

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 28, 2011

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))

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 28, 2011 regarding earnings for the three months ended March 31, 2011, 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 28, 2011 regarding earnings for the three months ended March 31, 2011

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

April 28, 2011
(Date)

Exhibit Index

Exhibit
Number

Description

99.1 Press Release issued April 28, 2011 regarding earnings for the three months ended March 31, 2011.

99.2 Certain supplemental information not included in the press release



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April 28, 2011

**WASHINGTON REAL ESTATE INVESTMENT TRUST ANNOUNCES
FIRST QUARTER FINANCIAL AND OPERATING RESULTS**

Washington Real Estate Investment Trust ("WRIT" or the "Company") (NYSE: WRE), a leading owner and operator of diversified properties in the Washington, DC region, reported financial and operating results today for the quarter ended March 31, 2011:

- Core Funds from Operations⁽¹⁾, defined as Funds from Operations⁽¹⁾ ("FFO") excluding acquisition expense, gains or losses on extinguishment of debt and impairment, was \$32.2 million, or \$0.49 per diluted share for the quarter ended March 31, 2011, compared to \$28.9 million, or \$0.48 per diluted share for the prior year period. FFO for the quarter ended March 31, 2011 was \$29.9 million, or \$0.45 per share, compared to \$28.8 million, or \$0.48 per share, in the same period one year ago.
- Net income attributable to the controlling interests for the quarter ended March 31, 2011 was \$4.7 million, or \$0.07 per diluted share, compared to \$5.2 million, or \$0.09 per diluted share, in the same period one year ago. Included in first quarter 2011 net income per share are acquisition costs of \$0.03.

Acquisitions and Dispositions

WRIT recently entered into a contract to purchase John Marshall II, a 223,000 square foot office building located at 8283 Greensboro Drive in Tysons Corner, Virginia, for \$73.5 million. The purchase is subject to the assumption of a \$54.3 million 5.79% loan. The property is 100% leased to Booz Allen Hamilton Inc. and serves as their worldwide headquarters. The Dulles Corridor Metrorail, currently under construction, will include four metro stations serving Tysons Corner. One of these four stations, Tysons Central 7, will be located 500 feet from John Marshall II upon its anticipated completion in 2013.

In the first quarter, WRIT continued to execute its stated strategy of upgrading the quality of its diversified property portfolio by investing in high quality assets in superior locations, completing the acquisitions of two downtown Washington, DC office properties.

WRIT acquired 1140 Connecticut Avenue, NW, a twelve story, 184,000 square foot office building with a three level parking garage in Washington, DC, for \$80.25 million. The property is 99% leased to 25 office tenants and four retail tenants and is located near the intersection of Connecticut Avenue and M Street in the heart of Washington's "Golden Triangle" Central Business District. WRIT funded this acquisition using available cash and its line of credit. The projected first year unleveraged yield is 6.0% on a cash basis.

In addition, WRIT acquired 1227 25th Street, NW, an eight story, 130,000 square foot office building with a two level parking garage in Washington, DC, for \$47.0 million. The property is 72% leased to the GSA and law firms. It is located near the corner of 25th and M Streets in Washington's West End submarket, immediately adjacent to the Company's 2445 M Street office building. WRIT funded this acquisition using available cash and its line of credit and projects a stabilized yield of 8.7% on a cash basis.

Subsequent to quarter end, WRIT completed the sale of Dulles Station West Phase I, a 180,000 square foot office building in Herndon, Virginia, recording a \$0.6 million impairment charge in first quarter 2011 based on the contract sales price of \$58.8 million. WRIT originally acquired the land for Dulles Station West Phases I and II in 2005 and completed construction of Phase I in 2007. Phase II, which was not included in the transaction, is zoned for future development of a 340,000 square foot office building.

Operating Results

The Company's overall portfolio physical occupancy for the first quarter was 88.4%, compared to 89.0% in the same period one year ago and 88.3% in the fourth quarter of 2010. Overall portfolio Net Operating Income ("NOI")⁽²⁾ was \$52.1 million compared to \$47.4 million in the same period one year ago and \$50.6 million in the fourth quarter of 2010.

Same-store⁽³⁾ portfolio physical occupancy for the first quarter was 88.7%, compared to 90.0% in the same period one year ago. Sequentially, same-store physical occupancy increased 20 basis points (bps) compared to the fourth quarter of 2010. Same-store portfolio NOI for the first quarter increased 1.1% and rental rate growth was 2.4% compared to the same period one year ago.

- **Multifamily: 14.7% of Total NOI** – Multifamily properties' same-store NOI for the first quarter increased 13.7% compared to the same period one year ago. Rental rate growth was 3.3% while same-store physical occupancy for the first quarter of 2011 compared to 2010 increased 90 bps to 95.3%. Sequentially, same-store physical occupancy decreased 40 bps compared to the fourth quarter of 2010.
- **Office: 43.5% of Total NOI** – Office properties' same-store NOI for the first quarter decreased 1.5% compared to the same period one year ago. Rental rates increased 1.9% while same-store physical occupancy decreased 190 bps to 88.3%. Sequentially, same-store physical occupancy decreased by 10 bps compared to the fourth quarter of 2010.
- **Medical: 14.3% of Total NOI** – Medical office properties' same-store NOI for the first quarter decreased 1.3% compared to the same period one year ago. Rental rate growth was 3.7% while same-store physical occupancy decreased 30 bps to 93.5%. Sequentially, same-store physical occupancy decreased 30 bps compared to the fourth quarter of 2010.
- **Retail: 16.5% of Total NOI** – Retail properties' same-store NOI for the first quarter increased 0.5% compared to the same period one year ago. Rental rate growth was 0.9% while same-store physical occupancy decreased 100 bps to 92.2%. Sequentially, same-store physical occupancy decreased 30 bps compared to the fourth quarter of 2010.
- **Industrial: 11.0% of Total NOI** – Industrial properties' same-store NOI for the fourth quarter decreased 0.8% compared to the same period one year ago. Rental rate growth was 2.8% while same-store physical occupancy decreased 280 bps to 80.2%. Sequentially, same-store physical occupancy increased 160 bps compared to the fourth quarter of 2010.

Leasing Activity

During the first quarter, WRIT signed commercial leases for 416,241 square feet with an average rental rate decrease of 0.6% over expiring lease rates, an average lease term of 4.5 years, tenant improvement costs of \$3.09 per square foot and leasing costs of \$3.56 per square foot.

- Rental rates for new and renewed office leases decreased 1.4% to \$30.97 per square foot, with \$3.88 per square foot in tenant improvement costs and \$4.17 per square foot in leasing costs.
- Rental rates for new and renewed medical office leases increased 13.1% to \$37.24 per square foot, with \$8.86 per square foot in tenant improvement costs and \$12.24 per square foot in leasing costs.
- Rental rates for new and renewed retail leases increased 5.4% to \$16.48 per square foot, with no tenant improvement costs and \$1.07 per square foot in leasing costs.
- Rental rates for new and renewed industrial/flex leases decreased 15.3% to \$8.70 per square foot, with \$2.35 per square foot in tenant improvement costs and \$1.86 per square foot in leasing costs.

Dividends

On March 31, 2011, WRIT paid a quarterly dividend of \$0.43375 per share for its 197th consecutive quarterly dividend at equal or increasing rates.

Conference Call Information

The Conference Call for 1st Quarter Earnings is scheduled for Friday, April 29, 2011 at 11:00 A.M. Eastern time. Conference Call access information is as follows:

USA Toll Free Number: 1-877-407-9205
International Toll Number: 1-201-689-8054

The instant replay of the Conference Call will be available until May 13, 2011 at 11:59 P.M. Eastern time. Instant replay access information is as follows:

USA Toll Free Number: 1-877-660-6853
International Toll Number: 1-201-612-7415
Account: 286
Conference ID: 369149

The live on-demand webcast of the Conference Call will be available on the Investor section of WRIT's website at www.writ.com. On-line playback of the webcast will be available 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 metro region. WRIT owns a diversified portfolio of 86 properties totaling approximately 11 million square feet of commercial space and 2,540 residential units, and land held for development. These 86 properties consist of 26 office properties, 16 industrial/flex properties, 18 medical office properties, 15 retail centers and 11 multi-family properties. WRIT shares are publicly traded on the New York Stock Exchange (NYSE: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 our earnings release and on our conference call 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, the potential for federal government budget reductions, changes in general and local economic and real estate market conditions, the timing and pricing of lease transactions, the effect of the current credit and financial market conditions, the availability and cost of capital, fluctuations in interest rates, tenants' financial conditions, levels of competition, the effect of government regulation, the impact of newly adopted accounting principles, and other risks and uncertainties detailed from time to time in our filings with the SEC, including our 2010 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. FFO is a non-GAAP measure and does not replace net income as a measure of performance or net cash provided by operating activities as a measure of liquidity. 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.

Core Funds From Operations ("Core FFO") is calculated by adjusting FFO for the following items (which we believe are not indicative of the performance of WRIT's operating portfolio and affect the comparative measurement of WRIT's operating performance over time): (1) gains or losses on extinguishment of debt, (2) costs related to the acquisition of properties and (3) real estate impairments, as appropriate. These items can vary greatly from period to period, depending upon the volume of our acquisition activity and debt retirements, among other factors. We believe that by excluding these items, Core FFO serves as a useful, supplementary measure of WRIT's ability to incur and service debt, and distribute dividends to its shareholders. Core FFO is a non-GAAP and non-standardized measure, and may be calculated differently by other REITs.

(2) Net Operating Income ("NOI"), defined as real estate rental revenue less real estate expenses, is a non-GAAP measure. NOI is calculated as net income, less non-real estate revenue and the results of discontinued operations (including the gain on sale, if any), plus interest expense, depreciation and amortization and general and administrative expenses. We provide NOI as a supplement to net income

- calculated in accordance with GAAP. As such, it should not be considered an alternative to net income as an indication of our operating performance. It is the primary performance measure we use to assess the results of our operations at the property level.
- (3) For purposes of evaluating comparative operating performance, we categorize our properties as “same-store” or “non-same-store”. A same-store property is one that was owned for the entirety of the periods being evaluated. A non-same-store property is one that was acquired or placed into service during either of the periods being evaluated.
- (4) Funds Available for Distribution (“FAD”) is a non-GAAP measure. It 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) real estate impairments, (5) amortization of restricted share and unit compensation, and adding or subtracting amortization of lease intangibles, as appropriate. We consider FAD 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-standardized measure and may be calculated differently by other REITs.

Physical Occupancy Levels by Same-Store Properties⁽ⁱ⁾ and All Properties

Segment	Physical Occupancy			
	Same-Store Properties		All Properties	
	1st QTR 2011	1st QTR 2010	1st QTR 2011	1st QTR 2010
Residential	95.3%	94.4%	95.3%	94.4%
Office	88.3%	90.2%	88.9%	89.7%
Medical Office	93.5%	93.8%	88.3%	87.7%
Retail	92.2%	93.2%	92.0%	93.2%
Industrial	80.2%	83.0%	80.2%	82.8%
Overall Portfolio	88.7%	90.0%	88.4%	89.0%

- (i) Same-Store properties include all properties that were owned for the entirety of the current and prior year reporting periods. For Q1 2010 and Q1 2011, same-store properties exclude:

Residential Acquisitions: none;
Office Acquisitions: Quantico Corporate Center, 1140 Connecticut Ave and 1227 25th Street;
Medical Office Acquisition: Lansdowne Medical Office Building;
Retail Acquisition: Gateway Overlook Shopping Center;
Industrial Acquisitions: none.

Also excluded from Same-Store Properties in Q1 2011 and Q1 2010 are:
Sold Properties: Charleston Business Center, Parklawn Plaza, Lexington, Saratoga, The Ridges, Ammendale I & II and Amvax;
Held for Sale Property: Dulles Station, Phase I.

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

<u>OPERATING RESULTS</u>	<u>Three Months Ended March 31,</u>	
	<u>2011</u>	<u>2010</u>
Revenue		
Real estate rental revenue	\$ 78,155	\$ 73,551
Expenses		
Real estate expenses	26,088	26,169
Depreciation and amortization	24,750	22,587
General and administrative	3,702	3,783
	<u>54,540</u>	<u>52,539</u>
Real estate operating income	23,615	21,012
Other income (expense):		
Interest expense	(17,126)	(16,838)
Gain (loss) on extinguishment of debt	—	(42)
Acquisition costs	(1,649)	(55)
Other income	306	289
	<u>(18,469)</u>	<u>(16,646)</u>
Income from continuing operations	5,146	4,366
Discontinued operations:		
Income (loss) from operations of properties sold or held for sale	(458)	899
Net income	4,688	5,265
Less: Net income attributable to noncontrolling interests in subsidiaries	(23)	(49)
Net income attributable to the controlling interests	<u>\$ 4,665</u>	<u>\$ 5,216</u>
Income from continuing operations attributable to the controlling interests	5,123	4,317
Continuing operations real estate depreciation and amortization	24,750	22,587
Funds from continuing operations ⁽¹⁾	<u>\$ 29,873</u>	<u>\$ 26,904</u>
Income and impairment from discontinued operations before gain on sale	(458)	899
Discontinued operations real estate depreciation and amortization	499	1,021
Funds from discontinued operations	<u>41</u>	<u>1,920</u>
Funds from operations ⁽¹⁾	<u>\$ 29,914</u>	<u>\$ 28,824</u>
Non-cash (gain) loss on extinguishment of debt	—	42
Tenant improvements	(2,370)	(2,012)
External and internal leasing commissions capitalized	(2,232)	(2,268)
Recurring capital improvements	(691)	(864)
Straight-line rents, net	(657)	(608)
Non-cash fair value interest expense	179	776
Non real estate depreciation & amortization of debt costs	874	993
Amortization of lease intangibles, net	(278)	(562)
Amortization and expensing of restricted share and unit compensation	1,257	1,633
Real estate impairment	599	—
Funds available for distribution ⁽⁴⁾	<u>\$ 26,595</u>	<u>\$ 25,954</u>

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

Per share data attributable to the controlling interests:		Three Months Ended March 31,	
		2011	2010
Income from continuing operations	(Basic)	\$ 0.08	\$ 0.07
	(Diluted)	\$ 0.08	\$ 0.07
Net income	(Basic)	\$ 0.07	\$ 0.09
	(Diluted)	\$ 0.07	\$ 0.09
Funds from continuing operations	(Basic)	\$ 0.45	\$ 0.45
	(Diluted)	\$ 0.45	\$ 0.45
Funds from operations	(Basic)	\$ 0.45	\$ 0.48
	(Diluted)	\$ 0.45	\$ 0.48
Dividends paid		\$ 0.4338	\$ 0.4325
Weighted average shares outstanding		65,885	59,898
Fully diluted weighted average shares outstanding		65,907	60,001

WASHINGTON REAL ESTATE INVESTMENT TRUST
CONSOLIDATED BALANCE SHEETS
(In thousands, except per share data)
(Unaudited)

	March 31, 2011	December 31, 2010
Assets		
Land	\$ 475,458	\$ 432,149
Income producing property	<u>2,013,854</u>	<u>1,938,629</u>
	2,489,312	2,370,778
Accumulated depreciation and amortization	<u>(555,578)</u>	<u>(534,570)</u>
Net income producing property	1,933,734	1,836,208
Development in progress	<u>26,263</u>	<u>26,240</u>
Total real estate held for investment, net	1,959,997	1,862,448
Investment in real estate sold or held for sale	40,868	41,892
Cash and cash equivalents	12,480	78,767
Restricted cash	24,316	21,552
Rents and other receivables, net of allowance for doubtful accounts of \$9,082 and \$8,394 respectively	53,278	49,227
Prepaid expenses and other assets	108,042	96,466
Other assets related to property sold or held for sale	<u>17,231</u>	<u>17,529</u>
Total assets	<u>\$2,216,212</u>	<u>\$2,167,881</u>
Liabilities		
Notes payable	\$ 753,692	\$ 753,587
Mortgage notes payable	379,333	380,171
Lines of credit	160,000	100,000
Accounts payable and other liabilities	60,129	51,036
Advance rents	12,722	12,589
Tenant security deposits	10,040	9,418
Other liabilities related to property sold or held for sale	<u>480</u>	<u>222</u>
Total liabilities	<u>\$1,376,396</u>	<u>\$1,307,023</u>
Shareholders' equity		
Shares of beneficial interest, \$0.01 par value; 100,000		
Shares authorized; 65,941 and 65,870 shares issued and outstanding, respectively	660	659
Additional paid-in capital	1,130,297	1,127,825
Distributions in excess of net income	<u>(293,860)</u>	<u>(269,935)</u>
Accumulated other comprehensive income	<u>(1,057)</u>	<u>(1,469)</u>
Total shareholders' equity	836,040	857,080
Noncontrolling interests in subsidiaries	<u>3,776</u>	<u>3,778</u>
Total equity	<u>839,816</u>	<u>860,858</u>
Total liabilities and equity	<u>\$2,216,212</u>	<u>\$2,167,881</u>

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

The following tables contain reconciliations of net income to same-store net operating income for the periods presented:

Three months ended March 31, 2011	Multifamily	Office	Medical Office	Retail	Industrial	Total
Same-store net operating income ⁽³⁾	\$ 7,665	\$19,905	\$7,505	\$7,255	\$ 5,720	\$ 48,050
Add: Net operating income from non-same-store properties ⁽³⁾	—	2,710	(43)	1,350	—	4,017
Total net operating income ⁽²⁾	\$ 7,665	\$22,615	\$7,462	\$8,605	\$ 5,720	\$ 52,067
Add/(deduct):						
Other income						306
Acquisition costs						(1,649)
Interest expense						(17,126)
Depreciation and amortization						(24,750)
General and administrative expenses						(3,702)
Income (loss) from operations of properties sold or held for sale						(458)
Net income						4,688
Less: Net income attributable to noncontrolling interests in subsidiaries						(23)
Net income attributable to the controlling interests						\$ 4,665

Three months ended March 31, 2010	Multifamily	Office	Medical Office	Retail	Industrial	Total
Same-store net operating income ⁽³⁾	\$ 6,739	\$20,198	\$7,603	\$7,217	\$ 5,764	\$ 47,521
Add: Net operating income from non-same-store properties ⁽³⁾	—	—	(139)	—	—	(139)
Total net operating income ⁽²⁾	\$ 6,739	\$20,198	\$7,464	\$7,217	\$ 5,764	\$ 47,382
Add/(deduct):						
Other income						289
Acquisition costs						(55)
Interest expense						(16,838)
Gain (loss) on extinguishment of debt						(42)
Depreciation and amortization						(22,587)
General and administrative expenses						(3,783)
Income (loss) from operations of properties sold or held for sale						899
Net income						5,265
Less: Net income attributable to noncontrolling interests in subsidiaries						(49)
Net income attributable to the controlling interests						\$ 5,216

The following table contains a reconciliation of net income attributable to the controlling interests to funds from operations and core funds from operations for the periods presented:

	Three Months Ended March 31,	
	2011	2010
Net income attributable to the controlling interests	\$ 4,665	\$ 5,216
Add/(deduct):		
Real estate depreciation and amortization	24,750	22,587
Discontinued operations:		
Real estate depreciation and amortization	499	1,021
Funds from Operations ⁽¹⁾	29,914	28,824
Add/(deduct):		
Real estate impairment	599	—
Loss (gain) on extinguishment of debt	—	42
Acquisition costs	1,649	55
Core funds from operations ⁽¹⁾	<u>\$ 32,162</u>	<u>\$ 28,921</u>

<u>Per share data attributable to the controlling interests:</u>		Three Months Ended March 31,	
		2011	2010
Funds from operations	(Basic)	\$ 0.45	\$ 0.48
	(Diluted)	\$ 0.45	\$ 0.48
Core funds from operations	(Basic)	\$ 0.49	\$ 0.48
	(Diluted)	\$ 0.49	\$ 0.48
Weighted average shares outstanding		65,885	59,898
Fully diluted weighted average shares outstanding		65,907	60,001

WRIT

WASHINGTON
REAL ESTATE
INVESTMENT
TRUST



**1140 Connecticut Avenue
Washington, DC**
Acquired January 11, 2011



**1227 25th Street
Washington, DC**
Acquired March 30, 2011

First Quarter 2011

Supplemental Operating and Financial Data

for the Quarter Ended March 31, 2011

Contact:

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Chief Financial Officer

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Rockville, MD 20852

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Washington Real Estate Investment Trust (“WRIT”) is a self-administered, self-managed, equity real estate investment trust investing in income-producing properties in the greater Washington metro region. WRIT is diversified, as it invests in office, medical office, industrial/flex, retail, and multifamily properties and land for development.

In the first quarter of 2011, WRIT acquired two downtown Washington, DC office assets. 1140 Connecticut Avenue is a twelve story, 184,000 square foot office building with a three level parking garage. The purchase price was \$80.25 million. The property was 99% leased at the time of purchase to 25 office tenants and four retail tenants. It is located near the intersection of Connecticut Avenue and M Street in the heart of Washington’s “Golden Triangle” Central Business District, less than one block from the Farragut North Metro Station (Red Line) and two blocks from the Farragut West Metro Station (Blue and Orange Lines). WRIT funded this acquisition using available cash and its line of credit, and expects to achieve a first year unleveraged yield on 6.0% on a cash basis.

The second downtown office acquisition, 1227 25th Street, is an eight story, 130,000 square foot building with a two level parking garage. The purchase price was \$47.0 million. The property was 72% leased at the time of purchase to the GSA and law firm tenants. It is located near the corner of 25th and M Streets in Washington’s West End submarket, immediately adjacent to WRIT’s 2445 M Street office building acquired in 2008. WRIT funded this acquisition using available cash and its line of credit, and projects a stabilized cash yield of 8.7%.

Subsequent to quarter end, WRIT completed the sale of Dulles Station West Phase I, a 180,000 square foot office building in Herndon, Virginia, for \$58.8 million. WRIT acquired the land for Dulles Station West Phases I and II in 2005 and completed construction on Phase I in 2007. It is 100% leased to tenants including IBM and National Student Clearinghouse. Phase II, which was not included in the transaction, is zoned for future development of a 340,000 square foot office building.

WRIT signed commercial leases for 416,000 square feet with an average lease term of 4.9 years. The average rental rate increase on new and renewal leases was -0.6% on a GAAP basis and -7.5% on a cash basis. Commercial tenant improvement costs were \$3.09 per square foot and leasing costs were \$3.56 per square foot for the quarter.

As of March 31, 2011, WRIT owned a diversified portfolio of 87 properties totaling approximately 11 million square feet of commercial space and 2,540 residential units, and land held for development. These 87 properties consist of 27 office properties, 18 medical office properties, 16 industrial/flex properties, 15 retail centers and 11 multifamily properties. WRIT shares are publicly traded on the New York Stock Exchange (NYSE:WRE).

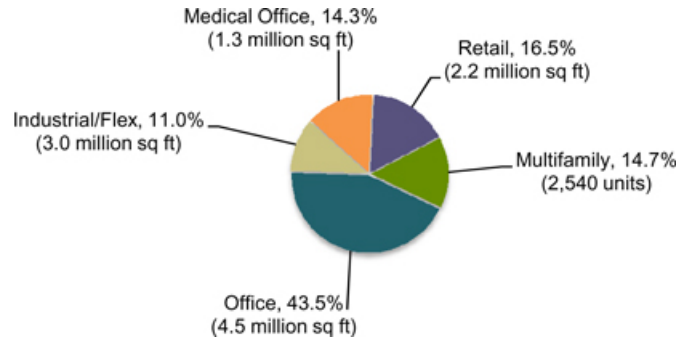
Net Operating Income Contribution by Sector*

First Quarter 2011

WRIT

WASHINGTON
REAL ESTATE
INVESTMENT
TRUST

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



* Excludes discontinued operations:

Held for Sale Properties: Dulles Station Phase I.

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, the potential for federal government budget reductions, changes in general and local economic and real estate market conditions, the timing and pricing of lease transactions, the effect of the current credit and financial market conditions, the availability and cost of capital, fluctuations in interest rates, tenants’ financial conditions, levels of competition, the effect of government regulation, the impact of newly adopted accounting principles, and other risks and uncertainties detailed from time to time in our filings with the SEC, including our 2010 Form 10-K. We assume no obligation to update or supplement forward-looking statements that become untrue because of subsequent events.

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OPERATING RESULTS	Three Months Ended				
	03/31/11	12/31/10	09/30/10	06/30/10	03/31/10
Real estate rental revenue	\$ 78,155	\$ 74,012	\$ 73,585	\$ 72,402	\$ 73,551
Real estate expenses	(26,088)	(23,456)	(24,164)	(23,172)	(26,169)
	52,067	50,556	49,421	49,230	47,382
Real estate depreciation and amortization	(24,750)	(23,384)	(23,327)	(22,720)	(22,587)
Income from real estate	27,317	27,172	26,094	26,510	24,795
Other income	306	318	289	297	289
Acquisition costs	(1,649)	(709)	12	(409)	(55)
Gain from non-disposal activities	—	3	4	—	—
Gain (loss) on extinguishment of debt	—	(8,896)	(238)	—	(42)
Interest expense	(17,126)	(17,801)	(16,965)	(16,785)	(16,838)
General and administrative	(3,702)	(3,951)	(3,153)	(3,519)	(3,783)
Income (loss) from continuing operations	5,146	(3,864)	6,043	6,094	4,366
Discontinued operations:					
Income (loss) from operations of properties sold or held for sale	(458)	822	615	985	899
Gain on sale of real estate	—	13,657	—	7,942	—
Income from discontinued operations	(458)	14,479	615	8,927	899
Net income	4,688	10,615	6,658	15,021	5,265
Less: Net income from noncontrolling interests	(23)	(24)	(33)	(27)	(49)
Net income attributable to the controlling interests	\$ 4,665	\$ 10,591	\$ 6,625	\$ 14,994	\$ 5,216
Per Share Data					
Net income attributable to the controlling interests	\$ 0.07	\$ 0.16	\$ 0.10	\$ 0.24	\$ 0.09
Fully diluted weighted average shares outstanding	65,907	64,536	63,055	61,287	60,001
Percentage of Revenues:					
Real estate expenses	33.4%	31.7%	32.8%	32.0%	35.6%
General and administrative	4.7%	5.3%	4.3%	4.9%	5.1%
Ratios:					
Adjusted EBITDA / Interest expense	2.8 x	2.7 x	2.8 x	2.8 x	2.7 x
Income from continuing operations attributable to the controlling interest/Total real estate revenue	6.6%	-5.3%	8.2%	8.4%	5.9%
Net income attributable to the controlling interest/Total real estate revenue	6.0%	14.3%	9.0%	20.7%	7.1%

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

Consolidated Balance Sheets

 (In thousands)
 (Unaudited)


	March 31, 2011	December 31, 2010	September 30, 2010	June 30, 2010	March 31, 2010
Assets					
Land	\$ 475,458	\$ 432,149	\$ 403,333	\$ 403,315	\$ 393,917
Income producing property	<u>2,013,854</u>	<u>1,938,629</u>	<u>1,875,405</u>	<u>1,867,057</u>	<u>1,813,721</u>
	2,489,312	2,370,778	2,278,738	2,270,372	2,207,638
Accumulated depreciation and amortization	<u>(555,578)</u>	<u>(534,570)</u>	<u>(514,337)</u>	<u>(494,127)</u>	<u>(474,631)</u>
Net income producing property	1,933,734	1,836,208	1,764,401	1,776,245	1,733,007
Development in progress, including land held for development	<u>26,263</u>	<u>26,240</u>	<u>26,103</u>	<u>25,952</u>	<u>25,502</u>
Total real estate held for investment, net	1,959,997	1,862,448	1,790,504	1,802,197	1,758,509
Investment in real estate held for sale, net	40,868	41,892	75,684	76,385	90,937
Cash and cash equivalents	12,480	78,767	262,413	13,338	10,758
Restricted cash	24,316	21,552	19,858	21,567	19,035
Rents and other receivables, net of allowance for doubtful accounts	53,278	49,227	49,171	46,072	45,766
Prepaid expenses and other assets	108,042	96,466	92,878	85,246	79,105
Other assets related to properties sold or held for sale	<u>17,231</u>	<u>17,529</u>	<u>20,471</u>	<u>22,035</u>	<u>22,866</u>
Total assets	<u>\$2,216,212</u>	<u>\$2,167,881</u>	<u>\$2,310,979</u>	<u>\$2,066,840</u>	<u>\$2,026,976</u>
Liabilities and Equity					
Notes payable	\$ 753,692	\$ 753,587	\$ 930,201	\$ 689,007	\$ 688,358
Mortgage notes payable	379,333	380,171	381,109	381,929	382,735
Lines of credit/short-term note payable	160,000	100,000	100,000	107,000	110,000
Accounts payable and other liabilities	60,129	51,036	53,854	54,169	52,903
Advance rents	12,722	12,589	10,586	10,196	9,489
Tenant security deposits	10,040	9,418	9,418	9,299	9,469
Other liabilities related to properties sold or held for sale	<u>480</u>	<u>222</u>	<u>951</u>	<u>22,945</u>	<u>23,751</u>
Total Liabilities	<u>1,376,396</u>	<u>1,307,023</u>	<u>1,486,119</u>	<u>1,274,545</u>	<u>1,276,705</u>
Equity					
Shares of beneficial interest, \$0.01 par value; 100,000 shares authorized	660	659	642	625	607
Additional paid-in capital	1,130,297	1,127,825	1,074,308	1,020,768	966,952
Distributions in excess of net income	(293,860)	(269,935)	(251,964)	(230,942)	(219,094)
Accumulated other comprehensive income (loss)	<u>(1,057)</u>	<u>(1,469)</u>	<u>(1,906)</u>	<u>(1,949)</u>	<u>(2,004)</u>
Total shareholders' equity	836,040	857,080	821,080	788,502	746,461
Noncontrolling interests in subsidiaries	<u>3,776</u>	<u>3,778</u>	<u>3,780</u>	<u>3,793</u>	<u>3,810</u>
Total equity	<u>839,816</u>	<u>860,858</u>	<u>824,860</u>	<u>792,295</u>	<u>750,271</u>
Total liabilities and equity	<u>\$2,216,212</u>	<u>\$2,167,881</u>	<u>\$2,310,979</u>	<u>\$2,066,840</u>	<u>\$2,026,976</u>
Total Debt / Total Market Capitalization	<u>0.39:1</u>	<u>0.38:1</u>	<u>0.41:1</u>	<u>0.41:1</u>	<u>0.39:1</u>

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				
	3/31/2011	12/31/2010	9/30/2010	6/30/2010	3/31/2010
Funds from operations⁽¹⁾					
Net income (loss) attributable to the controlling interests	\$ 4,665	\$ 10,591	\$ 6,625	\$ 14,994	\$ 5,216
Real estate depreciation and amortization	24,750	23,384	23,327	22,720	22,587
Gain from non-disposal activities	—	(3)	(4)	—	—
Discontinued operations:					
Gain on sale of real estate	—	(13,657)	—	(7,942)	—
Real estate depreciation and amortization	499	807	951	949	1,021
Funds From Operations (FFO)	<u>\$29,914</u>	<u>\$ 21,122</u>	<u>\$30,899</u>	<u>\$30,721</u>	<u>\$28,824</u>
Loss (gain) on extinguishment of debt	—	8,896	238	—	42
Real estate impairment	599	—	—	—	—
Acquisition costs	1,649	709	(12)	409	55
Core FFO⁽³⁾	<u>\$32,162</u>	<u>\$ 30,727</u>	<u>\$31,125</u>	<u>\$31,130</u>	<u>\$28,921</u>
FFO per share - basic	\$ 0.45	\$ 0.33	\$ 0.49	\$ 0.50	\$ 0.48
FFO per share - fully diluted	\$ 0.45	\$ 0.33	\$ 0.49	\$ 0.50	\$ 0.48
Core FFO per share - fully diluted	\$ 0.49	\$ 0.48	\$ 0.49	\$ 0.51	\$ 0.48
Funds available for distribution⁽²⁾					
FFO	\$29,914	\$ 21,122	\$30,899	\$30,721	\$28,824
Non-cash (gain)/loss on extinguishment of debt	—	2,922	238	—	42
Tenant improvements	(2,370)	(6,373)	(2,863)	(2,331)	(2,012)
External and internal leasing commissions capitalized	(2,232)	(2,089)	(3,387)	(1,767)	(2,268)
Recurring capital improvements	(691)	(1,698)	(1,377)	(1,999)	(864)
Straight-line rent, net	(657)	(951)	(1,099)	(812)	(608)
Non-cash fair value interest expense	179	345	760	783	776
Non-real estate depreciation and amortization	874	889	1,094	993	993
Amortization of lease intangibles, net	(278)	(437)	(413)	(405)	(562)
Amortization and expensing of restricted share and unit compensation	1,257	1,553	1,311	1,355	1,633
Real estate impairment	599	—	—	—	—
Funds Available for Distribution (FAD)	<u>\$26,595</u>	<u>\$ 15,283</u>	<u>\$25,163</u>	<u>\$26,538</u>	<u>\$25,954</u>
Cash loss (gain) on extinguishment of debt	—	5,974	—	—	—
Acquisition costs	1,649	709	(12)	409	55
Core FAD⁽⁴⁾	<u>\$28,244</u>	<u>\$ 21,966</u>	<u>\$25,151</u>	<u>\$26,947</u>	<u>\$26,009</u>
FAD per share - basic	\$ 0.40	\$ 0.24	\$ 0.40	\$ 0.43	\$ 0.43
FAD per share - fully diluted	\$ 0.40	\$ 0.24	\$ 0.40	\$ 0.43	\$ 0.43
Core FAD per share - fully diluted	\$ 0.43	\$ 0.34	\$ 0.40	\$ 0.44	\$ 0.43
Common dividend per share	\$0.4338	\$ 0.4338	\$0.4325	\$0.4325	\$0.4325
Average shares - basic	65,885	64,536	62,894	61,171	59,898
Average shares - fully diluted	65,907	64,536	63,055	61,287	60,001

- (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, (4) non-cash fair value interest expense and (5) amortization of restricted share compensation, then adding or subtracting the (6) amortization of lease intangibles, (7) real estate impairment and (8) non-cash gain/loss on extinguishment of debt, 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) Core Funds From Operations ("Core FFO") is calculated by adjusting FFO for the following items (which we believe are not indicative of the performance of WRIT's operating portfolio and affect the comparative measurement of WRIT's operating performance over time): (1) gains or losses on extinguishment of debt, (2) costs related to the acquisition of properties and (3) property impairments, as appropriate. These items can vary greatly from period to period, depending upon the volume of our acquisition activity and debt retirements, among other factors. We believe that by excluding these items, Core FFO serves as a useful, supplementary measure of WRIT's ability to incur and service debt, and distribute dividends to its shareholders. Core FFO is a non-GAAP and non-standardized measure, and may be calculated differently by other REITs.
- (4) Core Funds Available for Distribution ("Core FAD") is calculated by adjusting FAD for the following items (which we believe are not indicative of the performance of WRIT's operating portfolio and affect the comparative measurement of WRIT's operating performance over time): (1) gains or losses on extinguishment of debt, (2) costs related to the acquisition of properties and (3) property impairments, as appropriate. These items can vary greatly from period to period, depending upon the volume of our acquisition activity and debt retirements, among other factors. We believe that by excluding these items, Core FFO serves as a useful, supplementary measure of WRIT's ability to incur and service debt, and distribute dividends to its shareholders. Core FFO is a non-GAAP and non-standardized measure, and may be calculated differently by other REITs.

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



	Three Months Ended				
	03/31/11	12/31/10	09/30/10	06/30/10	03/31/10
Adjusted EBITDA⁽¹⁾					
Net income attributable to the controlling interests	\$ 4,665	\$ 10,591	\$ 6,625	\$14,994	\$ 5,216
Add:					
Interest expense, including discontinued operations	17,126	17,801	17,100	17,013	17,065
Real estate depreciation and amortization, including discontinued operations	25,249	24,191	24,278	23,669	23,608
Real estate impairment	599	—	—	—	—
Non-real estate depreciation	268	279	277	274	272
Less:					
Gain on sale of real estate	—	(13,657)	—	(7,942)	—
Loss (gain) on extinguishment of debt	—	8,896	238	—	42
Gain from non-disposal activities	—	(3)	(4)	—	—
Adjusted EBITDA	<u>\$47,907</u>	<u>\$ 48,098</u>	<u>\$48,514</u>	<u>\$48,008</u>	<u>\$46,203</u>

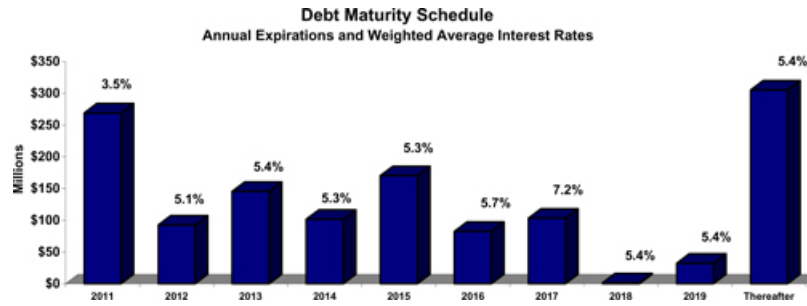
⁽¹⁾ Adjusted EBITDA is earnings before interest expense, taxes, depreciation, amortization, gain on sale of real estate, gain/loss on extinguishment of debt and gain from non-disposal activities. We consider Adjusted EBITDA to be an appropriate supplemental performance measure because it permits investors to view income from operations without the effect of depreciation, the cost of debt or non-operating gains and losses. Adjusted EBITDA is a non-GAAP measure.

	March 31, 2011	December 31, 2010	September 30, 2010	June 30, 2010	March 31, 2010
Balances Outstanding					
Secured					
Conventional fixed rate	\$ 379,333	\$ 380,171	\$ 381,109	\$ 403,612 ⁽¹⁾	\$ 404,518 ⁽¹⁾
Secured total	<u>379,333</u>	<u>380,171</u>	<u>381,109</u>	<u>403,612</u>	<u>404,518</u>
Unsecured					
Fixed rate bonds and notes	753,692	753,587	930,201	689,007	688,358
Credit facility	160,000	100,000	100,000	107,000	110,000
Unsecured total	<u>913,692</u>	<u>853,587</u>	<u>1,030,201</u>	<u>796,007</u>	<u>798,358</u>
Total	<u>\$1,293,025</u>	<u>\$1,233,758</u>	<u>\$1,411,310</u>	<u>\$1,199,619</u>	<u>\$1,202,876</u>
Average Interest Rates					
Secured					
Conventional fixed rate	5.9%	5.9%	5.9%	5.9%	5.9%
Secured total	<u>5.9%</u>	<u>5.9%</u>	<u>5.9%</u>	<u>5.9%</u>	<u>5.9%</u>
Unsecured					
Fixed rate bonds	5.4%	5.4%	5.5%	5.7%	5.7%
Credit facilities	1.8% ⁽²⁾	2.5% ⁽²⁾	2.5% ⁽²⁾	2.4% ⁽²⁾	2.4% ⁽²⁾
Unsecured total	<u>4.8%</u>	<u>5.1%</u>	<u>5.2%</u>	<u>5.3%</u>	<u>5.2%</u>
Average	<u>5.1%</u>	<u>5.4%</u>	<u>5.4%</u>	<u>5.5%</u>	<u>5.5%</u>

Note: The current balances outstanding of the secured and unsecured fixed rate bonds and notes are shown net of discounts/premiums in the amount of \$6.5 million and \$2.8 million, respectively.

⁽¹⁾ Balance includes the mortgage note payable secured by The Ridges, a property we sold on December 21, 2010, which has been reclassified to "Other liabilities related to properties sold or held for sale." We repaid this mortgage note payable without penalty on July 12, 2010.

⁽²⁾ On December 1, 2009, we borrowed \$100.0 million on a line of credit in order to prepay the \$100.0 million term loan. Through February 19, 2010, the interest rate on this \$100.0 million borrowing on our lines of credit is effectively fixed by an interest rate swap at 3.375%. Beginning February 20, 2010 through November 1, 2011, an interest rate swap effectively fixes the interest rate at 2.525%.



Future Maturities of Debt

Year	Secured Debt	Unsecured Debt	Credit Facilities	Total Debt	Average Interest Rate
2011	\$ 12,344	\$ 96,521	\$ 160,000	\$ 268,865	3.5%
2012	42,489	50,000	—	92,489	5.1%
2013	85,504	60,000	—	145,504	5.4%
2014	1,516	100,000	—	101,516	5.3%
2015	20,040	150,000	—	170,040	5.3%
2016	82,281	—	—	82,281	5.7%
2017	103,193	—	—	103,193	7.2%
2018	1,402	—	—	1,402	5.4%
2019	32,061	—	—	32,061	5.4%
Thereafter	5,041	300,000	—	305,041	5.4%
Total maturities	\$ 385,871	\$ 756,521	\$ 160,000	\$1,302,392	5.1%

Weighted average maturity = 4.8 years

	Unsecured Notes Payable		Unsecured Line of Credit #1 (\$75.0 million)		Unsecured Line of Credit #2 (\$262.0 million)	
	Quarter Ended March 31, 2011	Covenant	Quarter Ended March 31, 2011	Covenant	Quarter Ended March 31, 2011	Covenant
% of Total Indebtedness to Total Assets ⁽¹⁾	43.6%	£ 65.0%	N/A	N/A	N/A	N/A
Ratio of Income Available for Debt Service to Annual Debt Service	3.0	³ 1.5	N/A	N/A	N/A	N/A
% of Secured Indebtedness to Total Assets ⁽¹⁾	12.8%	£ 40.0%	N/A	N/A	N/A	N/A
Ratio of Total Unencumbered Assets ⁽²⁾ to Total Unsecured Indebtedness	2.2	³ 1.5	N/A	N/A	N/A	N/A
Tangible Net Worth	N/A	N/A	\$ 1.1 billion	³ \$808.6 million	\$ 1.1 billion	³ \$808.6 million
% of Total Liabilities to Gross Asset Value ⁽⁴⁾	N/A	N/A	53.1%	£ 60.0%	51.5%	£ 60.0%
% of Secured Indebtedness to Gross Asset Value ⁽⁴⁾	N/A	N/A	14.5%	£ 35.0%	14.2%	£ 35.0%
Ratio of EBITDA ⁽³⁾ to Fixed Charges ⁽⁵⁾	N/A	N/A	2.52	³ 1.75	2.52	³ 1.75
Ratio of Unencumbered Pool Value ⁽⁷⁾ to Unsecured Indebtedness	N/A	N/A	2.36	³ 1.67	N/A	N/A
Ratio of Unencumbered Net Operating Income to Unsecured Interest Expense	N/A	N/A	N/A	N/A	3.31	³ 2.00
% of Development in Progress to Gross Asset Value ⁽⁴⁾	N/A	N/A	1.0%	£ 30.0%	1.0%	£ 20.0%
% of Non-Wholly Owned Assets ⁽⁶⁾ to Gross Asset Value ⁽⁴⁾	N/A	N/A	1.3%	£ 15.0%	1.3%	£ 15.0%

- (1) Total Assets is calculated by applying a capitalization rate of 7.50% to the EBITDA⁽³⁾ from the last four consecutive quarters, excluding EBITDA from acquired, disposed, and non-stabilized development properties.
- (2) Total Unencumbered Assets is calculated by applying a capitalization rate of 7.50% to the EBITDA⁽³⁾ from unencumbered properties from the last four consecutive quarters, excluding EBITDA from acquired, disposed, and non-stabilized development properties.
- (3) EBITDA is defined in our debt covenants as earnings before interest income, interest expense, taxes, depreciation, amortization, gain on sale of real estate, real estate impairments, gain/loss on extinguishment of debt and gain from non-disposal activities.
- (4) Gross Asset Value is calculated by applying a capitalization rate to the annualized EBITDA⁽³⁾ from the most recently ended quarter, excluding EBITDA from disposed properties and current quarter acquisitions. To this amount, the purchase price of current quarter acquisitions, cash and cash equivalents and development in progress is added.
- (5) Fixed Charges consist of interest expense, principal payments, ground lease payments and replacement reserve payments.
- (6) Non-Wholly Owned Assets is calculated by applying a capitalization rate of 7.50% to the EBITDA⁽³⁾ from properties subject to a joint operating agreement (i.e. NVIP I&II). We add to this amount the development in progress subject to a joint operating agreement (i.e. 4661 Kenmore Avenue).
- (7) Unencumbered Pool Value is calculated by applying a capitalization rate of 7.75% to the net operating income from unencumbered properties owned for the entire quarter. To this we add the purchase price of unencumbered acquisitions during the current quarter and development in progress.

	March 31, 2011	December 31, 2010	September 30, 2010	June 30, 2010	March 31, 2010
Market Data					
Shares Outstanding	65,941	65,870	64,093	62,380	60,545
Market Price per Share	\$ 31.09	\$ 30.99	\$ 31.73	\$ 27.59	\$ 30.55
Equity Market Capitalization	\$2,050,106	\$2,041,311	\$ 2,033,671	\$1,721,064	\$1,849,650
Total Debt	\$1,293,025	\$1,233,758	\$ 1,411,310	\$1,199,619 ⁽³⁾	\$1,202,876 ⁽³⁾
Total Market Capitalization	\$3,343,131	\$3,275,069	\$ 3,444,981	\$2,920,683	\$3,052,526
Total Debt to Market Capitalization	<u>0.39:1</u>	<u>0.38:1</u>	<u>0.41:1</u>	<u>0.41:1</u>	<u>0.39:1</u>
Earnings to Fixed Charges ⁽¹⁾	1.3 x	0.8 x	1.3 x	1.3 x	1.2 x
Debt Service Coverage Ratio ⁽²⁾	2.7 x	2.5 x	2.7 x	2.7 x	2.5 x
Dividend Data					
Total Dividends Paid	\$ 28,587	\$ 28,438	\$ 27,485	\$ 26,677	\$ 25,890
Common Dividend per Share	\$ 0.4338	\$ 0.4338	\$ 0.4325	\$ 0.4325	\$ 0.4325
Payout Ratio (Core FFO per share basis)	88.5%	90.4%	88.3%	84.8%	90.1%
Payout Ratio (Core FAD per share basis)	100.9%	127.6%	108.1%	98.3%	100.6%
Payout Ratio (FAD per share basis)	108.4%	180.7%	108.1%	100.6%	100.6%

- ⁽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 attributable to the controlling interests 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 Adjusted EBITDA (see page 7) by interest expense and principal amortization.
- ⁽³⁾ "Total Debt" balance includes a \$22.5 million mortgage notes payable secured by The Ridges, a property we sold on December 21, 2010, that has been reclassified to "Other liabilities related to properties sold or held for sale." We repaid this mortgage note payable without penalty on July 12, 2010.

	First Quarter ⁽¹⁾	
	NOI Growth	Rental Rate Growth
Cash Basis:		
Multifamily	14.2%	3.3%
Office Buildings	1.2%	2.7%
Medical Office Buildings	-1.2%	3.4%
Retail Centers	-1.8%	0.5%
Industrial/Flex	0.5%	3.7%
Overall Same-Store Portfolio	2.1%	2.7%
	First Quarter ⁽¹⁾	
	NOI Growth	Rental Rate Growth
GAAP Basis:		
Multifamily	13.7%	3.3%
Office Buildings	-1.5%	1.9%
Medical Office Buildings	-1.3%	3.7%
Retail Centers	0.5%	0.9%
Industrial/Flex	-0.8%	2.8%
Overall Same-Store Portfolio	1.1%	2.4%

¹ Non same-store properties were:

Acquisitions: Office - 1140 Connecticut Avenue, 1227 25th Street and Quantico Corporate Center;
Retail - Gateway Overlook;
Medical Office - Lansdowne Medical Office Building.

Held for sale and sold properties: Office - Dulles Station, Phase I, Parklawn Plaza, Saratoga Building, Lexington Building and the Ridges;
Industrial - Crossroads Distribution Center, Charleston Business Center, Ammendale I&II and Amvax.

Same-Store Portfolio Net Operating Income (NOI) Summary
(In thousands)

WRIT

WASHINGTON
 REAL ESTATE
 INVESTMENT
 TRUST

	Three Months Ended March 31,		
	2011	2010	% Change
Cash Basis:			
Multifamily	\$ 7,466	\$ 6,540	14.2%
Office Buildings	19,421	19,199	1.2%
Medical Office Buildings	7,309	7,398	-1.2%
Retail Centers	7,132	7,263	-1.8%
Industrial/Flex	5,848	5,818	0.5%
	<u>\$47,176</u>	<u>\$46,218</u>	<u>2.1%</u>
GAAP Basis:			
Multifamily	\$ 7,665	\$ 6,739	13.7%
Office Buildings	19,905	20,198	-1.5%
Medical Office Buildings	7,505	7,603	-1.3%
Retail Centers	7,255	7,217	0.5%
Industrial/Flex	5,720	5,764	-0.8%
	<u>\$48,050</u>	<u>\$47,521</u>	<u>1.1%</u>

	Three Months Ended March 31, 2011						
	Multifamily	Office	Medical Office	Retail	Industrial/Flex	Corporate and Other	Total
Real estate rental revenue							
Same-store portfolio	\$ 12,493	\$ 30,073	\$ 11,023	\$10,225	\$ 8,281	\$ —	\$ 72,095
Non same-store - acquired and in development ¹	—	4,030	108	1,922	—	—	6,060
Total	12,493	34,103	11,131	12,147	8,281	—	78,155
Real estate expenses							
Same-store portfolio	4,828	10,168	3,518	2,970	2,561	—	24,045
Non same-store - acquired and in development ¹	—	1,320	151	572	—	—	2,043
Total	4,828	11,488	3,669	3,542	2,561	—	26,088
Net Operating Income (NOI)							
Same-store portfolio	7,665	19,905	7,505	7,255	5,720	—	48,050
Non same-store - acquired and in development ¹	—	2,710	(43)	1,350	—	—	4,017
Total	<u>\$ 7,665</u>	<u>\$ 22,615</u>	<u>\$ 7,462</u>	<u>\$ 8,605</u>	<u>\$ 5,720</u>	<u>\$ —</u>	<u>\$ 52,067</u>
Same-store portfolio NOI GAAP basis (from above)	\$ 7,665	\$ 19,905	\$ 7,505	\$ 7,255	\$ 5,720	\$ —	\$ 48,050
Straight-line revenue, net for same-store properties	(8)	(258)	(113)	(59)	176	—	(262)
FAS 141 Min Rent	(191)	(361)	(93)	(79)	(54)	—	(778)
Amortization of lease intangibles for same-store properties	—	135	10	15	6	—	166
Same-store portfolio NOI, cash basis	<u>\$ 7,466</u>	<u>\$ 19,421</u>	<u>\$ 7,309</u>	<u>\$ 7,132</u>	<u>\$ 5,848</u>	<u>\$ —</u>	<u>\$ 47,176</u>
Reconciliation of NOI to Net Income							
Total NOI	\$ 7,665	\$ 22,615	\$ 7,462	\$ 8,605	\$ 5,720	\$ —	\$ 52,067
Other income	—	—	—	—	—	306	306
Acquisition costs	—	—	—	—	—	(1,649)	(1,649)
Interest expense	(1,686)	(2,230)	(1,313)	(306)	(234)	(11,357)	(17,126)
Depreciation and amortization	(3,134)	(12,288)	(3,827)	(2,662)	(2,528)	(311)	(24,750)
General and administrative	—	—	—	—	—	(3,702)	(3,702)
Discontinued operations ²	—	(458)	—	—	—	—	(458)
Net Income	2,845	7,639	2,322	5,637	2,958	(16,713)	4,688
Net income attributable to noncontrolling interests	—	—	—	—	—	(23)	(23)
Net income attributable to the controlling interests	<u>\$ 2,845</u>	<u>\$ 7,639</u>	<u>\$ 2,322</u>	<u>\$ 5,637</u>	<u>\$ 2,958</u>	<u>\$ (16,736)</u>	<u>\$ 4,665</u>

¹ Non same-store acquired and in development properties:

Acquisitions: Office - 1140 Connecticut Avenue, 1227 25th Street and Quantico Corporate Center;
Retail - Gateway Overlook;
Medical Office - Lansdowne Medical Office Building.

² Discontinued operations include a held for sale property: Office - Dulles Station, Phase I.

	Three Months Ended March 31, 2010						Corporate and Other	Total
	Multifamily	Office	Medical Office	Retail	Industrial/Flex			
Real estate rental revenue								
Same-store portfolio	\$ 11,842	\$ 30,973	\$ 11,415	\$10,501	\$ 8,820	\$ —	\$ 73,551	
Non same-store - acquired and in development ¹	—	—	—	—	—	—	—	
Total	11,842	30,973	11,415	10,501	8,820	—	73,551	
Real estate expenses								
Same-store portfolio	5,103	10,775	3,812	3,284	3,056	—	26,030	
Non same-store - acquired and in development ¹	—	—	139	—	—	—	139	
Total	5,103	10,775	3,951	3,284	3,056	—	26,169	
Net operating income (NOI)								
Same-store portfolio	6,739	20,198	7,603	7,217	5,764	—	47,521	
Non same-store - acquired and in development ¹	—	—	(139)	—	—	—	(139)	
Total	<u>\$ 6,739</u>	<u>\$ 20,198</u>	<u>\$ 7,464</u>	<u>\$ 7,217</u>	<u>\$ 5,764</u>	<u>\$ —</u>	<u>\$ 47,382</u>	
Same-store portfolio NOI GAAP basis (from above)	\$ 6,739	\$ 20,198	\$ 7,603	\$ 7,217	\$ 5,764	\$ —	\$ 47,521	
Straight-line revenue, net for same-store properties	(8)	(529)	(109)	122	90	—	(434)	
FAS 141 Min Rent	(191)	(528)	(99)	(84)	(41)	—	(943)	
Amortization of lease intangibles for same-store properties	—	58	3	8	5	—	74	
Same-store portfolio NOI, cash basis	<u>\$ 6,540</u>	<u>\$ 19,199</u>	<u>\$ 7,398</u>	<u>\$ 7,263</u>	<u>\$ 5,818</u>	<u>\$ —</u>	<u>\$ 46,218</u>	
Reconciliation of NOI to net income								
Total NOI	\$ 6,739	\$ 20,198	\$ 7,464	\$ 7,217	\$ 5,764	\$ —	\$ 47,382	
Other income (expense)	—	—	—	—	—	289	289	
Acquisition costs	—	—	—	—	—	(55)	(55)	
Interest expense	(1,693)	(2,337)	(1,342)	(320)	(238)	(10,908)	(16,838)	
Depreciation and amortization	(3,442)	(10,568)	(3,861)	(1,795)	(2,601)	(320)	(22,587)	
General and administrative	—	—	—	—	—	(3,783)	(3,783)	
Discontinued operations ²	—	364	—	—	535	—	899	
Gain (loss) on extinguishment of debt	—	—	—	—	—	(42)	(42)	
Net income	1,604	7,657	2,261	5,102	3,460	(14,819)	5,265	
Net income attributable to noncontrolling interests	—	—	—	—	—	(49)	(49)	
Net income attributable to the controlling interests	<u>\$ 1,604</u>	<u>\$ 7,657</u>	<u>\$ 2,261</u>	<u>\$ 5,102</u>	<u>\$ 3,460</u>	<u>\$ (14,868)</u>	<u>\$ 5,216</u>	

¹ Non same-store acquired and in development properties:

Acquisitions: Medical Office - Lansdowne Medical Office Building.

² Discontinued operations include held for sale and sold properties: Office - Parklawn Plaza, Saratoga Building, Lexington Building, the Ridges and Dulles Station, Phase I;
Industrial - Charleston Business Center, Ammendale I&II and Amvax.

**WRIT Portfolio
Maryland/Virginia/DC**

Percentage of
Q1 2011 GAAP NOI

	Percentage of Q1 2011 GAAP NOI
DC	
Multifamily	3.8%
Office	17.6%
Medical Office Buildings	1.8%
Retail	0.6%
Industrial/Flex	0.0%
	23.8%
Maryland	
Multifamily	2.3%
Office	11.6%
Medical Office Buildings	4.0%
Retail	10.7%
Industrial/Flex	3.0%
	31.6%
Virginia	
Multifamily	8.6%
Office	14.3%
Medical Office Buildings	8.6%
Retail	5.1%
Industrial/Flex	8.0%
	44.6%
Total Portfolio ¹	100.0%

**WRIT Portfolio
Inside & Outside the Beltway**

Percentage of
Q1 2011 GAAP NOI

	Percentage of Q1 2011 GAAP NOI
Inside the Beltway	
Multifamily	13.9%
Office	23.4%
Medical Office Buildings	2.9%
Retail	5.8%
Industrial/Flex	2.7%
	48.7%
Outside the Beltway	
Multifamily	0.8%
Office	20.1%
Medical Office Buildings	11.4%
Retail	10.7%
Industrial/Flex	8.3%
	51.3%
Total Portfolio ¹	100.0%

¹ Excludes discontinued operations: Dulles Station, Phase I.

Sector	Physical Occupancy - Same-Store Properties ⁽¹⁾				
	March 31, 2011	December 31, 2010	September 30, 2010	June 30, 2010	March 31, 2010
Multifamily	95.3%	95.7%	96.4%	95.0%	94.4%
Office Buildings	88.3%	88.4%	88.4%	89.9%	90.2%
Medical Office Buildings	93.5%	93.8%	93.3%	94.1%	93.8%
Retail Centers	92.2%	92.5%	92.2%	94.4%	93.2%
Industrial / Flex	80.2%	78.6%	79.7%	79.3%	83.0%
Overall Portfolio	88.7%	88.5%	88.8%	89.4%	90.0%

Sector	Physical Occupancy - All Properties				
	March 31, 2011	December 31, 2010	September 30, 2010	June 30, 2010	March 31, 2010
Multifamily	95.3%	95.7%	96.4%	95.0%	94.4%
Office Buildings	88.9%	89.4%	89.6%	90.8%	89.7%
Medical Office Buildings	88.3%	88.5%	87.8%	88.0%	87.7%
Retail Centers	92.0%	92.1%	92.2%	94.4%	93.2%
Industrial / Flex	80.2%	78.6%	79.5%	79.2%	82.8%
Overall Portfolio	88.4%	88.3%	88.4%	88.9%	89.0%

¹ Non same-store properties were:

Acquisitions: Office - 1140 Connecticut Avenue, 1227 25th Street and Quantico Corporate Center;
Retail - Gateway Overlook;
Medical Office - Lansdowne Medical Office Building.

Sold and held for sale properties: Office - Dulles Station, Phase I, Parklawn Plaza, Saratoga Building, Lexington Building and the Ridges;
Industrial - Charleston Business Center, Ammendale I&II and Amvax.

Sector	Economic Occupancy - Same-Store Properties ⁽¹⁾				
	March 31, 2011	December 31, 2010	September 30, 2010	June 30, 2010	March 31, 2010
Multifamily	94.8%	95.5%	95.6%	93.7%	94.1%
Office Buildings	89.4%	88.8%	88.9%	91.3%	92.0%
Medical Office Buildings	94.2%	94.5%	94.8%	95.7%	95.9%
Retail Centers	92.3%	91.4%	91.7%	92.0%	91.3%
Industrial / Flex	81.4%	81.6%	83.1%	82.4%	85.9%
Overall Portfolio	90.5%	90.4%	90.6%	91.4%	92.1%

Sector	Economic Occupancy - All Properties				
	March 31, 2011	December 31, 2010	September 30, 2010	June 30, 2010	March 31, 2010
Multifamily	94.8%	95.5%	95.6%	93.7%	94.1%
Office Buildings	90.7%	90.0%	90.1%	91.3%	91.6%
Medical Office Buildings	90.5%	90.3%	90.3%	91.0%	91.1%
Retail Centers	92.0%	91.4%	91.7%	92.0%	91.3%
Industrial / Flex	81.4%	81.9%	83.0%	82.8%	85.7%
Overall Portfolio	90.5%	90.2%	90.3%	90.7%	91.2%

¹ Non same-store properties were:

Acquisitions: Office - 1140 Connecticut Avenue, 1227 25th Street and Quantico Corporate Center;
Retail - Gateway Overlook;
Medical Office - Lansdowne Medical Office Building.

Sold and held for sale properties: Office - Dulles Station, Phase I, Parklawn Plaza, Saratoga Building, Lexington Building and the Ridges;
Industrial - Charleston Business Center, Ammendale I&II and Amvax.

	1st Quarter 2011		4th Quarter 2010		3rd Quarter 2010		2nd Quarter 2010		1st Quarter 2010	
Gross Leasing Square Footage										
Office Buildings	138,083		125,367		103,428		149,296		198,868	
Medical Office Buildings	43,355		7,136		70,426		92,041		23,951	
Retail Centers	78,669		97,055		52,501		113,878		5,805	
Industrial Centers	156,134		152,563		103,800		285,628		45,616	
Total	416,241		382,121		330,155		640,843		274,240	
Weighted Average Term (yrs)										
Office Buildings	3.6		5.4		3.8		6.7		5.6	
Medical Office Buildings	6.0		3.9		5.3		5.4		9.0	
Retail Centers	4.5		8.4		6.2		5.7		5.0	
Industrial Centers	4.9		4.5		3.4		4.9		3.3	
Total	4.5		5.8		4.4		5.5		5.5	
Rental Rate Increases:	GAAP	CASH	GAAP	CASH	GAAP	CASH	GAAP	CASH	GAAP	CASH
Rate on expiring leases										
Office Buildings	\$ 31.41	\$ 32.26	\$ 28.72	\$ 30.30	\$ 27.65	\$ 28.50	\$ 29.71	\$ 30.35	\$ 26.85	\$ 27.91
Medical Office Buildings	32.91	34.90	35.53	37.37	30.40	32.62	32.29	34.30	32.18	33.92
Retail Centers	15.64	15.91	15.50	16.13	26.01	26.71	16.10	16.38	25.83	27.42
Industrial Centers	10.28	10.54	10.82	11.45	10.36	10.73	10.05	10.46	9.29	9.93
Total	\$ 20.66	\$ 21.30	\$ 18.34	\$ 19.31	\$ 22.54	\$ 23.51	\$ 18.90	\$ 19.57	\$ 24.37	\$ 25.43
Rate on new leases										
Office Buildings	\$ 30.97	\$ 29.91	\$ 31.39	\$ 29.41	\$ 28.29	\$ 27.09	\$ 31.49	\$ 28.84	\$ 30.97	\$ 28.86
Medical Office Buildings	37.24	34.76	37.41	36.05	34.94	32.78	39.30	36.44	40.38	35.27
Retail Centers	16.48	16.30	21.79	20.41	30.57	29.36	16.30	16.03	31.31	29.97
Industrial Centers	8.70	8.22	9.80	9.19	9.23	8.92	13.62	13.50	9.47	9.20
Total	\$ 20.53	\$ 19.71	\$ 20.44	\$ 19.18	\$ 24.08	\$ 22.95	\$ 21.95	\$ 20.82	\$ 28.22	\$ 26.18
Percentage Increase										
Office Buildings	-1.40%	-7.30%	9.31%	-2.93%	2.34%	-4.93%	6.00%	-5.00%	15.34%	3.43%
Medical Office Buildings	13.14%	-0.41%	5.28%	-3.53%	14.95%	0.51%	21.73%	6.26%	25.48%	3.98%
Retail Centers	5.39%	2.42%	40.57%	26.50%	17.51%	9.91%	1.24%	-2.15%	21.21%	9.30%
Industrial Centers	-15.33%	-21.99%	-9.41%	-19.73%	-10.91%	-16.89%	35.57%	29.11%	1.90%	-7.38%
Total	-0.62%	-7.48%	11.47%	-0.69%	6.84%	-2.36%	16.15%	6.39%	15.79%	2.92%
Tenant Improvements	Total Dollars	Dollars per Square Foot	Total Dollars	Dollars per Square Foot	Total Dollars	Dollars per Square Foot	Total Dollars	Dollars per Square Foot	Total Dollars	Dollars per Square Foot
Office Buildings	\$ 535,267	\$ 3.88	\$ 2,461,273	\$ 19.63	\$ 1,296,481	\$ 12.54	\$ 4,512,498	\$ 30.23	\$ 3,473,255	\$ 17.47
Medical Office Buildings	384,336	8.86	86,938	12.18	859,930	12.21	1,610,073	17.49	595,969	24.88
Retail Centers	—	—	288,110	2.97	22,500	0.43	587,775	5.16	—	—
Industrial Centers	367,313	2.35	166,689	1.09	102,112	0.98	513,745	1.80	64,327	1.41
Subtotal	\$ 1,286,916	\$ 3.09	\$ 3,003,010	\$ 7.86	\$ 2,281,023	\$ 6.91	\$ 7,224,091	\$ 11.27	\$ 4,133,551	\$ 15.07
Leasing Costs										
Office Buildings	\$ 575,877	\$ 4.17	\$ 1,478,644	\$ 11.79	\$ 781,922	\$ 7.56	\$ 3,316,582	\$ 22.21	\$ 2,064,933	\$ 10.38
Medical Office Buildings	530,574	12.24	21,703	3.04	362,586	5.15	959,827	10.43	400,746	16.73
Retail Centers	84,464	1.07	423,791	4.37	120,850	2.30	195,025	1.71	7,808	1.35
Industrial Centers	289,927	1.86	371,620	2.44	222,983	2.15	921,870	3.23	97,391	2.14
Subtotal	\$ 1,480,842	\$ 3.56	\$ 2,295,758	\$ 6.01	\$ 1,488,341	\$ 4.51	\$ 5,393,304	\$ 8.42	\$ 2,570,878	\$ 9.37
Tenant Improvements and Leasing Costs										
Office Buildings	\$ 1,111,144	\$ 8.05	\$ 3,939,917	\$ 31.43	\$ 2,078,403	\$ 20.10	\$ 7,829,080	\$ 52.44	\$ 5,538,188	\$ 27.85
Medical Office Buildings	914,910	21.10	108,641	15.22	1,222,516	17.36	2,569,900	27.92	996,715	41.61
Retail Centers	84,464	1.07	711,901	7.34	143,350	2.73	782,800	6.87	7,808	1.35
Industrial Centers	657,240	4.21	538,309	3.53	325,095	3.13	1,435,615	5.03	161,718	3.55
Total	\$ 2,767,758	\$ 6.65	\$ 5,298,768	\$ 13.87	\$ 3,769,364	\$ 11.42	\$ 12,617,395	\$ 19.69	\$ 6,704,429	\$ 24.45

<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	51	4.76%	210,354	2.30%
Advisory Board Company	1	98	2.71%	180,925	1.98%
General Services Administration	10	41	2.55%	304,866	3.33%
INOVA Health System	7	46	1.93%	114,208	1.25%
Patton Boggs LLP	1	73	1.85%	110,566	1.21%
Sunrise Assisted Living, Inc.	1	30	1.55%	115,289	1.26%
General Dynamics	2	39	1.13%	88,359	0.97%
Children's Hospital	3	87	1.02%	69,230	0.76%
Epstein, Becker & Green, P.C.	1	69	1.01%	53,427	0.58%
George Washington University	2	57	1.01%	69,775	0.76%
Total/Weighted Average		<u>57</u>	<u>19.52%</u>	<u>1,316,999</u>	<u>14.40%</u>

<u>Industry Classification (NAICS)</u>	<u>Annualized Base Rental Revenue</u>	<u>Percentage of Aggregate Annualized Rent</u>	<u>Aggregate Rentable Square Feet</u>	<u>Percentage of Aggregate Square Feet</u>
Professional, Scientific, and Technical Services	\$ 64,634,564	28.64%	2,334,664	25.31%
Ambulatory Health Care Services	39,598,256	17.55%	1,177,947	12.77%
Credit Intermediation and Related Activities	16,350,482	7.25%	346,835	3.76%
Executive, Legislative, and Other General Government Support	12,087,719	5.36%	497,711	5.40%
Religious, Grantmaking, Civic, Professional, and Similar Organizations	7,214,051	3.20%	213,242	2.31%
Educational Services	6,657,455	2.95%	235,582	2.55%
Food Services and Drinking Places	6,484,791	2.87%	227,780	2.47%
Administrative and Support Services	4,809,907	2.13%	300,603	3.26%
Food and Beverage Stores	4,715,705	2.09%	270,049	2.93%
Nursing and Residential Care Facilities	4,579,437	2.03%	145,010	1.57%
Furniture and Home Furnishings Stores	3,734,700	1.66%	226,672	2.46%
Miscellaneous Store Retailers	3,570,456	1.58%	211,591	2.29%
Broadcasting (except Internet)	3,087,610	1.37%	89,238	0.97%
Sporting Goods, Hobby, Book, and Music Stores	2,823,940	1.25%	168,347	1.83%
Merchant Wholesalers, Durable Goods	2,817,679	1.25%	269,261	2.92%
Clothing and Clothing Accessories Stores	2,721,962	1.21%	139,874	1.52%
Personal and Laundry Services	2,642,852	1.17%	94,507	1.03%
Health and Personal Care Stores	2,642,501	1.17%	76,169	0.83%
Electronics and Appliance Stores	2,200,192	0.98%	145,807	1.58%
Hospitals	2,091,876	0.93%	70,909	0.77%
Merchant Wholesalers, Nondurable Goods	1,845,854	0.82%	195,893	2.12%
General Merchandise Stores	1,672,527	0.74%	209,452	2.27%
Real Estate	1,651,096	0.73%	58,225	0.63%
Construction of Buildings	1,564,751	0.69%	98,526	1.07%
Amusement, Gambling, and Recreation Industries	1,525,390	0.68%	106,464	1.15%
Miscellaneous Manufacturing	1,479,761	0.66%	149,604	1.62%
Transportation Equipment Manufacturing	1,370,355	0.61%	48,559	0.53%
Computer and Electronic Product Manufacturing	1,188,679	0.53%	47,770	0.52%
Printing and Related Support Activities	1,115,972	0.50%	48,775	0.53%
Insurance Carriers and Related Activities	1,063,469	0.47%	40,018	0.43%
Specialty Trade Contractors	992,928	0.44%	108,522	1.18%
Other	14,708,201	6.49%	869,771	9.42%
Total	<u>\$225,645,118</u>	<u>100.00%</u>	<u>9,223,377</u>	<u>100.00%</u>

	Year	Number of Leases	Rentable Square Feet	Percent of Rentable Square Feet	Annualized Rent *	Average Rental Rate	Percent of Annualized Rent *
Office:							
	2011	107	400,734	10.46%	\$ 13,020,527	\$32.49	9.52%
	2012	92	454,621	11.87%	13,981,747	30.75	10.22%
	2013	91	499,336	13.04%	16,100,551	32.24	11.77%
	2014	79	800,672	20.90%	26,488,446	33.08	19.36%
	2015	66	457,971	11.96%	19,240,517	42.01	14.06%
	2016 and thereafter	147	1,216,986	31.77%	47,993,369	39.44	35.07%
		<u>582</u>	<u>3,830,320</u>	<u>100.00%</u>	<u>\$ 136,825,157</u>	<u>\$35.72</u>	<u>100.00%</u>
Medical Office:							
	2011	59	120,812	10.53%	\$ 3,999,943	\$33.11	8.98%
	2012	47	170,163	14.83%	6,235,374	36.64	14.01%
	2013	57	165,436	14.42%	5,873,842	35.51	13.19%
	2014	37	115,148	10.04%	4,483,834	38.94	10.07%
	2015	29	103,741	9.04%	3,983,696	38.40	8.95%
	2016 and thereafter	109	471,870	41.14%	19,946,817	42.27	44.80%
		<u>338</u>	<u>1,147,170</u>	<u>100.00%</u>	<u>\$ 44,523,506</u>	<u>\$38.81</u>	<u>100.00%</u>
Retail:							
	2011	40	95,727	5.04%	\$ 2,092,227	\$21.86	5.14%
	2012	43	143,468	7.55%	3,369,854	23.49	8.28%
	2013	38	293,901	15.47%	4,414,170	15.02	10.85%
	2014	23	98,527	5.19%	2,328,885	23.64	5.72%
	2015	33	303,296	15.97%	5,863,164	19.33	14.41%
	2016 and thereafter	99	964,504	50.78%	22,624,842	23.46	55.60%
		<u>276</u>	<u>1,899,423</u>	<u>100.00%</u>	<u>\$ 40,693,142</u>	<u>\$21.42</u>	<u>100.00%</u>
Industrial/Flex:							
	2011	33	258,953	10.91%	\$ 2,816,231	\$10.88	9.79%
	2012	43	506,160	21.33%	5,626,800	11.12	19.57%
	2013	39	428,815	18.07%	4,844,659	11.30	16.85%
	2014	26	469,289	19.78%	5,949,345	12.68	20.69%
	2015	29	375,910	15.84%	5,646,366	15.02	19.64%
	2016 and thereafter	27	333,686	14.07%	3,872,438	11.61	13.46%
		<u>197</u>	<u>2,372,813</u>	<u>100.00%</u>	<u>\$ 28,755,839</u>	<u>\$12.12</u>	<u>100.00%</u>
Total:							
	2011	239	876,226	9.47%	\$ 21,928,928	\$25.03	8.74%
	2012	225	1,274,412	13.78%	29,213,775	22.92	11.65%
	2013	225	1,387,488	15.00%	31,233,222	22.51	12.45%
	2014	165	1,483,636	16.04%	39,250,510	26.46	15.65%
	2015	157	1,240,918	13.42%	34,733,743	27.99	13.85%
	2016 and thereafter	382	2,987,046	32.29%	94,437,466	31.62	37.66%
		<u>1,393</u>	<u>9,249,726</u>	<u>100.00%</u>	<u>\$250,797,644</u>	<u>\$27.11</u>	<u>100.00%</u>

* Annualized Rent is equal to the rental rate effective at lease expiration (cash basis) multiplied by 12.

2011 Acquisition SummaryMarch 31, 2011
(\$'s in thousands)**WRIT**WASHINGTON
REAL ESTATE
INVESTMENT
TRUST**Acquisition Summary**

		Acquisition Date	Square Feet	Leased Percentage at Acquisition	March 31, 2011 Leased Percentage	Investment
1140 Connecticut Avenue	Washington, DC	January 11, 2011	184,000	99%	99%	\$ 80,250
1227 25 th Street	Washington, DC	March 30, 2011	130,000	72%	72%	47,000
		Total	314,000			\$127,250

Schedule of Properties

March 31, 2011

WRIT

WASHINGTON
REAL ESTATE
INVESTMENT
TRUST

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
6110 Executive Boulevard	Rockville, MD	1995	1971	198,000
1220 19th Street	Washington, DC	1995	1976	102,000
1600 Wilson Boulevard	Arlington, VA	1997	1973	166,000
7900 Westpark Drive	McLean, VA	1997	1972/1986/1999	523,000
600 Jefferson Plaza	Rockville, MD	1999	1985	112,000
1700 Research Boulevard	Rockville, MD	1999	1982	101,000
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 Boulevard	Falls Church, VA	2006	1967/1998	140,000
West Gude Drive	Rockville, MD	2006	1984/1986/1988	276,000
The Crescent	Gaithersburg, MD	2006	1989	49,000
Monument II	Herndon, VA	2007	2000	205,000
Woodholme Center	Pikesville, MD	2007	1989	73,000
2000 M Street	Washington, DC	2007	1971	227,000
Dulles Station	Herndon, VA	2005	2007	180,000
2445 M Street	Washington, DC	2008	1986	290,000
925 Corporate Drive	Stafford, VA	2010	2007	135,000
1000 Corporate Drive	Stafford, VA	2010	2009	136,000
1140 Connecticut Avenue	Washington, DC	2011	1966	184,000
1227 25th Street	Washington, DC	2011	1988	130,000
Subtotal				4,513,000
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
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
CentreMed I & II	Centreville, VA	2007	1998	52,000
Sterling Medical Office Building	Sterling, VA	2008	1986/2000	36,000
Lansdowne Medical Office Building	Leesburg, VA	2009	2009	87,000
Subtotal				1,309,000
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 ⁽¹⁾	Alexandria, VA	1994	1960	134,000
Frederick County Square	Frederick, MD	1995	1973	227,000
800 S. Washington Street	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
Gateway Overlook	Columbia, MD	2010	2007	223,000
Subtotal				2,245,000

⁽¹⁾ Development on approximately 60,000 square feet of the center was completed in December 2006.

Schedule of Properties (continued)

March 31, 2011



<u>PROPERTIES</u>	<u>LOCATION</u>	<u>YEAR ACQUIRED</u>	<u>YEAR CONSTRUCTED</u>	<u>NET RENTABLE SQUARE FEET*</u>
Multifamily Buildings * / # units				
3801 Connecticut Avenue / 308	Washington, DC	1963	1951	179,000
Roosevelt Towers / 191	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 / 256	McLean, VA	1996	1982	252,000
Walker House Apartments / 212	Gaithersburg, MD	1996	1971/2003 ⁽²⁾	159,000
Bethesda Hill Apartments / 195	Bethesda, MD	1997	1986	226,000
Bennett Park / 224	Arlington, VA	2007	2007	214,000
Clayborne / 74	Alexandria, VA	2008	2008	60,000
Kenmore Apartments / 374	Washington, DC	2008	1948	270,000
Subtotal (2,540 units)				<u>2,125,000</u>
Industrial Distribution / Flex Properties				
Fullerton Business Center	Springfield, VA	1985	1980	104,000
The Alban Business Center	Springfield, VA	1996	1981/1982	87,000
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
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
6100 Columbia Park Road	Landover, MD	2008	1969	150,000
Subtotal				<u>2,954,000</u>
TOTAL				<u><u>13,146,000</u></u>

* Multifamily buildings are presented in gross square feet.

⁽²⁾ A 16 unit addition referred to as The Gardens at Walker House was completed in October 2003.

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.

Adjusted EBITDA (a non-GAAP measure) is earnings attributable to the controlling interest before interest expense, taxes, depreciation, amortization, real estate impairment, gain on sale of real estate, gain/loss on extinguishment of debt and gain/loss from non-disposal activities.

Ratio of earnings to fixed charges is computed by dividing earnings attributable to the controlling interest 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 (excluding interest expense from discontinued operations), including amortized costs of debt issuance, plus interest costs capitalized.

Debt service coverage ratio is computed by dividing earnings attributable to the controlling interest before interest expense, taxes, depreciation, amortization, real estate impairment, gain on sale of real estate, gain/loss on extinguishment of debt and gain/loss from non-disposal activities by interest expense (including interest expense from discontinued operations) 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 attributable to the controlling interest (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.

Core Funds From Operations (Core FFO), a non-GAAP measure, is calculated by adjusting FFO for (1) gains or losses on extinguishment of debt, (2) costs related to the acquisition of properties and (3) real estate impairments, as appropriate.

Funds Available for Distribution (FAD), a non-GAAP measure, is calculated by subtracting from FFO recurring expenditures, tenant improvements, leasing incentives and leasing costs, that are capitalized and amortized and are necessary to maintain our properties and revenue stream, non-cash gain/loss from extinguishment of debt and straight line rents, then adding non-real estate depreciation and amortization, real estate impairment, non-cash fair value interest expense, adding or subtracting amortization of lease intangibles and amortization of restricted share compensation, as appropriate.

Core Funds Available for Distribution (Core FAD), a non-GAAP measure, is calculated by adjusting FAD for (1) cash gains or losses on extinguishment of debt, (2) costs related to the acquisition of properties and (3) real estate impairments, 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.

Same-store portfolio properties include all properties that were owned for the entirety of the current and prior year reporting periods.

Same-store portfolio net operating income (NOI) growth is the change in the NOI of the same-store portfolio properties from the prior reporting period to the current reporting period.

Physical occupancy is calculated as occupied square footage as a percentage of total square footage as of the last day of that period.

Economic occupancy is calculated as actual real estate rental revenue recognized for the period indicated as a percentage of gross potential real estate rental revenue for that period. We determine gross potential real estate rental revenue by valuing occupied units or square footage at contract rates and vacant units or square footage at market rates for comparable properties. We do not consider percentage rents and expense reimbursements in computing economic occupancy percentages.