Results for 2nd Quarter 2025

Updated 2025 Guidance

JULY 28, 2025

COPT DEFENSE PROPERTIES

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Table of Contents

RESULTS FOR 2ND QUARTER 2025

Strong 2nd Quarter 2025 Results

	2Q25	1H25
FFOPS, as adjusted for comparability	$0.68	$1.33
> FFO per share growth year-over-year	6.3%	4.7%
> 2Q25 results were 2-cents above midpoint of guidance		
> Met or exceeded guidance each quarter over the past 30 quarters		
Increase in Same Property cash NOI | Total Portfolio	2.2%	4.6%
Increase in Same Property cash NOI | Defense/IT Portfolio	2.0%	3.0%
Occupancy + Leased Rate | Defense/IT Portfolio	95.6% Occupied	
> Occupancy rate > 94% for 10 consecutive quarters	96.8% Leased	
Occupancy + Leased Rate | Same Property portfolio	94.5% Occupied	
> Leased rate ≥ 95% for 6 consecutive quarters	95.7% Leased	
Excellent Leasing		
> Total Leasing	724,000 SF	1.4M SF
> Vacancy Leasing	233,000 SF	353,000 SF
> Increased annual target to 450,000 SF from 400,000 and expect volume will moderate in 2H25		
> Renewal Leasing	477,000 SF	915,000 SF
> Investment Leasing	14,000 SF	103,000 SF
Retention Rate | Total Portfolio	90%	82%
Change in Cash Rent on Renewals | Total Portfolio	(3.1%)	(2.0%)
> Pro Forma excluding 2 renewals | Leidos (Fort Meade/BW Corridor) + Pandora (Other)	(0.4%)	(0.7%)
> Executed a long-term early renewal with Leidos through 2033 at Franklin Center in Columbia Gateway, which we recently acquired, with more favorable rents and retention vs. underwriting		

UPDATED 2025 GUIDANCE

FY 2025 Guidance Updates[1]

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

	FY 2024	FY 2025 Initial Guidance as of 4Q 2024			FY 2025 Updated Guidance as of 2Q 2025		
	Actual	*Low*	*Midpoint*	*High*	*Low*	*Midpoint*	*High*
FFOPS*	$2.57	$2.62	**$2.66**	$2.70	$2.65	**$2.67**	$2.69
Same Property % Change in Cash NOI	9.1%[2]	2.0%	**2.75%**	3.5%	3.0%	**3.25%**	3.5%
Same Property Year-end Occupancy	94.1%[2]	93.5%	**94.0%**	94.5%	93.75%	**94.0%**	94.25%
Tenant Retention	86%	75%	**80%**	85%	80%	**82.5%**	85%
Capital Invested in Development / Acquisition	$189	$250	**$275**	$300	$200	**$225**	$250

- **FFOPS***
  - 1-cent increase in 2025 FFO per share guidance at the midpoint
    - Implies 3.9% year-over-year growth
  - Driven by:
    - Strong 1H 2025 performance
    - Increase in Same Property Cash NOI
    - Partially offset by expected delay in lease commencement at MP 3 (100% pre-leased data center shell under development) from 3Q25 to 4Q25
- **Same Property % Change in Cash NOI**
  - 50 basis point increase at the midpoint
  - Driven by:
    - Higher retention and lower free rent concessions on renewals
    - Effective expense management
- **Same Property Year-end Occupancy**
  - Narrowed range by 25 basis points at the low and high end
- **Tenant Retention**
  - 250 basis point increase at the midpoint
    - 82% YTD for both the Total Portfolio and Defense/IT Portfolio
- **Capital Invested in Development / Acquisitions**
  - $50 million decrease at the midpoint
  - Driven primarily by reduction in infrastructure spending at data center shell land parcel in Des Moines, Iowa

* Diluted FFOPS, as adjusted for comparability.
1. Dollars are in millions (except per share data).
2. Same Property metrics in 2024 refer to the 2024 Pool.

FY 2025 Guidance Summary[1]

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

	FY 2024 Actual	FY 2025 Updated Guidance		
		Low	Midpoint	High
EPS	**$1.23**	**$1.30**	**$1.32**	**$1.34**
FFOPS, as adjusted for comparability	**$2.57**	**$2.65**	**$2.67**	**$2.69**
> Year-Over-Year Growth	6.2%	—	3.9%	—
Key Assumptions				
2025 Same Property Pool:				
> % Change in Cash NOI	9.1%[2]	3.0%	3.25%	3.5%
> Expect 2025 real estate tax refunds will approximate the amount received in 2024; therefore, no impact on our FY 2025 guidance				
> Year-end Occupancy	94.1%[2]	93.75%	94.0%	94.25%
Leasing:				
> Tenant Retention	86%	80%	82.5%	85%
> Change in Cash Rents on Renewals	0.6%	(1%)	0%	1%
Cash NOI from Developments[3]	$10.5	$4	$5	$6
Net Construction Contract and Other Service Revenues	$2.3	$1.5	$2	$2.5
Total G&A Expenses[4]	$47	$45	$46	$47
Consolidated Interest Expense (net of Capitalized Interest)	$82.2	$89	$91	$93
Interest and Other Income, net	$12.7	$8.5	$9.5	$10.5
Dividend / Diluted AFFO Payout Ratio	60.6%		Below 65%	
Investment Activity				
Capital Invested in Development / Acquisitions	$189	$200	$225	$250
Capital Commitment to New Investments[5]	$212	$200	$225	$250
Property Sales	—		None	

1. Dollars are in millions (except per share data).
2. Same Property metrics in 2024 refer to the 2024 Pool.
3. The 2024 actual amount represents cash NOI from developments placed into service during 2023 and 2024. The 2025 assumption amount represents cash NOI from developments placed into service during 2024 and expected to be placed into service during 2025 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. See definition on page 11.

Please see the Company's 2025 Guidance press release issued 2/6/25 for Management Commentary on initial 2025 guidance.

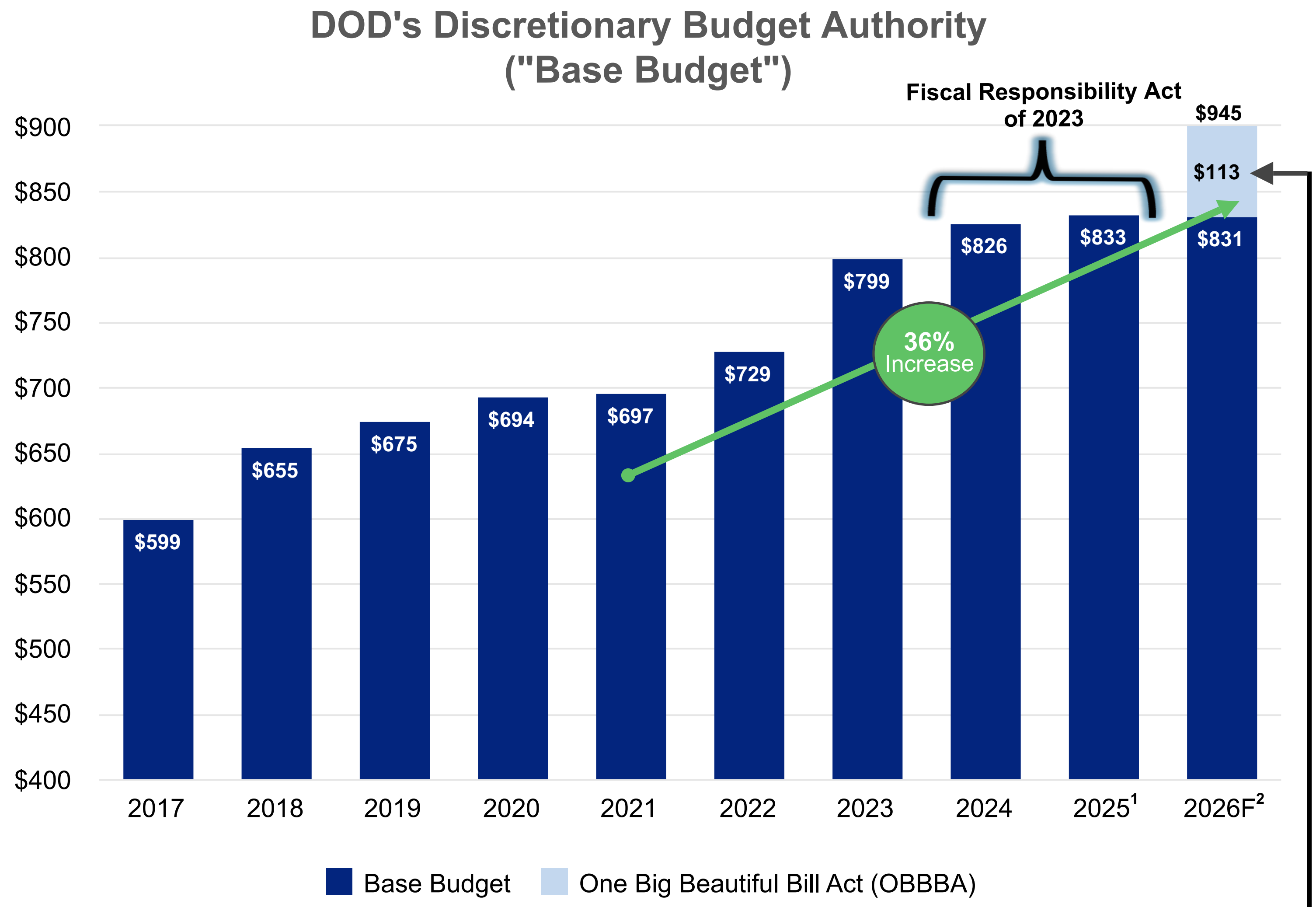
FACTORS SUPPORTING GROWTH

Historic Increase in DOD Spending in FY 2026

- **FY 2026E Budget Request + ~$113B from the *One Big Beautiful Bill Act* (OBBBA) equates to**
  - 13% increase over FY 2025 Enacted
  - 36% increase over FY 2021
  - 58% increase over FY 2017
  - OBBBA appropriates an additional $150B to Defense, with ~$113B allocated in FY 2026
    - OBBBA was signed into law on July 4, 2025

- **FY 2017–FY 2025, DOD's Base Budget grew at a compound annual rate of 4.2%**

- **Fiscal Responsibility Act of 2023 established discretionary spending limits for FY 2024 and FY 2025 in exchange for lifting the debt ceiling**



OBBBA passed in July 2025 added $150B for Defense in addition to discretionary resources with:
> ~$113B spent in FY 2026 for DOD activities

Current dollars, in billions. Sources: Historical data (2017–2023) is pulled from Table 2-1 of the National Defense Budget Estimates for FY 2024 ("Green Book"); 2024 actual, 2025 enacted, and 2026 request is pulled from the U.S. Dept of Defense ("DOD") FY 2026 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.

1. FY 2025 Enacted is based on the FY 2026 DOD Budget Request.
2. Discretionary Budget Authority with Mandatory Reconciliation Funding is based on the FY 2026 DOD Budget Request.

Portfolio Supports Priority DOD Missions

- **Deeply concentrated our capital allocation since 2012 in our Defense/IT Portfolio, which 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
  - Virtually all U.S. Government leases are under the Procurement Authority of The Mission
  - GSA leases account for less than 1% of Total ARR
    - Primarily DOD Procurement, U.S. District Court System, and Federal Law Enforcement

Total Portfolio by Demand Driver*

Demand Driver	Total SF (000s)	% Leased	% ARR
Ft. Meade/BW Corridor	9,234	95%	46%
NoVA Defense/IT	2,501	94%	13%
Lackland AFB	1,142	100%	10%
Navy Support	1,271	91%	5%
Redstone Arsenal	2,511	98%	9%
Data Center Shells**	5,924	100%	7%
D/IT Demand Drivers	**22,583**	**97%**	**90%**
Other	1,988	81%	10%
Total Portfolio	**24,571**	**96%**	**100%**

* As of June 30, 2025.
** 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

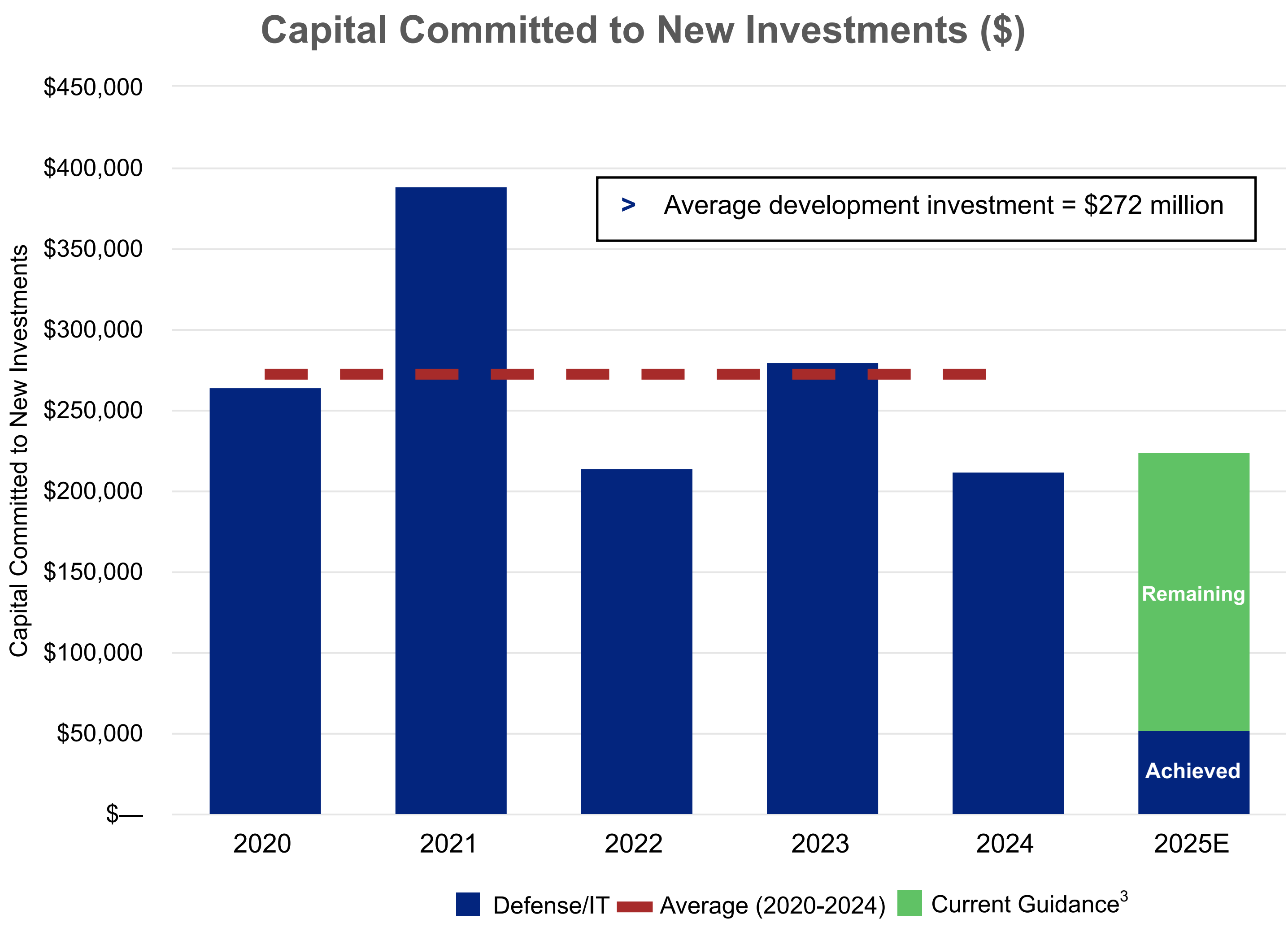
- $309 million of active developments (756,000 SF) are 62% leased[1]
- Placed 26,000 SF into service in 2Q25 at 9700 Advanced Gateway in Huntsville
  - Project is 100% leased

> Capital Committed to New Investments[2]

- Committed capital to 1 project in 1Q25
  - 8500 Advanced Gateway | $52.0 million
- Maintain 2025 guidance at $200–$250 million
  - Expect additional capital commitments in 2H25

> Future Opportunities

- ~1.3 million SF development leasing pipeline and ~1.1 million SF of potential opportunities



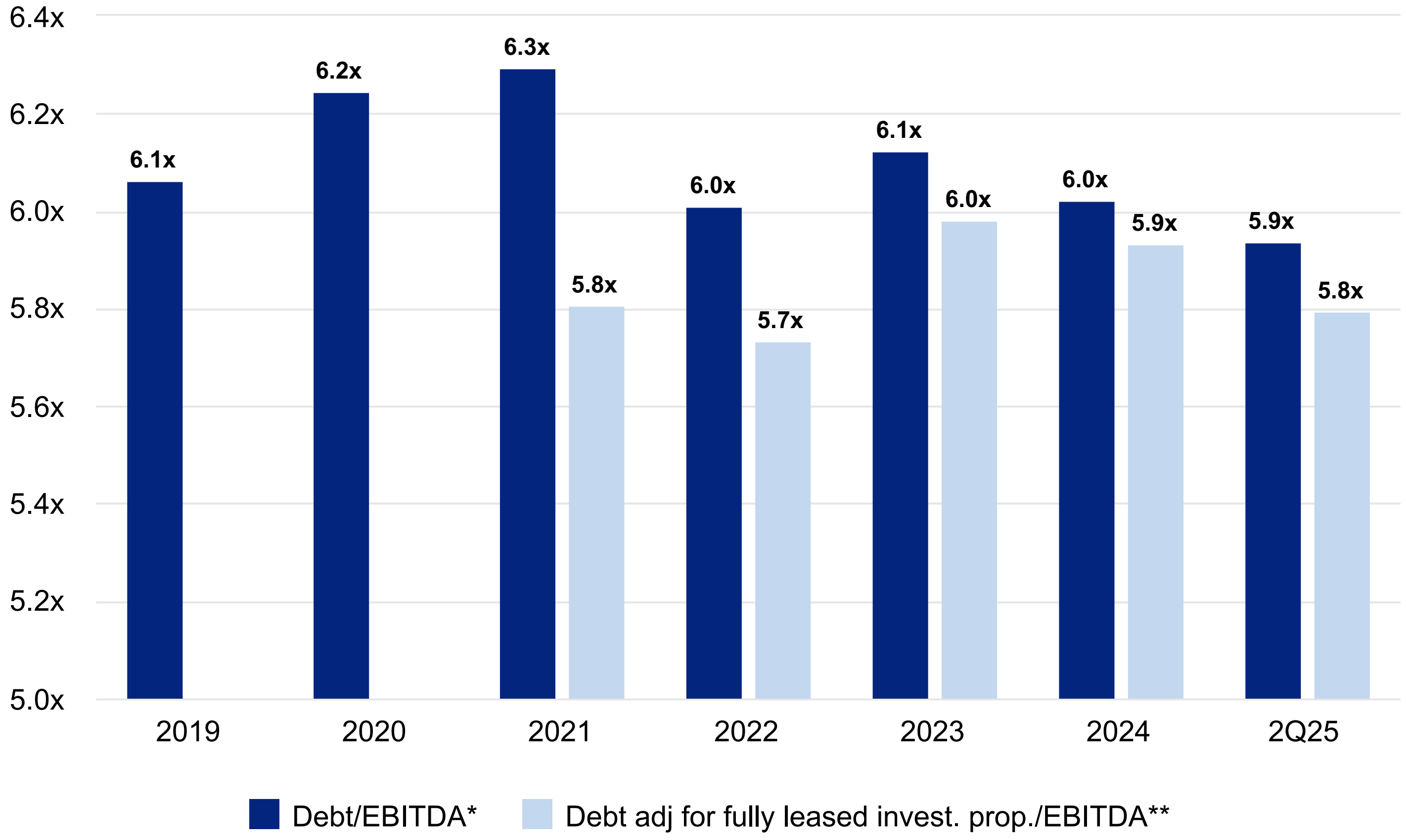
1. As of June 30, 2025.
2. The anticipated outlay for a development project or acquisition, including estimated infrastructure, tenant improvements, leasing commissions, and identified capital projects (based on estimates at acquisition date); and any allocated portion of structured parking or other shared infrastructure, if applicable.
3. The midpoint of current 2025 guidance.

Strong Balance Sheet Supports Growth

> Ability to Self-Fund Investment

- > Generating cash flow to 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

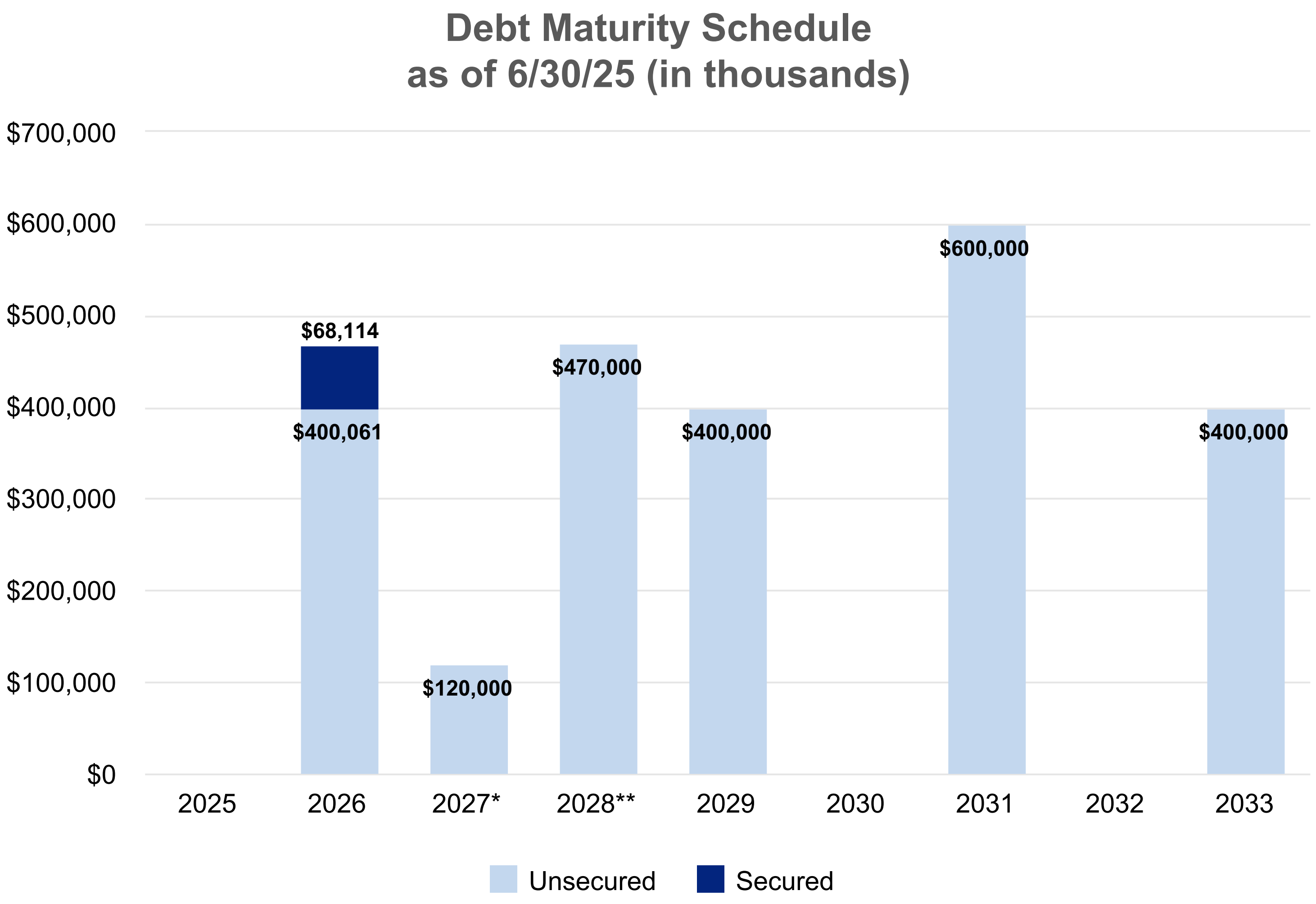
Maintaining Our Strong Balance Sheet



* 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.

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
- **97% of consolidated debt is fixed rate including effect of interest rate swaps**
- **$400 million bond at 2.25% maturing March 2026**
  - Expect to pre-fund in 4Q25
  - Next significant bond maturity is not until September 2028

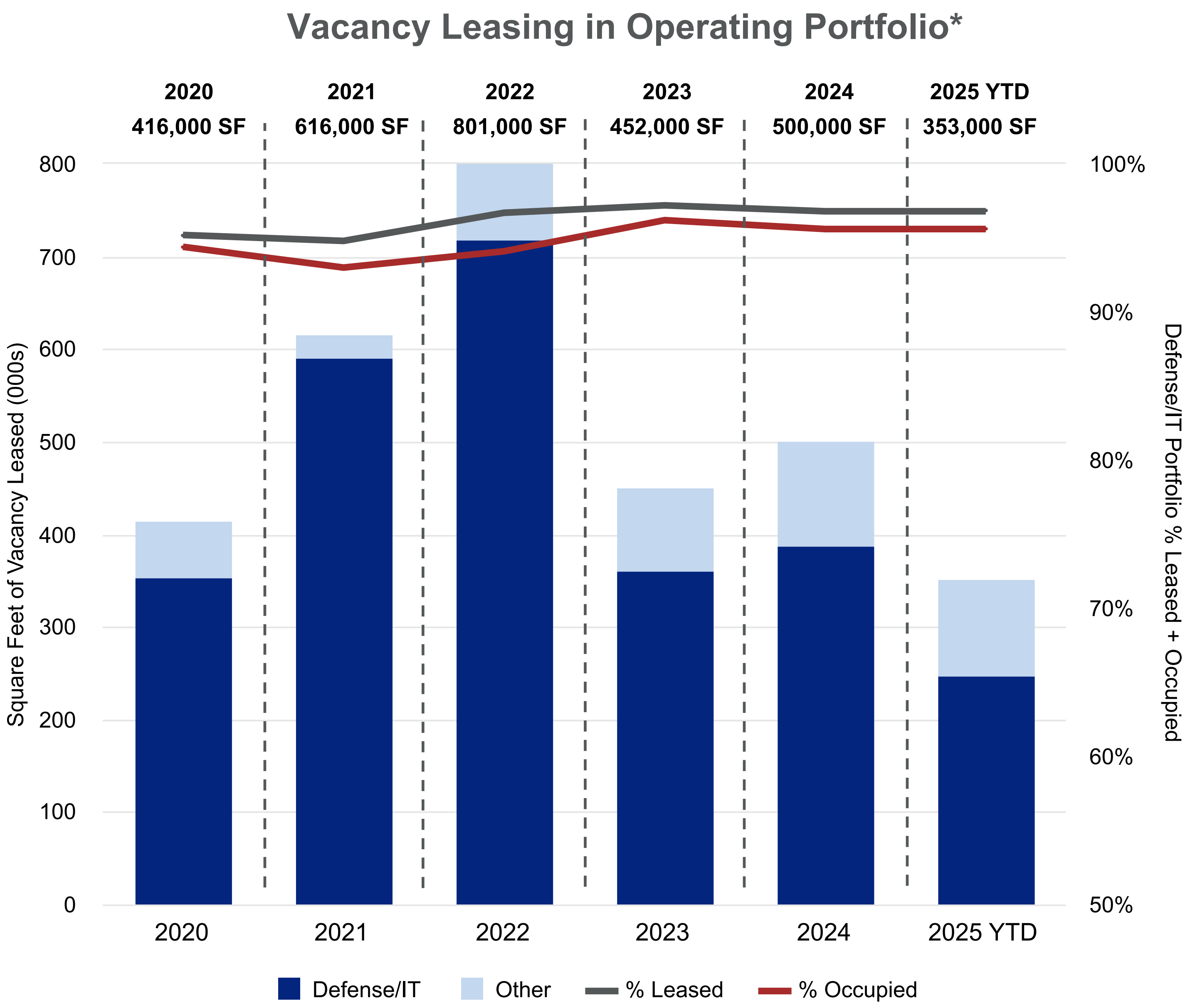


* Revolving Credit Facility maturity of $120.0 million is included above in 2027 assuming our exercise of two six-month extension options.
** Term loan balance of $125.0 million is included in 2028 assuming our exercise of two 12-month extension options. Also includes $345.0 million principal amount 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.

PORTFOLIO UPDATE

Strong Vacancy Leasing

- **Total portfolio was 94.0% occupied and 95.6% leased at June 30, 2025**
- **Excellent Vacancy leasing volume in 2Q 2025 exceeded expectations**
  - 353,000 SF executed in 1H25 equates to 88% of initial full year target
  - Weighted average lease term of 7.6 years
- **2025 Vacancy leasing target increased to 450,000 SF**
  - ~120,000 SF in advanced negotiations
- **Expect volume will moderate in 2H25 due to**
  - Delayed FY 2025 appropriation
  - Several pending leases are contract contingent and may sign in 2026

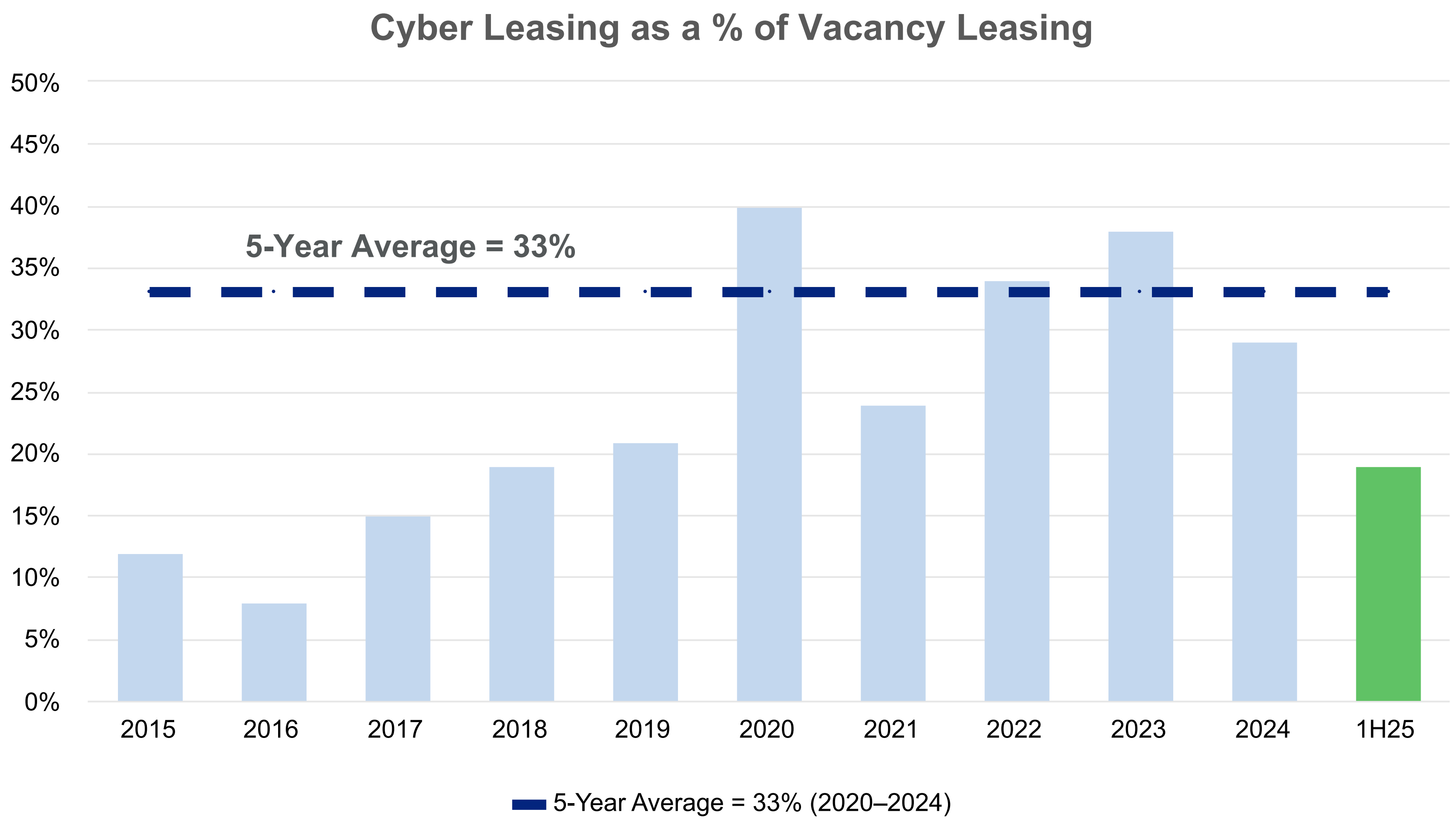


* Percent occupied and leased statistics are for Defense/IT Portfolio.

Growth in Cyber Leasing

Vacancy leasing tied to DOD cyber activity has been steadily growing over the past 10 years due to growth in DOD cyber funding

Over 70% of all cyber leasing in our portfolio has occurred at NBP and Columbia Gateway during the past 10 years



Sector-Leading Tenant Retention

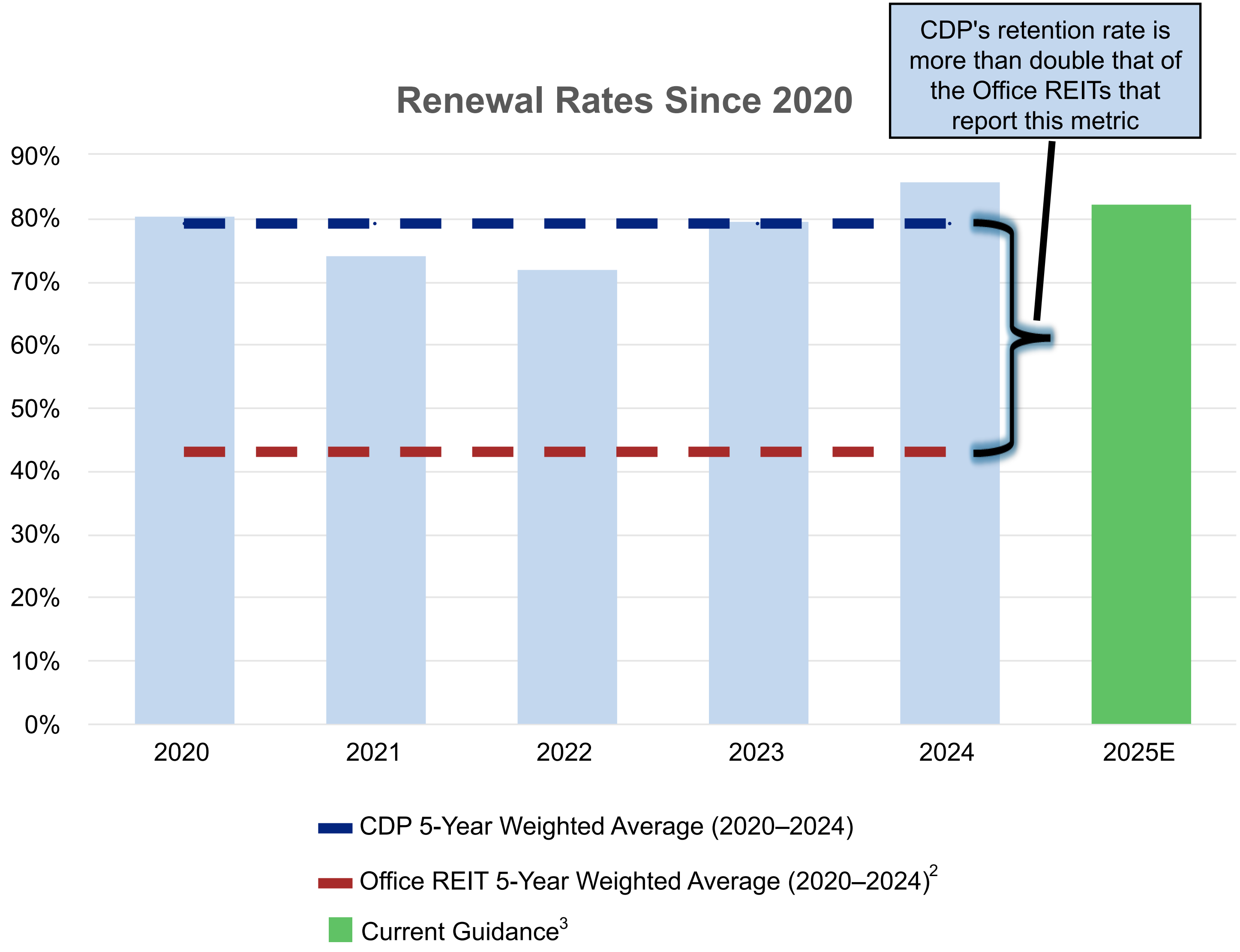
DRIVEN BY:

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:**
- 10-year average = 78% (2015–2024)[1]
- 5-year average = 79% (2020–2024)[1]

> **YTD total retention rate of 82%**
- Renewed 915,000 SF

> **Increased 2025 guidance to 80%–85%**
- Initial guidance was 75%–85%



1. Historical averages are calculated based on a weighted average retention rate by renewal leasing square feet.
2. Office REIT 5-Year Weighted Average is based on the weighted average square feet on renewals for BDN, BXP, HPP, and KRC.
3. The midpoint of current 2025 guidance.

Lease Expirations in 2H25

2.2M SF of Expirations in Defense/IT Portfolio Remaining in 2025

- **> 1.8M SF or ~80%, are with the USG**
  - > 1.5M SF of which are USG Secure Full Building Leases
- **> USG renewal process on all is underway**
  - > It is routine for some USG leases to go into standstill for a few months each year

2.2M SF
Defense/IT Portfolio
Lease Expirations in 2H25

1.5M SF
USG Secure
Full Building Leases
Expected Retention = 100%

~735K SF
Forecasted to Renew in 2025
Expected Retention = 100%

The revised midpoint of 2025 tenant retention guidance of 82.5% assumes 100% retention of this ~735K SF of USG space in 2025

~750K SF
Forecasted to Renew in 2026
Expected Retention = 100%

When the USG renewal process is delayed, they sign a standstill agreement, which requires rent payments to continue at the current rate, until a formal lease renewal is signed, and rents are reconciled for the delay

~700K SF
Remainder
(Includes ~330K SF Leased to USG)

No Delays Forecasted

Large Lease Expirations | 2Q 2024 Through 4Q 2026

EXPECT TO RENEW ~95% OF LARGE LEASES (>50,000 SF) EXPIRING THROUGH YEAR-END 2026

30 Month Outlook as of 2Q24

6.9M SF
Set to Expire
Between 2Q24–4Q26

4.0M SF
32 Large Leases (≥50,000 SF)
Expected Retention = ≥95%

2.9M SF
Small Leases (<50,000 SF)
Expected Retention = 70–75%

1.3M SF
Renewed 14 Large Leases
Achieved Retention = 96%

<0.1M SF
2 Large Leases Downsized
Retained Both Tenants

2.6M SF
18 Large Leases Remaining

~95%
Current Expected Retention

4.0M SF of Large Leases to Expire between 2Q24–4Q26...

> 13 leases with the U.S. Government (all full building properties)
> 12 leases in Defense/IT Portfolio | 10 with Defense Contractors (4 full building leases)
> 6 leases on Data Center Shells (single-tenant/full building)
> 1 lease in the Other Segment
> 57% of total expiring SF and ARR

...Renewed 1.3M SF between 3Q24–2Q25

> Amounts to ~33% of expiring SF and ~21% of expiring ARR
> 11 leases in Defense/IT Portfolio | Defense Contractors (6 full building leases)
> 3 leases in Data Center Shells (single-tenant/full building)
> Retained 96% of SF, but retained 100% of tenants

U.S. Govt. Large Lease Expirations | 3Q 2025 Through 4Q 2026

EXPECT 100% RETENTION GIVEN MISSION-CRITICAL NATURE + USG INVESTMENT

USG Expirations Through Year-End 2026

13 Full Building Leases
~2.0M SF
~$110M ARR

Secure

97% of SF
98% of ARR

Significant USG Investment in these Buildings

3 Markets

San Antonio: 4 Leases

46% of SF
53% of ARR

NBP: 5 Leases

31% of SF
27% of ARR

Other Fort Meade / BW Corridor: 4 Leases

23% of SF
20% of ARR

CONCLUSION

Strong Results + Continued Growth

Achievements Over the Past Five Years*

- **Increased FFOPS by 27%** (4.8% CAGR) **and AFFO by 26%** (4.7% CAGR)
- **Increased dividend by 10.9% over the past 3 years****
- **Placed $1.7 billion of developments into service (95% leased)**
  - Increased total portfolio size by 28%
- **Increased occupancy**
  - 70 basis points in Total portfolio | 180 basis points in Defense/IT Portfolio
- **Sector-leading tenant retention**
  - 5-year weighted average of 79%
- **Improved pricing power**
  - Cash rent spreads increased ~450 basis points, based on the trailing 2-year weighted average
- **Enhanced relationship with U.S. Government**
  - Increased ARR by 36% and SF by 26%
- **Strengthened balance sheet**
  - Lowered average interest rate by 70 basis points
  - Reduced % of secured debt from ~12% to ~3%
  - Increased fixed charge coverage ratio by 1x
- **Achieved self-funding**
  - Generating cash flow to fund $250–$275 million of investment annually on a leverage-neutral basis

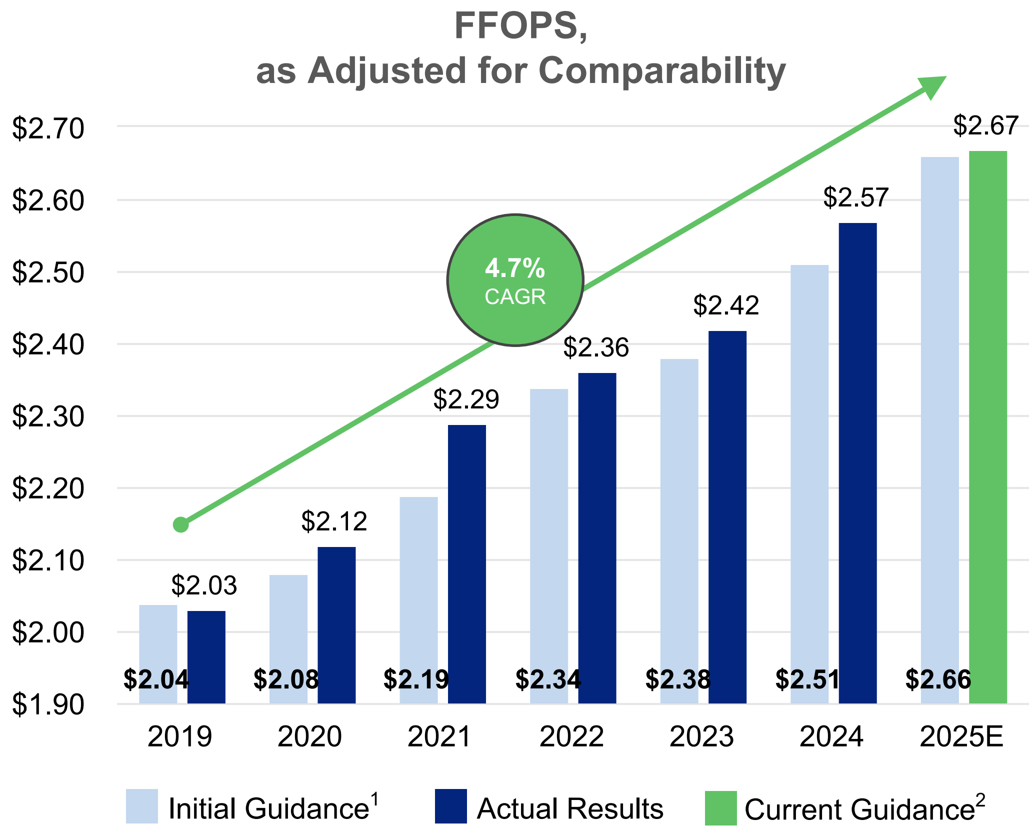
* Compares metrics between 4Q19 to 4Q24.

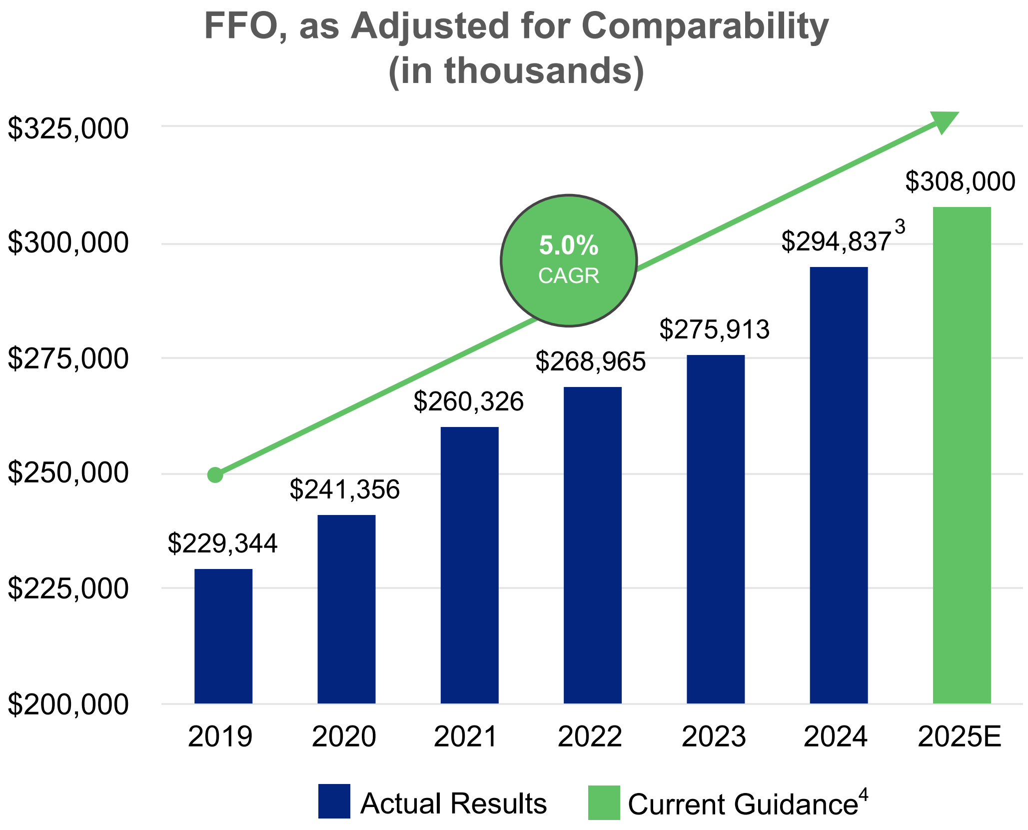
** Includes the 3.4% dividend increase announced in February 2025.

Strong Growth in Profitability

COPT Defense's FFOPS has compounded at 4.7% per year from 2019–2025E

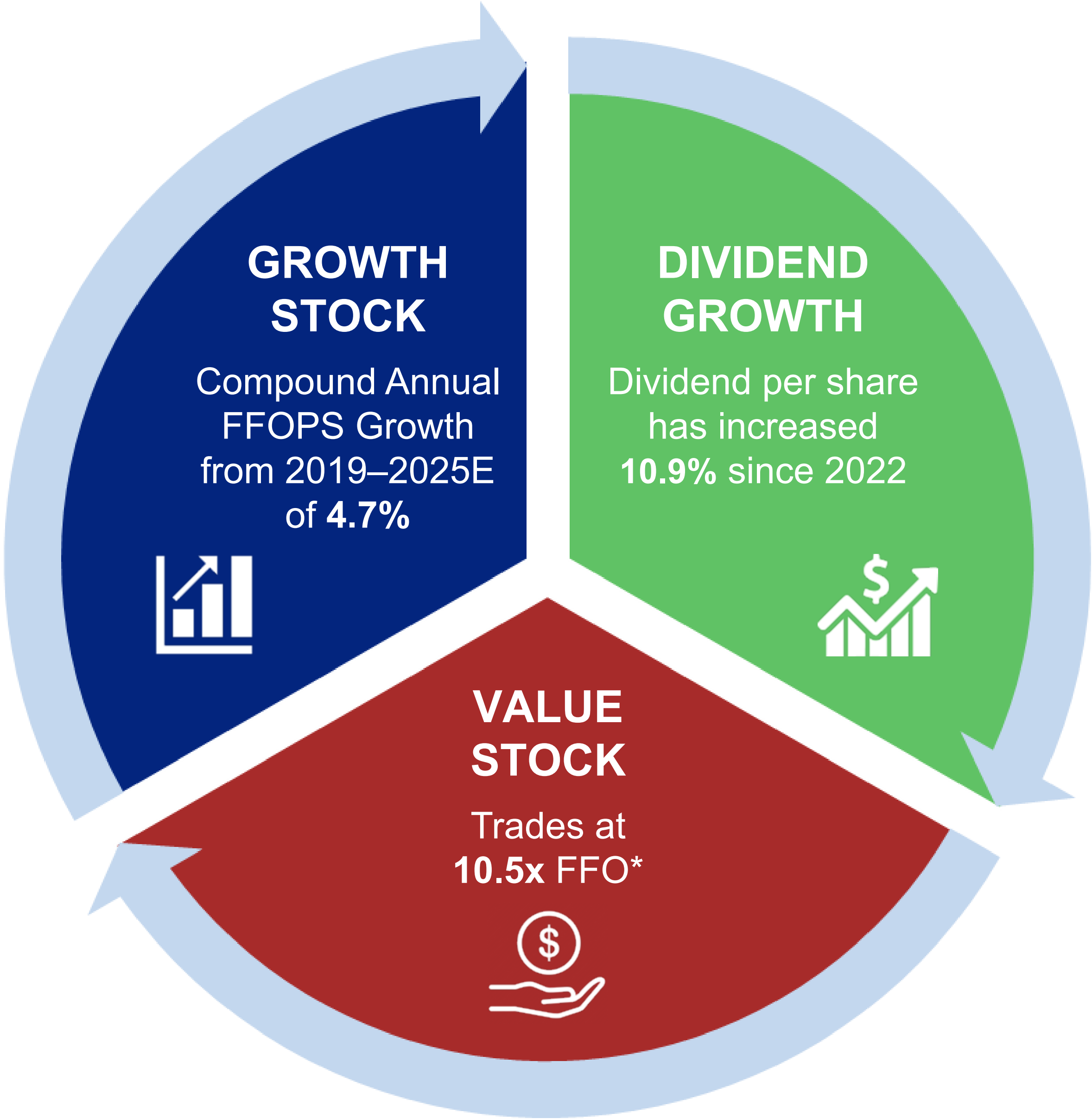
2025E FFOPS midpoint guidance of $2.67 implies 3.9% growth over 2024 results





1. The midpoint of initial diluted FFOPS guidance, as adjusted for comparability.
2. The midpoint of current diluted FFOPS guidance, as adjusted for comparability.
3. Excludes the benefit of the dilutive add-back of FFO attributable to redeemable noncontrolling interests of $1.96 million.
4. The midpoint of current FFO guidance, as adjusted for comparability.
See Appendix for reconciliations of diluted EPS to diluted FFOPS, as adjusted for comparability.

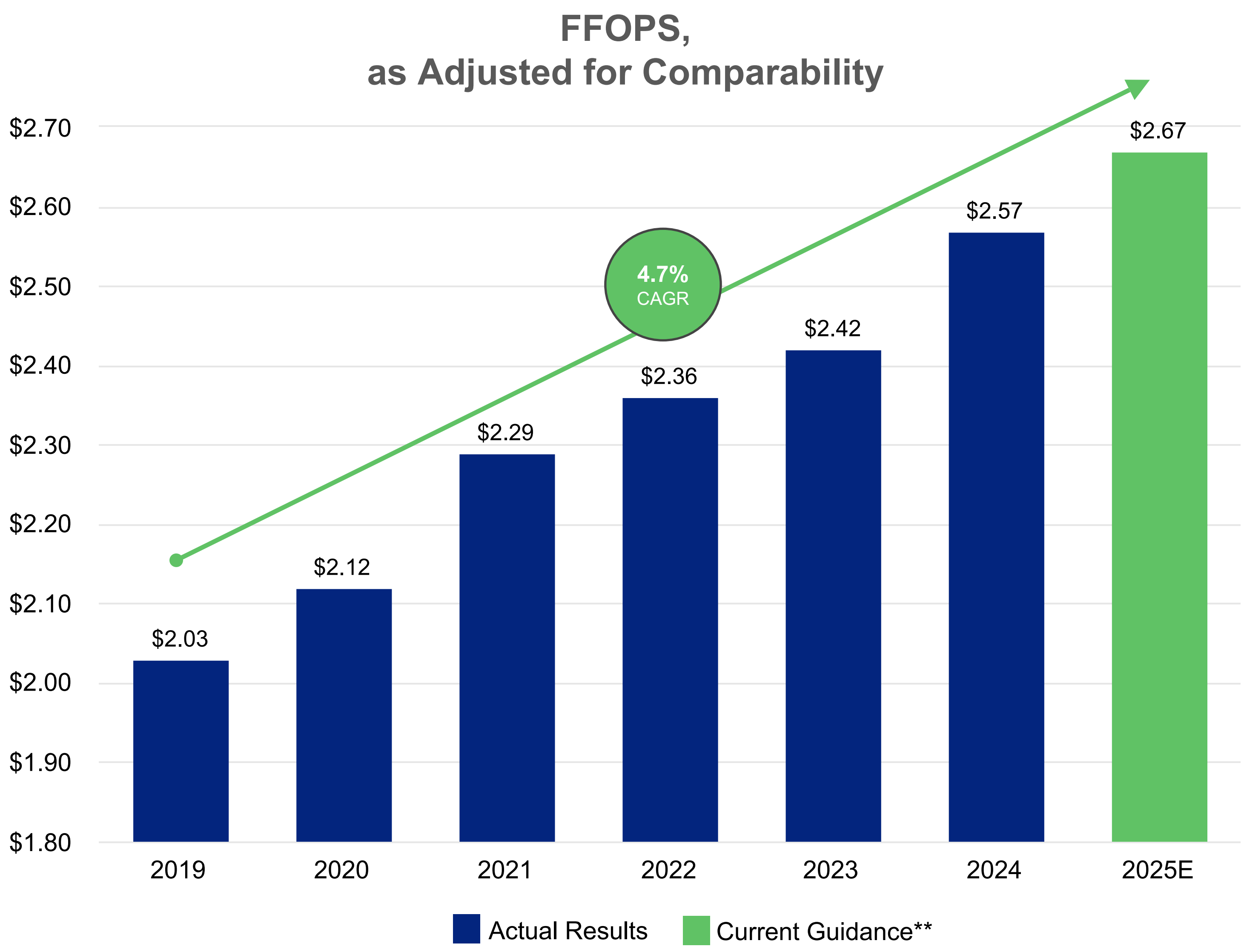
Attractive Investment Opportunity



* As of the closing price on July 25, 2025.

Continued Growth

- > Strong leasing demand at existing properties
- > $309 million of active developments (756,000 SF) are 62% leased*
- > ~1.3 million SF development leasing pipeline and ~1.1 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
- > Conservative leverage profile with a well-laddered debt maturity schedule
- > 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)



* As of June 30, 2025.
** 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 JUNE 30, 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 June 30, 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 June 30, 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

	6/30/25	3/31/25	12/31/24	9/30/24	6/30/24
# of Properties					
Total Portfolio	204	204	203	202	201
Consolidated Portfolio	180	180	179	178	177
Defense/IT Portfolio	198	198	197	196	195
Same Property	198	198	198	198	198
% Occupied					
Total Portfolio	94.0 %	93.6 %	93.6 %	93.1 %	93.6 %
Consolidated Portfolio	92.8 %	92.3 %	92.2 %	91.6 %	92.2 %
Defense/IT Portfolio	95.6 %	95.3 %	95.4 %	94.8 %	95.4 %
Same Property	94.5 %	94.1 %	94.4 %	93.9 %	93.9 %
% Leased					
Total Portfolio	95.6 %	95.1 %	95.1 %	94.8 %	94.9 %
Consolidated Portfolio	94.6 %	94.0 %	94.1 %	93.6 %	93.8 %
Defense/IT Portfolio	96.8 %	96.6 %	96.7 %	96.4 %	96.5 %
Same Property	95.7 %	95.2 %	95.7 %	95.3 %	95.2 %
Square Feet (in thousands)					
Total Portfolio	24,571	24,548	24,537	24,316	24,135
Consolidated Portfolio	20,276	20,253	20,242	20,021	19,839
Defense/IT Portfolio	22,583	22,560	22,549	22,331	22,150
Same Property	23,857	23,857	23,857	23,857	23,857

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	Six Months Ended
	2019	2020	2021	2022	2023	2024	06/30/25	06/30/25
Net income (loss)	**$ 200,004**	**$ 102,878**	**$ 81,578**	**$ 178,822**	**$ (74,347)**	**$ 143,942**	**$ 40,166**	**$ 76,394**
Real estate-related depreciation and amortization	137,069	138,193	147,833	141,230	148,950	153,640	39,573	78,932
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	732	1,473
FFO - per Nareit	**234,875**	**186,305**	**165,802**	**274,339**	**281,225**	**300,638**	**80,471**	**156,499**
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)	(1,382)	(2,540)
Basic FFO allocable to share-based compensation awards	(905)	(719)	(777)	(1,433)	(1,940)	(2,417)	(550)	(1,080)
Basic FFO available to common share and common unit holders	**228,382**	**169,581**	**159,542**	**268,111**	**275,307**	**294,366**	**78,539**	**152,879**
Redeemable noncontrolling interests	132	147	(11)	(34)	(58)	1,963	—	—
Diluted FFO adjustments allocable to share-based compensation awards	—	—	32	109	150	188	96	201
Basic and Diluted FFO available to common share and common unit holders	**228,514**	**169,728**	**159,563**	**268,186**	**275,399**	**296,517**	**78,635**	**153,080**
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**	**$ 78,635**	**$ 153,080**
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”)						**$ 222,222**		
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	113,224	113,165
Weighted average common units	1,299	1,236	1,257	1,454	1,509	1,672	2,177	2,113
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	115,401	115,278
Diluted FFO per share, as adjusted for comparability	$ 2.03	$ 2.12	$ 2.29	$ 2.36	$ 2.42	$ 2.57	$ 0.68	$ 1.33
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 Year Ended December 31, 2024	Guidance Year Ending December 31, 2025 Low	 High
Diluted EPS	**$ 1.23**	**$ 1.30**	**$ 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**	**$ 2.65**	**$ 2.69**

Reconciliation of Developments Property NOI to Cash NOI (in millions)	Actuals Year Ended December 31, 2024	Guidance Midpoint Year Ending December 31, 2025
Property NOI	$ 23	$ 12
Straight line rent adjustments	(12)	(7)
Cash NOI	$ 11	$ 5

Reconciliation of Net Construction Contract and Other Service Revenues (in millions)	Actuals Year Ended December 31, 2024	Guidance Midpoint Year Ending December 31, 2025
Construction contract and other service revenues	$ 75.6	$ 45
Construction contract and other service expenses	(73.3)	(43)
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	6/30/25
Net income	**$ 44,877**	**$ 83,549**	**$ 14,965**	**$ 52,087**	**$ 34,820**	**$ 36,467**	**$ 40,166**
Interest expense	16,777	17,148	16,217	16,819	20,383	20,391	20,938
Income tax (benefit) expense	(104)	258	42	223	121	(24)	117
Depreciation and amortization	33,217	37,166	36,968	37,509	37,354	39,410	40,041
Impairment losses on real estate	2	—	—	—	—	—	—
Gain on sales of real estate	(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	1,206	1,306	763	1,033	1,911	1,681	1,515
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)	1,187
Business development expenses	512	412	628	794	445	758	741
Demolition costs on redevelopment and nonrecurring improvements	104	—	(8)	—	—	—	—
Executive transition costs	—	—	—	387	188	58	21
Non-comparable professional and legal expenses	195	—	—	—	—	—	—
Adjusted EBITDA	**76,024**	**82,298**	**84,681**	**87,787**	**93,934**	**98,628**	**104,726**
Pro forma net operating income adjustment for property changes within period	463	1,459	—	2,704	1,341	528	57
Change in collectability of deferred rental revenue	928	678	—	—	(198)	1,646	20
Other	—	—	1,578	—	—	—	—
In-place adjusted EBITDA	**$ 77,415**	**$ 84,435**	**86,259**	**90,491**	**$ 95,077**	**$ 100,802**	**$ 104,803**
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	$ 309,660	$ 337,740	$ 345,036	$ 361,964	$ 380,308	$ 403,208	$ 419,212
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	6/30/25
Debt per balance sheet	$ 1,831,139	$ 2,086,918	$ 2,272,304	$ 2,231,794	$ 2,416,287	$ 2,391,755	$ 2,438,591
Net discounts and deferred financing costs	11,668	14,547	25,982	23,160	28,713	23,262	20,509
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	2,512,850
Less: Cash and cash equivalents	(14,733)	(18,369)	(13,262)	(12,337)	(167,820)	(38,284)	(21,288)
Less: CDP's share of cash of unconsolidated real estate JVs	(498)	(152)	(434)	(456)	(852)	(2,053)	(1,944)
Net debt	$ 1,877,826	$ 2,109,194	2,310,840	2,294,261	2,328,941	2,428,430	2,489,618
Costs incurred on fully-leased development properties			(162,884)	(95,972)	(53,914)	(18,774)	(60,302)
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	$ 2,392,622	$ 2,429,316
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	12/31/19	12/31/20	12/31/21	12/31/22	12/31/23	12/31/24	6/30/25
Net debt to in-place adjusted EBITDA ratio	6.1x	6.2x	6.7x	6.3x	6.1x	6.0x	5.9x
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	5.8x
Pro forma net debt adjusted for fully-leased investment properties to in-place adj. EBITDA ratio			5.8x	5.7x			

COPT DEFENSE
PROPERTIES