

Evercore Real Estate Conference

SEPTEMBER 2026



Development Project:
*8500 Advanced Gateway
Huntsville, AL*

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Leasing + Investment Activity Update¹

408,000 SF YTD VACANCY LEASING

• 1Q26	92,000 SF	• Well positioned to meet / exceed full year target
• 2Q26	139,000 SF	• 408,000 SF executed = 102% of initial target of 400,000 SF
• 3Q26 to date	177,000 SF	• 510,000 SF executed + in advanced negotiations = 107% of revised target of 475,000 SF

490,000 SF YTD INVESTMENT LEASING

• 1Q26	236,000 SF at 620 Guardian Way	100% Leased	• 8500 Advanced Gateway in Huntsville, AL (155,000 SF) has only 17,000 SF of remaining availability
• 1Q26	148,000 SF at 400 National Business Parkway	100% Leased	
• 2Q26	32,000 SF at 8500 Advanced Gateway	41% Leased	
• 3Q26 to date	75,000 SF at 8500 Advanced Gateway	89% Leased	

\$332M YTD CAPITAL COMMITMENT TO NEW INVESTMENTS

• 1Q26	620 Guardian Way	\$146M	• Redstone Gateway operating portfolio (2.4M SF) in Huntsville, AL is currently 100% leased
• 1Q26	410 Goss Road	\$55M	
• 2Q26	Land + Ground Lease Mission Ridge	\$43M	
• 3Q26	RG 6300	\$65M	
• 3Q26	RG 2200	\$23M	
			• Commenced development of RG 6300 + RG 2200 to provide much-needed inventory to meet tenant demand in the market
			• \$332M of capital commitments is in-line with 2026 guidance target of \$335M, with potential upside

1. As of September 4, 2026.

Results for 2nd Quarter 2026



Strong 2nd Quarter 2026 Results

		2Q26	1H26
FFOPS, As Adjusted for Comparability		\$0.71	\$1.40
FFO per Share Growth Year-Over-Year		4.4%	5.3%
2Q26 Results were 2-cents Above Midpoint of Guidance			
<i>Met or Exceeded Guidance Each Quarter Over the Past 34 Quarters</i>			
Increase in Same Property Cash NOI	Total Portfolio	7.4%	6.4%
	Defense/IT Portfolio	8.5%	8.5%
Occupancy + Leased Rate	Same Property Portfolio	94.5% Occupied	
Leased Rate ≥ 95% for 10 Consecutive Quarters		95.4% Leased	
Occupancy + Leased Rate	Defense/IT Portfolio	95.1% Occupied	
Occupancy Rate > 94% for 14 Consecutive Quarters		96.4% Leased	
Leasing Performance	Total Leasing	518,000 SF	2.2M SF
	Vacancy Leasing	139,000 SF	231,000 SF
	Investment Leasing	32,000 SF	416,000 SF
	Renewal Leasing	347,000 SF	1.5M SF
Retention Rate	Total Portfolio	68%	84%
Change in Cash Rent on Renewals	Total Portfolio	(0.2%)	3.2%

Commentary on 2nd Quarter 2026 Results

\$0.71

**FFO
PER SHARE**

- 2-cent beat vs. midpoint of guidance
- Represents a 4.4% increase year-over-year
- Benefited from:
 - Strong property and operating expense management and
 - Higher net development fees

7.4%

**INCREASE IN SAME
PROPERTY CASH NOI YOY**

- Cash rent on 2025 vacancy leasing
- Cash rent on development and acquisition leases which commenced in prior years

\$43M

**CAPITAL COMMITMENT
TO NEW INVESTMENTS**

- 2Q26 Mission Ridge \$43M Acquisition¹

347,000 SF

**RENEWAL
LEASING**

- Tenant Retention = 68%
- Influenced negatively (12%) by 2 strategic non-renewals
 - Tenants relocated to our new buildings to accommodate growth
 - ~65% of space has already been backfilled
- Cash Rent Spreads = (0.2%)
- Straight-line Rent Spreads = 4.4%

139,000 SF

**VACANCY
LEASING**

- Weighted average lease term of 7 years
- 118,000 SF in Defense/IT Portfolio
- 21,000 SF in Other Segment

32,000 SF

**INVESTMENT
LEASING**

- 2Q26 8500 Advanced Gateway 32,000 SF

1. Land + Ground Lease Acquisition in Chantilly, VA.

Updated 2026 Guidance



FY 2026 Guidance Updates¹

Green highlighted rows =
Increase to guidance

	FY 2025	FY 2026 INITIAL GUIDANCE AS OF 4Q 2025			UPDATED GUIDANCE AS OF 1Q 2026			UPDATED GUIDANCE AS OF 2Q 2026		
	Actual	Low	Midpoint	High	Low	Midpoint	High	Low	Midpoint	High
FFOPS ²	\$2.72	\$2.71	\$2.75	\$2.79	\$2.73	\$2.76	\$2.79	\$2.76	\$2.78	\$2.80
Dilution from Exchangeable Notes ³	—	(\$0.01)			(\$0.02)			(\$0.04)		
Same Property % Change in Cash NOI	4.1% ⁴	2.0%	2.5%	3.0%	2.5%	3.0%	3.5%	3.75%	4.0%	4.25%
Tenant Retention	78%	75.0%	80.0%	85.0%	80.0%	82.5%	85.0%	80.0%	82.5%	85.0%
Change in Cash Rents on Renewals	1.1%	1.0%	2.0%	3.0%	1.0%	2.0%	3.0%	2.75%	3.0%	3.25%
Vacancy Leasing (000s)	557 SF		400 SF			400 SF			475 SF	
Capital Commitment to New Investments	\$278	\$225	\$250	\$275	\$265	\$290	\$315		Target \$335	High \$375

	FFOPS ²	Same Property % Change in Cash NOI	Change in Cash Rents on Renewals	Vacancy Leasing	Capital Commitment to New Investments
MIDPOINT STATISTICS	↑ +\$0.02 to \$2.78/sh implies 2.2% YoY growth	↑ +100 basis points	↑ +100 basis points	↑ +75,000 SF	↑ +\$45 million
DRIVEN BY	- Outperformance YTD + Mission Ridge + interest income + space recapture fee - Partially offset by 2-cents of higher dilution from Exchangeable Notes (4-cents of total dilution in 2026)	Strong performance in 1H26, with moderation expected in 2H26 due to several known move-outs/downsizing + receipt of non-recurring RE tax refunds in 2H25	Expected early renewals in 2H26 with increased MTM	Outperformance in 1H26 + strong pipeline of deals throughout the Defense/IT Portfolio	Increased SF on development starts in 2H26 in Huntsville to meet known demand

- Dollars are in millions (except per share data).
- Diluted FFOPS, as adjusted for comparability.
- Share count dilution required by GAAP for exchangeable notes is incorporated into FFOPS guidance.
- Same Property metrics in 2025 refer to the 2025 Pool.

FY 2026 Guidance Summary¹

Green highlighted rows =
Increase to guidance
(See Page 7 for Commentary)

	FY 2025	FY 2026 UPDATED GUIDANCE		
	Actual	Low	Midpoint	High
EPS	\$1.34	\$1.39	\$1.41	\$1.43
FFOPS, As Adjusted for Comparability	\$2.72	\$2.76	\$2.78	\$2.80
Year-Over-Year Growth	5.8%	—	2.2%	—
KEY ASSUMPTIONS				
2026 Same Property Pool:				
% Change in Cash NOI	4.1% ²	3.75%	4.0%	4.25%
Year-End Occupancy	94.2% ²	93.5%	94.0%	94.5%
Leasing:				
Tenant Retention	78%	80.0%	82.5%	85.0%
Change in Cash Rents on Renewals	1.1%	2.75%	3.0%	3.25%
Vacancy Leasing	557,000 SF		475,000 SF	
INVESTMENT ACTIVITY				
Capital Invested in Development / Acquisitions	\$234	\$200	\$225	\$250
		Target		High
Capital Commitment to New Investments	\$278		\$335	\$375

Please see the Company's 2026 Guidance press release issued 2/5/26 for Management Commentary on initial 2026 guidance.

1. Dollars are in millions (except per share data).
2. Same Property metrics in 2025 refer to the 2025 Pool.

Factors Supporting Growth



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 CDP

ON AVERAGE, TOP DEFENSE/IT TENANTS HAVE:

- 6 leases with us (ex; USG + Data Center Shells)
- Leases with us in 3–4 of our markets

Top Defense/IT Tenants	# of Leases	Fort Meade/ BW Corridor	NoVA Defense/IT	Navy Support	Redstone Gateway	Lackland AFB	Data Center Shells
United States Government	96	•	•	•	•	•	
Fortune 100 Company	38	•				•	•
General Dynamics Corporation	11	•	•	•			
Northrop Grumman Corporation	5	•			•		
The Boeing Company	12	•	•	•	•		
CACI International Inc.	7	•		•			
Peraton Corp.	9	•	•	•	•		
Booz Allen Hamilton, Inc.	6	•	•	•	•		
Fortune 100 Company	2	•				•	
KBR, Inc.	4	•		•	•		
Yulista Holdings, LLC	3				•		
AT&T Corporation	2	•					
ManTech International Corp.	6	•	•	•	•		
Lockheed Martin Corporation	4	•		•	•		
Amentum Holdings, Inc.	5	•		•	•		
Defense/IT Tenants	219						

FY 2027 DOD Total Budget Request

Represents a Monumental Increase

FY 2027 TOTAL BUDGET REQUEST | \$1.425T

(includes \$350B Mandatory Funding/Reconciliation)

- 44% increase over FY 2026 Enacted

FY 2027 BASE BUDGET REQUEST | \$1.1T

- 28% increase over FY 2026 Enacted
- “We don’t cut the baseline budget in defense...this is going to be the new normal” –
Rep. Mike Rogers, Chairman of the House Armed Services Committee

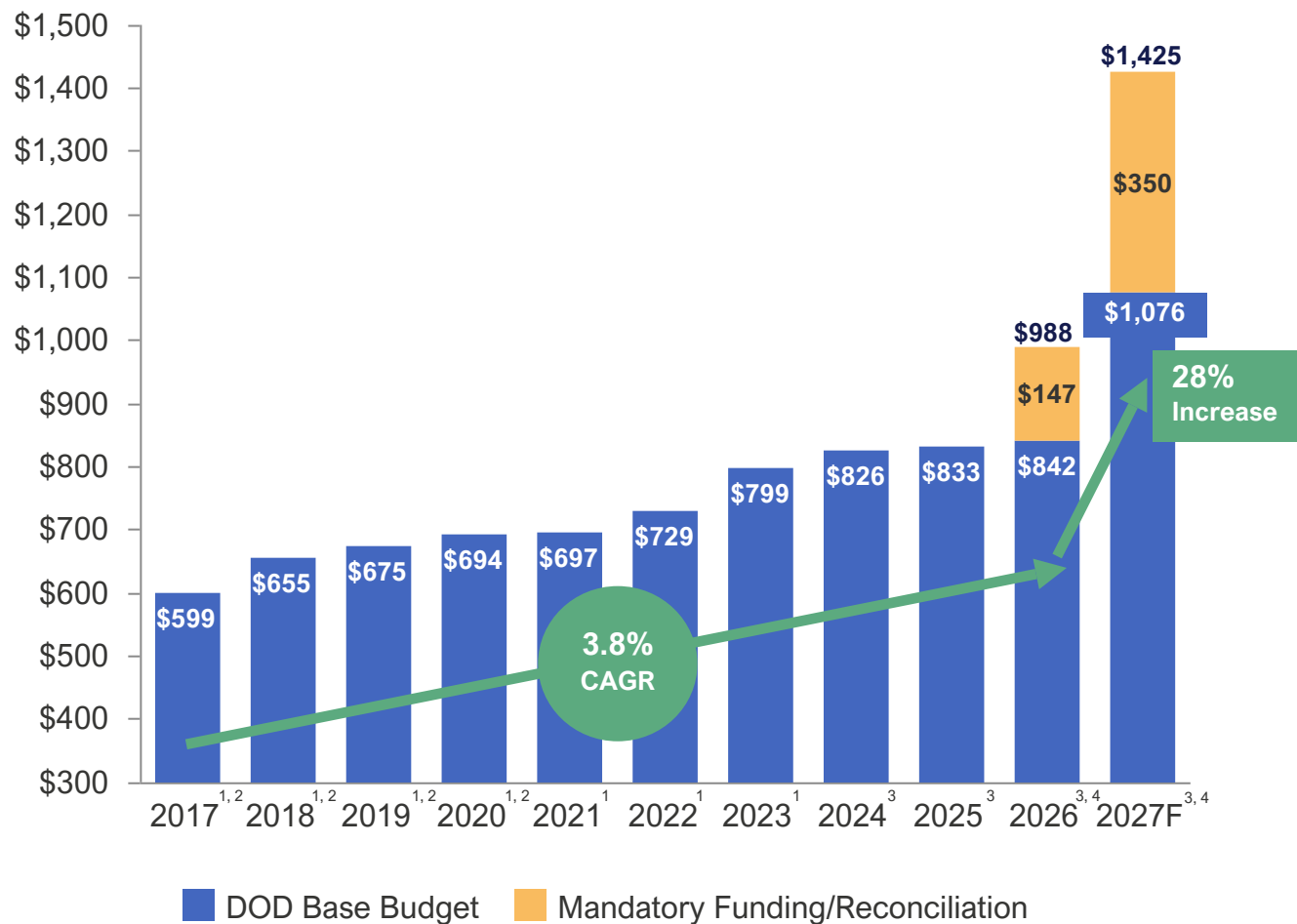
FY 2017–FY 2026 | BASE BUDGET GREW AT A 3.8% COMPOUND ANNUAL RATE

FY 2027 BASE BUDGET EQUATES TO

+28%
over last year

+48%
over last 5 years

+80%
over last 10 years



Current dollars, in billions.

1. Historical data (2017–2023) is pulled from Table 2-1 of the National Defense Budget Estimates for FY 2024 (“Green Book”).
2. 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.
3. 2024 actual, 2025 actual, 2026 actual, and 2027 authorization is pulled from the U.S. Dept. of Defense (“DOD”) FY 2027 Budget Request and Defense Appropriations Act, 2026; Capital Alpha Partners; COPT Defense’s IR Department.
4. Discretionary Budget Authority with Mandatory Reconciliation Funding is based on the FY 2027 DOD Budget Request.

Portfolio Supports Priority DOD Missions

ONE-OF-ONE: NO OTHER REIT HAS A COMPARABLE STRATEGY

ONLY PUBLIC REIT FOR SECURED, SPECIALIZED SPACE WITH CREDENTIALLED PERSONNEL

93% OF GAAP NOI FROM DEFENSE/IT PORTFOLIO¹

- 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 <1% of Total ARR

TOTAL PORTFOLIO BY DEMAND DRIVER²

DEMAND DRIVER	TOTAL SF (000s)	% LEASED	% GAAP NOI ¹
Fort Meade/BW Corridor	9,403	94%	44%
Redstone Arsenal	2,525	99%	11%
NoVA Defense/IT	2,644	95%	13%
Lackland AFB	1,143	100%	8%
Navy Support	1,271	88%	5%
Data Center Shells ³	6,330	100%	12%
Defense/IT	23,316	96%	93%
Other	1,987	85%	7%
Total Portfolio	25,303	96%	100%

1. GAAP NOI % is for the six months ended June 30, 2026.

2. As of June 30, 2026.

3. SF includes 100% of 24 joint ventured data centers; % of GAAP NOI 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

**100% OF INVESTMENTS SINCE 2016
FOCUSED ON DEFENSE/IT ASSETS**

CAPITAL COMMITTED TO NEW INVESTMENTS

- 5 projects totaling \$332M in 2026 to date
 - In-line with 2026 guidance target of \$335M
- 3Q26 development starts consist of RG 6300 (175K SF) + RG 2200 (59K SF)

Developments		
1Q26	620 Guardian Way	\$146M
1Q26	410 Goss Road	\$55M
3Q26	RG 6300	\$65M
3Q26	RG 2200	\$23M
Acquisitions		
2Q26	Land + Ground Lease Mission Ridge	\$43M
TOTAL		\$332M

**ACTIVE
DEVELOPMENT
\$528M**

DEVELOPMENTS

1.1M SF | 64% leased¹

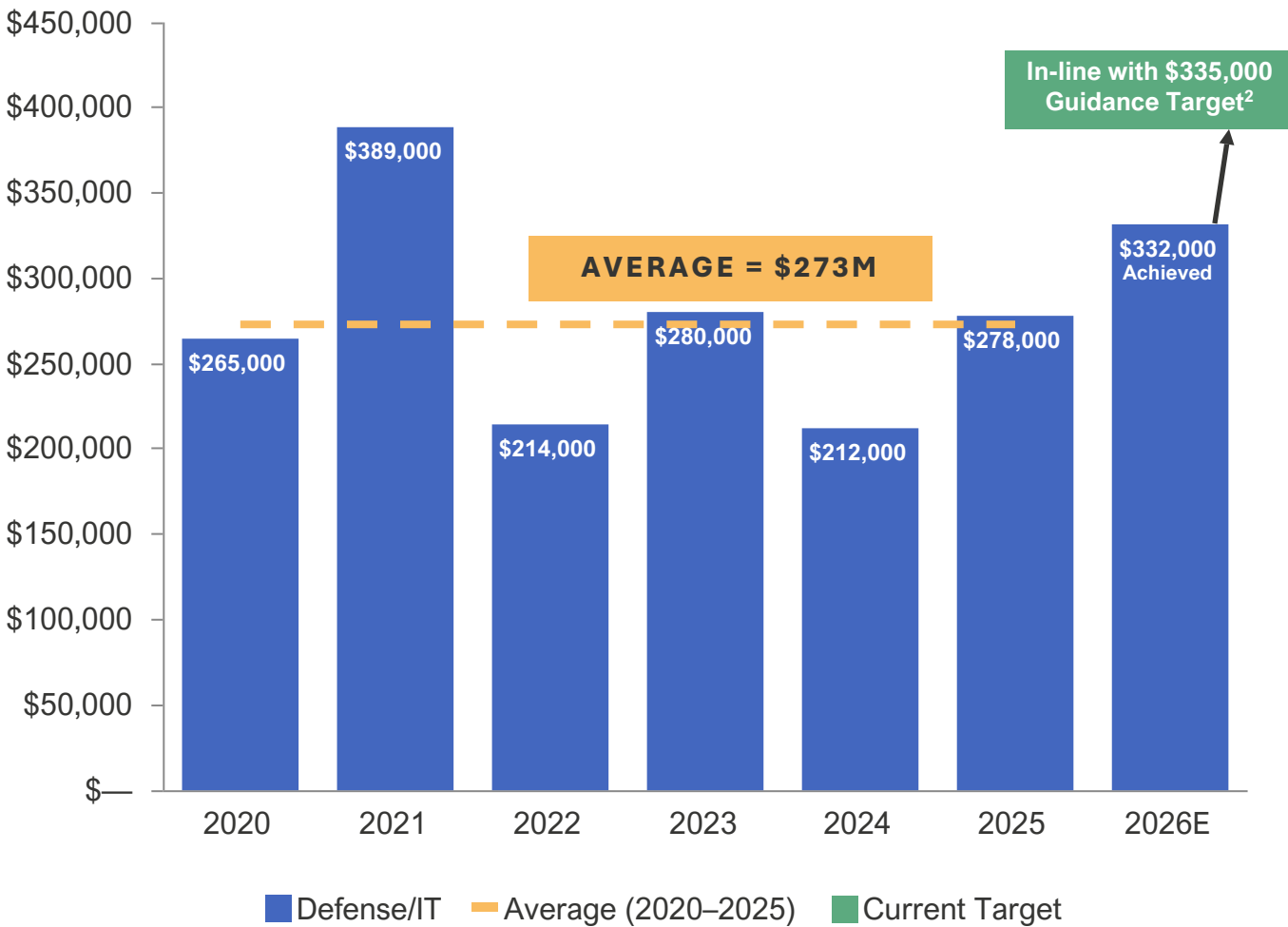
**FUTURE
OPPORTUNITIES**

~1.2M SF

**DEVELOPMENT
LEASING PIPELINE**

~900K SF

**POTENTIAL FUTURE
OPPORTUNITIES**



Current dollars, in thousands.
1. As of September 4, 2026.
2. Current 2026 guidance target.

Strong Balance Sheet Supports Growth

MOODY'S UPGRADE | MARCH 2026

- Upgrade to Baa2 | Stable Outlook
- “The ratings upgrade reflects the
 - Strong operating performance of the REIT’s specialized office portfolio,
 - Solid EBITDA/Interest Expense ratio, and
 - Income growth from assets under development” – Moody’s

2025: INCREASED DEBT CAPACITY BY \$400M

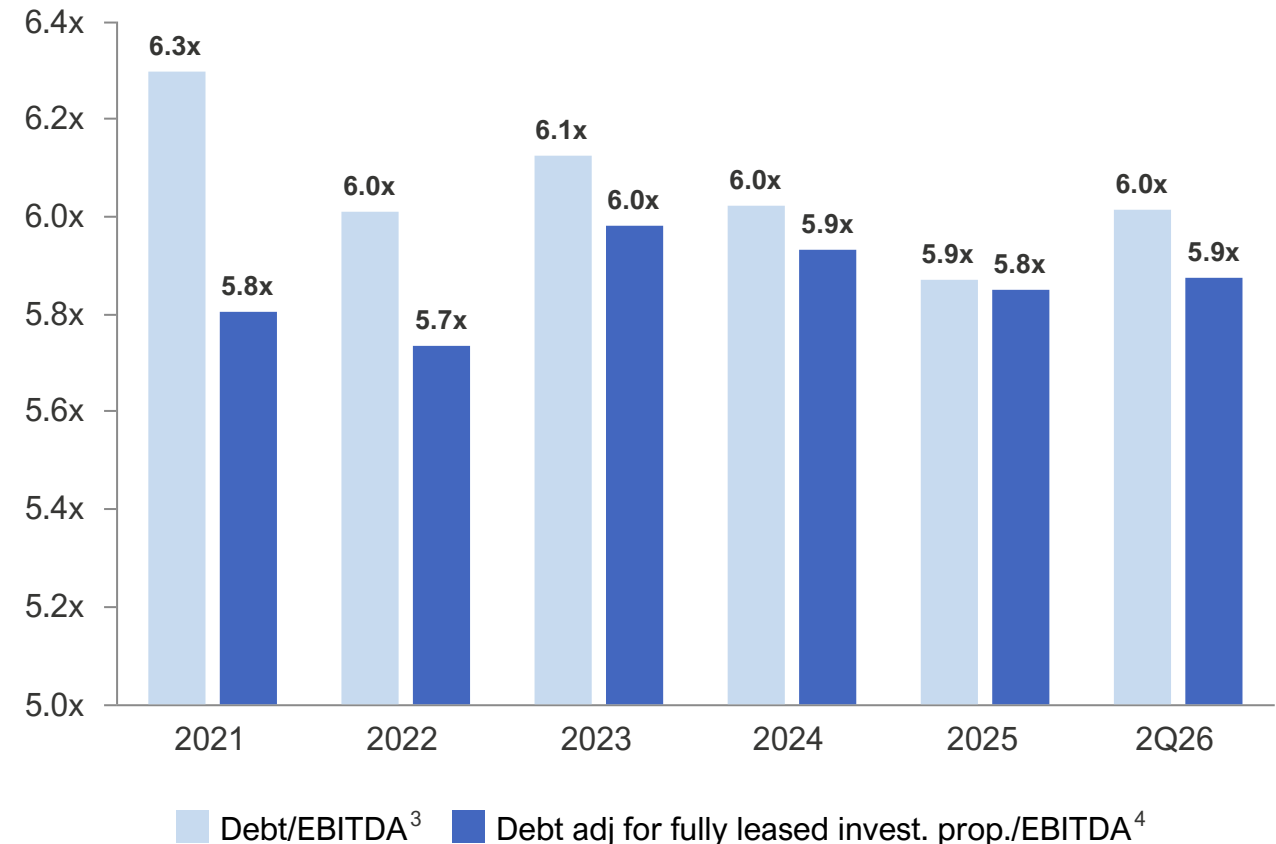
- Recast Revolving Credit Facility¹
 - Upsized by \$200M to \$800M
 - Extended maturity by 3 years to 2030
- Secured Revolving Credit Agreement²
 - \$200M facility to fund development

ABILITY TO SELF-FUND INVESTMENT

- Generating cash flow after the dividend to fund the equity component of ~\$300M for development/acquisition investments annually on a leverage neutral basis
 - No external equity required
- Debt component funded by Revolving Credit Facilities and bond issuances

1. Closed on October 6, 2025 and maturity date assumes our exercise of two six-month extension options.
2. Closed on October 16, 2025.
3. Pro forma net debt to in-place adjusted EBITDA ratio applies to years 2021 and 2022.
4. Pro forma net debt adjusted for fully leased investment properties to in-place adjusted EBITDA ratio applies to years 2021 and 2022.
5. Net debt to in-place adjusted EBITDA ratio.

MAINTAINING OUR STRONG BALANCE SHEET



NET DEBT TO EBITDA 6.0x⁵

Well-Staggered Debt Maturity Schedule

Strategy is to Refinance Debt Maturities + Term Out Debt Component of Development Investment in Public Fixed Income Market

PRE-FUNDED 2026 BOND MATURITY

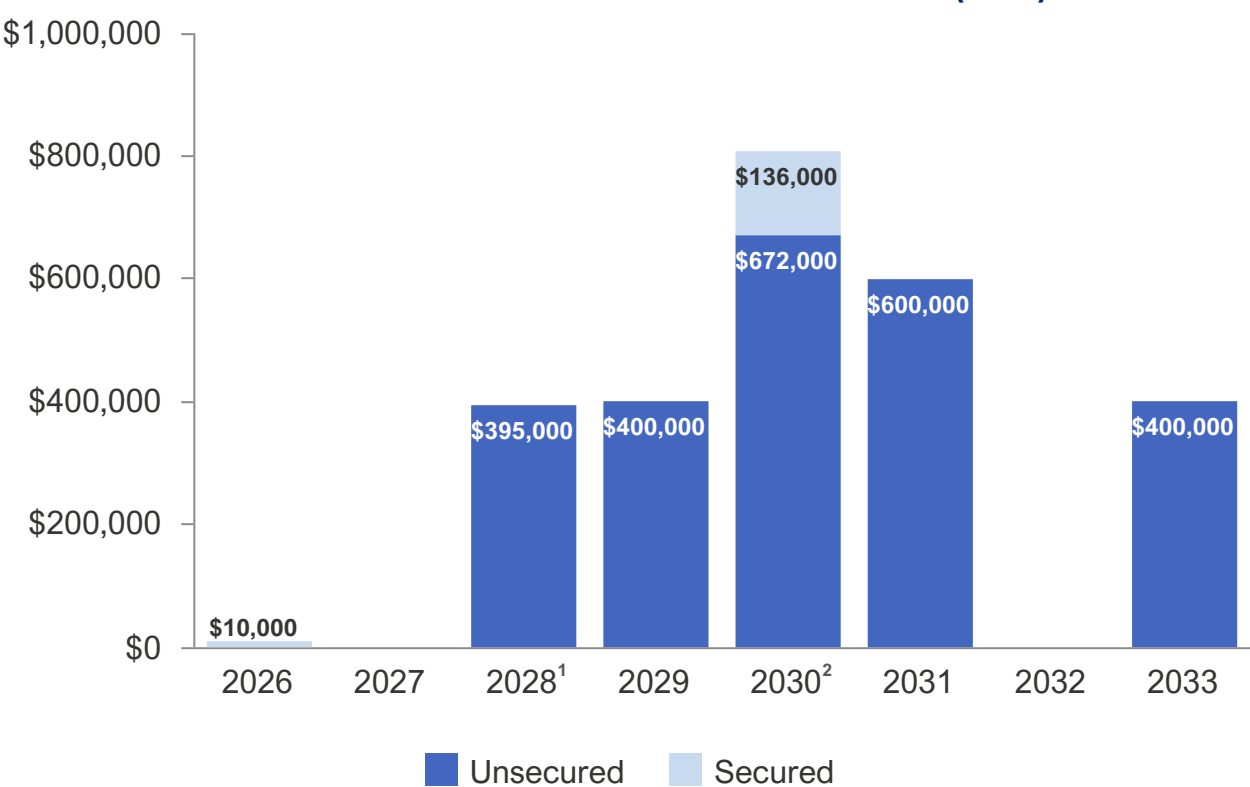
- Issued \$400M of 4.50% Senior Notes due 2030 on October 2, 2025 at a credit spread of 95 bps
- Proceeds were used to repay \$400M of 2.25% Senior Notes at maturity on March 16, 2026

SIGNIFICANT UNENCUMBERED POOL OF ASSETS

- Unencumbered portfolio = 94% of total NOI from real estate operations
- Secured debt accounts for only 5.6% of debt outstanding

**NO MEANINGFUL DEBT MATURITIES
UNTIL SEPTEMBER 2028**

DEBT MATURITY SCHEDULE AS OF 6/30/26 (000s)



1. Term loan balance of \$50.0M is included in 2028 assuming our exercise of a 12-month extension option.
2. Revolving Credit Facility balance of \$272.0M is included in 2030 assuming our exercise of two six-month extension options. Also included is our Revolving Development Facility balance of \$136.0M million assuming our exercise of a 12-month extension option.

Portfolio Update



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

TRACK RECORD OF STRONG TENANT RETENTION RATES

10-YEAR AVERAGE= **79%** (2016-2025)¹ | **5-YEAR AVERAGE=** **79%** (2021-2025)¹

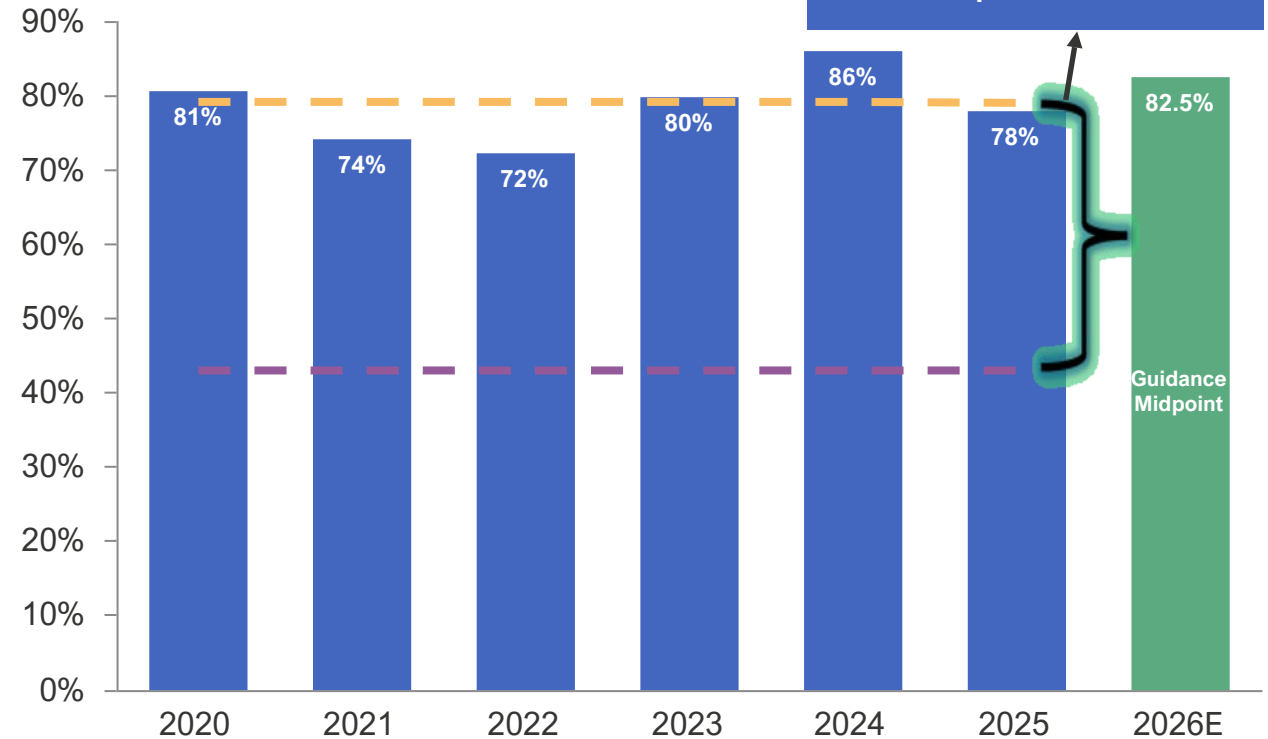
2Q26 TOTAL RETENTION RATE OF 68%

- Influenced negatively (12%) by 2 strategic non-renewals in Fort Meade/BW Corridor
 - 1) Tenant moved into a build-to-suit development at NBP
 - Backfilled 100% of space at a significant rent increase
 - 2) Tenant consolidated and expanded from 2 separate locations into Franklin Center
 - Backfilled 1/3 of the space

CURRENT 2026 GUIDANCE OF 80%–85%

- Initial guidance was 75%–85% | Increased to 80%–85% in 1Q26

RENEWAL RATES SINCE 2020



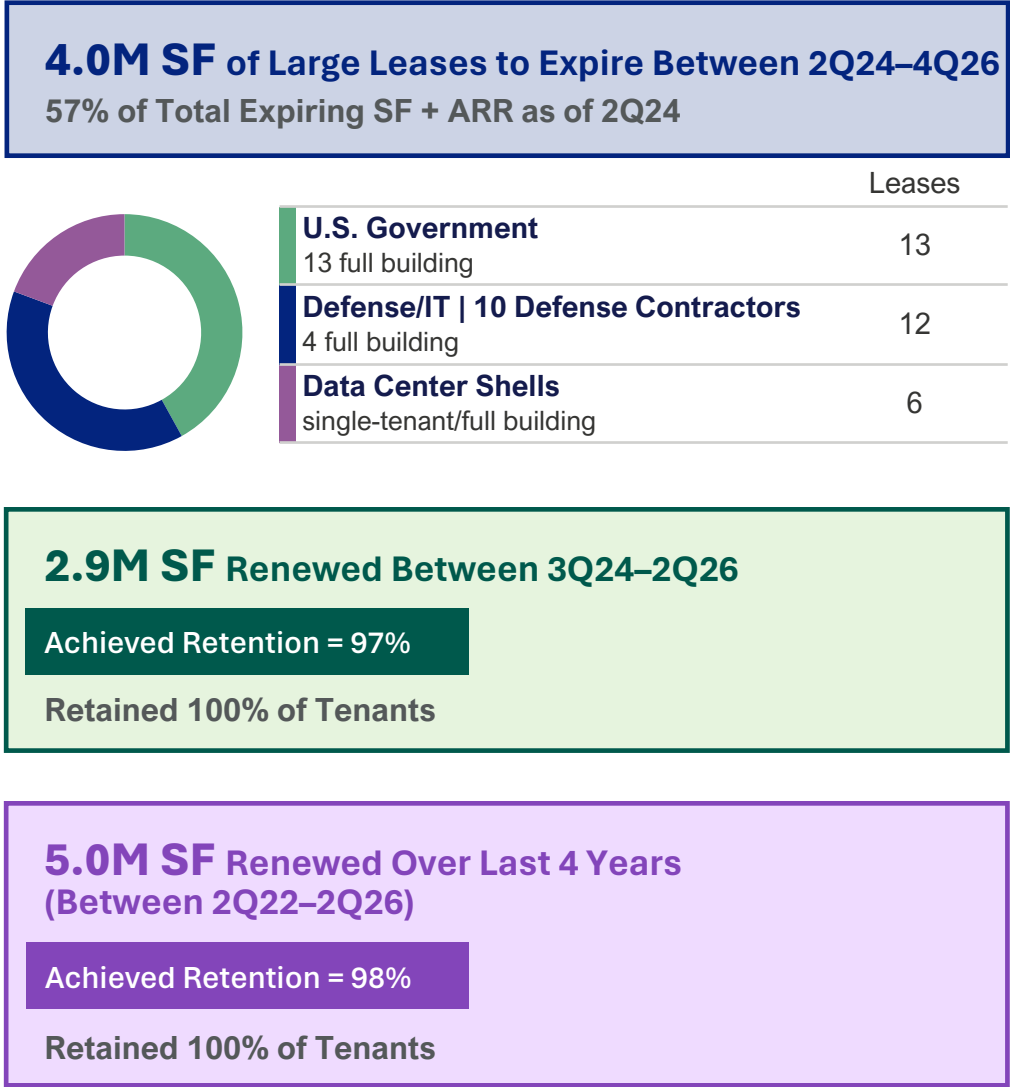
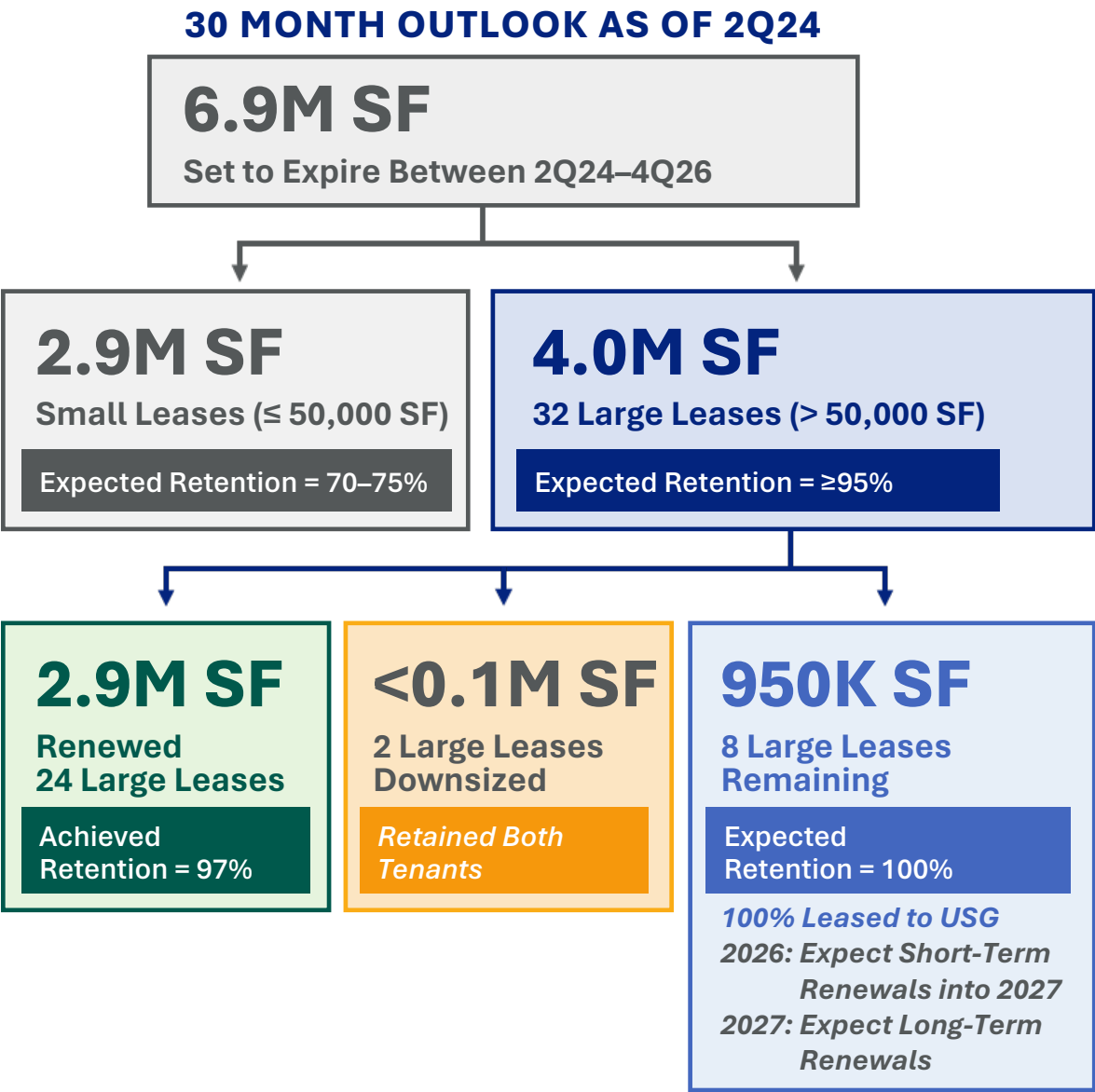
— CDP 5-Year Weighted Average (2021–2025)

— Office REIT 5-Year Weighted Average (2021–2025)²

— Current Guidance³

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 2026 guidance.

Large Lease Expirations | 2Q24 – 4Q26 | Final Review



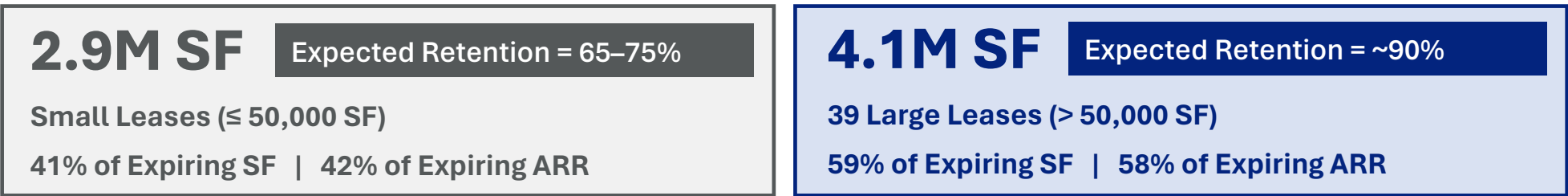
Large Lease Expirations | 2Q26 – 4Q28 | New Outlook

Expect ~90% Retention on Large Leases Expiring Over the Next 30 Months

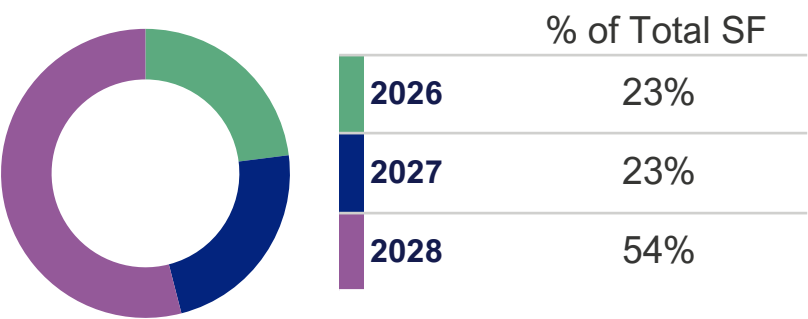
30 MONTH OUTLOOK AS OF 2Q26

7.0M SF

Set to Expire Between 2Q26–4Q28



BY EXPIRATION YEAR



BY TENANT TYPE



1. Includes the 8 large leases totaling 950,000 SF with the U.S. Government that are currently reported as 2026 expirations and were included in the 2Q24–4Q26 Large Lease population. 17 of the 19 leases are in buildings fully occupied by the U.S. Government.

2. 12 of the leases are with 8 separate Defense Contractors, 4 of which are full building leases.

Conclusion

**STRONG RESULTS +
CONTINUED GROWTH**



Achievements Over the Past Six Years¹



FFOPS BY 34%
(5.0% CAGR)



AFFO BY 33%
(4.9% CAGR)



DIVIDEND BY 16.4%
Since 2022



OCCUPANCY

+110 bps in Total Portfolio
+180 bps in Defense/IT Portfolio



PRICING POWER

Cash Rent Spreads on Renewals:
+440 bps in Total Portfolio
+530 bps in Defense/IT Portfolio



SECTOR-LEADING TENANT RETENTION

79% = 10-year average
79% = 5-year average



TOTAL PORTFOLIO SIZE BY 31%

Placed \$1.9B of Developments
into Service (96% leased)



STRENGTHENED BALANCE SHEET

Moody's Upgrade to Baa2 in Mar '26
Sector-Leading Credit Spreads

- Oct '25: \$400M Unsecured Bond Offering due 2030 at T + 95 bps²

Increased Debt Capacity by \$400M
Since 2019:

- Lowered Avg Interest Rate by 60 bps
- Increased Fixed Charge Coverage Ratio by 0.6x
- Reduced Secured Debt % from ~12% to ~5%



ACHIEVED SELF-FUNDING

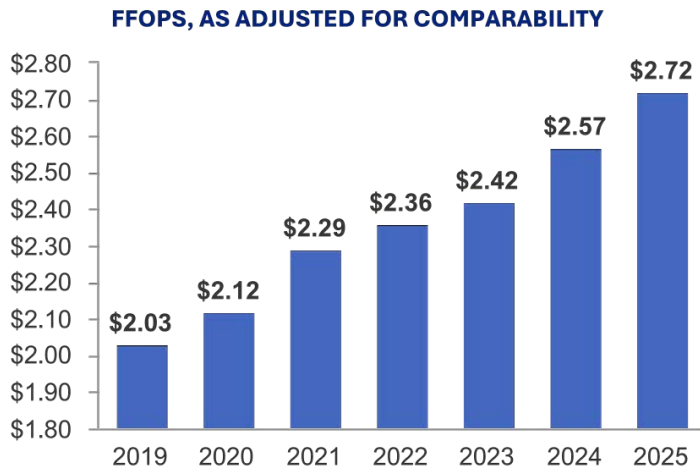
Generating Cash Flow (after dividend)
to Fund \$275M of Development /
Acquisition Investments Annually

- Leverage Neutral Basis



ENHANCED RELATIONSHIP WITH U.S. GOVERNMENT

Increased ARR by 42%
Increased SF by 28%

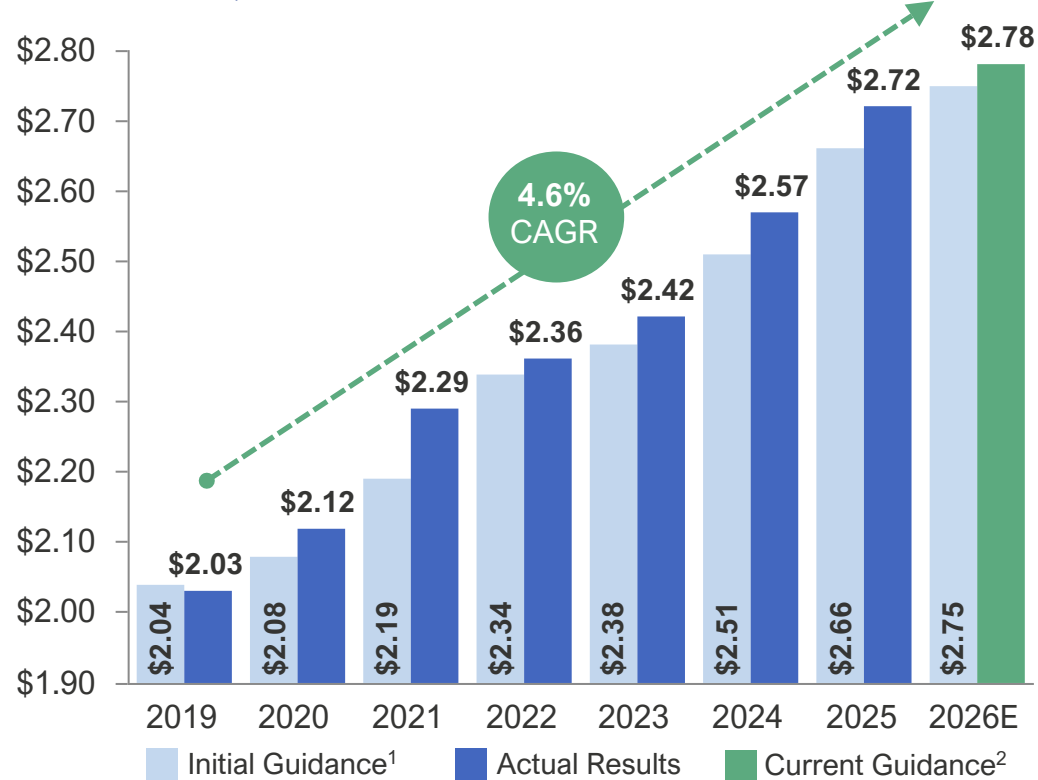


1. Compares metrics between 4Q19 to 4Q25.
2. Based on the trailing 2-year weighted average, comparing 2018–2019 to 2024–2025.

Strong Growth in Profitability

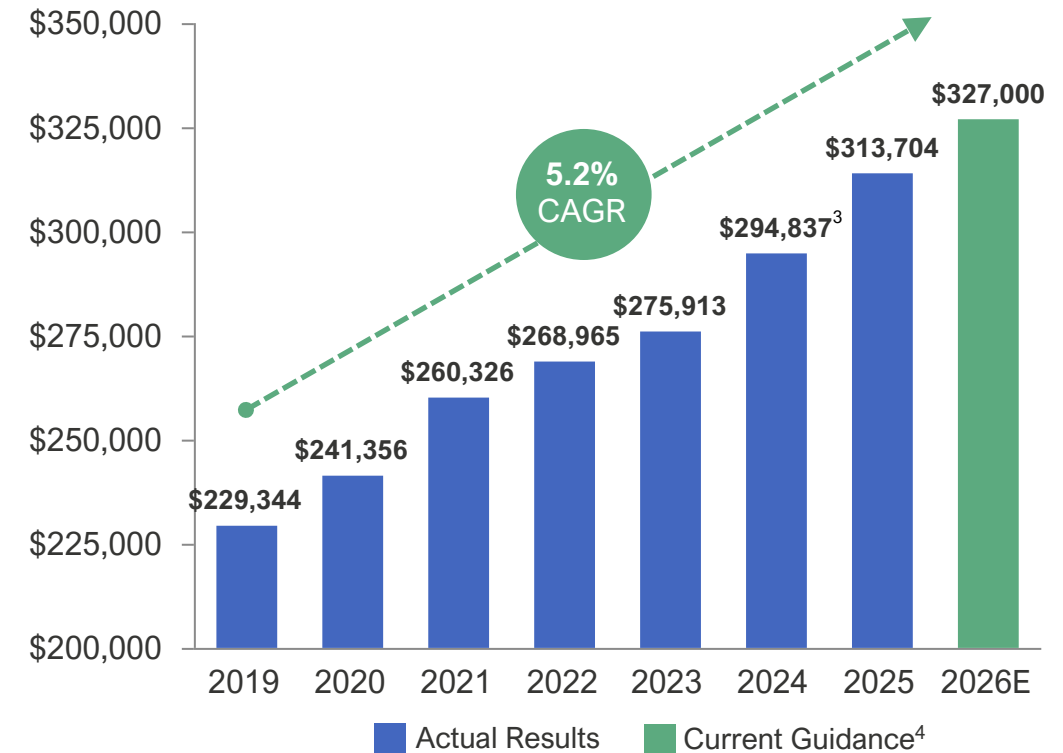
COPT DEFENSE'S FFOPS HAS COMPOUNDED AT 4.6% PER YEAR FROM 2019-2026E

FFOPS, AS ADJUSTED FOR COMPARABILITY



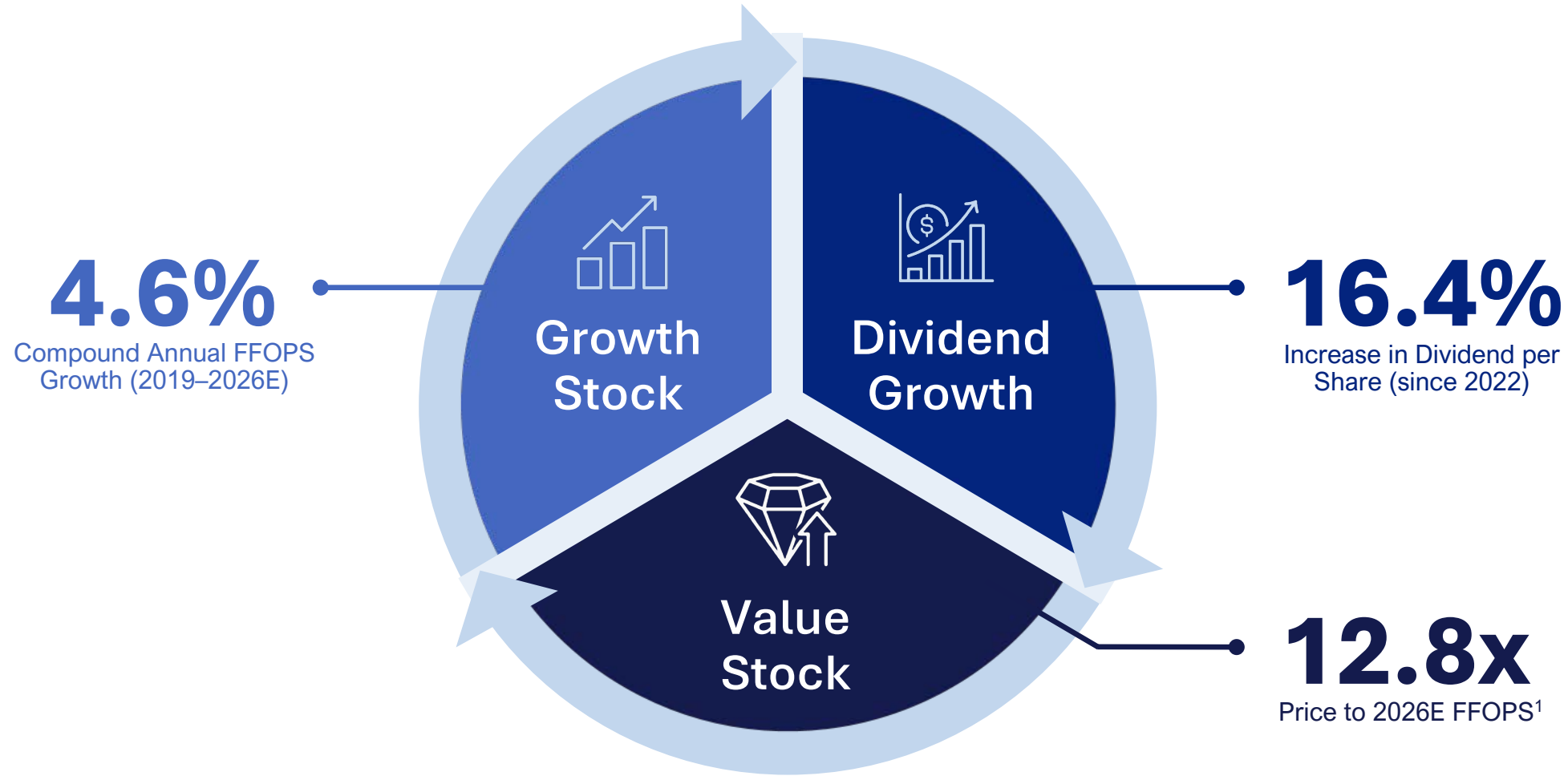
2026E FFOPS MIDPOINT GUIDANCE OF \$2.78 IMPLIES 2.2% GROWTH OVER 2025 RESULTS

FFO, AS ADJUSTED FOR COMPARABILITY (000s)



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 \$1.96M.
 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



1. As of the closing price on September 8, 2026, and the midpoint of current 2026E FFOPs guidance, as adjusted for comparability.

Continued Growth

STRONG LEASING DEMAND AT EXISTING PROPERTIES

ACTIVE DEVELOPMENT

\$528M

DEVELOPMENTS

1.1M SF | 64% leased¹

FUTURE OPPORTUNITIES

~1.2M SF

DEVELOPMENT
LEASING PIPELINE

~900K SF

POTENTIAL FUTURE
OPPORTUNITIES

COMMITTED \$332M OF CAPITAL IN 2026 TO DATE TO NEW INVESTMENTS

- Committed \$88M of capital in 3Q26, with potential upside

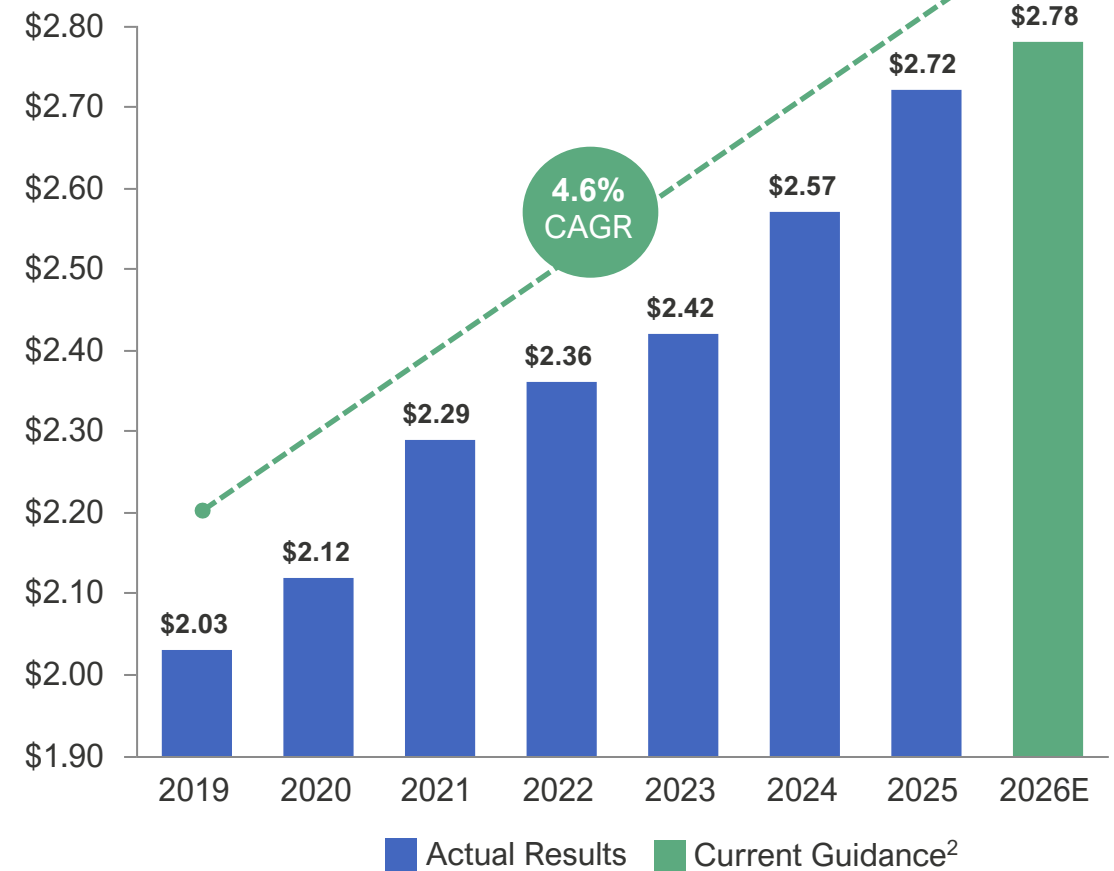
BUDGET INCREASES EXPECTED TO CONTINUE TO DRIVE DEMAND

- Appropriated 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

- Including a well-laddered debt maturity schedule and ample liquidity to fund investments

FFOPS, AS ADJUSTED FOR COMPARABILITY



1. As of September 4, 2026.

2. The midpoint of current diluted FFOPS guidance, as adjusted for comparability.
See Appendix for reconciliations.

Appendices



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Land + Ground Lease Acquisition | Mission Ridge

CHANTILLY, VIRGINIA



Land + Ground Lease Acquisition | Mission Ridge

Control of a Strategic Land Parcel in a Priority Submarket – Westfields in Chantilly, VA

DEAL TERMS	• ~\$43M investment to acquire 17 acres of land + ground lease • 89 years remaining on 99-year ground lease • Entered into February 2016	5.4% Cash Yield (Year 1) 7.4% GAAP Yield
STRATEGIC RATIONALE	• Essentially perpetual control of a strategic land parcel in one of our priority submarkets • Advantageous position to acquire the leasehold interest • Long-term, increases our already dominant market share • Within a ½ mile, CDP owns 2.2M SF 14 properties 95.9% leased	SENIOR POSITION IN THE CAPITAL STRUCTURE
GROUND RENT FUNDED BY 2 BUILDINGS	• Mission Ridge 1 15020 Conference Center Drive • 156,000 SF Built in 2007 • 100% Leased Single-Tenant FBI • Mission Ridge 2 15030 Conference Center Drive • 155,000 SF Built in 2007 • 100% Leased Multi-Tenant FBI Cyber + 2 Leading D/IT Contractors	311,000 SF Built 2007 100% Leased
ANNUAL ESCALATORS + CPI LOOKBACK	• CPI lookback every 10 years • Rent is adjusted to reflect actual CPI (2% floor / 3% cap) over prior 10 years • If actual CPI ≥ 3.0%, rent can increase up to 12.5% every 10 years (not included in cash or GAAP yield) • Range: 2.0% ≤ x ≤ 12.5%	↑ 2.0% Annual Escalators 12.5% Potential Increase Every 10 Years

Secure

CDP Office Building

CDP Data Center Shell

Peraton

NORTHROP GRUMMAN

AT&T

AEROSPACE

Booz | Allen | Hamilton

BOEING

Deloitte

AT&T

Stonegate I Acquisition in 4Q25

Peraton

Land + Ground Lease Acquisition | Mission Ridge

U.S. Government

KBR

BAE SYSTEMS

FBI Cyber

GENERAL DYNAMICS

CACI
EVERVIGILANT

SAIC

leidos

BOEING

National
Reconnaissance
Office

GENERAL DYNAMICS

Safe Harbor

Unless otherwise noted, information in this presentation represents the Company's consolidated portfolio as of or for the quarter ended June 30, 2026.

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, 2025.

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 EARNINGS BEFORE INTEREST, INCOME TAXES, DEPRECIATION AND AMORTIZATION (“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, 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. In instances in which we report ARR per occupied square foot, the measure excludes revenue from leases not associated with our buildings.

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

Counties that comprise the Fort Meade/Baltimore Washington Corridor. As of June 30, 2026, 96 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, 2026 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; and prospectively effective 4/1/26, for our investments in sales-type leases, to reflect scheduled lease payments, resulting in adjustments to include lease receivable principal amortization and exclude accretion of unguaranteed residual assets (this change was made prospectively effective 4/1/26 since these adjustments were not material until our acquisition of an investment in a sales-type lease on 4/23/26). 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

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

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

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, commissions, and premiums, and (e) amortization of settlements of debt hedges; (2) replacement capital expenditures (defined below); and (3) prospectively effective 4/1/26, for our investments in sales-type leases, to reflect scheduled lease payments, resulting in adjustments to include lease receivable principal amortization and exclude accretion of unguaranteed residual assets (this change was made prospectively effective 4/1/26 since these adjustments were not material until our acquisition of an investment in a sales-type lease on 4/23/26). 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; demolition costs on redevelopment and nonrecurring improvements; 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; and executive transition costs associated with named executive officers. 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.

Definitions + Glossary (continued)

DILUTED FFO PER SHARE

Diluted FFO divided by the sum of the (1) weighted average common shares outstanding during a period, (2) weighted average common units outstanding during a period, and (3) 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.

DILUTED FFO PER SHARE, AS ADJUSTED FOR COMPARABILITY

Diluted FFO available to common share and common unit holders, as adjusted for comparability divided by the sum of the (1) weighted average common shares outstanding during a period, (2) weighted average common units outstanding during a period, and (3) 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.

EARNINGS BEFORE INTEREST, INCOME TAXES, DEPRECIATION AND AMORTIZATION ("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")

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

Debt reported on our consolidated balance sheet adjusted to exclude net discounts, commissions, 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

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. 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

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

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.

NET DEBT

Gross debt (total outstanding debt reported per our balance sheet as adjusted to exclude net discounts, commissions, 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

Net debt less costs incurred on properties under development and on operating property acquisitions that were 100% leased.

NET DEBT TO ADJUSTED BOOK

Net debt divided 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

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")

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

The sum of dividends on common and deferred shares and distributions to holders of interests in the Operating Partnership to the extent they are dilutive in the respective FFO per share numerators divided by the respective non-GAAP measures.

PORTFOLIO

	6/30/26	3/31/26	12/31/25	9/30/25	6/30/25
# of Properties					
Total Portfolio	208	207	207	204	204
Consolidated Portfolio	184	183	183	180	180
Defense/IT Portfolio	202	201	201	198	198
Same Property	203	203	203	203	203
% Occupied					
Total Portfolio	94.1 %	94.4 %	94.0 %	93.9 %	94.0 %
Consolidated Portfolio	92.9 %	93.2 %	92.8 %	92.6 %	92.8 %
Defense/IT Portfolio	95.1 %	95.6 %	95.5 %	95.4 %	95.6 %
Same Property	94.5 %	94.2 %	93.9 %	93.9 %	94.0 %
% Leased					
Total Portfolio	95.6 %	95.2 %	95.3 %	95.7 %	95.6 %
Consolidated Portfolio	94.7 %	94.3 %	94.3 %	94.8 %	94.6 %
Defense/IT Portfolio	96.4 %	96.4 %	96.5 %	97.0 %	96.8 %
Same Property	95.4 %	95.1 %	95.4 %	95.7 %	95.5 %
Square Feet (in thousands)					
Total Portfolio	25,303	25,155	25,147	24,585	24,571
Consolidated Portfolio	21,008	20,859	20,851	20,290	20,276
Defense/IT Portfolio	23,316	23,167	23,159	22,597	22,583
Same Property	24,557	24,557	24,557	24,557	24,557

Definitions + Glossary (continued)

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 were underway or approved.

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 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

Properties that are at least 90% occupied.

STRAIGHT-LINE RENT

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

The sum of: (1) consolidated outstanding debt, excluding net discounts, commissions, and 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.

DEVELOPMENT PROPERTIES

Properties under, or contractually committed for, development.

VACANT SPACE LEASED

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

	Year Ended December 31,						Three Months Ended		Six Months Ended
	2019	2020	2021	2022	2023	2024	2025	6/30/26	6/30/26
Reconciliations of net income to diluted FFO and diluted FFO as adjusted for comparability (in thousands)									
Net income (loss)	\$ 200,004	\$ 102,878	\$ 81,578	\$ 178,822	\$ (74,347)	\$ 143,942	\$ 159,534	\$ 48,559	\$ 88,698
Real estate-related depreciation and amortization	137,069	138,193	147,833	141,230	148,950	153,640	161,826	42,289	84,974
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)	—	(3,350)	(6,442)	(7,024)
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	2,950	726	1,468
Gain on sale of real estate on unconsolidated real estate JV	—	—	—	—	—	—	—	(130)	(1,276)
FFO - per Nareit	234,875	186,305	165,802	274,339	281,225	300,638	320,960	85,002	166,840
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)	(5,566)	(1,433)	(2,564)
Basic FFO allocable to share-based compensation awards	(905)	(719)	(777)	(1,433)	(1,940)	(2,417)	(2,171)	(617)	(1,220)
Basic FFO available to common share and common unit holders	228,382	169,581	159,542	268,111	275,307	294,366	313,223	82,952	163,056
Redeemable noncontrolling interests	132	147	(11)	(34)	(58)	1,963	—	—	—
Diluted FFO adjustments allocable to share-based compensation awards	—	—	32	109	150	188	387	63	127
Diluted FFO available to common share and common unit holders	228,514	169,728	159,563	268,186	275,399	296,517	313,610	83,015	163,183
Loss on early extinguishment of debt	—	7,306	100,626	609	—	—	66	—	—
(Gain) loss on early extinguishment of debt on unconsolidated real estate JVs	—	—	—	(168)	—	—	28	—	—
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	\$ 313,704	\$ 83,015	\$ 163,183
Reconciliations of denominator for per share measures (in thousands)									
Denominator for diluted EPS	111,623	112,076	112,418	112,620	112,178	112,899	113,304	114,896	114,586
Weighted average common units	1,299	1,236	1,257	1,454	1,509	1,672	2,083	2,231	2,147
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	115,387	117,127	116,733
Diluted FFO per share, as adjusted for comparability	\$ 2.03	\$ 2.12	\$ 2.29	\$ 2.36	\$ 2.42	\$ 2.57	\$ 2.72	\$ 0.71	\$ 1.40

Reconciliations (continued)

	Actuals		Guidance			
	Year Ended December 31, 2025		Year Ending December 31, 2026			
			Low	High		
Reconciliations of diluted EPS to diluted FFOPS per Nareit and as adjusted for comparability (in dollars per share)						
Diluted EPS	\$	1.34	\$	1.39	\$	1.43
Real estate-related depreciation and amortization		1.43		1.50		1.50
Gain on sales of real estate		(0.03)		(0.13)		(0.13)
Other FFO adjustments		(0.02)		—		—
Diluted FFOPS - Nareit and as adjusted for comparability	\$	2.72	\$	2.76	\$	2.80

Reconciliations (continued)

	Three Months Ended					Three Months Ended
	12/31/21	12/31/22	12/31/23	12/31/24	12/31/25	6/30/26
Reconciliations of net income to Adjusted EBITDA, in-place adjusted EBITDA, and pro forma in-place adjusted EBITDA (in thousands)						
Net income	\$ 14,965	\$ 52,087	\$ 34,820	\$ 36,467	\$ 39,396	\$ 48,559
Interest expense	16,217	16,819	20,383	20,391	24,324	24,444
Income tax expense (benefit)	42	223	121	(24)	115	34
Depreciation and amortization	36,968	37,509	37,354	39,410	42,698	42,755
Gain on sales of real estate	(25,879)	(19,238)	—	—	(32)	(6,442)
Adjustments from unconsolidated real estate joint ventures	763	1,033	1,911	1,681	1,818	1,658
Loss on early extinguishment of debt	41,073	267	—	—	66	—
Gain on early extinguishment of debt on unconsolidated real estate JVs	—	(168)	—	—	—	—
Net gain on other investments	—	(595)	—	—	(26)	—
Credit loss recoveries	(88)	(1,331)	(1,288)	(113)	(644)	(978)
Business development expenses	628	794	445	758	508	650
Demolition costs on redevelopment and nonrecurring improvements	(8)	—	—	—	—	—
Executive transition costs	—	387	188	58	—	—
Adjusted EBITDA	84,681	87,787	93,934	98,628	108,223	110,680
Pro forma net operating income adjustment for property changes within period	—	2,704	1,341	528	1,969	—
Change in collectability of deferred rental revenue	—	—	(198)	1,646	127	—
Other	1,578	—	—	—	—	—
In-place adjusted EBITDA	86,259	90,491	\$ 95,077	\$ 100,802	\$ 110,319	\$ 110,680
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	\$ 345,036	\$ 361,964	\$ 380,308	\$ 403,208	\$ 441,276	\$ 442,720
Annualized pro forma in-place adjusted EBITDA	\$ 332,740	\$ 350,352	—	—	—	—

	As of					As of
	12/31/21	12/31/22	12/31/23	12/31/24	12/31/25	6/30/26
Reconciliations of debt per balance sheet to net debt, net debt adjusted for fully-leased investment properties, proforma net debt, and pro forma net debt adjusted for fully-leased investment properties (in thousands)						
Debt per balance sheet	\$ 2,272,304	\$ 2,231,794	\$ 2,416,287	\$ 2,391,755	\$ 2,767,834	\$ 2,592,436
Net discounts and commissions and deferred financing costs	25,982	23,160	28,713	23,262	23,466	20,604
COPT Defense's share of unconsolidated JV gross secured debt	26,250	52,100	52,613	53,750	75,250	75,250
Gross debt	2,324,536	2,307,054	2,497,613	2,468,767	2,866,550	2,688,290
Less: Cash and cash equivalents	(13,262)	(12,337)	(167,820)	(38,284)	(274,986)	(24,157)
Less: COPT Defense's share of cash of unconsolidated real estate JVs	(434)	(456)	(852)	(2,053)	(1,898)	(1,332)
Net debt	2,310,840	2,294,261	2,328,941	2,428,430	2,589,666	2,662,801
Costs incurred on fully-leased development properties	(162,884)	(95,972)	(53,914)	(18,774)	(8,226)	(62,558)
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	\$ 2,581,440	\$ 2,600,243
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 investment properties	(162,884)	(95,972)	—	—	—	—
Pro forma net debt adjusted for fully-leased investment properties	\$ 1,931,956	\$ 2,009,289	—	—	—	—

Ratios						
Net debt to in-place adjusted EBITDA ratio	6.7x	6.3x	6.1x	6.0x	5.9x	6.0x
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 adjusted EBITDA ratio	6.2x	6.1x	6.0x	5.9x	5.8x	5.9x
Pro forma net debt adjusted for fully-leased investment properties to in-place adjusted EBITDA ratio	5.8x	5.7x	—	—	—	—

