Jefferies Real Estate Conference

DECEMBER 2024

COPT DEFENSE PROPERTIES

CDP LISTED NYSE

Table of Contents

RESULTS FOR 3Q 2024

Strong 3Q 2024 Results

- **FFO per share* of $0.65 exceeded midpoint of guidance**
  - Met or exceeded guidance each quarter over past ~6 years

- **Same property portfolio 95.1% leased and 93.6% occupied**

- **Defense/IT Portfolio 96.5% leased and 95.0% occupied**
  - ~50 basis points quarter over quarter short term reduction from new investment activities:
    - 3900 Rogers Road in San Antonio, TX = (30 bps), vacant when acquired, now fully leased to U.S. Government
    - 8100 Rideout Road in Huntsville, AL = (30 bps), placed 75,000 SF of development space into service
      - Awarded lease from U.S. Government for 40,000 SF of this space
  - Excluding these two properties, Defense/IT occupancy increased 10 bps

- **Increase in same property cash NOI of 9.4%**

- **829,000 SF of total leasing:**
  - 123,000 SF of vacancy leasing | 626,000 SF of renewal leasing | 80,000 SF of investment leasing

- **Total retention rate of 88% | Defense/IT Portfolio retention rate of 90%**

- **$104 million of capital committed to new investments**
  - Land and initial site / infrastructure work for data center shell development in Iowa ($83 million) and San Antonio property ($21 million)

* FFOPS, as adjusted for comparability.

UPDATED 2024 GUIDANCE

FY 2024 Guidance Summary[1]

	FY 2023 Actual	FY 2024 Updated Guidance		
		Low	Midpoint	High
EPS	**($0.67)**	**$1.24**	**$1.25**	**$1.26**
FFOPS, as adjusted for comparability	**$2.42**	**$2.56**	**$2.57**	**$2.58**
Key Assumptions				
2024 Same Property Pool:				
> % Change in Cash NOI	5.7%[2]	8%	8.5%	9%
> Year-end Occupancy	93.8%	93.5%	93.75%	94%
Leasing:				
> Change in Cash Rents on Renewals	1.5%	(1%)	0%	1%
> Tenant Retention	80%	82.5%	85%	87.5%
Cash NOI from Developments[3]	$12.5	$10	$11	$12
Net Construction Contract & Other Service Revenues	$2.8	$1.5	$2	$2.5
Total G&A Expenses[4]	$42.8	$45	$46	$47
Consolidated Interest Expense (net of Capitalized Interest)	$71.1	$80	$82	$84
Straight line rent adjustments and lease incentive amortization[5]	$6.5	$5.5	$6	$6.5
Dividend / Diluted AFFO Payout Ratio	63.9%		~ 60%	
Investment Activity				
Capital Invested in Development / Acquisitions	$249	$235	$240	$245
Capital Commitment to New Investments[6]	$280		$212	
Property Sales	$190		None	

1. Dollars are in millions (except per share data).
2. Same Property metrics in 2023 refer to the 2023 Pool.
3. The 2023 actual amount represents cash NOI from developments placed into service during 2022 and 2023. The 2024 assumption amount represents cash NOI from developments placed into service during 2023 and 2024 and expected to be placed into service during 2024 and, as such, are not yet in the Company's same property portfolio.
4. Includes G&A, leasing expenses, business development expenses, and land carry costs.
5. For AFFO Reconciliation.
6. See definition on page 26.

Please see the Company's 2024 Guidance press release issued 2/8/24 for Management Commentary on initial 2024 guidance.

Green highlighted rows = Increase to guidance from 2Q24

FY 2024 Guidance | Updates[1]

	FY 2023	FY 2024 Initial Guidance as of 4Q 2023			FY 2024 Updated Guidance as of 1Q 2024			FY 2024 Updated Guidance as of 2Q 2024			FY 2024 Updated Guidance as of 3Q 2024		
	Actual	*Low*	*Midpoint*	*High*	*Low*	*Midpoint*	*High*	*Low*	*Midpoint*	*High*	*Low*	*Midpoint*	*High*
FFOPS[2]	$2.42	$2.47	**$2.51**	$2.55	$2.51	**$2.54**	$2.57	$2.54	**$2.56**	$2.58	$2.56	**$2.57**	$2.58
Same Property % Change in Cash NOI	5.7%[3]	5%	**6%**	7%	6%	**6.5%**	7%	7.5%	**8%**	8.5%	8%	**8.5%**	9%
Same Property Year-end Occupancy	94%	93%	**93.5%**	94%	93%	**93.5%**	94%	93.5%	**93.75%**	94%	93.5%	**93.75%**	94%
Tenant Retention	80%	75%	**80%**	85%	75%	**80%**	85%	80%	**82.5%**	85%	82.5%	**85%**	87.5%
Capital Invested in Development / Acquisitions	$249	$240	**$260**	$280	$240	**$260**	$280	$210	**$220**	$230	$235	**$240**	$245
Capital Commitment to New Investments[4]	$280	$200	**$220**	$240	$200	**$220**	$240	$200	**$220**	$240		**$212**	

- **FFOPS[2]**
  - Additional 1-cent increase in 2024 FFO per share guidance at the midpoint:
    - Implies 6.2% year-over-year growth
  - Driven by:
    - Strong 2024 YTD performance
    - Increase in Same Property Cash NOI
    - Higher than expected interest income on cash balances
- **Same Property % Change in Cash NOI**
  - 50 basis point increase at the midpoint
  - Driven by:
    - Accelerated lease commencements
    - Lower net operating expenses
- **Tenant Retention**
  - 250 basis point increase at the midpoint
    - 84% YTD for Total Portfolio, with Defense/IT Portfolio at 87%
- **Capital Invested in Development / Acquisitions**
  - $20 million increase at the midpoint
  - Driven by 3Q24 acquisitions
- **Capital Commitment to New Investments**
  - Expect $212 million in capital commitment to be the total for 2024

1. Dollars are in millions (except per share data).
2. Diluted FFOPS, as adjusted for comparability.
3. Same Property metrics in 2023 refer to the 2023 Pool.
4. See definition on page 32.

Green highlighted rows = Increase to guidance
Yellow highlighted rows = Decrease to guidance

LAND PARCEL ACQUISITION

VAN METER, IOWA

CDP Site | Land Parcel Acquisition Overview

EXPAND DATA CENTER SHELL DEVELOPMENT PROGRAM TO DES MOINES, IOWA

> **Acquired 365-acre Land Parcel for $32 million**
>
> - Van Meter is 20 miles west of downtown Des Moines
> - Zoning allows for data center development
> - Access to Power and Fiber

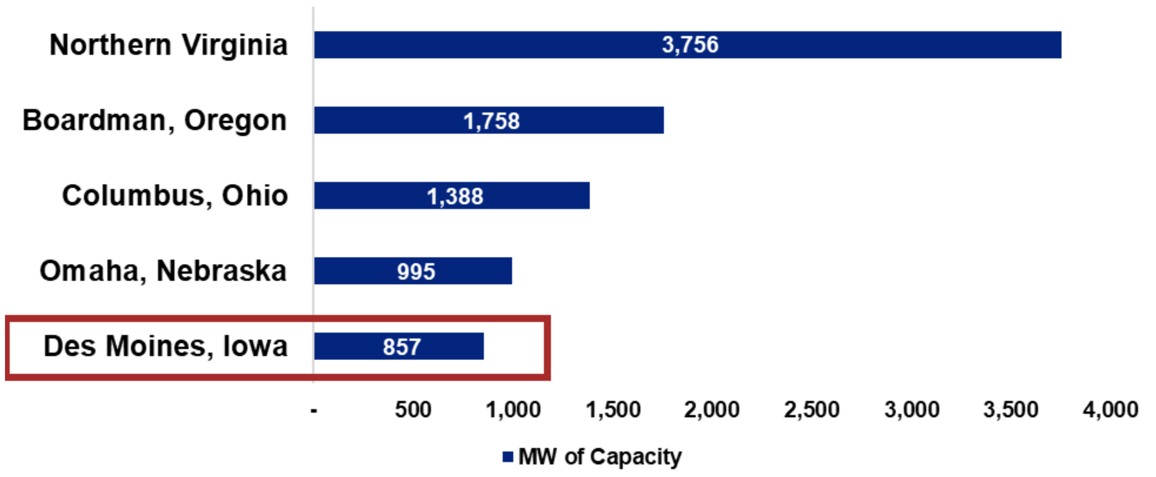
> **The Plan:**
>
> - Advance data center shell development program for existing Fortune 100 Cloud Computing Tenant
> - ~3.3 million SF (~15 buildings | ~220,000 SF each)
> - ~1 GW of planned power capacity

> **The Rationale:**
>
> - Expands Data Center shell portfolio by over 2x*
> - Long-term accretion to FFO, AFFO and NAV/sh
> - Ability to self-fund development on a leverage-neutral basis

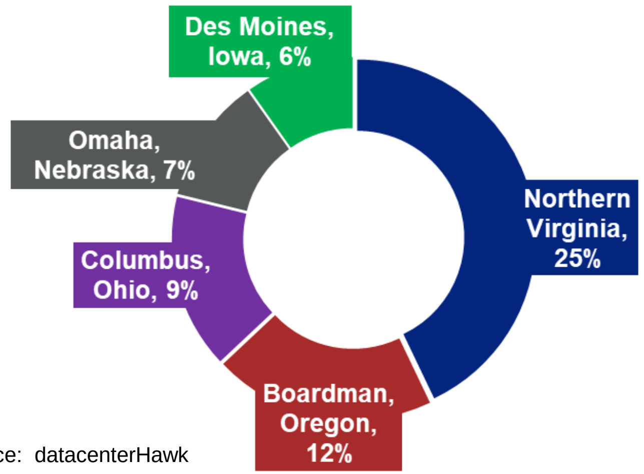
* Based on wholly owned data center shell portfolio square feet (existing and under construction), which totaled ~2 million SF as of September 30, 2024, with ~3.3 million SF of anticipated growth though this land acquisition.

Des Moines is an Established Market for Hyperscalers

TOP U.S. HYPERSCALE MARKETS



U.S. HYPERSCALE MARKETS AS % OF CAPACITY

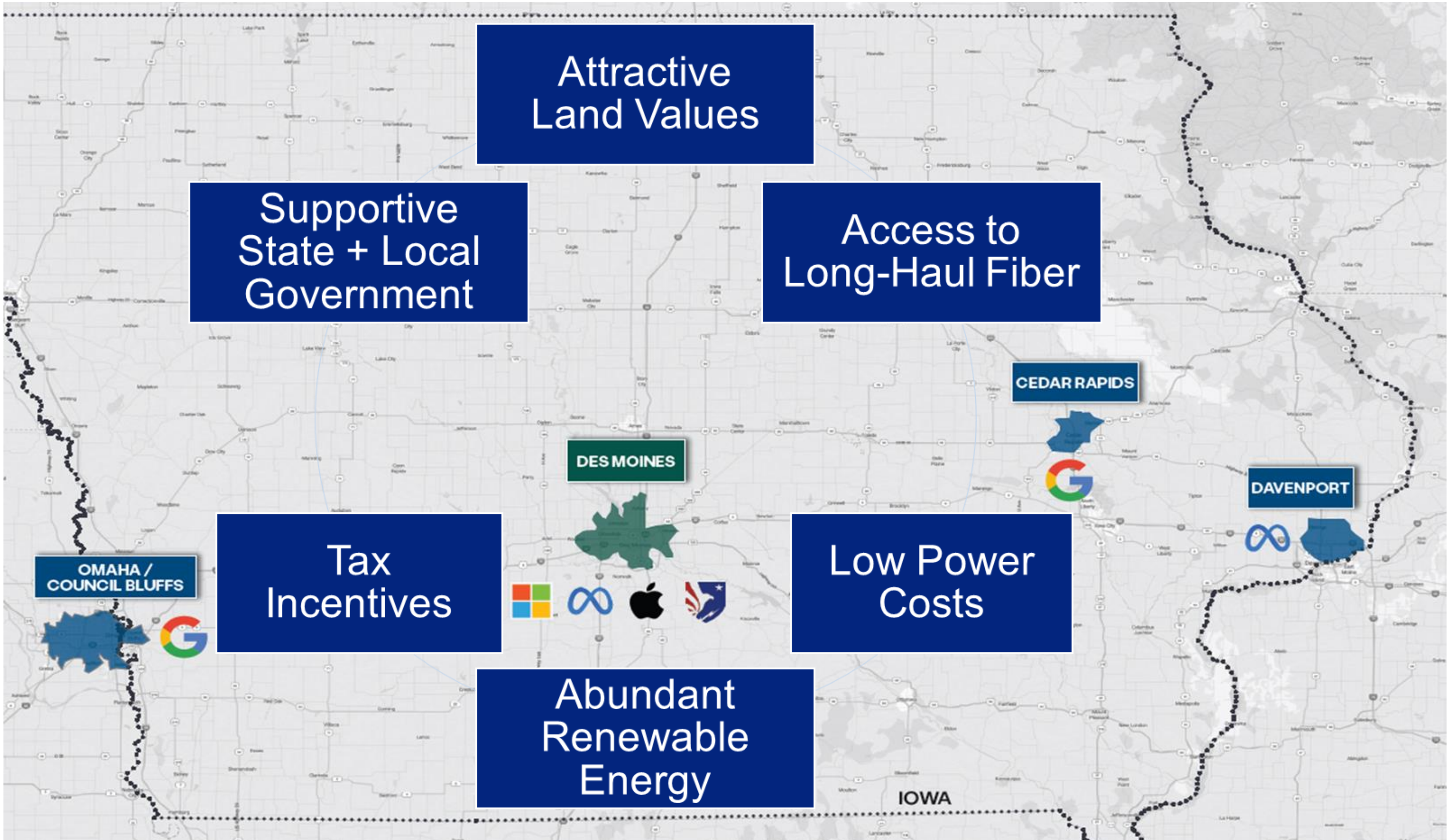


> **Major Hyperscalers Have Campuses in Iowa**
- Microsoft = Des Moines
- Apple = Des Moines
- Meta = Des Moines and Davenport
- Google = Council Bluffs and Cedar Rapids

> **Des Moines is the 5th Largest U.S. Hyperscale Market**
- Accounts for ~6% of U.S. Hyperscale Capacity
  - Currently ~25% of the size of Northern Virginia
- Accounts for ~4% of Global Hyperscale Capacity

Source: datacenterHawk

6 Reasons Why Des Moines is a Strong Hyperscale Market



Source: datacenterHawk and CBRE: “Why Des Moines Iowa” - 2023

Des Moines is an Established Market for Hyperscalers

MICROSOFT, META + APPLE HAVE ESTABLISHED CAMPUSES TOTALING ~850 MW OF CAPACITY

> Microsoft = ~550 MW Operational

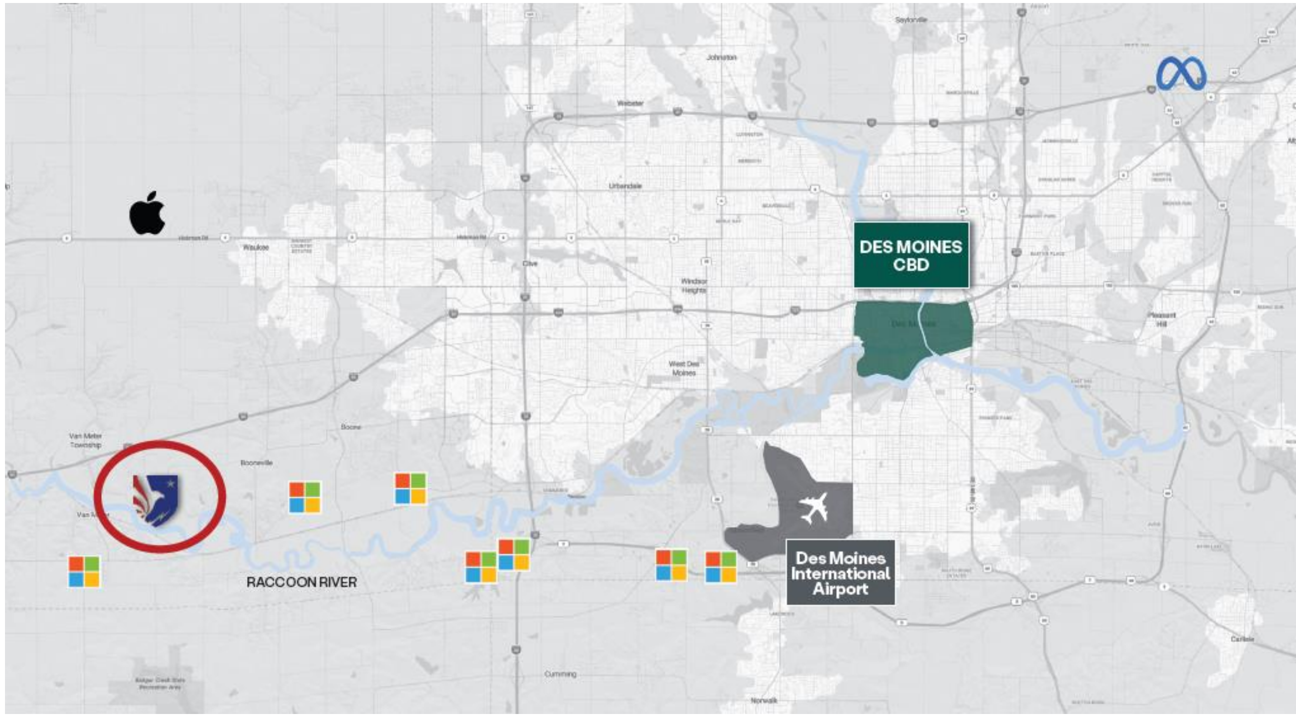
- > Constructed and Occupied first facility in 2011
- > 100% owned

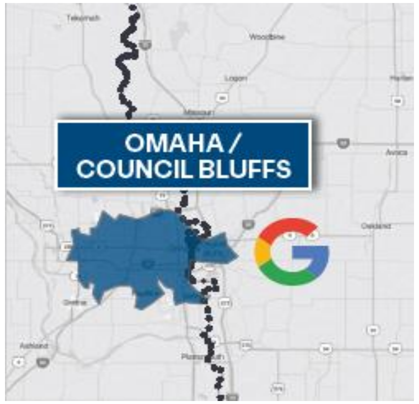
> Meta = ~260 MW Operational

- > Constructed and Occupied first facility in 2014
- > 100% owned

> Apple = ~40 MW Operational

- > Constructed and Occupied first facility in 2024
- > 100% owned





Source: datacenterHawk

Hyperscalers are Positioned to Significantly Expand

HYPERSCALE MARKET IS SET TO GROW BY ~3.5X

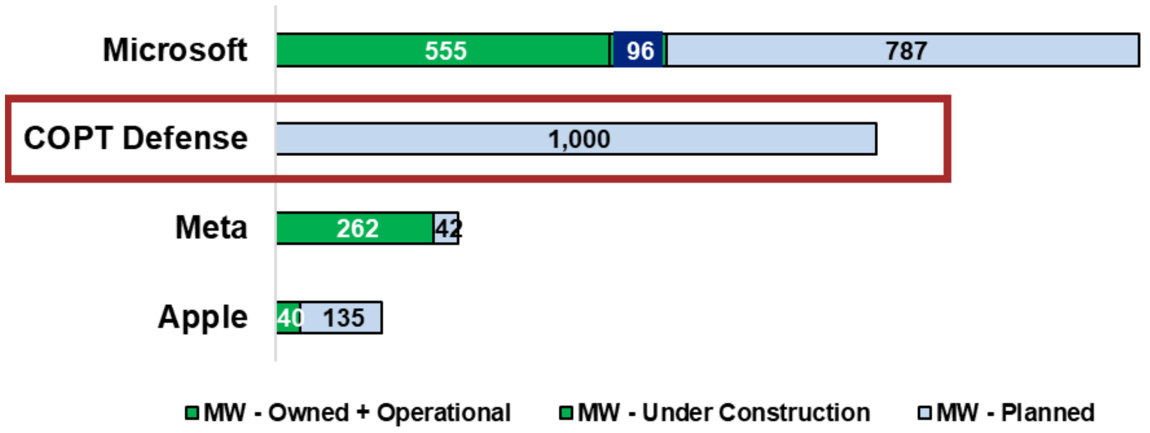
> **Microsoft = ~1.4 GW Operational + Planned**
- > Total Anticipated Investment = $6.0 billion+
  - > ~550 MW Operational
  - > ~900 MW Under Construction / Planned

> **CDP = ~1 GW Planned**
- > Total Anticipated Investment = TBD

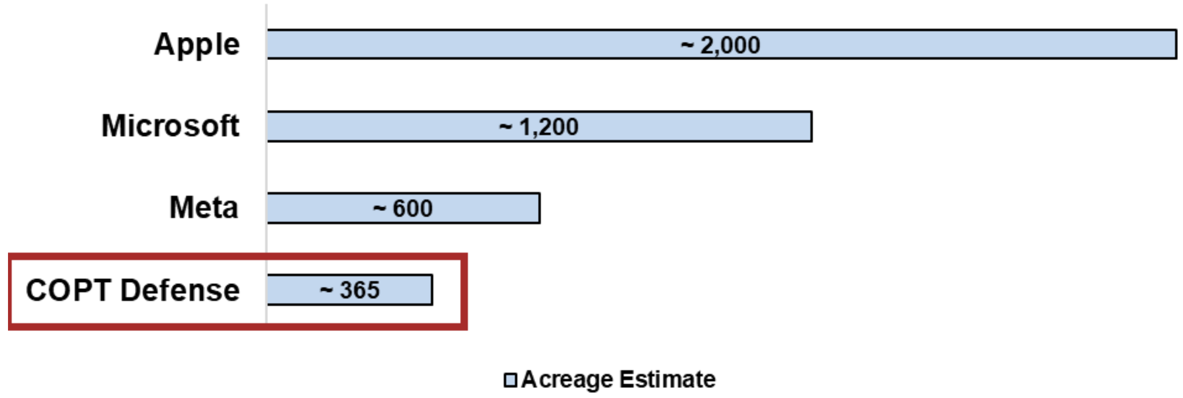
> **Meta = ~300 MW Operational + Planned**
- > Total Anticipated Investment = $2.5 billion+
  - > ~260 MW Operational
  - > ~40 MW Under Construction / Planned

> **Apple = ~175 MW Operational + Planned**
- > Total Anticipated Investment = $1.4 billion+
  - > ~40 MW Operational
  - > ~135 MW Under Construction / Planned

DES MOINES CAPACITY (MEGAWATTS)

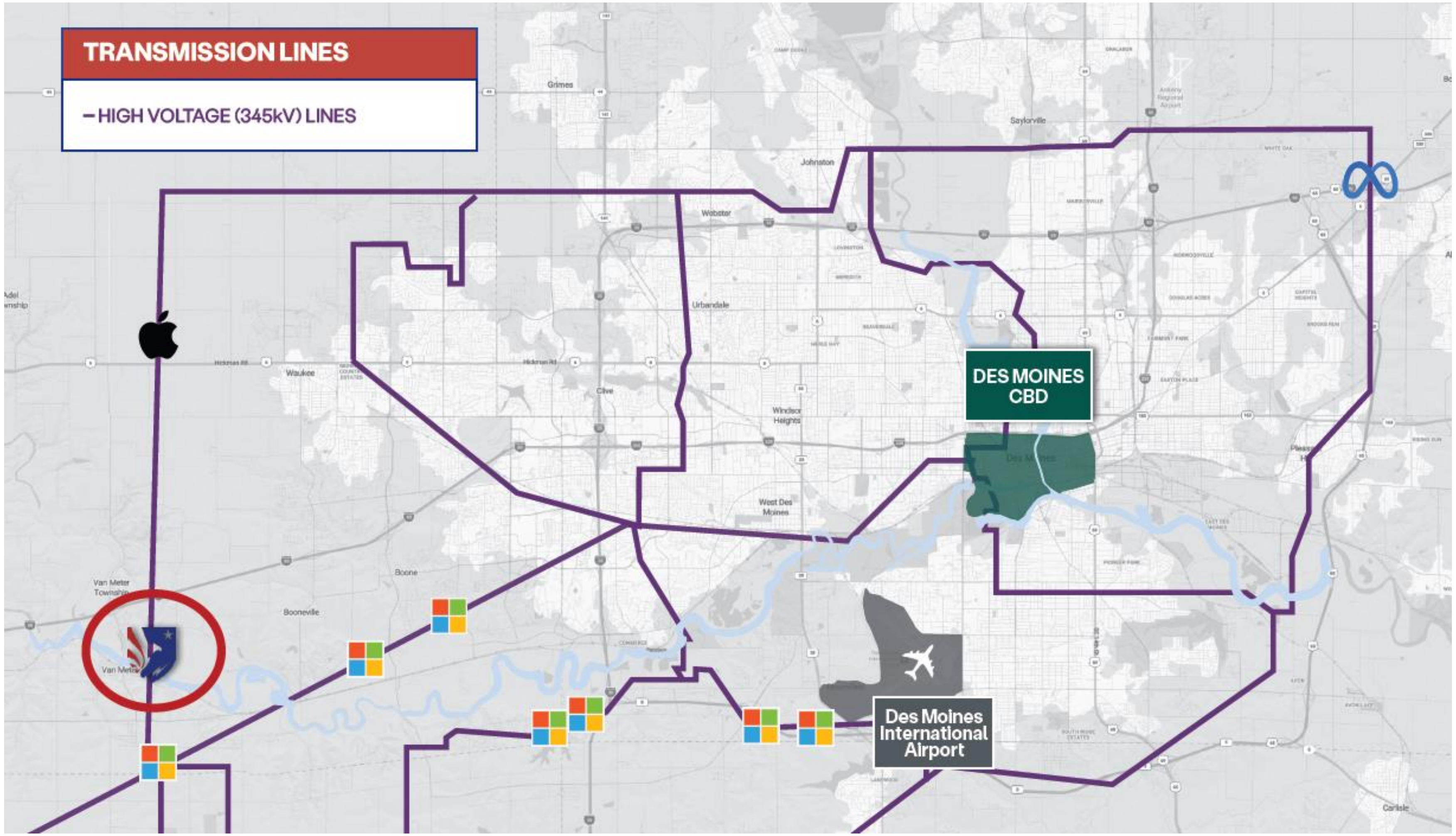


DES MOINES FOOTPRINT (ACRES OWNED)



Source: datacenterHawk, COPT Defense IR Department, Meta, Baxtel, Des Moines Register, Data Center Dynamics and CoStar

CDP Site Has Access to Power Transmission Lines…



> High Voltage (345kV) Transmission Lines Traverse our Land Parcel

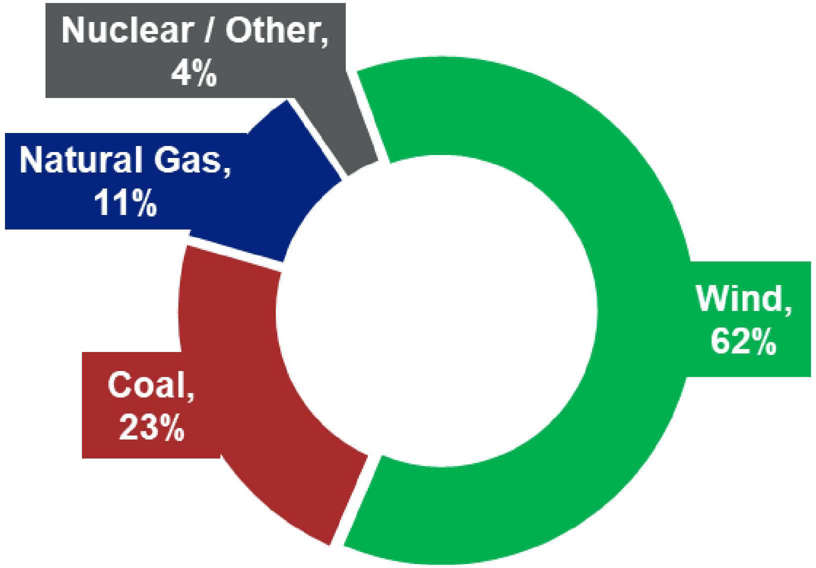
> Planned Infrastructure Investment Includes Construction of a Substation on our Land Parcel

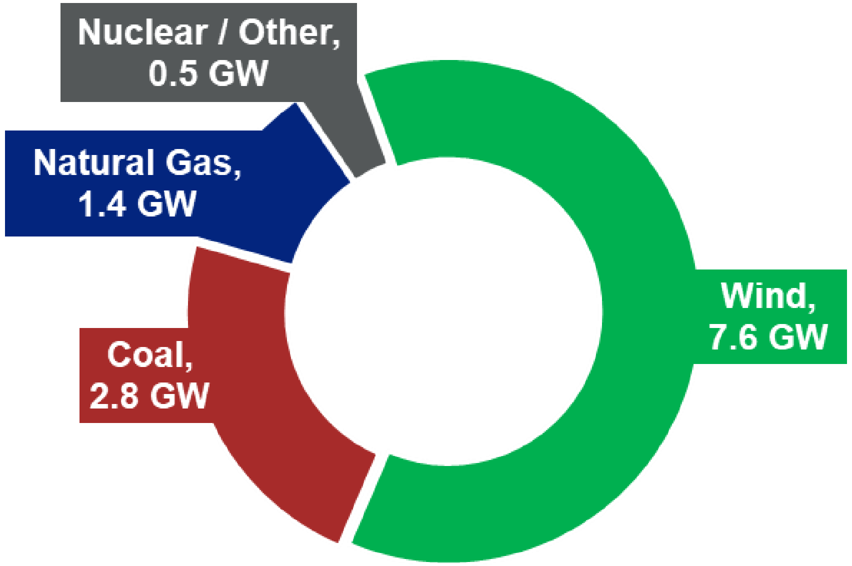
Source: datacenterHawk

…And Access to Abundant Renewable Energy

HYPERSCALERS HAVE STRINGENT RENEWABLE ENERGY GOALS WHICH MAKES IOWA ATTRACTIVE

Mid-American Energy Company | Energy Mix Generation Capacity 2023

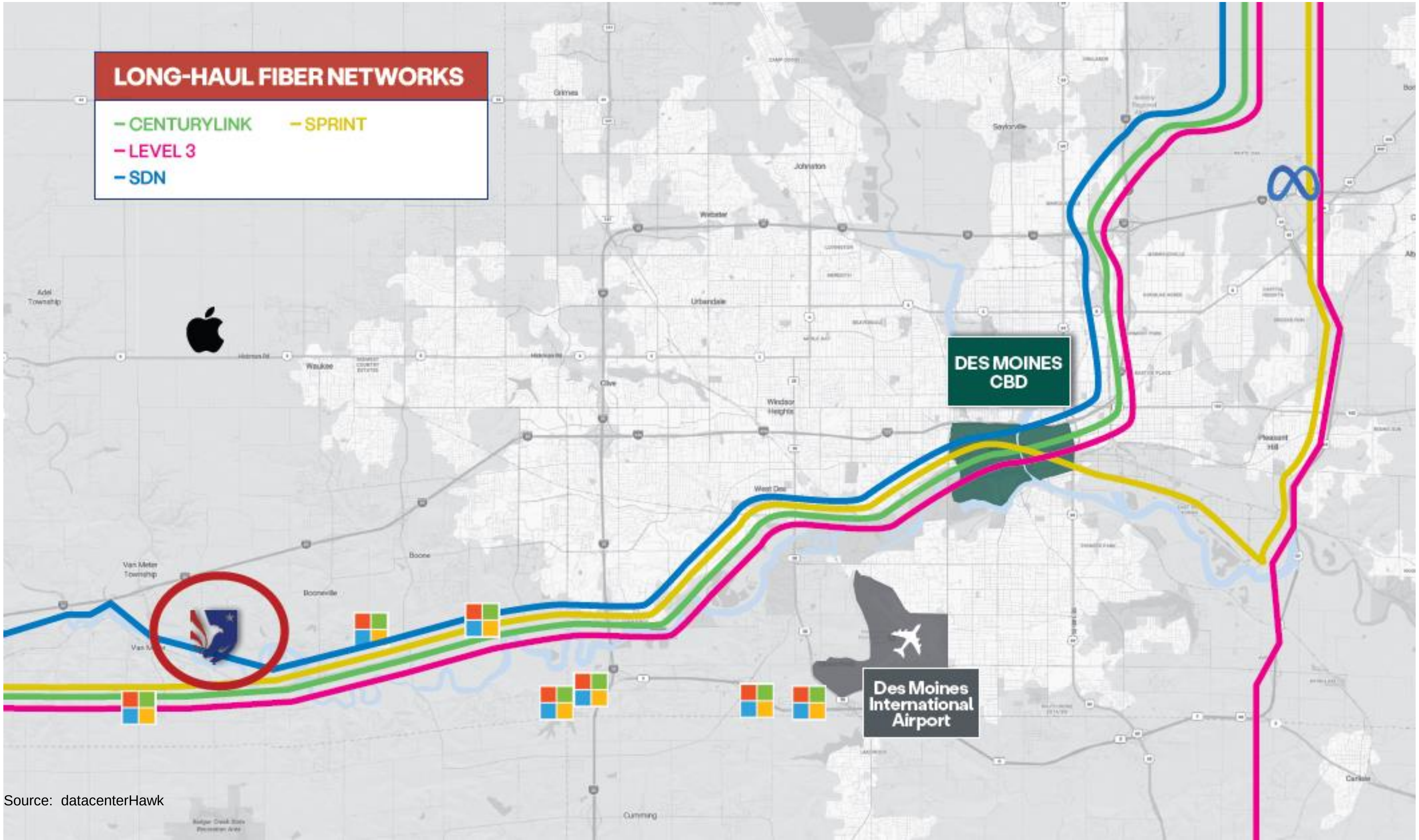




Amazon	*"100% of electricity consumed by Amazon was matched with renewable energy in 2023."* [1]
Apple	*"Apple has pledged to power all of its global operations with 100 percent renewable energy."* [2]
Meta	*"Our global operations, including our data centers, are supported by 100% renewable energy."* *"The Meta Altoona Data Center [Des Moines] will continue to be supported by 100% renewable wind energy."* [3]
Microsoft	*"100 percent renewable energy coverage by 2025"* [4]

Source: MidAmerican Energy Company: https://www.midamericanenergy.com/energy-mix
1. Source: Amazon: https://sustainability.aboutamazon.com/products-services/the-cloud
2. Source: Apple: https://www.apple.com/newsroom/2017/08/apples-next-us-data-center-will-be-built-in-iowa/
3. Source: Meta: https://datacenters.atmeta.com/wp-content/uploads/2024/07/Iowa-Altoona.pdf; https://www.facebook.com/AltoonaDataCenter/posts/pfbid02d12jSHrk2q9pExFeDUzipohm1Y8MNiQvRKHCy5t2obBqjxZcRM7Cs5aSFHYssqQKl
4. Source: Microsoft: https://local.microsoft.com/wp-content/uploads/2024/04/Microsoft-datacenters-in-Iowa.pdf

CDP Site Has Access to Several Long-Haul Fiber Networks



Source: datacenterHawk

CDP Site | The Plan

- **Planned ~3.3 million SF Campus | ~1 GW of Planned Capacity**
  - 15 buildings | ~220,000 SF each

- **Strategic Rationale**
  - Expands relationship with Cloud Computing tenant
    - Tenant has no existing presence in Iowa
    - Opportunity for tenant to grow capacity at scale
  - Provides ability to expand shell program to new market
  - Increases Data Center shell portfolio by over 2x*
  - Ability to capitalize on explosive growth in data center capacity driven by advancements in Artificial Intelligence (AI)

- **Financial Rationale**
  - Acquired land at a ~20% discount to a recent land assemblage, just 2 miles south of our site
    - Land cost is only ~2% to ~3% of recent trades in NoVA
    - ~$90,000 per acre vs ~$3 million to $4 million per acre in NoVA
  - Fuels development pipeline over the long-term
  - Long-term accretion to FFO, AFFO and NAV/sh
  - Plan to self-fund development on a leverage-neutral basis

* Based on wholly owned data center shell portfolio square feet (existing and under construction), which totaled ~2 million SF as of September 30, 2024, with ~3.3 million SF of anticipated growth though this land acquisition.

Data Center Shells | Overview

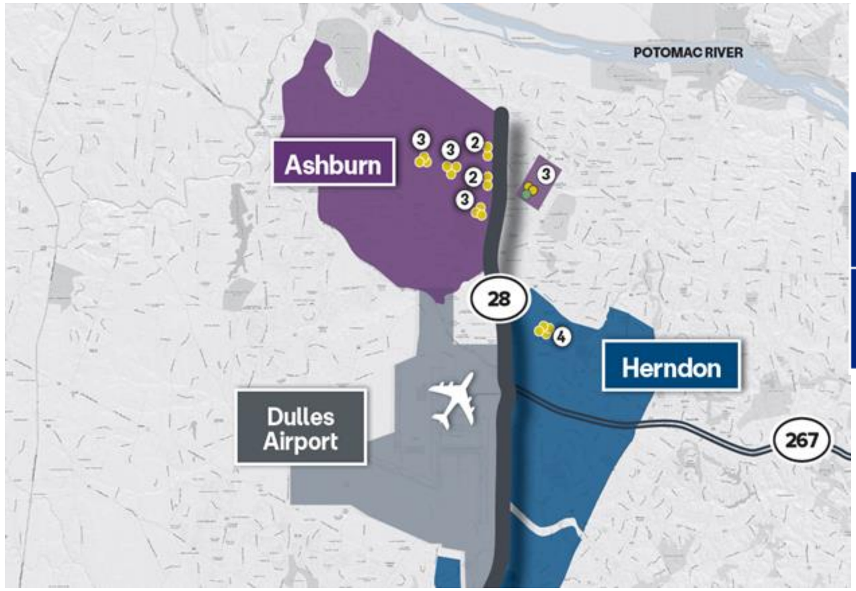
BUILD-TO-SUIT PROGRAM FOR A SINGLE TENANT ACCOUNTS FOR 6% OF ARR

> **30 Data Center Shells are Operational**
- > Total Cost = $1.1 billion
- > Total SF = 5.7 million SF
- > 6 are wholly owned = 1.4 million SF
- > 24 are held in joint ventures = 4.3 million SF
  - > CDP owns 10% | JV partner owns 90%
  - > JV sales generated ~$260 million, or ~42%, development profit on our invested capital

> **3 Data Center Shells are Under Construction**
- > Total Cost = $295 million
- > Total SF = 643,000 SF

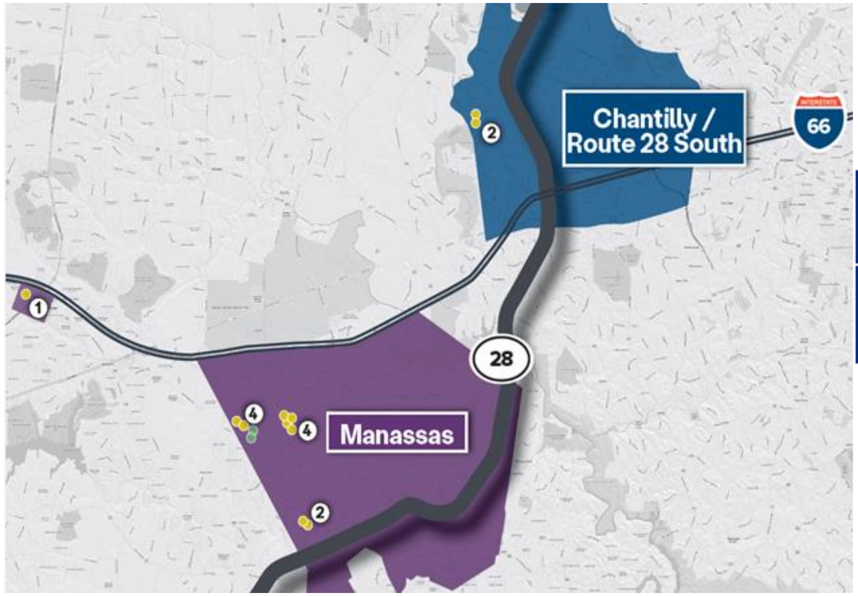
> **Developed between 2012–2023**
- > First data center completed in October 2013 (DC-8)
- > Most recent completed in 2H23 (PS A + B)

> **Lease Term | 10–15 years**
- > 100% pre-leased



North of Dulles Ashburn

20	Properties
3.9 M	Square Feet



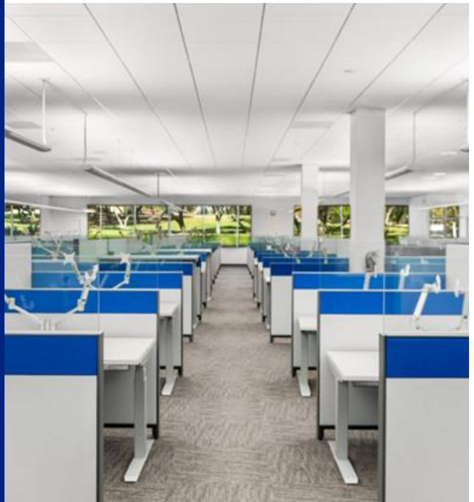
South of Dulles Manassas

13	Properties
2.5 M	Square Feet

Yellow Dots = Operational
Green Dots = Under Development

ROGERS ROAD ACQUISITION

SAN ANTONIO, TEXAS

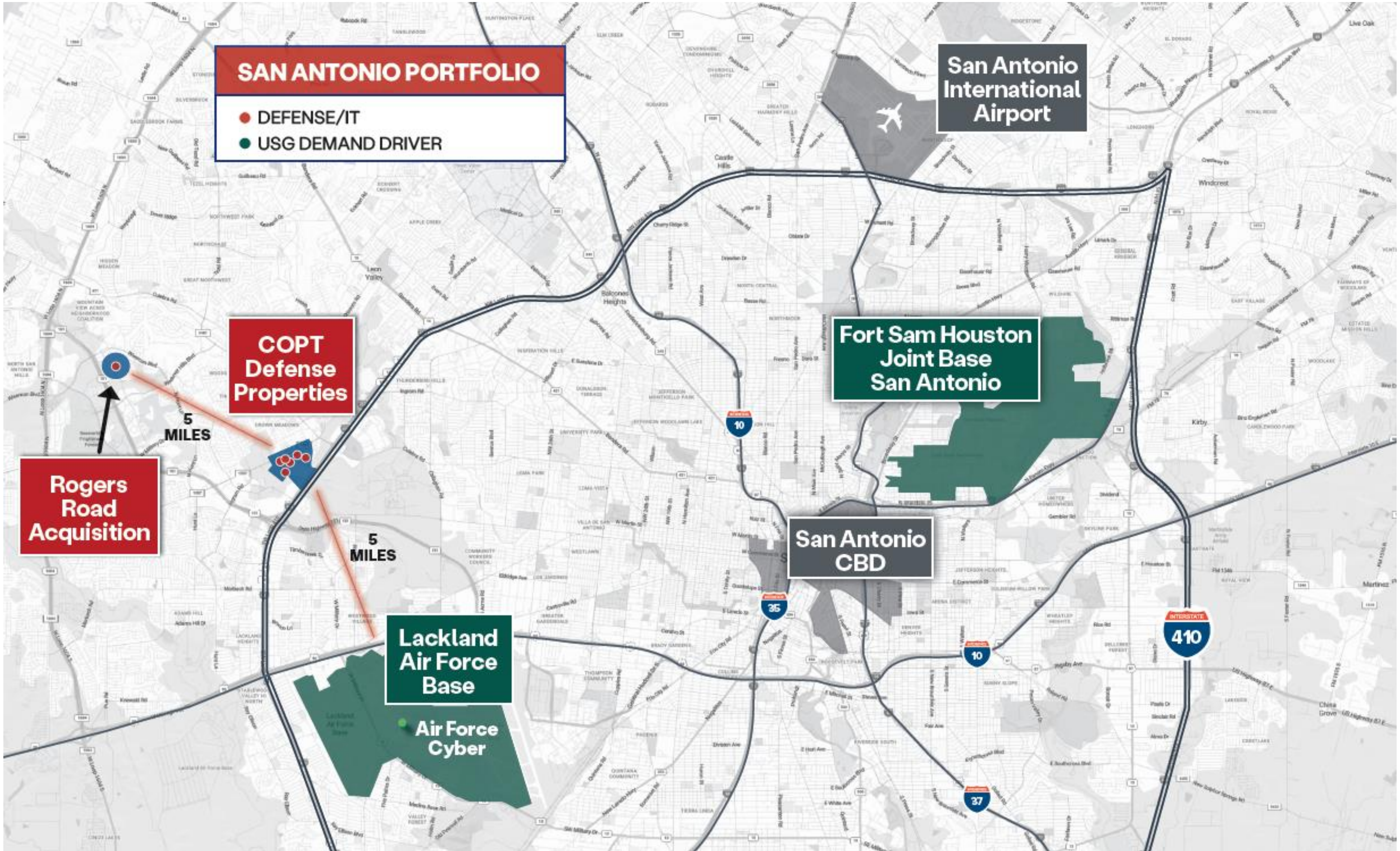


3900 Rogers Road | Building Overview

ACQUIRED VACANT BUILDING AT A DISCOUNT TO REPLACEMENT COST SUBSEQUENTLY LEASED TO U.S. GOVERNMENT

- **80,000 SF | 2 Stories**
  - Built in 2005 | Class A Office
  - Close proximity to CDP's nearby portfolio (5 miles NW)
  - Prior owner spent $3 million to $4 million on building and site improvements
- **Total Investment = ~$21.2 million**
  - Inclusive of acquisition cost, building capital and TI allowance
- **100% Leased to U.S. Government (USG)**
  - Vacant when acquired on September 26
  - Building fully leased to USG by September 30
  - Triple-net rent with 3% annual rent escalation
  - 9.5-year lease term

San Antonio, Texas | Portfolio Map



Rogers Road Satisfies our Criteria for Investment

MISSION

- Priority knowledge-based national defense missions that have permanence and receive steady funding over the long term
- Attracts tenants executing contracts serving those missions
  - U.S. Government ✓

MARKET

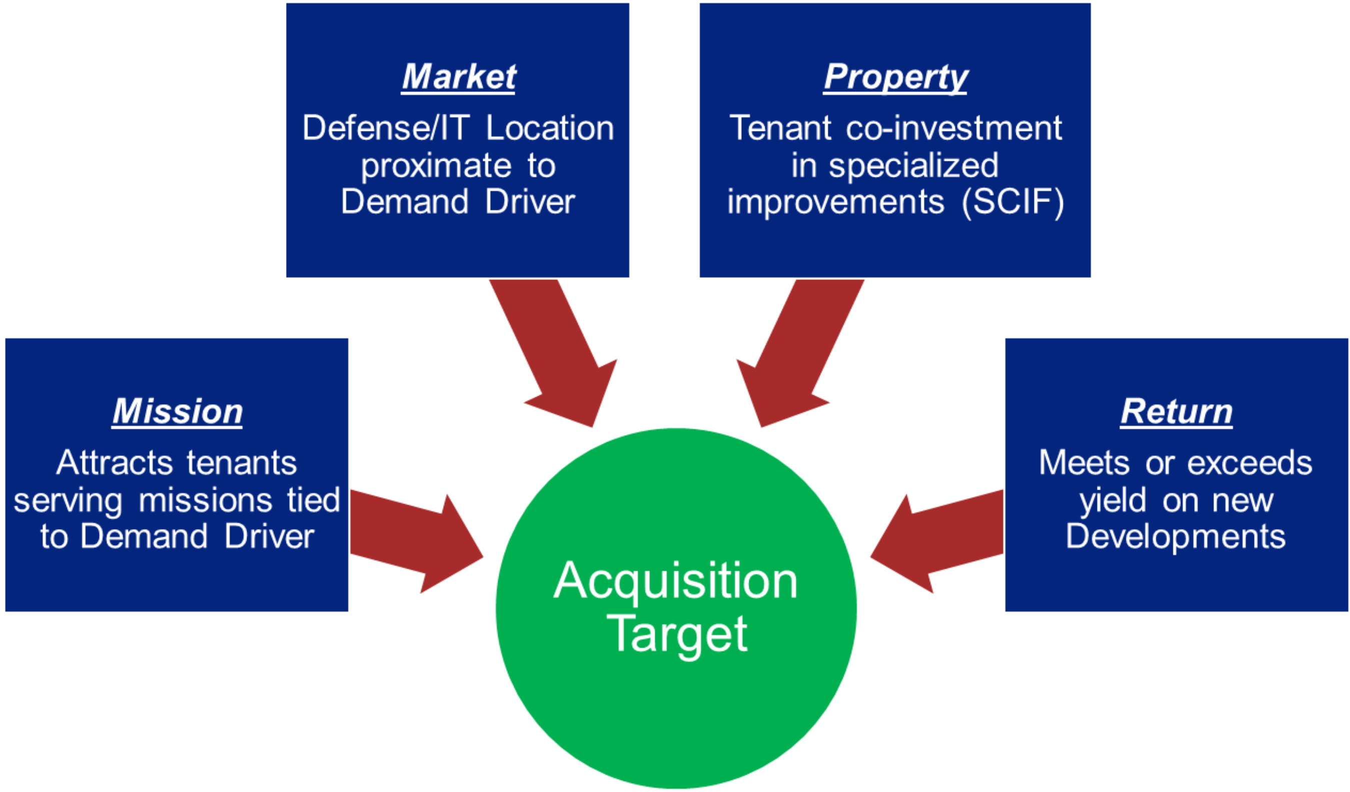
- Defense/IT location
  - Lackland Air Force Base ✓

PROPERTY

- Significant tenant co-investment in security features
  - Tenant plans to invest in high security improvements ✓

RETURN

- Very strong initial cash NOI yield
  - Meets our investment yield target ✓



Rogers Road | Strategic + Financial Rationale

Expands Relationship with USG	> Further supports U.S. Government and our San Antonio portfolio > Creates another 100% leased strategic and valuable long-term asset > Our USG portfolio accounts for 36.5% of ARR* on a pro forma basis and includes 35 full building leases
COPT Defense Franchise Unlocks Value	> Acquired building, which had been vacant since December 2022 > Subsequently leased the entire building to USG > Reaffirms CDP's reputation as the landlord of choice for mission critical property solutions for Defense and Intelligence missions
Discount to Replacement Cost	> ~50% discount to replacement cost
Accretive to 2025 FFO/sh	> ~1/2 cent accretive to FFO/sh in 2025 > ~1 cent accretive to FFO/sh in 2026 > Source of capital | Cash on hand > Impact to leverage | Neutral
Attractive Cash Yields	> Meets our investment yield target > Anticipate cash rent commencement in early 2Q25

* Based on Annualized Rental Revenue of the Total Portfolio as of September 30, 2024, using pro forma ARR for 3900 Rogers Road.

FACTORS SUPPORTING GROWTH

Positioned for Long-Term Growth + Value Creation

Concentrate assets in locations to serve high priority defense and cybersecurity missions of the U.S. Government

Strong growth in defense spending driving both operating and development demand

Defense tenant portfolio achieves steady growth from:

- High occupancy and tenant retention
- Lower CapX
- Best-in-class tenant credit quality

Create value and FFO growth by completing low-risk development at Defense/IT Portfolio

Maintain strong investment grade balance sheet with ample liquidity to support growth and create stability

Competitive Advantages

DIFFERENTIATED PLATFORM AS THE ONLY "GO-TO" PUBLIC COMPANY LANDLORD FOR SECURED, SPECIALIZED SPACE*

OPERATING PLATFORM

Our teams of managers have specialized skills and credentials required to handle the complex space and security needs of tenants at our Defense/IT Properties – a distinct competitive advantage over non-credentialed landlords

PROVEN DEVELOPMENT EXPERTISE

Trusted provider of secured, specialized space, with the ability to satisfy SCIF, ATFP and other requirements

TRACK RECORD + CUSTOMER RELATIONSHIPS

30+ years of operating excellence and customer service – since 1992, one of the few trusted landlords able to accommodate U.S. Government and defense contractor tenant requirements

UNIQUE + ADVANTAGED LAND POSITIONS

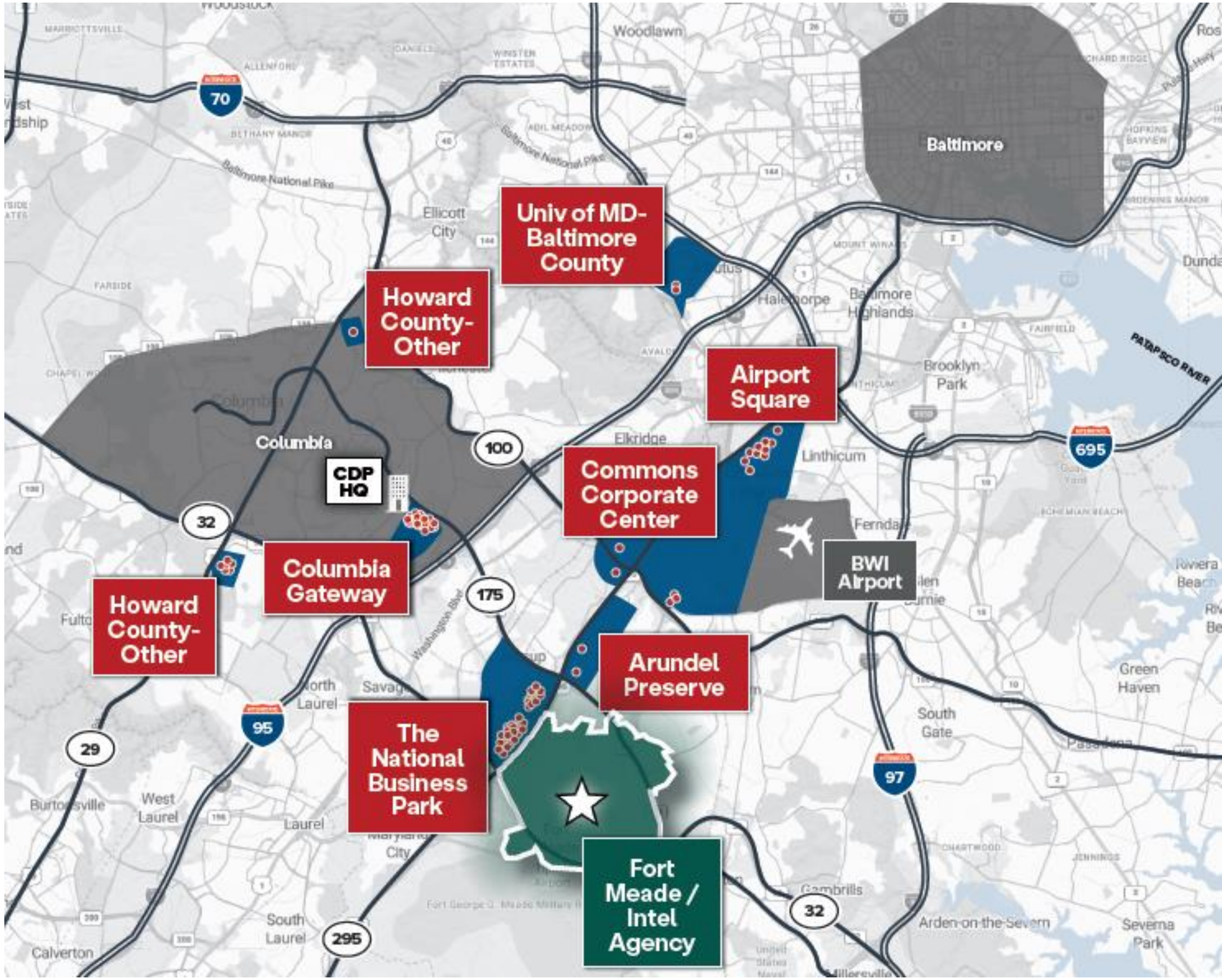
Proximity to Demand Drivers – Properties and entitled land adjacent to mission-critical, knowledge-based defense installations

* Includes SCIF and ATFP buildings.

Key Differentiators

DRIVER OF OUR TENANT DEMAND DIFFERS FROM TRADITIONAL OFFICE

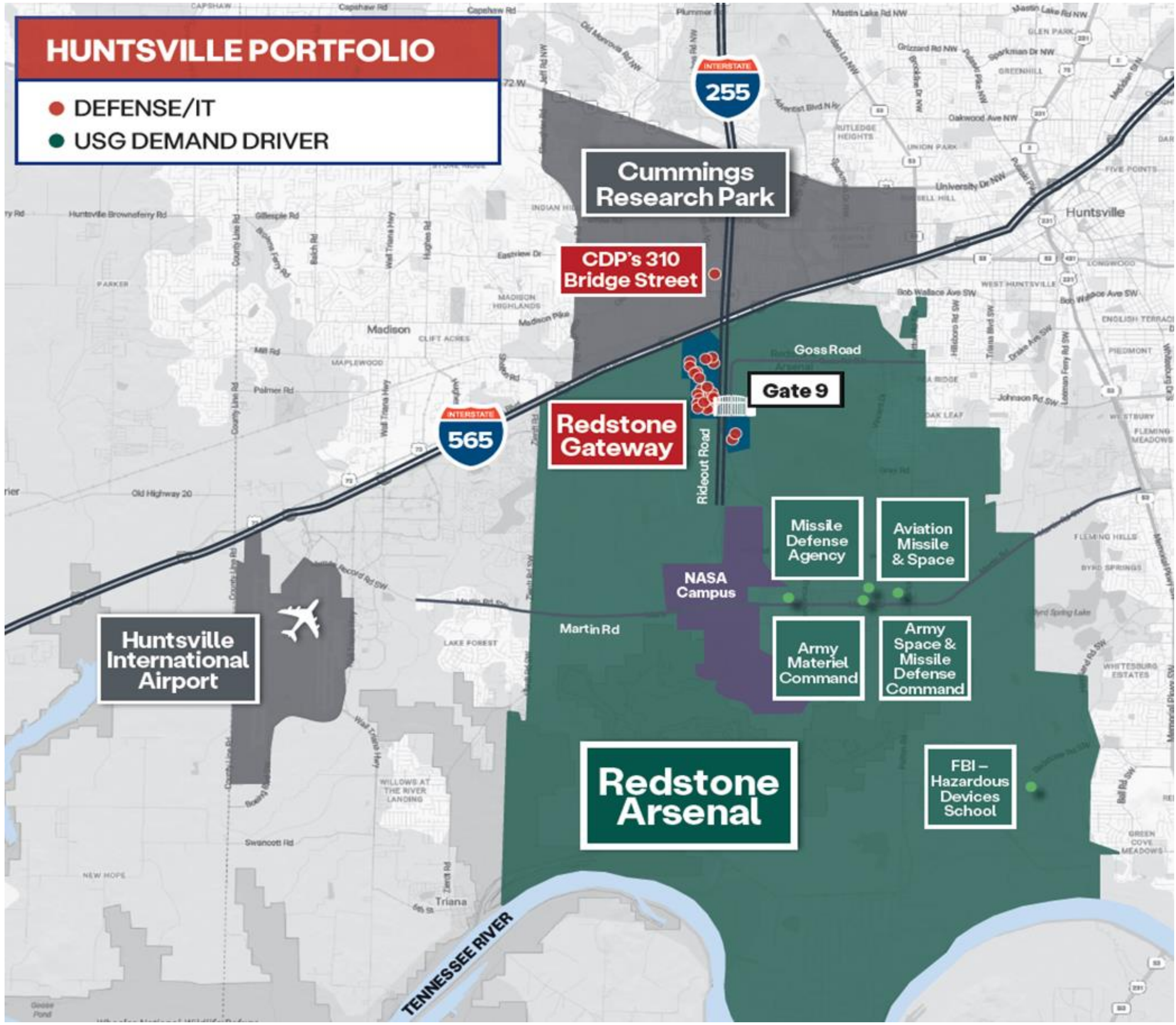
- Underlying Economy is National Defense
  - Critical missions we support are vital and will receive funding
    - Intelligence, Surveillance, Missile Defense, and Cyber
- Mission Locations are Well Established and Permanent
  - Knowledge-based defense installations in Maryland, Northern Virginia, DC, Huntsville,and San Antonio
- COPT Defense land has a protected advantage
  - Adjacent to, or containing, the demand driver
- Tenant Relationships are built on decades of trust
  - Top 15 Defense/IT tenants have on average: 14 leases and are located in 3 to 4 of our markets
- National Defense requires secured facilities
  - Government contracts require work to be conducted in SCIF
  - Expensive and time consuming to construct
  - ~80% of portfolio contains high security improvements
    - ATFP, SCIF, and Access Control
  - Protected from Work from Home



Key Differentiators

HIGH TENANT INVESTMENT = HIGH RETENTION

- High Level of Tenant Co-Investment
  - Defense Contractors with SCIF and USG leases | Up to 2x Market TI Allowance
  - USG full building leases: 1x–2x of Full Cost
  - Data Center Shells | USG in San Antonio: Multiples of Full Cost
- Industry Leading Tenant Retention Rate
  - 2024 guidance = 82.5%−87.5%
  - 10-year average = 76%
  - Strong outlook for 2024 / 2025 = ≥ 80%
- Superior Tenant Credit
- Low-risk Development drives reliable External Growth
- Over 1/3 of Employees are Credentialed
  - Barrier to Entry
- Strong Balance Sheet can fund expected Development through late 2026
  - No need to access further debt or equity capital
  - No near term debt maturities
- Defense Spending is a Bipartisan priority



Tenant Relationships are Key to our Success

LOCATIONS CREATE A STRONG FOUNDATION + DIVERSITY OF LEASES = LOW RISK

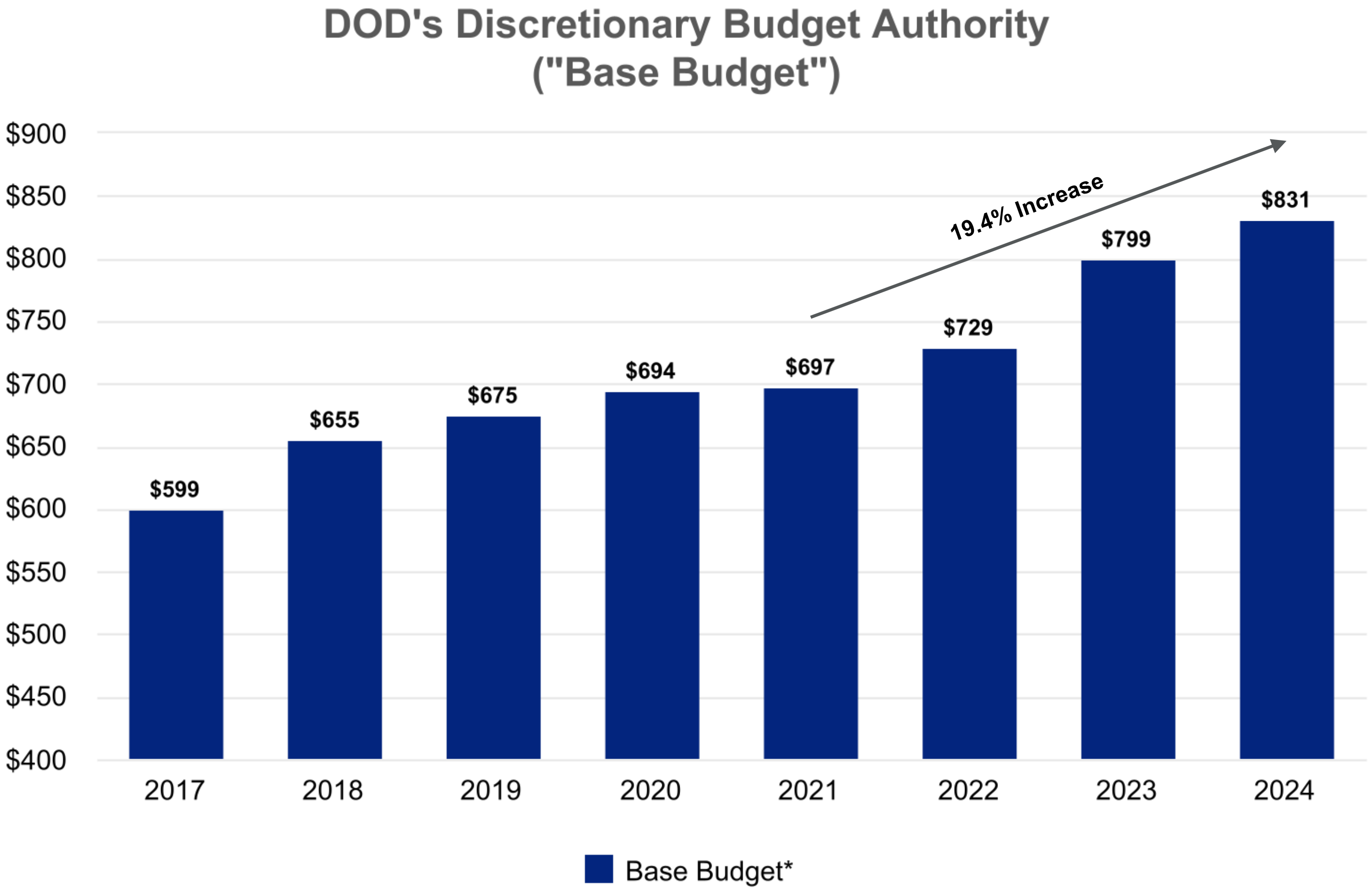
- Collectively: Multiple leases per tenant in multiple locations, is the Foundation to our success
- Individually: No single lease has a significant impact on COPT Defense
  - On average, top Defense/IT tenants have 6 leases with us (ex; USG and Data Center Shells)
  - On average, top Defense/IT tenants have leases with us in 3−4 of our markets

Tenant	# of Leases	NBP	Columbia Gateway	Fort Meade/BW Corridor - Other	NoVA Defense/IT	Navy Support	Redstone Gateway (Huntsville, AL)	Lackland AFB (San Antonio, TX	Data Center Shells
United States Government	99	x	x	x	x	x	x	x	
Fortune 100 Company	35	x	x					x	x
General Dynamics Corporation	12	x		x	x	x	x		
Northrop Grumman Corporation	5			x			x		
The Boeing Company	12	x			x	x	x		
CACI International Inc.	8	x	x	x		x			
Peraton Corp.	8	x			x	x	x		
Booz Allen Hamilton, Inc.	6	x			x	x	x		
Fortune 100 Company	2	x						x	
KBR, Inc.	6		x			x	x		
Amentum	6	x	x	x		x	x		
Yulista Holdings, LLC	3						x		
AT&T Corporation	3	x	x			x			
ManTech International Corp.	6	x			x	x	x		
Lockheed Martin Corporation	4	x				x	x		
Defense/IT Tenants	**215**								

As of September 30, 2024

Healthy DOD Spending

- > **FY 2024 National Defense Authorization Act passed with bipartisan support in March 2024 and increases spending 4% over FY 2023**
  - > 19.4% increase over FY 2021
  - > 38.8% increase over FY 2017
- > **FY 2017–FY 2024, DOD's Base Budget grew at a compound annual rate of 4.8%**
- > **Final FY 2025 Appropriations deferred until at least mid-December**



Current dollars, in billions. Sources: Historical data (2017–2022) is pulled from Table 2-1 of the National Defense Budget Estimates for FY 2023 ("Green Book"); 2023 and 2024 actual is pulled from the U.S. Dept of Defense ("DOD") FY 2024 Budget Request; Capital Alpha Partners; COPT Defense's IR Department.
* DOD Base Budget (051) numbers from 2017–2020 include funding for overseas contingency operations ("OCO").
The OCO funding category was discontinued in 2021, with direct war costs and enduring operations accounted for in the DOD base budget.

Portfolio Supports Priority DOD Missions

> **Deeply concentrated our capital allocation since 2012 in our Defense/IT Portfolio, in assets that support priority U.S. Defense Missions**

> **Only public REIT for secured, specialized space and credentialed personnel**

> **90% of Annualized Rental Revenues (ARR) from Defense/IT Portfolio***

> > Concentration of revenues among high credit tenants generates resilient cash flows

Total Portfolio by Demand Driver*

Demand Driver	Total SF (000s)	% Leased	% ARR
Ft. Meade/BW Corridor	9,080	96%	47%
NoVA Defense/IT	2,500	93%	13%
Lackland AFB	1,143	100%	10%
Navy Support	1,273	89%	5%
Redstone Arsenal	2,475	96%	9%
Data Center Shells**	5,703	100%	6%
D/IT Demand Drivers	**22,174**	**97%**	**90%**
Other	2,142	76%	10%
Total Portfolio	**24,316**	**95%**	**100%**

* As of September 30, 2024.
** SF reflect 100% of 24 joint ventured data centers; % of Defense/IT Portfolio ARR is based on COPT Defense's share.

External Growth from Investment

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

> Active Development + Placed into Service:

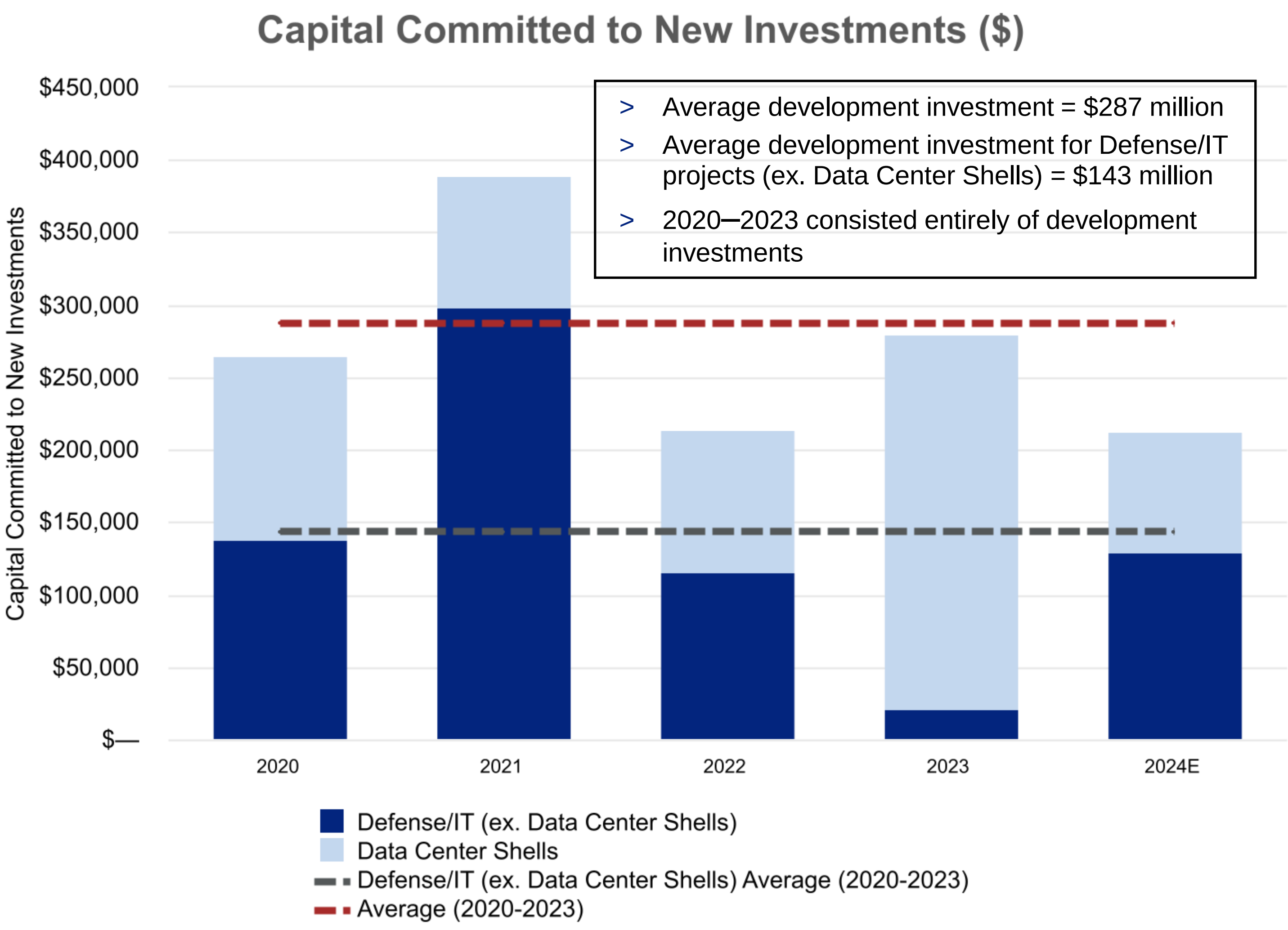
- $335 million of active developments (831,000 SF) are 79% leased*

> Capital Committed to New Investments**:

- Committed capital to 5 projects in 2024 YTD totaling $212 million:
  - 1Q24 | 400 National Business Parkway | $65.1 million
  - 1Q24 | 9700 Advanced Gateway | $11.0 million
  - 1Q24 | 6841 Benjamin Franklin Drive | $31.7 million
  - 3Q24 | 3900 Rogers Road | $21.2 million
  - 3Q24 | Data Center Shell Land | $83.0 million

> Future Opportunities:

- ~1.3 million SF development leasing pipeline and over 2.3 million SF of potential opportunities

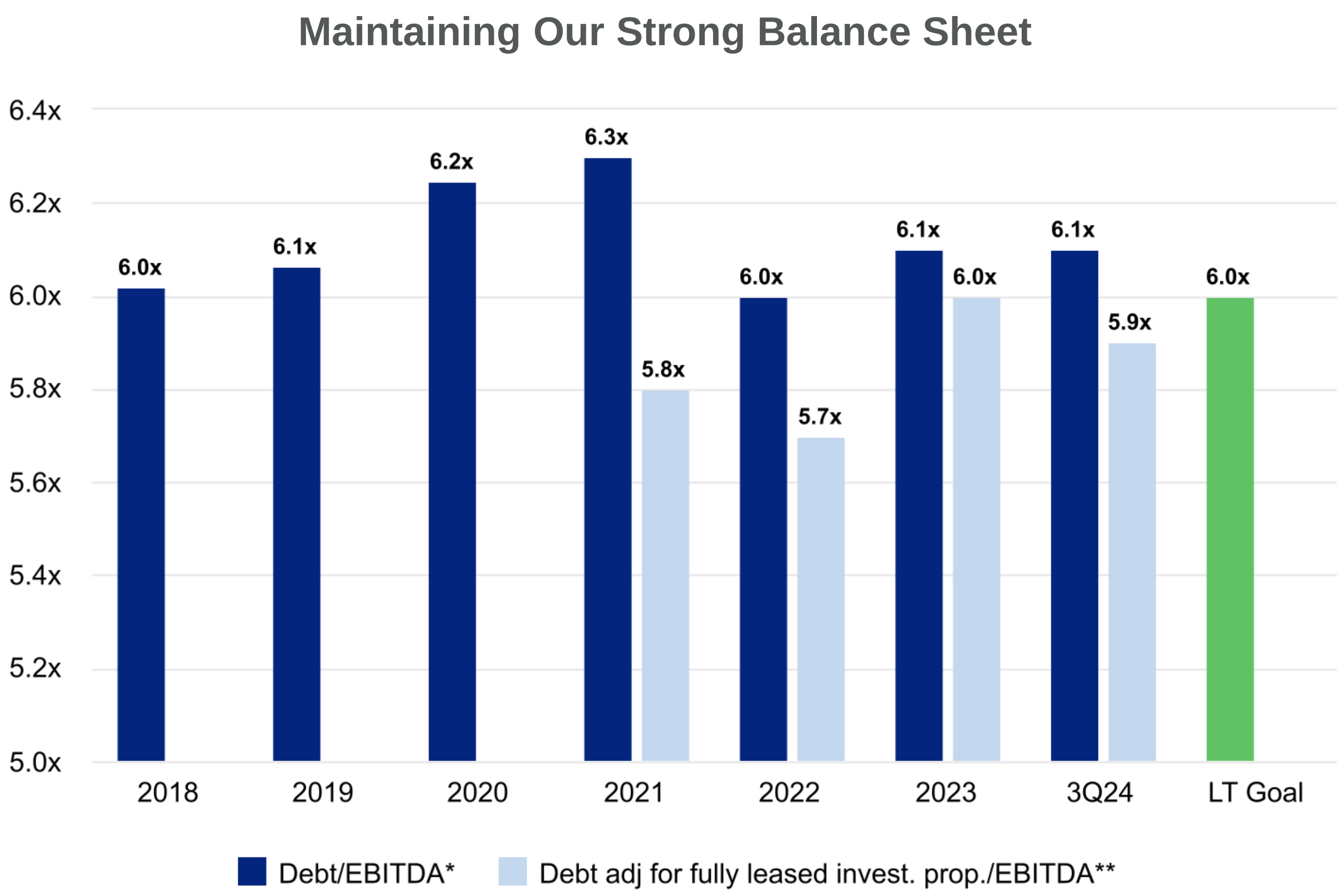


* As of September 30, 2024.
** The anticipated outlay for a development project or acquisition, including estimated infrastructure, tenant improvements, leasing commissions, and identified capital projects (based on estimates at acquisition date); and any allocated portion of structured parking or other shared infrastructure, if applicable.

Strong Balance Sheet Supports Growth

- **Since September 2020, issued $2.15 billion of Senior Unsecured Notes**
  - Weighted average interest rate of 3.0%
  - Weighted average maturity at issuance of ~9 years

- **Currently funding, and expect to continue to fund, the equity required for development / acquisition investments with cash flow from operations after the dividend**



* 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.

Well-Staggered Debt Provides Stability

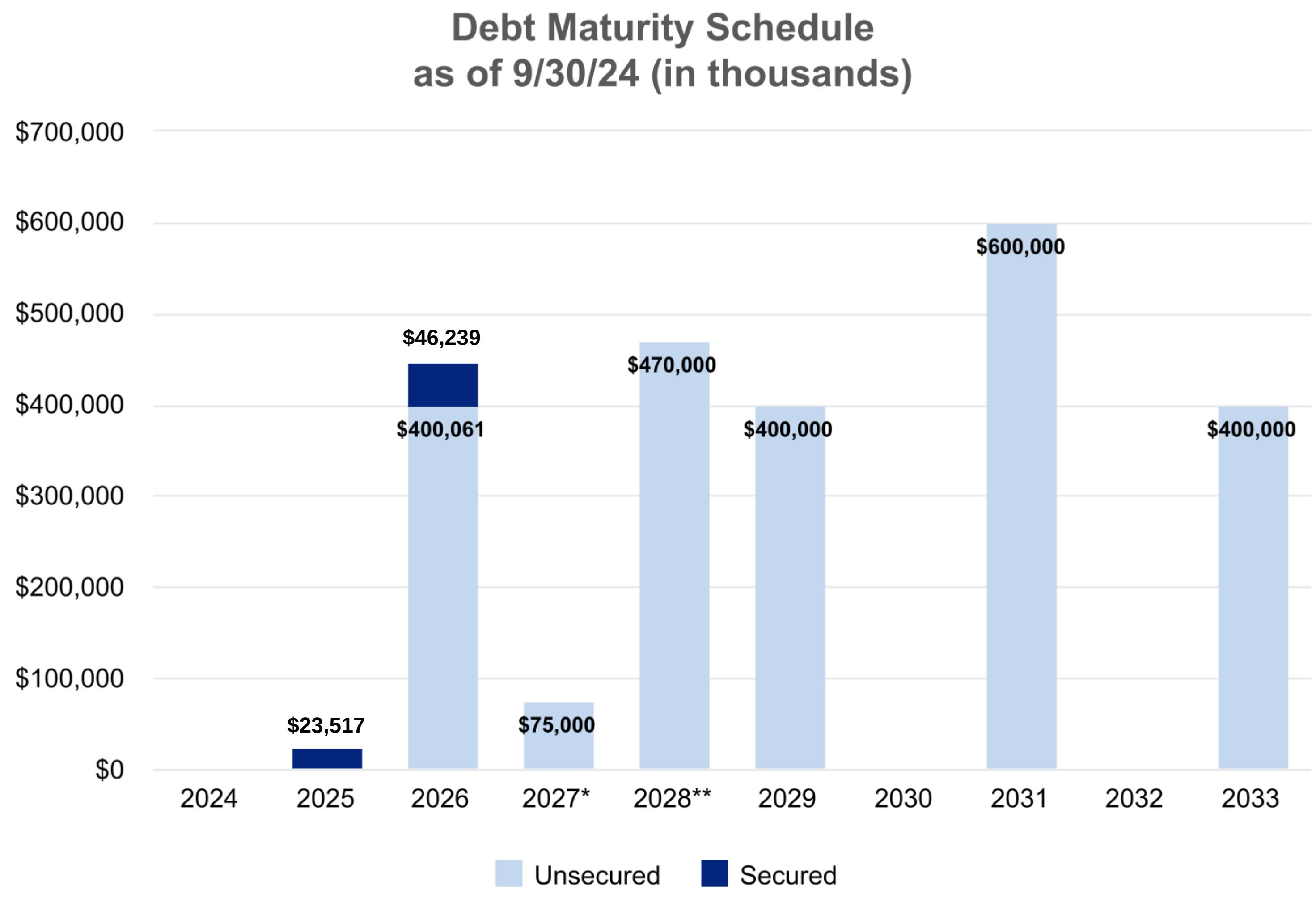
> **Significant unencumbered pool of assets**

> Unencumbered portfolio = 97% of total NOI from real estate operations

> Secured debt accounts for only 3% of debt outstanding

> **100% of consolidated debt is fixed rate including effect of interest rate swaps**

> **No significant debt maturities until 2026**

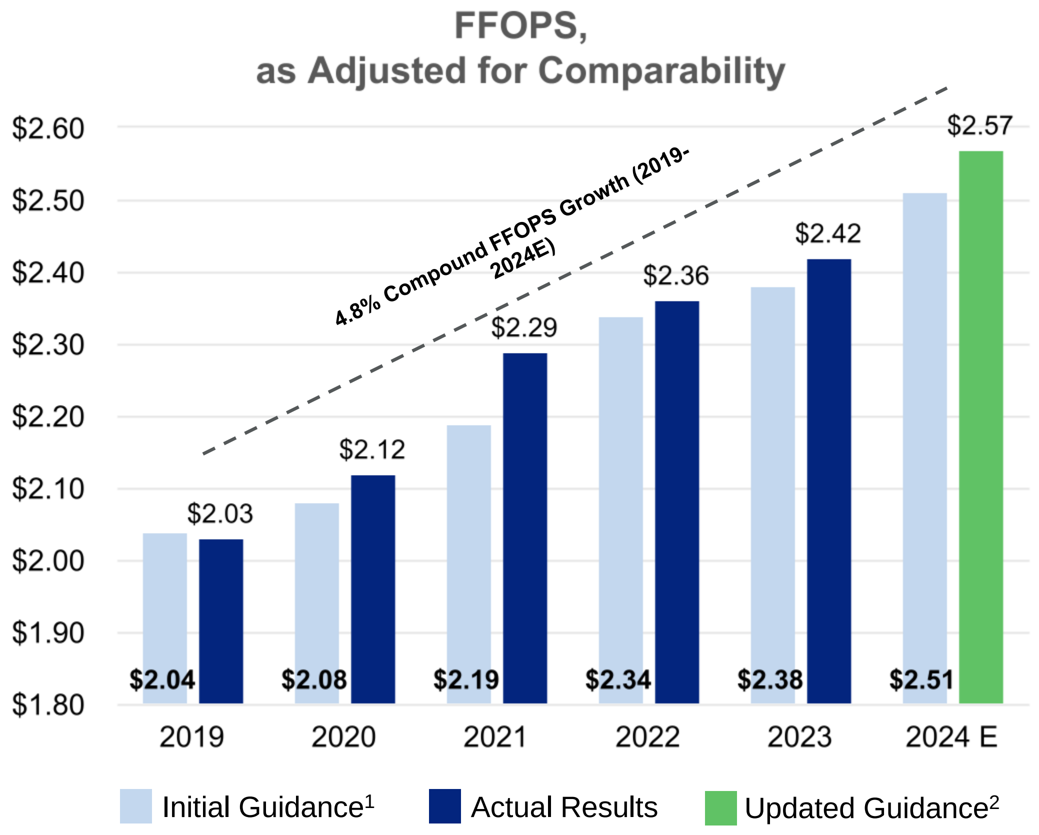


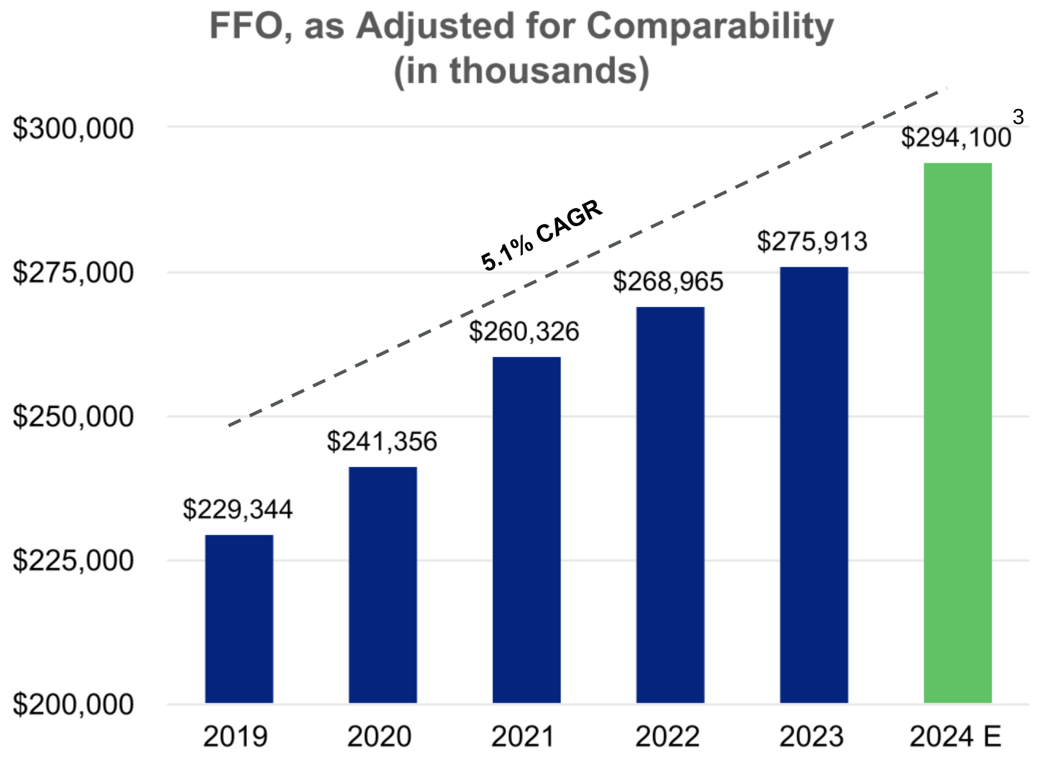
* Revolving Credit Facility maturity of $75.0 million is included above in 2027 assuming our exercise of two six-month extension options.
** Term loan balance of $125.0 million is included in 2028 assuming our exercise of two 12-month extension options. Also includes $345.0 million principal amount of exchangeable senior notes due in 2028 unless earlier exchanged, redeemed or repurchased only in the event of certain circumstances and during certain periods defined under the terms of the notes.

Strong Growth in Profitability

COPT Defense's FFOPS has compounded at 4.8% per year from 2019–2024E

Updated 2024E FFOPS midpoint guidance of $2.57 implies 6.2% growth over 2023 results





1. The midpoint of initial diluted FFOPS guidance, as adjusted for comparability.
2. The midpoint of updated diluted FFOPS guidance, as adjusted for comparability.
3. To conform with prior periods, this excludes the benefit of the potential dilutive add-back of FFO attributable to redeemable noncontrolling interests.

See Appendix for reconciliations of diluted EPS to diluted FFOPS, as adjusted for comparability.

PORTFOLIO UPDATE

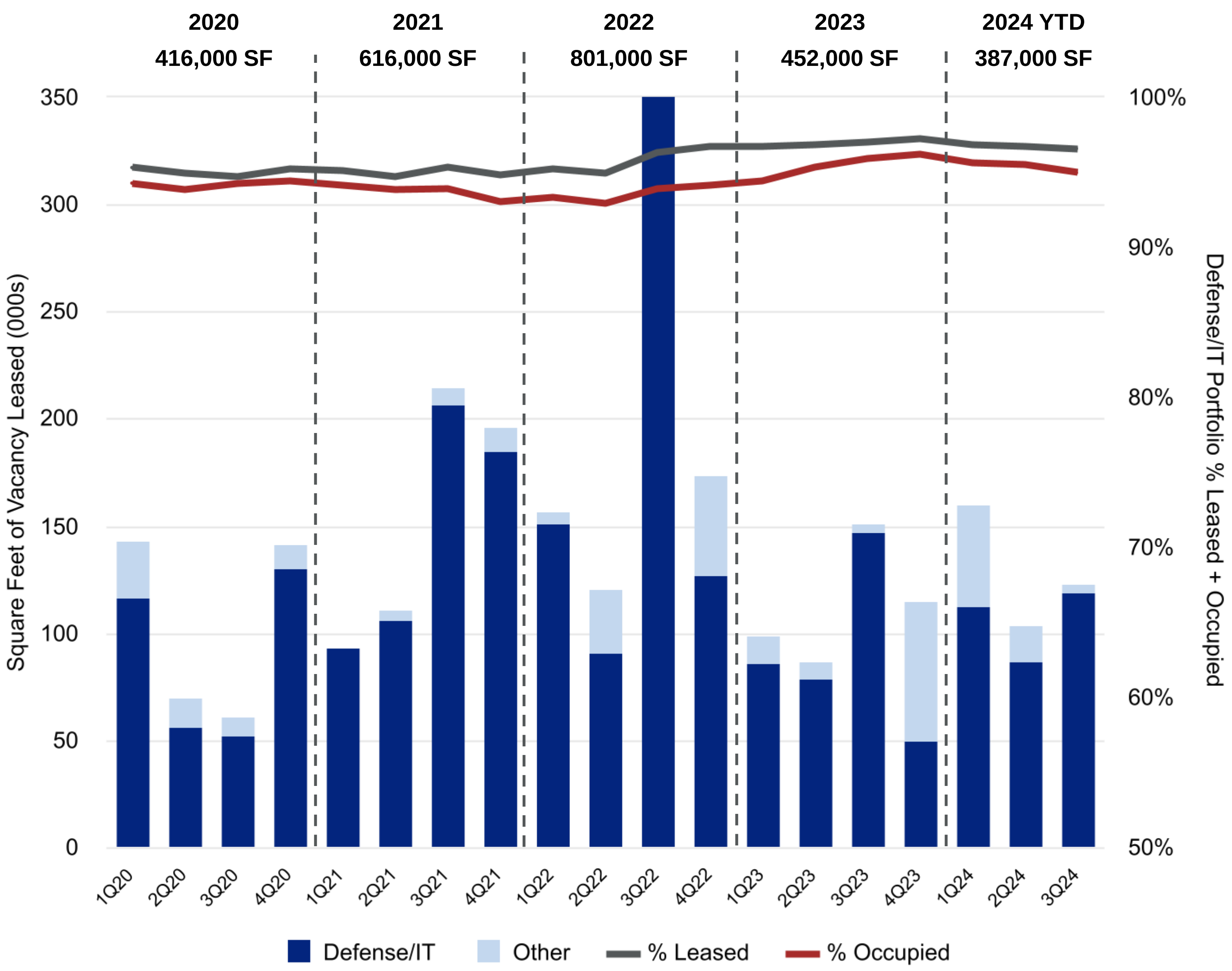
Strong Vacancy Leasing

- > **Defense/IT Portfolio was 95.0% occupied and 96.5% leased at September 30, 2024**

- > **Excellent vacancy leasing volume YTD**
  - > 387,000 SF executed equates to 97% of full year target
    - > Weighted average lease term of 7.8 years

- > **Exceeded revised full year target of ~475,000 SF (increased from 400,000 SF in 3Q24)**
  - > 475,300 SF executed as of 12/6/24
    - > ~200,000 SF in advanced negotiations

Vacancy Leasing in Operating Portfolio*



* Percent occupied and leased statistics are for Defense/IT Portfolio.

Sector-Leading Tenant Retention

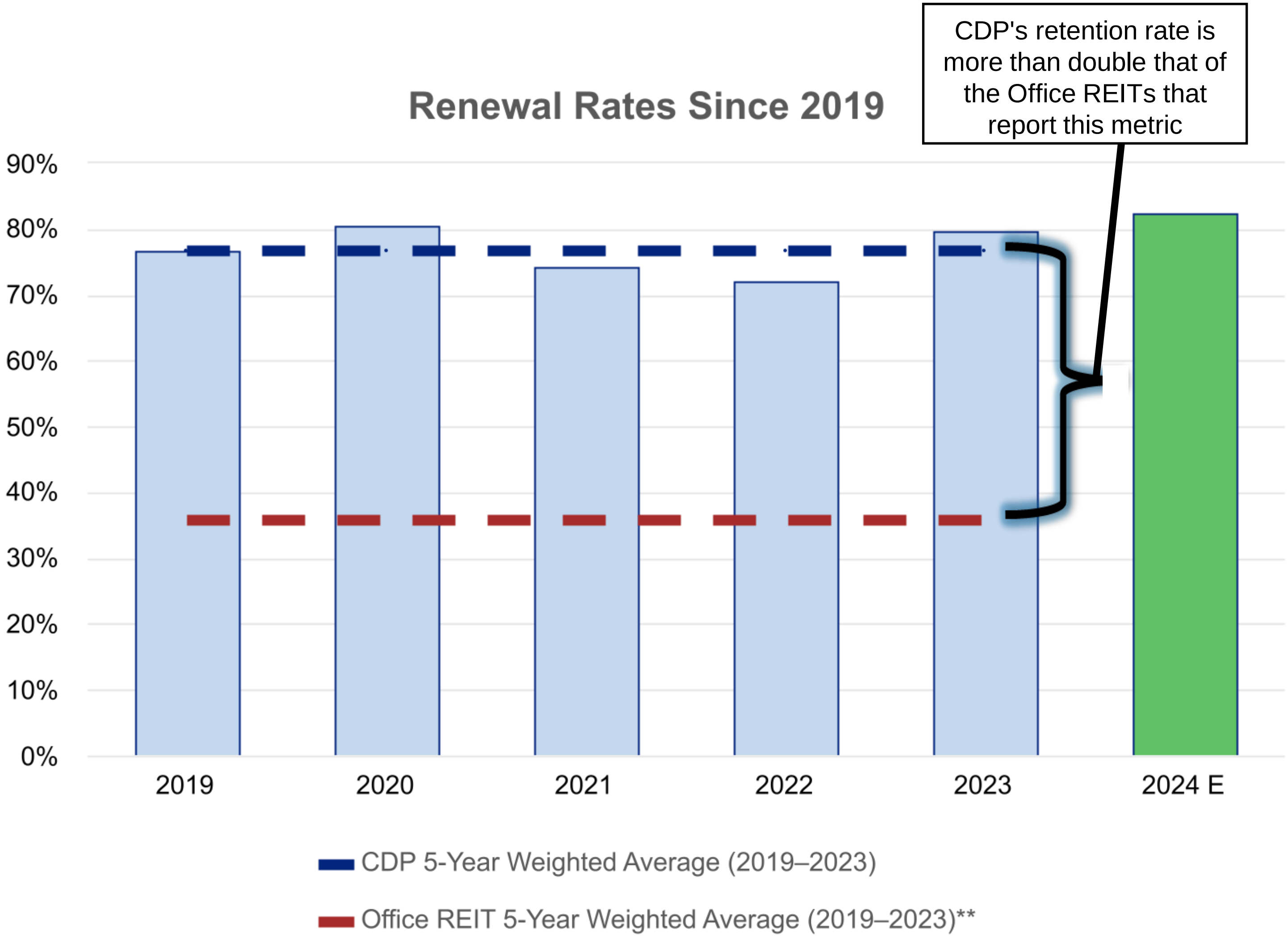
DRIVEN BY:

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

> **Proven track record of strong tenant retention rates, averaging:**
>
> > 76% between 2013–2023*
>
> > 77% between 2019–2023*

> **YTD total retention rate of 84%**
>
> > Renewed 2.1 million SF
>
> > Defense/IT retention rate of 87%

> **Increased 2024 guidance to midpoint of 85%**



* Historical averages are calculated based on a weighted average retention rate by renewal leasing square feet.
** Office REIT 5-Year Weighted Average is based on the weighted average square feet on renewals for BDN, BXP, HPP, and KRC.

Large Lease Expirations

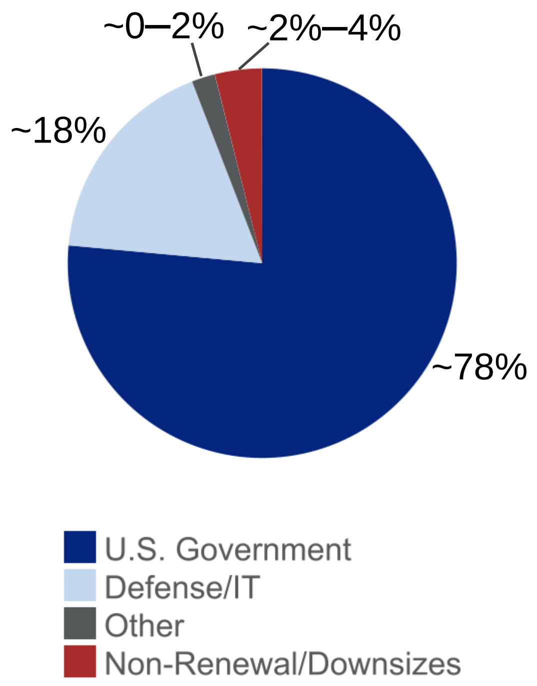
2022 | 30 Month Outlook - Progress To Date:

- **5.5 million SF set to expire between 2Q22 through 4Q24**
  - 25 leases totaling ~2.8 million SF are large leases (greater than 50,000 SF)
  - We expected to renew over 95% of this ~2.8 million SF
- **Progress / Current Outlook:**
  - We renewed 22 large leases totaling ~2.4 million SF with a 98% retention rate
  - We expect to fully renew the 3 remaining leases totaling ~380,000 SF

2024 | 30 Month Outlook - Looking Forward:

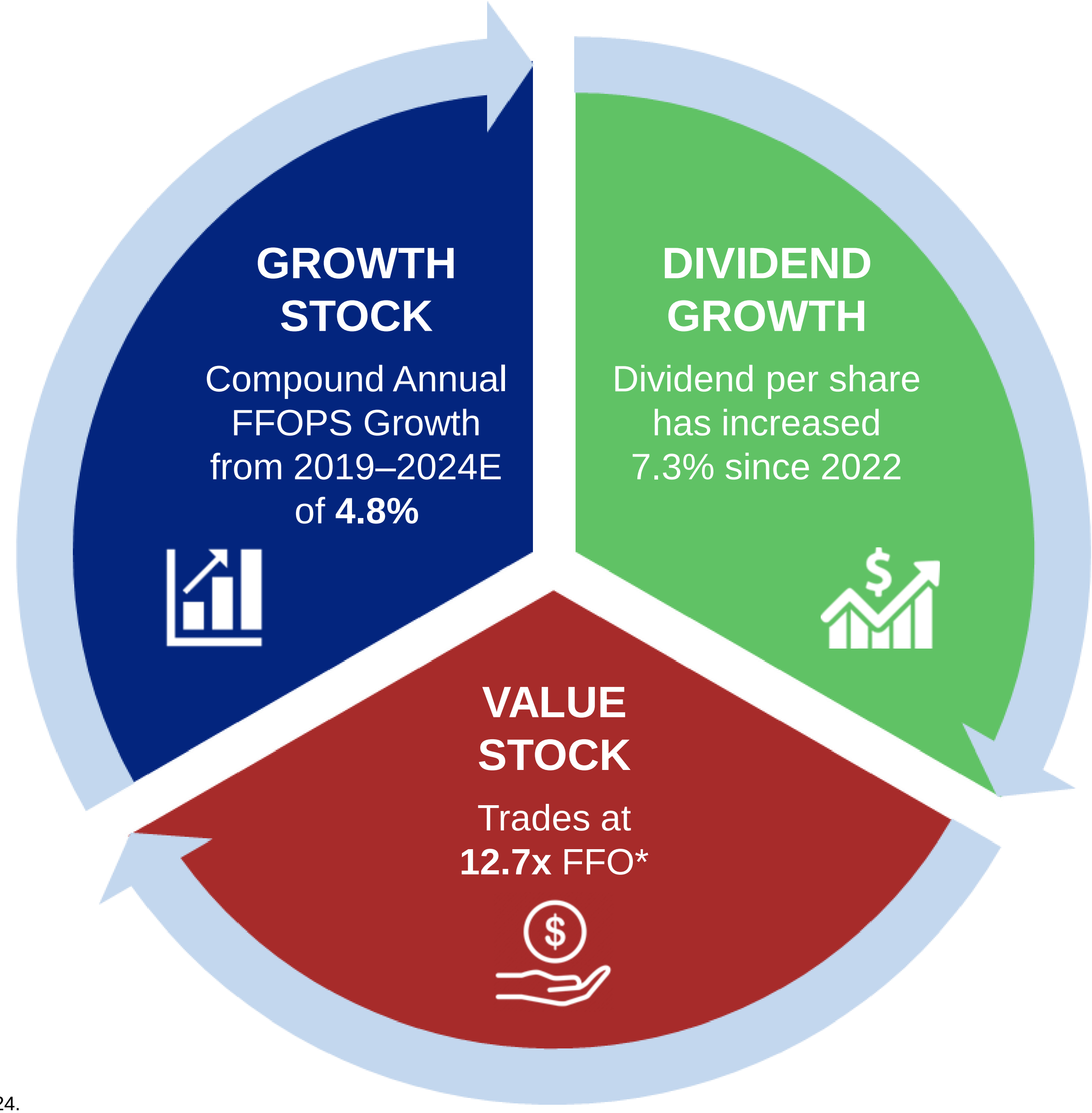
- **6.9 million SF set to expire between 2Q24 through 4Q26**
  - 32 leases totaling ~4.0 million SF are large leases (greater than 50,000 SF)
    - 13 leases with the U.S. Government (13 full building properties)
    - 12 leases in Defense/IT Portfolio | 10 with Defense Contractors (4 full bldg leases)
    - 6 leases on Data Center Shells (single-tenant/full building)
    - 1 lease in the Other Segment
    - 57% of expiring SF and ARR
- **Progress / Current Outlook:**
  - We renewed 5 large leases totaling ~640,000 SF, with a 100% retention rate
    - 2 leases in Defense/IT Portfolio | Defense Contractors (1 full building lease)
    - 3 leases in Data Center Shells (single-tenant/full building)
  - Remaining: 27 large leases totaling ~3.3 million SF
  - We expect over 95% of this ~3.3 million SF to renew

Large Leases Expiring through Year-End 2026
% of ARR Expiring by Tenant Type



CONTINUED GROWTH

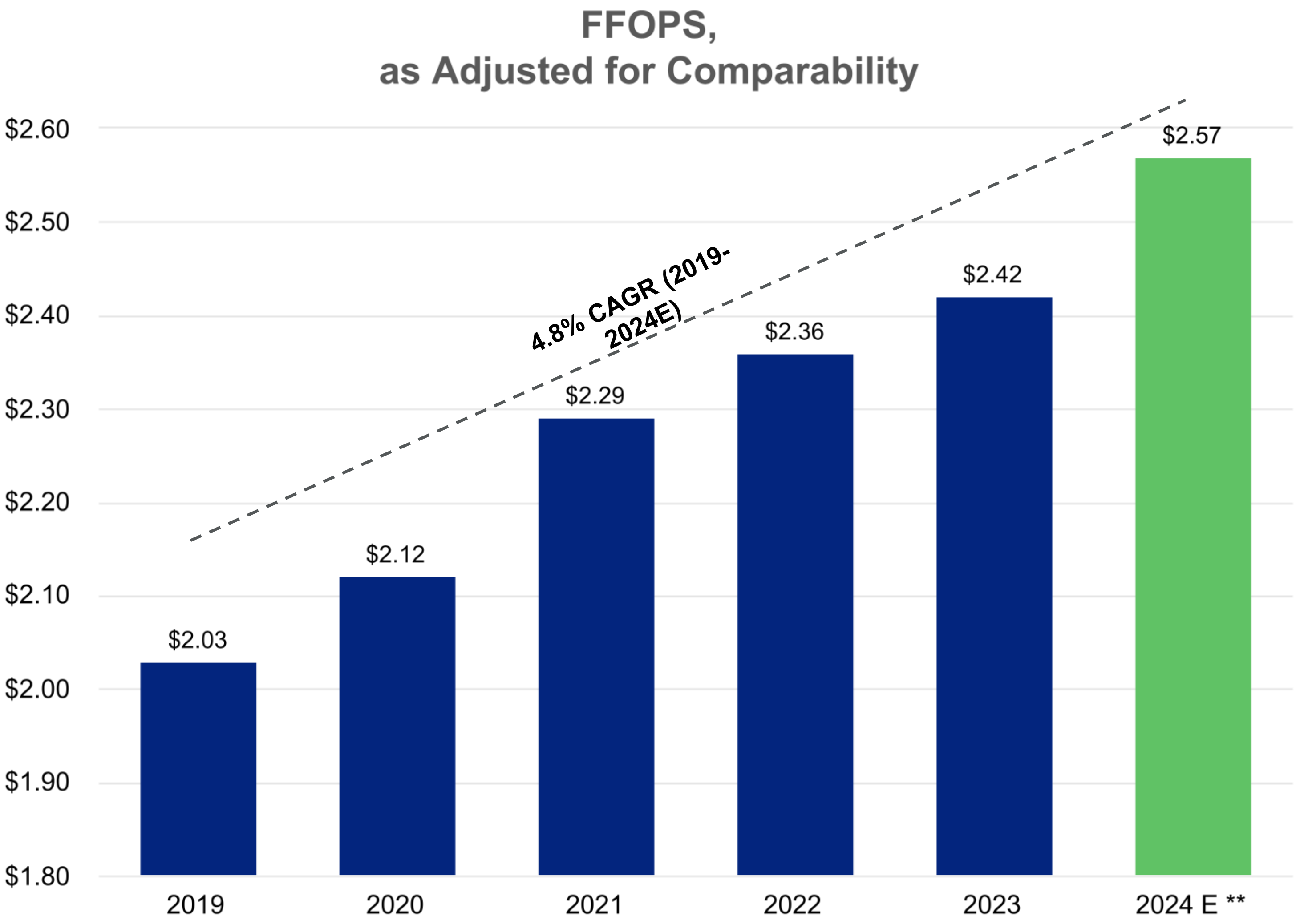
Attractive Investment Opportunity



* As of the closing price on December 6, 2024.

Continued Growth

- > Strong leasing demand at existing properties
- > $335 million of active developments (831,000 SF) are 79% leased*
- > ~1.3 million SF development leasing pipeline and over 2.3 million SF of potential opportunities
- > Appropriated budget increases and bipartisan support for future increases 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 at least 4% on a compounded basis between 2023 through 2026 (based on the original midpoint of 2023 guidance of $2.38)



* As of September 30, 2024.
** The midpoint of updated diluted FFOPS guidance, as adjusted for comparability.
See Appendix for reconciliations.

APPENDICES

>Safe Harbor
>Definitions + Glossary
>Reconciliations

Safe Harbor

UNLESS OTHERWISE NOTED, INFORMATION IN THIS PRESENTATION REPRESENTS THE COMPANY'S CONSOLIDATED PORTFOLIO AS OF OR FOR THE QUARTER ENDED SEPTEMBER 30, 2024.

- 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, 2023.

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.

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 September 30, 2024, 93 of COPT Defense’s properties were located within this defined region. Please refer to page 12 of COPT Defense’s Supplemental Information package dated September 30, 2024 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 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

	9/30/24	6/30/24	3/31/24	12/31/23	9/30/23
# of Properties					
Total Portfolio	202	201	201	198	196
Consolidated Portfolio	178	177	177	174	172
Defense/IT Portfolio	194	193	193	190	188
Same Property	189	189	189	189	189
% Occupied					
Total Portfolio	93.1 %	93.6 %	93.6 %	94.2 %	94.1 %
Consolidated Portfolio	91.6 %	92.2 %	92.2 %	92.9 %	92.7 %
Defense/IT Portfolio	95.0 %	95.5 %	95.6 %	96.2 %	95.9 %
Same Property	93.6 %	93.5 %	93.5 %	93.8 %	93.8 %
% Leased					
Total Portfolio	94.8 %	94.9 %	94.9 %	95.3 %	95.1 %
Consolidated Portfolio	93.6 %	93.8 %	93.8 %	94.3 %	94.0 %
Defense/IT Portfolio	96.5 %	96.7 %	96.8 %	97.2 %	97.0 %
Same Property	95.1 %	95.0 %	95.0 %	95.1 %	94.9 %
Square Feet (in thousands)					
Total Portfolio	24,316	24,135	24,137	23,859	23,479
Consolidated Portfolio	20,021	19,839	19,841	19,563	19,184
Defense/IT Portfolio	22,174	21,993	21,993	21,719	21,339
Same Property	22,224	22,224	22,224	22,224	22,224

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, 2019	2020	2021	2022	2023	Three Months Ended 09/30/24
Net income (loss)	**$ 200,004**	**$ 102,878**	**$ 81,578**	**$ 178,822**	**$ (74,347)**	**$ 37,397**
Real estate-related depreciation and amortization	137,069	138,193	147,833	141,230	148,950	38,307
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)	—
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	756
FFO - per Nareit	**234,875**	**186,305**	**165,802**	**274,339**	**281,225**	**76,460**
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)	(985)
Basic FFO allocable to share-based compensation awards	(905)	(719)	(777)	(1,433)	(1,940)	(617)
Basic FFO available to common share and common unit holders	**228,382**	**169,581**	**159,542**	**268,111**	**275,307**	**74,858**
Redeemable noncontrolling interests	132	147	(11)	(34)	(58)	—
Diluted FFO adjustments allocable to share-based compensation awards	—	—	32	109	150	47
Basic and Diluted FFO available to common share and common unit holders	**228,514**	**169,728**	**159,563**	**268,186**	**275,399**	**74,905**
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	69
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)	—
Diluted FFO available to common share and common unit holders, as adjusted for comparability	**$ 229,344**	**$ 241,356**	**$ 260,326**	**$ 268,965**	**275,913**	**$ 74,974**
Straight line rent adjustments and lease incentive amortization					6,518	
Amortization of intangibles and other assets included in NOI					50	
Share-based compensation, net of amounts capitalized					8,544	
Amortization of deferred financing costs					2,580	
Amortization of net debt discounts, net of amounts capitalized					2,994	
Replacement capital expenditures					(93,494)	
Other					(84)	
Diluted AFFO available to common share and common unit holders (“diluted AFFO”)					**$ 203,021**	
Reconciliations of denominators for per share measures (in thousands)						
Denominator for diluted EPS	111,623	112,076	112,418	112,620	112,178	113,010
Weighted average common units	1,299	1,236	1,257	1,454	1,509	1,696
Redeemable noncontrolling interests	—	123	—	—	38	—
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	114,706
Diluted FFO per share, as adjusted for comparability	**$ 2.03**	**$ 2.12**	**$ 2.29**	**$ 2.36**	**$ 2.42**	**$ 0.65**
Numerators for non-gaap payout ratios (in thousands)						
Dividends on unrestricted common and deferred shares					$ 127,978	
Distributions on unrestricted common units					1,725	
Dividends and distributions on restricted shares and units					828	
Dividends and distributions on antidilutive shares and units					(835)	
Dividends and distributions for non-gaap payout ratios					$ 129,696	
Non-GAAP payout ratios						
Diluted AFFO					63.9 %	

Reconciliations (continued)

Reconciliations of diluted EPS to diluted FFOPS per Nareit and as adjusted for comparability (in dollars per share)	Actuals Year Ended December 31, 2023	Guidance Year Ending December 31, 2024 Low	 High
Diluted EPS	**$ (0.67)**	**$ 1.24**	**$ 1.26**
Real estate-related depreciation and amortization	1.33	1.32	1.32
Gain on sales of real estate	(0.43)	—	—
Impairment losses	2.21	—	—
Other FFO adjustments	(0.03)	—	—
Diluted FFOPS - Nareit	**2.41**	**2.56**	**2.58**
Executive transition costs	0.01	—	—
Diluted FFOPS - as adjusted for comparability	**$ 2.42**	**$ 2.56**	**$ 2.58**

Reconciliation of Developments Property NOI to Cash NOI (in millions)	Actuals Year Ended December 31, 2023	Guidance Midpoint Year Ending December 31, 2024
Property NOI	$ 36	$ 24
Straight line rent adjustments	(23)	(13)
Cash NOI	$ 13	$ 11

Reconciliation of Net Construction Contract and Other Service Revenues (in millions)	Actuals Year Ended December 31, 2023	Guidance Midpoint Year Ending December 31, 2024
Construction contract and other service revenues	$ 60	$ 74
Construction contract and other service expenses	(57)	(72)
Net construction contract and other service revenues	$ 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 12/31/18	12/31/19	12/31/20	12/31/21	12/31/22	12/31/23	9/30/24
Net income	**$ 18,456**	**$ 44,877**	**$ 83,549**	**$ 14,965**	**$ 52,087**	**$ 34,820**	**$ 37,397**
Interest expense	18,475	16,777	17,148	16,217	16,819	20,383	20,376
Income tax (benefit) expense	(190)	(104)	258	42	223	121	130
Depreciation and amortization	36,623	33,217	37,166	36,968	37,509	37,354	38,921
Impairment losses on real estate	2,367	2	—	—	—	—	—
Gain on sales of real estate	(2,367)	(20,761)	(30,204)	(25,879)	(19,238)	—	—
Gain on sale of investment in unconsolidated real estate JV	—	—	(29,416)	—	—	—	—
Adjustments from unconsolidated real estate joint ventures	832	1,206	1,306	763	1,033	1,911	1,759
Loss on early extinguishment of debt	258	—	4,069	41,073	267	—	—
Gain on early extinguishment of debt on unconsolidated real estate JVs	—	—	—	—	(168)	—	—
Net gain on other investments	(449)	(1)	(1,218)	—	(595)	—	(11)
Credit loss (recoveries) expense	—	—	(772)	(88)	(1,331)	(1,288)	38
Business development expenses	661	512	412	628	794	445	557
Demolition costs on redevelopment and nonrecurring improvements	163	104	—	(8)	—	—	—
Executive transition costs	371	—	—	—	387	188	69
Non-comparable professional and legal expenses	—	195	—	—	—	—	—
Adjusted EBITDA	**$ 75,200**	**$ 76,024**	**$ 82,298**	**$ 84,681**	**$ 87,787**	**$ 93,934**	**$ 99,236**
Pro forma net operating income adjustment for property changes within period	2,052	463	1,459	—	2,704	1,341	—
Change in collectability of deferred rental revenue	—	928	678	—	—	(198)	—
Other	—	—	—	1,578	—	—	—
In-place adjusted EBITDA	**$ 77,252**	**$ 77,415**	**$ 84,435**	**86,259**	**90,491**	**$ 95,077**	**$ 99,236**
Pro forma NOI adjustment from subsequent event transactions				(3,074)	(2,903)		
Pro forma in-place adjusted EBITDA				**$ 83,185**	**$ 87,588**		
Annualized in-place adjusted EBITDA	$ 309,008	$ 309,660	$ 337,740	$ 345,036	$ 361,964	$ 380,308	$ 396,944
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 development and pro forma net debt (in thousands)	As of 12/31/18	12/31/19	12/31/20	12/31/21	12/31/22	12/31/23	9/30/24
Debt per balance sheet	$ 1,823,909	$ 1,831,139	$ 2,086,918	$ 2,272,304	$ 2,231,794	$ 2,416,287	$ 2,390,839
Net discounts and deferred financing costs	14,595	11,668	14,547	25,982	23,160	28,713	24,633
COPT Defense's share of unconsolidated JV gross debt	30,000	50,250	26,250	26,250	52,100	52,613	53,148
Gross debt	1,868,504	1,893,057	2,127,715	2,324,536	2,307,054	2,497,613	2,468,620
Less: Cash and cash equivalents	(8,066)	(14,733)	(18,369)	(13,262)	(12,337)	(167,820)	(34,478)
Less: CDP's share of cash of unconsolidated real estate JVs	(293)	(498)	(152)	(434)	(456)	(852)	(1,575)
Net debt	$ 1,860,145	$ 1,877,826	$ 2,109,194	2,310,840	2,294,261	2,328,941	2,432,567
Costs incurred on fully-leased development properties				(162,884)	(95,972)	(53,914)	(70,954)
Costs incurred on fully-leased operating property acquisitions				—	—	—	(17,034)
Net debt adjusted for fully-leased investment properties				$ 2,147,956	$ 2,198,289	$ 2,275,027	$ 2,344,579
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	12/31/18	12/31/19	12/31/20	12/31/21	12/31/22	12/31/23	9/30/24
Net debt to in-place adjusted EBITDA ratio	6.0x	6.1x	6.2x	6.7x	6.3x	6.1x	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
Pro forma net debt adjusted for fully-leased investment properties to in-place adj. EBITDA ratio				5.8x	5.7x		

COPT DEFENSE
PROPERTIES