COPT DEFENSE PROPERTIES

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NEWS RELEASE

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COPT Defense Provides an Update on Leasing Activity and Capital Commitments to New Investments

COLUMBIA, MD (BUSINESS WIRE) September 9, 2026 – COPT Defense Properties (NYSE: CDP) ("COPT Defense" or the "Company") provided an update on vacancy leasing, investment leasing, and capital commitments to new investments, in advance of the Company's participation in the following conferences:

- Evercore Real Estate Conference on September 10-11, 2026
- BofA Global Real Estate Conference on September 15, 2026

The Company executed 177,000 square feet of vacancy leasing in 3Q26 to date and 408,000 square feet year-to-date. This amounts to 102% of the Company's initial target of 400,000 square feet, and 86% of the revised target of 475,000 square feet.

In August, the Company executed a 75,000 square foot investment lease at 8500 Advanced Gateway at Redstone Gateway in Huntsville, Alabama. With this transaction, the building is now 89% leased, with only 17,000 square feet of remaining availability at the 155,000 square foot property. Year-to-date, the Company has executed 490,000 square feet of investment leasing.

During 3Q26, the Company commenced development of two projects at Redstone Gateway, RG 6300 and RG 2200, which total 234,000 square feet and $88 million in capital commitments to new investments. The Redstone Gateway operating portfolio, which totals 2.4 million square feet, is currently 100% leased, and these two development projects will provide the much-needed inventory to meet tenant demand in the market. Year-to-date, the Company has committed $332 million in capital to new investments, which is in-line with the Company's revised guidance target.

Accompanying materials for the conferences mentioned above will be available in the 'News & Events – IR Calendar' section of COPT Defense's Investors website: https://investors.copt.com/news-events/ir-calendar

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 June 30, 2026, the Company's Defense/IT Portfolio of 202 properties, including 24 owned through unconsolidated joint ventures, encompassed 23.3 million square feet and was 96.4% 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, 2025.

Source: COPT Defense Properties