COPT DEFENSE PROPERTIES

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NEWS RELEASE

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COPT Defense Acquires 142,000 Square Foot Building in Chantilly, VA

COLUMBIA, MD (BUSINESS WIRE) October 30, 2025 – COPT Defense Properties (NYSE: CDP) ("COPT Defense" or the "Company") announced the acquisition of Stonegate I, a 142,000 square foot Class A office building at 15050 Conference Center Drive in Chantilly, VA for a gross purchase price of $40.2 million. The Class A office building is fully occupied by a top 20 U.S. Defense Contractor with 10 years of lease term remaining, making this their ninth location in the Company's portfolio. Stonegate I was constructed in 2000 and is within a 1-mile radius of the Company's 1.5 million square foot Westfields office portfolio, which is 94% leased.

Stephen E. Budorick, COPT Defense's President & Chief Executive Officer, commented "This acquisition exceeds our development yield threshold, is accretive to FFO per share, and enhances our relationship with a top 20 U.S. defense contractor. It also reinforces our position as the dominant owner in the highly-leased and supply-constrained Westfields submarket, as we now own roughly one-third of the 4 million square feet of office inventory. Cushman and Wakefield identifies Westfields as the tightest submarket in Northern Virginia at 94% leased."

Please see pages 13-17 of the Company's 3Q25 Results Presentation for further details.

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

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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, 2025, the Company's Defense/IT Portfolio of 198 properties, including 24 owned through unconsolidated joint ventures, encompassed 22.6 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