

NEWS RELEASE

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COPT Defense Executes Two Investment Leases in Redstone Gateway **Totaling 55,000 SF, Bringing Total Portfolio Year-to-Date** **Investment Leasing to 103,000 SF**

COLUMBIA, MD (BUSINESS WIRE) April 28, 2025 – COPT Defense Properties (NYSE: CDP) (“COPT Defense” or the “Company”) has executed two investment leases in Redstone Gateway totaling 55,000 square feet, bringing the total portfolio year-to-date investment leasing to 103,000 square feet.

In the first quarter of 2025, the Company signed a lease with the U.S. Department of Defense for 40,800 square feet at 8100 Rideout Road. With this transaction, the property is now 79% leased, with only 27,000 square feet of remaining availability at the 128,000 square foot property.

In April 2025, the Company signed a lease with a Defense Contractor for 13,700 square feet at 9700 Advanced Gateway. With this transaction, this property is now 100% pre-leased.

Overall, the Company’s 2.5 million square foot Huntsville portfolio is currently 98.5% leased, with only 37,000 square feet of availability.

About COPT Defense

COPT Defense, an S&P MidCap 400 Company, is a self-managed REIT focused on owning, operating and developing properties in locations proximate to, or sometimes containing, key U.S. Government (“USG”) defense installations and missions (referred to as its Defense/IT Portfolio). The Company’s tenants include the USG and their defense contractors, who are primarily engaged in priority national

security activities, and who generally require mission-critical and high security property enhancements. As of December 31, 2024, the Company's Defense/IT Portfolio of 195 properties, including 24 owned through unconsolidated joint ventures, encompassed 22.4 million square feet and was 96.8% leased.

Forward-Looking Information

This press release may contain "forward-looking" statements, as defined in Section 27A of the Securities Act of 1933 and Section 21E of the Securities Exchange Act of 1934, that are based on the Company's current expectations, estimates and projections about future events and financial trends affecting the Company. 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 the Company cannot predict with accuracy and some of which the Company might not even anticipate. Although the Company believes that the expectations, estimates and projections reflected in such forward-looking statements are based on reasonable assumptions at the time made, the Company 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 the Company undertakes 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.

Source: COPT Defense Properties