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**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) April 19, 2005

**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**

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
  - Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
  - Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
  - Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))
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**Item 2.02 Results of Operations and Financial Condition**

and

**Item 7.01 Regulation FD Disclosure**

A press release issued by the Registrant on April 19, 2005, regarding earnings for the three months ended March 31, 2005, is attached as Exhibit 99.1. Also, certain supplemental information not included in the press release is attached as Exhibit 99.2. This information is being furnished pursuant to Item 7.01 and Item 2.02 of Form 8-K. This information is not deemed to be "filed" for the purposes of Section 18 of the Securities Exchange Act of 1934 and is not incorporated by reference into any Securities Act registration statements.

**Item 9.01 Financial Statements and Exhibits**

(c) Exhibits

Exhibit 99.1 Press release issued April 19, 2005 regarding earnings for the three months ended March 31, 2005

Exhibit 99.2 Certain supplemental information not included in the press release

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**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 hereunto 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

April 20, 2005  
(Date)

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Exhibit Index

<u>Exhibit Number</u>	<u>Description</u>
99.1	Press Release issued April 19, 2005 regarding earnings for the three months ended March 31, 2005
99.2	Certain supplemental information not included in the press release

NEWS RELEASE

# WRIT

## Washington Real Estate Investment Trust

**CONTACT:**

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 Chief Financial Officer  
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 www.writ.com

Newspaper Quote: WRIT

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FOR IMMEDIATE RELEASE

April 19, 2005

### WASHINGTON REAL ESTATE INVESTMENT TRUST ANNOUNCES RESULTS FOR THE QUARTER ENDED MARCH 31, 2005

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

	Q1 2005	Q1 2004
Net Income Per Share	\$ 1.01	\$ 0.27
Funds from Operations ("FFO") Per Share	\$ 0.49	\$ 0.51

- First quarter 2005 Net Income per fully diluted share was \$1.01, compared to \$0.27 in the first quarter 2004. The 274% increase in Net Income per fully diluted share is due primarily to the \$32.1 million gain on the sale of three properties in February 2005 (\$0.76 per fully diluted share), offset somewhat by the increase in depreciation expense (\$0.02 per fully diluted share) driven primarily by the properties acquired in 2004, higher real estate expenses (\$0.01 per fully diluted share) driven by higher utility costs, and additional general & administrative expense (\$0.02 per fully diluted share).
- Funds from Operations ("FFO") per fully diluted share, a non-GAAP financial measure, for the first quarter 2005 was \$0.49, representing a 3.9% decrease over FFO per fully diluted share of \$0.51 in the first quarter of 2004 due to the factors discussed above.

A reconciliation of net income to funds from operations is provided on the attached income statement.

Edmund B. Cronin, Jr., Chairman, President and CEO, stated, "During this quarter the net operating income from the Industrial, Multi-family and Retail sectors of our portfolio on a comparative basis to the first quarter of 2004 has exhibited positive growth. The Office sector is the laggard but that market continues to improve."

Company Information

WRIT is a self-administered, self-managed, equity real estate investment trust investing in income-producing properties in the greater Washington/Baltimore metropolitan region. WRIT owns a diversified portfolio of 67 properties consisting of 12 retail centers, 27 office properties, 19 industrial properties and 9 multifamily properties.

WRIT's dividends have increased every year for 34 consecutive years. WRIT's FFO per share has increased every year for 32 consecutive years. WRIT shares are publicly traded on the New York Stock Exchange (symbol: WRE).

Note: WRIT's press releases and supplemental financial information are available on the company website at [www.writ.com](http://www.writ.com) or by contacting Investor Relations at 301-984-9400.

*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 include, 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, and other risks and uncertainties detailed from time to time in our filings with the SEC, including our 2004 Form 10-K. We assume no obligation to update or supplement forward-looking statements that become untrue because of subsequent events.*

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

OPERATING RESULTS	Three Months Ended March 31,	
	2005	2004
<b>Revenue</b>		
Real estate rental revenue	\$ 45,387	\$ 42,264
Other income	114	65
	<u>45,501</u>	<u>42,329</u>
<b>Expenses</b>		
Real estate expenses	(14,205)	(12,641)
Interest expense	(8,588)	(8,575)
Depreciation and amortization	(10,565)	(9,424)
General and administrative	(2,232)	(1,229)
	<u>(35,590)</u>	<u>(31,869)</u>
Income from continuing operations	9,911	10,460
Discontinued operations:		
Income from operations of properties sold or held for sale	234	842
Gain on property disposed	32,089	—
	<u>32,323</u>	<u>842</u>
<b>Net Income</b>	<u>\$ 42,234</u>	<u>\$ 11,302</u>
Income from continuing operations	\$ 9,911	\$ 10,460
Continuing operations real estate depreciation and amortization	10,565	9,424
	<u>20,476</u>	<u>19,884</u>
Funds from continuing operations	20,476	19,884
Income from discontinued operations before gain on disposal	234	842
Discontinued operations real estate depreciation and amortization	—	448
	<u>234</u>	<u>1,290</u>
Funds from discontinued operations	234	1,290
<b>Funds from operations<sup>(1)</sup></b>	<u>\$ 20,710</u>	<u>\$ 21,174</u>
Accretive:		
Tenant improvements <sup>(3)</sup>	(1,805)	(2,792)
Leasing commissions capitalized <sup>(4)</sup>	(1,063)	(633)
Non-Accretive:		
Recurring capital improvements	(2,192)	(1,428)
Straight-line rents, net	(697)	(565)
Rent abatement amortization	336	300
Non real estate depreciation & amortization	407	448
Amortization of lease intangibles	50	(65)
	<u>50</u>	<u>(65)</u>
<b>Funds Available for Distribution<sup>(2)</sup></b>	<u>\$ 15,746</u>	<u>\$ 16,439</u>
<b>Per Share Data</b>		
Income from continuing operations	(Basic) \$ 0.24	\$ 0.25
	(Diluted) \$ 0.24	\$ 0.25
Net income	(Basic) \$ 1.01	\$ 0.27
	(Diluted) \$ 1.01	\$ 0.27
Funds from continuing operations	(Basic) \$ 0.49	\$ 0.48
	(Diluted) \$ 0.49	\$ 0.48
Funds from operations	(Basic) \$ 0.49	\$ 0.51
	(Diluted) \$ 0.49	\$ 0.51
Dividends paid	\$ 0.3925	\$ 0.3725
Weighted average shares outstanding	41,866	41,572
Fully diluted weighted average shares outstanding	42,015	41,820

<sup>(1)</sup> Funds From Operations (“FFO”) – The National Association of Real Estate Investment Trusts, Inc. (“NAREIT”) defines FFO (April, 2002 White Paper) as net income (computed in accordance with generally accepted accounting principles (“GAAP”)) excluding gains (or losses) from sales of property plus real estate depreciation and amortization. We consider FFO to be a standard supplemental measure for equity real estate investment trusts (“REITs”) because it facilitates an understanding of the operating performance of our properties without giving effect to real estate depreciation and amortization, which historically assumes that the value of real estate assets diminishes predictably over time. Since real estate values have instead historically risen or fallen with market conditions, we believe that FFO more accurately provides investors an indication of our ability to incur and service debt, make capital expenditures and fund other needs.

- (2) Funds Available for Distribution (“FAD”) is calculated by subtracting from FFO (1) recurring expenditures, tenant improvements and leasing costs that are capitalized and amortized and are necessary to maintain our properties and revenue stream and (2) straight line rents, then adding (3) non-real estate depreciation and amortization and (4) non-cash rent abatement amortization, and adding or subtracting amortization of lease intangibles, as appropriate. FAD is included herein, because we consider it to be a measure of a REIT’s ability to incur and service debt and to distribute dividends to its shareholders. FAD is a non-GAAP and non-standardized measure, and may be calculated differently by other REITs.
- (3) Tenant improvements for the three months ended March 31, 2004 include payments to one tenant of \$1.1 million.
- (4) Leasing commissions capitalized for the three months ended March 31, 2005 include payments totaling \$0.5 million for the execution of World Bank leases at 1776 G Street expanding (for an additional 88,000 square feet of office space) and extending (61,000 square feet of office space) the tenant’s space through 2010. The balance of the commission will be paid in the fourth quarter of 2005 when the tenant takes occupancy of the space.

WASHINGTON REAL ESTATE INVESTMENT TRUST  
CONSOLIDATED BALANCE SHEETS  
(In thousands)  
(Unaudited)

	March 31, 2005	December 31, 2004
<b>Assets</b>		
Land	\$ 223,407	\$ 210,647
Building	949,905	906,228
Total real estate, at cost	1,173,312	1,116,875
Accumulated depreciation	(210,849)	(201,758)
Total investment in real estate, net	962,463	915,117
Investment in real estate held for sale, net	—	34,158
Cash and cash equivalents	5,491	5,562
Restricted cash	12,515	388
Rents and other receivables, net of allowance for doubtful accounts of \$2,561 and \$2,605, respectively	21,365	21,423
Prepaid expenses and other assets	34,997	35,066
Other assets related to properties held for sale	—	679
Total Assets	\$ 1,036,831	\$ 1,012,393
<b>Liabilities</b>		
Accounts payable and other liabilities	\$ 23,285	\$ 22,586
Advance rents	5,551	5,108
Tenant security deposits	5,990	5,784
Other liabilities related to properties held for sale	—	848
Mortgage notes payable	197,775	173,429
Lines of credit/short-term note payable	90,500	117,000
Notes payable	320,000	320,000
Total Liabilities	643,101	644,755
Minority interest	1,642	1,629
<b>Shareholders' Equity</b>		
Shares of beneficial interest, \$.01 par value; 100,000 shares authorized: 42,004 and 42,000 shares issued and outstanding, respectively	420	420
Additional paid-in capital	405,119	405,029
Distributions in excess of net income	(9,796)	(35,544)
Less: Deferred compensation on restricted shares	(3,655)	(3,896)
Total Shareholders' Equity	392,088	366,009
Total Liabilities and Shareholders' Equity	\$ 1,036,831	\$ 1,012,393

Certain prior year amounts have been reclassified to conform to the current year presentation.



**Occupancy Levels by Core Portfolio<sup>(1)</sup> and All Properties**

	Core Portfolio		All Properties	
	1 <sup>st</sup> QTR 2005	1 <sup>st</sup> QTR 2004	1 <sup>st</sup> QTR 2005	1 <sup>st</sup> QTR 2004
<b>Sector</b>				
Multifamily	92.3%	88.6%	92.3%	88.6%
Office Buildings	88.6%	91.2%	88.3%	89.1%
Retail Centers	96.4%	94.4%	96.4%	94.4%
Industrial/Flex Centers	94.6%	91.4%	95.0%	91.5%
<b>Overall Portfolio</b>	<b>91.2%</b>	<b>91.2%</b>	<b>91.1%</b>	<b>90.0%</b>

<sup>(1)</sup> Core portfolio properties include all properties that were owned for the entirety of the current and prior year reporting periods. For Q1 2005 and Q1 2004, core portfolio properties exclude 8880 Gorman Road, Shady Grove Medical Village II, 8301 Arlington Boulevard, Dulles Business Park, Frederick Crossing, 8230 Boone Boulevard, Tycon Plaza II, Tycon Plaza III, and 7700 Leesburg Pike.

**2005 Acquisition Summary**

	Acquisition Date	Square Feet	Leased Sq. Ft. at Acquisition	Leased Percentage at Acquisition	March 31, 2005 Leased Percentage	Investment
Frederick Crossing Shopping Center	3/23/2005	294,724	294,724	100.0%	100.0%	\$ 45,100,000

**Subsequent Event**

On April 8, 2005, WRIT acquired the Coleman Building in Chantilly, Virginia for \$10 million, completing its acquisition of the Dulles Business Park portfolio. Coleman is a single-story flex/warehouse building consisting of 59,767 rentable square feet and a surface parking lot with 228 spaces. The property is 64% leased to a single tenant with 21,539 square feet available.

**Conference Call Information**

WRIT will conduct a Conference/Webcast Call to discuss 1st Quarter results on Wednesday, April 20, 2005 at 11:00 AM, Eastern Time. Conference call access information is as follows:

USA Toll Free Number: 1-800-271-8857  
International Toll Number: 1-706-679-7697  
Leader: Sara Grootwassink  
Conference ID: 5244267

The instant replay of the Conference Call will be available until May 4, 2005 at 11:59 PM Eastern Time. Instant Replay access information is as follows:

USA Toll Free Number: 1-800-642-1687  
International Toll Number: 1-706-645-9291  
Conference ID: 5244267

The live on-demand webcast of the Conference Call will also be available on WRIT's website at [www.writ.com](http://www.writ.com). The on-line playback of the webcast will be available at [www.writ.com](http://www.writ.com) for 30 days following the Conference Call.

**WRIT** Washington Real Estate Investment Trust

Supplemental Information  
March 31, 2005

Contact:  
Sara Grootwassink  
Chief Financial Officer  
Direct Dial: (301) 255-0820  
E-mail: [sgrootwassink@writ.com](mailto:sgrootwassink@writ.com)

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**Washington Real Estate Investment Trust**  
**Supplemental Information**  
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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**

We are a self-administered, self-managed, equity real estate investment trust investing in income-producing properties in the greater Washington-Baltimore region. We own a diversified portfolio of 67 properties consisting of 12 retail centers, 27 office properties, 19 industrial properties and 9 multifamily properties.

Our dividends have increased every year for 34 consecutive years and our Funds From Operations (“FFO”) per share has increased every year for 32 consecutive years. WRIT shares are publicly traded on the New York Stock Exchange (symbol: WRE).

*Certain statements in the supplemental disclosures which follow 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 include, 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, and other risks and uncertainties detailed from time to time in our filings with the SEC, including our 2003 Form 10-K. We assume no obligation to update or supplement forward-looking statements that become untrue because of subsequent events.*

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

	Three Months Ended				
	03/31/05	12/31/04	09/30/04	06/30/04	03/31/04
<b>OPERATING RESULTS</b>					
Real estate rental revenue	\$ 45,387	\$ 43,828	\$ 43,351	\$ 42,624	\$ 42,264
Real estate expenses	(14,205)	(12,984)	(13,165)	(12,604)	(12,641)
	31,182	30,844	30,186	30,020	29,623
Real estate depreciation and amortization	(10,565)	(10,315)	(10,051)	(9,651)	(9,424)
Income from real estate	20,617	20,529	20,135	20,369	20,199
Other income	114	88	59	115	65
Interest expense	(8,588)	(8,551)	(8,760)	(8,614)	(8,575)
General and administrative	(2,232)	(1,622)	(1,616)	(1,727)	(1,229)
Income from continuing operations	9,911	10,444	9,818	10,143	10,460
Discontinued Operations:					
Income (loss) from operations of properties sold or held for sale	234	910	979	939	842
Gain on sale of real estate investment	32,089	1,029	—	—	—
Income (loss) from discontinued operations	32,323	1,939	979	939	842
<b>Net Income</b>	<b>\$ 42,234</b>	<b>\$ 12,383</b>	<b>\$ 10,797</b>	<b>\$ 11,082</b>	<b>\$ 11,302</b>
<b>Per Share Data</b>					
Net Income	\$ 1.01	\$ 0.30	\$ 0.26	\$ 0.26	\$ 0.27
Fully diluted weighted average shares outstanding	42,015	41,911	41,883	41,838	41,820
<b>Percentage of Revenues:</b>					
Real estate expenses	31.3%	29.6%	30.4%	29.6%	29.9%
General and administrative	4.9%	3.7%	3.7%	4.1%	2.9%
<b>Ratios:</b>					
EBITDA / Interest Expense	3.4x	3.6x	3.4x	3.5x	3.5x
Income from continuing operations/Total real estate revenue	21.8%	23.8%	22.6%	23.8%	24.7%
Net income/Total real estate revenue	93.1%	28.3%	24.9%	26.0%	26.7%

**Washington Real Estate Investment Trust**  
**Consolidated Balance Sheets**  
(In thousands)  
(unaudited)

	March 31, 2005	December 31, 2004	September 30, 2004	June 30, 2004	March 31, 2004
<b>Assets</b>					
Land	\$ 223,407	\$ 210,647	\$ 204,456	\$ 202,453	\$ 201,578
Building and improvements	949,905	906,228	847,146	820,917	815,566
<b>Total real estate, at cost</b>	<b>1,173,312</b>	<b>1,116,875</b>	<b>1,051,602</b>	<b>1,023,370</b>	<b>1,017,144</b>
Accumulated depreciation	(210,849)	(201,758)	(192,338)	(183,339)	(174,665)
<b>Total investment in real estate, net</b>	<b>962,463</b>	<b>915,117</b>	<b>859,264</b>	<b>840,031</b>	<b>842,479</b>
Investment in real estate sold or held for sale, net	—	34,158	41,091	41,315	41,492
Cash and cash equivalents	5,491	5,562	3,061	8,304	6,040
Restricted cash	12,515	388	66	32	24
Rents and other receivables, net of allowance for doubtful accounts	21,365	21,423	21,098	20,529	18,938
Prepaid expenses and other assets	34,997	35,066	32,911	26,499	28,328
Other assets related to properties sold or held for sale	—	679	711	756	727
<b>Total Assets</b>	<b>\$1,036,831</b>	<b>\$1,012,393</b>	<b>\$ 958,202</b>	<b>\$ 937,466</b>	<b>\$ 938,028</b>
<b>Liabilities and Shareholders' Equity</b>					
Accounts payable and other liabilities	\$ 23,285	\$ 22,586	\$ 21,170	\$ 22,475	\$ 17,250
Advance rents	5,551	5,108	4,882	4,947	5,321
Tenant security deposits	5,990	5,784	5,718	5,621	5,678
Other liabilities related to properties sold or held for sale	—	848	1,208	1,461	1,311
Mortgage notes payable	197,775	173,429	150,904	141,271	141,752
Lines of credit/short-term note payable	90,500	117,000	30,850	13,250	13,250
Notes payable	320,000	320,000	375,000	375,000	375,000
<b>Total Liabilities</b>	<b>643,101</b>	<b>644,755</b>	<b>589,732</b>	<b>564,025</b>	<b>559,562</b>
Minority interest	1,642	1,629	1,624	1,615	1,609
<b>Shareholders' Equity</b>					
Shares of beneficial interest, \$0.01 par value; 100,000 shares authorized	\$ 420	\$ 420	\$ 418	\$ 418	\$ 418
Additional paid-in capital	405,119	405,029	401,006	400,713	400,582
Distributions in excess of net income	(9,796)	(35,544)	(31,444)	(25,840)	(20,528)
Less: Deferred Compensation on restricted shares	(3,655)	(3,896)	(3,134)	(3,465)	(3,615)
<b>Total Shareholders' Equity</b>	<b>392,088</b>	<b>366,009</b>	<b>366,846</b>	<b>371,826</b>	<b>376,857</b>
<b>Total Liabilities and Shareholders' Equity</b>	<b>\$1,036,831</b>	<b>\$1,012,393</b>	<b>\$ 958,202</b>	<b>\$ 937,466</b>	<b>\$ 938,028</b>
<b>Total Debt / Total Market Capitalization</b>	<b>0.34:1</b>	<b>0.30:1</b>	<b>0.31:1</b>	<b>0.30:1</b>	<b>0.28:1</b>

Note: Certain prior quarter amounts have been reclassified to conform to the current quarter presentation.

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

	Three Months Ended				
	03/31/05	12/31/04	09/30/04	06/30/04	03/31/04
<b>Funds From Operations<sup>(1)</sup></b>					
Net Income	\$ 42,234	\$12,383	\$10,797	\$11,082	\$11,302
Real estate depreciation and amortization	10,565	10,315	10,051	9,651	9,424
Discontinued operations:					
Gain on property disposed	(32,089)	(1,029)	—	—	—
Real estate depreciation and amortization	—	270	464	470	448
<b>Funds From Operations (FFO)</b>	<b>20,710</b>	<b>21,939</b>	<b>21,312</b>	<b>21,203</b>	<b>21,174</b>
FFO per share - basic	\$ 0.49	\$ 0.53	\$ 0.51	\$ 0.51	\$ 0.51
FFO per share - fully diluted	\$ 0.49	\$ 0.52	\$ 0.51	\$ 0.51	\$ 0.51
<b>Funds Available for Distribution<sup>(2)</sup></b>					
Accretive:					
Tenant Improvements	(1,805)	(3,057)	(1,561)	(2,022)	(2,792)
Leasing Commissions Capitalized	(1,063)	(923)	(533)	(624)	(633)
Non-Accretive:					
Recurring Capital Improvements	(2,192)	(3,009)	(2,274)	(2,357)	(1,428)
Straight-Line Rent, Net	(697)	(610)	(434)	(520)	(565)
Rent abatement amortization	336	308	331	277	300
Non-real estate depreciation and amortization	407	400	424	426	448
Amortization of lease intangibles	50	51	8	(6)	(65)
<b>Funds Available for Distribution (FAD)</b>	<b>\$ 15,746</b>	<b>\$15,099</b>	<b>\$17,273</b>	<b>\$16,377</b>	<b>\$16,439</b>
Total Dividends Paid	\$ 16,486	\$16,483	\$16,401	\$16,394	\$15,558
Average shares - basic	41,866	41,711	41,648	41,638	41,572
Average shares - fully diluted	42,015	41,911	41,883	41,838	41,820

(1) Funds From Operations ("FFO") – The National Association of Real Estate Investment Trusts, Inc. ("NAREIT") defines FFO (April, 2002 White Paper) as net income (computed in accordance with generally accepted accounting principles ("GAAP")) excluding gains (or losses) from sales of property plus real estate depreciation and amortization. We consider FFO to be a standard supplemental measure for equity real estate investment trusts ("REITs") because it facilitates an understanding of the operating performance of our properties without giving effect to real estate depreciation and amortization, which historically assumes that the value of real estate assets diminishes predictably over time. Since real estate values have instead historically risen or fallen with market conditions, we believe that FFO more accurately provides investors an indication of our ability to incur and service debt, make capital expenditures and fund other needs.

(2) Funds Available for Distribution ("FAD") is calculated by subtracting from FFO (1) recurring expenditures, tenant improvements and leasing costs, that are capitalized and amortized and are necessary to maintain our properties and revenue stream and (2) straight line rents, then adding (3) non-real estate depreciation and amortization and (4) non-cash amortization of rent abatements, and adding or subtracting the amortization of lease intangibles as appropriate. FAD is included herein, because we consider it to be a measure of a REIT's ability to incur and service debt and to distribute dividends to its shareholders. FAD is a non-GAAP and non-standardized measure, and may be calculated differently by other REITs.



**Washington Real Estate Investment Trust**  
**Earnings Before Interest Taxes Depreciation and Amortization (EBITDA)**  
(In thousands)  
(unaudited)

	Three Months Ended				
	03/31/05	12/31/04	09/30/04	06/30/04	03/31/04
<b>EBITDA<sup>(1)</sup></b>					
Net income	\$ 42,234	\$ 12,383	\$ 10,797	\$ 11,082	\$ 11,302
Add:					
Interest expense	8,588	8,551	8,760	8,614	8,575
Real estate depreciation and amortization	10,565	10,585	10,515	10,121	9,872
Non-real estate depreciation	84	95	103	111	114
Less:					
Gain on sale of real estate	(32,089)	(1,029)	—	—	—
Other income	(114)	(88)	(59)	(115)	(65)
<b>EBITDA</b>	<b>\$ 29,268</b>	<b>\$ 30,497</b>	<b>\$ 30,116</b>	<b>\$ 29,813</b>	<b>\$ 29,798</b>

<sup>(1)</sup> EBITDA is earnings before interest, taxes, depreciation and amortization. We consider EBITDA to be an appropriate supplemental performance measure because it eliminates depreciation, interest and the gain (loss) from property dispositions, which permits investors to view income from operations without the effect of non-cash depreciation or the cost of debt.

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

	March 31, 2005	December 31, 2004	September 30, 2004	June 30, 2004	March 31, 2004
<b>Balances Outstanding</b>					
<b>Secured</b>					
Conventional fixed rate	\$197,775	\$ 173,429	\$ 150,904	\$141,271	\$ 141,752
Secured total	197,775	173,429	150,904	141,271	141,752
<b>Unsecured</b>					
Fixed rate bonds and notes	320,000	320,000	375,000	375,000	375,000
Credit facility	90,500	117,000	30,850	13,250	13,250
Unsecured total	410,500	437,000	405,850	388,250	388,250
Total	\$608,275	\$ 610,429	\$ 556,754	\$529,521	\$ 530,002
<b>Average Interest Rates</b>					
<b>Secured</b>					
Conventional fixed rate	6.2%	6.6%	6.6%	6.6%	6.6%
Secured total	6.2%	6.6%	6.6%	6.6%	6.6%
<b>Unsecured</b>					
Fixed rate bonds	6.2%	6.2%	6.5%	6.5%	6.5%
Credit facilities	3.4%	3.1%	2.4%	1.8%	1.8%
Unsecured total	5.6%	5.4%	6.2%	6.3%	6.3%
Average	5.8%	5.7%	6.3%	6.4%	6.4%

**Maturity Schedule**

Year	<i>Future Maturities of Debt</i>				
	Secured Debt	Unsecured Debt	Credit Facilities	Total Debt	Average Interest Rate
2005	\$ 27,995	\$ —	\$ 22,000	\$ 49,995	5.8%
2006	8,660	50,000	—	58,660	7.2%
2007	9,981	—	68,500	78,481	3.8%
2008	2,242	60,000	—	62,242	6.7%
2009	52,369	—	—	52,369	7.1%
2010	2,496	—	—	2,496	5.2%
2011	11,673	—	—	11,673	5.3%
2012	19,261	—	—	19,261	4.8%
2013	63,097	60,000	—	123,097	5.3%
Thereafter	—	150,000	—	150,000	6.0%
Total maturities	\$197,775	\$ 320,000	\$ 90,500	\$608,275	5.8%

Weighted average maturity = 6.6 years

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

	March 31, 2005	December 31, 2004	September 30, 2004	June 30, 2004	March 31, 2004
<b>Market Data</b>					
Shares Outstanding	42,004	42,000	41,786	41,769	41,764
Market Price per Share	\$ 28.75	\$ 33.87	\$ 30.30	\$ 29.38	\$ 32.45
Equity Market Capitalization	\$1,207,615	\$1,422,540	\$ 1,266,116	\$1,227,173	\$1,355,242
Total Debt	\$ 608,275	\$ 610,429	\$ 556,754	\$ 529,521	\$ 530,002
Total Market Capitalization	\$1,815,890	\$2,032,969	\$ 1,822,870	\$1,756,694	\$1,885,244
Total Debt to Market Capitalization	0.34:1	0.30:1	0.31:1	0.30:1	0.28:1
Earnings to Fixed Charges <sup>(1)</sup>	2.1 x	2.2 x	2.1 x	2.1 x	2.2 x
Debt Service Coverage Ratio <sup>(2)</sup>	3.2 x	3.3 x	3.3 x	3.3 x	3.3 x
<b>Dividend Data</b>					
Total Dividends Paid	\$ 16,486	\$ 16,483	\$ 16,401	\$ 16,394	\$ 15,558
Common Dividend per Share	\$ 0.3925	\$ 0.3925	\$ 0.3925	\$ 0.3925	\$ 0.3725
Payout Ratio (FFO per share basis)	79.6%	75.0%	77.1%	77.5%	73.6%

<sup>(1)</sup> The ratio of earnings to fixed charges is computed by dividing earnings by fixed charges. For this purpose, earnings consist of income from continuing operations plus fixed charges, less capitalized interest. Fixed charges consist of interest expense, including amortized costs of debt issuance, plus interest costs capitalized.

<sup>(2)</sup> Debt service coverage ratio is computed by dividing earnings before interest income and expense, depreciation, amortization and gain on sale of real estate by interest expense and principal amortization.

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**Washington Real Estate Investment Trust**  
**Core Portfolio Net Operating Income (NOI) Growth & Rental Rate Growth**  
**Q1 2005 vs. Q1 2004**

**Cash Basis**

<u>Sector</u>	<u>NOI Growth</u>	<u>Rental Rate Growth</u>
Multifamily	4.0%	2.4%
Office Buildings	-6.9%	-0.4%
Retail Centers	1.4%	1.9%
Industrial / Flex Properties	14.7%	3.6%
<b>Overall Core Portfolio</b>	<b>-0.7%</b>	<b>0.9%</b>

**GAAP Basis**

<u>Sector</u>	<u>NOI Growth</u>	<u>Rental Rate Growth</u>
Multifamily	4.1%	2.4%
Office Buildings	-5.8%	-0.6%
Retail Centers	1.3%	1.6%
Industrial / Flex Properties	10.3%	3.8%
<b>Overall Core Portfolio</b>	<b>-0.8%</b>	<b>0.8%</b>

**Washington Real Estate Investment Trust**  
**Core Portfolio Net Operating Income (NOI) Summary**  
(In Thousands)

	Three Months Ended March 31		
	2005	2004	% Change
<b>Cash Basis:</b>			
Multifamily	\$ 4,341	\$ 4,175	4.0%
Office Buildings	14,239	15,296	-6.9%
Retail Centers	5,282	5,208	1.4%
Industrial/Flex	4,864	4,241	14.7%
	<u>\$28,726</u>	<u>\$28,920</u>	<u>-0.7%</u>
<b>GAAP Basis:</b>			
Multifamily	\$ 4,339	\$ 4,169	4.1%
Office Buildings	14,897	15,819	-5.8%
Retail Centers	5,361	5,290	1.3%
Industrial/Flex	4,720	4,280	10.3%
	<u>\$29,317</u>	<u>\$29,558</u>	<u>-0.8%</u>

**Washington Real Estate Investment Trust**  
**Core Portfolio Net Operating Income (NOI) Detail**  
(In Thousands)

Three Months Ended March 31, 2005						
	Multifamily	Office	Retail	Industrial	Corporate and Other	Total
Real estate rental revenue						
Core Portfolio	\$ 7,459	\$22,384	\$ 6,969	\$ 6,130	\$ —	\$ 42,942
Non-core - acquired <sup>1</sup>	—	840	109	1,496	—	2,445
Total	7,459	23,224	7,078	7,626	—	45,387
Real estate expenses						
Core Portfolio	3,120	7,487	1,608	1,410	—	13,625
Non-core - acquired <sup>1</sup>	—	250	10	320	—	580
Total	3,120	7,737	1,618	1,730	—	14,205
Net Operating Income (NOI)						
Core Portfolio	4,339	14,897	5,361	4,720	—	29,317
Non-core - acquired <sup>1</sup>	—	590	99	1,176	—	1,865
Total	\$ 4,339	\$15,487	\$ 5,460	\$ 5,896	\$ —	\$ 31,182
Core Portfolio NOI GAAP Basis (from above)	\$ 4,339	\$14,897	\$ 5,361	\$ 4,720	\$ —	\$ 29,317
Straight-line revenue, net for core properties	2	(575)	(109)	144	—	(538)
Amortization of lease intangibles for core properties	—	(83)	30	—	—	(53)
Core portfolio NOI, Cash Basis	\$ 4,341	\$14,239	\$ 5,282	\$ 4,864	\$ —	\$ 28,726
Reconciliation of NOI to Net Income						
Total NOI	\$ 4,339	\$15,487	\$ 5,460	\$ 5,896	\$ —	\$ 31,182
Other revenue	—	—	—	—	114	114
Interest expense	(1,064)	(1,169)	(36)	(511)	(5,808)	(8,588)
Depreciation and amortization	(1,211)	(6,220)	(1,228)	(1,894)	(12)	(10,565)
General and administrative	—	—	—	—	(2,232)	(2,232)
Discontinued Operations <sup>2</sup>	—	32,323	—	—	—	32,323
Net Income	\$ 2,064	\$40,421	\$ 4,196	\$ 3,491	\$ (7,938)	\$ 42,234
Three Months Ended March 31, 2004						
	Multifamily	Office	Retail	Industrial	Corporate and Other	Total
Real estate rental revenue						
Core Portfolio	\$ 7,058	\$22,740	\$ 6,766	\$ 5,626	\$ —	\$ 42,190
Non-core - acquired <sup>1</sup>	—	—	—	74	—	74
Total	7,058	22,740	6,766	5,700	—	42,264
Real estate expenses						
Core Portfolio	2,889	6,921	1,476	1,346	—	12,632
Non-core - acquired <sup>1</sup>	—	—	—	9	—	9
Total	2,889	6,921	1,476	1,355	—	12,641
Net Operating Income (NOI)						
Core Portfolio	4,169	15,819	5,290	4,280	—	29,558
Non-core - acquired <sup>1</sup>	—	—	—	65	—	65
Total	\$ 4,169	\$15,819	\$ 5,290	\$ 4,345	\$ —	\$ 29,623
Core Portfolio NOI GAAP Basis (from above)	\$ 4,169	\$15,819	\$ 5,290	\$ 4,280	\$ —	\$ 29,558
Straight-line revenue, net for core properties	6	(438)	(103)	(39)	—	(574)
Amortization of lease intangibles for core properties	—	(85)	21	—	—	(64)
Core portfolio NOI, Cash Basis	\$ 4,175	\$15,296	\$ 5,208	\$ 4,241	\$ —	\$ 28,920
Reconciliation of NOI to Net Income						
Total NOI	\$ 4,169	\$15,819	\$ 5,290	\$ 4,345	\$ —	\$ 29,623
Other revenue	—	—	—	—	65	65
Interest expense	(1,068)	(989)	—	(254)	(6,264)	(8,575)
Depreciation and amortization	(1,196)	(5,719)	(927)	(1,305)	(277)	(9,424)
General and administrative	—	—	—	—	(1,229)	(1,229)
Discontinued Operations <sup>2</sup>	—	842	—	—	—	842
Net Income	\$ 1,905	\$ 9,953	\$ 4,363	\$ 2,786	\$ (7,705)	\$ 11,302

<sup>1</sup> Non-core acquired properties for Q1 2005 and Q1 2004 were 8880 Gorman Road, Shady Grove Medical Village II, 8301 Arlington Boulevard, Dulles Business Park and Frederick Crossing.

<sup>2</sup> Discontinued operations consists of: 8230 Boone Boulevard, 7700 Leesburg, Tycon Plaza II and Tycon Plaza III.

**Washington Real Estate Investment Trust**  
**Core Portfolio & Overall Occupancy Levels by Sector**  
**Q1 2005 vs. Q1 2004**

**GAAP Basis**

Sector	Core Portfolio		All Properties	
	1 <sup>st</sup> QTR 2005	1 <sup>st</sup> QTR 2004	1 <sup>st</sup> QTR 2005	1 <sup>st</sup> QTR 2004
Multifamily	92.3%	88.6%	92.3%	88.6%
Office Buildings	88.6%	91.2%	88.3%	89.1%
Retail Centers	96.4%	94.4%	96.4%	94.4%
Industrial / Flex Properties	94.6%	91.4%	95.0%	91.5%
<b>Overall Portfolio</b>	<b>91.2%</b>	<b>91.2%</b>	<b>91.1%</b>	<b>90.0%</b>



**Washington Real Estate Investment Trust**  
**Schedule of Properties**  
**March 31, 2005**

PROPERTIES	LOCATION	YEAR ACQUIRED	YEAR CONSTRUCTED	NET RENTABLE SQUARE FEET
Office Buildings				
1901 Pennsylvania Avenue	Washington, DC	1977	1960	97,000
51 Monroe Street	Rockville, MD	1979	1975	208,000
515 King Street	Alexandria, VA	1992	1966	78,000
The Lexington Building	Rockville, MD	1993	1970	46,000
The Saratoga Building	Rockville, MD	1993	1977	59,000
Brandywine Center	Rockville, MD	1993	1969	35,000
6110 Executive Boulevard	Rockville, MD	1995	1971	199,000
1220 19th Street	Washington, DC	1995	1976	102,000
Maryland Trade Center I	Greenbelt, MD	1996	1981	190,000
Maryland Trade Center II	Greenbelt, MD	1996	1984	158,000
1600 Wilson Boulevard	Arlington, VA	1997	1973	166,000
7900 Westpark Drive	McLean, VA	1997	1972/1986/1999 <sup>1</sup>	521,000
Woodburn Medical Park I	Annandale, VA	1998	1984	71,000
Woodburn Medical Park II	Annandale, VA	1998	1988	96,000
600 Jefferson Plaza	Rockville, MD	1999	1985	115,000
1700 Research Boulevard	Rockville, MD	1999	1982	103,000
Parklawn Plaza	Rockville, MD	1999	1986	40,000
Wayne Plaza	Silver Spring, MD	2000	1970	91,000
Courthouse Square	Alexandria, VA	2000	1979	113,000
One Central Plaza	Rockville, MD	2001	1974	267,000
The Atrium Building	Rockville, MD	2002	1980	81,000
1776 G Street	Washington, DC	2003	1979	262,000
Prosperity Medical Center I	Merrifield, VA	2003	2000	92,000
Prosperity Medical Center II	Merrifield, VA	2003	2001	88,000
Prosperity Medical Center III	Merrifield, VA	2003	2002	75,000
Shady Grove Medical Village II	Rockville, MD	2004	1999	66,000
8301 Arlington Boulevard	Fairfax, VA	2004	1965	50,000
Subtotal				3,469,000
Retail Centers				
Takoma Park	Takoma Park, MD	1963	1962	51,000
Westminster	Westminster, MD	1972	1969	146,000
Concord Centre	Springfield, VA	1973	1960	76,000
Wheaton Park	Wheaton, MD	1977	1967	72,000
Bradlee	Alexandria, VA	1984	1955	168,000
Chevy Chase Metro Plaza	Washington, DC	1985	1975	50,000
Montgomery Village Center	Gaithersburg, MD	1992	1969	198,000
Shoppes of Foxchase	Alexandria, VA	1994	1960	128,000
Frederick County Square	Frederick, MD	1995	1973	227,000
800 S. Washington Street <sup>2</sup>	Alexandria, VA	1998/2003	1955/1959	45,000
Centre at Hagerstown	Hagerstown, MD	2002	2000	334,000
Frederick Crossing	Frederick, MD	2005	1999/2003	295,000
Subtotal				1,790,000

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

<sup>2</sup> South Washington Street includes 718 Jefferson Street, acquired in May 2003 to complete the ownership of the entire block of 800 S. Washington Street.

**Washington Real Estate Investment Trust**  
**Schedule of Properties (Cont.)**  
**March 31, 2005**

PROPERTIES	LOCATION	YEAR ACQUIRED	YEAR CONSTRUCTED	NET RENTABLE* SQUARE FEET
Multifamily Buildings * / # units				
3801 Connecticut Avenue / 307	Washington, DC	1963	1951	177,000
Roosevelt Towers / 190	Falls Church, VA	1965	1964	168,000
Country Club Towers / 227	Arlington, VA	1969	1965	159,000
Park Adams / 200	Arlington, VA	1969	1959	172,000
Munson Hill Towers / 279	Falls Church, VA	1970	1963	259,000
The Ashby at McLean / 250	McLean, VA	1996	1982	244,000
Walker House Apartments / 212	Gaithersburg, MD	1996	1971/2003 <sup>3</sup>	154,000
Bethesda Hill Apartments / 194	Bethesda, MD	1997	1986	226,000
Avondale / 236	Laurel, MD	1999	1987	170,000
Subtotal (2,095 units)				1,729,000
Industrial Distribution / Flex Properties				
Fullerton Business Center	Springfield, VA	1985	1980	104,000
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	93,000
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	788,000
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	245,000
Fullerton Industrial Center	Springfield, VA	2003	1980	137,000
8880 Gorman Road	Laurel, MD	2004	2000	141,000
Dulles Business Park Portfolio	Chantilly, VA	2004	1999-2004	265,000
Subtotal				3,028,000
<b>TOTAL</b>				<b>10,016,000</b>

\* Multifamily buildings are presented in gross square feet.

<sup>3</sup> A 16 unit addition referred to as The Gardens at Walker House was completed in October 2003.

**Washington Real Estate Investment Trust**  
**Commercial Leasing Summary**  
**Three months ended 03/31/05**

**1<sup>st</sup> Quarter 2005**

<b>Gross Leasing Square Footage</b>	
Office Buildings	329,555
Retail Centers	36,603
Industrial Centers	186,099
<b>Total</b>	<b>552,257</b>

<b>Weighted Average Term (yrs)</b>	
Office Buildings	5.5
Retail Centers	7.9
Industrial Centers	3.5
<b>Total</b>	<b>5.0</b>

**GAAP                      CASH**

**Rental Rate Increases:**

Rate on expiring leases

Office Buildings	\$32.27	\$32.85
Retail Centers	26.19	26.65
Industrial Centers	7.87	7.96

<b>Total</b>	<b>\$23.65</b>	<b>\$24.05</b>
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Rate on new and renewal leases

Office Buildings	\$34.12	\$32.56
Retail Centers	34.53	31.24
Industrial Centers	8.30	7.92

<b>Total</b>	<b>\$25.44</b>	<b>\$24.17</b>
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% Increase

Office Buildings	5.73%	-0.88%
Retail Centers	31.84%	17.22%
Industrial Centers	5.46%	-0.50%

<b>Total</b>	<b>7.57%</b>	<b>0.50%</b>
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**Total Dollars                      Dollars per Square Foot**

**Tenant Improvements and Leasing Costs**

Office Buildings	\$5,759,041	\$ 17.48
Retail Centers	518,391	14.16
Industrial Centers	299,241	1.61

<b>Total</b>	<b>\$6,576,673</b>	<b>\$ 11.91</b>
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**Washington Real Estate Investment Trust**  
**10 Largest Tenants - Based on Annualized Rent**  
**March 31, 2005**

<u>Tenant</u>	<u>Number of Buildings</u>	<u>Weighted Average Remaining Lease Term in Months</u>	<u>Percentage of Aggregate Portfolio Annualized Rent</u>	<u>Aggregate Rentable Square Feet</u>	<u>Percentage of Aggregate Occupied Square Feet</u>
World Bank**	1	59	4.39%	149,284	1.98%
Sunrise Senior Living, Inc.	1	102	3.49%	180,066	2.39%
General Services Administration	5	47	2.27%	231,649	3.07%
Sun Microsystems, Inc.	1	21	2.25%	110,184	1.46%
INOVA Health Care Services	4	62	1.98%	83,631	1.11%
International Monetary Fund**	1	9	1.75%	59,146	0.78%
George Washington University	2	39	1.53%	66,066	0.88%
IQ Solutions	1	62	1.26%	58,473	0.77%
United Communications Group	1	38	1.24%	63,189	0.84%
Lockheed Corporation	2	18	1.20%	73,770	0.98%
<b>Total/Weighted Average</b>		<b>52</b>	<b>21.36%</b>	<b>1,075,458</b>	<b>14.26%</b>

\*\* World Bank has an executed lease for expansion into the International Monetary Fund space effective 1/1/06 for a term of 60 months - World Bank's percentage of aggregate rent will be 6.20% and 2.79% of aggregate sqft.

**Washington Real Estate Investment Trust**  
**Lease Expirations**  
**March 31, 2005**

Year	Number of Leases	Rentable Square Feet	Percent of Rentable Square Feet	Annualized Rent *	Average Rental Rate	Percent of Annualized Rent *
<b>Office:</b>						
2005	81	207,811	6.9%	\$ 5,907,209	\$ 28.43	7.1%
2006	110	479,434	15.9%	12,663,967	26.41	15.1%
2007	81	287,982	9.6%	7,536,195	26.17	9.0%
2008	77	385,688	12.8%	10,963,915	28.43	13.1%
2009	79	372,985	12.4%	10,091,277	27.06	12.1%
2010 and thereafter	150	1,272,936	42.4%	36,488,684	28.66	43.6%
	<u>578</u>	<u>3,006,836</u>	<u>100.0%</u>	<u>\$ 83,651,247</u>	<u>\$ 27.82</u>	<u>100.0%</u>
<b>Retail:</b>						
2005	26	45,263	2.6%	\$ 936,427	\$ 20.69	3.5%
2006	47	160,424	9.2%	3,105,678	19.36	11.5%
2007	54	162,161	9.3%	3,484,965	21.49	12.9%
2008	27	173,770	10.0%	1,603,511	9.23	5.9%
2009	30	136,263	7.8%	2,673,291	19.62	9.9%
2010 and thereafter	95	1,060,707	61.1%	15,180,378	14.31	56.3%
	<u>279</u>	<u>1,738,588</u>	<u>100.0%</u>	<u>\$ 26,984,250</u>	<u>\$ 15.52</u>	<u>100.0%</u>
<b>Industrial:</b>						
2005	49	513,716	18.3%	\$ 4,046,485	\$ 7.88	16.7%
2006	55	529,226	18.9%	4,812,655	9.09	19.8%
2007	30	294,102	10.5%	2,283,237	7.76	9.4%
2008	33	465,494	16.6%	3,981,281	8.55	16.4%
2009	34	508,131	18.1%	4,586,307	9.03	18.9%
2010 and thereafter	28	492,560	17.6%	4,592,956	9.32	18.8%
	<u>229</u>	<u>2,803,229</u>	<u>100.0%</u>	<u>\$ 24,302,921</u>	<u>\$ 8.67</u>	<u>100.0%</u>
<b>Total:</b>						
2005	156	766,790	10.1%	\$ 10,890,121	\$ 14.20	8.0%
2006	212	1,169,084	15.5%	20,582,300	17.61	15.3%
2007	165	744,245	9.9%	13,304,397	17.88	9.9%
2008	137	1,024,952	13.6%	16,548,707	16.15	12.3%
2009	143	1,017,379	13.5%	17,350,875	17.05	12.9%
2010 and thereafter	273	2,826,203	37.4%	56,262,018	19.91	41.6%
	<u>1,086</u>	<u>7,548,653</u>	<u>100.0%</u>	<u>\$134,938,418</u>	<u>\$ 17.88</u>	<u>100.0%</u>

\* Annualized Rent is as of March 31, 2005 rental revenue (cash basis) multiplied by 12.

**Washington Real Estate Investment Trust**  
**2005 Acquisition and Development Summary**  
**as of March 31, 2005**  
(\$'s in thousands)

**Acquisition Summary**

	<u>Acquisition Date</u>	<u>Square Feet</u>	<u>Leased Percentage at Acquisition</u>	<u>March 31, 2005 Leased Percentage</u>	<u>Investment</u>
Frederick Crossing Shopping Center Frederick, MD	03/23/05	294,724	100%	100%	\$ 45,100
Coleman Building Chantilly, VA	04/08/05	59,767	64%	N/A	10,000
<b>Total</b>					<b>\$ 55,100</b>

**Development Summary**

<u>Property and Location</u>	<u>Total Rentable Square Feet or # of Units</u>	<u>Percentage Leased or Committed</u>	<u>Anticipated Total Cost</u>	<u>Cost to Date</u>	<u>Anticipated Construction Completion Date</u>
<i>Development</i>					
Rosslyn Towers <sup>1</sup> (High Rise)	178 units & 1,600 sq ft. retail	0%			4Q 06
(Medium Rise) Arlington, VA	46 units & 4,300 sq ft. retail	0%	56,100	12,575 <sup>3</sup>	3Q 06
South Washington Street <sup>2</sup> Alexandria, VA	75 units & 4,500 sq ft. retail	0%	20,200	2,960 <sup>3</sup>	3Q 06
<b>Total</b>			<b>\$ 76,300</b>	<b>\$ 15,535</b>	
<i>Re-development</i>					
Foxchase Shopping Center <sup>4</sup> Alexandria, VA	60,600 sq ft.	91%	\$ 6,000	\$ 358	4Q 06

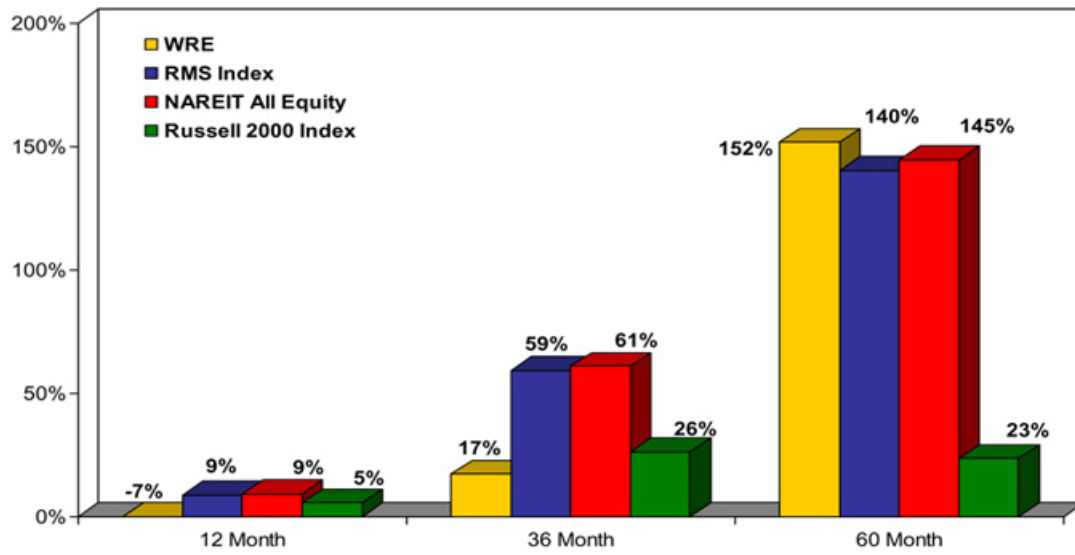
<sup>1</sup> Rosslyn Towers, formerly known as WRIT Rosslyn Center, is a planned 224 unit multifamily property. 1620 Wilson Boulevard was acquired in conjunction with the overall development plan for Rosslyn Towers.

<sup>2</sup> 718 E. Jefferson Street was acquired to complete our ownership of the entire block of 800 S. Washington Street. The surface parking lot on this block is now in the preliminary stages of development. We refer to this development project as South Washington Street.

<sup>3</sup> Includes land cost.

<sup>4</sup> Redevelopment in connection with a lease executed in September 2004 with a regional grocery store chain.

WRIT vs. Morgan Stanley REIT Index & NAREIT All Equity Index & Russell 2000  
12, 36, and 60 Month Total Returns  
March 31, 2005



Source: SNL InteractiveX

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**Washington Real Estate Investment Trust**  
**Reporting Definitions**  
**March 31, 2005**

**Annualized base rent (ABR)** is calculated as monthly base rent (cash basis) per the lease, as of the reporting period, multiplied by 12.

**Debt to total market capitalization** is total debt from the balance sheet divided by the sum of total debt from the balance sheet plus the market value of shares outstanding at the end of the period.

**EBITDA** is earnings before interest, taxes, depreciation and amortization.

**Ratio of earnings to fixed charges** is computed by dividing earnings by fixed charges. For this purpose, earnings consist of income from continuing operations (or net income if there are no discontinued operations) plus fixed charges, less capitalized interest. Fixed charges consist of interest expense, including amortized costs of debt issuance, plus interest costs capitalized.

**Debt service coverage ratio** is computed by dividing earnings before interest income and expense, depreciation, amortization and gain on sale of real estate by interest expense and principal amortization.

**Funds from operations (FFO)** - The National Association of Real Estate Investment Trusts, Inc. (NAREIT) defines FFO (April, 2002 White Paper) as net income (computed in accordance with generally accepted accounting principles (GAAP)) excluding gains (or losses) from sales of property plus real estate depreciation and amortization.

**Funds Available for Distribution (FAD)** is calculated by subtracting from FFO recurring expenditures, tenant improvements and leasing costs, that are capitalized and amortized and are necessary to maintain our properties and revenue stream and straight line rents, then adding non-real estate depreciation and amortization and rent abatement amortization, and adding or subtracting amortization of lease intangibles, as appropriate.

**Recurring capital expenditures** represents non-accretive building improvements and leasing costs required to maintain current revenues. Recurring capital expenditures do not include acquisition capital that was taken into consideration when underwriting the purchase of a building or which are incurred to bring a building up to "operating standard."

**Rent increases on renewals and rollovers** are calculated as the difference, weighted by square feet, of the net ABR due the first month after a term commencement date and the net ABR due the last month prior to the termination date of the former tenant's term.

**Core portfolio properties** include all properties that were owned for the entirety of the current and prior year reporting periods.

**Core portfolio net operating income (NOI) growth** is the change in the NOI of the core portfolio properties from the prior reporting period to the current reporting period.