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 18, 2007

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

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))

Item 2.02 Results of Operations and Financial Condition

and

Item 7.01 Regulation FD Disclosure

A press release issued by the Registrant on July 18, 2007, regarding earnings for the three and six months ended June 30, 2007, 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 July 18, 2007 regarding earnings for the three and six months ended June 30, 2007
Exhibit 99.2	Certain supplemental information not included in the press release

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
Executive Vice President Accounting,
Administration and Corporate Secretary

July 18, 2007
(Date)

Exhibit Index

Exhibit Number	Description
99.1	Press Release issued July 18, 2007 regarding earnings for the three and six months ended June 30, 2007.
99.2	Certain supplemental information not included in the press release

Exhibit 99.1

NEWS RELEASE

WRIT | WASHINGTON REAL ESTATE INVESTMENT TRUST

CONTACT:
Sara Grootwassink
Executive Vice President and
Chief Financial Officer
Direct Dial: 301-255-0820
E-Mail: sgrootwassink@writ.com

WRE LISTED NYSE

6110 Executive Blvd., Suite 800
Rockville, Maryland 20852
Tel 301-984-9400
Fax 301-984-9610
www.writ.com

FOR IMMEDIATE RELEASE

July 18, 2007

WASHINGTON REAL ESTATE INVESTMENT TRUST ANNOUNCES SECOND QUARTER 2007 RESULTS

Washington Real Estate Investment Trust (WRIT) (NYSE: WRE) reported financial and operating results today for the second quarter ended June 30, 2007:

- Net income for the quarter ended June 30, 2007 was $8.3 million, or $0.18 per diluted share, compared to $7.7 million, or $0.18 per diluted share in the same period one year ago.
- Funds from Operations (FFO) [1] for the quarter ended June 30, 2007 was $25.2 million, or $0.55 per diluted share, an increase of $4.5 million, or $0.07 per diluted share from the same period last year.

Operating Results

Core Net Operating Income (NOI) [3] for the second quarter increased by 3.2%, or $1.1 million, compared to the same period one year ago. The increase in Core NOI is due to rental rate growth of 3.3% and economic occupancy increase of 1.1%. Rental rate growth was achieved in all sectors; the increase in economic occupancy was primarily achieved in the office and industrial sectors.

- Industrial properties' Core NOI increased 7.4% compared to the same period one year ago due to rental rate growth of 3.4% and economic occupancy increasing by 1.4%. Rental rate growth was primarily achieved by annual rent increases at Northern Virginia Industrial Park and other industrial properties.
- General purpose office properties' Core NOI increased 4.9% compared to the same period one year ago. The gain is primarily due to increased occupancy, 3.0% higher than the same period the prior year. Rental rates for the office sector increased 1.7%.
- Medical office properties' Core NOI increased 1.3% compared to the same period one year ago. Rental rate growth was 3.5% and economic occupancy remains high for the medical office sector at 98.3%.
- Multifamily properties' Core NOI increased 1.2% compared to the same period one year ago. Rental rate increases resulted in $0.5 million increase in rental rates, or 5.8%, and economic occupancy increased by 40 bps.
- Retail properties' Core NOI decreased 1.6% compared to the same period one year ago. The decrease is primarily due to a decline in economic occupancy from 99.0% to 96.1%.

Core occupancy was 94.8% during the second quarter of 2007, an increase of 110 bps from the same period the prior year.

Leasing Activity

During the second quarter, WRIT signed commercial leases for 534,000 square feet, with an average rental rate increase of 20.7% and tenant improvements of $6.67 per square foot. Residential rental rates increased 5.8%.

- Rental rates for new and renewed retail leases increased 40.6%, with $2.27 per square foot in tenant improvement costs. New and renewed leases at Westminster, Bradlee and Wheaton shopping centers had the most impact on the increase.
- Rental rates for new and renewed industrial/flex leases increased 18.3%, with $3.78 per square foot in tenant improvement costs. The rental rate increase primarily results from new and renewed leases at Dulles Business Park and Pickett Industrial Park.
- Rental rates for new and renewed medical office leases increased 17.8%, with $6.04 per square foot in tenant improvement costs. Leases at Prosperity Medical Center and 15001 Shady Grove Road were mostly responsible for the 17.8% increase.
- Rental rates for new and renewed office leases increased 14.4%, with $17.80 per square foot in tenant improvement costs. New and renewed leases signed at 7900 Westpark Drive and 6565 Arlington Boulevard were the primary contributors of the rate increase.

Acquisition Activity

During the second quarter of 2007, WRIT acquired three properties for $72.0 million, including one class A, general purpose office building and two medical office properties. The acquisitions were financed with proceeds from June's equity offering, borrowings on our line of credit, and cash from operations.

- On June 1, 2007, WRIT acquired Woodholme Medical Office Building and Woodholme Center, totaling 198,000 net rentable square feet and 844 parking spaces for $49.0 million. The properties are located off the Baltimore Beltway (I-695) in the Pikesville/Owings Mill submarket of Baltimore County, Maryland. Woodholme Medical Office Building and Woodholme Center are part of a mixed-use development that includes retail, restaurants, and a rehabilitation center and are 97% and 95% leased, respectively.
- On June 1, 2007, WRIT acquired Ashburn Farm Office Park, a portfolio consisting of three multi-story medical office buildings for $23.0 million. The 100% leased portfolio totals 75,400 net rentable square feet and 250 parking spaces. The buildings are located three miles south of the 155-bed INOVA Loudoun Hospital in Loudoun County, Virginia, one of the wealthiest and fastest growing counties in the United States.

Development Activity

At quarter end, three development projects were in progress:

- Bennett Park, formerly Rosslyn Towers, is a ground-up development project in Arlington, VA consisting of high-rise and mid-rise class A apartment buildings with a total of 224 units and 5,900 square feet of retail space. Construction is anticipated to be substantially complete on the high-rise building in fourth quarter 2007 and on the mid-rise in third quarter 2007.
- The Clayborne Apartments, formerly South Washington Street, is a ground-up development project in Alexandria, VA, adjacent to our 800 South Washington retail property. This project is a 75-unit high-end apartment building that will include 2,600 square feet of additional retail space. Construction is anticipated to be substantially complete on the building in third quarter 2007.
- Phase One of Dulles Station is a 180,000 square foot office development project located in Herndon, VA. Development is anticipated to be complete in the third quarter 2007.

Capital Structure

For the 37th consecutive year, WRIT increased its quarterly dividend rate to an indicated annual rate of $1.69 per share for its 182nd consecutive quarterly dividend at equal or increasing rates.

On June 1, 2007, WRIT raised $59 million by issuing 1.6 million common shares at a price of $37 per share. WRIT used the net proceeds from the offerings to repay borrowings under its lines of credit.

On June 29, 2007, WRIT entered into an unsecured revolving credit facility with SunTrust Bank as agent. The facility has a committed capacity of $75 million, improved pricing, and a maturity date of June 29, 2011. The $75 million facility replaces WRIT's unsecured revolving credit facility with SunTrust Bank, which had a committed capacity of $70 million.

On June 29, 2007, WRIT successfully completed its consent solicitation to amend the terms of its outstanding unsecured notes. WRIT requested the modifications due to the restrictive total assets definition; WRIT believes the change to a market based asset definition will more accurately reflect the value of these assets.

As of June 30, 2007 WRIT had a total capitalization of $2.8 billion.

Earnings Guidance

WRIT is maintaining its previously issued 2007 FFO per share guidance of $2.23-$2.26.

Conference Call Information

The Conference Call for 2nd Quarter Earnings is scheduled for Thursday, July 19, 2007 at 10:00 A.M. Eastern Time. Conference Call access information is as follows:

USA Toll Free Number:	1-888-271-8857
International Toll Number:	1-706-679-7697
Leader:	Sara Grootwassink
Conference ID:	4034714

The instant replay of the Conference Call will be available until August 2, 2007 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:	4034714

The live on-demand webcast of the Conference Call will also be available on WRIT's website at www.writ.com. On-line playback of the webcast will be available at http://www.writ.com for two weeks following the Conference Call.

About WRIT

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 88 properties consisting of 14 retail centers, 26 general purpose office properties, 16 medical office properties, 23 industrial/flex properties, 9 multi-family properties and land for development. WRIT's dividends have increased every year for 37 consecutive years and FFO per share has increased every year for 34 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 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 2006 Form 10-K. We assume no obligation to update or supplement forward-looking statements that become untrue because of subsequent events.

(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, (4) amortization of restricted share and unit compensation, 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) For purposes of evaluating comparative operating performance, we categorize our properties as "core" or "non-core". Core Operating NOI is calculated as real estate rental revenue less real estate operating expenses for those properties owned for the entirety of the periods being evaluated. Core Operating NOI is a non-GAAP measure.

Economic Occupancy Levels by Core Portfolio [(i)] and All Properties

	Core Portfolio		All Properties	
Sector	**2nd QTR 2007**	**2nd QTR 2006**	**2nd QTR 2007**	**2nd QTR 2006**
Multifamily	90.8% [(ii)]	90.4%	90.8%	90.4%
Office Buildings	95.6%	92.6%	95.1%	92.4%
Medical Office	98.3%	98.5%	96.1%	98.7%
Retail Centers	96.1%	99.0%	95.1% [(iii)]	96.1%
Industrial/Flex Centers	94.0%	92.6%	94.0%	92.5%
Overall Portfolio	94.8%	93.7%	94.4%	93.3%

(i) Core portfolio properties include all properties that were owned for the entirety of the current and prior year reporting periods. For Q2 2007 and Q2 2006, core portfolio properties exclude:
Office Acquisitions: Woodholme Center, Monument II, 6565 Arlington Blvd, West Gude Office Park and The Ridges;
Medical Office Acquisitions: Ashburn Farm Office Park, Woodholme Medical Office Building, 2440 M Street, Alexandria Professional Center, 9707 Medical Center Drive, 15001 Shady Grove Rd, Plumtree Medical Center, 15005 Shady Grove Rd and The Crescent;
Retail Acquisitions: Randolph Shopping Center and Montrose Shopping Center, and
Industrial Acquisitions: 270 Technology Park and 9950 Business Parkway.

(ii) Multifamily occupancy level for Q207 is 90.9% without the impact of units off-line for planned renovations. The overall portfolio occupancy was not impacted.

(iii) Montrose Shopping Center was 58% leased when purchased in May 2006.

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

OPERATING RESULTS	Three Months Ended June 30, 2007	Three Months Ended June 30, 2006	Six Months Ended June 30, 2007	Six Months Ended June 30, 2006
Revenue				
Real estate rental revenue	$ 64,202	$ 51,351	$ 125,000	$ 100,572
Expenses				
Real estate expenses	19,756	14,841	38,715	29,618
Depreciation and amortization	16,880	12,462	33,258	23,958
General and administrative	5,367	5,276	8,250	7,931
	42,003	32,579	80,223	61,507
Other (expense) income:				
Interest expense	(15,298)	(11,604)	(29,674)	(21,926)
Other income	420	175	1,038	344
Other income from life insurance proceeds	—	—	1,303	—
	(14,878)	(11,429)	(27,333)	(21,582)
Income from continuing operations	7,321	7,343	17,444	17,483
Discontinued operations:				
Income from operations of properties sold or held for sale	1,016	376	1,605	868
Net Income	$ 8,337	$ 7,719	$ 19,049	$ 18,351
Income from continuing operations	$ 7,321	$ 7,343	$ 17,444	$ 17,483
Other income from life insurance proceeds	—	—	(1,303)	—
Continuing operations real estate depreciation and amortization	16,880	12,462	33,258	23,958
Funds from continuing operations	$ 24,201	$ 19,805	$ 49,399	$ 41,441
Income from discontinued operations before gain on disposal	1,016	376	1,605	868
Discontinued operations real estate depreciation and amortization	—	528	397	1,001
Funds from discontinued operations	1,016	904	2,002	1,869
Funds from operations[1]	$ 25,217	$ 20,709	$ 51,401	$ 43,310
Tenant improvements	(5,185)	(2,033)	(7,346)	(4,728)
External and internal leasing commissions capitalized	(1,165)	(1,477)	(3,233)	(2,437)
Recurring capital improvements	(3,425)	(2,724)	(5,361)	(5,018)
Straight-line rents, net	(1,088)	(686)	(2,259)	(1,499)
Non real estate depreciation & amortization of debt costs	824	554	1,574	1,048
Amortization of lease intangibles, net	(280)	(17)	(875)	(4)
Amortization and expensing of restricted share and unit compensation	1,574	1,487	2,356	1,827
Other	1,201	—	1,201	—
Funds Available for Distribution [2]	$ 17,673	$ 15,813	$ 37,458	$ 32,499

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

Per Share Data		Three Months Ended June 30, 2007	Three Months Ended June 30, 2006	Six Months Ended June 30, 2007	Six Months Ended June 30, 2006
Income from continuing operations	(Basic)	$ 0.16	$ 0.17	$ 0.39	$ 0.41
	(Diluted)	$ 0.16	$ 0.17	$ 0.38	$ 0.41
Net income	(Basic)	$ 0.18	$ 0.18	$ 0.42	$ 0.43
	(Diluted)	$ 0.18	$ 0.18	$ 0.42	$ 0.43
Funds from continuing operations	(Basic)	$ 0.53	$ 0.46	$ 1.09	$ 0.98
	(Diluted)	$ 0.53	$ 0.46	$ 1.09	$ 0.97
Funds from operations	(Basic)	$ 0.55	$ 0.48	$ 1.14	$ 1.02
	(Diluted)	$ 0.55	$ 0.48	$ 1.13	$ 1.02
Dividends paid		$ 0.4225	$ 0.4125	$ 0.8350	$ 0.8150
Weighted average shares outstanding		45,490	42,852	45,212	42,454
Fully diluted weighted average shares outstanding		45,658	43,037	45,407	42,620

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

	(Unaudited) June 30, 2007	December 31, 2006
Assets		
Land	$ 326,452	$ 288,821
Income producing property	1,474,874	1,264,442
	1,801,326	1,553,263
Accumulated depreciation and amortization	(305,647)	(277,016)
Net income producing property	1,495,679	1,276,247
Development in progress (4)	151,393	120,656
Total investment in real estate, net	1,647,072	1,396,903
Investment in real estate sold or held for sale	29,341	29,551
Cash and cash equivalents	8,133	8,721
Restricted cash	6,835	4,151
Rents and other receivables, net of allowance for doubtful accounts of $4,134 and $3,464, respectively	35,435	31,649
Prepaid expenses and other assets	68,439	58,192
Other assets related to properties sold or held for sale	1,940	2,098
Total Assets	$ 1,797,195	$ 1,531,265
Liabilities		
Notes payable	$ 879,064	$ 728,255
Mortgage notes payable	254,324	237,073
Lines of credit	95,500	61,000
Accounts payable and other liabilities	66,529	45,089
Advance rents	6,666	5,894
Tenant security deposits	10,376	9,231
Other liabilities related to property sold or held for sale	818	1,053
Total Liabilities	1,313,277	1,087,595
Minority interest	1,776	1,739
Shareholders' Equity		
Shares of beneficial interest, $.01 par value; 100,000 shares authorized: 46,665 and 45,042 shares issued and outstanding, respectively	467	451
Additional paid-in capital	560,276	500,727
Distributions in excess of net income	(78,601)	(59,247)
Total Shareholders' Equity	482,142	441,931
Total Liabilities and Shareholders' Equity	$ 1,797,195	$ 1,531,265

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

(4) Includes cost of land acquired for development.

Exhibit 99.2

WRIT WASHINGTON REAL ESTATE INVESTMENT TRUST

Second Quarter 2007

Supplemental Operating and Financial Data

for the Quarter Ended June 30, 2007

Contact:
Sara Grootwassink
Executive Vice President and
Chief Financial Officer
Direct Dial: (301) 255-0820
E-mail: sgrootwassink@writ.com

6110 Executive Boulevard
Suite 800
Rockville, MD 20852
(301) 984-9400
(301) 984-9610 fax

Company Background and Highlights
Second Quarter 2007

Washington Real Estate Investment Trust (the "Company") is a self-administered, self-managed, equity real estate investment trust (REIT) investing in income-producing properties in the greater Washington metropolitan region. WRIT is diversified, as it invests in multi-family, retail, industrial/flex, office, and medical office segments.

During the first half of 2007, WRIT acquired more than $225 million of assets. WRIT raised over $200 million of capital, closed on a new unsecured borrowing facility, and successfully amended its bond covenants. WRIT also announced its 37th consecutive year of increased dividends per share.

On June 1, 2007, George "Skip" McKenzie was promoted to President and Chief Executive Officer and appointed to the Board of Trustees. Mr. McKenzie joined WRIT in September 1996, serving most recently as President and Chief Operating Officer. WRIT also announced the promotions of Sara L. Grootwassink and Laura M. Franklin to Executive Vice President and the appointment of Michael Paukstitus as Senior Vice President of Real Estate. Upon his retirement on June 1, 2007, Edmund B. Cronin, Jr. was named Non-Executive Chairman of the Board.

During the second quarter of 2007, WRIT acquired three properties for $72.0 million, including one class A, general purpose office building and two medical office properties, as described below. The acquisitions were financed through assumptions of mortgages and borrowings on our line of credit.

On June 1, 2007, WRIT acquired Woodholme Medical Office Building and Woodholme Center, totaling 198,000 net rentable square feet and 844 parking spaces for $49.0 million. The properties are located off the Baltimore Beltway (I-695) in the affluent Pikesville/Owings Mill submarket of Baltimore County, Maryland. Woodholme Medical Office Building and Woodholme Center are part of a mixed-use development that includes retail, restaurants, and a rehabilitation center and are 97% and 95% leased, respectively.

On June 1, 2007, WRIT acquired Ashburn Farm Office Park, a portfolio consisting of three multi-story medical office buildings for $23.0 million. The 100% leased portfolio totals 75,400 net rentable square feet and 250 parking spaces. The buildings are located three miles south of the 155-bed INOVA Loudoun Hospital in Loundoun County, Virginia, one of the most affluent and fastest growing counties in the United States.

In addition to the recent acquisitions, WRIT has several developments in progress. Bennett Park, formerly Rosslyn Towers, is a ground-up development project in Arlington, VA consisting of high-rise and mid-rise Class A apartment buildings with a total of 224 units and 5,900 square feet of retail space. Construction is anticipated to be substantially complete on the high-rise building in fourth quarter 2007 and on the mid-rise in third quarter 2007.

The Clayborne Apartments, formerly South Washington Street, is a ground-up development project in Alexandria, VA, adjacent to our 800 South Washington retail property. This project is a 75-unit high-end apartment building that will include 2,600 square feet of additional retail space. Construction is anticipated to be substantially complete during the third quarter 2007.

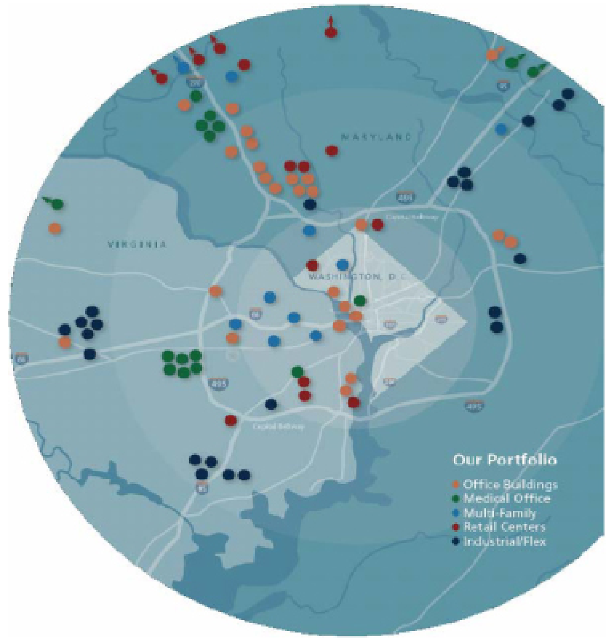
Dulles Station is a 180,000 square foot development project of office and retail space located in Herndon, VA. Phase One of the Dulles Station development is anticipated to be substantially complete in the third quarter 2007.

On June 1, 2007, WRIT raised $59 million by issuing 1.6 million common shares at a price of $37 per share. WRIT used the net proceeds from the offerings to repay borrowings under its lines of credit.

On June 29, 2007, WRIT entered into an unsecured revolving credit facility with SunTrust Bank as agent. The facility has a committed capacity of $75 million and a maturity date of June 29, 2011. The $75 million facility replaces WRIT's unsecured revolving credit facility with SunTrust Bank, which had a committed capacity of $70 million and a maturity date of July 25, 2008. WRIT's borrowing capacity under its two credit facilities totals $275 million.

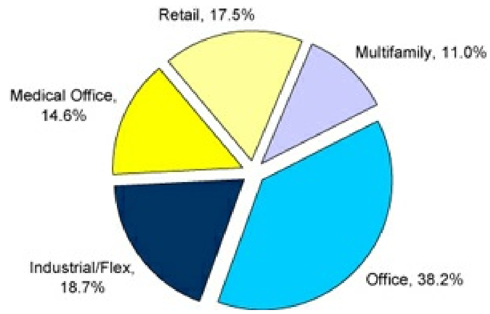
On June 29, 2007, WRIT successfully completed its consent solicitation to amend the terms of its outstanding unsecured notes. WRIT requested the modifications primarily due to the restrictive total assets definition. The change to a market based asset definition will more accurately reflect the value of these assets. The modifications provide WRIT approximately $475 million of additional borrowing capacity.

As of June 30, 2007, WRIT owns a diversified portfolio of 88 properties consisting of 14 retail centers, 26 general purpose office properties, 16 medical office properties, 23 industrial/flex properties, 9 multi-family properties and land for development. WRIT's dividends have increased every year for 37 consecutive years and its FFO per share has increased every year for 34 consecutive years. WRIT shares are publicly traded on the New York Stock Exchange (NYSE:WRE).



Net Operating Income Contribution by Sector - Second Quarter 2007

With investments in the multifamily, retail, industrial/flex, office and medical office segments, WRIT is uniquely diversified. This balanced portfolio provides stability during market fluctuations in specific property types.



Second Quarter 2007 Acquisitions

Woodholme Center	**Woodholme MOB**	**Ashburn Farm Office Park**
Pikesville, MD	Pikesville, MD	Ashburn, VA

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 2006 Form 10-K. We assume no obligation to update or supplement forward-looking statements that become untrue because of subsequent events.

Supplemental Financial and Operating Data
Table of Contents
June 30, 2007

Consolidated Statements of Operations
(In thousands, except per share data)
(unaudited)

	Three Months Ended				
	06/31/2007	03/31/07	12/31/06	09/30/06	06/30/06
OPERATING RESULTS					
Real estate rental revenue	$ 64,202	$ 60,798	$ 57,111	$ 54,857	$ 51,351
Real estate expenses	(19,756)	(18,959)	(17,443)	(17,025)	(14,840)
	44,446	41,839	39,668	37,832	36,511
Real estate depreciation and amortization	(16,880)	(16,378)	(14,526)	(13,588)	(12,462)
Income from real estate	27,566	25,461	25,142	24,244	24,049
Other income	420	618	269	293	175
Other income from life insurance proceeds	—	1,303	—	—	—
Interest expense	(15,298)	(14,376)	(13,392)	(12,527)	(11,604)
General and administrative	(5,367)	(2,883)	(2,461)	(2,230)	(5,276)
Income from continuing operations	7,321	10,123	9,558	9,780	7,344
Discontinued operations:					
Income from operations of properties sold or held for sale	1,016	589	523	450	375
Net Income	**$ 8,337**	**$ 10,712**	**$ 10,081**	**$ 10,230**	**$ 7,719**
Per Share Data					
Net Income	$ 0.18	$ 0.24	$ 0.22	$ 0.23	$ 0.18
Fully diluted weighted average shares outstanding	45,658	45,153	45,122	45,093	43,037
Percentage of Revenues:					
Real estate expenses	30.8%	31.2%	30.5%	31.0%	28.9%
General and administrative	8.4%	4.7%	4.3%	4.1%	10.3%
Ratios:					
EBITDA / Interest expense	2.6x	2.8x	2.9x	2.9x	2.8x
Income from continuing operations/Total real estate revenue	11.4%	16.7%	16.7%	17.8%	14.3%
Net income/Total real estate revenue	13.0%	17.6%	17.7%	18.6%	15.0%

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

Consolidated Balance Sheets
(In thousands)
(unaudited)

	June 30, 2007	March 31, 2007	December 31, 2006	September 30, 2006	June 30, 2006
Assets					
Land	$ 326,452	$ 316,269	$ 288,821	$ 288,822	$ 261,354
Income producing property	1,474,874	1,394,944	1,264,442	1,246,046	1,123,365
	1,801,326	1,711,213	1,553,263	1,534,868	1,384,719
Accumulated depreciation and amortization	(305,647)	(290,663)	(277,016)	(263,732)	(251,317)
Net income producing property	1,495,679	1,420,550	1,276,247	1,271,136	1,133,402
Development in progress, including land held for development	151,393	136,831	120,656	110,394	90,612
Total investment in real estate, net	1,647,072	1,557,381	1,396,903	1,381,530	1,224,014
Investment in real estate held for sale, net	29,341	29,167	29,551	29,824	29,301
Cash and cash equivalents	8,133	7,305	8,721	11,832	13,970
Restricted cash	6,835	5,143	4,151	4,692	2,540
Rents and other receivables, net of allowance for doubtful accounts	35,435	33,342	31,649	29,567	28,202
Prepaid expenses and other assets	68,439	68,960	58,192	53,895	44,112
Other assets related to properties sold or held for sale	1,940	2,039	2,098	2,159	1,656
Total Assets	$ 1,797,195	$ 1,703,337	$ 1,531,265	$ 1,513,499	$ 1,343,795
Liabilities and Shareholders' Equity					
Notes payable	$ 879,064	$ 879,035	$ 728,255	$ 728,216	$ 618,662
Mortgage notes payable	254,324	228,367	237,073	238,051	178,834
Lines of credit/short-term note payable	95,500	91,200	61,000	28,000	19,000
Accounts payable and other liabilities	66,529	52,227	45,089	52,191	53,995
Advance rents	6,666	6,838	5,894	6,145	5,796
Tenant security deposits	10,376	9,510	9,231	9,087	8,099
Other liabilities related to properties sold or held for sale	818	1,062	1,053	1,002	1,100
Total Liabilities	1,313,277	1,268,239	1,087,595	1,062,692	885,486
Minority interest	1,776	1,758	1,739	1,717	1,699
Shareholders' Equity					
Shares of beneficial interest, $0.01 par value; 100,000 shares authorized	467	451	451	450	450
Additional paid-in capital	560,276	501,325	500,727	499,393	498,577
Distributions in excess of net income	(78,601)	(68,436)	(59,247)	(50,753)	(42,417)
Total Shareholders' Equity	482,142	433,340	441,931	449,090	456,610
Total Liabilities and Shareholders' Equity	$ 1,797,195	$ 1,703,337	$ 1,531,265	$ 1,513,499	$ 1,343,795
Total Debt / Total Market Capitalization	0.44:1	0.42:1	0.36:1	0.36:1	0.33:1

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

Funds From Operations and Funds Available for Distribution
(In thousands, except per share data)
(unaudited)

	Three Months Ended 6/30/2007	3/31/2007	12/31/2006	9/30/2006	06/30/06
Funds From Operations[1]					
Net Income	$ 8,337	$10,712	$ 10,081	$10,230	$ 7,719
Real estate depreciation and amortization	16,880	16,378	14,526	13,588	12,462
Other income from life insurance proceeds	—	(1,303)	—	—	—
Discontinued operations:					
Real estate depreciation and amortization	—	397	548	550	528
Funds From Operations (FFO)	$25,217	$26,184	$ 25,155	$24,368	$20,709
FFO per share - basic	$ 0.55	$ 0.58	$ 0.56	$ 0.54	$ 0.48
FFO per share - fully diluted	$ 0.55	$ 0.58	$ 0.56	$ 0.54	$ 0.48
Funds Available for Distribution[2]					
Tenant Improvements	(5,185)	(2,161)	(2,143)	(2,602)	(2,033)
External and Internal Leasing Commissions Capitalized	(1,165)	(2,068)	(1,554)	(1,604)	(1,477)
Recurring Capital Improvements	(3,425)	(1,936)	(1,648)	(2,019)	(2,724)
Straight-Line Rent, Net	(1,088)	(1,171)	(757)	(836)	(686)
Non-real estate depreciation and amortization	824	750	765	640	554
Amortization of lease intangibles, net	(280)	(595)	197	91	(17)
Amortization and expensing of restricted share and unit compensation	1,574	782	1,081	556	1,487
Other	1,201	—	—	—	—
Funds Available for Distribution (FAD)	$17,673	$19,785	$ 21,096	$18,594	$15,813
Total Dividends Paid	$19,716	$18,581	$ 18,580	$18,567	$18,562
Average shares - basic	45,490	44,931	44,894	44,874	42,852
Average shares - fully diluted	45,658	45,153	45,122	45,093	43,037

(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. FFO is a non-GAAP measure.

(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 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.

Earnings Before Interest Taxes Depreciation and Amortization (EBITDA)
(In thousands)
(unaudited)

	Three Months Ended				
	06/30/07	03/31/07	12/31/06	09/30/06	06/30/06
EBITDA[(1)]					
Net income	$ 8,337	$10,712	$10,081	$10,230	$ 7,719
Add:					
Interest expense	15,298	14,376	13,392	12,527	11,604
Real estate depreciation and amortization	16,880	16,775	15,074	14,138	12,990
Non-real estate depreciation	202	136	117	107	87
Less:					
Other income	(420)	(1,921)	(269)	(293)	(175)
EBITDA	$40,297	$40,078	$38,395	$36,709	$32,225

(1) 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. EBITDA is a non-GAAP measure.

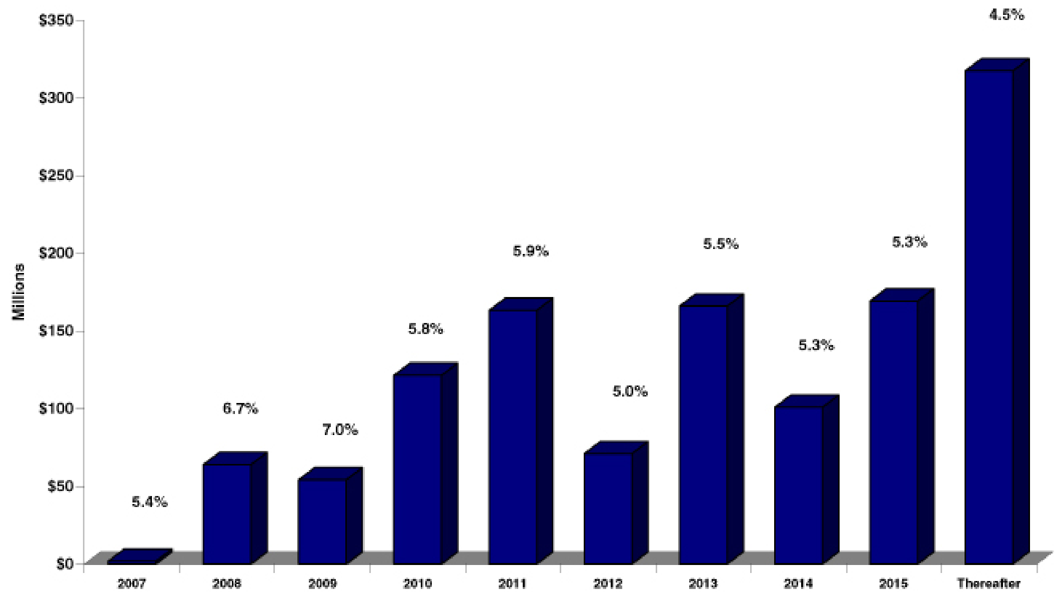
Long-Term Debt Analysis
(In thousands, except per share amounts)

	June 30, 2007	March 31, 2007	December 31, 2006	September 30, 2006	June 30, 2006
Balances Outstanding					
Secured					
Conventional fixed rate	$ 254,323	$ 228,367	$ 237,073	$ 238,051	$178,834
Secured total	254,323	228,367	237,073	238,051	178,834
Unsecured					
Fixed rate bonds and notes	879,064	879,035	728,255	728,216	618,662
Credit facility	95,500	91,200	61,000	28,000	19,000
Unsecured total	974,564	970,235	789,255	756,216	637,662
Total	$1,228,887	$1,198,602	$1,026,328	$ 994,267	$816,496
Average Interest Rates					
Secured					
Conventional fixed rate	5.8%	5.9%	5.9%	5.9%	5.9%
Secured total	5.8%	5.9%	5.9%	5.9%	5.9%
Unsecured					
Fixed rate bonds	5.2%	5.2%	5.5%	5.5%	5.9%
Credit facilities	5.8%	5.8%	6.0%	5.9%	5.9%
Unsecured total	5.3%	5.3%	5.6%	5.5%	5.9%
Average	5.4%	5.4%	5.6%	5.6%	5.9%

Note: The current balance outstanding of the fixed rate bonds and notes is shown net of discounts/premiums in the amount of $935,901.

Long-Term Debt Analysis
(In thousands, except per share amounts)
Continued from previous page

Debt Maturity Schedule
Annual Expirations and Weighted Average Interest Rates



Year	Future Maturities of Debt				
	Secured Debt	Unsecured Debt	Credit Facilities	Total Debt	Average Interest Rate
2007	$ 1,839	$ —	$ —	$ 1,839	5.4%
2008	4,057	60,000	—	64,057	6.7%
2009	54,285	—	—	54,285	7.0%
2010	25,973	—	95,500	121,473	5.8%
2011	13,339	150,000	—	163,339	5.9%
2012	21,088	50,000	—	71,088	5.0%
2013	106,039	60,000	—	166,039	5.5%
2014	884	100,000	—	100,884	5.3%
2015	19,373	150,000	—	169,373	5.3%
Thereafter	7,446	310,000	—	317,446	4.5%
Total maturities	$ 254,323	$ 880,000	$ 95,500	$1,229,823	5.4%

Weighted average maturity = 8.9 years

Capital Analysis
(In thousands, except per share amounts)

	June 30, 2007	March 31, 2007	December 31, 2006	September 30, 2006	June 30, 2006
Market Data					
Shares Outstanding	46,665	45,045	45,042	45,011	44,998
Market Price per Share	$ 34.00	$ 37.42	$ 40.00	$ 39.80	$ 36.70
Equity Market Capitalization	$1,586,610	$1,685,584	$1,801,680	$ 1,791,438	$1,651,427
Total Debt	$1,228,888	$1,198,602	$1,026,328	$ 994,267	$ 816,496
Total Market Capitalization	$2,815,498	$2,884,186	$2,828,008	$ 2,785,705	$2,467,923
Total Debt to Market Capitalization	0.44:1	0.42:1	0.36:1	0.36:1	0.33:1
Earnings to Fixed Charges[(1)]	1.3x	1.5x	1.6x	1.6x	1.5x
Debt Service Coverage Ratio[(2)]	2.5x	2.6x	2.7x	2.8x	2.6x
Dividend Data					
Total Dividends Paid	$ 19,716	$ 18,581	$ 18,580	$ 18,567	$ 18,562
Common Dividend per Share	$ 0.4225	$ 0.4125	$ 0.4125	$ 0.4125	$ 0.4125
Payout Ratio (FFO per share basis)	76.8%	71.1%	73.7%	76.4%	85.9%

(1) 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.

(2) 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.

Core Portfolio Net Operating Income (NOI) Growth & Rental Rate Growth
2007 vs. 2006

Cash Basis

Sector	Second Quarter [1] NOI Growth	Rental Rate Growth
Multifamily	1.1%	5.8%
Office Buildings	4.6%	1.6%
Medical Office Buildings	1.5%	3.4%
Retail Centers	-1.0%	4.9%
Industrial / Flex Properties	7.2%	4.4%
Overall Core Portfolio 3.2%	**3.6%**	

GAAP Basis

Sector	Second Quarter [1] NOI Growth	Rental Rate Growth
Multifamily	1.2%	5.8%
Office Buildings	4.9%	1.7%
Medical Office Buildings	1.3%	3.5%
Retail Centers	-1.6%	4.2%
Industrial / Flex Properties	7.4%	3.4%
Overall Core Portfolio 3.2%	**3.3%**	

1 Non-core properties were:
2007 held for sale - Maryland Trade Centers I and II
2007 acquisitions - 270 Technology Park, Monument II, 2440 M Street, Woodholme Medical Office Building, Woodholme Center and Ashburn Farm Office Park
2006 acquisitions - Alexandria Professional Center, 9707 Medical Center Dr., 15001 Shady Grove Rd., Plumtree Medical Center, Randolph Shopping Center, Montrose Shopping Center, 9950 Business Parkway, 15005 Shady Grove Road, 6565 Arlington Blvd, West Gude Drive, The Ridges and The Crescent.

Core Portfolio Net Operating Income (NOI) Summary
(In Thousands)

	Three Months Ended June 30,		
	2007	2006	% Change
Cash Basis:			
Multifamily	$ 4,995	$ 4,939	1.1%
Office Buildings	13,065	12,493	4.6%
Medical Office Buildings	3,358	3,307	1.5%
Retail Centers	6,774	6,840	-1.0%
Industrial/Flex	7,565	7,054	7.2%
	$35,757	$34,633	3.2%
GAAP Basis:			
Multifamily	$ 5,001	$ 4,943	1.2%
Office Buildings	13,354	12,729	4.9%
Medical Office Buildings	3,399	3,357	1.3%
Retail Centers	6,944	7,058	-1.6%
Industrial/Flex	7,622	7,096	7.4%
	$36,320	$35,183	3.2%

Core Portfolio Net Operating Income (NOI) Detail
(In Thousands)

	Three Months Ended June 30, 2007						
	Multifamily	Office	Medical Office	Retail	Industrial	Corporate and Other	Total
Real estate rental revenue							
Core Portfolio	$ 8,429	$20,200	$ 4,669	$ 9,039	$10,025	$ —	$ 52,362
Non-core-acquired and in development[1]	—	5,216	4,695	1,025	904	—	11,840
Total	8,429	25,416	9,364	10,064	10,929	—	64,202
Real estate expenses							
Core Portfolio	3,428	6,846	1,270	2,095	2,403	—	16,042
Non-core-acquired and in development[1]	108	1,581	1,619	196	210	—	3,714
Total	3,536	8,427	2,889	2,291	2,613	—	19,756
Net Operating Income (NOI)							
Core Portfolio	5,001	13,354	3,399	6,944	7,622	—	36,320
Non-core- acquired and in development[1]	(108)	3,635	3,076	829	694	—	8,126
Total	$ 4,893	$16,989	$ 6,475	$ 7,773	$ 8,316	$ —	$ 44,446
Core Portfolio NOI GAAP Basis (from above)	$ 5,001	$13,354	$ 3,399	$ 6,944	$ 7,622	$ —	$ 36,320
Straight-line revenue, net for core properties	(7)	(249)	(39)	(113)	(142)	—	(550)
FAS 141 Min Rent	1	(40)	(2)	(57)	85	—	(13)
Amortization of lease intangibles for core properties	—	—	—	—	—	—	—
Core portfolio NOI, Cash Basis	$ 4,995	$13,065	$ 3,358	$ 6,774	$ 7,565	$ —	$ 35,757
Reconciliation of NOI to Net Income							
Total NOI	$ 4,893	$16,989	$ 6,475	$ 7,773	$ 8,316	$ —	$ 44,446
Other revenue	—	—	—	—	—	420	420
Interest expense	(913)	(755)	(1,279)	(339)	(250)	(11,762)	(15,298)
Depreciation and amortization	(1,691)	(7,243)	(2,907)	(1,783)	(3,144)	(112)	(16,880)
General and administrative	—	—	—	—	—	(5,367)	(5,367)
Discontinued Operations[2]	—	1,016	—	—	—	—	1,016
Net Income	$ 2,289	$10,007	$ 2,289	$ 5,651	$ 4,922	$ (16,821)	$ 8,337

1 Non-core acquired and in development properties:
2007 in development - Bennett Park and Clayborne Apartments
2007 acquisitions - 270 Technology Park, Monument II, 2440 M Street Woodholme Medical Office Building, Woodholme Center and Ashburn Farm Office Park
2006 acquisitions - Alexandria Professional Center, 9707 Medical Center Dr., 15001 Shady Grove Rd., Plumtree Medical Center, Randolph Shopping Center, Montrose Shopping Center, 9950 Business Parkway, 15005 Shady Grove Road, 6565 Arlington Blvd, West Gude Drive, The Ridges and The Crescent.

2 Discontinued operations include: Maryland Trade Center I and II

Core Portfolio Net Operating Income (NOI) Detail
(In Thousands)

	Three Months Ended June 30, 2006						
	Multifamily	Office	Medical Office	Retail	Industrial	Corporate and Other	Total
Real estate rental revenue							
Core Portfolio	$ 7,900	$18,735	$ 4,491	$ 8,939	$ 9,295	$ —	$ 49,360
Non-core- acquired [1]	—	—	1,472	431	88	—	1,991
Total	7,900	18,735	5,963	9,370	9,383	—	51,351
Real estate expenses							
Core Portfolio	2,957	6,006	1,134	1,881	2,198	—	14,176
Non-core- acquired [1]	—	—	546	91	28	—	665
Total	2,957	6,006	1,680	1,972	2,226	—	14,841
Net Operating Income (NOI)							
Core Portfolio	4,943	12,729	3,357	7,058	7,097	—	35,184
Non-core- acquired [1]	—	—	926	340	60	—	1,326
Total	$ 4,943	$12,729	$ 4,283	$ 7,398	$ 7,157	$ —	$ 36,510
Core Portfolio NOI GAAP Basis (from above)	$ 4,943	$12,729	$ 3,357	$ 7,058	$ 7,097	$ —	$ 35,184
Straight-line revenue, net for core properties	(5)	(193)	(76)	(146)	(140)	—	(560)
FAS 141 Min Rent	—	(43)	27	(72)	97	—	9
Amortization of lease intangibles for core properties	—	—	—	—	—	—	—
Core portfolio NOI, Cash Basis	$ 4,938	$12,493	$ 3,308	$ 6,840	$ 7,054	$ —	$ 34,633
Reconciliation of NOI to Net Income							
Total NOI	$ 4,943	$12,729	$ 4,283	$ 7,398	$ 7,157	$ —	$ 36,510
Other revenue	—	—	—	—	—	175	175
Interest expense	(913)	—	(866)	—	(494)	(9,331)	(11,604)
Depreciation and amortization	(1,512)	(4,902)	(1,704)	(1,537)	(2,719)	(88)	(12,462)
General and administrative	—	(3)	—	—	—	(5,273)	(5,276)
Discontinued Operations[2]	—	376	—	—	—	—	376
Net Income	$ 2,518	$ 8,200	$ 1,713	$ 5,861	$ 3,944	$ (14,517)	$ 7,719

1 Non-core acquired properties were:
2006 acquisitions - Alexandria Professional Center, 9707 Medical Center Dr., 15001 Shady Grove Rd., Plumtree Medical Center, Randolph Shopping Center, Montrose Shopping Center, 9950 Business Parkway, 15005 Shady Grove Road, 6565 Arlington Blvd, West Gude Drive, The Ridges and The Crescent.

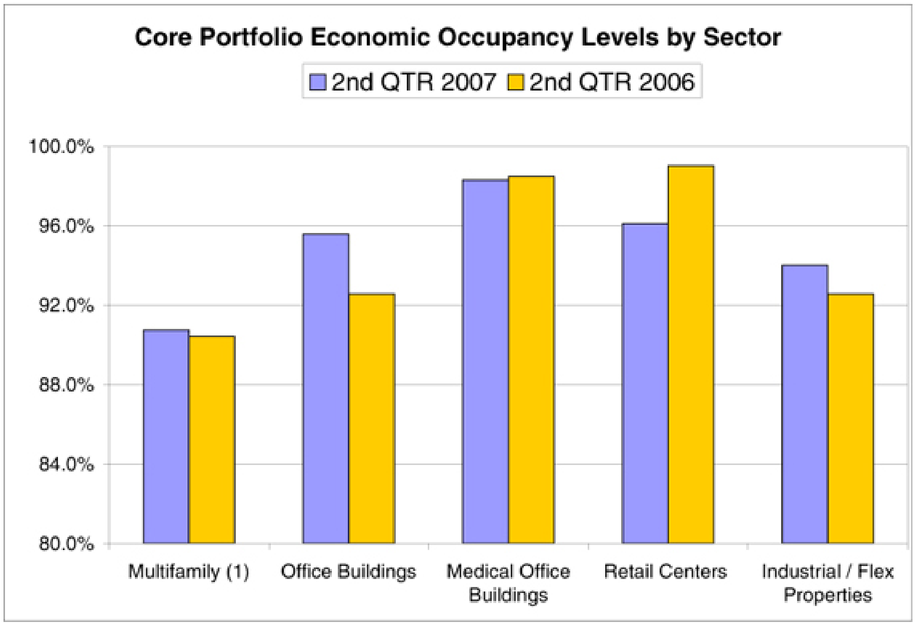
2 Discontinued operations include: Maryland Trade Center I and II

Core Portfolio & Overall Economic Occupancy Levels by Sector
Q2 2007 vs. Q2 2006

GAAP Basis

	Core Portfolio		All Properties	
Sector	**2nd QTR 2007**	**2nd QTR 2006**	**2nd QTR 2007**	**2nd QTR 2006**
Multifamily [(1)]	90.8%	90.4%	90.8%	90.4%
Office Buildings	95.6%	92.6%	95.1%	92.4%
Medical Office Buildings	98.3%	98.5%	96.1%	98.7%
Retail Centers	96.1%	99.0%	95.1%	96.1%
Industrial / Flex Properties	94.0%	92.6%	94.0%	92.5%
Overall Portfolio	**94.8%**	**93.7%**	**94.4%**	**93.3%**

(1) Multifamily occupancy level for Q2 ‘07 is 90.9% and 91.3% for Q2 ‘06 without the impact of units off-line for planned renovations. The overall portfolio is 94.8% for Q2 ‘07 and 93.9% for Q2 ‘06 occupied without this impact.



Commercial Leasing Summary
Three and Six months ended 6/30/07

	2nd Quarter 2007	Year-To-Date
Gross Leasing Square Footage		
Office Buildings	116,137	301,199
Medical Office Buildings	15,194	36,597
Retail Centers	79,311	153,186
Industrial Centers	323,452	408,644
Total	534,094	899,626
Weighted Average Term (yrs)		
Office Buildings	5.8	5.0
Medical Office Buildings	4.5	5.3
Retail Centers	6.9	6.7
Industrial Centers	3.9	4.0
Total	4.8	4.9

	2nd Quarter 2007 GAAP	2nd Quarter 2007 CASH	Year-To-Date GAAP	Year-To-Date CASH
Rental Rate Increases:				
Rate on expiring leases				
Office Buildings	$25.10	$26.00	$23.76	$24.78
Medical Office Buildings	29.10	29.74	28.26	28.70
Retail Centers	17.78	18.37	17.21	17.59
Industrial Centers	10.13	10.30	9.81	10.06
Total	$15.06	$15.47	$16.49	$17.03
Rate on new and renewal leases				
Office Buildings	$28.72	$26.78	$25.99	$24.40
Medical Office Buildings	34.26	32.45	32.09	29.96
Retail Centers	24.99	23.10	22.38	20.78
Industrial Centers	11.98	11.47	11.61	11.08
Total	$18.19	$17.12	$19.09	$17.96
Percentage Increase				
Office Buildings	14.43%	3.02%	9.42%	-1.55%
Medical Office Buildings	17.75%	9.13%	13.58%	4.39%
Retail Centers	40.59%	25.74%	30.08%	18.14%
Industrial Centers	18.26%	11.29%	18.34%	10.14%
Total	20.76%	10.70%	15.79%	5.46%

Commercial Leasing Summary
Three months ended 6/30/07
Continued from previous page

	2nd Quarter 2007		Year-To-Date	
	Total Dollars	Dollars per Square Foot	Total Dollars	Dollars per Square Foot
Tenant Improvements				
Office Buildings	$2,067,590	$ 17.80	$ 4,216,522	$ 14.00
Medical Office Buildings	91,781	6.04	$ 130,318	$ 3.56
Retail Centers	180,000	2.27	$ 294,875	$ 1.92
Industrial Centers	1,221,656	3.78	$ 1,572,380	$ 3.85
Subtotal	$3,561,027	$ 6.67	$ 6,214,095	$ 6.91

	Total Dollars	Dollars per Square Foot	Total Dollars	Dollars per Square Foot
Leasing Costs				
Office Buildings	$1,140,718	$ 9.82	$ 2,694,809	$ 8.95
Medical Office Buildings	44,884	2.95	$ 64,737	$ 1.77
Retail Centers	643,508	8.11	$ 1,096,248	$ 7.16
Industrial Centers	641,677	1.98	$ 850,144	$ 2.08
Subtotal	$2,470,787	$ 4.63	$ 4,705,938	$ 5.23

	Total Dollars	Dollars per Square Foot	Total Dollars	Dollars per Square Foot
Tenant Improvements and Leasing Costs				
Office Buildings	$3,208,308	$ 27.63	$ 6,911,331	$ 22.95
Medical Office Buildings	136,665	8.99	$ 195,055	$ 5.33
Retail Centers	823,508	10.38	$ 1,391,123	$ 9.08
Industrial Centers	1,863,333	5.76	$ 2,422,524	$ 5.93
Total	$6,031,814	$ 11.29	$10,920,033	$ 12.14

10 Largest Tenants - Based on Annualized Rent

June 30, 2007

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
World Bank	1	35	4.36%	210,354	2.08%
Sunrise Assisted Living, Inc.	1	75	2.53%	184,202	1.82%
General Services Administration	8	26	2.06%	286,434	2.83%
INOVA Health System Hospital	5	38	1.43%	84,458	0.83%
URS Corporation	1	78	1.39%	97,208	0.96%
Lafarge North America, Inc	1	37	1.33%	80,610	0.80%
George Washington University	2	12	1.21%	73,915	0.73%
Science Applications Int'l Corporation	2	28	0.97%	87,541	0.86%
Lockheed Corporation	3	22	0.96%	84,818	0.84%
Sun Microsystems, Inc.	1	54	0.92%	65,443	0.65%
Total/Weighted Average		41	17.16%	1,254,983	12.40%

Industry Diversification

June 30, 2007

Industry Classification (NAICS)	Annualized Base Rental Revenue	Percentage of Aggregate Annualized Rent	Aggregate Rentable Square Feet	Percentage of Aggregate Square Feet
Professional, Scientific and Technical Services	$ 47,033,325	23.52%	2,117,470	20.91%
Ambulatory Health Care Services	36,846,070	18.43%	1,301,743	12.85%
Credit Intermediation and Related Activities	16,308,071	8.16%	492,731	4.87%
Executive, Legislative & Other General Government Support	8,213,788	4.11%	446,918	4.41%
Food Services and Drinking Places	5,660,295	2.83%	227,177	2.24%
Nursing and Residential Care Facilities	5,519,517	2.76%	206,849	2.04%
Educational Services	4,995,898	2.50%	202,776	2.00%
Administrative and Support Services	4,616,360	2.31%	276,269	2.73%
Religious, Grantmaking, Civic, Professional & Similar Org.	4,083,469	2.04%	139,114	1.37%
Food and Beverage Stores	4,056,619	2.03%	256,822	2.54%
Furniture and Home Furnishing Stores	3,638,225	1.82%	237,349	2.34%
Specialty Trade Contractors	3,487,691	1.74%	419,544	4.14%
Merchant Wholesalers-Durable Goods	3,414,845	1.71%	364,345	3.60%
Transportation Equipment Manufacturing	3,160,674	1.58%	168,505	1.66%
Miscellaneous Store Retailers	3,125,062	1.56%	241,386	2.38%
Personal and Laundry Services	2,883,904	1.44%	131,809	1.30%
Nonmetallic Mineral Product Manufacturing	2,879,613	1.44%	97,874	0.97%
Publishing Industries (except Internet)	2,612,165	1.31%	99,698	0.98%
Real Estate	2,566,333	1.28%	110,428	1.09%
Clothing & Clothing Accessories Stores	2,376,048	1.19%	148,410	1.47%
Computer & Electronic Product Manufacturing	2,242,933	1.12%	194,512	1.92%
Amusement, Gambling and Recreation Industries	1,935,287	0.97%	150,472	1.49%
Insurance Carriers and Related Activities	1,899,356	0.95%	96,276	0.95%
Other	26,400,688	13.2%	1,998,750	19.75%
Total	$199,956,236	100.00%	$10,127,227	100.00%

Lease Expirations
June 30, 2007

Year	Number of Leases	Rentable Square Feet	Percent of Rentable Square Feet	Annualized Rent *	Average Rental Rate	Percent of Annualized Rent *
Office:						
2007	34	155,318	4.38%	$ 4,620,627	$ 29.75	4.73%
2008	90	357,164	10.08%	10,193,958	28.54	10.44%
2009	119	618,079	17.44%	16,395,470	26.53	16.79%
2010	105	851,070	24.01%	24,569,340	28.87	25.15%
2011	88	468,810	13.23%	13,417,724	28.62	13.74%
2012 and thereafter	120	1,093,838	30.86%	28,477,714	26.03	29.15%
	556	3,544,279	100.00%	$ 97,674,833	$ 27.56	100.00%
Medical Office:						
2007	15	53,050	4.61%	$ 1,327,357	$ 25.02	3.80%
2008	43	106,756	9.28%	3,275,596	30.68	9.37%
2009	41	122,345	10.64%	3,641,074	29.76	10.41%
2010	46	174,209	15.14%	5,418,399	31.10	15.50%
2011	58	223,419	19.42%	6,903,029	30.90	19.74%
2012 and thereafter	115	470,623	40.91%	14,399,326	30.60	41.18%
	318	1,150,402	100.00%	$ 34,964,781	$ 30.39	100.00%
Retail:						
2007	22	96,687	5.13%	$ 1,892,130	$ 19.57	6.02%
2008	33	201,282	10.68%	2,111,230	10.49	6.72%
2009	39	145,233	7.70%	3,154,707	21.72	10.04%
2010	46	298,150	15.82%	5,156,257	17.29	16.41%
2011	25	151,733	8.05%	2,686,570	17.71	8.55%
2012 and thereafter	105	991,865	52.62%	16,428,140	16.56	52.26%
	270	1,884,950	100.00%	$ 31,429,034	$ 16.67	100.00%
Industrial:						
2007	31	264,988	7.47%	$ 2,759,795	$ 10.41	7.69%
2008	66	795,988	22.44%	7,852,364	9.86	21.88%
2009	52	578,609	16.31%	5,672,150	9.80	15.81%
2010	46	315,047	8.88%	3,485,111	11.06	9.71%
2011	34	437,612	12.34%	3,611,897	8.25	10.07%
2012 and thereafter	61	1,155,352	32.56%	12,506,271	10.82	34.84%
	290	3,547,596	100.00%	$ 35,887,588	$ 10.12	100.00%
Total:						
2007	102	570,043	5.63%	$ 10,599,909	$ 18.59	5.30%
2008	232	1,461,190	14.43%	23,433,148	16.04	11.72%
2009	251	1,464,266	14.46%	28,863,401	19.71	14.44%
2010	243	1,638,476	16.18%	38,629,107	23.58	19.32%
2011	205	1,281,574	12.65%	26,619,220	20.77	13.31%
2012 and thereafter	401	3,711,678	36.65%	71,811,451	19.35	35.91%
	1,434	10,127,227	100.00%	$ 199,956,236	$ 19.74	100.00%

* *Annualized Rent is as of June 30, 2007 rental revenue (cash basis) multiplied by 12.*

2007 Acquisition Summary
as of June 30, 2007
($'s in thousands)

Acquisition Summary

		Acquisition Date	Square Feet	Leased Percentage at Acquisition	June 30, 2007 Leased Percentage	Investment
270 Technology Park	Frederick, MD	February 8, 2007	157,000	97%	97%	$ 26,500
Monument II	Herndon, VA	March 1, 2007	205,000	100%	100%	78,200
2440 M Street	Washington, DC	March 9, 2007	110,000	96%	95%	50,000
Woodholme Medical Office Building	Pikesville, MD	June 1, 2007	125,000	97%	97%	30,800
Woodholme Center	Pikesville, MD	June 1, 2007	73,000	95%	95%	18,200
Ashburn Farm Office Park	Ashburn, VA	June 1, 2007	75,400	100%	100%	23,000
	Total		745,400			$226,700

2007 Development Summary
as of June 30, 2007
($'s in thousands)

Property and Location	Total Rentable Square Feet or # of Units	Percentage Leased or Committed	Anticipated Total Cash Cost	Cash Cost to Date	Anticipated Construction Completion Date
Development					
Bennett Park			$ 83,200 [1]	$ 63,309	
Arlington, VA					
(High Rise)	178 units, 1,600 sq ft. retail & 498 parking spaces underground (includes parking for existing office)	0%			4Q 07
(Mid Rise)	46 units, 4,300 sq ft. retail	0%			3Q 07
The Clayborne Apartments	75 units & 2,600 sq ft. retail	0%	$ 32,700 [1]	$ 22,447	3Q 07
Alexandria, VA					
Dulles Station Phase I	179,995 sq ft office	0%	$ 52,000 [1]	$ 38,844	3Q 07
Herndon, VA Phase II	360,005 sq ft office		TBD	$ 23,471 [2]	TBD
		Total	$167,900	$148,071	

[1] Includes land cost.
[2] Dulles Station Phase II cost includes land allocation of $16.1M and allocation of the parking garage structure of $7.2M.

Schedule of Properties
June 30, 2007

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	210,000
515 King Street	Alexandria, VA	1992	1966	76,000
The Lexington Building	Rockville, MD	1993	1970	46,000
The Saratoga Building	Rockville, MD	1993	1977	58,000
Brandywine Center	Rockville, MD	1993	1969	35,000
6110 Executive Boulevard	Rockville, MD	1995	1971	198,000
1220 19th Street	Washington, DC	1995	1976	102,000
Maryland Trade Center I	Greenbelt, MD	1996	1981	184,000
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[1]	523,000
600 Jefferson Plaza	Rockville, MD	1999	1985	112,000
1700 Research Boulevard	Rockville, MD	1999	1982	101,000
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	80,000
1776 G Street	Washington, DC	2003	1979	263,000
Albemarle Point	Chantilly, VA	2005	2001	89,000
6565 Arlington Blvd	Falls Church, VA	2006	1967/1998	140,000
West Gude Drive	Rockville, MD	2006	1984/1986/1988	289,000
The Ridges	Gaithersburg, MD	2006	1990	104,000
Monument II	Herndon, VA	2007	2000	205,000
Woodholme Center	Pikesville, MD	2007	1989	73,000
Subtotal				3,820,000
Medical Office Buildings				
Woodburn Medical Park I	Annandale, VA	1998	1984	71,000
Woodburn Medical Park II	Annandale, VA	1998	1988	96,000
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	49,000
Alexandria Professional Center	Alexandria, VA	2006	1968	113,000
9707 Medical Center Drive	Rockville, MD	2006	1994	38,000
15001 Shady Grove Road	Rockville, MD	2006	1999	51,000
Plumtree Medical Center	Bel Air, MD	2006	1991	33,000
15005 Shady Grove Road	Rockville, MD	2006	2002	52,000
The Crescent	Gaithersburg, MD	2006	1989	49,000
2440 M Street	Washington, DC	2007	1986/2006	110,000
Woodholme Medical Office Building	Pikesville, MD	2007	1996	125,000
Ashburn Office Park	Ashburn, VA	2007	1998/2000/2002	75,000
Subtotal				1,183,000
Retail Centers				
Takoma Park	Takoma Park, MD	1963	1962	51,000
Westminster	Westminster, MD	1972	1969	151,000
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	49,000
Montgomery Village Center	Gaithersburg, MD	1992	1969	198,000
Shoppes of Foxchase	Alexandria, VA	1994	1960	134,000
Frederick County Square	Frederick, MD	1995	1973	227,000
800 S. Washington Street[2]	Alexandria, VA	1998/2003	1955/1959	44,000
Centre at Hagerstown	Hagerstown, MD	2002	2000	332,000
Frederick Crossing	Frederick, MD	2005	1999/2003	295,000
Randolph Shopping Center	Rockville, MD	2006	1972	82,000
Montrose Shopping Center	Rockville, MD	2006	1970	143,000
Subtotal				2,022,000

Schedule of Properties (Cont.)
June 30, 2007

PROPERTIES	LOCATION	YEAR ACQUIRED	YEAR CONSTRUCTED	NET RENTABLE SQUARE FEET*
Multifamily Buildings * / # units				
3801 Connecticut Avenue / 307	Washington, DC	1963	1951	179,000
Roosevelt Towers / 190	Falls Church, VA	1965	1964	170,000
Country Club Towers / 227	Arlington, VA	1969	1965	163,000
Park Adams / 200	Arlington, VA	1969	1959	173,000
Munson Hill Towers / 279	Falls Church, VA	1970	1963	259,000
The Ashby at McLean / 250	McLean, VA	1996	1982	252,000
Walker House Apartments / 212	Gaithersburg, MD	1996	1971/2003 [4]	159,000
Bethesda Hill Apartments / 194	Bethesda, MD	1997	1986	226,000
Avondale / 236	Laurel, MD	1999	1987	170,000
Subtotal (2,095 units)				1,751,000
Industrial Distribution / Flex Properties				
Fullerton Business Center	Springfield, VA	1985	1980	104,000
Charleston Business Center	Rockville, MD	1993	1973	85,000
Tech 100 Industrial Park	Elkridge, MD	1995	1990	166,000
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	107,000
Pickett Industrial Park	Alexandria, VA	1997	1973	246,000
Northern Virginia Industrial Park	Lorton, VA	1998	1968/1991	787,000
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	244,000
Fullerton Industrial Center	Springfield, VA	2003	1980	137,000
8880 Gorman Road	Laurel, MD	2004	2000	141,000
Dulles Business Park Portfolio	Chantilly, VA	2004/2005	1999-2005	324,000
Albemarle Point	Chantilly, VA	2005	2001/2003/2005	207,000
Hampton Overlook	Capital Heights, MD	2006	1989	134,000
Hampton South	Capital Heights, MD	2006	1989/2005	168,000
9950 Business Parkway	Lanham, MD	2006	2005	102,000
270 Technology Park	Frederick, MD	2007	1986-1987	157,000
Subtotal				3,781,000
TOTAL				**12,557,000**

1 A 49,000 square foot addition to 7900 Westpark Drive was completed in September 1999.
2 South Washington Street includes 718 Jefferson Street, acquired in May 2003 to complete the ownership of the entire block of 800 S. Washington Street. See Development Summary on page 23.
* Multifamily buildings are presented in gross square feet.
4 A 16 unit addition referred to as The Gardens at Walker House was completed in October 2003.

Supplemental Definitions
June 30, 2007

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 (a non-GAAP measure) 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. FFO is a non-GAAP measure.

Funds Available for Distribution (FAD), a non-GAAP measure, 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 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.