
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) **NOVEMBER 4, 2002**

**WASHINGTON REAL ESTATE
INVESTMENT TRUST**

(Exact name of registrant as specified in its charter)

Maryland
(State or other jurisdiction
of incorporation)

1-6622
(Commission
File Number)

53-0261100
(IRS Employer
Identification Number)

**6110 Executive Boulevard,
Suite 800, Rockville, Maryland**
(Address of principal executive offices)

20852
(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 November 4, 2002.

Item 7. FINANCIAL STATEMENTS AND EXHIBITS

(c) *Exhibits*

**Exhibit
Number**

99.1 Press Release, November 4, 2002, entitled "Supplemental Data"

**Exhibit
Number**

99.1 Press Release, November 4, 2002, entitled "Supplemental Data"

Washington Real Estate Investment Trust

Supplemental Information
September 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

Washington Real Estate Investment Trust
Supplemental Information
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September 30, 2002

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Washington Real Estate Investment Trust
About the Trust

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 59 properties consisting of 11 retail centers, 24 office properties, 15 industrial and 9 multifamily properties.

WRIT's dividends have increased every year for 32 consecutive years. WRIT shares are publicly traded on the New York Stock Exchange (symbol: WRE).

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

<TABLE>
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	Three Months Ended			
	09/30/02	06/30/02	03/31/02	12/31/01
OPERATING RESULTS				
09/30/01				
-----	-----	-----	-----	-----
<S>	<C>	<C>	<C>	<C>
<C>				
Real estate rental revenue	\$ 38,324	\$ 37,556	\$ 38,022	\$ 37,755
\$ 37,510				
Real estate expenses	(11,453)	(10,803)	(10,525)	(10,257)
(10,732)				
-----	-----	-----	-----	-----
	26,871	26,753	27,497	27,498
26,778				
Real estate depreciation and amortization	(7,303)	(7,053)	(6,950)	(7,017)
(6,777)				
-----	-----	-----	-----	-----
Income from real estate	19,568	19,700	20,547	20,481
20,001				
Other income	177	228	148	435
302				
Interest expense	(7,068)	(6,888)	(6,883)	(6,893)
(6,731)				
General and administrative	(1,034)	(1,227)	(1,240)	(1,559)
(1,303)				
-----	-----	-----	-----	-----
Income before sale of real estate investment	11,643	11,813	12,572	12,464
12,269				
Gain on sale of real estate investment	-	-	-	-
4,296				
-----	-----	-----	-----	-----
Income from continuing operations	11,643	11,813	12,572	12,464
16,565				
Discontinued operations:				
Income (loss) from operations of disposed property	-	-	(82)	(58)
259				
Gain on property disposed	-	-	3,838	-
-				
Net Income	\$ 11,643	\$ 11,813	\$ 16,328	\$ 12,406
\$ 16,824				
=====	=====	=====	=====	=====

Per Share Data

Income from continuing operations	(Diluted)	\$ 0.30	\$ 0.30	\$ 0.32	\$ 0.32
\$ 0.43					
Net Income	(Diluted)	\$ 0.30	\$ 0.30	\$ 0.42	\$ 0.32
\$ 0.43					
Fully diluted weighted average shares outstanding		39,358,143	39,348,732	39,185,576	39,056,824
38,795,143					

Percentage of Revenues:				
Real estate expenses	29.9%	28.8%	27.7%	27.2%
28.6%				
General and administrative	2.7%	3.3%	3.3%	4.1%
3.5%				
Ratios:				
EBITDA / Interest Expense	3.7x	3.7x	3.8x	3.8x
3.8x				
Income from continuing operations /				
Total revenue	30.4%	31.5%	33.1%	33.0%
44.2%				
Fixed Charge Coverage	2.6x	2.7x	2.8x	2.8x
2.9x				

For calculation purposes only:

EBITDA	-	25,729	26,387	26,069
25,907				

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

	September 30, 2002	June 30, 2002	March 31, 2002	December 31, 2001
Assets				
Land	\$ 169,045	\$ 165,863	\$ 152,835	\$ 151,782
\$ 148,977				
Building	679,365	660,314	625,374	622,804
597,881				
Total real estate, at cost	848,410	826,177	778,209	774,586
746,858				
Accumulated depreciation	(139,965)	(133,219)	(126,788)	(122,625)
(116,463)				
Total investment in real estate, net	708,445	692,958	651,421	651,961
630,395				
Cash and cash equivalents	15,818	24,129	30,509	26,441
32,953				
Rents and other receivables				
net of allowance for doubtful accounts	12,617	12,481	11,088	10,523
10,705				
Prepaid expenses and other assets	21,083	16,604	18,248	19,010
20,748				
Total Assets	\$ 757,963	\$ 746,172	\$ 711,266	\$ 707,935
\$ 694,801				
Liabilities				
Accounts payable and other liabilities	\$ 11,869	\$ 14,522	\$ 11,564	\$ 13,239
\$ 11,776				
Advance rents	4,172	3,006	2,953	3,604
2,791				
Tenant security deposits	6,442	6,302	6,184	6,148
6,071				
Mortgage notes payable	87,197	94,159	94,445	94,726
85,641				
Line of credit payable	53,750	32,000	-	-
-				
Notes payable	265,000	265,000	265,000	265,000
265,000				

Total Liabilities	428,430	414,989	380,146	382,717
371,279				
Minority interest	1,554	1,542	1,658	1,611
1,594				
Shareholders' Equity				
Shares of beneficial interest, \$.01 par value; 100,000 shares authorized	\$ 391	\$ 391	\$ 390	\$ 388
\$ 387				
Additional paid-in capital	328,387	327,893	325,741	323,257
321,079				
Retained earnings (deficit)	(799)	1,357	3,331	(38)
462				
Total Shareholders' Equity	327,979	329,641	329,462	323,607
321,928				
Total Liabilities and Shareholders' Equity	\$ 757,963	\$ 746,172	\$ 711,266	\$ 707,935
\$ 694,801				
Total Debt / Total Market Capitalization	0.29:1	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)

	September 30, 2002	June 30, 2002	March 31, 2002	December 31, 2001
Funds From Operations				
Net Income	\$ 11,643	\$ 11,813	\$ 16,328	\$ 12,406
\$ 16,824				
Real estate depreciation and amortization	7,303	7,053	6,950	7,017
6,777				
Gain on sale of real estate investment	-	-	-	-
(4,296)				
Divestiture sharing distribution	-	-	-	-
(22)				
Discontinued operations:				
Gain on property disposed	-	-	(3,838)	-
-				
Real estate depreciation and amortization	-	-	11	24
23				
Funds From Operations (FFO)	18,946	18,866	19,451	19,447
19,306				
FFO per share - basic	\$ 0.48	\$ 0.48	\$ 0.50	\$ 0.50
\$ 0.50				
FFO per share - fully diluted	\$ 0.48	\$ 0.48	\$ 0.50	\$ 0.50
\$ 0.50				
Funds Available for Distribution				
Accretive:				
Tenant Improvements	(1,095)	(1,280)	(1,014)	(578)
(820)				

Leasing Commissions Capitalized (182)	(258)	(381)	(283)	(306)
Non-Accretive:				
Recurring Capital Improvements (1,233)	(2,132)	(1,647)	(1,814)	(1,463)
Straight-Line Rent, Net (526)	(338)	(487)	(539)	(550)
Non RE Depreciation & Amortization 430	491	488	515	449
Divestiture Sharing Distribution 22	-	-	-	-

Funds Available for Distribution (FAD) 16,997	15,614	15,559	16,316	16,999

Net Funds Available for Distribution				
Accretive:				
Major Renovations and Expansions (321)	(2,592)	(3,090)	(1,920)	(1,213)
Acquisition - Related (1,111)	(334)	(441)	(398)	(1,547)

Net Funds Available for Distribution (NFAD) \$ 15,565	\$ 12,688	\$ 12,028	\$ 13,998	\$ 14,239
=====				
FAD per share - basic \$ 0.44	\$ 0.40	\$ 0.40	\$ 0.42	\$ 0.44
FAD per share - fully diluted \$ 0.44	\$ 0.40	\$ 0.40	\$ 0.42	\$ 0.44
NFAD per share - basic \$ 0.40	\$ 0.33	\$ 0.31	\$ 0.36	\$ 0.37
NFAD per share - fully diluted \$ 0.40	\$ 0.33	\$ 0.31	\$ 0.36	\$ 0.36
Average shares - basic 38,460,018	39,133,714	39,055,523	38,898,988	38,748,217
Average shares - fully diluted 38,795,143	39,358,143	39,348,732	39,185,576	39,056,824

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

	September 30, 2002	June 30, 2002	March 31, 2002	December 31, 2001	September 30, 2001
=====					
<TABLE>					
<CAPTION>					
<S>					
Balances Outstanding	<C>	<C>	<C>	<C>	<C>
Secured					
Conventional fixed rate	\$ 87,197	\$ 94,159	\$ 94,445	\$ 94,726	\$ 85,641
Secured total	87,197	94,159	94,445	94,726	85,641
Unsecured					
Fixed rate bonds and notes	265,000	265,000	265,000	265,000	265,000
Credit facility	53,750	32,000	-	-	-
Unsecured total	318,750	297,000	265,000	265,000	265,000
Total	\$ 405,947	\$ 391,159	\$ 359,445	\$ 359,726	\$ 350,641
=====					
Average Interest Rates					
Secured					
Conventional fixed rate	7.3%	7.4%	7.4%	7.4%	7.5%
Secured total	7.3%	7.4%	7.4%	7.4%	7.5%

Unsecured						
Fixed rate bonds	7.4%	7.4%	7.4%	7.4%	7.4%	7.4%
Credit facilities	2.5%	2.6%	0.0%	0.0%	0.0%	0.0%
	-----	-----	-----	-----	-----	-----
Unsecured total	6.6%	6.9%	7.4%	7.4%	7.4%	7.4%
	-----	-----	-----	-----	-----	-----
Average	7.3%	7.3%	7.4%	7.4%	7.4%	7.4%
	=====	=====	=====	=====	=====	=====

</TABLE>

<TABLE>

<CAPTION>

Maturity Schedule

Year	Future Maturities of Debt			Average
	Secured Debt	Unsecured Debt	Total Debt	Interest Rate
<S>	<C>	<C>	<C>	<C>
2002	\$ 246	\$ 53,750	\$ 53,996	2.5%
2003	1,030	50,000	51,030	7.5%
2004	1,110	55,000	56,110	7.9%
2005	26,634	-	26,634	7.7%
2006	331	50,000	50,331	7.5%
2007	7,846	-	7,846	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	\$ 87,197	\$ 318,750	\$ 405,947	7.3%
	=====	=====	=====	=====

</TABLE>

Weighted average maturity = 6.9 years

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

	September 30,	June 30,	March 31,	December 31,	
	2002	2002	2002	2001	
<S>	<C>	<C>	<C>	<C>	<C>
Market Data					
Shares Outstanding	39,146	39,114	38,988	38,829	
38,693					
Market Price per Share	\$ 25.38	\$ 28.90	\$ 28.75	\$ 24.89	\$
23.72					
Equity Market Capitalization	\$ 993,525	\$ 1,130,395	\$ 1,120,905	\$ 966,454	\$
917,798					
Total Debt	405,947	391,159	\$ 359,445	\$ 359,726	\$
350,641					
Total Market Capitalization	1,399,472	1,521,554	\$ 1,480,350	\$ 1,326,180	\$
1,268,439					
Total Debt to Market Capitalization	0.29:1	0.26:1	0.24:1	0.27:1	
0.28:1	=====	=====	=====	=====	
Earnings to Fixed Charges/1/	2.6x	2.7x	2.8x	2.8x	
2.9x					
Debt Service Coverage Ratio	3.6x	3.6x	3.7x	3.7x	
3.7x					
Dividend Data					
Common Dividend per Share	\$ 0.3525	\$ 0.3525	\$ 0.3325	\$ 0.3325	\$
0.3325					
Payout Ratio (FFO per share basis)	73.4%	73.4%	67.0%	66.8%	
66.5%					
Payout Ratio (FAD per share basis)	88.1%	88.1%	79.2%	75.6%	

75.6%
</TABLE>

/1/(Income before sale of real estate / (interest expense + capitalized interest + amortized costs of debt issuance))

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Washington Real Estate Investment Trust
Core Portfolio Operating Income (NOI) Growth & Rental Rate Growth
Q3 2002 vs. Q3 2001

Cash Basis

Sector	NOI Growth	Rental Rate Growth
Multifamily	-0.3%	5.7%
Office Buildings (1)	-7.2%	4.6%
Retail Centers	7.5%	7.8%
Industrial / Flex Properties	0.4%	4.8%
Overall Core Portfolio	-3.6%	5.2%

GAAP Basis

Sector	NOI Growth	Rental Rate Growth
Multifamily	-0.5%	5.6%
Office Buildings (1)	-8.2%	4.0%
Retail Centers	7.5%	7.8%
Industrial / Flex Properties	-0.6%	4.4%
Overall Core Portfolio	-4.6%	4.8%

(1) NOI and Rental Rate Growth Q3 2002 vs. Q3 2001 excluding the 149,000 square feet of vacant space at 7900 Westpark Drive: -2.6% and 4.6% - Cash Basis and -3.6% and 4.0% - GAAP basis.

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Washington Real Estate Investment Trust
Core Portfolio & Overall Occupancy Levels by Sector
Q3 2002 vs. Q3 2001

GAAP Basis

<TABLE>
<CAPTION>

Sector	Core Portfolio		All Properties	
	3rd QTR 2002	3rd QTR 2001	3rd QTR 2002	3rd QTR 2001
Multifamily	94.6%	96.3%	94.6%	96.3%
Office Buildings / (1) /	88.5%	97.2%	87.6%	97.1%
Retail Centers	94.9%	95.3%	95.1%	95.3%
Industrial / Flex Properties	91.9%	98.7%	93.0%	98.8%
Overall Portfolio	90.9%	97.0%	90.7%	96.9%

/1/ Occupancy for the Core Portfolio and All Properties excluding the 149,000 square feet of vacant space at 7900 Westpark Drive is 93.1% and 92.1%

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

<TABLE>
<CAPTION>

RENTABLE FEET	PROPERTIES	LOCATION	YEAR ACQUIRED	YEAR CONSTRUCTED	NET SQUARE

<S>	<C>	<C>	<C>	<C>	<C>
Office Buildings					

1901 Pennsylvania Avenue 96,563	Washington, DC		1977	1960	
51 Monroe Street 209,680	Rockville, MD		1979	1975	
7700 Leesburg Pike 146,692	Falls Church, VA		1990	1976	
515 King Street 77,667	Alexandria, VA		1992	1966	
The Lexington Building 46,317	Rockville, MD		1993	1970	
The Saratoga Building 58,611	Rockville, MD		1993	1977	
Brandywine Center 35,128	Rockville, MD		1993	1969	
Tycon Plaza II 127,530	Vienna, VA		1994	1981	
Tycon Plaza III 151,242	Vienna, VA		1994	1978	
6110 Executive Boulevard 199,025	Rockville, MD		1995	1971	
1220 19th Street 102,983	Washington, DC		1995	1976	
Maryland Trade Center I 189,803	Greenbelt, MD		1996	1981	
Maryland Trade Center II 158,466	Greenbelt, MD		1996	1984	
1600 Wilson Boulevard 166,484	Arlington, VA		1997	1973	
7900 Westpark Drive 525,530	McLean, VA		1997	1972/1986/1999/1/	
8230 Boone Boulevard 57,918	Vienna, VA		1998	1981	
Woodburn Medical Park I 71,613	Annandale, VA		1998	1984	
Woodburn Medical Park II 96,268	Annandale, VA		1998	1988	
600 Jefferson Plaza 115,055	Rockville, MD		1999	1985	
1700 Research Boulevard 102,602	Rockville, MD		1999	1982	
Parklawn Plaza 40,395	Rockville, MD		1999	1986	
Wayne Plaza 90,956	Silver Spring, MD		2000	1970	
Courthouse Square 112,930	Alexandria, VA		2000	1979	
One Central Plaza 267,072	Rockville, MD		2001	1974	
The Atrium Building 81,390	Rockville, MD		2002	1980	

Subtotal
3,327,920

Retail Centers

Takoma Park 50,973	Takoma Park, MD		1963	1962	
Westminster 145,549	Westminster, MD		1972	1969	
Concord Centre 75,948	Springfield, VA		1973	1960	
Wheaton Park 72,419	Wheaton, MD		1977	1967	
Bradlee	Alexandria, VA		1984	1955	

167,583 Chevy Chase Metro Plaza 49,334	Washington, DC	1985	1975
Montgomery Village Center 196,522	Gaithersburg, MD	1992	1969
Shoppes of Foxchase 128,027	Alexandria, VA	1994	1960
Frederick County Square 234,523	Frederick, MD	1995	1973
800 S. Washington Street 51,372	Alexandria, VA	1998	1955/1959
Centre at Hagerstown 333,946	Hagerstown, MD	2002	2000

Subtotal
1,506,196

=====
</TABLE>

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

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

<TABLE>
<CAPTION>

NET RENTABLE* SQUARE FEET	PROPERTIES	LOCATION	YEAR ACQUIRED	YEAR CONSTRUCTED
-----	-----	-----	-----	-----
<S>		<C>	<C>	<C>
Multifamily Buildings / # units				

3801 Connecticut Avenue / 307 177,403		Washington, DC	1963	1951
Roosevelt Towers / 190 167,710		Falls Church, VA	1965	1964
Country Club Towers / 227 158,960		Arlington, VA	1969	1965
Park Adams / 200 172,423		Arlington, VA	1969	1959
Munson Hill Towers / 279 258,525		Falls Church, VA	1970	1963
The Ashby at McLean / 250 244,220		McLean, VA	1996	1982
Walker House Apartments / 196 145,196		Gaithersburg, MD	1996	1971
Bethesda Hills Apartments / 194 225,570		Bethesda, MD	1997	1986
Avondale / 236 170,031		Laurel, MD	1999	1987

Subtotal (2,079 units)
1,720,038

Industrial Distribution / Flex Properties

Fullerton Business Center 103,692	Springfield, VA	1985	1980
Pepsi-Cola Distribution Center 68,750	Forestville, MD	1987	1971
Charleston Business Center 85,306	Rockville, MD	1993	1973
Tech 100 Industrial Park 166,780	Elkridge, MD	1995	1990
Crossroads Distribution Center 84,550	Elkridge, MD	1995	1987
The Alban Business Center 86,684	Springfield, VA	1996	1981/1982

The Earhart Building 89,740	Chantilly, VA	1996	1987
Ammendale Technology Park I 166,513	Beltsville, MD	1997	1985
Ammendale Technology Park II 107,800	Beltsville, MD	1997	1986
Pickett Industrial Park 246,108	Alexandria, VA	1997	1973
Northern Virginia Industrial Park 788,489	Lorton, VA	1998	1968/1991
8900 Telegraph Road 31,736	Lorton, VA	1998	1985
Dulles South IV 83,078	Chantilly, VA	1999	1988
Sully Square 95,168	Chantilly, VA	1999	1986
Amvax 30,800	Beltsville, MD	1999	1986
Sullyfield Center 244,581	Chantilly, VA	2001	1985

Subtotal
2,479,775

=====

TOTAL
9,033,929

</TABLE>

* Multifamily buildings are presented in gross square feet.

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

<TABLE>
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	3rd Quarter 2002	YTD 2002
<S>	<C>	<C>
Gross Leasing Square Footage		
Office Buildings	100,525	424,693
Retail Centers	74,481	150,914
Industrial Centers	155,961	308,377
	-----	-----
Total	330,967	883,984
	-----	-----
Weighted Average Term (yrs)		
Office Buildings	3.4	3.5
Retail Centers	6.2	5.5
Industrial Centers	2.8	4.1
	-----	-----
Total	3.8	4.1
	-----	-----

</TABLE>

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Rental Rate Increases:	GAAP	CASH	GAAP
CASH			
<S>	<C>	<C>	<C>
Rate on expiring leases			
Office Buildings	\$ 24.58	\$ 25.06	\$ 23.38
\$ 23.83			
Retail Centers	\$ 15.12	\$ 15.40	\$ 15.21
\$ 15.44			
Industrial Centers	\$ 6.73	\$ 6.83	\$ 6.62
\$ 6.72			

\$ 16.43	Total	\$ 14.04	\$ 14.30	\$ 16.14

Rate on new and renewal leases				
Office Buildings		\$ 28.15	\$ 27.06	\$ 26.11
\$ 25.04				
Retail Centers		\$ 18.40	\$ 17.20	\$ 18.78
\$ 17.56				
Industrial Centers		\$ 7.80	\$ 7.54	\$ 7.71
\$ 7.26				

\$ 17.56	Total	\$ 16.37	\$ 15.64	\$ 18.44

Percentage Increase				
Office Buildings		14.52%	7.98%	11.68%
5.08%				
Retail Centers		21.69%	11.69%	23.47%
13.73%				
Industrial Centers		15.90%	10.40%	16.47%
8.04%				

6.88%	Total	16.60%	9.37%	14.25%

</TABLE>
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Square Foot		Total Dollars	Square Foot	Total Dollars

<S>	<C>	<C>	<C>	<C>
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Tenant Improvements and Leasing Costs				
Office Buildings		\$ 1,249,492	\$ 12.43	\$ 4,230,300
\$ 9.96				
Retail Centers		\$ 311,576	\$ 4.18	\$ 638,298
\$ 4.23				
Industrial Centers		\$ 201,626	\$ 1.29	\$ 863,778
\$ 2.80				

\$ 6.48	Total	\$ 1,762,694	\$ 5.33	\$ 5,732,376

</TABLE>

Washington Real Estate Investment Trust
10 Largest Tenants - Based on Annualized Rent
September 30, 2002

<TABLE>
<CAPTION>

=====						
Percentage		Weighted	Percentage			
Aggregate		Average	of Aggregate		of	
Occupied		Remaining	Portfolio	Aggregate		
Tenant	Number of	Lease Term	Annualized	Rentable	Square	
-----	Buildings	in Months	Rent	Square Feet	Feet	-----
	-----	-----	-----	-----	-----	
<S>	<C>	<C>	<C>	<C>	<C>	<C>
Lockheed Corporation	2	18	3.86%	189,375	2.92%	
SunTrust Bank	4	29	2.58%	104,291		

1.61%					
Sun Microsystems, Inc.	1	51	2.54%	110,184	1.70%
Xerox Corporation	1	23	2.54%	90,994	
1.40%					
General Services Administration	6	21	1.91%	229,999	3.55%
INOVA Health Systems	2	81	1.41%	53,196	
0.82%					
United Communications Group	1	68	1.39%	60,087	0.93%
Sunrise Assisted Living	1	106	1.19%	48,775	
0.75%					
TRW, Inc.	2	25	1.07%	65,739	
1.01%					
Logicon, Inc. (a Northrop Grumman Company)	1	4	1.02%	57,198	0.88%

Total/Weighted Average			19.51%	1,009,838	15.57%
			=====	=====	

</TABLE>

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Washington Real Estate Investment Trust
Lease Expirations
September 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:						
4.1%	2002	30	125,136	4.4%	\$ 2,945,527	\$ 23.54
19.2%	2003	155	569,160	20.2%	13,656,529	23.99
26.0%	2004	113	731,804	26.0%	18,501,557	25.28
10.4%	2005	97	293,917	10.5%	7,410,304	25.21
17.0%	2006	68	455,371	16.2%	12,087,755	26.54
23.3%	2007 and thereafter	103	636,946	22.7%	16,501,329	25.91

100.0%		566	2,812,334	100.0%	\$ 71,103,003	\$ 25.28
=====						
Retail:						
0.5%	2002	4	13,655	1.0%	\$ 99,581	\$ 7.29
11.0%	2003	39	213,265	15.1%	2,295,497	10.76
10.4%	2004	41	157,347	11.2%	2,162,460	13.74
17.7%	2005	45	214,372	15.2%	3,682,674	17.18
10.3%	2006	33	106,590	7.6%	2,152,614	20.20
50.1%	2007 and thereafter	98	703,346	49.9%	10,462,675	14.88

100.0%		260	1,408,575	100.0%	\$ 20,855,500	\$ 14.81
=====						
Industrial:						
6.2%	2002	21	161,666	7.1%	\$ 1,052,871	\$ 6.51

23.6%	2003	48	522,981	23.1%	4,029,611	7.71
17.3%	2004	40	418,742	18.5%	2,954,050	7.05
16.3%	2005	33	416,855	18.4%	2,776,386	6.66
17.5%	2006	25	327,006	14.4%	2,987,483	9.14
19.1%	2007 and thereafter	27	418,896	18.5%	3,263,445	7.79

100.0%		194	2,266,146	100.0%	\$ 17,063,846	\$ 7.53
=====						
Total:						
3.8%	2002	55	300,457	4.6%	\$ 4,097,979	\$ 13.64
18.3%	2003	242	1,305,406	20.1%	19,981,637	15.31
21.7%	2004	194	1,307,893	20.2%	23,618,067	18.06
12.7%	2005	175	925,144	14.3%	13,869,364	14.99
15.8%	2006	126	888,967	13.7%	17,227,852	19.38
27.7%	2007 and thereafter	228	1,759,188	27.1%	30,227,450	17.18

100.0%		1,020	6,487,055	100.0%	\$ 109,022,349	\$ 16.81
=====						

</TABLE>

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

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

<TABLE>
<CAPTION>

Investment	Acquisition Date	Square Feet	Occupied Sq. Ft. at Acquisition	Occupancy Percentage at Acquisition	September 30, 2002 Leased Percentage	

<S>	<C>	<C>	<C>	<C>	<C>	<C>
1620 Wilson Boulevard 2,250,000	1/25/2002	5,364	5,364	100%	100%	\$
Centre at Hagerstown 41,700,000	6/21/2002	326,846	320,309	98%	98%	
The Atrium Building 14,200,000	7/23/2002	81,390	37,600	46%	94%	

58,150,000						\$
=====						

</TABLE>

2002 Disposition Summary
(Dollars in thousands)

<TABLE>
<CAPTION>

Disposition Date	Square Feet	Gross Sales Proceeds	Cash Proceeds
------------------	-------------	----------------------	---------------

<S>	<C>	<C>	<C>	<C>
1501 South Capitol Street	2/28/2002	145,000	\$ 6,200	\$ 5,800

</TABLE>

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

[GRAPH]

	12 Month	24 Month	36 Month	48 Month	60 Month
WRIT	13%	41%	92%	100%	103%
RMS Index	9%	21%	47%	38%	19%
Wilshire REIT Index	1%	5%	22%	12%	12%
Russell 2000 Index	-9%	-28%	-11%	5%	-14%

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