

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) JULY 22, 2002  
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WASHINGTON REAL ESTATE INVESTMENT TRUST  
-----

(Exact name of registrant as specified in its charter)

Maryland	1-6622	53-0261100
-----	-----	-----
(State or other jurisdiction of incorporation)	(Commission File Number)	(IRS Employer 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 9: REGULATION FD DISCLOSURE

Attached hereto as Exhibit 99.1 is a copy of certain Supplemental Data included in the Trust's press release, dated July 22, 2002.

Item 7. FINANCIAL STATEMENTS AND EXHIBITS

(c) Exhibits

Exhibit Number -----	
99.1	Press Release, July 22, 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  
Senior Vice President Accounting,  
Administration and Corporate Secretary

July 22, 2002  
-----  
(Date)

Exhibit  
Number

- -----  
99.1

Press Release, July 22, 2002, entitled "Supplemental Data"

=====

[LOGO] Washington Real Estate Investment Trust

Supplemental Information  
June 30, 2002

Contact: 6110 Executive Blvd  
Sara Grootwassink Suite 800  
Chief Financial Officer Rockville, MD 20852  
Direct Dial: (301) 255-0820 (301) 984-9400  
E-mail: sgrootwassink@writ.com (301) 984-9610 fax

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Washington Real Estate Investment Trust  
Supplemental Information  
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June 30, 2002

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Washington Real Estate Investment Trust  
About the Trust

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#### Mission Statement

Washington Real Estate Investment Trust, founded in 1960 and headquartered in Rockville, Maryland, invests in a diversified range of income-producing property types. Our purpose is to acquire and manage real estate investments in markets we know well and protect our assets from single property-type value fluctuations through diversified holdings. Our goal is to continue to safely increase earnings and shareholder value.

Company Background

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 11 retail centers, 23 office properties, 15 industrial and 9 multifamily properties.

WRIT has achieved 36 consecutive years of increased earnings per share and 29 consecutive years of FFO per share growth. WRIT's dividends have increased every year for 32 consecutive years. During these 32 years, WRIT's dividends have increased 37 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).

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Washington Real Estate Investment Trust  
Consolidated Statement of Operations  
(In thousands, except per share data)

	06/30/02	03/31/02	Three Months Ended	
			12/31/01	09/30/01
=====				
<TABLE>				
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OPERATING RESULTS				
06/30/01				
-----				
<S>	<C>	<C>	<C>	<C>
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Real estate rental revenue	\$ 37,556	\$ 38,022	\$ 37,755	\$ 37,510
\$ 37,055				
Real estate expenses	(10,803)	(10,525)	(10,460)	(10,896)
(10,812)				
-----				
	26,753	27,497	27,295	26,614
26,243				
Real estate depreciation and amortization	(7,053)	(6,950)	(7,017)	(6,777)
(6,657)				
-----				
Income from real estate	19,700	20,547	20,278	19,837
19,586				
Other income	228	148	435	302
750				
Interest expense	(6,888)	(6,883)	(6,893)	(6,731)
(6,771)				
General and administrative	(1,227)	(1,240)	(1,356)	(1,139)
(1,416)				
-----				
Income from continuing operations	11,813	12,572	12,464	12,269
12,149				
Income (loss) from discontinued operations	-	(82)	(58)	259
245				
Gain on sale of real estate	-	3,838	-	4,296
-				
-----				
Net Income	\$ 11,813	\$ 16,328	\$ 12,406	\$ 16,824
\$ 12,394				
=====				
Per Share Data				
-----				
Income from continuing operations (Diluted)	\$ 0.30	\$ 0.32	\$ 0.32	\$ 0.32
\$ 0.32				
Net Income (Diluted)	\$ 0.30	\$ 0.42	\$ 0.32	\$ 0.43
\$ 0.33				
Fully diluted weighted average shares outstanding	39,348,732	39,185,576	39,056,824	38,795,143

38,071,916

Percentage of Revenues:

Real estate expenses	28.8%	27.7%	27.7%	29.0%
29.2%				
General and administrative	3.3%	3.3%	3.6%	3.0%
3.8%				

Ratios:

EBITDA / Interest Expense	3.7x	3.8x	3.8x	3.8x
3.7x				
Income from continuing operations /				
Total revenue	31.5%	33.1%	33.0%	32.7%
32.8%				
Fixed Charge Coverage	3.6x	3.7x	3.7x	3.7x
3.6x				

</TABLE>

Washington Real Estate Investment Trust  
Consolidated Balance Sheet  
(In thousands)

	June 30, 2002	March 31, 2002	December 31, 2001	September 30, 2001	June 2001
Assets					
Land	\$ 165,863	\$ 152,835	\$ 151,782	\$ 148,977	\$
Building	660,314	625,374	622,804	597,881	
Total real estate, at cost	826,177	778,209	774,586	746,858	
Accumulated depreciation	(133,219)	(126,788)	(122,625)	(116,463)	
Total investment in real estate, net	692,958	651,421	651,961	630,395	636,194
Cash and cash equivalents	24,129	30,509	26,441	32,953	
Rents and other receivables					
net of allowance for doubtful accounts	12,481	11,088	10,523	10,705	
Prepaid expenses and other assets	16,604	18,248	19,010	20,748	
Total Assets	\$ 746,172	\$ 711,266	\$ 707,935	\$ 694,801	\$
Liabilities					
Accounts payable and other liabilities	\$ 14,522	\$ 11,564	\$ 13,239	\$ 11,776	\$
Advance rents	3,006	2,953	3,604	2,791	
Tenant security deposits	6,302	6,184	6,148	6,071	
Mortgage notes payable	94,159	94,445	94,726	85,641	
Line of credit payable	32,000	-	-	-	
Notes payable	265,000	265,000	265,000	265,000	
Total Liabilities	414,989	380,146	382,717	371,279	
Minority interest	1,542	1,658	1,611	1,594	

Shareholders' Equity					
Shares of beneficial interest, \$.01 par value; 100,000 shares authorized	\$ 391	\$ 390	\$ 388	\$ 387	\$
Additional paid-in capital	327,893	325,741	323,257	321,079	
Retained earnings (deficit)	1,357	3,331	(38)	462	
Total Shareholders' Equity	329,641	329,462	323,607	321,928	
Total Liabilities and Shareholders' Equity	\$ 746,172	\$ 711,266	\$ 707,935	\$ 694,801	\$ 688,385
Total Debt / Total Market Capitalization	0.26:1	0.24:1	0.27:1	0.28:1	

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Washington Real Estate Investment Trust  
Funds From Operations and Funds Available for Distribution  
(In thousands, except per share data)

	June 30, 2002	March 31, 2002	December 31, 2001	September 30, 2001
Funds From Operations				
Net Income	\$ 11,813	\$ 16,328	\$ 12,406	\$ 16,824
Gain on Sale of Real Estate	-	(3,838)	-	(4,296)
Divestiture Sharing Distribution	-	-	-	(22)
Real estate depreciation and amortization	7,053	6,961	7,041	6,800
Funds From Operations (FFO)	18,866	19,451	19,447	19,306
FFO per share - basic	\$ 0.48	\$ 0.50	\$ 0.50	\$ 0.50
FFO per share - fully diluted	\$ 0.48	\$ 0.50	\$ 0.50	\$ 0.50
Funds Available for Distribution				
Accretive:				
Tenant Improvements	(1,280)	(1,015)	(578)	(820)
Leasing Commissions Capitalized	(381)	(283)	(306)	(182)
Major Renovations, Expansions & Development	(3,090)	(1,920)	(1,213)	(321)
Acquisition - Related	(441)	(398)	(1,547)	(1,111)
Non-Accretive:				
Recurring Capital Improvements	(1,647)	(1,814)	(1,463)	(1,234)
Straight-Line Rent, Net	(487)	(539)	(550)	(526)
Non RE Depreciation & Amortization	488	515	449	430
Divestiture Sharing Distribution	-	-	-	22

Funds Available for Distribution (FAD)	\$ 12,028	\$ 13,998	\$ 14,239	\$ 15,565
\$ 16,411				
=====				
FAD per share - basic/1/ \$ 0.44	\$ 0.31	\$ 0.36	\$ 0.37	\$ 0.40
FAD per share - fully diluted/2/ \$ 0.43	\$ 0.31	\$ 0.36	\$ 0.36	\$ 0.40
Average shares - basic 37,667,843	39,055,523	38,898,988	38,748,217	38,460,018
Average shares - fully diluted 38,071,916	39,348,732	39,185,576	39,056,824	38,795,143

/1/ Comparing Q2 2002 to Q2 2001, the 28% decline in FAD per share is primarily attributable to a \$3.0 million increase in Major Renovations, Expansions and Development in Q2 2002. These major renovations include projects at three office buildings: 1901 Pennsylvania Avenue, N. W. - a complete facade renovation, 51 Monroe Street, Rockville, MD - a lobby renovation, 7900 Westpark Drive - a lobby/hallway renovation and at Westminster Shopping Center, Westminster, MD for renovation and re-tenanting. Project completion is expected in 2002.

/2/ FAD per share - fully diluted, excluding \$3.0 million of Renovations, Expansions and Development for Q2 2002 is \$0.38. This amounts to an (11.3%) decline when compared to Q2 2001.

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Washington Real Estate Investment Trust  
Long-Term Debt Analysis  
(In thousands, except per share amounts)

<TABLE>  
<CAPTION>

	June 30, 2002	March 31, 2002	December 31, 2001	September 30, 2001	June 30, 2001
<S>	<C>	<C>	<C>	<C>	<C>
Balances Outstanding					
Secured					
Conventional fixed rate	\$ 94,159	\$ 94,445	\$ 94,726	\$ 85,641	\$ 85,851
Secured total	94,159	94,445	94,726	85,641	85,851
Unsecured					
Fixed rate bonds and notes	265,000	265,000	265,000	265,000	265,000
Credit facility	32,000	-	-	-	-
Unsecured total	297,000	265,000	265,000	265,000	265,000
Total	\$ 391,159	\$ 359,445	\$ 359,726	\$ 350,641	\$ 350,851

Average Interest Rates

Secured					
Conventional fixed rate	7.4%	7.4%	7.4%	7.5%	7.5%
Secured total	7.4%	7.4%	7.4%	7.5%	7.5%
Unsecured					
Fixed rate bonds	7.4%	7.4%	7.4%	7.4%	7.4%
Credit facilities	2.6%	0.0%	0.0%	0.0%	0.0%
Unsecured total	6.9%	7.4%	7.4%	7.4%	7.4%
Average	7.3%	7.4%	7.4%	7.4%	7.4%

</TABLE>

Maturity Schedule

Year	Future Maturities of Debt			Average
	Secured Debt	Unsecured Debt	Total Debt	Interest Rate

2002	\$ 589	\$ 32,000	\$ 32,589	2.7%
2003	7,639	50,000	57,639	7.6%
2004	1,110	55,000	56,110	7.9%
2005	26,645	-	26,645	7.7%
2006	331	50,000	50,331	7.5%
2007	7,845	-	7,845	6.8%
2008	-	60,000	60,000	6.7%
2009	50,000	-	50,000	7.1%
2010	-	-	-	0.0%
2011	-	-	-	0.0%
Thereafter	-	50,000	50,000	7.4%
Total maturities	\$ 94,159	\$ 297,000	\$ 391,159	7.3%

Weighted average maturity = 7.08 years

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Washington Real Estate Investment Trust  
Capital Analysis  
(In thousands, except per share amounts)

	June 30, 2002	March 31, 2002	December 31, 2001	September 30, 2001	June 2001
Market Data					
Shares Outstanding	39,114	38,988	38,829	38,693	
Market Price per Share	\$ 28.90	\$ 28.75	\$ 24.89	\$ 23.72	\$
Equity Market Capitalization	1,130,395	\$ 1,120,905	\$ 966,454	\$ 917,798	\$
Total Debt	391,159	\$ 359,445	\$ 359,726	\$ 350,641	\$
Total Market Capitalization	1,521,554	\$ 1,480,350	\$ 1,326,180	\$ 1,268,439	\$
Total Debt to Market Capitalization	0.26:1	0.24:1	0.27:1	0.28:1	
Earnings to Fixed Charges	3.6x	3.7x	3.7x	3.7x	
Debt Service Coverage Ratio	3.6x	3.7x	3.7x	3.7x	
Dividend Data					
Common Dividend per Share	\$ 0.3525	\$ 0.3325	\$ 0.3325	\$ 0.3325	\$
Payout Ratio (FFO per share basis)	73.4%	67.0%	66.8%	66.8%	
Payout Ratio (FAD per share basis)/1/	113.7%	93.1%	91.2%	82.9%	

/1/ As discussed per page 5 of this supplemental, excluding \$3.0 million of Major Renovations, Expansions and Development in Q2 2002, the Payout Ratio (FAD per share basis) for Q2 2002 is 92.3%.

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Washington Real Estate Investment Trust  
Core Portfolio Operating Income (NOI) Growth & Rental Rate Growth  
Q2 2002 vs. Q2 2001

Cash Basis



Sector	NOI Growth	Rental Rate Growth
Multifamily	8.5%	6.0%
Office Buildings (1)	-4.3%	6.0%
Retail Centers	11.6%	6.2%
Industrial / Flex Properties	-10.5%	5.7%
Overall Core Portfolio	-0.6%	6.0%

GAAP Basis

Sector	NOI Growth	Rental Rate Growth
Multifamily	8.4%	6.0%
Office Buildings (1)	-4.9%	5.4%
Retail Centers	11.8%	5.7%
Industrial / Flex Properties	-12.0%	3.3%
Overall Core Portfolio	-1.2%	5.3%

(1) NOI and Rental Rate Growth Q2 2002 vs. Q2 2001 excluding the 156,000 square feet of vacant space at 7900 Westpark Drive: 3.2% and 6.0% - Cash Basis and 2.4% and 5.4% - GAAP basis.

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Washington Real Estate Investment Trust  
Core Portfolio & Overall Occupancy Levels by Sector  
Q2 2002 vs. Q2 2001

GAAP Basis

Sector	Core Portfolio		All Properties	
	2nd QTR 2002	2nd QTR 2001	2nd QTR 2002	2nd QTR 2001
Multifamily	95.3%	94.6%	95.3%	94.6%
Office Buildings (1)	88.6%	98.3%	89.3%	98.2%
Retail Centers	94.8%	95.1%	94.9%	95.1%
Industrial / Flex Properties	92.1%	99.0%	93.2%	99.1%
Overall Portfolio	91.3%	97.2%	91.7%	97.2%

(1) Occupancy for the Core Portfolio and All Properties excluding the 156,000 square feet of vacant space at 7900 Westpark Drive is 93.7% and 94.0 %

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Washington Real Estate Investment Trust  
Schedule of Properties  
June 30, 2002

<TABLE>  
<CAPTION>

RENTABLE* PROPERTIES SQUARE FEET	LOCATION	YEAR ACQUIRED	YEAR CONSTRUCTED	NET
<S>	<C>	<C>	<C>	
<C>				
Office Buildings				
1901 Pennsylvania Avenue 97,000	Washington, DC	1977	1960	

51 Monroe Street 210,000	Rockville, MD	1979	1975
7700 Leesburg Pike 145,000	Falls Church, VA	1990	1976
515 King Street 78,000	Alexandria, VA	1992	1966
The Lexington Building 47,000	Rockville, MD	1993	1970
The Saratoga Building 59,000	Rockville, MD	1993	1977
Brandywine Center 35,000	Rockville, MD	1993	1969
Tycon Plaza II 131,000	Vienna, VA	1994	1981
Tycon Plaza III 152,000	Vienna, VA	1994	1978
6110 Executive Boulevard 199,000	Rockville, MD	1995	1971
1220 19th Street 104,000	Washington, DC	1995	1976
Maryland Trade Center I 191,000	Greenbelt, MD	1996	1981
Maryland Trade Center II 159,000	Greenbelt, MD	1996	1984
1600 Wilson Boulevard 167,000	Arlington, VA	1997	1973
7900 Westpark Drive 527,000	McLean, VA	1997	1972/1986/1999/1/
8230 Boone Boulevard 58,000	Vienna, VA	1998	1981
Woodburn Medical Park I 71,000	Annandale, VA	1998	1984
Woodburn Medical Park II 96,000	Annandale, VA	1998	1988
600 Jefferson Plaza 115,000	Rockville, MD	1999	1985
1700 Research Boulevard 103,000	Rockville, MD	1999	1982
Parklawn Plaza 40,000	Rockville, MD	1999	1986
Wayne Plaza 91,000	Silver Spring, MD	2000	1970
Courthouse Square 113,000	Alexandria, VA	2000	1979
One Central Plaza 274,000	Rockville, MD	2001	1974

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-----  
Subtotal  
3,262,000

=====

Retail Centers

- - - - -			
Takoma Park 59,000	Takoma Park, MD	1963	1962
Westminster 165,000	Westminster, MD	1972	1969
Concord Centre 76,000	Springfield, VA	1973	1960
Wheaton Park 71,000	Wheaton, MD	1977	1967
Bradlee 168,000	Alexandria, VA	1984	1955
Chevy Chase Metro Plaza 51,000	Washington, DC	1985	1975
Montgomery Village Center 196,000	Gaithersburg, MD	1992	1969
Shoppes of Foxchase 128,000	Alexandria, VA	1994	1960
Frederick County Square 233,000	Frederick, MD	1995	1973
800 S. Washington Street 51,000	Alexandria, VA	1998	1955/1959
Centre at Hagarstown 327,000	Hagerstown, MD	2002	2000

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-----  
Subtotal  
1,525,000

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Multifamily Buildings / # units

- - - - -

3801 Connecticut Avenue / 166,000	307 Washington, DC	1963	1951
Roosevelt Towers / 190 156,000	Falls Church, VA	1965	1964
Country Club Towers / 227 157,000	Arlington, VA	1969	1965
Park Adams / 200 158,000	Arlington, VA	1969	1959
Munson Hill Towers / 279 258,000	Falls Church, VA	1970	1963
The Ashby at McLean / 250 349,000	McLean, VA	1996	1982
Walker House Apartments / 196 148,000	Gaithersburg, MD	1996	1971
Bethesda Hills Apartments / 194 226,000	Bethesda, MD	1997	1986
Avondale / 236 162,000	Laurel, MD	1999	1987

-----  
Subtotal (2,079 units)  
1,780,000

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</TABLE>

/1/ A 49,000 square foot addition to 7900 Westpark Drive was completed in September 1999.

\* Multifamily buildings are presented in gross square feet.

Washington Real Estate Investment Trust  
Schedule of Properties (Cont.)  
June 30, 2002

<TABLE>  
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PROPERTIES	LOCATION	YEAR ACQUIRED	YEAR CONSTRUCTED	NET RENTABLE SQUARE FEET
<S>	<C>	<C>	<C>	<C>
Industrial Distribution / Flex Properties				
Fullerton Business Center	Springfield, VA	1985	1980	103,000
Pepsi-Cola Distribution Center	Forestville, MD	1987	1971	69,000
Charleston Business Center	Rockville, MD	1993	1973	85,000
Tech 100 Industrial Park	Elkridge, MD	1995	1990	167,000
Crossroads Distribution Center	Elkridge, MD	1995	1987	85,000
The Alban Business Center	Springfield, VA	1996	1981/1982	87,000
The Earhart Building	Chantilly, VA	1996	1987	92,000
Ammendale Technology Park I	Beltsville, MD	1997	1985	167,000
Ammendale Technology Park II	Beltsville, MD	1997	1986	108,000
Pickett Industrial Park	Alexandria, VA	1997	1973	246,000
Northern Virginia Industrial Park	Lorton, VA	1998	1968/1991	790,000
8900 Telegraph Road	Lorton, VA	1998	1985	32,000
Dulles South IV	Chantilly, VA	1999	1988	83,000
Sully Square	Chantilly, VA	1999	1986	95,000
Amvax	Beltsville, MD	1999	1986	31,000
Sullyfield Center	Chantilly, VA	2001	1985	248,000
Subtotal				2,488,000
TOTAL				9,055,000

</TABLE>

Washington Real Estate Investment Trust  
Commercial Leasing Summary  
Three months ended June 30, 2002

<TABLE>  
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	2nd Quarter 2002	YTD 2002
<S>	<C>	<C>
-----	-----	-----

Gross Leasing Square Footage					
Office Buildings		183,136		328,519	
Retail Centers		62,712		76,433	
Industrial Centers		119,542		152,416	
-----					
Total		365,390		557,368	
=====					
Weighted Average Term (yrs)					
Office Buildings		3.3		3.6	
Retail Centers		4.4		4.8	
Industrial Centers		6.2		5.5	
-----					
Total		4.4		4.3	
-----					
<CAPTION>					
Rental Rate Increases:					
		GAAP	CASH	GAAP	CASH
-----					
<S>	<C>		<C>	<C>	<C>
Rate on expiring leases					
Office Buildings	\$	23.57	\$	24.14	\$ 23.39
Retail Centers	\$	14.63	\$	14.85	\$ 15.48
Industrial Centers	\$	6.53	\$	6.66	\$ 6.60
-----					
Total	\$	16.46	\$	16.82	\$ 17.71
-----					
Rate on new and renewal leases					
Office Buildings	\$	26.11	\$	25.10	\$ 24.38
Retail Centers	\$	18.10	\$	17.06	\$ 17.91
Industrial Centers	\$	7.53	\$	6.76	\$ 6.97
-----					
Total	\$	18.66	\$	17.72	\$ 18.73
-----					
Percentage Increase					
Office Buildings		10.78%		3.98%	10.99%
Retail Centers		23.72%		14.88%	25.23%
Industrial Centers		15.31%		1.50%	17.02%
-----					
-----					
Total Percentage Increase		13.37%		5.35%	13.33%
-----					
-----					
		Total Dollars	Square Foot	Total Dollars	Square Foot
-----					
Tenant Improvements and Leasing Costs					
Office Buildings	\$	1,713,548	\$	9.36	\$ 9.07
Retail Centers	\$	235,861	\$	3.76	\$ 4.27
Industrial Centers	\$	597,123	\$	5.00	\$ 4.34
-----					
Total	\$	2,546,532	\$	6.97	\$ 7.12
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</TABLE>					

<TABLE>  
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Tenant	Number of Buildings	Weighted Average Remaining Lease Term in Months	Percentage of Aggregate Portfolio Annualized Rent	Aggregate Rentable Square Feet	Percentage of Aggregate Occupied Square Feet
<S>	<C>	<C>	<C>	<C>	<C>
Lockheed Corporation	2	15	3.86%	189,375	2.87%
SunTrust Bank	4	32	2.58%	104,291	1.58%
Sun Microsystems, Inc.	1	54	2.54%	110,184	1.67%
Xerox Corporation	1	26	2.54%	90,994	1.38%
General Services Administration	6	24	1.91%	229,999	3.49%
INOVA Health Systems	2	84	1.41%	53,196	0.81%
United Communications Group	1	71	1.39%	60,087	0.91%
Sunrise Assisted Living	1	109	1.19%	48,775	0.74%
TRW, Inc.	2	28	1.07%	65,739	1.00%
R.O.W. Sciences, Inc.	1	7	1.02%	57,198	0.87%
Total/Weighted Average			19.50%	1,009,838	15.31%

</TABLE>

Washington Real Estate Investment Trust  
Lease Expirations  
June 30, 2002

<TABLE>  
<CAPTION>

Percent of Annualized Rent *	Year	Number of Leases	Rentable Square Feet	Percent of Rentable Square Feet	Annualized Rent *	Average Rental Rate
<S>		<C>	<C>	<C>	<C>	<C>
<C>						
Office:						
24.50	2002	69	333,354	11.6%	\$ 8,165,626	\$
24.26	2003	151	553,040	19.2%	13,416,248	
26.42	2004	111	677,811	23.5%	17,904,600	
27.90	2005	93	292,773	10.1%	8,167,959	
29.56	2006	74	460,813	16.0%	13,619,741	
30.88	2007 and thereafter	102	567,424	19.7%	17,523,299	
27.31	100.0%	600	2,885,215	100.0%	\$ 78,797,473	\$
Retail:						
13.87	2002	18	67,574	4.9%	\$ 936,927	\$
10.20	2003	41	237,886	17.2%	2,427,002	
13.97	2004	37	153,278	11.1%	2,140,852	
17.88	2005	40	206,403	14.9%	3,691,465	
21.06	2006	32	101,762	7.3%	2,142,811	
17.97	2007 and thereafter	88	618,573	44.6%	11,113,881	
16.21	100.0%	256	1,385,476	100.0%	\$ 22,452,938	\$

Industrial:

6.89	2002	45	340,543	14.7%	\$ 2,347,417	\$
	12.4%					
7.79	2003	42	488,915	21.0%	3,807,858	
	20.1%					
7.29	2004	38	372,326	16.0%	2,713,058	
	14.3%					
7.10	2005	31	402,459	17.3%	2,857,304	
	15.1%					
10.36	2006	25	327,006	14.1%	3,387,416	
	17.9%					
9.68	2007 and thereafter	24	392,264	16.9%	3,796,251	
	20.1%					
8.14	100.0%	205	2,323,513	100.0%	\$ 18,909,303	\$

Total:

15.44	2002	132	741,471	11.2%	\$ 11,449,970	\$
	9.5%					
15.35	2003	234	1,279,841	19.4%	19,651,108	
	16.4%					
18.91	2004	186	1,203,415	18.2%	22,758,510	
	18.9%					
16.32	2005	164	901,635	13.7%	14,716,728	
	12.2%					
21.53	2006	131	889,581	13.5%	19,149,968	
	15.9%					
20.55	2007 and thereafter	214	1,578,261	23.9%	32,433,432	
	27.0%					
18.22	100.0%	1,061	6,594,204	100.0%	\$ 120,159,715	\$

</TABLE>

\* Annualized Rent is as of June 30, 2002 rental revenue (cash basis) multiplied by 12.

Washington Real Estate Investment Trust  
2002 Acquisition Summary  
(Dollars in thousands)

<TABLE>  
<CAPTION>

	Acquisition Date	Square Feet	Occupied Sq. Ft. at Acquisition	Occupancy Percentage at Acquisition	June 30, 2002 Occupancy Percentage	Investment
<S>	<C>	<C>	<C>	<C>	<C>	<C>
Centre at Hagerstown	6/21/2002	326,846	320,309	98%	98%	\$41,700,000

</TABLE>

2002 Disposition Summary  
(Dollars in thousands)

	Disposition Date	Square Feet	Gross Sales Proceeds	Cash Proceeds
1501 South Capitol Street	2/28/2002	145,000	\$6,200	\$5,800

WRIT vs. Morgan Stanley REIT Index, Russell 2000 Index & Wilshire REIT Index  
 12, 24, 36, 48 and 60 Month Total Returns  
 through June 30, 2002

	WRIT	RMS Index	Russell 2000 Index	Wilshire REIT Index
12 Month	29%	16%	-8%	8%
24 Month	80%	43%	-8%	27%
36 Month	104%	48%	5%	23%
48 Month	113%	36%	7%	26%
60 Month	122%	45%	25%	26%