

2025

*Annual Shareholder
Meeting*

MAY 20, 2025



COPT DEFENSE
P R O P E R T I E S

CDP
LISTED
NYSE

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OVERVIEW OF 2024 ACHIEVEMENTS



Strong FY 2024 Results

	FY 2024
FFOPS, as adjusted for comparability	\$2.57
> 6-cents above the initial midpoint of guidance	
> Met or exceeded guidance each quarter over the past 28 quarters	
Increase in Same Property cash NOI	9.1%
> Our highest increase ever reported	
Defense/IT Portfolio	95.6%
> 60 basis point quarter-over-quarter increase in occupancy	96.8%
Same Property portfolio	94.1%
> 50 basis point quarter-over-quarter increase in occupancy	95.4%
Exceeded leasing goals Total leasing	3.2 million SF
Vacancy leasing	500,000 SF
> Exceeded annual target of 400,000 SF	
Renewal leasing	2.6 million SF
Investment leasing	124,000 SF
Total Retention rate	86%
> Highest annual rate in over 20 years	
Defense/IT Retention rate	89%
> Second highest annual rate since segment was disclosed in 1Q17	



2025: A STRONG START



Strong 1st Quarter 2025 Results

	1Q25
FFOPS, as adjusted for comparability	\$0.65
> FFO per share growth year-over-year	4.8%
> Met midpoint of guidance	
> Met or exceeded guidance each quarter over the past 29 quarters	
Increase in Same Property cash NOI	7.1%
> Increase excluding the benefit from real estate tax refunds from successful appeals in Other segment	4.3%
Increase in Same Property cash NOI Defense/IT Portfolio	4.1%
Defense/IT Portfolio	95.3% Occupied
> Occupancy rate > 94% for 9 consecutive quarters	96.6% Leased
Same Property portfolio	94.1% Occupied
> Leased rate ≥ 95% for 5 consecutive quarters	95.2% Leased
Excellent Leasing Total leasing	647,000 SF
Vacancy leasing	120,000 SF
> On track to achieve/exceed annual target of 400,000 SF	
Renewal leasing	438,000 SF
Investment leasing	89,000 SF
Total / Defense IT Retention rate	75%



Sector-Leading Tenant Retention

DRIVEN BY:

1. UNIQUE + ADVANTAGED LOCATIONS
2. SIGNIFICANT TENANT CO-INVESTMENT
3. LONG-TERM TENANT RELATIONSHIPS
4. OPERATING PLATFORM WITH CREDENTIALLED PERSONNEL

> Proven track record of strong tenant retention rates, averaging:

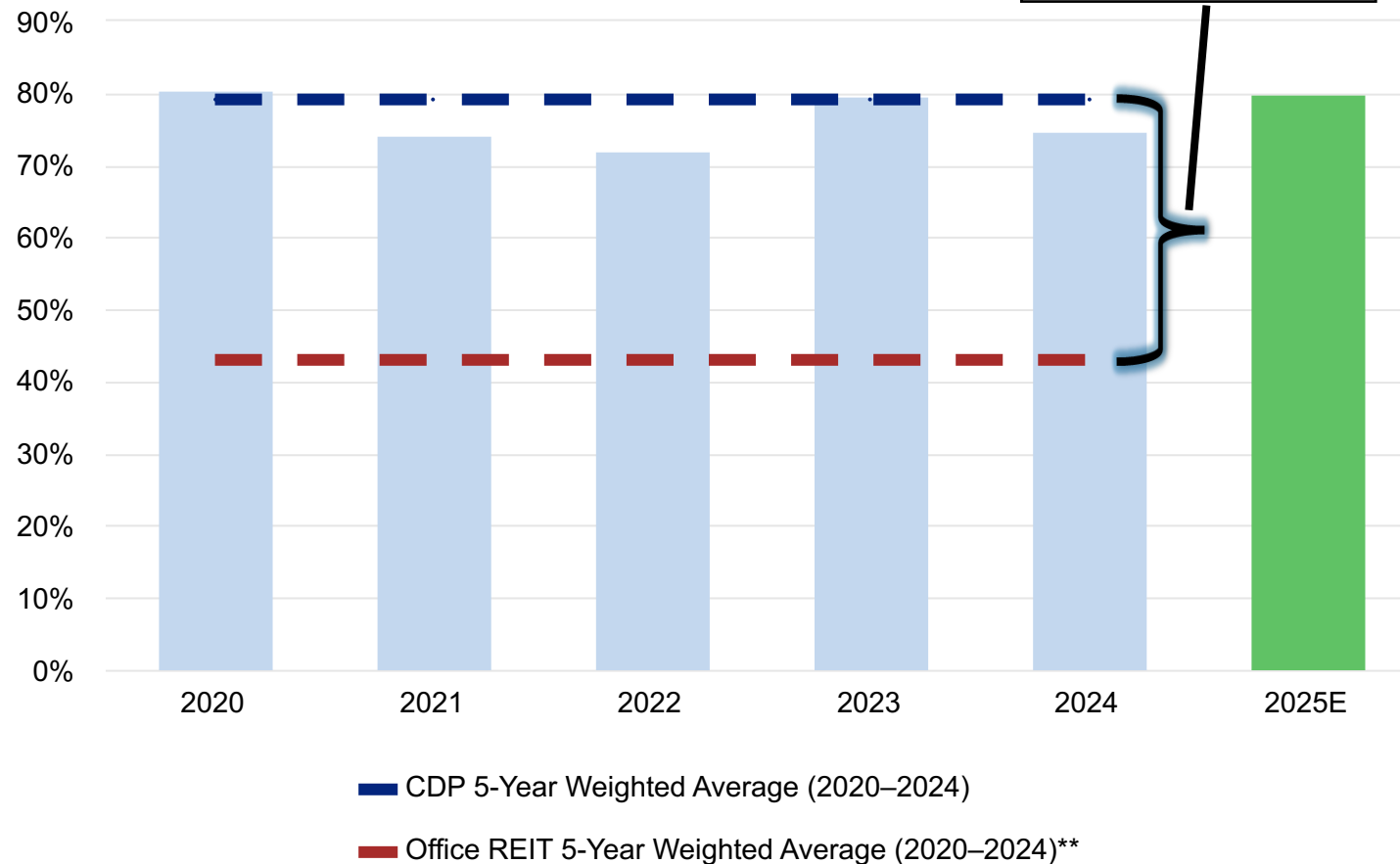
- > 10-year average = 78% (2015–2024)*
- > 5-year average = 79% (2020–2024)*

> 1Q 2025 total retention rate of 75%

- > Renewed 438,000 SF
- > Includes previously discussed impact from a few contractions and non-renewals that were negotiated in early 2023 and 2024

> 2025 guidance of 75%–85%

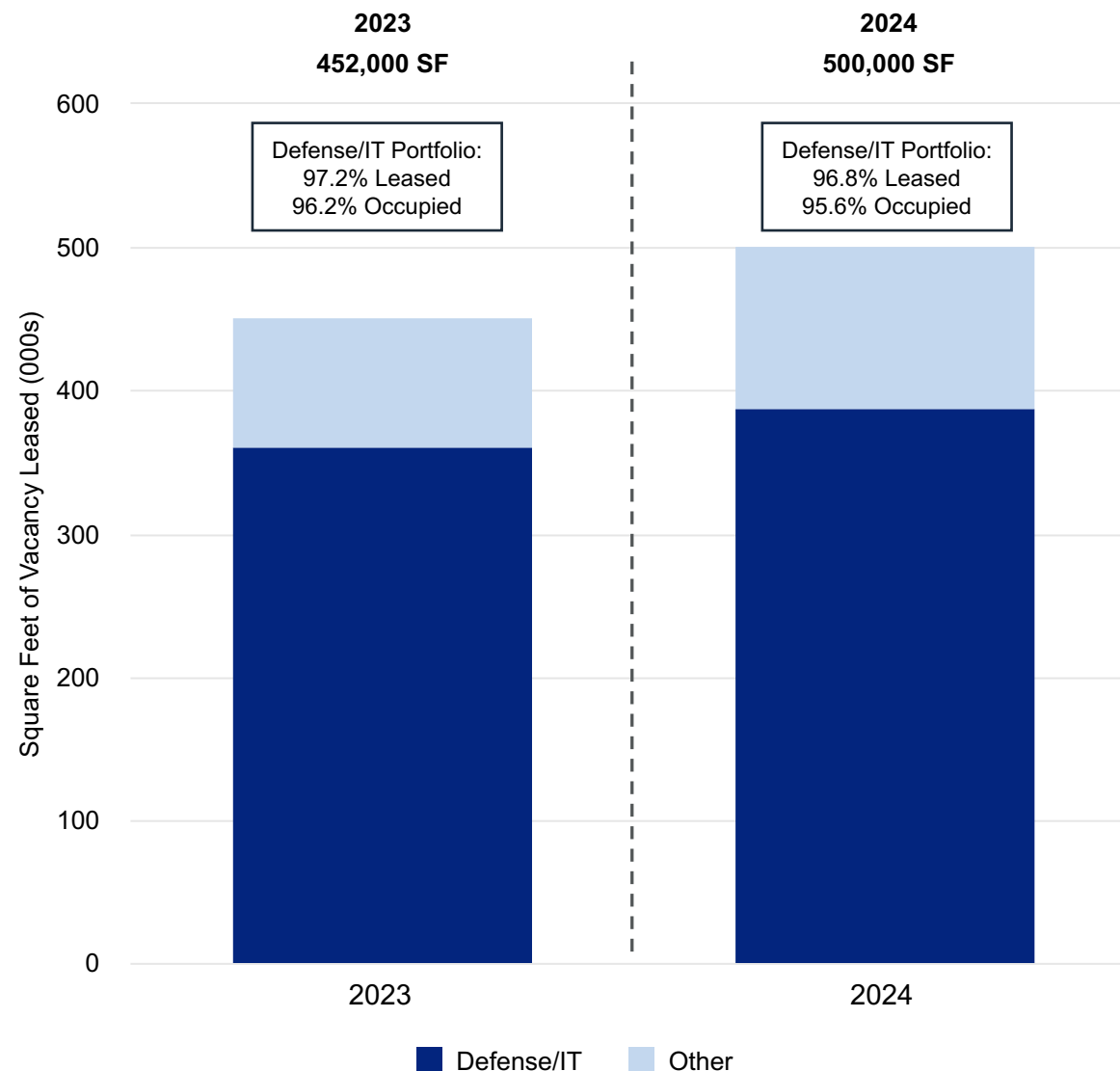
Renewal Rates Since 2020



Strong Vacancy Leasing

- > **Defense/IT Portfolio was 95.3% occupied and 96.6% leased at March 31, 2025**
- > **Excellent Vacancy leasing volume in 1Q 2025 exceeded expectations**
 - > 120,000 SF executed equates to 30% of initial full year target
 - > Weighted average lease term of 7.1 years
- > **2025 Vacancy leasing target of 400,000 SF**
 - > 179,000 SF executed as of 4/25/25
 - > ~195,000 SF in advanced negotiations
 - > Taken together, over 370,000 SF of leases executed, or in advanced negotiations, amounts to 93% of full year target

Vacancy Leasing in Operating Portfolio*



External Growth from Investment

ALLOCATING CAPITAL TO PROJECTS AT OUR DEFENSE/IT LOCATIONS IS THE FOUNDATION FOR EXTERNAL GROWTH

> Active Development + Placed into Service:

- > \$308 million of active developments (756,000 SF) are 62% leased*

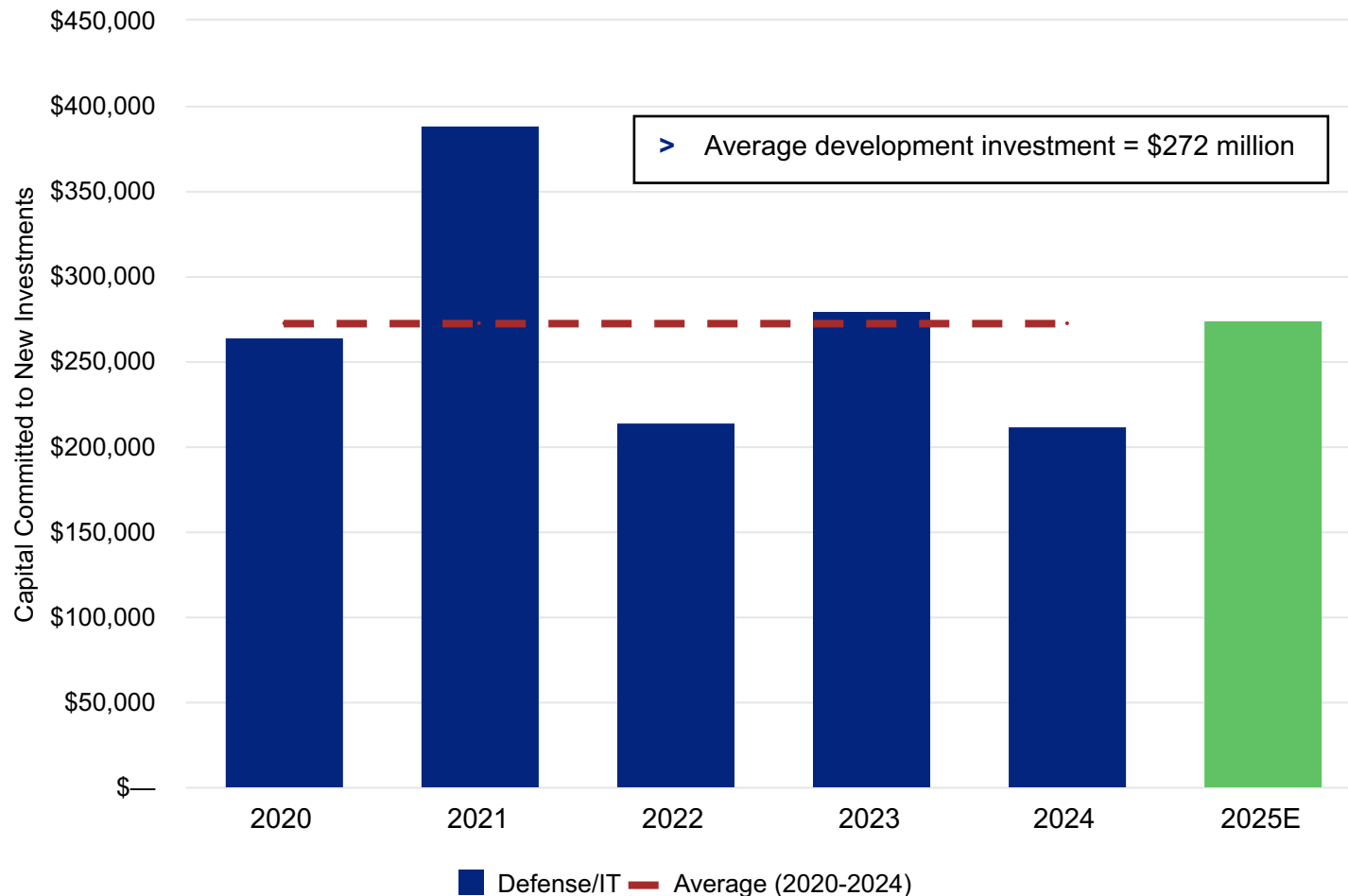
> Capital Committed in 2025 to New Investments**:

- > Committed capital to 1 project in 1Q25
 - > 8500 Advanced Gateway | \$52.0 million

> Future Opportunities:

- > ~1.2 million SF development leasing pipeline and ~1.5 million SF of potential opportunities

Capital Committed to New Investments (\$)



* As of April 14, 2025.

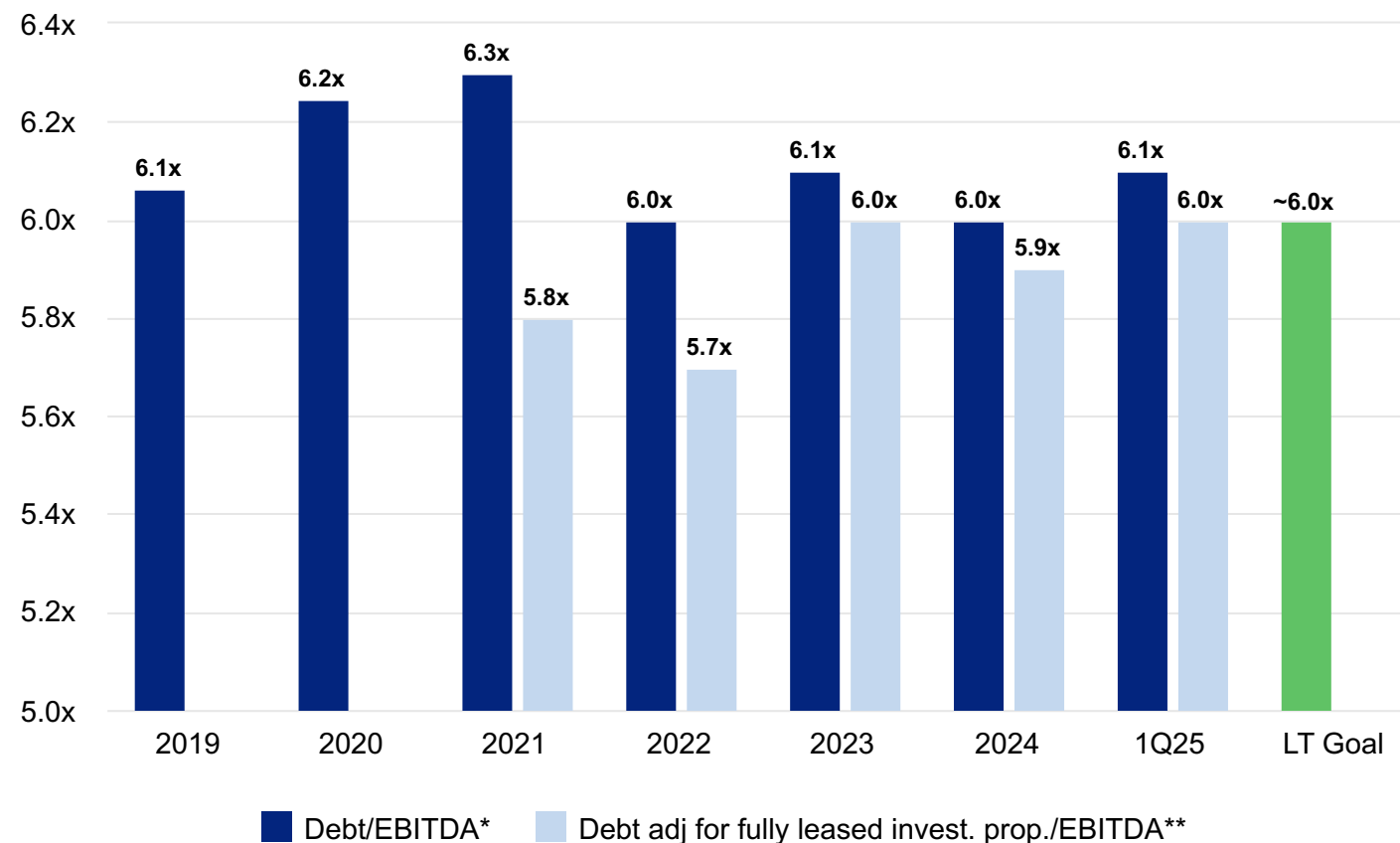
** The anticipated outlay for a development project or acquisition, including estimated infrastructure, tenant improvements, leasing commissions, and identified capital projects (based on estimates at acquisition date); and any allocated portion of structured parking or other shared infrastructure, if applicable.

Strong Balance Sheet Supports Growth

> Ability to Self-Fund Investment

- > Can fund \$250–\$275 million of development/acquisition investment on a leverage neutral basis
 - > Equity component: cash flow from operations after the dividend
 - > No outside equity required
 - > Debt component: line of credit and bond issuances

Maintaining Our Strong Balance Sheet



* Pro forma net debt to in-place adjusted EBITDA ratio applies to years 2021 and 2022.

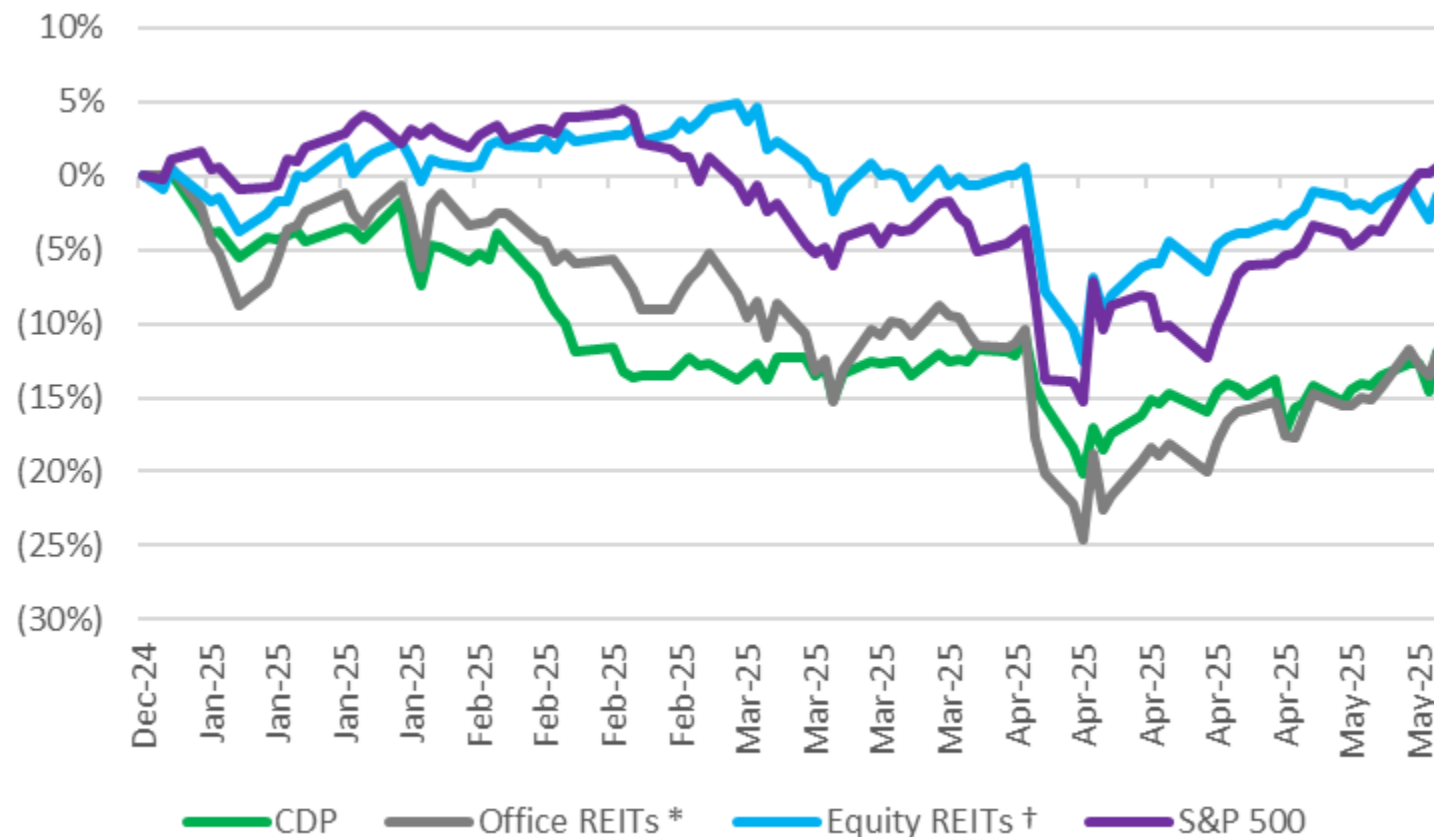
** Pro forma net debt adjusted for fully leased investment properties to in-place adjusted EBITDA ratio applies to years 2021 and 2022.



2025 Stock Performance

- > In 2025 year-to-date, CDP is performing in-line with the Office REIT index, but is trailing the overall REIT index
- > Since year-end 2019, CDP is the best performing REIT in the Office sector, outperforming the Office REIT index by ~39%
- > Since year-end 2019, CDP has generated the highest FFO per share growth in the Office sector
- > Increased dividend by 10.9% over the past 3 years**

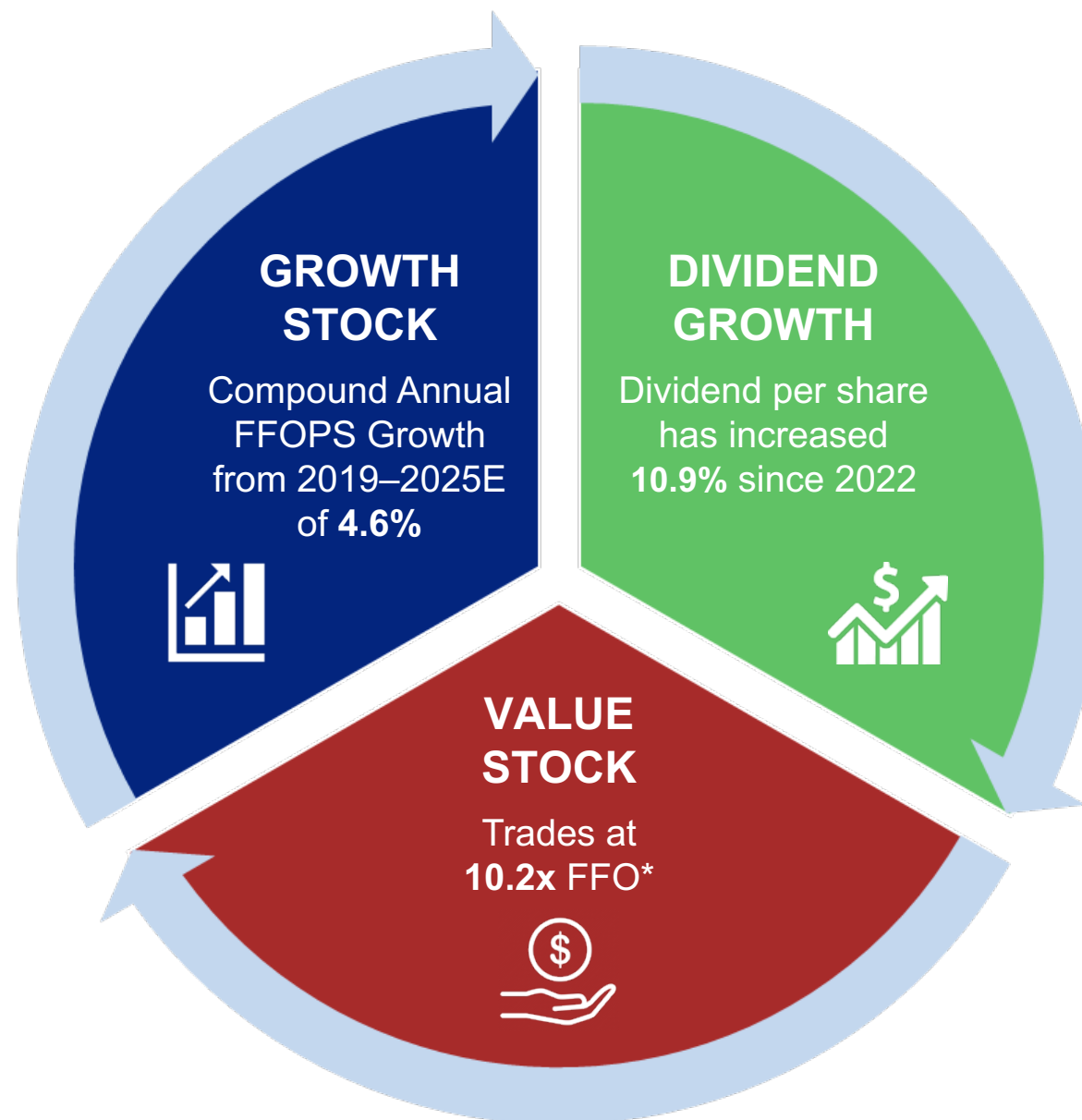
CDP's 2025 Price Performance vs Indexes



Source: FactSet; COPT Defense IR Department.
Based on daily closing prices from 12/31/24 - 5/15/25.
† FTSE Nareit Equity Office Index
* MSCI U.S. REIT Index (RMZ)
** Includes the 3.4% dividend increase announced in February 2025.



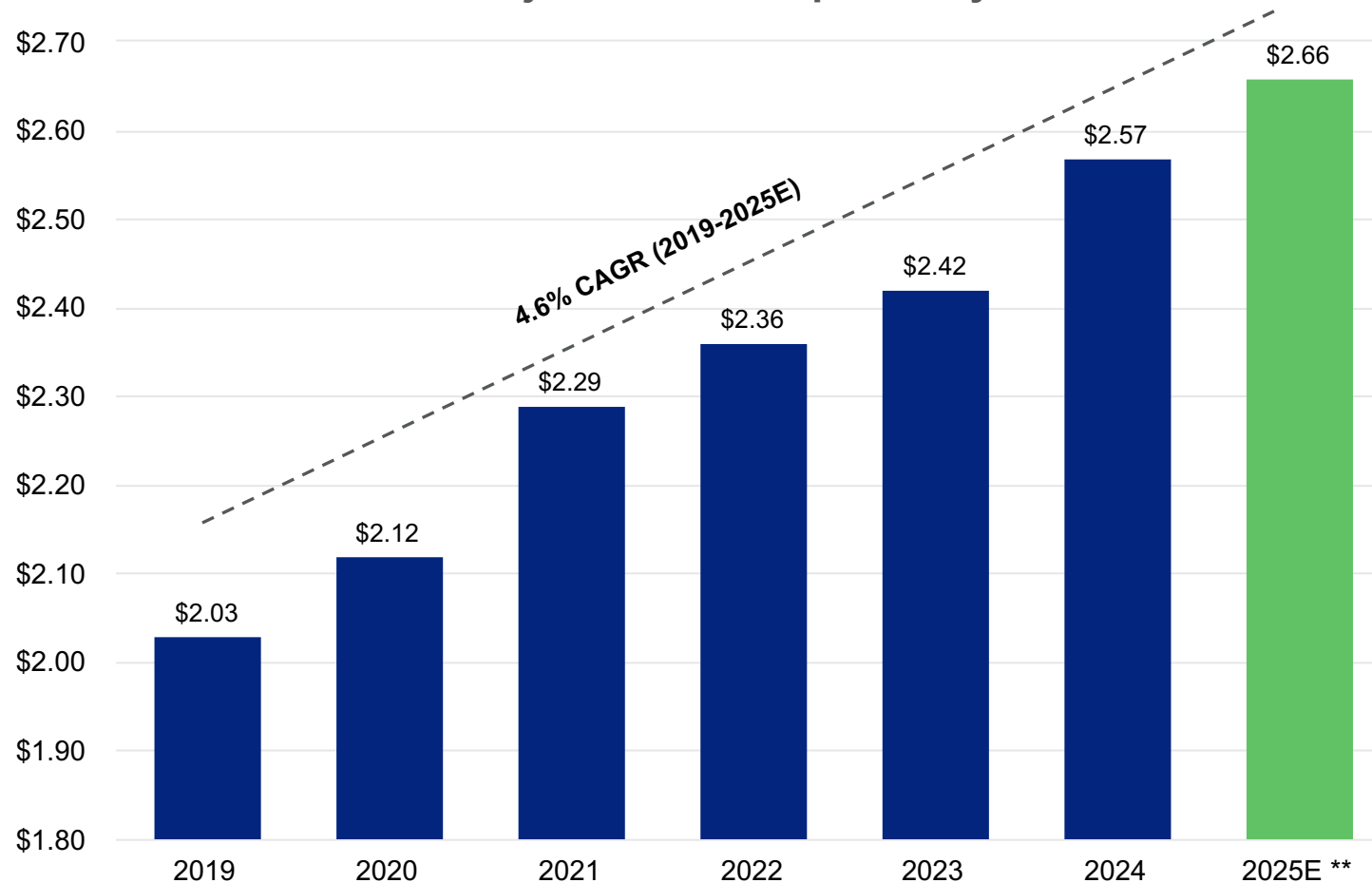
Attractive Investment Opportunity



Continued Growth Through 2026

- > Strong leasing demand at existing properties
- > \$308 million of active developments (756,000 SF) are 62% leased*
- > ~1.2 million SF development leasing pipeline and ~1.5 million SF of potential opportunities
- > Appropriated budget increases and bipartisan support for future growth in Defense Budgets expected to continue to drive demand for existing and new development space
- > Balance sheet is fortified with no significant debt maturing until 2026
- > Combination of these factors support expectation that FFO per share will grow 4% on a compounded basis between 2023 through 2026 (based on the original midpoint of 2023 guidance of \$2.38)

FFOPS,
as Adjusted for Comparability



APPENDICES

- > Safe Harbor
- > Definitions + Glossary
- > Reconciliations



UNLESS OTHERWISE NOTED, INFORMATION IN THIS PRESENTATION REPRESENTS THE COMPANY'S CONSOLIDATED PORTFOLIO AS OF OR FOR THE QUARTER ENDED MARCH 31, 2025.

- > This presentation may contain forward-looking statements within the meaning of the Federal securities laws. Forward-looking statements can be identified by the use of words such as “may,” “will,” “should,” “could,” “believe,” “anticipate,” “expect,” “estimate,” “plan” or other comparable terminology. Forward-looking statements are inherently subject to risks and uncertainties, many of which we cannot predict with accuracy and some of which we might not even anticipate. Although we believe that the expectations, estimates and projections reflected in such forward-looking statements are based on reasonable assumptions at the time made, we can give no assurance that these expectations, estimates and projections will be achieved. Future events and actual results may differ materially from those discussed in the forward-looking statements and we undertake no obligation to update or supplement any forward-looking statements.
- > The areas of risk that may affect these expectations, estimates and projections include, but are not limited to, those risks described in Item 1A of the Company’s Annual Report on Form 10-K for the year ended December 31, 2024.



Definitions + Glossary

Acquisition costs

Transaction costs expensed in connection with executed or anticipated acquisitions of operating properties.

Adjusted book

Total assets presented on our consolidated balance sheet, net of lease liabilities associated with property right-of-use assets, and excluding the effect of cash and cash equivalents, accumulated depreciation on real estate properties, accumulated amortization of intangible assets on real estate acquisitions, accumulated amortization of deferred leasing costs and unconsolidated real estate joint ventures ("JVs") cash and cash equivalents, liabilities, and accumulated depreciation and amortization (of intangibles on property acquisitions and deferred leasing costs) allocable to our ownership interest in the JVs.

Adjusted EBITDA

Net income or loss adjusted for the effects of interest expense, depreciation and amortization, gain on sales and impairment losses of real estate and investments in unconsolidated real estate JVs, gain or loss on early extinguishment of debt, gain or loss on interest rate derivatives, net gain or loss on other investments, credit loss expense or recoveries, operating property acquisition costs, income taxes, business development expenses, demolition costs on redevelopment and nonrecurring improvements, executive transition costs and certain other expenses that we believe are not relevant to an investor's evaluation of our ability to repay debt. Adjusted EBITDA also includes adjustments to net income or loss for the effects of the items noted above pertaining to unconsolidated real estate JVs that were allocable to our ownership interest in the JVs. In instances in which we report ARR per occupied square foot, the measure excludes revenue from leases not associated with our buildings.

Annualized rental revenue ("ARR")

The monthly contractual base rent as of the reporting date (ignoring free rent then in effect and rent associated with tenant funded landlord assets) multiplied by 12, plus the estimated annualized expense reimbursements under existing leases for occupied space. With regard to properties owned through unconsolidated real estate JVs, we include the portion of ARR allocable to COPT Defense's ownership interest.

ATFP

Anti-terrorism force protection.

Average escalations

Leasing statistic used to report average increase in rental rates over lease terms for leases with a term of greater than one-year.

Baltimore/Washington region

Includes counties that comprise the Fort Meade/Baltimore Washington Corridor. As of March 31, 2025, 95 of COPT Defense's properties were located within this defined region. Please refer to page 12 of COPT Defense's Supplemental Information package dated March 31, 2025 for additional detail.

Basic FFO available to common share and common unit holders ("Basic FFO")

FFO adjusted to subtract (1) preferred share dividends, (2) income or loss attributable to noncontrolling interests through ownership of preferred units in COPT Defense Properties, L.P. (the "Operating Partnership") or interests in other consolidated entities not owned by us, (3) depreciation and amortization allocable to noncontrolling interests in other consolidated entities, (4) Basic FFO allocable to share-based compensation awards and (5) issuance costs associated with redeemed preferred shares. With these adjustments, Basic FFO represents FFO available to common shareholders and holders of common units in the Operating Partnership ("common units"). Common units are substantially similar to our common shares of beneficial interest ("common shares") and are exchangeable into common shares, subject to certain conditions.

BRAC

Base Realignment and Closure Commission of the United States Congress, the most recent of which Congress established in 2005 to ensure the integrity of the base closure and realignment process. The Commission provided an objective, non-partisan, and independent review and analysis of the list of military installation recommendations issued by the Department of Defense ("DOD") on May 13, 2005. The Commission's mission was to assess whether the DOD recommendations substantially deviated from the Congressional criteria used to evaluate each military base. While giving priority to the criteria of military value, the Commission took into account the human impact of the base closures and considered the possible economic, environmental, and other effects on the surrounding communities.

C4ISR

Command, Control, Communications, Computers, Intelligence, Surveillance & Reconnaissance.



Definitions + Glossary (continued)

Cash net operating income ("Cash NOI")

NOI from real estate operations adjusted to eliminate the effects of: straight-line rental adjustments, amortization of tenant incentives, amortization of intangibles and other assets included in FFO and NOI, lease termination fees from tenants to terminate their lease obligations prior to the end of the agreed upon lease terms and rental revenue recognized under GAAP resulting from landlord assets and lease incentives funded by tenants. Cash NOI also includes adjustments to NOI from real estate operations for the effects of the items noted above pertaining to unconsolidated real estate JVs that were allocable to our ownership interest in the JVs. Under GAAP, rental revenue is recognized evenly over the term of tenant leases (through straight-line rental adjustments and amortization of tenant incentives), which, given the long term nature of our leases, does not align with the economics of when tenant payments are due to us under the arrangements. Also under GAAP, when a property is acquired, we allocate the acquisition to certain intangible components, which are then amortized into NOI over their estimated lives, even though the resulting revenue adjustments are not reflective of our lease economics. In addition, revenue from lease termination fees and tenant-funded landlord improvements, absent an adjustment from us, would result in large one-time lump sum amounts in Cash NOI that we do not believe are reflective of a property's long-term value.

Cash rent

Includes monthly contractual base rent (ignoring rent abatements and rent associated with tenant funded landlord assets) multiplied by 12, plus estimated annualized expense reimbursements (average for first 12 months of term for new or renewed leases or as of lease expiration for expiring leases).

Debt/Total market capitalization

Gross debt, divided by our total market capitalization.

Defense/IT Portfolio

Represents properties in locations proximate to, or sometimes containing, key U.S. Government defense installations and missions.

Development leasing pipeline

Formerly called the Shadow Development Pipeline, this internally maintained schedule tracks potential future development leasing transactions for which the Company is competing and believes it has a 50% or greater chance of winning within the next 24 months.

Development profit or yield

Calculated as cash NOI divided by the estimated total investment, before the impact of cumulative real estate impairment losses.

Diluted adjusted funds from operations available to common share and common unit holders ("Diluted AFFO")

Diluted FFO, as adjusted for comparability, adjusted for the following: (1) the elimination of the effect of (a) noncash rental revenues and property operating expenses (comprised of straight-line rental adjustments, which includes the amortization of recurring tenant incentives, and amortization of acquisition intangibles included in FFO and NOI, both of which are described under "Cash NOI" above), (b) share-based compensation, net of amounts capitalized, (c) amortization of deferred financing costs, (d) amortization of debt discounts and premiums and (e) amortization of settlements of debt hedges; and (2) replacement capital expenditures (defined below). Diluted AFFO also includes adjustments to Diluted FFO, as adjusted for comparability for the effects of the items noted above pertaining to unconsolidated real estate JVs that were allocable to our ownership interest in the JVs.

Diluted FFO available to common share and common unit holders ("Diluted FFO")

Basic FFO adjusted to add back any changes in Basic FFO that would result from the assumed conversion of securities that are convertible or exchangeable into common shares. The computation of Diluted FFO (which includes discontinued operations, if any) assumes the conversion of common units but does not assume the conversion of other securities that are convertible into common shares if the conversion of those securities would increase Diluted FFO per share in a given period.

Diluted FFO available to common share and common unit holders, as adjusted for comparability ("Diluted FFO, as adjusted for comparability")

Diluted FFO or FFO adjusted to exclude: operating property acquisition costs (for acquisitions classified as business combinations); gain or loss on early extinguishment of debt; FFO associated with properties that secured non-recourse debt on which we defaulted and, subsequently, extinguished via conveyance of such properties (including property NOI, interest expense and gains on debt extinguishment); loss on interest rate derivatives; executive transition costs associated with named executive officers; and, for periods prior to 10/1/22, demolition costs on redevelopment and nonrecurring improvements and executive transition costs associated with other senior management team members. Diluted FFO, as adjusted for comparability also includes adjustments to Diluted FFO for the effects of the items noted above pertaining to unconsolidated real estate JVs that were allocable to our ownership interest in the JVs.

Diluted FFO per share

Defined as (1) Diluted FFO divided by (2) the sum of the (a) weighted average common shares outstanding during a period, (b) weighted average common units outstanding during a period and (c) weighted average number of potential additional common shares that would have been outstanding during a period if other securities that are convertible or exchangeable into common shares were converted or exchanged. The computation of Diluted FFO per share assumes the conversion of common units but does not assume the conversion of other securities that are convertible into common shares if the conversion of those securities would increase Diluted FFO per share in a given period.



Definitions + Glossary (continued)

Diluted FFO per share, as adjusted for comparability

Defined as (1) Diluted FFO available to common share and common unit holders, as adjusted for comparability divided by (2) the sum of the (a) weighted average common shares outstanding during a period, (b) weighted average common units outstanding during a period and (c) weighted average number of potential additional common shares that would have been outstanding during a period if other securities that are convertible or exchangeable into common shares were converted or exchanged. The computation of this measure assumes the conversion of common units but does not assume the conversion of other securities that are convertible into common shares if the conversion of those securities would increase the per share measure in a given period.

DISA

Defense Information Systems Agency.

EBITDA

See Adjusted EBITDA.

EUL

Enhanced Use Lease whereby the DOD grants a lease interest to a private developer in exchange for rent that the DOD can use to improve the related defense installation.

Funds from operations ("FFO" or "FFO per Nareit")

Defined as net income or loss computed using GAAP, excluding gains on sales and impairment losses of real estate and investments in unconsolidated real estate JVs (net of associated income tax) and real estate-related depreciation and amortization. FFO also includes adjustments to net income or loss for the effects of the items noted above pertaining to unconsolidated real estate JVs that were allocable to our ownership interest in the JVs. We believe that we use the National Association of Real Estate Investment Trust's ("Nareit") definition of FFO, although others may interpret the definition differently and, accordingly, our presentation of FFO may differ from those of other REITs.

Gross debt

Defined as debt reported on our consolidated balance sheet adjusted to exclude net discounts and premiums and deferred financing costs, as further adjusted to include outstanding debt of unconsolidated real estate JVs that were allocable to our ownership interest in the JVs.

GSA

United States General Services Administration.

In-place adjusted EBITDA

Defined as Adjusted EBITDA, as further adjusted for: (1) certain events occurring in a three month period to reflect Adjusted EBITDA as if the events occurred at the beginning of such period, including; (a) properties acquired, placed in service or expanded upon subsequent to the commencement of a period made in order to reflect a full period of ownership/operations; (b) properties removed from service or in which we disposed of interests; (c) significant mid-period occupancy changes associated with properties recently placed in service or acquired as if such occupancy changes occurred at the beginning of such period; and (2) adjustments to deferred rental revenue associated with changes in our assessment of collectability and other adjustments included in the period that we believe are not closely correlated with our operating performance. The measure also includes adjustments for the effects of the items noted above pertaining to unconsolidated real estate JVs that were allocable to our ownership interest in the JVs. We believe that the pro forma adjustments described above are consistent with the requirements for preparation of amounts presented on a pro forma basis in accordance with Article 11 of Regulation S-X.

Interest duration

The length of time for which an interest rate on debt is fixed.

Investment space leased

Includes vacant space leased within two years of the shell completion date for development properties or acquisition date for operating property acquisitions.

NGA

National Geospatial Intelligence Agency.

Net construction contract and other service revenues

Defined as net operating income from real estate services such as property management, development and construction services primarily for the Company's properties but also for third parties. Construction contract and other service revenues and expenses consist primarily of subcontracted costs that are reimbursed to the Company by the customer along with a management fee. The operating margins from these activities are small relative to the revenue. The Company believes NOI from service operations is a useful measure in assessing both its level of activity and its profitability in conducting such operations.

Net debt

Gross debt (total outstanding debt reported per our balance sheet as adjusted to exclude net discounts and premiums and deferred financing costs), as adjusted to subtract cash and cash equivalents as of the end of the period. The measure also includes adjustments to Gross debt for the effects of the items noted above pertaining to unconsolidated real estate JVs that were allocable to our ownership interest in the JVs.



Definitions + Glossary (continued)

Net debt adjusted for fully-leased investment properties

Defined as Net debt less costs incurred on properties under development and on operating property acquisitions that were 100% leased. We believe that this supplemental measure is useful in providing investors the impact to our debt of these fully leased properties that are not yet contributing to our adjusted EBITDA. We believe that debt reported on our consolidated balance sheet is the most directly comparable GAAP measure to this non-GAAP measure.

Portfolio	3/31/25	12/31/24	9/30/24	6/30/24	3/31/24
# of Properties					
Total Portfolio	204	203	202	201	201
Consolidated Portfolio	180	179	178	177	177
Defense/IT Portfolio	198	197	196	195	195
Same Property	198	198	198	198	198
% Occupied					
Total Portfolio	93.6 %	93.6 %	93.1 %	93.6 %	93.6 %
Consolidated Portfolio	92.3 %	92.2 %	91.6 %	92.2 %	92.2 %
Defense/IT Portfolio	95.3 %	95.4 %	94.8 %	95.4 %	95.5 %
Same Property	94.1 %	94.4 %	93.9 %	93.9 %	93.9 %
% Leased					
Total Portfolio	95.1 %	95.1 %	94.8 %	94.9 %	94.9 %
Consolidated Portfolio	94.0 %	94.1 %	93.6 %	93.8 %	93.8 %
Defense/IT Portfolio	96.6 %	96.7 %	96.4 %	96.5 %	96.6 %
Same Property	95.2 %	95.7 %	95.3 %	95.2 %	95.3 %
Square Feet (in thousands)					
Total Portfolio	24,548	24,537	24,316	24,135	24,137
Consolidated Portfolio	20,253	20,242	20,021	19,839	19,841
Defense/IT Portfolio	22,560	22,549	22,331	22,150	22,150
Same Property	23,856	23,856	23,856	23,856	23,856

Net debt to adjusted book and Net debt adjusted for fully-leased investment properties to adjusted book

These measures divide either Net debt or Net debt adjusted for fully-leased investment properties by Adjusted book.

Net debt to in-place adjusted EBITDA ratio and Net debt adjusted for fully-leased investment properties to in-place adjusted EBITDA ratio

Defined as Net debt or Net debt adjusted for fully-leased investment properties divided by in-place adjusted EBITDA (defined above) for the three month period that is annualized by multiplying by four.

Net operating income from real estate operations ("NOI")

Includes: consolidated real estate revenues; consolidated property operating expenses; and the net of revenues and property operating expenses of real estate operations owned through unconsolidated real estate JVs that are allocable to COPT Defense's ownership interest in the JVs.

Payout ratios based on: Diluted FFO; Diluted FFO, as adjusted for comparability; and Diluted AFFO

These payout ratios are defined as (1) the sum of dividends on common and deferred shares and distributions to holders of interests in the Operating Partnership and dividends on convertible preferred shares to the extent they are dilutive in the respective FFO per share numerators divided by (2) the respective non-GAAP measures.

Pro forma net debt, pro forma net debt adjusted for fully-leased investment properties, pro forma in-place adjusted EBITDA and associated ratios

These measures and the ratios in which they are used adjust for the effect of noted dispositions of interests in properties that occurred subsequent to the end of reporting periods and before our release of financial results for such periods. The adjustments remove Adjusted EBITDA from real estate operations associated with the disposed interests in properties and adjust our net debt measures for resulting proceeds available for debt pay downs to reflect these measures and ratios as if such events occurring subsequent to a three month reporting period occurred at the beginning of such reporting period. We believe that these adjustments are consistent with the requirements for preparation of amounts presented on a pro forma basis in accordance with Article 11 of Regulation S-X.

Redevelopment

Properties previously in operations on which activities to substantially renovate such properties are underway or approved.



Definitions + Glossary (continued)

Replacement capital expenditures

Tenant improvements and incentives, building improvements and leasing costs incurred during the period for operating properties that are not (1) items contemplated prior to the acquisition of a property, (2) improvements associated with the expansion of a building or its improvements, (3) renovations to a building which change the underlying classification of the building (for example, from industrial to office or Class C office to Class B office), (4) capital improvements that represent the addition of something new to the property rather than the replacement of something (for example, the addition of a new heating and air conditioning unit that is not replacing one that was previously there) or (5) replacements of significant components of a building after the building has reached the end of its original useful life. Replacement capital expenditures excludes expenditures of operating properties included in disposition plans during the period that were already sold or are held for future disposition. For cash tenant incentives not due to the tenant for a period exceeding three months past the date on which such incentives were incurred, we recognize such incentives as replacement capital expenditures in the periods such incentives are due to the tenant. Replacement capital expenditures, which is included in the computation of Diluted AFFO, is intended to represent non-transformative capital expenditures of existing properties held for long-term investment.

Same Property

Operating office and data center shell properties stably owned and 100% operational since at least the beginning of the prior year.

Same Property NOI and Same Property cash NOI

NOI, or Cash NOI, from real estate operations of Same Property groupings.

SCIF

Sensitive (or Secure) Compartmented Information Facility, or “SCIF,” in U.S. military, security and intelligence parlance is an enclosed area within a building that is used to process classified information within formal access controlled systems (as established by the Director of National Intelligence).

Stabilization

Generally defined as properties that are at least 90% occupied.

Straight-line rent

Includes annual minimum base rents, net of abatements and lease incentives and excluding rent associated with tenant funded landlord assets, on a straight-line basis over the term of the lease, and estimated annual expense reimbursements (as of lease commencement for new or renewed leases or as of lease expiration for expiring leases).

Total market capitalization

Sum of: (1) consolidated outstanding debt, excluding discounts, premiums and deferred financing costs; (2) the product of the closing price of our common shares on the NYSE and the sum of (a) common shares outstanding and (b) common units outstanding; and (3) the liquidation value of preferred shares and preferred units in our operating partnership.

Under development

This term includes properties under, or contractually committed for, development.

Vacant space leased

Includes leasing of vacated second-generation space and vacant space leased in development properties and operating property acquisitions after two years from such properties' shell completion or acquisition date.



Reconciliations

Reconciliations of net income to diluted FFO, diluted FFO as adjusted for comparability and diluted AFFO (in thousands)	Year Ended December 31,						Three Months Ended
	2019	2020	2021	2022	2023	2024	03/31/25
Net income (loss)	\$ 200,004	\$ 102,878	\$ 81,578	\$ 178,822	\$ (74,347)	\$ 143,942	\$ 36,228
Real estate-related depreciation and amortization	137,069	138,193	147,833	141,230	148,950	153,640	39,359
Impairment losses on real estate	329	1,530	—	—	252,797	—	—
Gain on sales of real estate	(105,230)	(30,209)	(65,590)	(47,814)	(49,392)	—	(300)
Gain on sale of investment in unconsolidated real estate JV	—	(29,416)	—	—	—	—	—
Depreciation and amortization on unconsolidated real estate JVs	2,703	3,329	1,981	2,101	3,217	3,056	741
FFO - per Nareit	234,875	186,305	165,802	274,339	281,225	300,638	76,028
Noncontrolling interests - preferred units in the Operating Partnership	(564)	(300)	—	—	—	—	—
FFO allocable to other noncontrolling interests	(5,024)	(15,705)	(5,483)	(4,795)	(3,978)	(3,855)	(1,158)
Basic FFO allocable to share-based compensation awards	(905)	(719)	(777)	(1,433)	(1,940)	(2,417)	(530)
Basic FFO available to common share and common unit holders	228,382	169,581	159,542	268,111	275,307	294,366	74,340
Redeemable noncontrolling interests	132	147	(11)	(34)	(58)	1,963	—
Diluted FFO adjustments allocable to share-based compensation awards	—	—	32	109	150	188	53
Basic and Diluted FFO available to common share and common unit holders	228,514	169,728	159,563	268,186	275,399	296,517	74,393
Loss on early extinguishment of debt	—	7,306	100,626	609	—	—	—
Gain on early extinguishment of debt on unconsolidated real estate JVs	—	—	—	(168)	—	—	—
Loss on interest rate derivatives	—	53,196	—	—	—	—	—
Loss on interest rate derivatives included in interest expense	—	—	221	—	—	—	—
Demolition costs on redevelopment and nonrecurring improvements	148	63	423	—	—	—	—
Executive transition costs	4	—	—	343	518	285	—
Non-comparable professional and legal expenses	681	—	—	—	—	—	—
Dilutive preferred units in the Operating Partnership	—	300	—	—	—	—	—
FFO allocation to other noncontrolling interests resulting from capital event	—	11,090	—	—	—	—	—
Diluted FFO comparability adjustments allocable to share-based compensation awards	(3)	(327)	(507)	(5)	(4)	(2)	—
Diluted FFO available to common share and common unit holders, as adjusted for comparability	\$ 229,344	\$ 241,356	\$ 260,326	\$ 268,965	\$ 275,913	296,800	\$ 74,393
Straight line rent adjustments and lease incentive amortization	—	—	—	—	—	10,824	—
Amortization of intangibles and other assets included in NOI	—	—	—	—	—	755	—
Share-based compensation, net of amounts capitalized	—	—	—	—	—	10,443	—
Amortization of deferred financing costs	—	—	—	—	—	2,708	—
Amortization of net debt discounts, net of amounts capitalized	—	—	—	—	—	4,110	—
Replacement capital expenditures	—	—	—	—	—	(103,984)	—
Other	—	—	—	—	—	566	—
Diluted AFFO available to common share and common unit holders ("diluted AFFO")	\$ 229,344	\$ 241,356	\$ 260,326	\$ 268,965	\$ 275,913	\$ 222,222	\$ 74,393
Reconciliations of denominators for per share measures (in thousands)							
Denominator for diluted EPS	111.623	112.076	112.418	112.620	112.178	112.899	113.026
Weighted average common units	1.299	1.236	1.257	1.454	1.509	1.672	2.047
Redeemable noncontrolling interests	—	123	—	—	38	842	—
Dilutive effect of additional share-based compensation awards	—	—	—	—	424	—	—
Dilutive convertible preferred units	—	171	—	—	—	—	—
Denominator for diluted FFO per share, as adjusted for comparability	112.922	113.606	113.675	114.074	114.149	115.413	115.073
Diluted FFO per share, as adjusted for comparability	\$ 2.03	\$ 2.12	\$ 2.29	\$ 2.36	\$ 2.42	\$ 2.57	\$ 0.65
Numerators for non-gaap payout ratios (in thousands)							
Dividends on unrestricted common and deferred shares	—	—	—	—	—	\$ 132,628	—
Distributions on unrestricted common units	—	—	—	—	—	1,987	—
Dividends and distributions on restricted shares and units	—	—	—	—	—	1,000	—
Dividends and distributions on antidilutive shares and units	—	—	—	—	—	(1,006)	—
Dividends and distributions for non-gaap payout ratios	—	—	—	—	—	\$ 134,609	—
Non-GAAP payout ratios							
Diluted AFFO	—	—	—	—	—	60.6 %	—



Reconciliations (continued)

Reconciliations of diluted EPS to diluted FFOPS per Nareit and as adjusted for comparability (in dollars per share)	Actuals		Guidance	
	Year Ended December 31, 2024		Year Ending December 31, 2025	
			Low	High
Diluted EPS	\$	1.23	\$ 1.28	\$ 1.34
Real estate-related depreciation and amortization		1.36	1.35	1.35
Other FFO adjustments		(0.02)	—	—
Diluted FFOPS - Nareit and as adjusted for comparability	\$	2.57	\$ 2.63	\$ 2.69

Reconciliation of Developments Property NOI to Cash NOI (in millions)	Actuals		Guidance Midpoint	
	Year Ended December 31, 2024		Year Ending December 31, 2025	
Property NOI	\$	23	\$	13
Straight line rent adjustments		(12)		(8)
Cash NOI	\$	11	\$	5

Reconciliation of Net Construction Contract and Other Service Revenues (in millions)	Actuals		Guidance Midpoint	
	Year Ended December 31, 2024		Year Ending December 31, 2025	
Construction contract and other service revenues	\$	75.6	\$	36
Construction contract and other service expenses		(73.3)		(34)
Net construction contract and other service revenues	\$	2.3	\$	2



Reconciliations (continued)

Reconciliations of net income to Adjusted EBITDA, in-place adjusted EBITDA and pro forma in-place adjusted EBITDA (in thousands)	Three Months Ended						
	12/31/19	12/31/20	12/31/21	12/31/22	12/31/23	12/31/24	3/31/25
Net income	\$ 44,877	\$ 83,549	\$ 14,965	\$ 52,087	\$ 34,820	\$ 36,467	\$ 36,228
Interest expense	16,777	17,148	16,217	16,819	20,383	20,391	20,504
Income tax (benefit) expense	(104)	258	42	223	121	(24)	103
Depreciation and amortization	33,217	37,166	36,968	37,509	37,354	39,410	39,901
Impairment losses on real estate	2	—	—	—	—	—	—
Gain on sales of real estate	(20,761)	(30,204)	(25,879)	(19,238)	—	—	(300)
Gain on sale of investment in unconsolidated real estate JV	—	(29,416)	—	—	—	—	—
Adjustments from unconsolidated real estate joint ventures	1,206	1,306	763	1,033	1,911	1,681	1,518
Loss on early extinguishment of debt	—	4,069	41,073	267	—	—	—
Gain on early extinguishment of debt on unconsolidated real estate JVs	—	—	—	(168)	—	—	—
Net gain on other investments	(1)	(1,218)	—	(595)	—	—	—
Credit loss (recoveries) expense	—	(772)	(88)	(1,331)	(1,288)	(113)	515
Business development expenses	512	412	628	794	445	758	593
Demolition costs on redevelopment and nonrecurring improvements	104	—	(8)	—	—	—	—
Executive transition costs	—	—	—	387	188	58	57
Non-comparable professional and legal expenses	195	—	—	—	—	—	—
Adjusted EBITDA	\$ 76,024	\$ 82,298	\$ 84,681	\$ 87,787	\$ 93,934	\$ 98,628	\$ 99,119
Pro forma net operating income adjustment for property changes within period	463	1,459	—	2,704	1,341	528	786
Change in collectability of deferred rental revenue	928	678	—	—	(198)	1,646	1,232
Other	—	—	1,578	—	—	—	—
In-place adjusted EBITDA	\$ 77,415	\$ 84,435	\$ 86,259	\$ 90,491	\$ 95,077	\$ 100,802	\$ 101,137
Pro forma NOI adjustment from subsequent event transactions	—	—	(3,074)	(2,903)	—	—	—
Pro forma in-place adjusted EBITDA	\$ 77,415	\$ 84,435	\$ 83,185	\$ 87,588	\$ 95,077	\$ 100,802	\$ 101,137
Annualized in-place adjusted EBITDA	\$ 309,660	\$ 337,740	\$ 345,036	\$ 361,964	\$ 380,308	\$ 403,208	\$ 404,548
Annualized pro forma in-place adjusted EBITDA	—	—	\$ 332,740	\$ 350,352	—	—	—

Reconciliations of debt per balance sheet to net debt, net debt adjusted for fully-leased investment properties and pro forma net debt (in thousands)	As of						
	12/31/19	12/31/20	12/31/21	12/31/22	12/31/23	12/31/24	3/31/25
Debt per balance sheet	\$ 1,831,139	\$ 2,086,918	\$ 2,272,304	\$ 2,231,794	\$ 2,416,287	\$ 2,391,755	\$ 2,412,670
Net discounts and deferred financing costs	11,668	14,547	25,982	23,160	28,713	23,262	21,886
COPT Defense's share of unconsolidated JV gross debt	50,250	26,250	26,250	52,100	52,613	53,750	53,750
Gross debt	1,893,057	2,127,715	2,324,536	2,307,054	2,497,613	2,468,767	2,488,306
Less: Cash and cash equivalents	(14,733)	(18,369)	(13,262)	(12,337)	(167,820)	(38,284)	(24,292)
Less: CDP's share of cash of unconsolidated real estate JVs	(498)	(152)	(434)	(456)	(852)	(2,053)	(1,766)
Net debt	\$ 1,877,826	\$ 2,109,194	\$ 2,310,840	\$ 2,294,261	\$ 2,328,941	\$ 2,428,430	\$ 2,462,248
Costs incurred on fully-leased development properties	—	—	(162,884)	(95,972)	(53,914)	(18,774)	(27,499)
Costs incurred on fully-leased operating property acquisitions	—	—	—	—	—	(17,034)	—
Net debt adjusted for fully-leased investment properties	\$ 1,877,826	\$ 2,109,194	\$ 2,147,956	\$ 2,198,289	\$ 2,275,027	\$ 2,392,622	\$ 2,434,749
Net debt	—	—	\$ 2,310,840	\$ 2,294,261	—	—	—
Pro forma debt adjustments from subsequent event transaction proceeds	—	—	(216,000)	(189,000)	—	—	—
Pro forma net debt	—	—	2,094,840	2,105,261	—	—	—
Costs incurred on fully-leased development properties	—	—	(162,884)	(95,972)	—	—	—
Pro forma net debt adjusted for fully-leased investment properties	—	—	\$ 1,931,956	\$ 2,009,289	—	—	—

Ratios							
Net debt to in-place adjusted EBITDA ratio	6.1x	6.2x	6.7x	6.3x	6.1x	6.0x	6.1x
Pro forma net debt to in-place adjusted EBITDA ratio	—	—	6.3x	6.0x	—	—	—
Net debt adjusted for fully-leased investment properties to in-place adj. EBITDA ratio	—	—	6.2x	6.1x	6.0x	5.9x	6.0x
Pro forma net debt adjusted for fully-leased investment properties to in-place adj. EBITDA ratio	—	—	5.8x	5.7x	—	—	—





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