

BrandywineRealtyTrust

ENVIRONMENTS

Creating
Exceptional,
Sustainable
Places to Work

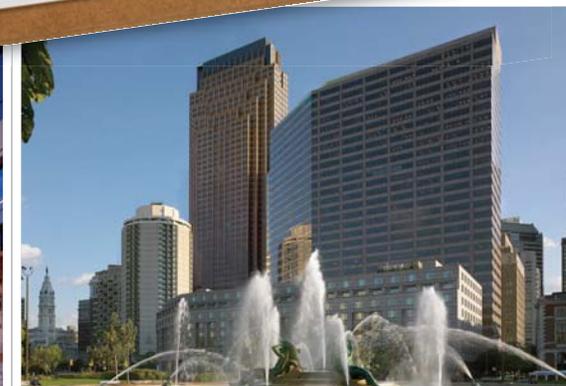
As a large owner of Class-A office buildings, **BrandywineRealtyTrust** has earned a reputation for providing exceptional work environments. Since our inception, we've been committed to designing, creating and maintaining office buildings that reflect our uncompromising commitment to excellence. **Brandywine Environments**, a collaborative effort that ensures cost-effective and highly sustainable work environments, demonstrates that commitment.

Brandywine Environments has specific, measurable objectives, including sustainable development practices and energy conservation targets. Our 2012 include obtaining Energy Star ratings in over 50 percent of our properties (currently 80 Buildings and over 15 Million square feet have Energy Star Ratings) and, whenever practical, we will achieve Leadership in Energy and Efficient Design (LEED) certification. More importantly, we're working to educate our 1,400 tenants on the importance of instituting sustainability practices as they conduct their own business.

These efforts create healthier office environments and cost savings through awareness and, ultimately, consumption reduction. This is not only the responsible thing to do; we believe it also makes good business sense. Energy efficient buildings with sustainable operating practices (including green cleaning supplies, sustainable chemical supply chain management and recycling) cost less to run and are better for tenants' health and the environment. Brandywine Environments fosters a culture of responsible business practices for our tenants, employees, shareholders and communities.

Brandywine Environments' Focus is on Seven Key Areas:

- ✓ Energy Management, including Energy Star and LEED protocols
- ✓ Construction/Development
- ✓ Building Operations
- ✓ Incentives/Regulatory
- ✓ Alternative Energy, including solar, bio-diesel, geo-thermal, and wind
- ✓ Office Environments, adopting cost-saving, environmentally friendly practices
- ✓ Communications



The Key to Success: Constant Measurement

Brandywine monitors these efforts and benchmarks our accomplishments. Progress is measured monthly, and results are announced and rewarded.

2011 Achievements

Cleaning – Continued our portfolio-wide green cleaning program using LEED-compliant and sustainable cleaning equipment, paper, soaps and chemicals in over 75% of the portfolio

Purchasing – 72% companywide at no cost add purchasing of our soap and paper products are now sustainable

Landscaping; Pest Management – Implemented sustainable landscape management and integrated pest management initiatives at 50% of our portfolio

2012 Objectives

Recycling – Achieve a portfolio-wide recycling diversion goal of 75%

Water Consumption – Reduce water consumption by an additional 5 percent, saving 35 million gallons of water vs. 2010 baseline

Landscaping, Pest Management – Implement sustainable landscaping practices across 75% of our portfolio and adopt green pest management initiatives in 90% of our properties

Energy Management – Bring number of Energy Star-rated buildings to 75, representing over 48% of our portfolio; and identify strategies to conserve energy and reduce electric load, saving \$250,000

Office Environments – Continue purchasing practices to buy sustainable office supplies and business cards; measure paper savings from two-sided printing

Construction and Development – Deploy a Sustainable Tenant Improvement Program focused on the use of green materials (e.g., carpet, tile, wall board, low VOC paints, adhesives, etc.) and recycling of demolished materials

Brandywine Creates Sustainable Change

To reduce waste and save money in our own offices, Brandywine has:

- Eliminated plastic water bottles, utensils, paper cups and plates, replacing them with mugs, flatware and reusable plates.
- Changed to electricity-saving duplex printing and consolidated our printers. By defaulting to two-sided printing, we've reduced our paper purchasing.
- Implemented technology to decrease water consumption in our restrooms.
- Adopted longer-lasting CFL and LED-based lighting platforms, reducing energy consumption and saving on time-intensive labor to replace light bulbs.

Looking for ways to bring more green to your office?

Brandywine can help.
Call 866.426.5400



BrandywineRealtyTrust

www.brandywinerealty.com

Go Green, Save Green

Brandywine has helped its tenants become more sustainable and save money with easy-to-implement ideas:

- Install motion sensors in conference rooms, offices and common areas
- Plug electrical cords into power strips, turn strips off at the end of the day
- Coordinate with Brandywine to set up a single-stream recycling program
- Work with Brandywine to implement LEED practices where practical during construction
- Monitor usage of air conditioning and heat, reduce consumption at night and on weekends
- Car pool or take mass transit to work

