<b>Other Data</b>					
<b>Cash flows from:</b>					
Operating activities	\$195,099	\$188,999	\$183,484	\$159,110	\$177,247
Investing activities	(166,452 )	(270,785 )	104,708	(74,864 )	(46,163 )
Financing activities	(229,455 )	76,081	(26,534 )	(83,107 )	(147,239 )
Funds from operations (FFO) (b)	261,793	227,662	210,373	170,533	203,396
<b>Property Data</b>					
Number of properties owned at year end	179	200	204	221	232
Net rentable square feet owned at year end	23,015	25,083	24,765	25,079	25,221

(a) During the fourth quarter of 2015, we adopted ASU 2015-03, "Simplifying the Presentation of Debt Issuance Costs," which required us to reclassify debt financing costs, which were previously accounted for on the deferred costs line (assets) and present those as a direct deduction from the carrying amount of the debt liability. See Footnote 2, "Summary of Significant Accounting Policies – Reclassifications".

(b) See Item 7., "Management's Discussion and Analysis of Financial Condition and Results of Operations - Liquidity and Capital Resources - Funds From Operations (FFO)," for a discussion and definition of FFO and a reconciliation of net income (loss) attributable to common unit holders to FFO.

Item 7. Management's Discussion and Analysis of Financial Condition and Results of Operations



The following discussion should be read in conjunction with the Consolidated Financial Statements appearing elsewhere herein and is based primarily on our Consolidated Financial Statements for the years ended December 31, 2015, 2014 and 2013.

## OVERVIEW

We are a self-administered and self-managed REIT that provides leasing, property management, development, redevelopment, acquisition and other tenant-related services for a portfolio of office, industrial, retail and mixed-use properties. As of December 31, 2015, we owned 179 properties that contain an aggregate of approximately 23.0 million net rentable square feet and consist of 106 office properties, six industrial facilities, three mixed-use properties, one retail property (116 core properties), 59 properties classified as held for sale, two development properties, one redevelopment property and one re-entitlement property (collectively, the “Properties”). In addition, as of December 31, 2015, we owned economic interests in 16 unconsolidated real estate ventures which own properties that contain approximately 4.3 million net rentable square feet (collectively, the “Real Estate Ventures”). As of

December 31, 2015, we also owned 412 acres of undeveloped land, of which 120 acres are held for sale, and held options to purchase a land parcel containing approximately 50 additional acres of undeveloped land. As of December 31, 2015, the total potential development that these land parcels could support under current zoning, entitlements or combination thereof, amounted to 7.1 million square feet. The Properties and the properties owned by the Real Estate Ventures are located in or near Philadelphia, Pennsylvania; Metropolitan Washington, D.C.; Southern New Jersey; Richmond, Virginia; Wilmington, Delaware; Austin, Texas and Oakland and Concord California. In addition to managing properties that we own, as of December 31, 2015, we were managing approximately 6.5 million net rentable square feet of office and industrial properties for third parties and the Real Estate Ventures. Unless otherwise indicated, all references in this Form 10-K to square feet represent rentable area. We do not have any foreign operations and our business is not seasonal. Our operations are not dependent on a single tenant or a few tenants and no single tenant accounted for more than 10% of our total 2015 revenue.

During the year ended December 31, 2015, we were managing our portfolio within seven segments: (1) Pennsylvania Suburbs, (2) Philadelphia CBD, (3) Metropolitan Washington, D.C., (4) New Jersey/Delaware, (5) Richmond, Virginia, (6) Austin, Texas and (7) California/Other. The Pennsylvania Suburbs segment includes properties in Chester, Delaware, and Montgomery counties in the Philadelphia suburbs. The Philadelphia CBD segment includes properties located in the City of Philadelphia in Pennsylvania. The Metropolitan Washington, D.C. segment includes properties in the District of Columbia, Northern Virginia and southern Maryland. The New Jersey/Delaware segment includes properties in Burlington and Camden counties in New Jersey and in New Castle county in the state of Delaware. The Richmond, Virginia segment includes properties primarily in Albemarle, Chesterfield, Goochland and Henrico counties and one property in Durham, North Carolina. The Austin, Texas segment includes properties in the City of Austin, Texas. The California segment includes properties in the City of Oakland and City of Concord, California. For additional information, see Item 1., “Business - 2015 Transactions.” Our corporate group is responsible for cash and investment management, development of certain real estate properties during the construction period, and certain other general support functions.

As a result of the Och Ziff Sale that occurred on February 4, 2016, we have narrowed our segments to four core markets located in; (1) Pennsylvania Suburbs, (2) Philadelphia Central Business District (“CBD”), (3) Metropolitan Washington, D.C. and (4) Austin, Texas. The Och Ziff Sale disposed of the entire Richmond, Virginia segment. Subsequent to the Och Ziff Sale, the segments previously defined as New Jersey/Delaware and California will be managed as a consolidated segment entitled “Other,” as these geographies no longer provide a significant revenue contribution. Accordingly, the chief operating decision maker is revising the management structure and allocating more resources to the four core markets beginning January 1, 2016.

We generate cash and revenue from leases of space at our properties and, to a lesser extent, from the management of properties owned by third parties and from investments in the Real Estate Ventures. Factors that we evaluate when leasing space include rental rates, costs of tenant improvements, tenant creditworthiness, current and expected operating costs, the length of the lease term, vacancy levels and demand for office and industrial space. We also generate cash through sales of assets, including assets that we do not view as core to our portfolio, either because of location or expected growth potential, and assets that are commanding premium prices from third party investors.

#### Factors that May Influence Future Results of Operations

##### Global Market and Economic Conditions

In the U.S., market and economic conditions have been improving, characterized by more availability to credit, increasing interest rates and modest growth. While recent economic data reflects modest growth, the cost and availability of credit may be adversely affected by illiquid credit markets and wider credit spreads. Volatility in the U.S. and international markets and economies may adversely affect our liquidity and financial condition, and the liquidity and financial condition of our tenants. The continuation of these market conditions may limit our ability, as well as the ability of our tenants, to timely refinance maturing liabilities and access capital markets to meet liquidity

needs.

#### Real Estate Asset Valuation

General economic conditions and the resulting impact on market conditions or a downturn in tenants' businesses may adversely affect the value of our assets. Challenging economic conditions in the U.S., declining demand for leased office, industrial, retail, or mixed-use properties and/or a decrease in market rental rates and/or market values of real estate assets in our submarkets could have a negative impact on the value of our properties. If we were required under GAAP to write down the carrying value of any of our properties due to impairment, or if as a result of an early lease termination we were required to remove or dispose of material amounts of tenant improvements that are not reusable to another tenant, our financial condition and results of operations could be negatively affected.

44

---

### Leasing Activity and Rental Rates

The amount of net rental income generated by our properties depends principally on our ability to maintain the occupancy rates of currently leased space and to lease currently available space, newly developed or redeveloped properties and space available from unscheduled lease terminations. The amount of rental income we generate also depends on our ability to maintain or increase rental rates in our submarkets. Negative trends in one or more of these factors could adversely affect our rental income in future periods.

### Equity Method Investment Valuation

Our equity method investments, primarily our investment in unconsolidated Real Estate Ventures, may be adversely affected by changes in the real estate markets in which they operate. Under the equity method, investments in unconsolidated Real Estate Ventures are recorded initially at cost and subsequently adjusted for equity in earnings, cash contributions, less distributions and impairments. As required under accounting rules, we periodically evaluate and assess our equity method investments for other than temporary impairment. In valuing our equity method investments, fair value is determined through various valuation techniques, including but not limited to, discounted cash flow models, quoted market values and third party appraisals. However, such quoted data and other market information can vary, even for the same properties. To the extent that the real estate markets deteriorate or we are unable to lease our development projects, it could result in declines in the fair value of our equity method investments that are other than temporary and, we may realize losses that never materialize or we may fail to recognize losses in the appropriate period. Rapidly changing conditions in the real estate markets in which we operate increase the complexity of valuing our equity method investments and our judgments and methodologies materially impact the valuation of the investments as reported in our financial statements.

### Development and Redevelopment Programs

Historically, a significant portion of our growth has come from our development and redevelopment efforts. We have a proactive planning process by which we continually evaluate the size, timing, costs and scope of our development and redevelopment programs and, as necessary, scale activity to reflect the economic conditions and the real estate fundamentals that exist in our strategic submarkets. We are currently proceeding on certain development and redevelopment projects, and we take a cautious and selective approach when determining if a certain development or redevelopment project will benefit our portfolio.

In addition, we may be unable to lease committed development or redevelopment properties at underwritten rental rates or within projected timeframes or complete development or redevelopment properties on schedule or within budgeted amounts, which could adversely affect our financial condition, results of operations and cash flow.

### Financial and Operating Performance

Our financial and operating performance is dependent upon the demand for office, industrial and other commercial space in our markets, our leasing results, our acquisition, disposition and development activity, our financing activity, our cash requirements and economic and market conditions, including prevailing interest rates.

Adverse changes in economic conditions could result in a reduction of the availability of financing and potentially in higher borrowing costs. Vacancy rates may increase, and rental rates may decline, through 2015 and possibly beyond as the current economic climate may negatively impact tenants.

Overall economic conditions, including but not limited to high unemployment and deteriorating financial and credit markets, could have a dampening effect on the fundamentals of our business, including increases in past due accounts, tenant defaults, lower occupancy and reduced effective rents. These conditions would negatively affect our future net income and cash flows and could have a material adverse effect on our financial condition. We believe that the quality

of our assets and our strong balance sheet will enable us to raise debt capital, if necessary, in various forms and from different sources, including traditional term or secured loans from banks, pension funds and life insurance companies. However, there can be no assurance that we will be able to borrow funds on terms that are economically attractive or at all.

We continued to seek revenue growth in fiscal year 2016 by increasing occupancy and rental rates. Occupancy in our core portfolio at December 31, 2015 was 93.5%, compared to 91.4% at December 31, 2014.

Edgar Filing: BRANDYWINE REALTY TRUST - Form 10-K

The table below summarizes selected operating and leasing statistics of our wholly owned operating properties for the year ended December 31, 2015:

	Year ended December 31, 2015		Year ended December 31, 2014	
<b>Leasing Activity:</b>				
Total net rentable square feet owned (1)	16,956,840		23,285,890	
Occupancy percentage (end of period) (1)	93.5	%	91.4	%
Average occupancy percentage (1)	91.4	%	89.2	%
Retention rate	77.1	%	71.4	%
New leases and expansions commenced (square feet)	1,323,393		2,015,711	
Leases renewed (square feet)	1,661,930		1,707,178	
Net absorption (square feet) (2)	268,988		503,612	
<b>Percentage change in rental rates per square feet (3)</b>				
New and expansion rental rates	16.1	%	2.5	%
Renewal rental rates	5.2	%	11.8	%
Combined rental rates	8.8	%	8.5	%
<b>Capital Costs Committed (4)</b>				
Leasing commissions (per square feet)	\$4.38		\$7.50	
Tenant Improvements (per square feet)	\$15.79		\$17.34	
Weighted average lease term (years)	7.8		8.2	
Total capital per square foot per lease year	\$2.42		\$2.74	

(1) For each period, includes all properties in the core portfolio and does not include properties under development or redevelopment, held for sale or sold.

(2) Includes leasing related to completed developments and redevelopments, as well as sold properties.

(3) Rental rates include base rent plus reimbursement for operating expenses and real estate taxes.

(4) Calculated on a weighted average basis.

In seeking to increase revenue through our operating, financing and investment activities, we also seek to minimize operating risks, including (i) tenant rollover risk, (ii) tenant credit risk and (iii) development risk.

**Tenant Rollover Risk:**

We are subject to the risk that tenant leases, upon expiration, will not be renewed, that space may not be relet, or that the terms of renewal or reletting (including the cost of renovations) may be less favorable to us than the current lease terms. Leases that accounted for approximately 5.8% of our aggregate final annualized base rents as of December 31, 2015 (representing approximately 7.6% of the net rentable square feet of the properties) are scheduled to expire without penalty in 2016. We maintain an active dialogue with our tenants in an effort to maximize lease renewals. In our core portfolio the retention rate for the twelve month period ended December 31, 2015 is 77.1% compared to a retention rate of 71.4% for the twelve month period ended December 31, 2014. Rental rates on leases expiring during 2015 did not deviate significantly from market renewal rates in the regions in which we operate. If we are unable to renew leases or relet space under expiring leases, at anticipated rental rates, or if tenants terminate their leases early, our cash flow would be adversely impacted.

**Tenant Credit Risk:**

In the event of a tenant default, we may experience delays in enforcing our rights as a landlord and may incur substantial costs in protecting our investment. Our management regularly evaluates our accounts receivable reserve policy in light of our tenant base and general and local economic conditions. Our accounts receivable allowance was \$16.2 million or 9.1% of total receivables (including accrued rent receivable) as of December 31, 2015 compared to \$15.3 million or 9.1% of total receivables (including accrued rent receivable) as of December 31, 2014.

If poor economic conditions materialize, we may experience increases in past due accounts, defaults, lower occupancy and reduced effective rents. This condition would negatively affect our future net income and cash flows and could have a material adverse effect on our financial condition.

Development Risk:

FMC Tower at Cira Centre South

On October 31, 2013, we determined to proceed with development of the FMC Tower at Cira Centre South (the “FMC Tower”) (formerly the Cira Walnut Tower), designed as a trophy class, mixed-use office tower at 30th and Walnut Streets in Philadelphia, Pennsylvania, a 49-story mixed-use office tower on a site ground leased from the University of Pennsylvania. We currently expect the FMC Tower to be ready for initial occupancy during the third quarter of 2016 and to include approximately 635,000 square feet of office space, 230,000 square feet of residential space consisting of 268 market rate rental apartment units, and 4,000 square feet of retail space, with an additional floor containing a full range of amenities.

We have reduced development risk by pre-leasing an aggregate of 61% of the office square feet of the FMC Tower. The anchor tenant for approximately 280,000 square feet of office space is FMC Corporation, a diversified chemical company serving agricultural, consumer and industrial markets globally. The lease with FMC Corporation has an initial term of sixteen (16) years from initial occupancy. In addition, we also pre-leased approximately 100,000 square feet of office space to the University of Pennsylvania under a 20-year lease.

We anticipate the project cost to total \$385.0 million, of which \$202.8 million has been funded through December 31, 2015. We intend to fund remaining development costs through a combination of potential sources, including existing cash balances, availability under our unsecured line of credit, capital raised through one or more joint venture formations, proceeds from asset sales or equity and debt financing. The costs to complete the project will be funded over the construction period, which commenced in the second quarter of 2014 and is scheduled to conclude during the third quarter of 2016.

We may joint venture or pre-sell the residential component of the FMC Tower. Pursuant to this objective, we have executed a property management agreement with a residential development and operating company that contemplates either outcome.

Our ground lease with the University of Pennsylvania has a term through July 2097, with a variable rent that would provide the University of Pennsylvania with a percentage of the cash flow or proceeds of specified capital events subject to receipt of a priority return on the Operating Partnership’s investment.

1919 Ventures

On October 27, 2014, 1919 Ventures, a 50/50 joint venture between LCOR and us, announced a planned 29-story, 455,000 square foot contemporary glass tower development at 1919 Market Street in Philadelphia, Pennsylvania. The tower has been designed as a mixed-use development consisting of residential, retail and parking components. The residential component of the project will be comprised of 321 luxury apartments. The commercial space will consist of 24,000 square feet and was 100% pre-leased at December 31, 2015. The parking component will consist of a 215-car structured parking facility. Total project costs are estimated at \$148.1 million. A portion of the costs are being funded with proceeds of an \$88.9 million secured construction loan from an unaffiliated institutional lender, and the remaining \$59.2 million was fully funded with equity contributions from each of us and LCOR. As of December 31, 2015, \$19.4 million was outstanding on the construction loan and equity contributions of \$29.6 million had been funded by each of us and LCOR.

4040 Wilson Venture

4040 Wilson, a 50/50 joint venture between Ashton Park and us, expects to develop a 426,000 square foot office building on a 1.3 acre land parcel contributed by Ashton Park to 4040 Wilson at an agreed upon valuation of \$36.0 million. The total estimated project costs are \$194.6 million, which we expect will be financed through approximately



\$72.0 million of partner capital contributions (consisting of \$36.0 million in cash from us, of which \$35.6 million has been funded to date, and land with a value of \$36.0 million from Ashton Park), with the remaining balance funded by debt financing through a construction lender that has not yet been determined. During the second quarter of 2015, 4040 Wilson completed the construction of the garage structure. We expect groundbreaking on the building structure to commence upon achievement of certain pre-leasing levels, at which point 4040 Wilson expects to obtain debt financing for the remainder of the project costs.

#### Land Holdings

As of December 31, 2015, we owned approximately 412 acres of undeveloped land, of which 120 acres was held for sale, and held options to purchase a land parcel containing approximately 50 additional acres of undeveloped land. As market conditions warrant, we will seek to opportunistically dispose of those parcels that we do not anticipate developing. For parcels of land that we ultimately develop, we will be subject to risks and costs associated with land development, including building moratoriums and the inability to obtain necessary zoning, land-use, building, occupancy and other required governmental approvals, construction cost increases or overruns and construction delays, and insufficient occupancy rates and rental rates. As of December 31, 2015, the total potential development that these land parcels could support amounted to 7.1 million square feet.

Development projects are subject to a variety of risks, including construction delays, construction cost overruns, inability to obtain financing on favorable terms, inability to lease space at projected rates, inability to enter into construction, development and other agreements on favorable terms, and unexpected environmental and other hazards. See Item 1A., “Risk Factors.”

Although we continue to evaluate opportunities to acquire assets, the abundance of capital and demand for assets has resulted in increasing prices. As a result, in the current environment we are able to develop properties at a cost per square foot that is generally less than the cost at which we can acquire older existing properties, thereby generating relatively better returns with lower annual maintenance expenses and capital costs. Accordingly, we believe that successful lease-up and completion of our development pipeline will enhance our long-term return on equity and earnings growth as these developments are placed in-service.

## CRITICAL ACCOUNTING POLICIES AND ESTIMATES

Management’s Discussion and Analysis of Financial Condition and Results of Operations discuss our Consolidated Financial Statements, which have been prepared in accordance with accounting principles generally accepted in the United States of America (GAAP). The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities, and the disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses for the reporting periods. Certain accounting policies are considered to be critical accounting policies, as they require management to make assumptions about matters that are highly uncertain at the time the estimate is made and changes in the accounting estimate are reasonably likely to occur from period to period. Management believes the following critical accounting policies reflect our more significant judgments and estimates used in the preparation of our consolidated financial statements. For a summary of all of our significant accounting policies, see Note 2, “Summary of Significant Accounting Policies,” to our Consolidated Financial Statements included elsewhere in this report.

### Operating Properties

Operating properties are carried at historical cost less accumulated depreciation and impairment losses. The cost of operating properties reflects their purchase price or development cost. Acquisition costs related to business combinations are expensed as incurred, whereas the costs related to asset acquisitions are capitalized as incurred. Costs incurred for the renovation and betterment of an operating property are capitalized to our investment in that property. Ordinary repairs and maintenance are expensed as incurred. Major replacements and betterments, which improve or extend the life of the asset, are capitalized and depreciated over their estimated useful lives.

### Purchase Price Allocation

We allocate the purchase price of properties to net tangible and identified intangible assets acquired based on fair values. Above-market and below-market in-place lease values for acquired properties are recorded based on the present value (using an interest rate which reflects the risks associated with the leases acquired) of the difference between (i) the contractual amounts to be paid pursuant to the in-place leases and (ii) our estimate of the fair market lease rates for the corresponding in-place leases, measured over a period equal to the remaining non-cancellable term of the lease (includes the below market fixed renewal period, if applicable). Capitalized above-market lease values are amortized as a reduction of rental income over the remaining non-cancellable terms of the respective leases. Capitalized below-market lease values are amortized as an increase of rental income over the remaining non-cancellable terms of the respective leases, including any fixed-rate renewal periods that are considered probable.

Other intangible assets also include amounts representing the value of tenant relationships and in-place leases based on our evaluation of the specific characteristics of each tenant’s lease and our overall relationship with the respective tenant. We estimate the cost to execute leases with terms similar to the remaining lease terms of the in-place leases,

include leasing commissions, legal and other related expenses. This intangible asset is amortized to expense over the remaining term of the respective leases and any fixed-rate bargain renewal periods. We estimate fair value through methods similar to those used by independent appraisers or by using independent appraisals. Factors that we consider in our analysis include an estimate of the carrying costs during the expected lease-up periods considering current market conditions and costs to execute similar leases. We also consider information obtained about each property as a result of our pre-acquisition due diligence, marketing and leasing activities in estimating the fair value of the tangible and intangible assets acquired. In estimating carrying costs, we include real estate taxes, insurance and other operating expenses and estimates of lost rentals at market rates during the expected lease-up periods, which primarily range from four to twelve months.

Characteristics that we consider in allocating value to our tenant relationships include the nature and extent of our business relationship with the tenant, growth prospects for developing new business with the tenant, the tenant's credit quality and expectations of lease renewals. The value of tenant relationship intangibles is amortized over the remaining initial lease term and expected renewals, but in no event longer than the remaining depreciable life of the building. The value of in-place leases is amortized over the remaining non-cancellable term of the respective leases and any fixed-rate renewal periods.

In the event that a tenant terminates its lease at or prior to the end of the lease term, the unamortized portion of each intangible, including market rate adjustments, in-place lease values and tenant relationship values, would be charged to expense.

We record development acquisitions that do not meet the accounting criteria to be accounted for as business combinations at the purchase price paid. Costs directly associated with development acquisitions accounted for as asset acquisitions are capitalized as part of the cost of the acquisition.

#### Impairment or Disposal of Long-Lived Assets

We review our long-lived assets for impairment following the end of each quarter using cash flow projections and estimated fair values for each of the properties included within our impairment analysis. We update leasing and other assumptions regularly, paying particular attention to properties where there is an event or change in circumstances that indicates an impairment in value. For long-lived assets to be held and used, we analyze recoverability based on the estimated undiscounted future cash flows expected to be generated from the operations and eventual disposition of the assets over, in most cases, a 10-year hold period. If there is significant possibility that we will dispose of assets earlier, we analyze the recoverability using a probability weighted analysis of the undiscounted future cash flows expected to be generated from the operations and eventual disposition of each asset using various possible hold periods. If the recovery analysis indicates that the carrying value of the tested property is not recoverable, the property is written down to its fair value and an impairment loss is recognized. In such case, an impairment loss is recognized in the amount of the excess of the carrying amount of the asset over its fair value. If and when our plans change, we revise our recoverability analysis to use cash flows expected from operations and eventual disposition of each asset using hold periods that are consistent with our revised plans.

Estimated cash flows used in such analysis are based on our plans for the property and our views of market economic conditions. The estimates consider factors such as current and future rental rates, occupancies for the tested property and comparable properties, estimated operating and capital expenditures and recent sales data for comparable properties; most of these factors are influenced by market data obtained from real estate leasing and brokerage firms and the our direct experience with the properties and their markets.

We generally consider assets to be “held for sale” when the transaction has been approved by our Board of Trustees, or by officers vested with authority to approve the transaction and there are no known significant contingencies relating to the sale of the property within one year of the consideration date and the consummation of the transaction is otherwise considered probable. When a property is designated as held for sale, we stop depreciating the property and estimate the property’s fair value, net of selling costs; if the determination is made that the estimated fair value, net of selling costs, is less than the net book value of the property, an impairment loss is recognized equal to the difference and reduces the net book value of the property. For periods in which a property is classified as held for sale, we classify the assets of the property as held for sale on the consolidated balance sheet for such periods.

The relevant accounting guidance for impairments requires that qualifying assets and liabilities and the results of operations that have been sold, or otherwise qualify as “held for sale,” be presented as discontinued operations in all periods presented if the disposal represents a strategic shift that has, or will have, a major effect on our operations and financial results. The components of the property’s net income that is reflected as discontinued operations include the net gain (or loss) upon the disposition of the property held for sale, operating results, depreciation and interest expense (if the property is subject to a secured loan).

#### Investments in Unconsolidated Real Estate Ventures

When we obtain an economic interest in an entity, we evaluate the entity to determine if the entity is deemed a variable interest entity (“VIE”), and if we are deemed to be the primary beneficiary, in accordance with the accounting standard for the consolidation of variable interest entities. This accounting standard requires significant use of

judgments and estimates in determining its application. If the entity is not deemed to be a VIE, and we serve as the general partner or managing member within the entity, we evaluate to determine if our presumed control as the general partner or managing member is overcome by the “kick out” rights and other substantive participating rights of the limited partners or non-managing members in accordance with the same accounting standard.

We consolidate (i) entities that are VIEs and of which we are deemed to be the primary beneficiary and (ii) entities that are non-VIEs which we control. Entities that we account for under the equity method (i.e., at cost, increased or decreased by our share of earnings or losses, less distributions) include (i) entities that are VIEs and of which we are not deemed the primary beneficiary, (ii) entities that are non-VIEs which we do not control, but over which we have the ability to exercise significant influence and (iii) entities that are non-VIEs which we maintain an ownership interest through our general partner status, but in which the limited partners in the entity have the substantive ability to dissolve the entity or remove us without cause or have substantive participating rights. We continuously assess our determination of whether an entity is a VIE and who the primary beneficiary is, and whether or not the limited partners in an entity have substantive rights, including if certain events occur that are likely to cause a change in original determinations.

Under the equity method, investments in unconsolidated Real Estate Ventures are recorded initially at cost, as investments in Real Estate Ventures, and subsequently adjusted for equity in earnings, cash contributions, less distributions and impairments. For Real

Estate Ventures that are constructing assets to commence planned principal operations, we capitalize interest expense using our weighted average interest rate and our investment balance as a basis. Planned principal operations commence when a property is available to lease and at that point in time we cease capitalizing interest to our investment basis.

On a periodic basis, management assesses whether there are any indicators that the value of our investments in unconsolidated joint ventures may be impaired. An investment is impaired only if management's estimate of the value of the investment is less than the carrying value of the investment, and such decline in value is deemed to be other than temporary. To the extent impairment has occurred, the loss shall be measured as the excess of the carrying amount of the investment over the fair value of the investment. Our estimates of value for each investment (particularly in commercial real estate joint ventures) are based on a number of assumptions that are subject to economic and market uncertainties including, among others, demand for space, competition for tenants, changes in market rental rates, and operating costs. These factors are difficult to predict and are subject to future events that may alter management's assumptions; accordingly, the values estimated by management in its impairment analyses may not be realized.

### Revenue Recognition

Rental revenue is recognized on the straight-line basis, which averages minimum rents over the terms of the leases from the later of the date of the commencement of the lease or the date of acquisition of the property subject to existing leases. Deferred rents on the balance sheet represent rental revenue received prior to their due dates and amounts paid by the tenant for certain improvements considered to be landlord assets that will remain as our property at the end of the tenant's lease term. The amortization of the amounts paid by the tenant for such improvements is calculated on a straight-line basis over the term of the tenant's lease and is a component of straight-line rental income. Lease incentives, which are included as reductions of rental revenue in the accompanying consolidated statements of operations, are recognized on a straight-line basis over the term of the lease.

In addition, our rental revenue is impacted by our determination of whether improvements to the properties, whether made by us or by the tenant, are landlord assets. The determination of whether an improvement is a landlord asset requires judgment. In making this judgment, our primary consideration is whether the improvement would be utilizable by another tenant upon move out of the improved space by the then-existing tenant. If we have funded an improvement that we determine not to be landlord assets, then we treat the cost of the improvement as lease incentives. If the tenant has funded the improvement that we determine to be landlord assets, then we treat the costs of the improvement as deferred revenue and amortizes this cost into revenue over the lease term.

Our leases also typically provide for tenant reimbursement of a portion of common area maintenance expenses and other operating expenses to the extent that a tenant's pro rata share of expenses exceeds a base year level set in the lease or to the extent that the tenant has a lease on a triple net basis. For certain leases, we make significant assumptions and judgments in determining the lease term, including assumptions when the lease provides the tenant with an early termination option. The lease term impacts the period over which we determine and record minimum rents and also impacts the period over which we amortize lease-related costs.

Recoveries from tenants, consisting of amounts due from tenants for common area maintenance expenses, real estate taxes and other recoverable costs are recognized as revenue in the period during which the expenses are incurred.

Tenant reimbursements are recognized and presented in accordance with accounting guidance which requires that these reimbursements be recorded on a gross basis because we are generally the primary obligor with respect to the goods and services the purchase of which gives rise to the reimbursement obligation; because we have discretion in selecting the vendors and suppliers; and because we bear the credit risk in the event they do not reimburse us. We also receive payments from third parties for reimbursement of a portion of the payroll and payroll-related costs for certain of our personnel allocated to perform services for these third parties and reflects these payments on a gross basis.

We recognize gains on sales of real estate at times and in amounts determined in accordance with the accounting guidance for sales of real estate. The guidance takes into account the terms of the transaction and any continuing involvement, including in the form of management, leasing of space or financial assistance associated with the properties. If the sales criteria for the full accrual method are not met, then we defer some or all of the gain recognition and account for the continued operations of the property by applying the finance, leasing, profit sharing, deposit, installment or cost recovery method, as appropriate, until the sales criteria are met.

We derive parking revenues from leases, monthly parking and transient parking. We recognize parking revenue as earned.

We receive leasing commission income, management fees and development fees from third parties.

Leasing commission income is earned based on a percentage of gross rental income upon a tenant signing a lease with a third party lessor. Property management fees are recorded and earned based on a percentage of collected rents at the properties under management, and not on a straight-line basis, because such fees are contingent upon the collection of rents. We record development fees on a percentage of completion basis taking into account the risk associated with each project.

We recognize fees received for lease terminations as revenue and write off against such revenue any deferred rents receivable. The resulting net amount is the net revenue from the early termination of the leases. When a tenant's lease for space in a property is terminated early but the tenant continues to lease such space under a new or modified lease in the property, the net revenue from the early termination of the lease is recognized evenly over the remaining life of the new or modified lease in place on that property.

#### Income Taxes

##### Parent Company

The Parent Company has elected to be treated as a REIT under Sections 856 through 860 of the Internal Revenue Code of 1986, as amended (the "Internal Revenue Code"). In addition, the Parent Company may elect to treat one or more of its subsidiaries as REITs. In order to continue to qualify as a REIT, the Parent Company and each of its REIT subsidiaries are required to, among other things, distribute at least 90% of their REIT taxable income to their stockholders and meet certain tests regarding the nature of their income and assets. As REITs, the Parent Company and its REIT subsidiaries are not subject to federal income tax with respect to the portion of their income that meets certain criteria and is distributed annually to the stockholders. Accordingly, no provision for federal income taxes is included in the accompanying Consolidated Financial Statements with respect to the operations of these REITs. The Parent Company and its REIT subsidiaries, if any, intend to continue to operate in a manner that allows them to continue to meet the requirements for taxation as REITs, including changes to the rules governing REITs made in the Protecting Americans From Tax Hikes Act 2015, signed into law on December 18, 2015. Many of these requirements, however, are highly technical and complex. If the Parent Company or one of its REIT subsidiaries were to fail to meet these requirements, they would be subject to federal income tax.

The Parent Company may elect to treat one or more of its subsidiaries as a taxable REIT subsidiary, or TRS. In general, a TRS may perform additional services for our tenants and generally may engage in any real estate or non-real estate related business (except for the operation or management of health care facilities or lodging facilities or the provision to any person, under a franchise, license or otherwise, of rights to any brand name under which any lodging facility or health care facility is operated). A TRS is subject to corporate federal income tax. The Parent Company has elected to treat certain of its corporate subsidiaries as TRSs; these entities provide third party property management services and certain services to tenants that could not otherwise be provided.

##### Operating Partnership

In general, the Operating Partnership is not subject to federal and state income taxes, and accordingly, no provision for income taxes has been made in the accompanying Consolidated Financial Statements. The partners of the Operating Partnership are required to include their respective share of the Operating Partnership's profits or losses in their respective tax returns. The Operating Partnership's tax returns and the amount of allocable Partnership profits and losses are subject to examination by federal and state taxing authorities. If such examination results in changes to the Operating Partnership profits or losses, then the tax liability of the partners would be changed accordingly.

The Operating Partnership may elect to treat one or several of its subsidiaries as REITs under Sections 856 through 860 of the Internal Revenue Code. Each subsidiary REIT has met or intends to meet the requirements for treatment as a REIT under Sections 856 through 860 of the Internal Revenue Code, and, accordingly, no provision has been made for federal and state income taxes in the accompanying Consolidated Financial Statements. If any subsidiary REIT fails to qualify as a REIT in any taxable year, that subsidiary REIT will be subject to federal and state income taxes and may not be able to qualify as a REIT for the four subsequent taxable years. Also, each subsidiary REIT may be subject to certain local income taxes.

The Operating Partnership has elected to treat several of its subsidiaries as TRSs, which are subject to federal, state and local income tax.



#### Allowance for Doubtful Accounts

We maintain an allowance for doubtful accounts that represents an estimate of losses that may be incurred from the inability of tenants to make required payments. The allowance is an estimate based on two calculations that are combined to determine the total amount reserved. First, we evaluate specific accounts where we have determined that a tenant may have an inability to meet its financial obligations. In these situations, we use our judgment, based on the facts and circumstances, and record a specific reserve for that tenant against amounts due to reduce the receivable to the amount that we expect to collect. These reserves are re-evaluated and adjusted as additional information becomes available. Second, a reserve is established for all tenants based on a range of percentages applied to receivable aging categories. If the financial condition of our tenants were to deteriorate, additional allowances may be required. For accrued rent receivables, we consider the results of the evaluation of specific accounts as well as other factors including assigning risk factors to different industries based on our tenants' standard industrial classification. Considering various factors including assigning a risk factor to different industries, these percentages are based on historical collection and write-off experience adjusted for current market conditions.

## Deferred Costs

We incur direct costs related to the financing, development and leasing of our properties. Management exercises judgment in determining whether such costs, particularly internal costs, meet the criteria for capitalization or must be expensed. Capitalized financing fees are amortized over the related loan term on a basis that approximates the effective interest method while capitalized leasing costs are amortized over the related lease term. Management re-evaluates the remaining useful lives of leasing costs as the creditworthiness of our tenants and economic and market conditions change.

## RESULTS OF OPERATIONS

The following discussion is based on our Consolidated Financial Statements for the years ended December 31, 2015, 2014 and 2013. We believe that presentation of our consolidated financial information, without a breakdown by segment, will effectively present important information useful to our investors.

Net operating income (“NOI”) as presented in the comparative analysis below is defined as revenue less property operating expenses, real estate taxes and third party management expenses. Property operating expenses that are included in determining NOI consist of costs that are necessary and allocable to our operating properties such as utilities, property-level salaries, repairs and maintenance, property insurance, management fees and bad debt expense. General and administrative expenses that are not reflected in NOI primarily consist of corporate-level salaries, amortization of share awards and professional fees that are incurred as part of corporate office management. NOI is a non-GAAP financial measure that we use internally to evaluate the operating performance of our real estate assets by segment, as presented in Note 18, “Segment Information,” to the Consolidated Financial Statements, and of our business as a whole. We believe NOI provides useful information to investors regarding our financial condition and results of operations because it reflects only those income and expense items that are incurred at the property level. While NOI is a relevant and widely used measure of operating performance of real estate investment trusts, it does not represent cash flow from operations or net income as defined by GAAP and should not be considered as an alternative to those measures in evaluating our liquidity or operating performance. NOI also does not reflect general and administrative expenses, interest expenses, real estate impairment losses, depreciation and amortization costs, capital expenditures and leasing costs. Trends in development and construction activities that could materially impact our results from operations are also not included in NOI. We believe that net income, as defined by GAAP, is the most appropriate earnings measure. See Note 18, “Segment Information,” to the Consolidated Financial Statements for a reconciliation of NOI to our consolidated net income (loss).

### Comparison of the Year Ended December 31, 2015 to the Year Ended December 31, 2014

The table below shows selected operating information for the “Same Store Property Portfolio” and the “Total Portfolio.” The Same Store Property Portfolio consists of 107 properties containing an aggregate of approximately 15.7 million net rentable square feet, and represents properties that we owned for the twelve-month periods ended December 31, 2015 and 2014. The Same Store Property Portfolio includes properties acquired or placed in service on or prior to January 1, 2014 and owned through December 31, 2015. The Total Portfolio includes the effects of other properties that were either placed into service, acquired or redeveloped after January 1, 2014 or disposed prior to December 31, 2015. A property is excluded from our Same Store Property Portfolio and moved into the redevelopment column in the period that we determine that a redevelopment would be the best use of the asset, and when said asset is taken out of service or is undergoing re-entitlement for a future development strategy. This table also includes a reconciliation from the Same Store Property Portfolio to the Total Portfolio net income (i.e., all properties owned by us during the twelve-month periods ended December 31, 2015 and 2014) by providing information for the properties which were acquired, placed into service, under development or redevelopment and administrative/elimination information for the twelve-month periods ended December 31, 2015 and 2014 (in thousands).

The Total Portfolio net income (loss) presented in the table is equal to the net income (loss) of the Parent Company and the Operating Partnership.

Edgar Filing: BRANDYWINE REALTY TRUST - Form 10-K

Comparison of Year Ended December 31, 2015 to the Year Ended December 31, 2014

	Same Store Property Portfolio			Recently Completed/Acquired Properties (a)		Development/Redevelopment Properties (b)		Other (b) (Eliminations) (c)		Total Portfolio	
	2015	2014	Increase/(Decrease)	2015	2014	2015	2014	2015	2014	2015	2014
Investment	\$348,734	\$340,872	\$7,862	\$11,130	\$3,831	\$8,436	\$8,462	\$86,801	\$108,094	\$455,101	\$461,259
Operating	18,190	13,920	4,270	2,299	855	(118)	20	3,296	1,251	23,667	16,046
Development	3,494	5,189	(1,695)	3,280	-	1,092	1,033	97	155	7,963	6,377
Other	370,418	359,981	10,437	16,709	4,686	9,410	9,515	90,194	109,500	486,731	483,682
Acquisitions	58,631	54,928	3,703	2,802	523	1,606	1,882	22,683	27,546	85,722	84,879
Dispositions	4,420	6,819	(2,399)	-	-	-	-	377	1,181	4,797	8,000
Property	-	-	-	-	-	-	-	18,764	17,200	18,764	17,200
Development	3,281	1,726	1,555	261	14	71	110	3,004	1,371	6,617	3,221
Revenue	436,750	423,454	13,296	19,772	5,223	11,087	11,507	135,022	156,798	602,631	596,982
Operating	134,940	130,628	(4,312)	2,582	1,165	6,382	6,080	37,266	39,457	181,170	177,330
Real estate taxes	38,144	38,533	389	2,028	355	1,085	986	9,366	11,970	50,623	51,844
Property	-	-	-	-	-	-	-	6,294	6,791	6,294	6,791
Operating	263,666	254,293	9,373	15,162	3,703	3,620	4,441	82,096	98,580	364,544	361,017
Development	155,468	152,642	(2,826)	18,670	976	5,178	7,152	39,713	47,799	219,029	208,569
Other	-	-	-	-	-	-	-	29,406	26,779	29,406	26,779
Development	-	-	-	-	-	-	-	82,208	1,765	82,208	1,765
Operating	\$108,198	\$101,651	\$6,547	\$(3,508)	\$2,727	\$(1,558)	\$(2,711)	\$(69,231)	\$22,237	\$33,901	\$123,904
Development	107	107	9	4	4	59	179				
Other	15,664	15,664	1,292	1,271	1,271	4,788	23,015				

Edgar Filing: BRANDYWINE REALTY TRUST - Form 10-K

Occupancy	93.0	%	91.2	%	99.7	%		
Income							1,224	3,974
Net income							19,955	11,853
Expense							(110,717)	(124,329)
Expense —							(4,557)	(5,148)
Costs								
Expense							(1,237)	(1,144)
Net							-	(828)
Loss of							(811)	(790)
On sale							20,496	4,901
Assets in								
On sale							3,019	1,184
Appreciated								
From							758	458
Development								
Projects								
State								
(Loss)							7,229	(417)
State								
Cons								
Early							-	(7,594)
Development								
(Loss)							(30,740)	6,024
Continuing								
Assets								
From							-	918
Acquired								
Assets								
Net							\$(30,740)	\$6,942
Per								
Share							\$(0.21)	\$-

EXPLANATORY NOTES

(a) Results include: Nine assets completed/acquired and placed in service.

- (b) Results include: two developments, one redevelopment and one re-entitlement property.
- (c) Represents certain revenues and expenses at the corporate level as well as various intercompany costs that are eliminated in consolidation and third-party management fees. Includes 25 properties sold, 59 properties held for sale and two properties that were contributed to an unconsolidated real estate venture in which we have a 50% ownership interest.
- (d) A held for use impairment charge of \$27.5 million was recorded on three properties in our Metropolitan, D.C. segment as of December 31, 2015. We have excluded this impairment from the Same Store Property Portfolio operating income. See Note 3, "Real Estate Investments" to the Consolidated Financial Statements for further information.
- (e) Pertains to properties that are part of our core portfolio (i.e. not under development, redevelopment, or re-entitlement).

## Total Revenue

Cash rents from the Total Portfolio decreased by \$6.2 million from 2014 to 2015, primarily attributable to a decrease of \$22.0 million from the 34 properties disposed of between September 30, 2014 and December 31, 2015. This decrease was offset by an increase of \$7.9 million in the Same Store Property Portfolio primarily due to a 1.8% increase in occupancy in 2015 compared to 2014 and an increase of \$7.3 million in Recently Completed/Acquired Properties from the purchase of the Broadmoor Austin Portfolio in Austin, Texas during the second quarter of 2015 and two developments placed into service during the second quarter of 2014 at 660 Germantown Avenue in Plymouth Meeting, Pennsylvania and 200 Radnor Chester Road in Radnor, Pennsylvania.

Straight-line rents increased by \$7.6 million from 2014 to 2015 on a consolidated basis which is primarily due to a \$4.3 million increase which is a combination of free rent converting to cash rent subsequent to the twelve-month period ended December 31, 2014 at our Same Store Property Portfolio, and timing of revenue recognition under the straight-line method of accounting. An additional \$2.0 million increase relates to properties sold and held for sale and \$1.4 million increase due to Recently Completed/Acquired Properties from the purchase of the Broadmoor Austin Portfolio in Austin, Texas during the second quarter of 2015.

Above/below market rent amortization increased by \$1.6 million from 2014 to 2015, primarily attributable to an increase of \$3.3 million related to the Recently Completed/Acquired Properties from the purchase of the Broadmoor Austin Portfolio in Austin, Texas during the second quarter of 2015 and an increase of \$0.2 million in the Pennsylvania Suburbs segment of the Same Store Property Portfolio. These increases were offset by decreases at the Same Store Property Portfolio of \$0.9 million at the Philadelphia CBD segment and \$1.0 in the Metropolitan D.C. segment, which are due to long-term leases, which were in place at the acquisition of certain properties in each segment, reaching their original expiration date prior to December 31, 2015.

Tenant reimbursements from the Total Portfolio increased \$0.8 million from 2014 to 2015, primarily attributable to an increase of \$3.7 million at the Same Store Property Portfolio, which trended along with the increase in operating expenses over the same period and \$2.3 million increase from Recently Completed/Acquired Properties from the purchase of the Broadmoor Austin Portfolio in Austin, Texas during the second quarter of 2015. Expense recoveries increased to 33.9% during 2015 compared to 32.5% in 2014 at the Same Store Property Portfolio. These increases were offset by a decrease of \$4.9 million from properties sold/contributed to unconsolidated real estate ventures during 2014 and 2015 and properties classified as held for sale at December 31, 2015.

Termination fees at our Total Portfolio decreased by \$3.2 million due to the timing and volume of early tenant move-outs during 2015 when compared to 2014.

Third party management fees, labor reimbursement and leasing income increased \$1.6 million from 2014 to 2015, primarily attributable to construction management fees for the development of the Subaru of America headquarters in Camden, New Jersey, recognized during the fourth quarter of 2015 with no comparable fees earned during 2014.

Other income at our Total Portfolio increased by \$3.4 million from 2014 to 2015, primarily due to: (i) \$1.2 million of recognized real estate tax assessment adjustments, (ii) \$0.8 million related to other income across our portfolio, (iii) \$0.6 million in liquidating distributions from an unconsolidated partnership, (iv) \$0.5 million from the receipt of escheat funds and (v) \$0.3 million in tax settlements.

## Property Operating Expenses

The increase in property operating expense of \$3.8 million from 2014 to 2015 is mainly attributable to the following: (i) \$3.8 million due to payroll and payroll related expenses, (ii) \$3.4 million in repairs and maintenance expenditures directly attributable to the timing of our tenants' needs, (iii) \$1.5 million in pre-acquisition and tenant costs incurred for properties and lease transactions for which we determined that closing is not probable of occurring, (iv) \$1.1

million in bad debt expense primarily attributable to uncollectible receivables in our Philadelphia CBD portfolio, (v) \$1.1 million in office expenses, (vi) \$0.8 million in management fees and (vii) \$0.7 million in utilities.

The increase of \$12.4 million in property operating expense described above was primarily offset by \$8.6 million in decreases from properties sold/contributed to unconsolidated real estate ventures during 2014 and 2015.

#### Real Estate Taxes

Real estate taxes across our total portfolio decreased by \$1.2 million from 2014 to 2015, primarily attributable to a decrease of \$2.8 million from properties sold/contributed to unconsolidated real estate ventures during 2014 and 2015. These decreases were primarily offset by increases of \$1.0 million from Recently Completed/Acquired Properties from the purchase of the Broadmoor Austin Portfolio in Austin, Texas during the second quarter of 2015 and \$0.4 million from the Same Store Property Portfolio.



## Depreciation and Amortization

Depreciation and amortization expense increased by \$10.5 million from 2014 to 2015, of which \$17.7 million is attributable to Recently Completed/Acquired Properties. Depreciation expense related to the Same Store Property Portfolio increased \$2.8 million, as a result of the timing of tenant and capital improvement projects being completed and placed into service. These increases were offset by \$10.1 million of decreases in depreciation expense, which is primarily attributable to an \$8.1 million decrease for properties sold subsequent to the year ended December 31, 2014. The remaining decrease of \$2.0 million for Development/Redevelopment Properties primarily relates to a re-entitlement, during the second quarter of 2013, of a property for residential and mixed-use development. Accordingly, we shortened the useful life of the building to the expected demolition date. The building was fully depreciated during the first quarter of 2015, resulting in a decrease of \$2.9 million in 2015 compared to 2014.

## General and Administrative Expenses

General and administrative expenses across our Total Portfolio increased by \$2.6 million from 2014 to 2015, primarily attributable to a \$1.0 million increase in stock-based compensation costs compared to the prior year which is directly attributable to the timing of recognizing accelerated amortization of compensation of our executive personnel meeting qualifying retirement provisions. Acquisition deal costs increased \$0.5 million, primarily due to the acquisition of the Broadmoor Austin Portfolio in Austin, Texas during the second quarter of 2015 and costs incurred for the sale of the 120 acre land parcel and 59 office properties that were classified as held for sale as of December 31, 2015 compared to the acquisition of the Encino Trace development project during the first quarter of 2014. In addition, we increased our charitable contributions \$0.8 million from 2014 to 2015.

## Provision for Impairment

During 2015, we recognized a provision for impairment consisting of the following:

- We designated 58 office properties located in the Pennsylvania Suburbs; Metropolitan D.C.; Richmond, Virginia; and New Jersey/Delaware segments as held for sale of December 31, 2015. As the carrying value of these properties exceeded their fair value less the anticipated costs of sale, we recognized an impairment charge totaling \$45.4 million during the quarter ended December 31, 2015;
- based on our held for use impairment analysis, we determined that we would not recover the carrying value of three properties located in our Metropolitan D.C. region. Because we determined that the carrying value of these properties exceeded their fair value, a \$27.5 million impairment charge was recorded during the quarter ended December 31, 2015;
- during the quarter ended December 31, 2015, we determined to dispose of three office properties located in Carlsbad, California, a land parcel located in Berks County, Pennsylvania and a land parcel located in Wilmington, Delaware. As the carrying value of these properties exceeded their fair value less the costs of sale, we recognized impairment losses totaling \$6.9 million;
  - during the quarter ended June 30, 2015, we determined to dispose of the 100 Gateway Centre Parkway office property, and as the carrying value exceeded the fair value less the costs of sale, we recognized an impairment loss totaling approximately \$0.8 million, which approximates the cost of sale; and,
  - during the quarter ended March 31, 2015, we determined to dispose of the Lake Merritt office property, and as the carrying value exceeded the fair value of the property less the costs of sale, we recognized an impairment loss totaling approximately \$1.7 million, which approximates the cost of sale.

During the quarter ended September 30, 2014, we determined to dispose of the Valleybrooke office portfolio, and as the carrying value exceeded the fair value less the costs of sale, we recognized an impairment loss totaling approximately \$1.8 million, which approximates the loss on sale.

See Note 3, "Real Estate Investments," to the Consolidated Financial Statements for further information related to the impairments.

Interest Income

Interest income decreased by \$2.8 million, primarily due to \$1.5 million of interest income from a note receivable from an unaffiliated third party during 2014 and \$0.7 million from a note receivable from an unconsolidated joint venture during 2014, as well as lower average balances in interest bearing cash equivalents during 2015 compared to 2014.

Tax Credit Transaction Income

Tax Credit transaction income increased \$8.1 million due to the recognition of the New Markets Tax Credit. See Note 16, "Tax Credit Transactions" to the Consolidated Financial Statements for further information regarding this transaction.

55

---

## Interest Expense

The decrease in interest expense of \$13.6 million from 2014 to 2015 is primarily due to the following;

- \$9.4 million due to repurchases of \$42.7 million and \$114.9 million, in the third and fourth quarters of 2014, respectively, of our 7.500% Guaranteed Notes due 2015;
- \$9.2 million due to repurchases of \$75.1 million and \$143.5 million, in the third and fourth quarters of 2014, respectively, of our 5.400% Guaranteed Notes due 2014;
- \$5.3 million related to an increase in capitalized interest which is directly attributable to the development of the FMC Tower and Encino Trace;
- \$1.9 million due to the repayment of our \$150.0 million three-year term loan due February 2015 during the third quarter of 2014;
- \$1.6 million of mortgage interest expense related to the repayment of the Tysons Corner mortgage debt during 2015;
- \$1.3 million due to the repayment of our \$100.0 million four-year term loan due February 2016 during the third quarter of 2014; and
- \$0.8 million due to the termination during 2015 of interest rate swap contracts associated with our \$100.0 million four-year term loan due February 2016.

The decrease of \$29.5 million in interest expense described above was primarily offset by the increases of \$7.7 million related to the September 2014 issuance of \$250.0 million in principal amount of 4.10% Guaranteed Notes due 2024 and \$8.1 million related to the September 2014 issuance of \$250.0 million in principal amount of 4.55% Guaranteed Notes due 2029.

## Interest Expense - Deferred Financing Costs

Interest expense - deferred financing costs decreased \$0.6 million from 2014 to 2015, primarily due to the write-off of costs related to repurchases of debt during 2014, which included: (i) \$218.5 million of our 5.40% Guaranteed Notes due 2014, (ii) \$157.6 million of our 7.50% Guaranteed Notes due 2015, (iii) our \$150.0 million three-year term loan due February 2015, and (iv) our \$100.0 million four-year term loan due February 2016. The repurchases were partially offset by the issuance of \$250.0 million in principal amount of our 4.10% Guaranteed Notes due 2024 and \$250.0 million in principal amount of our 4.55% Guaranteed Notes due 2029.

## Recognized Hedge Activity

The loss from recognized hedge activity decreased \$0.8 million during 2015 due to the September 16, 2014 repayment of the entire \$150.0 million three-year term loan ahead of its scheduled February 2015 maturity. In connection with these repayments a \$0.8 million charge on the termination of associated interest rate swap contracts was incurred. There were no comparable charges incurred during 2015.

## Net Gain on Sale of Interests in Real Estate

During 2015, the \$20.5 million net gain on disposition of interests in real estate resulted from the sale of 25 office properties located in Mt. Laurel, New Jersey; Wayne, Pennsylvania; King of Prussia, Pennsylvania; Richmond, Virginia; Newark/Wilmington, Delaware; Oakland and Carlsbad, California; and Cherry Hill, New Jersey. See Item 2., "Properties - Property Sales," for further information. During 2014, the \$4.9 million net gain on disposition of real estate resulted from the sale of an office property located in Reston, Virginia.

## Net Gain on Sale of Undepreciated Real Estate

During 2015, the \$3.0 million net gain on the sale of undepreciated real estate resulted from the sale of four land parcels totaling 14.7 acres located in Wilmington, Delaware; Mount Laurel, New Jersey; Austin, Texas; and Oakland, California compared to the 2014 gain of \$1.2 million related to the sale of two land parcels totaling 22.1 acres located

in Dallas, Texas and Austin, Texas.

#### Net Gain on Remeasurement of Investments in Real Estate Ventures

The \$0.8 million gain recognized during 2015 resulted from the acquisition of the remaining interest in Broadmoor Austin Associates. The gain recognized during 2014 resulted from the final settlement of the increase in ownership interest of the One and Two Commerce Square partnerships.

#### Net Gain on Real Estate Venture Transactions

The \$7.2 million gain recognized during 2015 consists of the \$5.2 million gain recognized on the sale of our interest in the Residence Inn real estate venture and \$2.0 million related to the contribution of Encino Trace to the Austin Venture. The \$0.4 million loss during 2014 relates to the contribution of Four Points Centre to the Austin Venture.

56

---

### Loss on Early Extinguishment of Debt

During 2014, we (i) repurchased \$218.5 million of our 5.40% Guaranteed Notes due 2014, (ii) repurchased \$157.6 million of our 7.50% Guaranteed Notes due 2015, (iii) repaid the entire \$150.0 million three-year term loan due February 2015 and (iv) repaid the entire \$100.0 million four-year term loan due February 2016, which resulted in a net loss on early extinguishment of debt of \$7.6 million. There were no such repurchases during 2015.

### Discontinued Operations

During 2015, there were no property sales classified as discontinued operations. During 2014, the gain of \$0.9 million primarily relates to the settlement of a sale that occurred during the first quarter of 2013 for a portfolio of eight office properties located in Lawrenceville, New Jersey.

### Net Income

Net income decreased by \$40.1 million from 2014 to 2015 as a result of the factors described above.

### Earnings per Common Share

Net loss per share was (\$0.21) during 2015 as compared to net income per share of \$0.00 during 2014 as a result of the factors described above.

## RESULTS OF OPERATIONS

### Comparison of the Year Ended December 31, 2014 to the Year Ended December 31, 2013

The table below shows selected operating information for the “Same Store Property Portfolio” and the “Total Portfolio.” The Same Store Property Portfolio consists of 188 properties containing an aggregate of approximately 21.1 million net rentable square feet, and represents properties that we owned for the twelve-month periods ended December 31, 2014 and 2013. The Same Store Property Portfolio includes properties acquired or placed in service on or prior to January 1, 2013 and owned through December 31, 2014. The Total Portfolio includes the effects of other properties that were either placed into service, acquired or redeveloped after January 1, 2013 or disposed prior to December 31, 2014. A property is excluded from our Same Store Property Portfolio and moved into the redevelopment column in the period that we determine that a redevelopment would be the best use of the asset, and when said asset is taken out of service or is undergoing re-entitlement for a future development strategy. This table also includes a reconciliation from the Same Store Property Portfolio to the Total Portfolio net income (i.e., all properties owned by us during the twelve-month periods ended December 31, 2014 and 2013) by providing information for the properties which were acquired, placed into service, under development or redevelopment and administrative/elimination information for the twelve-month periods ended December 31, 2014 and 2013 (in thousands).

The Total Portfolio net income presented in the table is equal to the net income of the Parent Company and the Operating Partnership.

Edgar Filing: BRANDYWINE REALTY TRUST - Form 10-K

Comparison of Year Ended December 31, 2014 to the Year Ended December 31, 2013

	Same Store Property Portfolio			Recently Completed/Acquired Properties (a)		Development/Redevelopment Properties (b)		Open (Eliminations) (c)		Total Portfolio	
	2014	2013	Increase/(Decrease)	2014	2013	2014	2013	2014	2013	2014	2013
and net in (s)											
ts	\$407,080	\$395,419	\$11,661	\$37,799	\$3,460	\$8,462	\$8,389	\$7,916	\$26,916	\$461,257	\$434,184
line	11,783	16,887	(5,104 )	4,167	2,672	20	170	78	308	16,048	20,037
elow ent tion	4,561	5,765	(1,204 )	727	48	1,033	991	56	362	6,377	7,166
ts	423,424	418,071	5,353	42,693	6,180	9,515	9,550	8,050	27,586	483,682	461,387
ements ion	61,716	60,765	951	17,368	487	1,882	1,567	3,913	16,268	84,879	79,087
	7,331	4,481	2,850	669	-	-	-	-	16	8,000	4,497
ty ment or ment ng	-	-	-	-	-	-	-	17,200	13,053	17,200	13,053
	2,176	2,863	(687 )	332	2	110	175	603	1,146	3,221	4,186
enue	494,647	486,180	8,467	61,062	6,669	11,507	11,292	29,766	58,069	596,982	562,210
g	151,645	147,996	(3,649 )	22,004	1,691	6,089	5,129	(2,408 )	5,590	177,330	160,406
te taxes	42,606	45,894	3,288	5,856	778	987	1,575	2,395	7,365	51,844	55,612
ty ment	-	-	-	-	-	-	-	6,791	5,751	6,791	5,751
ating	300,396	292,290	8,106	33,202	4,200	4,431	4,588	22,988	39,363	361,017	340,441
tion	174,412	168,545	(5,867 )	22,170	2,034	7,152	6,736	4,835	19,706	208,569	197,021
tion & rative	-	-	-	2	183	83	1	26,694	27,444	26,779	27,628
n for ent	-	-	-	-	-	-	-	1,765	-	1,765	-
g loss)	\$125,984	\$123,745	\$2,239	\$11,030	\$1,983	\$(2,804 )	\$(2,149 )	\$(10,306)	\$(7,787 )	\$123,904	\$115,792
of s	188	188	5	5	5	5	2	2	200	200	200
et	21,094	21,094	2,192	2,192	2,192	1,576	1,576	221	221	25,083	25,083

Occupancy	91.4	%	89.2	%	87.7	%			
Income									
Income								3,974	1,044
Net income								11,853	11,853
Operating expense								(124,329)	(121,937)
Operating expense —								(5,148)	(4,676)
Operating costs									
Operating expense								(1,144)	(972)
Operating									
Operating								(828)	-
Operating (loss)								(790)	3,664
Operating of real									
Operating ventures									
Operating on sale								4,901	-
Operating costs in									
Operating e									
Operating (loss)								1,184	(137)
Operating f									
Operating iated									
Operating e									
Operating from									
Operating investment								458	6,866
Operating investments									
Operating state									
Operating ) gain								(417)	29,604
Operating state									
Operating ons									
Operating early								(7,594)	(2,119)
Operating hment									
Operating from								6,024	38,982
Operating g									
Operating as									
Operating from								918	4,207
Operating ued									
Operating as									
Operating me								\$6,942	\$43,189
Operating ne per								\$-	\$0.23
Operating share									

EXPLANATORY NOTES

- (a) Results include: Five assets completed/acquired and placed in service.
- (b) Results include: Three developments, one redevelopment and one re-entitlement property.
- (c) Represents certain revenues and expenses at the corporate level as well as various intercompany costs that are eliminated in consolidation and third-party management fees. Also includes six properties sold and eight properties that were contributed to an unconsolidated real estate venture in which we have a 50% ownership interest.
- (d) Pertains to properties that are part of our core portfolio (i.e. not under development, redevelopment, or re-entitlement).



## Total Revenue

Cash rents from the Total Portfolio increased by \$27.1 million from 2013 to 2014, primarily attributable to:

- an increase of \$11.7 million in the Same Store Property Portfolio primarily due to a 2.2% increase in occupancy in 2014 compared to 2013;
- an increase of \$29.7 million related to the increase in our equity ownership interest and resulting consolidation of One Commerce Square and Two Commerce Square during the fourth quarter of 2013;
- an increase of \$3.2 million related to the development at 200 Radnor Chester Road and redevelopment property at 660 Germantown Avenue being placed into service;
- an increase of \$0.8 million related to a property that was purchased during the fourth quarter of 2013 and subsequently contributed to a real estate venture during the second quarter of 2014;
- an increase of \$1.5 million related to the acquisition of Six Tower Bridge during the second quarter of 2013;
- a decrease of \$0.8 million related to the sale of five office properties in Malvern, PA;
- a decrease of \$0.8 million related to the sale of an office property in Reston, Virginia; and
- a decrease of \$17.7 million related to the contribution of seven office properties in Austin, Texas to the Austin Venture during the fourth quarter of 2013.

Straight-line rents decreased by \$4.0 million from 2013 to 2014 on a consolidated basis which is primarily due to a \$5.1 million decrease which is a combination of free rent converting to cash rent subsequent to the twelve-month period ended December 31, 2013 at our Same Store Property Portfolio, and timing of revenue recognition under the straight-line method of accounting. An additional \$1.7 million decrease relates to the expiration of a single tenant's free rent period at 660 Germantown Pike subsequent to December 31, 2013. The decreases were offset by a \$3.0 million increase related to the increase in our equity ownership interest and resulting consolidation of One and Two Commerce Square in the fourth quarter of 2013 and a \$0.2 million increase relating to a development property placed into service during the second quarter of 2014.

Tenant reimbursements increased \$5.8 million from 2013 to 2014 which trended along with the increase in operating expenses over the same period. Expense recoveries increased to 37.0% during 2014 compared to 36.6% in 2013.

Termination fees at our Total Portfolio increased by \$3.5 million due to the timing and volume of early tenant move-outs during 2014 when compared to 2013.

Third party management fees, labor reimbursement and leasing income increased \$4.1 million from 2013 to 2014 which is primarily attributable to an increase of \$3.1 million in management fees and labor reimbursements from our Austin Venture which was formed during the fourth quarter of 2013. Leasing and construction management fees increased \$0.4 million at the Brandywine -AI real estate venture. In addition, development fee income increased \$0.2 million related to increased development activity at the evo at Circa Centre South real estate venture. Other net increases total \$0.4 million, none of which related significantly to a particular property.

Other income at our Total Portfolio decreased by \$1.0 million from 2013 to 2014, primarily due to lower real estate tax refunds received related to prior year tax assessment appeals.

## Property Operating Expenses

Property operating expenses across our Total Portfolio increased by \$16.9 million from 2013 to 2014, primarily attributable to: (i) an increase of \$20.3 million due to additional operating expenses from properties that we acquired and placed into service during 2013 and 2014, (ii) an increase of \$1.3 million in snow removal costs, (iii) an increase of \$1.3 million in utilities, (iv) a net increase of \$2.2 million in repairs and maintenance expenditures due to the timing of our tenants' needs and (v) a \$0.3 million increase to bad debt expense. These and other increases were offset by: (i) \$8.3 million decrease from the contribution of seven office properties in Austin, Texas to the Austin Venture during the fourth quarter of 2013 and (ii) \$0.2 million decrease from the sale of an office property in Reston, Virginia during

the third quarter of 2014.

#### Real Estate Taxes

Real estate taxes across our total portfolio decreased by \$3.8 million from 2013 to 2014, primarily attributable to: (i) a decrease of \$5.1 million from the contribution of seven office properties in Austin, Texas to the Austin Venture, (ii) a net decrease of \$3.3 million in the Same Store Property Portfolio and (iii) a decrease of \$0.6 million relating to development/redevelopment properties. The decreases in the Same Store Property Portfolio and development/redevelopment properties are due to successful tax appeals that reduced property assessments that occurred subsequent to December 31, 2013. These decreases were offset by \$5.1 million in increases due to properties we acquired subsequent to the second quarter of 2013.

59

---

## General and Administrative Expenses

General and administrative expenses across our Total Portfolio decreased by \$0.8 million from 2013 to 2014, primarily attributable to a \$2.0 million decrease in stock-based compensation costs compared to the prior year which is directly attributable to the timing of recognizing accelerated amortization of such compensation of our executive personnel meeting qualifying retirement provisions. Salary and benefits costs decreased \$0.2 million during 2014 compared to 2013. These decreases were offset by an increase of \$0.6 million of severance costs in 2014 compared to 2013. The remaining increase of \$0.8 million is due to additional professional fees incurred during 2014 compared to 2013.

## Depreciation and Amortization

Depreciation and amortization expense increased by \$11.5 million from 2013 to 2014, of which \$20.1 million is primarily attributable to properties we acquired and placed into service subsequent to the second quarter of 2013. Increases in depreciation expense to the Same Store Property Portfolio totaled \$5.9 million, as a result of the timing of tenant and capital improvement projects being completed and placed into service. Depreciation expense for the development/redevelopment properties increased \$0.4 million and reflects additional assets placed into service. These increases were offset by reductions in depreciation expense of \$10.9 million related to the contribution of seven office properties in Austin, Texas to the Austin Venture during the fourth quarter of 2013. During the second quarter of 2013, we re-entitled a property for residential and mixed-use development, and accordingly, we shortened the useful lives for this building to the expected demolition date and accelerated \$3.6 million of depreciation expense. Other net decreases to depreciation total \$0.4 million, none of which related significantly to a particular property.

## Interest Income

Interest income increased by \$2.9 million primarily due to \$1.5 million of interest income from a note receivable from an unaffiliated third party and \$0.7 million from a note receivable from an unconsolidated joint venture, as well as higher average balances in interest bearing cash equivalents during 2014 compared to 2013.

## Interest Expense

The increase in interest expense of \$2.4 million from 2013 to 2014 is primarily due to the following;

- \$6.5 million related to the issuance of \$250.0 million in principal amount of our 4.10% Guaranteed Notes due 2024 and \$250.0 million in principal amount of our 4.55% Guaranteed Notes due 2029; and
- \$9.5 million related to the fourth quarter 2013 increase in our ownership interest in One and Two Commerce Square and our consolidation of One Commerce Square mortgage debt having a principal balance at December 31, 2014 of \$123.2 million and an effective rate of 3.68% and Two Commerce Square mortgage debt having a principal balance of \$112.0 million at December 31, 2014 and an effective rate of 4.51%.

The increase of \$16.0 million in interest expense described above was primarily offset by the following decreases in interest expense during 2014 compared to 2013:

- \$3.7 million related to an increase in capitalized interest which is directly attributable to increased development activity compared to 2013;
- \$1.1 million due to the early repayment of the entire principal balance of our \$150.0 million three-year term loan due February 2015;
- \$0.7 million due to the early repayment of the remaining principal balance of our \$100.0 million four-year term loan due February 2016;
- \$0.2 million due to the fact that we did not have any borrowings on our Credit Facility during 2014;
- \$3.6 million due to repurchases of \$218.5 million of our 5.40% Guaranteed Notes due 2014;
- \$3.2 million due to repurchases of \$157.6 million of our 7.50% Guaranteed Notes due 2015; and

·\$1.1 million is due to debt principal amortization.

Interest Expense - Deferred Financing Costs

Interest expense - deferred financing costs increased \$0.5 million from 2013 to 2014, primarily due to the write-off of costs related to repurchases of debt during 2014, which included, (i) \$218.5 million of our 5.40% Guaranteed Notes due 2014, (ii) \$157.6 million of our 7.50% Guaranteed Notes due 2015, (iii) \$150.0 million three-year term loan due February 2015, and (iv) \$100.0 million four-year term loan due February 2016. Additional increases relate to the issuance of \$250.0 million in principal amount of our 4.10% Guaranteed Notes due 2024 and \$250.0 million in principal amount of our 4.55% Guaranteed Notes due 2029.

### Equity in Income of Real Estate Ventures

The decrease in equity in income of Real Estate Ventures of \$4.4 million during 2013 to 2014 is primarily attributable to the following:

- \$1.5 million in preferred return income as a result of increasing our common ownership interest in, and consolidating of, the One and Two Commerce real estate ventures during December of 2013;
- \$0.4 million as a result of recognizing income during 2013 related to the exchange of our ownership interest in Two Tower Bridge to acquire the remaining ownership interest in Six Tower Bridge during the second quarter of 2013;
- \$0.9 million related to sales proceeds received in excess of our investment in the BDN Beacon real estate venture during 2013;
- \$0.4 million from our Broadmoor Austin real estate venture, as a lead tenant reduced the amount of leased space subsequent to December 31, 2013;
- \$0.4 million as a result of recognizing professional fees and interest expense incurred related to our investment in the Seven Tower Bridge real estate venture;
- \$0.5 million Four Tower Bridge due to decreased occupancy subsequent to December 31, 2013; and
- \$0.3 million due to net losses incurred at our remaining real estate ventures.

### Recognized Hedge Activity

Recognized hedge activity increased \$0.8 million during 2014 due to the September 16, 2014 repayment of the entire \$150.0 million three-year term loan its scheduled February 2015 maturity. In connection with these repayments a \$0.8 million charge on the termination of associated interest rate swap contracts was incurred. There were no comparable charges incurred during 2013.

### Net Gain on Remeasurement of Investments in Real Estate Ventures

The net gain on remeasurement of investments in real estate ventures was \$0.5 million during 2014 and \$6.9 million during 2013. The gain recognized during 2014 resulted from the final settlement of the increase in ownership interest of the One and Two Commerce partnerships. The 2013 net gains resulted from our taking control of Six Tower Bridge and One and Two Commerce Square during 2013 which required the remeasurement at fair value of our existing equity interest in each partnership.

### Net Gain on Real Estate Venture Transactions

The \$30.0 million decrease in gain on real estate venture transactions primarily results from contributing seven properties to the newly-formed Austin Venture and recognizing a \$25.9 million gain on sale during 2013. Additionally in 2013, a \$3.7 million increase in gain on real estate venture transactions is the result of the exchange of our remaining ownership in the Two Tower Bridge Venture for the remaining ownership interest in the Six Tower Bridge Venture. The \$0.4 million loss during 2014 relates primarily to the contribution of Four Points Centre to an unconsolidated real estate venture.

### Loss on Early Extinguishment of Debt

During 2014, we (i) repurchased \$218.5 million of our 5.40% Guaranteed Notes due 2014, (ii) repurchased \$157.6 million of our 7.50% Guaranteed Notes due 2015, (iii) repaid the entire \$150.0 million three-year term loan due February 2015 and (iv) repaid the entire \$100.0 million four-year term loan due February 2016, which resulted in a net loss on early extinguishment of debt of \$7.6 million.

During 2013, we repurchased (i) \$0.5 million of our 6.00% Guaranteed Notes due 2016, (ii) \$9.9 million of our 7.50% Guaranteed Notes due 2015, and (iii) \$20.8 million of our 5.40% Guaranteed Notes due 2014, which resulted in a net loss on early extinguishment of debt of \$2.1 million.

### Discontinued Operations

During 2014, there were no property sales classified as discontinued operations. The gain of \$0.9 million primarily relates to the settlement of a sale that occurred during the first quarter of 2013 for a portfolio of eight office properties located in Lawrenceville, New Jersey. See Note 3, "Real Estate Investments," for further information.

During 2013, we sold a portfolio of eight office properties located in Lawrenceville, New Jersey, one property located in San Diego, California, one property located in Carlsbad, California, one property located in Malvern, Pennsylvania one property located in Exton, Pennsylvania, one property located in King of Prussia, Pennsylvania, and one property in West Chester, Pennsylvania. These properties had total revenues of \$5.2 million, property operating expenses of \$2.5 million and \$1.9 million of depreciation and amortization expense. We recognized a net gain on sale related to these transactions of \$3.4 million.

## Net Income

Net income decreased by \$36.2 million from 2013 to 2014 as a result of the factors described above.

## Earnings per Common Share

Net income per share was \$0.00 during 2014 as compared to net income per share of \$0.23 during 2013 as a result of the factors described above.

## LIQUIDITY AND CAPITAL RESOURCES

### General

Our principal liquidity needs for the next twelve months are as follows:

- fund normal recurring expenses,
- fund capital expenditures, including capital and tenant improvements and leasing costs,
- fund repayment of certain debt instruments when they mature,
- fund current development and redevelopment costs,
  - fund commitments to unconsolidated joint ventures,
- fund distributions to shareholders to maintain REIT status, and
- fund share repurchases.

As of December 31, 2015, the Parent Company owned a 99.1% interest in the Operating Partnership. The remaining interest of approximately 0.9% pertains to common limited partnership interests owned by non-affiliated investors who contributed property to the Operating Partnership in exchange for their interests. As the sole general partner of the Operating Partnership, the Parent Company has full and complete responsibility for the Operating Partnership's day-to-day operations and management. The Parent Company's source of funding for its dividend payments and other obligations is the distributions it receives from the Operating Partnership.

We believe that our liquidity needs will be satisfied through available cash balances and cash flows generated by operations, financing activities and selective property sales. Rental revenue, expense recoveries from tenants, and other income from operations are our principal sources of cash to pay operating expenses, debt service, recurring capital expenditures and the minimum distributions required to maintain our REIT qualification. We seek to increase cash flows from our properties by maintaining quality standards for our properties that promote high occupancy rates and permit increases in rental rates while reducing tenant turnover and controlling operating expenses. Our revenue also includes third-party fees generated by our property management, leasing, development and construction businesses. We believe that our revenue, together with proceeds from property sales and debt financings, will continue to provide funds for our short-term liquidity needs. However, material changes in our operating or financing activities may adversely affect our net cash flows. With uncertain economic conditions, vacancy rates may increase, effective rental rates on new and renewed leases may decrease and tenant installation costs, including concessions, may increase in most or all of our markets throughout 2016 and possibly beyond. As a result, our revenues and cash flows could be insufficient to cover operating expenses, including increased tenant installation costs, pay debt service or make distributions to shareholders over the short-term. If this situation were to occur, we expect that we would finance cash deficits through borrowings under our unsecured credit facility and other sources of debt and equity financings. In addition, a material adverse change in cash provided by operations could adversely affect our compliance with financial performance covenants under our unsecured credit facility, including unsecured term loans and unsecured notes. As of December 31, 2015, we were in compliance with all of our debt covenants and requirement obligations.

We use multiple financing sources to fund our long-term capital needs. When needed, we use borrowings under our unsecured credit facility for general business purposes, including to meet debt maturities and to fund distributions to shareholders as well as development and acquisition costs and other expenses from time to time as necessary. In light of the continuing volatility in financial markets and economic uncertainties, it is possible, that one or more lenders under our unsecured revolving credit facility could fail to fund a borrowing request. Such an event could adversely affect our ability to access funds from our unsecured credit facility when needed to fund distributions or pay expenses.

Our ability to incur additional debt is dependent upon a number of factors, including our credit ratings, the value of our unencumbered assets, our degree of leverage and borrowing restrictions imposed by our lenders. If one or more rating agencies were to downgrade our unsecured credit rating, our access to the unsecured debt market would be more limited and the interest rate under our unsecured credit facility and unsecured term loans would increase.

The Parent Company unconditionally guarantees the Operating Partnership's secured and unsecured obligations, which, as of December 31, 2015, amounted to \$562.7 million and \$1,853.5 million, respectively.



We maintain a shelf registration statement that has registered the offering and sale of common shares, preferred shares, depositary shares, warrants and unsecured debt securities. Subject to our ongoing compliance with securities laws, and if warranted by market conditions, we may offer and sell equity and debt securities from time to time under the shelf registration statement. We also maintain a continuous offering program under which we may sell up to 16,000,000 common shares until November 5, 2016 in at-the-market offerings.

The Parent Company maintains a share repurchase program under which the Board of Trustees has authorized the Parent Company to repurchase shares of its preferred and common stock with no expiration date. On July 22, 2015, the Parent Company's Board of Trustees authorized additional share repurchases of up to \$100.0 million. Prior to the authorization 539,200 common shares were available for repurchase under the preexisting share repurchase program. We expect to fund the share repurchases with a combination of available cash balances and availability under our line of credit. During the year ended December 31, 2015, 5,209,437 common shares were repurchased and retired at an average purchase price of \$12.90 per share and totaling \$67.3 million. The timing and amounts of any purchases will depend on a variety of factors, including market conditions, regulatory requirements, share prices, capital availability and other factors as determined by our management team. The repurchase program does not require the purchase of any minimum number of shares and may be suspended or discontinued at any time without notice.

The Parent Company, other than acting as the sole general partner of the Operating Partnership, also issues equity from time to time, the proceeds of which it contributes to the Operating Partnership in exchange for additional interests in the Operating Partnership, and guarantees debt obligations of the Operating Partnership. The Parent Company's ability to sell common shares and preferred shares is dependent on, among other things, general market conditions for REITs, market perceptions about the Company as a whole and the current trading price of the Parent Company's shares. The Operating Partnership also considers net sales of selected properties as another source of managing its liquidity. During 2015, we sold 27 properties, including two properties contributed to the Austin Venture, containing 2,649,926 in net rentable square feet and 14.7 acres of land for an aggregate sales price of \$396.9 million. Also during 2015, we purchased the remaining partnership interest in a real estate venture that owned seven office properties with a value of \$118.2 million, before our portion of debt repayment of \$25.6 million, and containing an aggregate of 1,112,236 square feet, a parking garage for a sales price of \$17.0 million and 8.4 acres of land for an aggregate sales price of \$54.2 million.

On January 14, 2016, we funded \$221.4 million, consisting of \$176.8 million of principal repayment, \$44.5 million in prepayment charges and \$0.1 million of accrued interest, in repayment of the mortgage indebtedness of Cira Square, ahead of its scheduled maturity date of September 10, 2030. Also on January 14, 2016, we funded \$44.5 million, consisting of \$35.4 million of principal repayment, \$8.9 million in prepayment charges and a nominal amount of accrued interest, in repayment of the mortgage indebtedness of the Cira South Garage, ahead of its scheduled maturity date of September 10, 2030. These repayments were financed with funds available under our unsecured revolving credit facility. Subsequent to repayment of the mortgage indebtedness, we closed on the disposition of Cira Square and the Och Ziff transactions receiving total net proceeds of \$350.3 million and \$353.4 million, respectively (See Note 21, "Subsequent Events," to our Consolidated Financial Statements for further information regarding these transactions). We intend to use the net cash proceeds from the disposition of Cira Square and the Och Ziff transactions for general corporate purposes, including to reduce our outstanding debt and fund current development commitments. We continue to maintain substantial liquidity, including available cash as of February 19, 2016, of approximately \$1,061.2 million, consisting of \$475.6 million of liquid cash balances, primarily from the property sales that occurred subsequent to year end, and \$585.6 million of availability, net of \$14.4 million of outstanding letters of credit, under our Operating Partnership's \$600.0 million unsecured revolving credit facility.

#### Cash Flows

The following discussion of our cash flows is based on the consolidated statements of cash flows and is not meant to be a comprehensive discussion of the changes in our cash flows for the years presented.

Edgar Filing: BRANDYWINE REALTY TRUST - Form 10-K

As of December 31, 2015 and 2014, we maintained cash and cash equivalents of \$56.7 million and \$257.5 million, respectively. The following are the changes in cash flow from our activities for the years ended December 31, 2015, 2014 and 2013 (in thousands):

Activity	2015	2014	2013
Operating	\$195,099	\$188,999	\$183,484
Investing	(166,452)	(270,785)	104,708
Financing	(229,455)	76,081	(26,534)
Net cash flows	\$(200,808)	\$(5,705)	\$261,658

Our principal source of cash flows is from the operation of our properties. We do not restate our cash flows for discontinued operations.

The net increase of \$6.1 million in cash from operating activities during 2015 compared to 2014 is primarily attributable to the timing of cash receipts and cash expenditures in the normal course of operations.

## Edgar Filing: BRANDYWINE REALTY TRUST - Form 10-K

The decrease in net cash used in investing activities of \$104.3 million during 2015 compared to 2014 is primarily attributable to the following:

- an increase of \$241.3 million of net proceeds from 27 property sales during 2015, including the contribution of two office properties to the Austin Venture, and the sale of four land parcels compared to the contribution of one office property to the Austin Venture, the sale of two land parcels and the sale of six office properties during 2014 (see Note 3, "Real Estate Investments," to the Consolidated Financial Statements for details);
- an increase of \$169.0 million in net payments on mortgage notes receivable during 2015 compared to 2014;
- an increase of \$6.1 million from the sale of our interest in an unconsolidated real estate venture during 2015, compared to no such sales during 2014 (see Note 4, "Investment in Unconsolidated Ventures," to the Consolidated Financial Statements for details);
- an increase in advances for purchase of tenant assets, net of repayments of \$0.8 million during 2015 when compared to 2014; and
- a decrease of \$0.2 million in escrow cash due to timing of payments.

The decrease in net cash used in investing activities of \$417.4 million was partially offset by the following:

- an increase in capital expenditures for development, tenant and building improvements and leasing commissions of \$85.6 million during 2015 compared to 2014 primarily attributed to the development of FMC at Cira Centre South and Encino Trace in 2015;
- an increase of \$194.8 million in funds used to acquire operating properties, attributable to the 2015 acquisitions of the remaining interest in Broadmoor Austin Associates for net cash of \$142.4 million (cash at settlement of \$143.8 million, less \$1.4 million of operating cash assumed), the purchase of land parcels totaling 8.4 acres for \$53.0 million and 618 Market Street in Philadelphia, Pennsylvania for \$17.8 million compared to the 2014 purchase of a development project in Austin, Texas known as Encino Trace for \$14.0 million, the purchase of 50% of the partnership interest in the land parcel and improvements for 1919 Ventures totaling \$6.0 million and the settlement of the One and Two Commerce Square partnership interest redemption agreement for \$1.6 million. (see Note 3, "Real Estate Investments," and Note 4, "Investment In Unconsolidated Ventures," to the Consolidated Financial Statements for details);
- a decrease from the contribution of a land parcel to 1919 Ventures for net proceeds of \$8.2 million during 2014 with no comparable contributions during 2015;
- an increase in net investment in real estate ventures of \$22.5 million during 2015 reflecting contributions of; (i) \$30.7 million to form the JBG real estate ventures, (ii) \$16.2 million to 1919 Ventures, (iii) \$8.8 million to 4040 Wilson, \$6.3 million to Brandywine-AI Venture LLC, (iv) \$3.4 million to the Austin Venture and (v) \$3.1 million to other real estate ventures. These investments were offset by 2014 contributions of; (i) \$25.2 million to the Austin Venture, (ii) \$13.3 million to 4040 Wilson, (iii) \$5.2 million to 1919 Ventures and (iv) \$2.4 million to other real estate ventures;
- a decrease in cash distributions from unconsolidated Real Estate Ventures of \$1.2 million during 2015 compared to 2014; and
- a decrease of \$0.9 million for real estate deposits.

The net decrease of \$305.5 million in cash from financing activities during 2015 compared to 2014 is mainly due to the following:

- a decrease of \$335.0 million from the receipt of net proceeds from the issuance of 21,850,000 common shares by the Parent Company during 2014, with no such issuances during 2015;
- a decrease of \$496.5 million from the receipt of net proceeds from the issuance of \$250.0 million of our 4.10% Guaranteed Notes due 2024 and \$250.0 million of our 4.55% Guaranteed Notes due 2029 during 2014, with no such issuances during 2015;
- a decrease of \$79.4 million from the net repayments of mortgage notes payable in 2015 compared to 2014, primarily related to the repayment of the Tysons Corner mortgage debt;
- a decrease of \$67.3 million related to the repurchase and retirement of common shares during 2015, with no such repurchases during 2014;

- an increase in distributions paid by the Parent Company to its shareholders and on non-controlling interests of \$9.5 million during 2015 compared to 2014, primarily related to the issuance of 21,850,000 common shares on August 1, 2014;
- a decrease in stock option exercise proceeds of \$2.0 million for 2015 compared to 2014; and
- an increase of \$1.5 million in debt financing costs in 2015 compared to 2014.

The net decrease of \$991.2 million in cash from financing activities described above was offset by the following:

- an increase of \$50.0 million from additional term loan borrowings under the Seven-Year Term Loan;
- a decrease in repayments of unsecured notes of \$383.8 million during 2015, relating to the redemption of the 5.40% Guaranteed Notes due November 1, 2014 and the 7.50% Guaranteed Notes due May 15, 2015, with no such repayments during 2015;

64

---

Edgar Filing: BRANDYWINE REALTY TRUST - Form 10-K

- an increase in repayments of unsecured term loans of \$250.8 million during 2015 relating to the repayment of the entire principal balance of the \$150.0 million three-year term loan due February 2015, the \$100.0 million four-year term loan due February 2016 and \$0.8 million to terminate the interest rate hedge associated with the \$150.0 million three-year term loan during 2014, with no such repayments during 2015; and
- an increase of \$1.0 million from partner contributions to consolidated real estate ventures related to the formation of the Akridge Venture (See Note 3, "Real Estate Investments," to the Consolidated Financial Statements for details).

Capitalization

Indebtedness

The table below summarizes our indebtedness under our mortgage notes payable, our unsecured notes and our unsecured credit facility at December 31, 2015 and December 31, 2014:

	December 31, December 31,	
	2015	2014
	(dollars in thousands)	
Balance: (a)		
Mortgage notes payable	\$562,695	\$ 655,934
Unsecured debt	1,853,529	1,803,529
Total	\$2,416,224	\$ 2,459,463
Percent of Total Debt:		
Mortgage notes payable	23.3	% 26.7
Unsecured debt	76.7	% 73.3
Total	100.0	% 100.0
Weighted-average interest rate at period end:		
Mortgage notes payable	5.7	% 5.7
Unsecured debt	4.7	% 4.7
Total	4.9	% 5.0
Weighted-average maturity in years:		
Mortgage notes payable	8.9	7.3
Unsecured debt	6.5	7.0
Total	7.0	7.1

(a) Consists of unpaid principal and does not include premium/discount or deferred financing costs.

All debt shown above is fixed rate, which includes a \$250.0 million term loan swapped to fixed. Scheduled principal payments and related weighted average annual effective interest rates for our debt as of December 31, 2015 are as follows (in thousands):

Period	Scheduled amortization	Principal maturities	Total	Weighted Average Interest Rate of Maturing Debt
--------	------------------------	----------------------	-------	---

Edgar Filing: BRANDYWINE REALTY TRUST - Form 10-K

2016	\$ 12,898	\$236,570	\$249,468	6.52	%
2017	13,265	320,417	333,682	5.62	%
2018	15,438	325,000	340,438	5.17	%
2019	16,768	-	16,768	5.99	%
2020	17,662	-	17,662	6.00	%
2021	18,604	-	18,604	6.02	%
2022	19,599	250,000	269,599	3.80	%
2023	15,696	455,116	470,812	4.13	%
2024	14,933	250,000	264,933	4.39	%
2025	15,843	-	15,843	7.02	%
Thereafter	89,805	328,610	418,415	4.94	%
Totals	\$ 250,511	\$2,165,713	\$2,416,224	4.92	%

## Unsecured Credit Facility and Term Loan

We maintain a \$600.0 million four-year unsecured revolving credit facility (the “New Credit Facility”) maturing May 15, 2019 and an unsecured seven-year term loan (the “Term Loan”) in the amount of \$250.0 million maturing October 8, 2022.

On October 8, 2015, we amended and restated our \$200.0 million seven-year term loan maturing February 1, 2019. Pursuant to the terms of the amendment, we increased the term loan by an additional \$50.0 million, lengthened the maturity date to October 8, 2022, and obtained the option to increase the aggregate amount by up to \$150.0 million. The loan will bear interest at LIBOR plus 1.80%. Through a series of interest rate swaps, the \$250.0 million outstanding balance of the term loan has a fixed interest rate of 3.72%.

On May 15, 2015, we closed on a new four-year unsecured revolving credit facility that provides for borrowings of up to \$600.0 million. We expect to use advances under the New Credit Facility for general business purposes, including to fund costs of acquisitions, developments and redevelopments of properties and to repay from time to time other debt. On terms and conditions specified in the credit agreement, we may enter into unsecured term loans and/or increase the initial amount of the credit facility by up to, in the aggregate for all such term loans and increases, an additional \$400.0 million. The New Credit Facility includes a \$65.0 million sub-limit for the issuance of letters of credit and a \$60.0 million sub-limit for swing-loans. The New Credit Facility has a scheduled maturity date of May 15, 2019, and is subject to two six-month extensions on terms and conditions specified in the credit agreement.

At our option, loans outstanding under the New Credit Facility will bear interest at a rate per annum equal to (1) LIBOR plus between 0.875% and 1.55% based on our credit rating or (2) a base rate equal to the greatest of (a) the Administrative Agent's prime rate, (b) the Federal Funds rate plus 0.5% or (c) LIBOR for a one month period plus 1.00%, in each case, plus a margin ranging from 0.0% to 0.55% based on our credit rating. The New Credit Facility also contains a competitive bid option that allows banks that are part of the lender consortium to bid to make loan advances to us at a reduced interest rate. In addition, we are also obligated to pay (1) in quarterly installments a facility fee on the total commitment at a rate per annum ranging from 0.125% to 0.30% based on our credit rating and (2) an annual fee on the undrawn amount of each letter or credit equal to the LIBOR Margin. Based on our current credit rating, the LIBOR margin is 1.20% and the facility fee is 0.25%. We had no borrowings under the New Credit Facility as of December 31, 2015.

The New Credit Facility contains financial and operating covenants and restrictions, including covenants that relate to our incurrence of additional debt; granting liens; consummation of mergers and consolidations; the disposition of assets and interests in subsidiaries; the making of loans and investments and dividends. The terms of the New Credit Facility require that we maintain customary financial and other covenants, including: (i) a fixed charge coverage ratio greater than or equal to 1.5 to 1.00; (ii) a minimum net worth; (iii) a leverage ratio less than or equal to 0.60 to 1.00, subject to specified exceptions; (iv) a ratio of unsecured indebtedness to unencumbered asset value less than or equal to 0.60 to 1.00, subject to specified exceptions; (v) a ratio of secured indebtedness to total asset value less than or equal to 0.40 to 1.00; and (vi) a ratio of unencumbered cash flow to interest expense on unsecured debt greater than 1.75 to 1.00. In addition, the New Credit Facility restricts payments of dividends and distributions on shares in excess of 95% of our funds from operations (FFO) except to the extent necessary to enable us to continue to qualify as a REIT for Federal income tax purposes.

Concurrently with our entry into the New Credit Facility, we terminated our then existing unsecured revolving credit facility, which had a scheduled maturity date of February 1, 2016.

On June 1, 2015, we amended our Term Loan C Agreement dated December 15, 2011 to align the above aforementioned financial and operating covenants and restrictions of the New Credit Facility with those of Term Loan C.

As amended, Term Loan C contains financial and operating covenants and restrictions, including covenants that relate to our incurrence of additional debt; granting liens; consummation of mergers and consolidations; the disposition of assets and interests in subsidiaries; the making of loans and investments; negative pledges, transactions with affiliates and the payment of dividends. The restriction on dividends permits us to pay dividends to the greater of (i) an amount required for us to retain our qualification as a REIT and (ii) 95% of our funds from operations. The Term Loan includes financial covenants that require us to maintain an interest coverage ratio, a fixed charge coverage ratio and an unencumbered cash flow ratio above specified levels; to maintain a minimum net worth above an amount determined on a specified formula; and to maintain a leverage ratio and a secured debt ratio below certain maximum levels. Another financial covenant limits the ratio of our unsecured debt to the value of our unencumbered properties.

We were in compliance with all financial and non-financial covenants under the New Credit Facility, Term Loan and our credit agreements as of December 31, 2015. We continuously monitor our compliance with all covenants. Certain covenants restrict our ability to obtain alternative sources of capital. While we believe that we will remain in compliance with our covenants, a slow-down in the economy and a decrease in availability of debt financing could result in non-compliance with covenants.



## Unsecured Notes and Mortgage Notes

The Operating Partnership is the issuer of our unsecured notes which are fully and unconditionally guaranteed by the Parent Company. During the year-ended December 31, 2015, we did not repurchase any of our outstanding unsecured notes.

The indenture under which the Operating Partnership issued its unsecured notes contains financial covenants, including (i) a leverage ratio not to exceed 60%, (ii) a secured debt leverage ratio not to exceed 40%, (iii) a debt service coverage ratio of greater than 1.5 to 1.0 and (iv) an unencumbered asset value of not less than 150% of unsecured debt. The Operating Partnership is in compliance with all covenants as of December 31, 2015.

The Operating Partnership has mortgage loans that are collateralized by certain of its Properties. Payments on mortgage loans are generally due in monthly installments of principal and interest, or interest only. The Operating Partnership intends to refinance or repay its mortgage loans as they mature through the use of proceeds from selective Property sales and secured or unsecured borrowings. However, in the current and expected future economic environment one or more of these sources may not be available on attractive terms or at all.

On January 14, 2016, we funded \$221.4 million, consisting of \$176.8 million of principal repayment, \$44.5 million in prepayment charges and \$0.1 million of accrued interest, to repay the mortgage indebtedness of the IRS Philadelphia Campus, ahead of its scheduled maturity date of September 10, 2030. Also on January 14, 2016, we funded \$44.4 million, consisting of \$35.5 million of principal repayment, \$8.9 million in prepayment charges and a nominal amount of accrued interest, to repay the mortgage indebtedness of the Cira South Garage, ahead of its scheduled maturity date of September 10, 2030. The repayment was financed with funds available under the New Credit Facility.

On December 29, 2015, we refinanced the One Commerce Square mortgage, increasing the principal balance from \$121.2 million to \$130 million. The mortgage bears interest at 3.64% and the mortgage matures on April 5, 2023.

On October 9, 2015, we funded \$88.4 million, including \$0.4 million of accrued interest, in repayment of the Tysons Corner mortgage note with funds from the additional borrowings under the Term Loan.

The charter documents of the Parent Company and Operating Partnership do not limit the amount or form of indebtedness that the Operating Partnership may incur, and its policies on debt incurrence are solely within the discretion of the Parent Company's Board of Trustees, subject to the financial covenants in the New Credit Facility, indenture and other credit agreements.

## Equity

On December 8, 2015, the Parent Company declared a distribution of \$0.15 per common share, totaling \$26.5 million, which it paid on January 20, 2016 to its shareholders of record as of January 6, 2016. In addition, the Parent Company declared a distribution on its Series E Preferred Shares to holders of record as of December 30, 2015. These shares are entitled to a preferential return of 6.90% per annum on the \$25.00 per share liquidation preference. Distributions paid on January 15, 2016 to holders of Series E Preferred Shares totaled \$1.7 million. To fund this distribution, on December 8, 2015, the Operating Partnership declared distributions on its Series E-Linked Preferred Mirror Units to holders of record as of December 30, 2015. These units are entitled to a preferential return of 6.90% per annum on the \$25.00 per unit liquidation preference. Distributions paid on January 15, 2016 to holders of Series E-Linked Preferred Mirror Units totaled \$1.7 million. In order to maintain its qualification as a REIT, the Parent Company is required to, among other things, pay dividends to its shareholders of at least 90% of its REIT taxable income. During the year ended December 31, 2015, the Parent Company paid dividends in excess of the 90% criterion.

The Parent Company maintains a share repurchase program under which the Board of Trustees has authorized the Parent Company to repurchase up to \$100.0 million of its common shares with no expiration date. Prior to that authorization, 539,200 common shares were available for repurchase under our share repurchase program. We expect to fund the share repurchases with a combination of available cash balances and availability under our revolving credit facility. During the year ended December 31, 2015, 5,209,437 common shares were repurchased and retired at an average purchase price of \$12.90 per share for total cash consideration of \$67.3 million. The timing and amounts of any purchases will depend on a variety of factors, including market conditions, regulatory requirements, share prices, capital availability and other factors as determined by our management team. The repurchase program does not require the purchase of any minimum number of shares and may be suspended or discontinued at any time without notice.

The Parent Company also maintains a continuous offering program (the “Offering Program”), under which we may sell up to an aggregate amount of 16,000,000 common shares until November 5, 2016 in at the market offerings. This program was put in place on November 5, 2013 in replacement of a prior continuous equity offering program that expired on March 10, 2013 (the “Prior Offering Program”). During the year ended December 31, 2015, we did not sell any shares under the Offering Program.

## Inflation

A majority of our leases provide for tenant reimbursement of real estate taxes and operating expenses either on a triple net basis or over a base amount. In addition, many of our office leases provide for fixed base rent increases. We believe that inflationary increases in expenses will be partially offset by expense reimbursement and contractual rent increases.

## Commitments and Contingencies

The following table outlines the timing of payment requirements related to our contractual commitments as of December 31, 2015:

	Payments by Period (in thousands)				
	Total	Less than 1 Year	1-3 Years	3-5 Years	More than 5 Years
Mortgage notes payable (a)	\$562,695	\$99,549	\$49,120	\$34,430	\$379,596
Unsecured term loan	250,000	-	-	-	250,000
Unsecured debt (a)	1,603,529	149,919	625,000	-	828,610
Ground leases (b)	74,154	1,385	2,770	2,770	67,229
Development contracts (c)	236,537	219,910	16,627	-	-
Interest expense (d)	629,478	102,742	153,407	106,961	266,368
Other liabilities (e)	25,497	505	4,812	7,393	12,787
	\$3,381,890	\$574,010	\$851,736	\$151,554	\$1,804,590

(a) Amounts are gross of deferred financing costs and do not include unamortized discounts and/or premiums.

(b) Future minimum rental payments under the terms of all non-cancelable ground leases under which we are the lessee are expensed on a straight-line basis regardless of when payments are due. The table also does not include the future minimum rental payments related to two ground leases in Philadelphia, Pennsylvania. These ground leases are discussed below.

(c) Represents contractual obligations for wholly owned development projects and does not contemplate all costs expected to be incurred for such developments. This table does not include contractual obligations for our real estate venture developments, which are described below. For information regarding our developments, see Item 1. "Business - Developments."

(d) Variable rate debt future interest expense commitments are calculated using December 31, 2015 interest rates.

(e) Other liabilities consists of (i) our deferred compensation liability, (ii) the liability investment balance related to Coppell Associates real estate venture located in Austin, Texas, (iii) the interest accretion on the existing transfer tax liability on Two Logan Square in Philadelphia, Pennsylvania and (iv) the contingent consideration associated with the purchase of 618 Market Street in Philadelphia, Pennsylvania and the deferred payment associated with the purchase of 2100 Market Street in Philadelphia, Pennsylvania.

The above table does not include amounts related to the 4040 Wilson LLC Venture development of the Liberty Center Complex, the JBG Ventures at 51 N 50 Patterson and 1250 First Street in Washington, D.C. or the 1919 Ventures development of the property located at 20th and Market Street in Philadelphia, Pennsylvania. For further discussion of these developments, see Item 1., "Business - Developments."

As of December 31, 2015, we were obligated to pay a maximum of \$57.4 million for tenant improvements not yet completed, of which \$6.3 million relates to assets held for sale at December 31, 2015. These amounts are not included in the above table. We expect that most of the obligations will be paid within one year.

On May 4, 2015, we entered into a put agreement in the ordinary course of business that grants an independent third party the unilateral option to require us to purchase a property, at a stated price of \$35.0 million, until May 4, 2018. In addition to the \$35.0 million purchase price, we would be responsible for transaction and closing costs. There can be no assurance that the counterparty will exercise the option.

The ground leases, entered into in Philadelphia, Pennsylvania, provide for contingent rent participation by the lessor in certain capital transactions and net operating cash flows of the properties after certain returns are achieved by us. Such amounts, if any, will be reflected as contingent rent when incurred. The leases also provide for payment by us of certain operating costs relating to the land, primarily real estate taxes. The above schedule of future minimum rental payments for ground leases does not include any contingent rent amounts or any reimbursed expenses.

As part of the Operating Partnership's September 2004 acquisition of a portfolio of properties from the Rubenstein Company (which we refer to as the "TRC acquisition"), the Operating Partnership acquired its interest in Two Logan Square, a 708,844 square foot office building in Philadelphia, primarily through its ownership of a second and third mortgage secured by this property. This property is consolidated as the borrower is a variable interest entity and the Operating Partnership, through its ownership of the second and

third mortgages, is the primary beneficiary. The Operating Partnership currently does not expect to take title to Two Logan Square until, at the earliest, September 2019. If the Operating Partnership takes fee title to Two Logan Square upon a foreclosure of its mortgage, the Operating Partnership has agreed to pay an unaffiliated third party that holds a residual interest in the fee owner of this property an amount equal to \$2.9 million. On the TRC acquisition date, the Operating Partnership recorded a liability of \$0.7 million and this amount will accrete up to \$2.9 million through September 2019. As of December 31, 2015, the Operating Partnership has a balance of \$2.0 million for this liability on its consolidated balance sheet.

As part our 2006 merger with Prentiss Properties Trust, our 2004 TRC acquisition and several of our other transactions, we agreed not to sell certain of the properties we acquired in transactions that would trigger taxable income to the former owners. In the case of the TRC acquisition, we agreed not to sell for a period of up to 15 years from the date of the TRC acquisition the acquired properties at One Logan Square, Two Logan Square and Radnor Corporate Center (January, 2020). In the Prentiss acquisition, we assumed the obligation of Prentiss not to sell Concord Airport Plaza before March, 2018. Our agreements generally provide that we may dispose of the subject properties only in transactions that qualify as tax-free exchanges under Section 1031 of the Internal Revenue Code or in other tax deferred transactions. If we were to sell a restricted property before expiration of the restricted period in a non-exempt transaction, we would be required to make significant payments to the parties who sold the applicable property to us for tax liabilities attributed to them. Similarly, as part of our 2013 acquisition of substantially all of the equity interests in the partnerships that own One and Two Commerce Square, we agreed, for the benefit of affiliates of the holder of the 1% residual ownership interest in these properties, to not sell these two properties in certain taxable transactions prior to October 20, 2021 without the holder's consent.

In connection with the development of the IRS Philadelphia Campus and the Cira South Garage, during 2008, the Operating Partnership entered into a historic tax credit and new markets tax credit arrangement, respectively. The Operating Partnership is required to be in compliance with various laws, regulations and contractual provisions that apply to its historic and new market tax credit arrangements. Non-compliance with applicable requirements could result in projected tax benefits not being realized and therefore, require a refund to US Bancorp or a reduction of investor capital contributions, which are reported as deferred income in the Operating Partnership's consolidated balance sheet, until such time as its obligation to deliver tax benefits is relieved. The remaining compliance periods for its tax credit arrangements expired during 2015. The Operating Partnership does not anticipate that any material refunds or reductions of investor capital contributions will be required in connection with these arrangements.

We invest in properties and regularly incur capital expenditures in the ordinary course of business to maintain the properties. We believe that such expenditures enhance our competitiveness. We also enter into construction, utility and service contracts in the ordinary course of its business which may extend beyond one year. These contracts typically provide for cancellation with insignificant or no cancellation penalties.

#### Guarantees

As of December 31, 2015, we had provided guarantees on behalf of certain of the real estate ventures, consisting of (i) a \$24.7 million payment guaranty on the construction loan for evo at Cira; (ii) a \$3.2 million payment guarantee on the construction loan for TB-BDN Plymouth Apartments; (iii) a several cost overrun guaranty on the \$88.9 million construction loan for the development project being undertaken by 1919 Market Street LP; and (iv) a \$0.5 million payment guarantee on a loan provided to PJP VII. In addition, during construction undertaken by real estate ventures we have provided, and expect to continue to provide, cost overrun and completion guarantees, with rights of contribution among partners in ventures, as well as customary environmental indemnities and guarantees of customary exceptions to nonrecourse provisions in loan agreements.

Also as of December 31, 2015, we provided a cost overrun guarantee on the Subaru Headquarters Development (See Item 1., "Business - Other Development Services") for amounts in excess of the NTE amount. The NTE amount, currently at \$77.3 million, may be adjusted by change orders agreed upon by both Subaru and us. We are obligated to

pay for construction costs in excess of the NTE amount. The terms of the guarantee do not provide a limitation on the costs we may be responsible for.

As part of our acquisition of properties from time to time in tax-deferred transactions, we have agreed to provide certain of the prior owners of the acquired properties with the right to guarantee our indebtedness. If we were to seek to repay the indebtedness guaranteed by the prior owner before the expiration of the applicable agreement, we would be required to provide the prior owner an opportunity to guarantee qualifying replacement debt. These debt maintenance agreements may limit our ability to refinance indebtedness on terms that will be favorable to us. As part of our 2013 acquisition of substantially all of the equity interests in the partnerships that own One and Two Commerce Square, we agreed, for the benefit of affiliates of the holder of the 1% residual ownership interest in these properties, to maintain qualifying mortgage debt through October 20, 2021, in the amounts of not less than \$125.0 million on One Commerce Square and \$100.0 million on Two Commerce Square. Similarly, we have agreements in place with other contributors of assets to us that obligate us to maintain debt available for them to guaranty.

## Interest Rate Risk and Sensitivity Analysis

The analysis below presents the sensitivity of the market value of the Operating Partnership's financial instruments to selected changes in market rates. The range of changes chosen reflects its view of changes which are reasonably possible over a one-year period. Market values are the present value of projected future cash flows based on the market rates chosen.

Our financial instruments consist of both fixed and variable rate debt. As of December 31, 2015, our consolidated debt consisted of mortgage loans with an outstanding principal balance of \$562.7 million and unsecured notes with an outstanding principal balance of \$1,524.9 million, all of which are fixed rate borrowings. We also have variable rate debt consisting of trust preferred securities with an outstanding principal balance of \$78.6 million and an unsecured term loan with an outstanding principal balance of \$250.0 million, all of which have been swapped to fixed rates. All financial instruments were entered into for other than trading purposes and the net market value of these financial instruments is referred to as the net financial position. Changes in interest rates have different impacts on the fixed and variable rate portions of our debt portfolio. A change in interest rates on the fixed portion of the debt portfolio impacts the net financial instrument position, but has no impact on interest incurred or cash flows. A change in interest rates on the variable portion of the debt portfolio impacts the interest incurred and cash flows, but does not impact the net financial instrument position.

If market rates of interest increase by 100 basis points, the fair value of our outstanding fixed-rate mortgage debt would decrease by approximately \$29.8 million. If market rates of interest decrease by 100 basis points, the fair value of our outstanding fixed-rate mortgage debt would increase by approximately \$32.3 million.

As of December 31, 2015, based on prevailing interest rates and credit spreads, the fair value of our unsecured notes was \$1,529.3 million. For sensitivity purposes, a 100 basis point change in the discount rate equates to a change in the total fair value of our debt of approximately \$15.1 million at December 31, 2015.

From time to time or as the need arises, we use derivative instruments to manage interest rate risk exposures and not for speculative purposes. The total outstanding principal balance of our variable rate debt was approximately \$328.6 million and \$278.6 million at December 31, 2015 and December 31, 2014, respectively. The total fair value of our debt was approximately \$305.5 million and \$257.2 million at December 31, 2015 and December 31, 2014, respectively. For sensitivity purposes, if market rates of interest increase by 100 basis points the fair value of our variable rate debt would decrease by approximately \$23.3 million at December 31, 2015. If market rates of interest decrease by 100 basis points the fair value of our outstanding variable rate debt would increase by approximately \$26.0 million.

These amounts were determined solely by considering the impact of hypothetical interest rates on our financial instruments. Due to the uncertainty of specific actions it may undertake to minimize possible effects of market interest rate increases, this analysis assumes no changes in our financial structure.

## Funds from Operations (FFO)

Pursuant to the revised definition of FFO adopted by the Board of Governors of the National Association of Real Estate Investment Trusts ("NAREIT"), we calculate FFO by adjusting net income/(loss) attributable to common unit holders (computed in accordance with GAAP) for gains (or losses) from sales of properties, impairment losses on depreciable consolidated real estate, impairment losses on investments in unconsolidated joint ventures driven by a measurable decrease in the fair value of depreciable real estate held by the unconsolidated Real Estate Ventures, real estate related depreciation and amortization, and after similar adjustments for unconsolidated Real Estate Ventures. FFO is a non-GAAP financial measure. The Operating Partnership believes that the use of FFO combined with the required U.S. GAAP presentations, has been beneficial in improving the understanding of operating results of REITs among the investing public and making comparisons of REITs' operating results more meaningful. The Operating

Partnership considers FFO to be a useful measure for reviewing comparative operating and financial performance because, by excluding gains or losses related to sales of previously depreciated operating real estate assets and real estate depreciation and amortization, FFO can help the investing public compare the operating performance of a company's real estate between periods or as compared to other companies. The Operating Partnership's computation of FFO may not be comparable to FFO reported by other REITs or real estate companies that do not define the term in accordance with the current NAREIT definition or that interpret the current NAREIT definition differently.

The Operating Partnership considers net income, as defined by U.S. GAAP, to be the most comparable earnings measure to FFO. While FFO and FFO per unit are relevant and widely used measures of operating performance of REITs, FFO does not represent cash flow from operations or net income as defined by U.S. GAAP and should not be considered as alternatives to those measures in evaluating the Company's liquidity or operating performance. The Operating Partnership believes that to further understand our performance, FFO should be compared with its reported net income (loss) attributable to common unit holders and considered in addition to cash flows in accordance with GAAP, as presented in our Consolidated Financial Statements.



Edgar Filing: BRANDYWINE REALTY TRUST - Form 10-K

The following table presents a reconciliation of net income (loss) attributable to common unit holders to FFO for the years ended December 31, 2015 and 2014:

	Years ended	
	December 31, 2015	December 31, 2014
	(amounts in thousands, except share information)	
Net income (loss) attributable to common unitholders	\$(37,966 )	\$(263 )
Add (deduct):		
Amount allocated to unvested restricted unitholders	329	349
Net (gain) loss on real estate venture transactions	(7,229 )	417
Net gain on disposition of real estate	(20,496 )	(4,901 )
Net gain on disposition of discontinued operations	-	(900 )
Net gain from remeasurement of investments in real estate ventures	(758 )	(458 )
Provision for impairment (a)	81,589	1,765
Depreciation and amortization:		
Real property — continuing operations	161,610	163,218
Leasing costs including acquired intangibles — continuing operations	57,034	45,159
Company’s share of unconsolidated real estate ventures	28,707	24,292
Partners’ share of consolidated joint ventures	(225 )	(225 )
Funds from operations	\$262,595	\$228,453
Funds from operations allocable to unvested restricted shareholders	(802 )	(791 )
Funds from operations available to common share and unit holders (FFO)	\$261,793	\$227,662
Weighted-average shares/units outstanding — fully diluted	180,438,141	169,411,616

(a) In accordance with the NAREIT definition of FFO, impairments on land held for development has been excluded.

Item 7A. Quantitative and Qualitative Disclosures About Market Risk

See discussion in “Management’s Discussion and Analysis of Financial Condition and Results of Operations,” included in Item 7 herein.

Item 8. Financial Statements and Supplementary Data

The financial statements and supplementary financial data of the Parent Company and the Operating Partnership and the reports thereon of PricewaterhouseCoopers LLP, an independent registered public accounting firm, with respect thereto are listed under Items 15(a) and 15(b) and filed as part of this Annual Report on Form 10-K. See Item 15., “Exhibits and Financial Statement Schedules.”

Item 9. Changes in and Disagreements with Accountants on Accounting and Financial Disclosure

None.

Item 9A. Controls and Procedures

Controls and Procedures (Parent Company)

Conclusion Regarding the Effectiveness of Disclosure Controls and Procedures

Under the supervision and with the participation of the Parent Company's management, including its principal executive officer and principal financial officer, the Parent Company's management conducted an evaluation of its disclosure controls and procedures, as such term is defined under Rule 13a-15(e) promulgated under the Securities Exchange Act of 1934, as amended (the "Exchange Act"). Based on this evaluation, the principal executive officer and the principal financial officer of the Parent Company concluded that the Parent Company's disclosure controls and procedures were effective as of the end of the period covered by this annual report.

71

---

## Management's Report on Internal Control Over Financial Reporting

The management of the Parent Company is responsible for establishing and maintaining adequate internal control over financial reporting, as such term is defined in Exchange Act Rule 13a-15(f).

Under the supervision and with the participation of the Parent Company's management, including its principal executive officer and principal financial officer, the Parent Company's management conducted an evaluation of the effectiveness of the Parent Company's internal control over financial reporting based on the framework in Internal Control — Integrated Framework issued by the Committee of Sponsoring Organizations of the Treadway Commission in 2013. Based on this evaluation under the framework in Internal Control — Integrated Framework, the Parent Company's management concluded that the Parent Company's internal control over financial reporting was effective as of December 31, 2015.

The effectiveness of the Parent Company's internal control over financial reporting as of December 31, 2015 has been audited by PricewaterhouseCoopers LLP, an independent registered public accounting firm, as stated in its report which is included herein.

## Changes in Internal Control over Financial Reporting

There have not been any changes in the Parent Company's internal control over financial reporting (as such term is defined in Rules 13a-15(f) and 15d-15(f) under the Exchange Act) during the fourth fiscal quarter to which this report relates that have materially affected, or are reasonably likely to materially affect, the Parent Company's internal control over financial reporting.

## Controls and Procedures (Operating Partnership)

### Conclusion Regarding the Effectiveness of Disclosure Controls and Procedures

Under the supervision and with the participation of the Operating Partnership's management, including its principal executive officer and principal financial officer, the Operating Partnership's management conducted an evaluation of its disclosure controls and procedures, as such term is defined under Rule 13a-15(e) promulgated under the Exchange Act. Based on this evaluation, the principal executive officer and the principal financial officer of Operating Partnership concluded that the Operating Partnership's disclosure controls and procedures were effective as of the end of the period covered by this annual report.

## Management's Report on Internal Control Over Financial Reporting

The management of the Operating Partnership is responsible for establishing and maintaining adequate internal control over financial reporting, as such term is defined in Exchange Act Rule 13a-15(f).

Under the supervision and with the participation of the Operating Partnership's management, including its principal executive officer and principal financial officer, the Operating Partnership's management conducted an evaluation of the effectiveness of the Operating Partnership's internal control over financial reporting based on the framework in Internal Control — Integrated Framework issued by the Committee of Sponsoring Organizations of the Treadway Commission in 2013. Based on this evaluation under the framework in Internal Control — Integrated Framework, the Operating Partnership's management concluded that the Operating Partnership's internal control over financial reporting was effective as of December 31, 2015.

The effectiveness of the Operating Partnership's internal control over financial reporting as of December 31, 2015 has been audited by PricewaterhouseCoopers LLP, an independent registered public accounting firm, as stated in its report which is included herein.

Changes in Internal Control over Financial Reporting.

There have not been any changes in the Operating Partnership's internal control over financial reporting (as such term is defined in Rules 13a-15(f) and 15d-15(f) under the Exchange Act) during the fourth fiscal quarter to which this report relates that have materially affected, or are reasonably likely to materially affect, the Operating Partnership's internal control over financial reporting.

Item 9B. Other Information

None.

### PART III

#### Item 10. Directors, Executive Officers and Corporate Governance

Incorporated herein by reference to the Company's definitive proxy statement to be filed with respect to its 2016 Annual Meeting of Shareholders.

#### Item 11. Executive Compensation

Incorporated herein by reference to the Company's definitive proxy statement to be filed with respect to its 2016 Annual Meeting of Shareholders.

#### Item 12. Security Ownership of Certain Beneficial Owners and Management and Related Shareholder Matters

Incorporated herein by reference to the Company's definitive proxy statement to be filed with respect to its 2016 Annual Meeting of Shareholders.

#### Item 13. Certain Relationships and Related Transactions, and Director Independence

Incorporated herein by reference to the Company's definitive proxy statement to be filed with respect to its 2016 Annual Meeting of Shareholders.

#### Item 14. Principal Accountant Fees and Services

Incorporated herein by reference to the Company's definitive proxy statement to be filed with respect to its 2016 Annual Meeting of Shareholders.

### PART IV

#### Item 15. Exhibits and Financial Statement Schedules.

(a) Financial Statements and Schedules of Brandywine Realty Trust

(b) Financial Statements and Schedules of Brandywine Operating Partnership

The financial statements and schedules of the Parent Company and the Operating Partnership listed below are filed as part of this annual report on the pages indicated.

Edgar Filing: BRANDYWINE REALTY TRUST - Form 10-K

Index to Financial Statements and Schedule

	Page
<u>Report of Independent Registered Public Accounting Firm (Brandywine Realty Trust)</u>	F- 1
<u>Report of Independent Registered Public Accounting Firm (Brandywine Operating Partnership, L.P.)</u>	F- 2
Financial Statements of Brandywine Realty Trust	
<u>Consolidated Balance Sheets as of December 31, 2015 and 2014</u>	F- 3
<u>Consolidated Statements of Operations for the Years Ended December 31, 2015, 2014 and 2013</u>	F- 4
<u>Consolidated Statements of Comprehensive Income for the Years Ended December 31, 2015, 2014 and 2013</u>	F- 5
<u>Consolidated Statements of Beneficiaries' Equity for the Years Ended December 31, 2015, 2014 and 2013</u>	F- 6
<u>Consolidated Statements of Cash Flows for the Years Ended December 31, 2015, 2014 and 2013</u>	F- 9
Financial Statements of Brandywine Operating Partnership, L.P.	
<u>Consolidated Balance Sheets as of December 31, 2015 and 2014</u>	F- 11
<u>Consolidated Statements of Operations for the Years Ended December 31, 2015, 2014 and 2013</u>	F- 12
<u>Consolidated Statements of Comprehensive Income for the Years Ended December 31, 2015, 2014 and 2013</u>	F- 13
<u>Consolidated Statements of Partners' Equity for the Years Ended December 31, 2015, 2014 and 2013</u>	F- 14
<u>Consolidated Statements of Cash Flows for the Years Ended December 31, 2015, 2014 and 2013</u>	F- 16
<u>Notes to Consolidated Financial Statements (Brandywine Realty Trust and Brandywine Operating Partnership, L.P.)</u>	F- 18
<u>Schedule II — Valuation and Qualifying Accounts (Brandywine Realty Trust and Brandywine Operating Partnership, L.P.)</u>	F- 66
<u>Schedule III — Real Estate and Accumulated Depreciation (Brandywine Realty Trust and Brandywine Operating Partnership, L.P.)</u>	F- 67

(c) Exhibits

Exhibits Nos.	Description
3.1.1	Amended and Restated Declaration of Trust of Brandywine Realty Trust (amended and restated as of May 12, 1997) (previously filed as an exhibit to Brandywine Realty Trust’s Form 8-K dated June 9, 1997 and incorporated herein by reference)
3.1.2	Articles of Amendment to Declaration of Trust of Brandywine Realty Trust (September 4, 1997) (previously filed as an exhibit to Brandywine Realty Trust’s Form 8-K dated September 10, 1997 and incorporated herein by reference)
3.1.3	Articles of Amendment to Declaration of Trust of Brandywine Realty Trust (previously filed as an exhibit to Brandywine Realty Trust’s Form 8-K dated June 3, 1998 and incorporated herein by reference)
3.1.4	Articles Supplementary to Declaration of Trust of Brandywine Realty Trust (September 28, 1998) (previously filed as an exhibit to Brandywine Realty Trust’s Form 8-K dated October 13, 1998 and incorporated herein by reference)
3.1.5	Articles of Amendment to Declaration of Trust of Brandywine Realty Trust (March 19, 1999) (previously filed as an exhibit to Brandywine Realty Trust’s Form 10-K for the fiscal year ended December 31, 1998 and incorporated herein by reference)
3.1.6	Articles Supplementary to Declaration of Trust of Brandywine Realty Trust (April 19, 1999) (previously filed as an exhibit to Brandywine Realty Trust’s Form 8-K dated April 26, 1999 and incorporated herein by reference)
3.1.7	Articles Supplementary to Declaration of Trust of Brandywine Realty Trust (December 30, 2003) (previously filed as an exhibit to Brandywine Realty Trust’s Form 8-A dated December 29, 2003 and incorporated herein by reference)
3.1.8	Articles Supplementary to Declaration of Trust of Brandywine Realty Trust (February 5, 2004) (previously filed as an exhibit to Brandywine Realty Trust’s Form 8-A dated February 5, 2004 and incorporated herein by reference)
3.1.9	Articles of Amendment to Declaration of Trust of Brandywine Realty Trust (October 3, 2005) (previously filed as an exhibit to Brandywine Realty Trust’s Form 8-K dated October 4, 2005 and incorporated herein by reference)
3.1.10	Articles Supplementary to Declaration of Trust of Brandywine Realty Trust (April 6, 2012) classifying and designating Series E Cumulative Redeemable Preferred Shares of Beneficial Interest, par value \$0.01 per share and liquidation preference \$25 per share, of Brandywine Realty Trust (previously filed as an exhibit to Brandywine Realty Trust’s Form 8-A dated April 6, 2012 and incorporated herein by reference)
3.1.11	Articles of Amendment to Declaration of Trust of Brandywine Realty Trust (previously filed as an exhibit to Brandywine Realty Trust’s Form 8-K filed on May 21, 2014 and incorporated herein by reference)
3.2.1	Amended and Restated Agreement of Limited Partnership of Brandywine Operating Partnership, L.P. (the “Operating Partnership”) (previously filed as an exhibit to Brandywine Realty Trust’s Form 8-K dated

Edgar Filing: BRANDYWINE REALTY TRUST - Form 10-K

December 17,1997 and incorporated herein by reference)

- 3.2.2 First Amendment to Amended and Restated Agreement of Limited Partnership of Brandywine Operating Partnership, L.P. (previously filed as an exhibit to Brandywine Realty Trust's Form 8-K dated December 17,1997 and incorporated herein by reference)
- 3.2.3 Second Amendment to the Amended and Restated Agreement of Limited Partnership Agreement of Brandywine Operating Partnership, L.P. (previously filed as an exhibit to Brandywine Realty Trust's Form 8-K dated April 13, 1998 and incorporated herein by reference)
- 3.2.4 Third Amendment to the Amended and Restated Agreement of Limited Partnership of Brandywine Operating Partnership, L.P. (previously filed as an exhibit to Brandywine Realty Trust's Form 8-K dated May 14, 1998 and incorporated herein by reference)