

SECURITIES AND EXCHANGE COMMISSION

Washington, D.C. 20549

FORM 8-K

CURRENT REPORT

PURSUANT TO SECTION 13 OR 15(d) OF THE
SECURITIES EXCHANGE ACT OF 1934

Date of Report (Date of earliest event reported) FEBRUARY 21, 2002

WASHINGTON REAL ESTATE INVESTMENT TRUST

(Exact name of registrant as specified in its charter)

Maryland 1-6622 53-0261100

(State or other jurisdiction of (Commission File (IRS Employer
incorporation) Number) Identification Number)

6110 Executive Boulevard, Suite 800, Rockville, Maryland 20852

(Address of principal executive offices) (Zip Code)

Registrant's telephone number, including area code (301) 984- 9400

Item 5: OTHER EVENTS

Attached hereto as Exhibit 99.1 is a copy of certain Supplemental Data included in the Trust's press release, dated February 21, 2002.

Item 7. FINANCIAL STATEMENTS AND EXHIBITS

(c) Exhibits

Exhibit
Number

99.1 Press Release, February 21, 2002, entitled "Supplemental
Data"

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned thereunto duly authorized.

WASHINGTON REAL ESTATE INVESTMENT TRUST

(Registrant)

By: /s/ Laura M. Franklin

(Signature)

Laura M. Franklin
Managing Director Accounting,
Administration and Corporate Secretary

February 21, 2002

(Date)

Exhibit
Number

99.1 Press Release, February 21, 2002, entitled "Supplemental Data"

<TABLE>		
<S>	<C>	<C>
CONTACT:	6110 Executive Boulevard	Listed:
NYSE		
Marie Donohue	Suite 800	Trading Symbol:
WRE		
Executive Assistant	Rockville, MD 20852	Newspaper Quote:
WRIT		
Direct Dial: 301-255-0802	Tel 301-984-9400	
www.writ.com		
E-Mail: mdonohue@writ.com	Fax 301-984-9610	-----
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FOR IMMEDIATE RELEASE
2002
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</TABLE>

February 21,

WASHINGTON REAL ESTATE INVESTMENT TRUST
2001 EPS Up 9.5%, FFO Per Share Up 9.5%

Washington Real Estate Investment Trust (WRIT) reported the following results today:

<TABLE>			
<S>	<C>	<C>	<C>
	2001	2000	% Change
	----	----	-----
Earnings Per Share	\$ 1.38	\$ 1.26	9.5%
Funds from Operations Per Share	\$ 1.96	\$ 1.79	9.5%
Funds Available for Distribution Per Share	\$ 1.55	\$ 1.24	25.0%
</TABLE>			

(Details regarding the above amounts are contained in the following pages. All amounts are fully diluted per share amounts.)

Edmund B. Cronin, Jr. Chairman, President and CEO, stated, "Though the economy continues to weaken WRIT has been able to weather the storm and produce relatively strong growth." He also noted, "WRIT has no off balance sheet investments or commitments for real estate, high technology or any other type of venture. Furthermore, WRIT is not exposed to any speculative development risks."

WRIT is a self-administered, self-managed, equity real estate investment trust investing in income-producing properties in the greater Washington-Baltimore region. The Trust owns a diversified portfolio of 58 properties consisting of 10 retail centers, 23 office properties, 16 industrial and 9 multifamily properties.

WRIT's streak of 36 consecutive years of increased earnings per share and 29 consecutive FFO per share growth spans 4 recessions. WRIT's dividends have increased every year for 32 consecutive years. During these 32 years, WRIT's dividends have increased 36 times, a record unmatched by any other publicly traded real estate investment trust. WRIT shares are publicly traded on the New York Stock Exchange (symbol: WRE).

Certain statements in this press release and the supplemental disclosures attached hereto are "forward-looking statements" within the meaning of the Private Securities Litigation Reform Act of 1995. Such statements involve known and unknown risks, uncertainties and other factors that may cause actual results to differ materially. Such risks, uncertainties and other factors included, but are not limited to, fluctuations in interest rates, availability of raw materials and labor costs, levels of competition, the effect of government regulation, the availability of capital, weather, conditions, the timing and pricing of lease transactions and changes in general and local economic and real estate market conditions.

FOR IMMEDIATE RELEASE
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WASHINGTON REAL ESTATE INVESTMENT TRUST
FINANCIAL HIGHLIGHTS
(In thousands, except per share data)

<TABLE>
<CAPTION>

Ended December 31, Quarter Ended December 31, Twelve Months

OPERATING RESULTS 2000	2001	2000	2001
<S>	<C>	<C>	<C>
<C>			
Real estate rental revenue \$ 134,732	\$ 37,807	\$ 35,211	\$ 148,424
Real estate expenses (38,316)	(10,343)	(9,636)	(42,147)
96,416	27,464	25,575	106,277
Real estate depreciation and amortization (22,723)	(7,041)	(5,833)	(26,735)
Income from real estate 73,693	20,423	19,742	79,542
Other income 943	435	264	1,686
Interest expense (25,531)	(6,893)	(6,735)	(27,071)
General and administrative (7,533)	(1,559)	(1,774)	(6,100)
Income before gain on sale of real estate 41,572	12,406	11,497	48,057
Gain on sale of real estate 3,567	-	-	4,296
Net Income 45,139	12,406	11,497	52,353
Gain on Sale of Real Estate (3,567)	-	-	(4,296)
Divestiture Sharing Distribution -	-	-	(537)
Real estate depreciation and amortization 22,723	7,041	5,833	26,735
Funds From Operations 64,295	19,447	17,330	74,255
Tenant Improvements (6,342)	(578)	(1,323)	(3,186)
Recurring Capital Improvements (7,402)	(2,676)	(2,156)	(7,011)
Leasing Commissions Capitalized (2,087)	(306)	(330)	(1,001)
Acquisition Capital Improvements (1,950)	(1,547)	(570)	(3,528)
Expansions (1,147)	(794)	-	(794)
Straight Line Rents, Net of Reserve (2,469)	(550)	(670)	(2,352)
Non Real Estate Depreciation & Amortization 1,723	449	436	1,789
Divestiture Sharing Distribution -	-	-	537
Funds Available for Distribution \$ 44,621	\$ 13,445	\$ 12,717	\$ 58,709
Per Share Data			
Income before gain on real estate (Basic)	\$0.32	\$0.32	\$1.28

\$1.16	(Diluted)	\$0.32	\$0.32	\$1.27
\$1.16				
Net Income	(Basic)	\$0.32	\$0.32	\$1.39
\$1.26	(Diluted)	\$0.32	\$0.32	\$1.38
\$1.26				
Funds From Operations	(Basic)	\$0.50	\$0.48	\$1.97
\$1.80	(Diluted)	\$0.50	\$0.48	\$1.96
\$1.79				
Funds Available for Distribution	(Basic)	\$0.35	\$0.36	\$1.56
\$1.25	(Diluted)	\$0.34	\$0.35	\$1.55
\$1.24				
Dividends paid		\$0.3325	\$0.3125	\$1.3100
\$1.2300				
Weighted average shares outstanding		38,748,217	35,736,723	37,673,693
35,734,530				
Fully diluted weighted average shares outstanding		39,056,824	36,027,658	37,950,613
35,872,366				

</TABLE>

Washington Real Estate Investment Trust
Q4 2001 Supplemental Disclosures
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WASHINGTON REAL ESTATE INVESTMENT TRUST
CONSOLIDATED BALANCE SHEETS
(In thousands, except per share amounts)

<TABLE>
<CAPTION>

	December 31, 2001	December 31, 2000
	-----	-----
<S>	<C>	<C>
Assets		
Real estate, at cost	\$774,586	\$698,513
Accumulated depreciation	(122,625)	(100,906)
	-----	-----
Total investment in real estate, net	651,961	597,607
Cash and cash equivalents	26,441	6,426
Rents and other receivables, net of allowance for doubtful accounts of \$1,993 and \$1,743, respectively	10,523	9,795
Prepaid expenses and other assets	19,010	19,587
	-----	-----
Total Assets	\$707,935	\$633,415
	=====	=====
Liabilities		
Accounts payable and other liabilities	\$13,239	\$13,048
Advance rents	3,604	3,269
Tenant security deposits	6,148	5,624
Mortgage notes payable	94,726	86,260
Notes payable	265,000	265,000
	-----	-----
Total Liabilities	382,717	373,201
	-----	-----
Minority interest	1,611	1,558
	-----	-----
Shareholders' Equity		
Shares of beneficial interest, \$.01 par value; 100,000 shares authorized: 38,829 and 35,740 shares issued and outstanding, respectively	388	357
Additional paid-in capital	323,219	258,299
	-----	-----
Total Shareholders' Equity	323,607	258,656
	-----	-----
Total Liabilities and Shareholders' Equity	\$707,935	\$633,415
	-----	-----

</TABLE>

Washington Real Estate Investment Trust
Q4 2001 Supplemental Disclosures
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WRIT's FFO Per Share Growth has averaged 230 basis points greater than the REIT

Industry average over the last 5 quarters

As reflected in the following graph WRIT's FFO per share growth, as compared to the corresponding quarter in the preceding calendar year, continues to outperform the industry.

	WRIT	REIT INDUSTRY*
	----	-----
Q4 2000	6.7%	7.5%
Q1 2000	11.9%	6.9%
Q2 2001	11.4%	5.7%
Q3 2001	8.7%	5.1%
Q4 2001	4.2%	N/A
Average	8.6%	6.3%

* REIT industry data for Q4 2000 - Q3 2001 is actual FFO per share growth per Credit Suisse First Boston Equity REIT Research. Q4 2001 industry date is not yet available and, therefore, the industry average is the average over Q4 2000 - Q3 2001.

Core Portfolio Operating Income (NOI) Growth and Rental Rate Growth - Q4 2001

vs. Q4 2000

<TABLE>
<CAPTION>

Sector	Including Straight Line Rents		Excluding Straight Line Rents	
	NOI Growth	Rental Rate Growth	NOI Growth	Rental Rate Growth
-----	-----	-----	-----	-----
<S>	<C>	<C>	<C>	<C>
Multifamily	0.6%	5.9%	0.6%	5.9%
Office Buildings	2.7%	4.7%	3.8%	6.3%
Retail Centers	5.9%	12.0%	4.8%	11.8%
Industrial Centers	2.9%	0.5%	1.7%	0.5%
	----	----	----	----
Overall Core Portfolio	2.8%	5.3%	3.0%	6.1%

</TABLE>

Core portfolio operating expenses increased 1.8% in Q4 2001 vs Q4 2000.

Washington Real Estate Investment Trust
Q4 2001 Supplemental Disclosures
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Core Portfolio & Overall Occupancy Levels by Sector

<TABLE>
<CAPTION>

Sector	Core Portfolio		All Properties	
	4th QTR 2001	4th QTR 2000	4th QTR 2001	4th QTR 2000
-----	-----	-----	-----	
<S>	<C>	<C>	<C>	<C>
Multifamily	93.7%	96.1%	93.7%	96.1%
Office Buildings	96.0%	97.7%	96.4%	97.5%
Retail Centers	96.3%	97.3%	96.3%	97.3%
Industrial Centers	95.6%	98.1%	96.0%	98.1%
	----	----	----	----
Overall Portfolio	95.5%	97.4%	95.8%	97.3%

</TABLE>

WRIT's Core Portfolio NOI Growth has averaged 110 basis points greater than the

REIT Industry average over the last 5 quarters

As reflected in the following graph WRIT's core portfolio NOI growth, as compared to the corresponding quarter in the preceding calendar year, continues to outperform the industry.

WRIT	REIT INDUSTRY*
----	-----

Q4 2000	8.2%	6.8%
Q1 2001	8.7%	6.1%
Q2 2001	8.2%	5.9%
Q3 2001	6.5%	4.3%
Q4 2001	2.8%	N/A
Average	6.9%	5.8%

*REIT Industry Same Store NOI growth data is per Salomon Smith Barney Equity REIT Research. Q4 2001 industry data is not yet available and, therefore, the industry average is the average over Q4 2000-Q3 2001.

Washington Real Estate Investment Trust
Q4 Supplemental Disclosures
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Straight-line Rents

The following disclosure is provided to improve comparability between Q4 2001 and prior quarters (all amounts except per share amounts are in \$000's):

Line Rents	Including Straight Line Rents		Excluding Straight
	4th QTR 2001	4th QTR 2000	4th QTR 2001
2000	----	----	----
<S>	<C>	<C>	<C>
<C>			
Straight Line Rent, Net	\$ 550	\$ 670	N/A
N/A			
FFO	\$ 19,447	\$ 17,330	\$ 18,897
\$ 16,660			
FFO Per Share	\$ 0.498	\$ 0.481	\$ 0.484
\$ 0.462			
FFO Per Share Growth - Nominal	3.51%		4.63%
FFO Per Share Growth - Rounded	4.17%		4.35%
Core Portfolio Operating Income (NOI) Growth	2.8%		3.0%

Q4 2001 Commercial Leasing Activity

In Q4 2001, WRIT executed leases for 362,000 square feet of commercial space at a weighted average increase over the prior rent in place of 33.1% on a cash basis and 40.9% straight-line basis. Details by sector are as follows:

Sector	Square Feet	Cash Basis Previous Face Rent	Cash Basis New Face Rent	Cash Basis % Increase	Straight-Line % Increase
Office	189,556	\$ 22.76	\$ 27.94	22.8%	28.4%
Retail *	66,307	3.75	13.93	271.8%	319.4%
Industrial	106,089	7.94	9.17	15.4%	22.7%
Overall	361,952	\$ 14.93	\$ 19.87	33.1%	40.9%

Sector	Avg Term Years	Avg Tenant Imp/SF
Office	5.0	\$ 6.96
Retail	14	-
Industrial	2.2	0.23
Overall	6.0	\$ 3.71

Acquisitions
 - -----

On November 1, 2001 WRIT acquired Sullyfield Commercial Center, a two building industrial complex in Chantilly, VA for \$21.6 million. Sullyfield Commerce Center contains 248,000 rentable square feet and is 100% leased.

Dispositions
 - -----

There were no dispositions for the quarter ended December 31, 2001.

Capital Improvements Summary
 - -----

During Q4 2001, WRIT invested \$5.6 million in real estate capital improvements. A breakdown of these improvements is as follows (in \$000's):

<TABLE>	<C>
<S>	
Accretive Capital Improvements	
Acquisition Related	\$ 1,547
Expansions	794
Tenant Improvements	578

Total Accretive Capital Improvements	2,919
Recurring Capital Improvements	2,676

Total Capital Improvements	\$ 5,595
Leasing Commissions Capitalized	\$ 306

</TABLE>

December 31, 2001 Debt Summary
 - -----

At December 31, 2001, WRIT's debt was as follows (in \$millions):

<TABLE>	Amount	Weighted Avg Maturity (Yrs)	Weighted Avg Interest Rate
<CAPTION>	-----	-----	-----
<S>	<C>	<C>	<C>
Secured	\$ 94.7	5.8	6.8%
Senior Notes & MTN's	\$ 265.0	8.1	7.4%

Subtotal	\$ 359.7		
Line of Credit*	\$ -	-	
	-----	-----	-----
Total Debt and Total Weighted Average	\$ 359.7	7.5	7.4%

</TABLE>

*WRIT's Lines of Credit total \$75 million of capacity at LIBOR +70bp. No more than \$60 million of debt matures in any one year and less than \$1 million matures in each year until 2003.

Supplemental Debt Information at December 31, 2001
 - -----

Debt to Total Market Capitalization:	27.0%
Earnings to Fixed Charges:	3.67x
Debt Service Coverage Ratio:	3.67x

REIT Industry Issues
 - -----

In light of recent issues raised in the REIT industry, WRIT makes the following

disclosures:

1. WRIT has no non-income producing land held for development and no speculative construction in process.
2. WRIT has only one theatre lease in its portfolio. This lease runs through 6/30/02 at rent that WRIT estimates to be less than 1/3 of current market rent.
3. WRIT has no capital investments in technology ventures or companies, nor any other off balance sheet activities.

Conference Call Information

- -----

WRIT will conduct a Conference Call to discuss 4th Quarter Earnings on Friday, February 22, 2002 at 11:00 AM, Eastern Time. Conference call access information is as follows:

USA Toll Free Number:	888-780-9649
International Toll Number:	212-547-0410
Pass Code:	Washington REIT
Leader:	Sara Grootwassink

The replay of the Conference Call will be available for two weeks, commencing one hour after the Conference Call and concluding on March 8, 2002 at 5:00 PM Eastern Time. Instant Replay access information is as follows:

USA Toll Free Number:	800-839-4838
International Toll Number:	402-220-5089

The live on-demand webcast of the Conference Call will also be available on WRIT's website at www.writ.com. The on-line playback of the webcast will be

available at www.writ.com for 30 days following the Conference Call.
