

Investor/Press Contact:

Marge Boccuti  
Manager, Investor Relations  
Brandywine Realty Trust  
610-832-7702  
[marge.boccuti@bdnreit.com](mailto:marge.boccuti@bdnreit.com)



Company Contact:

Howard M. Sipzner  
EVP & CFO  
Brandywine Realty Trust  
610-832-4907  
[howard.sipzner@bdnreit.com](mailto:howard.sipzner@bdnreit.com)

**Brandywine Realty Trust Executes 641,433 Square Feet of Leasing in Fourth Quarter 2009**

**RADNOR, PA, February 8, 2010** — Brandywine Realty Trust (NYSE: BDN) announced today that it has signed 641,433 square feet of new and renewal leases during the fourth quarter of 2009, including 183,662 square feet of leases which commenced during the fourth quarter of 2009, 404,711 square feet of leases scheduled to commence during 2010 and 53,060 square feet of leases scheduled to commence after 2010, as follows:

Region	SF Signed & Commenced During 4Q '09	SF Signed in 4Q 2009 with Future Commencement Dates					Total SF Signed
		1Q 2010	2Q 2010	3Q 2010	4Q 2010	After 2010	
<b>PA</b>	61,099	59,953	88,178	15,956	27,909	53,060	<b>306,155</b>
<b>Richmond</b>	47,015	48,950	21,762	3,248	11,820	-	<b>132,795</b>
<b>NJ/DE</b>	53,602	42,035	28,792	-	2,494	-	<b>126,923</b>
<b>CA</b>	7,891	3,097	3,917	-	29,321	-	<b>44,226</b>
<b>DC</b>	8,102	16,060	-	-	-	-	<b>24,162</b>
<b>Austin</b>	5,953	1,219	-	-	-	-	<b>7,172</b>
<b>Total</b>	<b>183,662</b>	<b>171,314</b>	<b>142,649</b>	<b>19,204</b>	<b>71,544</b>	<b>53,060</b>	<b>641,433</b>

“Our regional leasing teams continue to do an excellent job renewing existing tenants and attracting new tenants to our properties,” stated Gerard H. Sweeney, President and Chief Executive Officer of Brandywine Realty Trust. “Our portfolio remains well positioned to meet our objectives in these challenging times.”

Leasing activity includes the following regional transactions:

**Pennsylvania (306,155 SF)**

Major leases include:

- Executive Health Resources renewed a 26,519 square foot lease at 15 Campus Boulevard, Newtown Square and signed expansion leases totaling 34,071 square feet at 11, 15 and 17 Campus Boulevard
- Stevens and Lee renewed a 21,561 square foot lease at 620 Freedom Business Center, King of Prussia
- Maaco Franchising signed a new 21,431 square foot lease at 610 Freedom Business Center, King of Prussia
- Penn Virginia signed a new 20,243 square foot lease at Four Radnor Corporate Center, Radnor
- GA II signed a new 20,229 square foot lease at 429 Creamery Way, Exton
- Cisco Systems renewed a 16,308 square foot lease at Valleybrooke II, Malvern
- Pennsylvania Trust renewed a 12,066 square foot lease and signed an 1,852 square foot expansion lease at Five Radnor Corporate Center, Radnor
- Garces Restaurant Group signed a new 12,392 square foot lease at Cira Centre, Philadelphia

**Richmond, Virginia (132,795 SF)**

Major leases include:

- BB&T Insurance Services renewed a 16,058 square foot lease at Interstate Center
- Bell Industries renewed a 15,345 square foot lease at Arboretum VII
- Honeywell International renewed a 10,200 square foot lease at Dabney XI

**New Jersey / Delaware (126,923 SF)**

Major leases include:

- Morgan Stanley renewed a 15,245 square foot lease at Plaza 1000, Voorhees, NJ
- Integrated Communications renewed a 12,762 square foot lease at Princeton Pike Corporate Center, Lawrenceville, Gibbsboro, NJ

**California (44,226 SF)**

Major leases include:

- CH2M Hill renewed a 29,321 square foot lease at Lake Merritt Tower, Oakland

**About Brandywine Realty Trust**

Brandywine Realty Trust is one of the largest, publicly traded, full-service, integrated real estate companies in the United States. Organized as a real estate investment trust and operating in select markets, Brandywine owns, develops and manages a primarily Class A, suburban and urban office portfolio aggregating approximately 34.8 million square feet, including 25.4 million square feet which it currently owns on a consolidated basis. For more information, visit our website at [www.brandywinerealty.com](http://www.brandywinerealty.com).

**Forward-Looking Statements**

Certain statements in this release constitute forward-looking statements within the meaning of the Private Securities Litigation Reform Act of 1995. Such forward-looking statements involve known and unknown risks, uncertainties and other factors that may cause the actual results, performance, achievements or transactions of the Company and its affiliates or industry results to be materially different from any future results, performance, achievements or transactions expressed or implied by such forward-looking statements. Such risks, uncertainties and other factors relate to, among others, the Company's ability to lease vacant space and to renew or relet space under expiring leases at expected levels, the potential loss of major tenants, interest rate levels, the availability and terms of debt and equity financing, competition with other real estate companies for tenants and acquisitions, risks of real estate acquisitions, dispositions and developments, including cost overruns and construction delays, unanticipated operating costs and the effects of general and local economic and real estate conditions. Additional information or factors which could impact the Company and the forward-looking statements contained herein are included in the Company's filings with the Securities and Exchange Commission. The Company assumes no obligation to update or supplement forward-looking statements that become untrue because of subsequent events.