
**UNITED STATES
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): February 11, 2021

**WASHINGTON REAL ESTATE
INVESTMENT TRUST**

(Exact name of registrant as specified in its charter)

Maryland
(State of incorporation)

001-06622
(Commission File Number)

53-0261100
(IRS Employer Identification Number)

1775 EYE STREET, NW, SUITE 1000, WASHINGTON, DC 20006
(Address of principal executive office) (Zip code)

Registrant's telephone number, including area code: (202) 774-3200

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))

Securities registered pursuant to Section 12(b) of the Act:

Title of each class	Trading Symbol(s)	Name of each exchange on which registered
Shares of Beneficial Interest	WRE	NYSE

Indicate by check mark whether the registrant is an emerging growth company as defined in Rule 405 of the Securities Act of 1933 (§ 230.405 of this chapter) or Rule 12b-2 of the Securities Exchange Act of 1934 (§ 240.12b-2 of this chapter).

Emerging growth company

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act.

Item 2.02 Results of Operations and Financial Condition**and****Item 7.01 Regulation FD Disclosure.**

A press release issued by the Registrant on February 11, 2021 regarding earnings for the three and twelve months ended December 31, 2020, 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.

(d) Exhibits

Exhibit No.	Description
99.1	Press release issued February 11, 2021 regarding earnings for the three and twelve months ended December 31, 2020
99.2	Certain supplemental information not included in the press release
104	Cover Page Interactive Data File (embedded within the Inline XBRL document).

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/ W. Drew Hammond
(Signature)

W. Drew Hammond
Vice President, Chief Accounting Officer

February 11, 2021

(Date)



FOR IMMEDIATE RELEASE

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February 11, 2021

WashREIT Announces Fourth Quarter and Full Year 2020 Results

Washington Real Estate Investment Trust (“WashREIT” or the “Company”) (NYSE: WRE), a leading owner and operator of multifamily and commercial properties in the Washington, DC area, reported financial and operating results today for the quarter and year ended December 31, 2020:

Full-Year 2020 Financial and Operational Results ⁽¹⁾

- Net loss was \$15.7 million, or \$0.20 per diluted share, including net losses on the sale of real estate of \$15.0 million
- NAREIT FFO was \$119.4 million, or \$1.44 per diluted share
- Core FFO was \$1.45 per diluted share
- Net Operating Income (NOI) ⁽²⁾ was \$181.2 million
- Same-store ⁽³⁾ NOI declined 5.4% and cash NOI declined 4.9% compared to 2019 primarily due to lower rental income and higher credit losses related to COVID-19
- Same-store Office NOI decreased by 7.1% and cash NOI decreased by 6.4% for the year
- Same-store Multifamily NOI decreased by 0.9% and cash NOI decreased by 1.0% for the year
- Same-store Other NOI decreased by \$2.1 million and cash NOI decreased by \$1.8 million for the year

Fourth Quarter 2020 Financial and Operational Results

- Net loss was \$11.0 million, or \$0.13 per diluted share, including net losses on the sale of real estate of \$7.5 million
- NAREIT FFO was \$26.7 million, or \$0.32 per diluted share
- Core FFO was \$0.33 per diluted share
- Net Operating Income (NOI) ⁽²⁾ was \$42.5 million
- Cash collections improved from the third quarter of 2020
- Same-store NOI and cash NOI declined 11.3% compared to the fourth quarter of 2019 due primarily to lower rental income and higher credit losses on certain tenants impacted by COVID-19
- Multifamily lease rates ⁽⁴⁾ declined 3.6% and 5.7%, respectively, on a gross blended and effective blended basis during the fourth quarter

Current Operational Highlights

- Cash collections remain strong and stable on a month-to-month basis, in line with Q4 levels
 - Urban multifamily net application volume increased 30% year-over-year and total net application volume increased 14% year-over-year in January
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- Multifamily new and blended lease rates improved sequentially in January on an effective basis. New and renewal lease executions with commencement dates in February and March indicate continued improvement in effective lease rate growth.
- Trove reached breakeven in December and, as such, incremental leasing is expected to be profitable. Net applications continue to increase and the number of leases signed per month remains above the regional average.
- Multifamily occupancy, excluding Trove, increased 20 basis points in January and appears to be on a positive trend heading into the spring leasing season
- The Company is focusing on growing multifamily occupancy to begin reducing concessions and increasing rents; currently, multifamily occupancy, excluding the Company's two rent-controlled properties, is over 95%
- Commercial tenant decision making appears to be accelerating and active long-term renewal discussions with significant tenants are progressing well, which will be further discussed on the Company's earnings call
- Signed approximately 60,000 square feet of retail lease renewals in January with a weighted average term of over 6 years, representing 10% of retail rental income
- Signed or progressed to advanced-stage renewal negotiations with approximately 7% of commercial revenue in January
- Remaining 2021 commercial lease expirations represented approximately 3% of total revenue for the year

2020 Transaction Activity

- Prepaid at par \$250 million 4.95% Senior Notes on April 2, 2020 that were scheduled to mature in October 2020
- Entered into a one-year \$150 million unsecured term loan with extension rights in May 2020, which was repaid in full on November 30, 2020
- Closed and funded a \$350 million 10-year 3.44% Green Bond on December 17, 2020, the proceeds of which were and will be used to finance or refinance recently completed and future green building and energy efficiency, sustainable water and wastewater management and renewable energy projects
- Prepaid a total of \$300 million of term loans as a result of extending the debt maturity ladder with the Green Bond, and the balance, net of expenses, was used to pay down the Company's line of credit
- Completed the sale of three office assets: John Marshall II on April 21, 2020, Monument II on December 2, 2020, and 1227 25th Street on December 17, 2020, for combined proceeds of approximately \$163.5 million

Liquidity Position

- Available liquidity of approximately \$670 million as of December 31, 2020 consisting of the remaining capacity under the Company's \$700 million revolving credit facility and cash on hand
- The Company has no secured debt and no debt scheduled to mature until the fourth quarter of 2022

Fourth Quarter Cash Collections

Multifamily

- Collected 99% of cash rent and 99% of contractual rent due during the fourth quarter
- Net deferred rent⁽⁶⁾ associated with multifamily residents was \$15 thousand as of January 31, 2021

Commercial

- Collected 99% of cash rent and 99% of contractual rent due from office tenants during the fourth quarter
 - Net deferred rent associated with office tenants was \$1.0 million as of January 31, 2021
 - Collected 94% of cash rent and 97% of contractual rent due from retail tenants during the fourth quarter
 - Net deferred rent associated with retail tenants was \$1.0 million as of January 31, 2021
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"We successfully navigated through a challenging and unexpected year, and we expect to enter the recovery phase of this pandemic with a stronger balance sheet, a reaffirmed strategic direction, and a portfolio that is on the path to growth once demand returns," said Paul T. McDermott, President and CEO. "We have no exposure to co-working operators or tenants, and no single-tenant risk. Additionally, we have manageable near-term commercial lease expirations and our multifamily fundamentals continue to hold up well. As we continue to manage through uncertain, but improving, market conditions, we remain committed to maintaining our financial strength and positioning our portfolio for long-term growth."

Fourth Quarter Operating Results

The Company's overall portfolio NOI from continuing operations was \$42.5 million for the quarter ended December 31, 2020 compared to \$50.1 million in the corresponding prior year period. The decrease was primarily driven by the impact of net transaction activity during 2019 and 2020, and lower rental income and higher credit losses as a result of COVID-19.

Portfolio by Sector:

- **Multifamily Same-Store NOI** - Same-store NOI decreased by 7.2% and cash NOI decreased by 7.3% compared to the corresponding prior year period driven by lower rental income and higher credit losses related to COVID-19, and higher real estate taxes as a result of tax refunds received in Q4 2019. At year end, the total operating portfolio, excluding Trove, was 94.3% occupied⁽⁷⁾ and 95.7% leased.
- **Office Same-Store NOI** - Same-store NOI and cash NOI decreased by 12.7% compared to the corresponding prior year period, primarily due to lower lease termination fees, lower parking income and an increase in credit losses due primarily to the write-off of intangibles related to two leases impacted by COVID-19. Same-store average occupancy⁽⁸⁾ declined 50 basis points sequentially and 220 basis points year-over-year due to expected lease expirations. The Office portfolio was 85.7% occupied and 86.6% leased at year end.
- **Other Same-Store NOI** - Same-store NOI and cash NOI decreased by \$0.7 million compared to the corresponding prior year period driven by credit losses related to COVID-19 primarily due to the write-off of intangibles related to two leases impacted by COVID-19. The Other portfolio was 86.5% occupied and 89.0% leased at year end.

Multifamily Leasing Activity

- Lease rates declined 3.6% and 5.7%, respectively, on a gross blended and effective blended basis during the fourth quarter. Suburban lease rates were flat on a gross blended basis and declined 1.6% on an effective blended basis, while urban lease rates declined 5.5% and 7.8% on a gross and effective blended basis during the fourth quarter.

Commercial Leasing Activity

During the fourth quarter, WashREIT signed commercial leases totaling 43,000 square feet, including 17,000 square feet of new leases and 26,000 square feet of renewal leases, as follows (all dollar amounts are on a per square foot basis).

	Square Feet	Weighted Average Term (in years)	Weighted Average Free Rent Period (in months)	Weighted Average Rental Rates	Weighted Average Rental Rate % Increase	Tenant Improvements	Leasing Commissions
New:							
Office	9,000	4.5	3.5	\$46.32	(5.1)%	\$31.52	\$11.41
Retail	8,000	5.5	1.8	14.22	12.9%	12.89	3.78
Total	17,000	4.9	3.2	31.77	(1.9)%	23.08	7.95
Renewal:							
Office	22,000	7.8	9.0	\$54.70	21.7%	\$27.38	\$22.41
Retail	4,000	3.2	2.0	41.43	3.3%	—	2.72
Total	26,000	7.2	8.2	52.89	19.5%	23.64	19.72

2021 Outlook

The Company is providing Core FFO guidance for Q1 2021 along with key Q1 2021 assumptions and metrics relating to such guidance as described below. While the short-term situation surrounding COVID-19 and the associated economic impact remain fluid, the Company remains focused on delivering improved results over the long term. Therefore, the Company does not expect to provide guidance by quarter on an ongoing basis. When it is in a position to do so, the Company expects to provide full year Core FFO guidance, as well as its full year outlook on key assumptions and metrics, consistent with its pre-COVID-19 practice.

"While we believe that the most disruptive part of the pandemic is behind us and the vaccine distribution should create a positive recovery inflection point during 2021, the timing of inflection and pace of recovery remains uncertain," said Stephen E. Riffe, Executive Vice President and CFO. "However, we believe that we will see rapid improvement once we reach that inflection point which should carry over into 2022 given that the embedded growth drivers we had prior to the pandemic are still intact."

"We expect NOI to bottom in the first quarter of 2021 driven primarily by our year-end asset sales," continued Mr. Riffe. "Following the first quarter, and absent any major setbacks to the current gradual pace of reopening, we expect sequential NOI growth throughout the year to be driven by the continued lease-up of Trove, multifamily NOI growth during the spring and summer leasing seasons, the phased resumption of multifamily unit renovations, and commercial lease commencements. Therefore, we expect our full year results for 2021 to be higher than the first quarter annualized results."

Core FFO for the quarter ending March 31, 2021 is expected to range from \$0.29 to \$0.32 per fully diluted share ^(a). The following assumptions are included in the Core FFO guidance for Q1 2021 set forth above:

	Q1 2021
Same-Store NOI	
Multifamily	\$20.25 million - \$20.75 million
Office	\$17.75 million - \$18.5 million
Other	~ \$3.0 million
Corporate Expenses	
G&A	\$6.0 million - \$6.25 million
Interest Expense	\$10.0 million - \$10.25 million
Development Expenditures	\$5.0 million - \$7.5 million

Full Year 2021 Outlook

The Company is also providing the following key assumptions and metrics regarding G&A expense and interest expense for full year 2021. G&A expense is expected to range from \$22.25 million to \$23.25 million and interest expense is expected to range from \$41.5 million to \$42.5 million for the year.

This Outlook does not incorporate any acquisitions or dispositions during the year. This Outlook is based on a number of factors, many of which are outside the Company's control and all of which are subject to change. WashREIT may change the guidance provided during the year as actual and anticipated results vary from these assumptions, but WashREIT undertakes no obligation to do so.

Q1 2021 Guidance Reconciliation Table

A reconciliation of projected net loss per diluted share to projected Core FFO per diluted share for the quarter ending March 31, 2021 is as follows:

	Low	High
Net loss per diluted share ^(a)	\$ (0.06)	\$ (0.03)
Real estate depreciation and amortization	0.35	0.35
NAREIT FFO per diluted share	0.29	0.32
Core adjustments	—	—
Core FFO per diluted share	\$ 0.29	\$ 0.32

^(a) Excludes gains or losses on sale of real estate

Dividends

On January 6, 2021 WashREIT paid a quarterly dividend of \$0.30 per share.

WashREIT announced today that its Board of Trustees has declared a quarterly dividend of \$0.30 per share to be paid on April 5, 2021 to shareholders of record on March 22, 2021.

Conference Call Information

The Conference Call for Full Year and Fourth Quarter 2020 Earnings is scheduled for Friday, February 12, 2021 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 February 26, 2021 at 11:00 P.M. Eastern Time. Instant replay access information is as follows:

USA Toll Free Number: 1-877-481-4010
International Toll Number: 1-919-882-2331
Conference ID: 38951

The live on-demand webcast of the Conference Call will be available on the Investor section of WashREIT's website at www.washreit.com. Online playback of the webcast will be available following the Conference Call.

About WashREIT

WashREIT owns and operates uniquely positioned real estate assets in the Washington Metro area. Backed by decades of experience, expertise and ambition, we create value by transforming insights into strategy and strategy into action. As of February 11, 2021, the Company's portfolio of 43 properties includes approximately 3.4 million square feet of commercial space and 7,059 multifamily apartment units. These 43 properties consist of 22 multifamily properties, 13 office properties, and 8 retail centers. Our shares trade on the NYSE. With a track record of driving returns and delivering satisfaction, we are a trusted authority in one of the nation's most competitive real estate markets.

Note: WashREIT's press releases and supplemental financial information are available on the Company website at www.washreit.com or by contacting Investor Relations at (202) 774-3200.

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. Forward-looking statements relate to expectations, beliefs, projections, future plans and strategies, anticipated events or trends and similar expressions concerning matters that are not historical facts. In some cases, you can identify forward looking statements by the use of forward-looking terminology such as "may," "will," "should," "expects," "intends," "plans," "anticipates," "believes," "estimates," "predicts," or "potential" or the negative of these words and phrases or similar words or phrases which are predictions of or indicate future events or trends and which do not relate solely to historical matters. Such statements involve known and unknown risks, uncertainties, and other factors which may cause the actual results, performance, or achievements of WashREIT to be materially different from future results, performance or achievements expressed or implied by such forward-looking statements. Currently, one of the most significant factors is the adverse effect of the COVID-19 virus and ensuing economic turmoil on the financial condition, results of operations, cash flows and performance of WashREIT, particularly the impact of our ability to collect rent on schedule or at all, our ability to lease or release our commercial spaces, and increased credit losses, on the performance of our tenants generally, and on the global economy and financial markets. The extent to which COVID-19 impacts WashREIT and its tenants will depend on future developments, which are highly uncertain and cannot be predicted with confidence, including the scope, severity and duration of the pandemic, the actions taken to contain the pandemic or mitigate its impact, and the direct and indirect economic effects of the pandemic and containment measures, the speed of the vaccine rollout, effectiveness and willingness of people to take COVID-19 vaccines, and the duration of associated immunity and their efficacy against emerging variants of COVID-19, among others. Moreover, investors are cautioned to interpret many of the risks identified in the risk factors discussed in our Annual Report on Form 10-K for the year ended December 31, 2019, as amended by Amendment No. 1 to the Annual Report on Form 10-K, filed on March 6, 2020, and our Quarterly Report on Form 10-Q, as being heightened as a result of the ongoing and numerous adverse impacts of COVID-19. Additional factors which may cause the actual results, performance, or achievements of WashREIT to be materially different from future results, performance or achievements expressed or implied by such forward-looking statements include, but are not limited to the risks associated with the ownership of real estate in general and our real estate assets in particular; the economic health of the greater Washington metro region; our ability to finalize negotiations and enter into new or renewed leases with our tenants; the risk of failure to enter into/and or complete acquisitions and dispositions at all, within the price ranges anticipated and on the terms and timing anticipated; changes in the composition of our portfolio; fluctuations in interest rates; reductions in or actual or threatened changes to the timing of federal government spending; the risks related to use of third-party providers; shifts away from brick and mortar stores to e-commerce; the availability and terms of financing and capital and the general volatility of securities markets; compliance with applicable laws, including those concerning the environment and access by persons with disabilities; the adequacy of our insurance coverage; terrorist attacks or actions and/or cyber-attacks; weather conditions, natural disasters and pandemics; failure to qualify and maintain our qualification as a REIT and the risks of changes in laws affecting REITs; and other risks and uncertainties detailed from time to time in our filings with the SEC, including our 2019 Form 10-K, as amended by Amendment No. 1 to the Annual Report on Form 10-K, filed on March 6, 2020, and subsequent Quarterly Reports on Form 10-Q. While forward-looking statements reflect our good faith beliefs, they are not guarantees of future performance. We undertake no obligation to update our forward-looking statements or risk factors to reflect new information, future events, or otherwise.

This Earnings Release also includes certain forward-looking non-GAAP information. Due to the high variability and difficulty in making accurate forecasts and projections of some of the information excluded from these estimates, together with some of the excluded information not being ascertainable or accessible, the Company is unable to quantify certain amounts that would be required to be included in the most directly comparable GAAP financial measures without unreasonable efforts

(1) NAREIT Funds From Operations ("FFO") is defined by the National Association of Real Estate Investment Trusts, Inc. ("NAREIT") in its NAREIT FFO White Paper - 2018 Restatement as net income (computed in accordance with GAAP) excluding gains (or losses) associated with sales of properties, impairments of depreciable real estate, and real estate depreciation and amortization. We consider NAREIT 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 NAREIT FFO more accurately provides investors an indication of our ability to incur and service debt, make capital expenditures and fund other needs. Our NAREIT FFO may not be comparable to FFO reported by other REITs. These other REITs may not define the term in accordance with the current NAREIT definition or may interpret the current NAREIT definition differently. NAREIT FFO is a non-GAAP measure.

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 WashREIT's operating portfolio and affect the comparative measurement of WashREIT's operating performance over time): (1) gains or losses on extinguishment of debt, (2) expenses related to acquisition and structuring activities, (3) executive transition costs, severance expenses and other expenses related to corporate restructuring and related to executive retirements or resignations, (4) property impairments, casualty gains, and gains or losses on sale not already excluded from FFO, as appropriate, and (5) relocation expense. 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 WashREIT's ability to incur and service debt and to 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 or loss on sale, if any), plus interest expense, depreciation and amortization, lease origination expenses, general and administrative expenses, real estate impairment and gain or loss on extinguishment of debt. We also present NOI on a cash basis ("cash NOI") which is calculated as NOI less the impact of straight-lining of rent and amortization of market intangibles. We believe that NOI and cash NOI are useful performance measures because, when compared across periods, they reflect the impact on operations of trends in occupancy rates, rental rates and operating costs on an unleveraged basis, providing perspective not immediately apparent from net income. NOI and cash NOI exclude certain components from net income in order to provide results more closely related to a property's results of operations. For example, interest expense is not necessarily linked to the operating performance of a real estate asset. In addition, depreciation and amortization, because of historical cost accounting and useful life estimates, may distort operating performance at the property level. As a result of the foregoing, we provide each of NOI and cash NOI as a supplement to net income, calculated in accordance with GAAP. Neither represents net income or income from continuing operations, in either case calculated in accordance with GAAP. As such, NOI and cash NOI should not be considered alternatives to these measures as an indication of our operating performance.

(3) For purposes of evaluating comparative operating performance, we categorize our properties as "same-store", "non-same-store" or discontinued operations. Same-store properties include properties that were owned for the entirety of the year being compared, and exclude properties under redevelopment or development and properties acquired, sold or classified as held for sale during the year being compared. We define development properties as those for which we have planned or ongoing major construction activities on existing or acquired land pursuant to an authorized development plan. We consider a property's development activities to be complete when the property is ready for its intended use. The property is categorized as same-store when it has been ready for its intended use for the entirety of the year being compared. We define redevelopment properties as those for which we have planned or ongoing significant development and construction activities on existing or acquired buildings pursuant to an authorized plan, which has an impact on current operating results, occupancy and the ability to lease space with the intended result of a higher economic return on the property. We categorize a redevelopment property as same-store when redevelopment activities have been complete for the majority of each year being compared.

(4) Lease rate growth is defined as the average percentage change in gross (excluding the impact of concessions) and effective rent (net of concessions) for a new or renewed lease compared to the prior lease based on the move-in date. The blended rate represents the weighted average of new and renewal lease rate growth achieved.

(5) Consists of retail centers not classified as discontinued operations: Takoma Park, Westminster, Concord Centre, Chevy Chase Metro Plaza, 800 S. Washington Street, Randolph Shopping Center, Montrose Shopping Center and Spring Valley Village. Pursuant to our Strategic Capital Allocation Plan, and following completion of the above described dispositions of our retail assets, we no longer report "Retail" as a separate operating segment.

(6) Represents total outstanding deferred rent net of the amount that has been repaid as of January 31, 2021

(7) Ending Occupancy is calculated as occupied square footage or multifamily units as a percentage of total square footage or total multifamily units, respectively, as of the last day of that period. Ending occupancy excludes the addition of the total rentable units at Trove, which began to lease up in the first quarter of 2020.

(8) Average Occupancy is based on monthly occupied net rentable square footage or monthly occupied multifamily units as a percentage of total net rentable square footage or total multifamily units, respectively.

(9) 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 (excluding items contemplated prior to acquisition or associated with development / redevelopment of a property) 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 performance 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.

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

Segment	Ending Occupancy			
	Same-Store Properties		All Properties	
	4th QTR 2020	4th QTR 2019	4th QTR 2020	4th QTR 2019
Multifamily ^(iv)	93.7 %	95.0 %	94.3 %	94.9 %
Office	85.7 %	88.4 %	85.7 %	89.6 %
Other ⁽ⁱⁱⁱ⁾	86.5 %	90.9 %	86.5 %	90.9 %
Overall Portfolio ^(iv)	90.1 %	92.0 %	91.4 %	92.8 %

⁽ⁱ⁾ Ending occupancy is calculated as occupied square footage or multifamily units as a percentage of total square footage or total multifamily units, respectively, as of the last day of that period. The occupied square footage for office and other properties includes short-term lease agreements.

⁽ⁱⁱ⁾ Same-store properties include properties that were owned for the entirety of the years being compared, and exclude properties under redevelopment or development and properties acquired, sold or classified as held for sale during the years being compared. We define development properties as those for which we have planned or are ongoing major construction activities on existing or acquired land pursuant to an authorized development plan. We consider a property's development activities to be complete when the property is ready for its intended use. The property is categorized as same-store when it has been ready for its intended use for the entirety of the years being compared. We define redevelopment properties as those for which we have planned or are ongoing significant development and construction activities on existing or acquired buildings pursuant to an authorized plan, which has an impact on current operating results, occupancy and the ability to lease space with the intended result of a higher economic return on the property. We categorize a redevelopment property as same-store when redevelopment activities have been complete for the majority of each year being compared. For Q4 2020 and Q4 2019, same-store properties exclude:

Acquisitions:

Multifamily - Assembly Alexandria, Assembly Manassas, Assembly Dulles, Assembly Leesburg, Assembly Herndon, Assembly Germantown, Assembly Watkins Mill and Cascade at Landmark

Development:

Multifamily - Trove

Sold properties:

Office - Quantico Corporate Center, 1776 G Street, John Marshall II, Monument II, and 1227 25th Street NW

Discontinued Operations:

Retail - Wheaton Park, Bradlee Shopping Center, Shoppes at Foxchase, Gateway Overlook, Olney Village Center, Frederick County Square, Centre at Hagerstown and Frederick Crossing

⁽ⁱⁱⁱ⁾ Same-Store Other consists of retail properties not classified as discontinued operations: Takoma Park, Westminster, Concord Centre, Chevy Chase Metro Plaza, 800 S. Washington Street, Randolph Shopping Center, Montrose Shopping Center and Spring Valley Village.

^(iv) Ending occupancy excludes the addition of the total rentable units at Trove, which began to lease-up in the first quarter of 2020. Including Trove, multifamily ending occupancy was 90.9% and overall portfolio ending occupancy was 89.7% as of December 31, 2020.

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

OPERATING RESULTS	Three Months Ended December 31,		Twelve Months Ended December 31,	
	2020	2019	2020	2019
Revenue				
Real estate rental revenue	\$ 71,229	\$ 80,667	\$ 294,118	\$ 309,180
Expenses				
Real estate expenses	28,713	30,611	112,909	115,580
Depreciation and amortization	30,241	38,812	120,030	136,253
Real estate impairment	—	—	—	8,374
General and administrative expenses	5,988	6,265	23,951	26,068
	64,942	75,688	256,890	286,275
Other operating income				
(Loss) gain on sale of real estate	(7,470)	61,007	(15,009)	59,961
Real estate operating income	(1,183)	65,986	22,219	82,866
Other income (expense)				
Interest expense	(8,998)	(11,788)	(37,305)	(53,734)
Loss on interest rate derivatives	(560)	—	(560)	—
Loss on extinguishment of debt	(296)	—	(34)	—
	(9,854)	(11,788)	(37,899)	(53,734)
(Loss) income from continuing operations	(11,037)	54,198	(15,680)	29,132
Discontinued operations:				
Income from operations of properties sold or held for sale	—	—	—	16,158
Gain on sale of real estate	—	—	—	339,024
Loss on extinguishment of debt	—	—	—	(764)
Income from discontinued operations	—	—	—	354,418
Net (loss) income	\$ (11,037)	\$ 54,198	\$ (15,680)	\$ 383,550
(Loss) income from continuing operations	\$ (11,037)	\$ 54,198	\$ (15,680)	\$ 29,132
Depreciation and amortization	30,241	38,812	120,030	136,253
Real estate impairment	—	—	—	8,374
Loss (gain) on sale of depreciable real estate	7,470	(61,007)	15,009	(59,961)
Funds from continuing operations	\$ 26,674	\$ 32,003	\$ 119,359	\$ 113,798
Income from discontinued operations	—	—	—	354,418
Discontinued operations real estate depreciation and amortization	—	—	—	4,926
Gain on sale of real estate	—	—	—	(339,024)
Funds from discontinued operations	—	—	—	20,320
NAREIT funds from operations ⁽¹⁾	\$ 26,674	\$ 32,003	\$ 119,359	\$ 134,118
Non-cash loss (gain) on extinguishment of debt	\$ 296	\$ —	\$ (881)	\$ (244)
Tenant improvements and incentives	(6,250)	(6,857)	(13,212)	(15,898)
External and internal leasing commissions capitalized	(1,445)	(2,700)	(3,852)	(6,371)
Recurring capital improvements	(2,164)	(4,345)	(5,044)	(6,746)
Straight-line rents, net	82	(763)	(1,758)	(3,266)
Non-cash fair value interest expense	—	(178)	(59)	(778)
Non-real estate depreciation & amortization of debt costs	987	1,030	3,795	5,005
Amortization of lease intangibles, net	477	504	1,942	2,183
Amortization and expensing of restricted share and unit compensation	1,972	1,479	7,873	7,743
Funds available for distribution ⁽⁹⁾	\$ 20,629	\$ 20,173	\$ 108,163	\$ 115,746

Per share data:		Three Months Ended December 31,		Twelve Months Ended December 31,	
		2020	2019	2020	2019
(Loss) income from continuing operations	(Basic)	\$ (0.13)	\$ 0.66	\$ (0.20)	\$ 0.36
	(Diluted)	\$ (0.13)	\$ 0.66	\$ (0.20)	\$ 0.36
Net (loss) income	(Basic)	\$ (0.13)	\$ 0.66	\$ (0.20)	\$ 4.75
	(Diluted)	\$ (0.13)	\$ 0.66	\$ (0.20)	\$ 4.75
NAREIT FFO	(Basic)	\$ 0.32	\$ 0.39	\$ 1.44	\$ 1.67
	(Diluted)	\$ 0.32	\$ 0.39	\$ 1.44	\$ 1.66
Dividends paid		\$ 0.30	\$ 0.30	\$ 1.20	\$ 1.20
Weighted average shares outstanding - basic		82,962	81,220	82,348	80,257
Weighted average shares outstanding - diluted		82,962	81,313	82,348	80,335
Weighted average shares outstanding - diluted (for NAREIT FFO)		83,093	81,313	82,516	80,335

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

	December 31, 2020 (unaudited)	December 31, 2019
Assets		
Land	\$ 551,578	\$ 566,807
Income producing property	2,432,039	2,392,415
	2,983,617	2,959,222
Accumulated depreciation and amortization	(749,014)	(693,610)
Net income producing property	2,234,603	2,265,612
Properties under development or held for future development	37,615	124,193
Total real estate held for investment, net	2,272,218	2,389,805
Investment in real estate held for sale, net	—	57,028
Cash and cash equivalents	7,700	12,939
Restricted cash	603	1,812
Rents and other receivables	58,257	65,259
Prepaid expenses and other assets	71,040	95,149
Other assets related to properties sold or held for sale	—	6,336
Total assets	<u>\$ 2,409,818</u>	<u>\$ 2,628,328</u>
Liabilities		
Notes payable, net	\$ 945,370	\$ 996,722
Mortgage notes payable, net	—	47,074
Line of credit	42,000	56,000
Accounts payable and other liabilities	58,773	71,136
Dividend payable	25,361	24,668
Advance rents	7,215	9,353
Tenant security deposits	9,990	10,595
Other liabilities related to properties sold or held for sale	—	718
Total liabilities	<u>1,088,709</u>	<u>1,216,266</u>
Equity		
Shareholders' equity		
Preferred shares; \$0.01 par value; 10,000 shares authorized; no shares issued or outstanding	—	—
Shares of beneficial interest, \$0.01 par value; 100,000 shares authorized; 84,409 and 82,099 shares issued and outstanding, as of December 31, 2020 and December 31, 2019, respectively	844	821
Additional paid in capital	1,649,366	1,592,487
Distributions in excess of net income	(298,860)	(183,405)
Accumulated other comprehensive (loss) income	(30,563)	1,823
Total shareholders' equity	<u>1,320,787</u>	<u>1,411,726</u>
Noncontrolling interests in subsidiaries	322	336
Total equity	<u>1,321,109</u>	<u>1,412,062</u>
Total liabilities and equity	<u>\$ 2,409,818</u>	<u>\$ 2,628,328</u>

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

Three months ended December 31, 2020	Multifamily	Office	Corporate and other	Total
Same-store net operating income ⁽³⁾	\$ 14,373	\$ 17,680	\$ 2,497	\$ 34,550
Add: Net operating income from non-same-store properties ⁽³⁾	6,758	1,208	—	7,966
Total net operating income ⁽²⁾	\$ 21,131	\$ 18,888	\$ 2,497	\$ 42,516
Deduct:				
Depreciation and amortization				(30,241)
General and administrative expenses				(5,988)
Interest expense				(8,998)
Loss on interest rate derivatives				(560)
Loss on extinguishment of debt				(296)
Loss on sale of real estate				(7,470)
Net loss				\$ (11,037)

Three months ended December 31, 2019	Multifamily	Office	Corporate and other	Total
Same-store net operating income ⁽³⁾	\$ 15,485	\$ 20,244	\$ 3,235	\$ 38,964
Add: Net operating income from non-same-store properties ⁽³⁾	6,427	4,665	—	11,092
Total net operating income ⁽²⁾	\$ 21,912	\$ 24,909	\$ 3,235	\$ 50,056
Add/(deduct):				
Depreciation and amortization				(38,812)
General and administrative expenses				(6,265)
Interest expense				(11,788)
Gain on sale of real estate				61,007
Net income				\$ 54,198

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

Twelve months ended December 31, 2020	Multifamily	Office	Corporate and Other	Total
Same-store net operating income ⁽³⁾	\$ 60,078	\$ 75,409	\$ 11,404	\$ 146,891
Add: Net operating income from non-same-store properties ⁽³⁾	26,852	7,466	—	34,318
Total net operating income ⁽²⁾	\$ 86,930	\$ 82,875	\$ 11,404	\$ 181,209
Deduct:				
Depreciation and amortization				(120,030)
General and administrative expenses				(23,951)
Interest expense				(37,305)
Loss on interest rate derivatives				(560)
Loss on extinguishment of debt				(34)
Loss on sale of real estate				(15,009)
Net loss				<u>\$ (15,680)</u>

Twelve months ended December 31, 2019	Multifamily	Office	Corporate and Other	Total
Same-store net operating income ⁽³⁾	\$ 60,638	\$ 81,205	\$ 13,468	\$ 155,311
Add: Net operating income from non-same-store properties ⁽³⁾	16,358	21,931	—	38,289
Total net operating income ⁽²⁾	\$ 76,996	\$ 103,136	\$ 13,468	\$ 193,600
Add/(deduct):				
Depreciation and amortization				(136,253)
General and administrative expenses				(26,068)
Real estate impairment				(8,374)
Interest expense				(53,734)
Gain on sale of real estate				59,961
Income from continuing operations				29,132
Discontinued operations:				
Income from operations of properties sold or held for sale				16,158
Gain on sale of real estate				339,024
Loss on extinguishment of debt				(764)
Net income				<u>\$ 383,550</u>

The following table contains a reconciliation of net income attributable to the controlling interests to core funds from operations for the periods presented (in thousands, except per share data):

	Three Months Ended December 31,		Twelve Months Ended December 31,	
	2020	2019	2020	2019
Net (loss) income	\$ (11,037)	\$ 54,198	\$ (15,680)	\$ 383,550
Add:				
Real estate depreciation and amortization	30,241	38,812	120,030	136,253
Loss (gain) on sale of depreciable real estate	7,470	(61,007)	15,009	(59,961)
Real estate impairment	—	—	—	8,374
Discontinued operations:				
Gain on sale of real estate	—	—	—	(339,024)
Real estate depreciation and amortization	—	—	—	4,926
NAREIT funds from operations ⁽¹⁾	26,674	32,003	119,359	134,118
Add:				
Restructuring expenses	—	270	—	3,019
Loss on extinguishment of debt	296	—	34	764
Loss on interest rate derivatives	560	—	560	—
Core funds from operations ⁽¹⁾	\$ 27,530	\$ 32,273	\$ 119,953	\$ 137,901

Per share data:		Three Months Ended December 31,		Twelve Months Ended December 31,	
		2020	2019	2020	2019
NAREIT FFO	(Basic)	\$ 0.32	\$ 0.39	\$ 1.44	\$ 1.67
	(Diluted)	\$ 0.32	\$ 0.39	\$ 1.44	\$ 1.66
Core FFO	(Basic)	\$ 0.33	\$ 0.40	\$ 1.45	\$ 1.71
	(Diluted)	\$ 0.33	\$ 0.40	\$ 1.45	\$ 1.71
Weighted average shares outstanding - basic		82,962	81,220	82,348	80,257
Weighted average shares outstanding - diluted (for NAREIT and Core FFO)		83,093	81,313	82,516	80,335



WASH★REIT

**SUPPLEMENTAL OPERATING
AND FINANCIAL DATA**

Fourth Quarter 2020

FINANCIAL STRENGTH

YTD 2020 CORE FAD
PAYOUT RATIO

91%

DEBT SERVICE
COVERAGE RATIO

4.1x

TARGET NET DEBT
TO ADJ EBITDA MID
TO LOW

6s

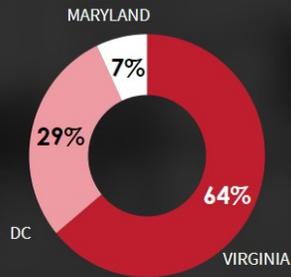
INVESTMENT GRADE
CREDIT RATING

**Baa2 STABLE
BBB STABLE**

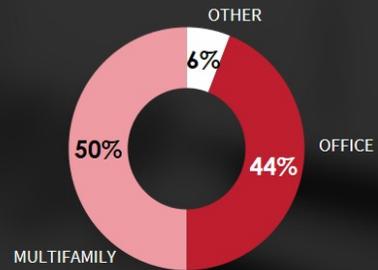
SECURED DEBT TO
TOTAL ASSETS

0%

Q4 2020 NOI
BY REGION



Q4 2020 NOI
BY ASSET CLASS



Supplemental Financial and Operating Data

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

	Twelve Months Ended		Three Months Ended				
	12/31/2020	12/31/2019	12/31/2020	9/30/2020	6/30/2020	3/31/2020	12/31/2019
OPERATING RESULTS							
Real estate rental revenue	\$ 294,118	\$ 309,180	\$ 71,229	\$ 73,227	\$ 72,870	\$ 76,792	\$ 80,667
Real estate expenses	(112,909)	(115,580)	(28,713)	(28,672)	(26,885)	(28,639)	(30,611)
	181,209	193,600	42,516	44,555	45,985	48,153	50,056
Real estate depreciation and amortization	(120,030)	(136,253)	(30,241)	(30,470)	(29,599)	(29,720)	(38,812)
Income from real estate	61,179	57,347	12,275	14,085	16,386	18,433	11,244
Interest expense	(37,305)	(53,734)	(8,998)	(8,711)	(8,751)	(10,845)	(11,788)
Loss on interest rate derivatives	(560)	—	(560)	—	—	—	—
(Loss) gain on sale of real estate	(15,009)	59,961	(7,470)	—	(7,539)	—	61,007
(Loss) gain on extinguishment of debt	(34)	—	(296)	—	(206)	468	—
Real estate impairment	—	(8,374)	—	—	—	—	—
General and administrative expenses	(23,951)	(26,068)	(5,988)	(6,330)	(5,296)	(6,337)	(6,265)
(Loss) income from continuing operations	(15,680)	29,132	(11,037)	(956)	(5,406)	1,719	54,198
Discontinued operations:							
Income from properties classified as discontinued operations	—	16,158	—	—	—	—	—
Gain on sale of real estate	—	339,024	—	—	—	—	—
Loss on extinguishment of debt	—	(764)	—	—	—	—	—
Income from discontinued operations	—	354,418	—	—	—	—	—
Net (loss) income	\$ (15,680)	\$ 383,550	\$ (11,037)	\$ (956)	\$ (5,406)	\$ 1,719	\$ 54,198
Per Share Data:							
Net (loss) income	\$ (0.20)	\$ 4.75	\$ (0.13)	\$ (0.01)	\$ (0.07)	\$ 0.02	\$ 0.66
Fully diluted weighted average shares outstanding	82,348	80,335	82,962	82,186	82,153	82,287	81,313
Percentage of Revenues:							
Real estate expenses	38.4 %	37.4 %	40.3 %	39.2 %	36.9 %	37.3 %	37.9 %
General and administrative expenses	8.1 %	8.4 %	8.4 %	8.6 %	7.3 %	8.3 %	7.8 %
Ratios:							
Adjusted EBITDA / Interest expense (includes discontinued operations)	4.2 x	3.6 x	4.1 x	4.4 x	4.7 x	3.9 x	3.8 x
Net (loss) income / Real estate rental revenue	(5.3)%	124.1 %	(15.5)%	(1.3)%	(7.4)%	2.2 %	67.2 %

Consolidated Balance Sheets
(In thousands, except per share data)
(Unaudited)

	12/31/2020	9/30/2020	6/30/2020	3/31/2020	12/31/2019
Assets					
Land	\$ 551,578	\$ 574,025	\$ 574,025	\$ 574,025	\$ 566,807
Income producing property	2,432,039	2,497,017	2,467,629	2,444,525	2,392,415
	<u>2,983,617</u>	<u>3,071,042</u>	<u>3,041,654</u>	<u>3,018,550</u>	<u>2,959,222</u>
Accumulated depreciation and amortization	(749,014)	(772,482)	(745,692)	(719,446)	(693,610)
Net income producing property	2,234,603	2,298,560	2,295,962	2,299,104	2,265,612
Properties under development or held for future development	37,615	77,481	89,166	89,791	124,193
Total real estate held for investment, net	<u>2,272,218</u>	<u>2,376,041</u>	<u>2,385,128</u>	<u>2,388,895</u>	<u>2,389,805</u>
Investment in real estate held for sale, net	—	—	—	57,028	57,028
Cash and cash equivalents	7,700	3,814	7,971	20,601	12,939
Restricted cash	603	615	630	634	1,812
Rents and other receivables	58,257	67,628	67,026	64,617	65,259
Prepaid expenses and other assets	71,040	84,174	81,967	84,722	95,149
Other assets related to properties sold or held for sale	—	—	—	6,123	6,336
Total assets	<u>\$ 2,409,818</u>	<u>\$ 2,532,272</u>	<u>\$ 2,542,722</u>	<u>\$ 2,622,620</u>	<u>\$ 2,628,328</u>
Liabilities					
Notes payable, net	\$ 945,370	\$ 897,443	\$ 897,060	\$ 997,075	\$ 996,722
Mortgage notes payable, net	—	—	—	—	47,074
Line of credit	42,000	186,000	181,000	148,000	56,000
Accounts payable and other liabilities	58,773	99,388	93,192	98,966	71,136
Dividend payable	25,361	24,767	24,760	—	24,668
Advance rents	7,215	6,979	7,375	8,681	9,353
Tenant security deposits	9,990	10,580	10,769	10,875	10,595
Other liabilities related to properties sold or held for sale	—	—	—	875	718
Total liabilities	<u>1,088,709</u>	<u>1,225,157</u>	<u>1,214,156</u>	<u>1,264,472</u>	<u>1,216,266</u>
Equity					
Preferred shares; \$0.01 par value; 10,000 shares authorized	—	—	—	—	—
Shares of beneficial interest, \$0.01 par value; 100,000 shares authorized	844	824	823	823	821
Additional paid-in capital	1,649,366	1,601,160	1,598,620	1,596,242	1,592,487
Distributions in excess of net income	(298,860)	(262,435)	(236,673)	(206,506)	(183,405)
Accumulated other comprehensive (loss) income	(30,563)	(32,759)	(34,533)	(32,744)	1,823
Total shareholders' equity	<u>1,320,787</u>	<u>1,306,790</u>	<u>1,328,237</u>	<u>1,357,815</u>	<u>1,411,726</u>
Noncontrolling interests in subsidiaries	322	325	329	333	336
Total equity	<u>1,321,109</u>	<u>1,307,115</u>	<u>1,328,566</u>	<u>1,358,148</u>	<u>1,412,062</u>
Total liabilities and equity	<u>\$ 2,409,818</u>	<u>\$ 2,532,272</u>	<u>\$ 2,542,722</u>	<u>\$ 2,622,620</u>	<u>\$ 2,628,328</u>

Funds from Operations
(In thousands, except per share data)
(Unaudited)

	Twelve Months Ended		Three Months Ended				
	12/31/2020	12/31/2019	12/31/2020	9/30/2020	6/30/2020	3/31/2020	12/31/2019
Funds from operations (FFO) ⁽¹⁾							
Net (loss) income	\$ (15,680)	\$ 383,550	\$ (11,037)	\$ (956)	\$ (5,406)	\$ 1,719	\$ 54,198
Real estate depreciation and amortization	120,030	136,253	30,241	30,470	29,599	29,720	38,812
Loss (gain) on sale of depreciable real estate	15,009	(59,961)	7,470	—	7,539	—	(61,007)
Real estate impairment	—	8,374	—	—	—	—	—
Discontinued operations:							
Gain on sale of depreciable real estate	—	(339,024)	—	—	—	—	—
Real estate depreciation and amortization	—	4,926	—	—	—	—	—
NAREIT funds from operations (FFO)	119,359	134,118	26,674	29,514	31,732	31,439	32,003
Loss (gain) on extinguishment of debt	34	764	296	—	206	(468)	—
Loss on interest rate derivatives	560	—	560	—	—	—	—
Restructuring expenses ⁽²⁾	—	3,019	—	—	—	—	270
Core FFO ⁽¹⁾	\$ 119,953	\$ 137,901	\$ 27,530	\$ 29,514	\$ 31,938	\$ 30,971	\$ 32,273
Allocation to participating securities ⁽³⁾	(545)	(477)	(92)	(151)	(151)	(151)	(81)
NAREIT FFO per share - basic	\$ 1.44	\$ 1.67	\$ 0.32	\$ 0.36	\$ 0.38	\$ 0.38	\$ 0.39
NAREIT FFO per share - fully diluted	\$ 1.44	\$ 1.66	\$ 0.32	\$ 0.36	\$ 0.38	\$ 0.38	\$ 0.39
Core FFO per share - fully diluted	\$ 1.45	\$ 1.71	\$ 0.33	\$ 0.36	\$ 0.39	\$ 0.37	\$ 0.40
Common dividend per share	\$ 1.20	\$ 1.20	\$ 0.30	\$ 0.30	\$ 0.30	\$ 0.30	\$ 0.30
Average shares - basic	82,348	80,257	82,962	82,186	82,153	82,086	81,220
Average shares - fully diluted (for NAREIT FFO and Core FFO)	82,516	80,335	83,093	82,357	82,323	82,287	81,313

⁽¹⁾ See "Supplemental Definitions" on page 35 of this supplemental for the definitions of NAREIT FFO and Core FFO.

⁽²⁾ Restructuring expenses include severance, accelerated share-based compensation and other expenses related to a restructuring of WashREIT personnel.

⁽³⁾ Adjustment to the numerators for FFO and Core FFO per share calculations when applying the two-class method for calculating EPS.

Funds Available for Distribution
(In thousands, except per share data)
(Unaudited)

	Twelve Months Ended		Three Months Ended				
	12/31/2020	12/31/2019	12/31/2020	9/30/2020	6/30/2020	3/31/2020	12/31/2019
Funds available for distribution (FAD) ⁽¹⁾							
NAREIT FFO	\$ 119,359	\$ 134,118	\$ 26,674	\$ 29,514	\$ 31,732	\$ 31,439	\$ 32,003
Non-cash (gain) loss on extinguishment of debt	(881)	(244)	296	—	204	(1,381)	—
Tenant improvements and incentives	(13,212)	(15,898)	(6,250)	(4,013)	(1,877)	(1,072)	(6,857)
External and internal leasing commissions capitalized	(3,852)	(6,371)	(1,445)	(1,081)	(797)	(529)	(2,700)
Recurring capital improvements	(5,044)	(6,746)	(2,164)	(1,068)	(824)	(988)	(4,345)
Straight-line rent, net	(1,758)	(3,266)	82	(522)	(655)	(663)	(763)
Non-cash fair value interest expense	(59)	(778)	—	—	—	(59)	(178)
Non-real estate depreciation and amortization of debt costs	3,795	5,005	987	956	910	942	1,030
Amortization of lease intangibles, net	1,942	2,183	477	464	544	457	504
Amortization and expensing of restricted share and unit compensation	7,873	7,743	1,972	2,479	1,644	1,778	1,479
FAD	108,163	115,746	20,629	26,729	30,881	29,924	20,173
Cash loss on extinguishment of debt	915	1,008	—	—	2	913	—
Loss on interest rate derivatives	560	—	560	—	—	—	—
Restructuring expenses (excluding accelerated share-based compensation)	—	1,822	—	—	—	—	270
Core FAD ⁽¹⁾	\$ 109,638	\$ 118,576	\$ 21,189	\$ 26,729	\$ 30,883	\$ 30,837	\$ 20,443

⁽¹⁾ See "Supplemental Definitions" on page 35 of this supplemental for the definitions of FAD and Core FAD.

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

	Twelve Months Ended		Three Months Ended				
	12/31/2020	12/31/2019	12/31/2020	9/30/2020	6/30/2020	3/31/2020	12/31/2019
Adjusted EBITDA ⁽¹⁾							
Net (loss) income	\$ (15,680)	\$ 383,550	\$ (11,037)	\$ (956)	\$ (5,406)	\$ 1,719	\$ 54,198
Add:							
Interest expense	37,305	54,047	8,998	8,711	8,751	10,845	11,788
Real estate depreciation and amortization	120,030	141,179	30,241	30,470	29,599	29,720	38,812
Real estate impairment	—	8,374	—	—	—	—	—
Non-real estate depreciation	942	1,019	229	234	241	238	276
Restructuring expenses	—	3,019	—	—	—	—	270
Less:							
Loss (gain) on sale of depreciable real estate	15,009	(398,985)	7,470	—	7,539	—	(61,007)
Loss (gain) on extinguishment of debt	34	764	296	—	206	(468)	—
Loss on interest rate derivatives	560	—	560	—	—	—	—
Adjusted EBITDA	\$ 158,200	\$ 192,967	\$ 36,757	\$ 38,459	\$ 40,930	\$ 42,054	\$ 44,337

⁽¹⁾ Adjusted EBITDA is earnings before interest expense, taxes, depreciation, amortization, gain/loss on sale of real estate, casualty gain/loss, real estate impairment, gain/loss on extinguishment of debt, gain/loss on interest rate derivatives, restructuring expenses (which include severance, accelerated share-based compensation and other expenses related to a restructuring of corporate personnel), acquisition expenses, gain from non-disposal activities and loss/gain on interest rate derivatives. 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, and the cost of debt or non-operating gains and losses. Adjusted EBITDA is a non-GAAP measure.

Long Term Debt Analysis
(\$'s in thousands)

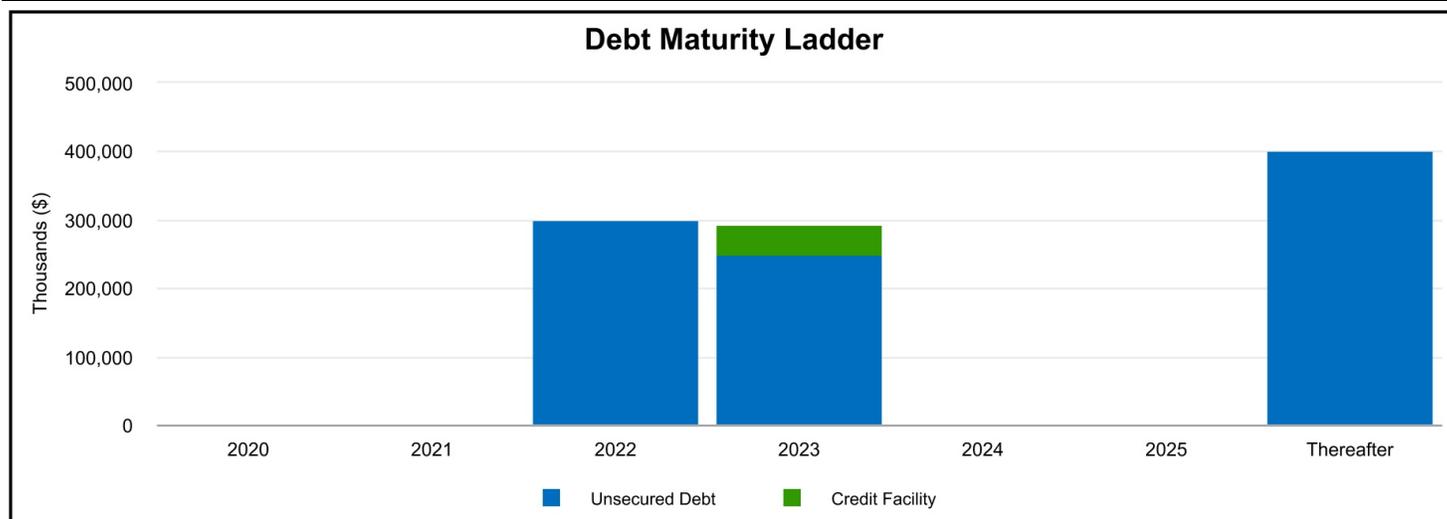
	12/31/2020	9/30/2020	6/30/2020	3/31/2020	12/31/2019
Balances Outstanding					
Secured					
Mortgage note payable, net ⁽¹⁾	\$ —	\$ —	\$ —	\$ —	\$ 47,074
Unsecured					
Fixed rate bonds	695,968	348,522	348,375	598,028	597,781
Term loans	249,402	548,921	548,685	399,047	398,941
Credit facility	42,000	186,000	181,000	148,000	56,000
Unsecured total	987,370	1,083,443	1,078,060	1,145,075	1,052,722
Total	\$ 987,370	\$ 1,083,443	\$ 1,078,060	\$ 1,145,075	\$ 1,099,796
Weighted Average Interest Rates					
Secured					
Mortgage note payable, net ⁽¹⁾	— %	— %	— %	— %	3.8 %
Unsecured					
Fixed rate bonds	4.3 %	4.5 %	4.5 %	4.7 %	4.7 %
Term loans ⁽²⁾	2.9 %	2.6 %	2.6 %	2.8 %	2.8 %
Credit facility	1.1 %	1.1 %	1.2 %	1.8 %	2.7 %
Unsecured total	3.8 %	3.0 %	3.0 %	3.7 %	3.9 %
Weighted Average	3.8 %	3.0 %	3.0 %	3.7 %	3.9 %

⁽¹⁾ In January 2020, WashREIT prepaid the existing mortgage note associated with Yale West, resulting in a gain on extinguishment of debt of \$0.5 million.

⁽²⁾ WashREIT entered into interest rate swaps to effectively fix the floating interest rates on its total \$250.0 million aggregate principal of its term loans outstanding as of December 31, 2020 (see page 10 of this Supplemental).

Note: The current debt balances outstanding are shown net of discounts, premiums and unamortized debt costs (see page 10 of this Supplemental).

Long Term Debt Maturities
(in thousands, except average interest rates)
 December 31, 2020



Year	Future Maturities of Debt			
	Unsecured Debt	Credit Facility	Total Debt	Avg Interest Rate
2021	\$ —	\$ —	\$ —	—%
2022	300,000	—	300,000	4.0%
2023	250,000 ⁽¹⁾	42,000 ⁽²⁾	292,000	2.6%
2024	—	—	—	—%
2025	—	—	—	—%
Thereafter	400,000 ⁽³⁾	—	400,000	4.5%
Scheduled principal payments	\$ 950,000	\$ 42,000	\$ 992,000	3.8%
Net discounts/premiums	(456)	—	(456)	
Loan costs, net of amortization	(4,174)	—	(4,174)	
Total maturities	\$ 945,370	\$ 42,000	\$ 987,370	3.8%

Weighted average maturity = 5.2 years

⁽¹⁾ WashREIT entered into interest rate swaps to effectively fix a LIBOR plus 110 basis points floating interest rate to a 2.31% all-in fixed interest rate for \$150.0 million portion of the term loan. For the remaining \$100.0 million portion of the term loan, WashREIT entered into interest rate swaps to effectively fix a LIBOR plus 100 basis points floating interest rate to a 3.71% all-in fixed interest rate. The interest rates are fixed through the term loan maturity of July 2023. The 2018 Term Loan has an all-in fixed interest rate of 2.87%.

⁽²⁾ Maturity date for credit facility of March 2023 assumes election of extension option for two additional 6-month periods.

⁽³⁾ The closing and full funding of the \$350 million 10-year 3.44% Green Bonds occurred on December 17, 2020. The Green Bonds have an all-in fixed interest rate of 4.09%.

Debt Covenant Compliance

	Unsecured Public Debt Covenants		Unsecured Private Debt Covenants			
	Notes Payable		Line of Credit and Term Loans		Notes Payable	
	Quarter Ended December 31, 2020	Covenant	Quarter Ended December 31, 2020	Covenant	Quarter Ended December 31, 2020	Covenant
% of Total Indebtedness to Total Assets ⁽¹⁾	38.8 %	≤ 65.0%	N/A	N/A	N/A	N/A
Ratio of Income Available for Debt Service to Annual Debt Service	4.0	≥ 1.5	N/A	N/A	N/A	N/A
% of Secured Indebtedness to Total Assets ⁽¹⁾	— %	≤ 40.0%	N/A	N/A	N/A	N/A
Ratio of Total Unencumbered Assets ⁽²⁾ to Total Unsecured Indebtedness	2.6	≥ 1.5	N/A	N/A	N/A	N/A
% of Net Consolidated Total Indebtedness to Consolidated Total Asset Value ⁽³⁾	N/A	N/A	33.7 %	≤ 60.0%	33.7 %	≤ 60.0%
Ratio of Consolidated Adjusted EBITDA ⁽⁴⁾ to Consolidated Fixed Charges ⁽⁵⁾	N/A	N/A	4.22	≥ 1.50	4.22	≥ 1.50
% of Consolidated Secured Indebtedness to Consolidated Total Asset Value ⁽³⁾	N/A	N/A	— %	≤ 40.0%	— %	≤ 40.0%
% of Consolidated Unsecured Indebtedness to Unencumbered Pool Value ⁽⁶⁾	N/A	N/A	33.7 %	≤ 60.0%	33.7 %	≤ 60.0%
Ratio of Unencumbered Adjusted Net Operating Income to Consolidated Unsecured Interest Expense	N/A	N/A	4.79	≥ 1.75	4.79	≥ 1.75

⁽¹⁾ Total Assets is calculated by applying a capitalization rate of 7.50% to the EBITDA ⁽⁴⁾ 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⁽⁴⁾ from unencumbered properties from the last four consecutive quarters, excluding EBITDA from acquired, disposed, and non-stabilized development properties.

⁽³⁾ Consolidated Total Asset Value is the sum of unrestricted cash plus the quotient of applying a capitalization rate to the annualized NOI from the most recently ended quarter for each asset class, excluding NOI from disposed properties, acquisitions during the past 6 quarters, development, major redevelopment and low occupancy properties. To this amount, we add the purchase price of acquisitions during the past 6 quarters plus values for development, major redevelopment and low occupancy properties.

⁽⁴⁾ Consolidated Adjusted EBITDA is defined as earnings before noncontrolling interests, depreciation, amortization, interest expense, income tax expense, acquisition costs, extraordinary, unusual or nonrecurring transactions including sale of assets, impairment, gains and losses on extinguishment of debt and other non-cash charges.

⁽⁵⁾ Consolidated Fixed Charges consist of interest expense excluding capitalized interest and amortization of deferred financing costs, principal payments and preferred dividends, if any.

⁽⁶⁾ Unencumbered Pool Value is the sum of unrestricted cash plus the quotient of applying a capitalization rate to the annualized NOI from unencumbered properties from the most recently ended quarter for each asset class excluding NOI from disposed properties, acquisitions during the past 6 quarters, development, major redevelopment and low occupancy properties. To this we add the purchase price of unencumbered acquisitions during the past 6 quarters and values for unencumbered development, major redevelopment and low occupancy properties.

Capital Analysis
(In thousands, except per share amounts)

Market Data	Three Months Ended				
	12/31/2020	9/30/2020	6/30/2020	3/31/2020	12/31/2019
Shares Outstanding	84,409	82,351	82,327	82,315	82,099
Market Price per Share	\$ 21.63	\$ 20.13	\$ 22.20	\$ 23.87	\$ 29.18
Equity Market Capitalization	\$ 1,825,767	\$ 1,657,726	\$ 1,827,659	\$ 1,964,859	\$ 2,395,649
Total Debt	\$ 987,370	\$ 1,083,443	\$ 1,078,060	\$ 1,145,075	\$ 1,099,796
Total Market Capitalization	\$ 2,813,137	\$ 2,741,169	\$ 2,905,719	\$ 3,109,934	\$ 3,495,445
Total Debt to Market Capitalization	0.35 :1	0.40 :1	0.37 :1	0.37 :1	0.31 :1
Earnings to Fixed Charges ⁽¹⁾	-0.2x	0.8x	0.4x	1.1x	5.2x
Debt Service Coverage Ratio ⁽²⁾	4.1x	4.4x	4.7x	3.9x	3.7x

Dividend Data	Twelve Months Ended		Three Months Ended				
	12/31/2020	12/31/2019	12/31/2020	9/30/2020	6/30/2020	3/31/2020	12/31/2019
Total Dividends Declared	\$ 99,775	\$ 96,964	\$ 25,388	\$ 24,806	\$ 24,761	\$ 24,820	\$ 24,625
Common Dividend Declared per Share	\$ 1.20	\$ 1.20	\$ 0.30	\$ 0.30	\$ 0.30	\$ 0.30	\$ 0.30
Payout Ratio (Core FFO basis)	82.8 %	70.2 %	90.9 %	83.3 %	76.9 %	81.1 %	75.0 %
Payout Ratio (Core FAD basis)	90.9 %	81.6 %					

⁽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. The earnings to fixed charges ratio includes (loss) gain on sale of real estate of (\$15.0 million), (\$7.5 million) and \$61.0 million for the three months ended December 31, 2020, June 30, 2020 and December 31, 2019, respectively.

⁽²⁾ Debt service coverage ratio is computed by dividing Adjusted EBITDA (see page 8) by interest expense and principal amortization.

Same-Store Portfolio Net Operating Income (NOI) Growth
2020 vs. 2019

	Twelve Months Ended December 31,			Three Months Ended December 31,		
	2020	2019	% Change	2020	2019	% Change
Cash Basis:						
Multifamily	\$ 60,099	\$ 60,677	(1.0)%	\$ 14,378	\$ 15,513	(7.3)%
Office	74,590	79,703	(6.4)%	17,486	20,040	(12.7)%
Other ⁽²⁾	11,016	12,813	(14.0)%	2,404	3,097	(22.4)%
Overall Same-Store Portfolio ⁽¹⁾	\$ 145,705	\$ 153,193	(4.9)%	\$ 34,268	\$ 38,650	(11.3)%
GAAP Basis:						
Multifamily	\$ 60,078	\$ 60,638	(0.9)%	\$ 14,373	\$ 15,485	(7.2)%
Office	75,409	81,205	(7.1)%	17,680	20,244	(12.7)%
Other ⁽²⁾	11,404	13,468	(15.3)%	2,497	3,235	(22.8)%
Overall Same-Store Portfolio ⁽¹⁾	\$ 146,891	\$ 155,311	(5.4)%	\$ 34,550	\$ 38,964	(11.3)%

⁽¹⁾ Non same-store properties were:

Acquisitions:

Multifamily - Assembly Alexandria, Assembly Manassas, Assembly Dulles, Assembly Leesburg, Assembly Herndon, Assembly Germantown, Assembly Watkins Mill and Cascade at Landmark

Development:

Multifamily - Trove

Sold properties:

Office - Quantico Corporate Center, 1776 G Street, John Marshall II, Monument II and 1227 25th Street

Discontinued operations:

Retail - Wheaton Park, Bradlee Shopping Center, Shoppes at Foxchase, Gateway Overlook, Olney Village Center, Frederick County Square, Centre at Hagerstown and Frederick Crossing

⁽²⁾ Consists of retail centers not classified as discontinued operations: Takoma Park, Westminster, Concord Centre, Chevy Chase Metro Plaza, 800 S. Washington Street, Randolph Shopping Center, Montrose Shopping Center and Spring Valley Village.

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

	Three Months Ended December 31, 2020			
	Multifamily	Office	Corporate and Other ⁽¹⁾	Total
Real estate rental revenue				
Same-store portfolio	\$ 24,002	\$ 28,980	\$ 3,902	\$ 56,884
Non same-store ⁽¹⁾	12,161	2,184	—	14,345
Total	<u>36,163</u>	<u>31,164</u>	<u>3,902</u>	<u>71,229</u>
Real estate expenses				
Same-store portfolio	9,629	11,300	1,405	22,334
Non same-store ⁽¹⁾	5,403	976	—	6,379
Total	<u>15,032</u>	<u>12,276</u>	<u>1,405</u>	<u>28,713</u>
Net Operating Income (NOI)				
Same-store portfolio	14,373	17,680	2,497	34,550
Non same-store ⁽¹⁾	6,758	1,208	—	7,966
Total	<u>\$ 21,131</u>	<u>\$ 18,888</u>	<u>\$ 2,497</u>	<u>\$ 42,516</u>
Same-store portfolio NOI (from above)	\$ 14,373	\$ 17,680	\$ 2,497	\$ 34,550
Straight-line revenue, net for same-store properties	4	(567)	16	(547)
Amortization of acquired lease assets (liabilities) for same-store properties	1	42	(126)	(83)
Amortization of lease intangibles for same-store properties	—	331	17	348
Same-store portfolio cash NOI	<u>\$ 14,378</u>	<u>\$ 17,486</u>	<u>\$ 2,404</u>	<u>\$ 34,268</u>
Reconciliation of NOI to net income				
Total NOI	\$ 21,131	\$ 18,888	\$ 2,497	\$ 42,516
Depreciation and amortization	(14,636)	(14,157)	(1,448)	(30,241)
General and administrative expenses	—	—	(5,988)	(5,988)
Interest expense	—	—	(8,998)	(8,998)
Loss on interest rate derivatives	—	—	(560)	(560)
Loss on sale of real estate	—	—	(7,470)	(7,470)
Loss on extinguishment of debt	—	—	(296)	(296)
Net income (loss)	<u>\$ 6,495</u>	<u>\$ 4,731</u>	<u>\$ (22,263)</u>	<u>\$ (11,037)</u>

⁽¹⁾ For a list of non-same-store and other properties, see page 13 of this Supplemental.

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

	Three Months Ended September 30, 2020			
	Multifamily	Office	Corporate and Other ⁽¹⁾	Total
Real estate rental revenue				
Same-store portfolio	\$ 24,240	\$ 29,682	\$ 4,382	\$ 58,304
Non same-store ⁽¹⁾	12,026	2,897	—	14,923
Total	36,266	32,579	4,382	73,227
Real estate expenses				
Same-store portfolio	9,779	11,011	1,342	22,132
Non same-store ⁽¹⁾	5,209	1,331	—	6,540
Total	14,988	12,342	1,342	28,672
Net Operating Income (NOI)				
Same-store portfolio	14,461	18,671	3,040	36,172
Non same-store ⁽¹⁾	6,817	1,566	—	8,383
Total	\$ 21,278	\$ 20,237	\$ 3,040	\$ 44,555
Same-store portfolio NOI (from above)	\$ 14,461	\$ 18,671	\$ 3,040	\$ 36,172
Straight-line revenue, net for same-store properties	3	(498)	(6)	(501)
Amortization of acquired lease assets (liabilities) for same-store properties	1	41	(127)	(85)
Amortization of lease intangibles for same-store properties	—	406	17	423
Same-store portfolio cash NOI	\$ 14,465	\$ 18,620	\$ 2,924	\$ 36,009
Reconciliation of NOI to net income				
Total NOI	\$ 21,278	\$ 20,237	\$ 3,040	\$ 44,555
Depreciation and amortization	(14,602)	(14,307)	(1,561)	(30,470)
General and administrative expenses	—	—	(6,330)	(6,330)
Interest expense	—	—	(8,711)	(8,711)
Net income (loss)	\$ 6,676	\$ 5,930	\$ (13,562)	\$ (956)

⁽¹⁾ For a list of non-same-store, discontinued operations and other properties, see page 13 of this Supplemental.

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

	Three Months Ended December 31, 2019			
	Multifamily	Office	Corporate and Other ⁽¹⁾	Total
Real estate rental revenue				
Same-store portfolio	\$ 24,923	\$ 32,009	\$ 4,653	\$ 61,585
Non same-store ⁽¹⁾	11,196	7,886	—	19,082
Total	36,119	39,895	4,653	80,667
Real estate expenses				
Same-store portfolio	9,438	11,765	1,418	22,621
Non same-store ⁽¹⁾	4,769	3,221	—	7,990
Total	14,207	14,986	1,418	30,611
Net Operating Income (NOI)				
Same-store portfolio	15,485	20,244	3,235	38,964
Non same-store ⁽¹⁾	6,427	4,665	—	11,092
Total	\$ 21,912	\$ 24,909	\$ 3,235	\$ 50,056
Same-store portfolio NOI (from above)	\$ 15,485	\$ 20,244	\$ 3,235	\$ 38,964
Straight-line revenue, net for same-store properties	28	(577)	(23)	(572)
Amortization of acquired lease liabilities for same-store properties	—	(96)	(126)	(222)
Amortization of lease intangibles for same-store properties	—	469	11	480
Same-store portfolio cash NOI	\$ 15,513	\$ 20,040	\$ 3,097	\$ 38,650
Reconciliation of NOI to net income				
Total NOI	\$ 21,912	\$ 24,909	\$ 3,235	\$ 50,056
Depreciation and amortization ⁽²⁾	(20,991)	(16,459)	(1,362)	(38,812)
General and administrative expenses	—	—	(6,265)	(6,265)
Interest expense	(516)	—	(11,272)	(11,788)
Gain on sale of real estate	—	—	61,007	61,007
Net income	\$ 405	\$ 8,450	\$ 45,343	\$ 54,198

⁽¹⁾ For a list of non-same-store, discontinued operations and other properties, see page 13 of this Supplemental.

⁽²⁾ Depreciation and amortization includes \$3.9 million amortization of intangible lease assets at the Assembly Portfolio, which have a weighted average useful life of seven months.

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

	Twelve Months Ended December 31, 2020			
	Multifamily	Office	Corporate and Other ⁽¹⁾	Total
Real estate rental revenue				
Same-store portfolio	\$ 97,894	\$ 119,264	\$ 16,746	\$ 233,904
Non same-store ⁽¹⁾	47,151	13,063	—	60,214
Total	145,045	132,327	16,746	294,118
Real estate expenses				
Same-store portfolio	37,816	43,855	5,342	87,013
Non same-store ⁽¹⁾	20,299	5,597	—	25,896
Total	58,115	49,452	5,342	112,909
Net Operating Income (NOI)				
Same-store portfolio	60,078	75,409	11,404	146,891
Non same-store ⁽¹⁾	26,852	7,466	—	34,318
Total	\$ 86,930	\$ 82,875	\$ 11,404	\$ 181,209
Same-store portfolio NOI (from above)	\$ 60,078	\$ 75,409	\$ 11,404	\$ 146,891
Straight-line revenue, net for same-store properties	17	(2,469)	50	(2,402)
Amortization of acquired lease assets (liabilities) for same-store properties	4	94	(506)	(408)
Amortization of lease intangibles for same-store properties	—	1,556	68	1,624
Same-store portfolio cash NOI	\$ 60,099	\$ 74,590	\$ 11,016	\$ 145,705
Reconciliation of NOI to net income				
Total NOI	\$ 86,930	\$ 82,875	\$ 11,404	\$ 181,209
Depreciation and amortization	(57,257)	(56,994)	(5,779)	(120,030)
General and administrative	—	—	(23,951)	(23,951)
Interest expense	(172)	—	(37,133)	(37,305)
Loss on interest rate derivatives	—	—	(560)	(560)
Loss on sale of real estate	—	—	(15,009)	(15,009)
Loss on extinguishment of debt	—	—	(34)	(34)
Net income (loss)	\$ 29,501	\$ 25,881	\$ (71,062)	\$ (15,680)

⁽¹⁾ For a list of non-same-store, discontinued operations and other properties, see page 13 of this Supplemental.

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

	Twelve Months Ended December 31, 2019			
	Multifamily	Office	Corporate and Other ⁽¹⁾	Total
Real estate rental revenue				
Same-store portfolio	\$ 98,455	\$ 127,996	\$ 18,990	\$ 245,441
Non same-store ⁽¹⁾	27,676	36,063	—	63,739
Total	126,131	164,059	18,990	309,180
Real estate expenses				
Same-store portfolio	37,817	46,791	5,522	90,130
Non same-store ⁽¹⁾	11,318	14,132	—	25,450
Total	49,135	60,923	5,522	115,580
Net Operating Income (NOI)				
Same-store portfolio	60,638	81,205	13,468	155,311
Non same-store ⁽¹⁾	16,358	21,931	—	38,289
Total	\$ 76,996	\$ 103,136	\$ 13,468	\$ 193,600
Same-store portfolio NOI (from above)	\$ 60,638	\$ 81,205	\$ 13,468	\$ 155,311
Straight-line revenue, net for same-store properties	36	(2,999)	(176)	(3,139)
Amortization of acquired lease assets (liabilities) for same-store properties	3	(455)	(523)	(975)
Amortization of lease intangibles for same-store properties	—	1,952	44	1,996
Same-store portfolio cash NOI	\$ 60,677	\$ 79,703	\$ 12,813	\$ 153,193
Reconciliation of NOI to net income				
Total NOI	\$ 76,996	\$ 103,136	\$ 13,468	\$ 193,600
Depreciation and amortization ⁽²⁾	(64,274)	(66,406)	(5,573)	(136,253)
General and administrative	—	—	(26,068)	(26,068)
Interest expense	(2,074)	—	(51,660)	(53,734)
Gain on sale of real estate	—	—	59,961	59,961
Real estate impairment	—	—	(8,374)	(8,374)
Income (loss) from continuing operations	10,648	36,730	(18,246)	29,132
Discontinued operations:				
Income from operations of properties classified as discontinued operations ⁽¹⁾	—	—	16,158	16,158
Gain on sale of real estate	—	—	339,024	339,024
Loss on extinguishment of debt	—	—	(764)	(764)
Net income	\$ 10,648	\$ 36,730	\$ 336,172	\$ 383,550

⁽¹⁾ For a list of non-same-store, discontinued operations and other properties, see page 13 of this Supplemental.

⁽²⁾ Depreciation and amortization includes \$14.9 million amortization of intangible lease assets at the Assembly Portfolio, which have a weighted average useful life of seven months.

Net Operating Income (NOI) by Region

	Percentage of NOI	
	Q4 2020	YTD 2020
DC		
Multifamily	6.7 %	6.7 %
Office	20.3 %	21.3 %
Other	1.5 %	2.0 %
	28.5 %	30.0 %
Maryland		
Multifamily	4.3 %	4.1 %
Other	2.9 %	2.8 %
	7.2 %	6.9 %
Virginia		
Multifamily	38.8 %	37.2 %
Office	24.1 %	24.4 %
Other	1.4 %	1.5 %
	64.3 %	63.1 %
Total Portfolio	100.0 %	100.0 %

Net Operating Income (NOI) - Multifamily
(Dollars In thousands)

	Apartment Units as of 12/31/2020	Twelve Months Ended		Three Months Ended				
		12/31/2020	12/31/2019	12/31/2020	9/30/2020	6/30/2020	3/31/2020	12/31/2019
Rental and other property revenues								
Same-store ⁽¹⁾	4,268	\$ 97,894	\$ 98,455	\$ 24,002	\$ 24,240	\$ 24,548	\$ 25,104	\$ 24,923
Non same-store								
Acquisitions ⁽²⁾	2,390	45,757	27,641	11,463	11,581	11,276	11,437	11,174
Development ⁽³⁾	401	1,394	35	698	445	214	37	22
Total rental and other property revenues	7,059	145,045	126,131	36,163	36,266	36,038	36,578	36,119
Property operating expenses								
Same-store		37,816	37,817	9,629	9,779	9,181	9,227	9,438
Non same-store								
Acquisitions		18,564	11,241	4,675	4,753	4,625	4,511	4,717
Development		1,735	77	728	456	304	247	52
Total property operating expenses		58,115	49,135	15,032	14,988	14,110	13,985	14,207
Net Operating Income (NOI)								
Same-store		60,078	60,638	14,373	14,461	15,367	15,877	15,485
Non same-store								
Acquisitions		27,193	16,400	6,788	6,828	6,651	6,926	6,457
Development		(341)	(42)	(30)	(11)	(90)	(210)	(30)
Total NOI		\$ 86,930	\$ 76,996	\$ 21,131	\$ 21,278	\$ 21,928	\$ 22,593	\$ 21,912
Same-store metrics								
Retention ⁽⁴⁾		54 %	55 %	47 %	55 %	59 %	55 %	55 %

¹⁾ Includes properties that were owned for the entirety of the years being compared, and exclude properties under redevelopment or development and properties acquired, sold or classified as held for sale during the years being compared.

²⁾ Includes properties that were acquired within the years being compared. The property is categorized as same-store when it has been ready for its intended use for the entirety of the years being compared.

³⁾ Include development properties as those for which we have planned or ongoing major construction activities on existing or acquired land pursuant to an authorized development plan. We consider a property's development activities to be complete when the property is ready for its intended use. The property is categorized as same-store when it has been ready for its intended use for the entirety of the years being compared. As of December 31, 2020, 374 of the 401 units in development were delivered.

⁴⁾ Represents the percentage of Same-store property leases renewed that were set to expire in the period presented.

Same-Store Operating Results - Multifamily
(Dollars in thousands, except Average Effective Monthly Rent per Unit)

Quarter-to-Date Comparison	Apt Units	Rental and Other Property Revenue			Property Operating Expenses			Net Operating Income			Average Occupancy			Average Effective Monthly Rent per Unit		
		Q4 2020	Q4 2019	% Change	Q4 2020	Q4 2019	% Change	Q4 2020	Q4 2019	% Change	Q4 2020	Q4 2019	% Change	Q4 2020	Q4 2019	% Change
Total/Weighted Average	4,268	\$24,002	\$24,923	(3.7) %	\$ 9,629	\$ 9,438	2.0 %	\$14,373	\$15,485	(7.2) %	93.3 %	94.9 %	(1.7) %	\$1,773	\$1,822	(2.7) %

Sequential Comparison	Apt Units	Rental and Other Property Revenue			Property Operating Expenses			Net Operating Income			Average Occupancy			Average Effective Monthly Rent per Unit		
		Q4 2020	Q3 2020	% Change	Q4 2020	Q3 2020	% Change	Q4 2020	Q3 2020	% Change	Q4 2020	Q3 2020	% Change	Q4 2020	Q3 2020	% Change
Total/Weighted Average	4,268	\$24,002	\$24,240	(1.0) %	\$ 9,629	\$ 9,779	(1.5) %	\$14,373	\$14,461	(0.6) %	93.3 %	93.5 %	(0.2) %	\$1,773	\$1,800	(1.5) %

Year-to-Date Comparison	Apt Units	Rental and Other Property Revenue			Property Operating Expenses			Net Operating Income			Average Occupancy			Average Effective Monthly Rent per Unit		
		YTD 2020	YTD 2019	% Change	YTD 2020	YTD 2019	% Change	YTD 2020	YTD 2019	% Change	YTD 2020	YTD 2019	% Change	YTD 2020	YTD 2019	% Change
Total/Weighted Average	4,268	\$97,894	\$98,455	(0.6) %	\$37,816	\$37,817	— %	\$60,078	\$60,638	(0.9) %	94.1 %	95.2 %	(1.2) %	\$1,809	\$1,795	0.8 %

Same-Store Operating Expenses - Multifamily
(In thousands)

Quarter-to-Date Comparison	Q4 2020	Q4 2019	\$ Change	% Change	% of Q4 2020 Total
Controllable ⁽¹⁾	\$ 4,845	\$ 4,740	\$ 105	2.2 %	50.3 %
Non-Controllable ⁽²⁾	4,783	4,698	85	1.8 %	49.7 %
Total same-store operating expenses	\$ 9,628	\$ 9,438	\$ 190	2.0 %	100.0 %

Sequential Comparison	Q4 2020	Q3 2020	\$ Change	% Change	% of Q4 2020 Total
Controllable	\$ 4,845	\$ 4,847	\$ (2)	— %	50.3 %
Non-Controllable	4,783	4,932	(149)	(3.0) %	49.7 %
Total same-store operating expenses	\$ 9,628	\$ 9,779	\$ (151)	(1.5) %	100.0 %

Year-to-Date Comparison	YTD 2020	YTD 2019	\$ Change	% Change	% of YTD 2020 Total
Controllable	\$ 18,640	\$ 18,897	\$ (257)	(1.4) %	49.3 %
Non-Controllable	19,175	18,920	255	1.3 %	50.7 %
Total same-store operating expenses	\$ 37,815	\$ 37,817	\$ (2)	— %	100.0 %

⁽¹⁾ Controllable operating expenses consist of:

Payroll, Repairs & Maintenance, Marketing, Administrative and other

⁽²⁾ Non-Controllable operating expenses consist of:

Third-party Fees, Utilities, Insurance and Real Estate Taxes

Same-Store Portfolio and Overall Average Occupancy Levels by Sector

Sector	Average Occupancy - Same-Store Properties ^{(1) (2)}				
	12/31/2020	09/30/2020	6/30/2020	3/31/2020	12/31/2019
Multifamily	93.3 %	93.5 %	94.2 %	95.6 %	94.9 %
Office	85.6 %	86.1 %	86.0 %	86.7 %	87.8 %
Other ⁽³⁾	86.6 %	85.8 %	87.2 %	91.0 %	89.6 %
Overall Portfolio	89.8 %	90.0 %	90.4 %	91.7 %	91.6 %

Sector	Average Occupancy - All Properties ⁽²⁾				
	12/31/2020	9/30/2020	6/30/2020	3/31/2020	12/31/2019
Multifamily ⁽⁴⁾	94.0 %	94.3 %	94.5 %	95.4 %	94.8 %
Office	86.0 %	86.5 %	86.8 %	88.1 %	89.5 %
Other ⁽³⁾ and discontinued operations	86.6 %	85.8 %	87.2 %	91.0 %	89.6 %
Overall Portfolio ^{(4) (5)}	91.1 %	91.3 %	91.5 %	92.7 %	92.6 %

⁽¹⁾ Non same-store properties were:

Acquisitions:

Multifamily - Assembly Alexandria, Assembly Manassas, Assembly Dulles, Assembly Leesburg, Assembly Herndon, Assembly Germantown, Assembly Watkins Mill and Cascade at Landmark

Development:

Multifamily - Trove

Sold properties:

Office - Quantico Corporate Center, 1776 G Street, John Marshall II, Monument II and 1227 25th Street

Discontinued operations:

Retail - Wheaton Park, Bradlee Shopping Center, Shoppes at Foxchase, Gateway Overlook, Olney Village Center, Frederick County Square, Centre at Hagerstown and Frederick Crossing

⁽²⁾ Average occupancy is based on monthly occupied net rentable square footage as a percentage of total net rentable square footage, except for the rows labeled "Multifamily," on which average occupancy is based on average monthly occupied units as a percentage of total units. The square footage for multifamily properties only includes residential space. The occupied square footage for office and other properties includes short-term lease agreements.

⁽³⁾ Consists of retail centers not classified as discontinued operations: Takoma Park, Westminster, Concord Centre, Chevy Chase Metro Plaza, 800 S. Washington Street, Randolph Shopping Center, Montrose Shopping Center and Spring Valley Village.

⁽⁴⁾ Average occupancy excludes the addition of the total rentable units at Trove, which began to lease-up in the first quarter of 2020. Including Trove, multifamily average occupancy was 90.2%, 89.9%, 89.5%, and 90.0% and overall portfolio average occupancy was 89.2%, 89.1%, 89.0% and 90.0% for each of the quarters ended December 31, September 30, 2020, June 30, 2020 and March 31, 2020, respectively.

⁽⁵⁾ Average occupancy based on monthly occupied net rentable square footage excludes the Assembly Portfolio and Cascade at Landmark for the 2019 period.

Same-Store Portfolio and Overall Ending Occupancy Levels by Sector

Sector	Ending Occupancy - Same-Store Properties ^{(1) (2)}				
	12/31/2020	9/30/2020	6/30/2020	3/31/2020	12/31/2019
Multifamily	93.7 %	94.0 %	93.8 %	95.3 %	95.0 %
Office	85.7 %	86.0 %	86.4 %	86.8 %	88.4 %
Other ⁽³⁾	86.5 %	86.8 %	84.0 %	91.1 %	90.9 %
Overall Portfolio	90.1 %	90.2 %	90.0 %	91.6 %	92.0 %

Sector	Ending Occupancy - All Properties ⁽²⁾				
	12/31/2020	9/30/2020	6/30/2020	3/31/2020	12/31/2019
Multifamily ⁽⁴⁾	94.3 %	94.6 %	94.3 %	95.1 %	94.9 %
Office	85.7 %	86.6 %	86.8 %	88.1 %	89.6 %
Other ⁽³⁾	86.5 %	86.8 %	84.0 %	91.1 %	90.9 %
Overall Portfolio ⁽⁴⁾	91.4 %	91.6 %	91.7 %	92.5 %	92.8 %

⁽¹⁾ Non same-store properties were:

Acquisitions:

Multifamily - Assembly Alexandria, Assembly Manassas, Assembly Dulles, Assembly Leesburg, Assembly Herndon, Assembly Germantown, Assembly Watkins Mill and Cascade at Landmark

Development:

Multifamily - Trove

Sold properties:

Office - Quantico Corporate Center, 1776 G Street, John Marshall II, Monument II and 1227 25th Street

⁽²⁾ Ending occupancy is calculated as occupied square footage as a percentage of total square footage as of the last day of that period, except for the rows labeled "Multifamily," on which ending occupancy is calculated as occupied units as a percentage of total available units as of the last day of that period. The occupied square footage for office and other properties includes short-term lease agreements.

⁽³⁾ Consists of retail centers not classified as discontinued operations: Takoma Park, Westminster, Concord Centre, Chevy Chase Metro Plaza, 800 S. Washington Street, Randolph Shopping Center, Montrose Shopping Center and Spring Valley Village.

⁽⁴⁾ Ending occupancy excludes the addition of the total rentable units at Trove, which began to lease-up in the first quarter of 2020. Including Trove, multifamily ending occupancy was 90.9%, 90.5%, 89.8%, and 89.9% and overall portfolio ending occupancy was 89.7%, 89.5%, 89.4% and 89.9% as of December 31, 2020, September 30, 2020, June 30, 2020 and March 31, 2020, respectively.

Acquisition and Disposition Summary**Dispositions**

	<u>Location</u>	<u>Disposition Date</u>	<u>Property Type</u>	<u>Square Feet</u>	<u>Contract Sales Price (in thousands)</u>	<u>GAAP (Loss) gain on Sale (in thousands)</u>
John Marshall II	Tysons, VA	April 21, 2020	Office	223,000	\$ 57,000	\$ (6,855)
Monument II	Herndon, VA	December 2, 2020	Office	207,000	53,000	(8,595)
1227 25th Street NW	Washington, DC	December 17, 2020	Office	135,000	53,500	1,125
				<u>565,000</u>	<u>\$ 163,500</u>	<u>\$ (14,325)</u>

Development Summary
December 31, 2020

Development

Property and Location	Total Rentable Square Feet or # of Units	Anticipated Total Cash Cost ⁽¹⁾ (in thousands)	Cash Cost to Date ⁽¹⁾ (in thousands)	Initial Occupancy
Trove (Wellington land parcel), Arlington, VA	401 units	\$ 123,000	\$ 118,301	Phase I - first quarter 2020 ⁽²⁾ Phase II - fourth quarter 2020 ⁽²⁾

⁽¹⁾ Represents anticipated/actual cash expenditures and excludes allocations of capitalized corporate overhead costs and interest.

⁽²⁾ This development project has two phases: Phase I consists of 205 units and a ten-level garage. In February 2020, leasing commenced with the first deliveries of Phase I units and the completion of the ten-level garage. Phase II consists of 196 units. In October 2020, leasing commenced with the first deliveries of Phase II units.

Commercial Leasing Summary - New Leases

	4th Quarter 2020		3rd Quarter 2020		2nd Quarter 2020		1st Quarter 2020		4th Quarter 2019	
Gross Leasing Square Footage										
Office Buildings	9,437		19,159		19,795		45,976		46,286	
Retail Centers	7,824		5,900		420		15,392		8,466	
Total	17,261		25,059		20,215		61,368		54,752	
Weighted Average Term (years)										
Office Buildings	4.5		5.3		8.3		4.4		7.8	
Retail Centers	5.5		12.1		5.0		5.5		14.9	
Total	4.9		6.9		8.3		4.7		8.9	
Weighted Average Free Rent Period (months)										
Office Buildings	3.5		6.2		7.3		1.1		6.9	
Retail Centers	1.8		5.2		—		1.1		6.4	
Total	3.2		6.1		7.3		1.1		6.8	
Rental Rate Increases:	GAAP	CASH								
Rate on expiring leases										
Office Buildings	\$ 48.83	\$ 50.20	\$ 41.57	\$ 44.81	\$ 54.47	\$ 50.74	\$ 43.39	\$ 43.12	\$ 43.09	\$ 43.81
Retail Centers	12.59	14.79	18.87	16.11	15.93	15.00	17.96	17.90	60.79	50.44
Total	\$ 32.40	\$ 34.15	\$ 36.23	\$ 38.06	\$ 53.67	\$ 50.00	\$ 37.01	\$ 36.80	\$ 45.83	\$ 44.83
Rate on new leases										
Office Buildings	\$ 46.32	\$ 45.93	\$ 45.74	\$ 43.06	\$ 54.89	\$ 49.55	\$ 47.20	\$ 45.37	\$ 57.63	\$ 52.52
Retail Centers	14.22	14.79	18.87	16.10	15.93	15.00	21.31	19.36	61.86	51.03
Total	\$ 31.77	\$ 31.81	\$ 39.41	\$ 36.72	\$ 54.08	\$ 48.83	\$ 40.71	\$ 38.85	\$ 58.28	\$ 52.29
Percentage Increase										
Office Buildings	(5.1)%	(8.5)%	10.0 %	(3.9)%	0.8 %	(2.3)%	8.8 %	5.2 %	33.7 %	19.9 %
Retail Centers	12.9 %	— %	— %	(0.1)%	— %	— %	18.7 %	8.2 %	1.8 %	1.2 %
Total	(1.9)%	(6.9)%	8.8 %	(3.5)%	0.8 %	(2.3)%	10.0 %	5.6 %	27.2 %	16.6 %
	Total Dollars	\$ per Sq Ft								
Tenant Improvements										
Office Buildings	\$ 297,484	\$ 31.52	\$ 895,267	\$ 46.73	\$ 1,667,073	\$ 84.22	\$ 480,677	\$ 10.45	\$ 3,234,510	\$ 69.88
Retail Centers	100,840	12.89	164,406	27.87	3,000	7.14	9,000	0.58	1,075,385	127.02
Subtotal	\$ 398,324	\$ 23.08	\$ 1,059,673	\$ 42.29	\$ 1,670,073	\$ 82.62	\$ 489,677	\$ 7.98	\$ 4,309,895	\$ 78.71
Leasing Commissions										
Office Buildings	\$ 107,674	\$ 11.41	\$ 229,690	\$ 11.99	\$ 464,719	\$ 23.48	\$ 240,732	\$ 5.24	\$ 1,172,922	\$ 25.34
Retail Centers	29,586	3.78	8,665	1.47	1,338	3.19	95,055	6.18	360,543	42.59
Subtotal	\$ 137,260	\$ 7.95	\$ 238,355	\$ 9.51	\$ 466,057	\$ 23.06	\$ 335,787	\$ 5.47	\$ 1,533,465	\$ 28.01
Tenant Improvements and Leasing Commissions										
Office Buildings	\$ 405,158	\$ 42.93	\$ 1,124,957	\$ 58.72	\$ 2,131,792	\$ 107.70	\$ 721,409	\$ 15.69	\$ 4,407,432	\$ 95.22
Retail Centers	130,426	16.67	173,071	29.34	4,338	10.33	104,055	6.76	1,435,928	169.61
Total	\$ 535,584	\$ 31.03	\$ 1,298,028	\$ 51.80	\$ 2,136,130	\$ 105.68	\$ 825,464	\$ 13.45	\$ 5,843,360	\$ 106.72

Note: This table excludes short-term lease agreements and activity at properties sold during the quarter. The cost of landlord build-out on Space+ leases that are excluded from Tenant Improvements in the table above totaled \$0.3 million and \$1.6 million for leases executed in Q4 2020 and YTD 2020, respectively.

Commercial Leasing Summary - Renewal Leases

	4th Quarter 2020		3rd Quarter 2020		2nd Quarter 2020		1st Quarter 2020		4th Quarter 2019	
Gross Leasing Square Footage										
Office Buildings	22,014		39,955		15,359		42,574		56,811	
Retail Centers	3,488		7,635		—		19,350		8,193	
Total	25,502		47,590		15,359		61,924		65,004	
Weighted Average Term (years)										
Office Buildings	7.8		7.2		1.7		3.7		8.7	
Retail Centers	3.2		1.8		—		7.1		5.0	
Total	7.2		6.3		1.7		4.8		8.2	
Weighted Average Free Rent Period (months)										
Office Buildings	9.0		6.9		4.5		1.2		6.5	
Retail Centers	2.0		5.4		—		0.1		1.1	
Total	8.2		6.7		4.5		1.0		5.8	
Rental Rate Increases:	GAAP	CASH								
Rate on expiring leases										
Office Buildings	\$ 44.93	\$ 44.89	\$ 33.30	\$ 35.00	\$ 43.93	\$ 50.65	\$ 43.46	\$ 44.70	\$ 37.12	\$ 37.67
Retail Centers	40.10	41.38	35.45	39.62	—	—	19.88	20.96	36.13	38.30
Total	\$ 44.27	\$ 44.41	\$ 33.65	\$ 35.74	\$ 43.93	\$ 50.65	\$ 36.09	\$ 37.28	\$ 37.00	\$ 37.75
Rate on new leases										
Office Buildings	\$ 54.70	\$ 48.45	\$ 39.15	\$ 36.18	\$ 52.44	\$ 51.62	\$ 46.39	\$ 45.00	\$ 47.03	\$ 42.21
Retail Centers	41.43	41.43	41.27	40.92	—	—	21.73	20.64	39.33	38.06
Total	\$ 52.89	\$ 47.49	\$ 39.49	\$ 36.94	\$ 52.44	\$ 51.62	\$ 38.69	\$ 37.39	\$ 46.06	\$ 41.69
Percentage Increase										
Office Buildings	21.7 %	7.9 %	17.6 %	3.4 %	19.4 %	1.9 %	6.7 %	0.7 %	26.7 %	12.1 %
Retail Centers	3.3 %	0.1 %	16.4 %	3.3 %	— %	— %	9.3 %	(1.5)%	8.9 %	(0.6)%
Total	19.5 %	6.9 %	17.4 %	3.4 %	19.4 %	1.9 %	7.2 %	0.3 %	24.5 %	10.4 %
	Total Dollars	\$ per Sq Ft								
Tenant Improvements										
Office Buildings	\$ 602,748	\$ 27.38	\$ 912,553	\$ 22.84	\$ —	\$ —	\$ 79,005	\$ 1.86	\$ 2,101,721	\$ 36.99
Retail Centers	—	—	—	—	—	—	125,447	6.48	—	—
Subtotal	\$ 602,748	\$ 23.64	\$ 912,553	\$ 19.18	\$ —	\$ —	\$ 204,452	\$ 3.30	\$ 2,101,721	\$ 32.33
Leasing Commissions										
Office Buildings	\$ 493,368	\$ 22.41	\$ 207,400	\$ 5.19	\$ 41,780	\$ 2.72	\$ 209,309	\$ 4.92	\$ 1,144,764	\$ 20.15
Retail Centers	9,482	2.72	—	—	—	—	34,498	1.78	20,099	2.45
Subtotal	\$ 502,850	\$ 19.72	\$ 207,400	\$ 4.36	\$ 41,780	\$ 2.72	\$ 243,807	\$ 3.94	\$ 1,164,863	\$ 17.92
Tenant Improvements and Leasing Commissions										
Office Buildings	\$ 1,096,116	\$ 49.79	\$ 1,119,953	\$ 28.03	\$ 41,780	\$ 2.72	\$ 288,314	\$ 6.78	\$ 3,246,485	\$ 57.14
Retail Centers	9,482	2.72	—	—	—	—	159,945	8.26	20,099	2.45
Total	\$ 1,105,598	\$ 43.36	\$ 1,119,953	\$ 23.54	\$ 41,780	\$ 2.72	\$ 448,259	\$ 7.24	\$ 3,266,584	\$ 50.25

Note: This table excludes short-term lease agreements and activity at properties sold during the quarter.

10 Largest Tenants - Based on Annualized Commercial Income
 December 31, 2020

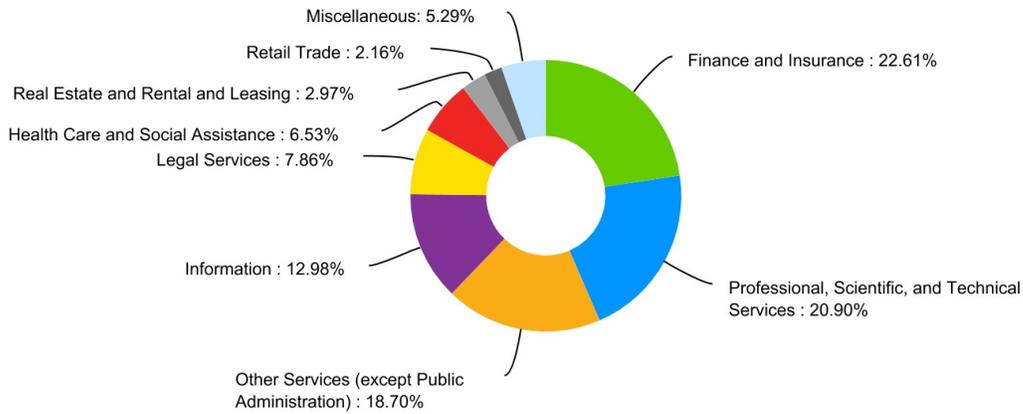
Tenant	Number of Buildings	Weighted Average Remaining Lease Term in Months	Percentage of Aggregate Portfolio Annualized Commercial Income	Aggregate Rentable Square Feet	Percentage of Aggregate Occupied Square Feet
Atlantic Media, Inc.	1	82	5.8 %	134,084	4.2 %
Capital One, N.A.	3	16	4.2 %	143,090	4.5 %
B. Riley Financial, Inc.	1	24	2.3 %	54,540	1.7 %
EIG Management Company, LLC	1	201	2.2 %	51,358	1.6 %
Hughes Hubbard & Reed LLP	1	146	2.1 %	47,788	1.5 %
Morgan Stanley Smith Barney Financing	1	117	1.9 %	42,316	1.3 %
Promontory Interfinancial Network, LLC	1	71	1.7 %	36,867	1.2 %
Graham Holdings Company	1	47	1.6 %	33,815	1.1 %
Raytheon BBN Technologies Corporation	1	27	1.6 %	43,277	1.4 %
Sunrise Senior Living, LLC	1	9	1.6 %	66,810	2.1 %
Total/Weighted Average		66	25.0 %	653,945	20.6 %

Note: This table excludes short-term lease agreements.

Industry Diversification - Office
December 31, 2020

Industry Classification (NAICS)	Annualized Base Rental Revenue	Percentage of Aggregate Annualized Rent	Aggregate Rentable Square Feet	Percentage of Aggregate Square Feet
Office:				
Finance and Insurance	\$ 24,694,487	22.61 %	462,966	20.87 %
Professional, Scientific, and Technical Services	22,823,775	20.90 %	497,255	22.41 %
Other Services (except Public Administration)	20,419,812	18.70 %	405,267	18.26 %
Information	14,170,393	12.98 %	253,772	11.44 %
Legal Services	8,578,083	7.86 %	160,950	7.25 %
Health Care and Social Assistance	7,129,765	6.53 %	179,056	8.07 %
Real Estate and Rental and Leasing	3,240,316	2.97 %	73,417	3.31 %
Retail Trade	2,362,978	2.16 %	34,851	1.57 %
Miscellaneous:				
Accommodation and Food Services	1,740,772	1.59 %	55,280	2.49 %
Transportation and Warehousing	816,170	0.75 %	18,306	0.83 %
Other	3,219,572	2.95 %	77,722	3.50 %
Total	\$ 109,196,123	100.00 %	2,218,842	100.00 %

Percentage of Aggregated Annualized Rent



Lease Expirations
December 31, 2020

Year	Number of Leases	Rentable Square Feet	Percent of Rentable Square Feet	Annualized Rent ⁽¹⁾	Average Rental Rate	Percent of Annualized Rent ⁽¹⁾
Office:						
2021	49	205,717	9.23 %	\$ 8,644,044	\$ 42.02	6.88 %
2022	46	375,218	16.83 %	18,663,170	49.74	14.86 %
2023	55	317,740	14.25 %	16,100,905	50.67	12.82 %
2024	52	257,568	11.55 %	14,187,912	55.08	11.30 %
2025	43	190,367	8.54 %	10,461,481	54.95	8.33 %
2026 and thereafter	110	882,457	39.60 %	57,553,460	65.22	45.81 %
	<u>355</u>	<u>2,229,067</u>	<u>100.00 %</u>	<u>\$ 125,610,972</u>	<u>56.35</u>	<u>100.00 %</u>
Other:						
2021	11	70,127	11.79 %	\$ 1,367,582	\$ 19.50	9.19 %
2022	14	92,934	15.63 %	1,933,834	20.81	13.00 %
2023	18	65,858	11.08 %	1,630,053	24.75	10.96 %
2024	17	134,586	22.63 %	3,171,848	23.57	21.32 %
2025	11	79,292	13.34 %	1,476,234	18.62	9.92 %
2026 and thereafter	29	151,811	25.53 %	5,299,233	34.91	35.61 %
	<u>100</u>	<u>594,608</u>	<u>100.00 %</u>	<u>\$ 14,878,784</u>	<u>25.02</u>	<u>100.00 %</u>
Total:						
2021	60	275,844	9.77 %	\$ 10,011,626	\$ 36.29	7.13 %
2022	60	468,152	16.58 %	20,597,004	44.00	14.66 %
2023	73	383,598	13.59 %	17,730,958	46.22	12.62 %
2024	69	392,154	13.89 %	17,359,760	44.27	12.36 %
2025	54	269,659	9.55 %	11,937,715	44.27	8.50 %
2026 and thereafter	139	1,034,268	36.62 %	62,852,693	60.77	44.73 %
	<u>455</u>	<u>2,823,675</u>	<u>100.00 %</u>	<u>\$ 140,489,756</u>	<u>49.75</u>	<u>100.00 %</u>

Note: This table excludes short-term temporary license agreements and office space managed by WashREIT.

⁽¹⁾ Annualized Rent is equal to the rental rate effective at lease expiration (cash basis) multiplied by 12.

Schedule of Properties
December 31, 2020

PROPERTIES	LOCATION	YEAR ACQUIRED	YEAR CONSTRUCTED	# OF UNITS	NET RENTABLE SQUARE FEET	LEASED % ⁽¹⁾	ENDING OCCUPANCY ⁽¹⁾
<u>Multifamily Buildings / # units</u>							
Clayborne	Alexandria, VA	2003	2008	74	60,000	98.6 %	98.6 %
Riverside Apartments	Alexandria, VA	2016	1971	1,222	1,001,000	96.0 %	94.6 %
Assembly Alexandria	Alexandria, VA	2019	1990	532	437,000	96.6 %	95.7 %
Cascade at Landmark	Alexandria, VA	2019	1988	277	273,000	95.7 %	93.5 %
Park Adams	Arlington, VA	1969	1959	200	173,000	95.5 %	95.0 %
Bennett Park	Arlington, VA	2001	2007	224	215,000	96.0 %	95.1 %
The Maxwell	Arlington, VA	2011	2014	163	116,000	96.9 %	94.5 %
The Paramount	Arlington, VA	2013	1984	135	141,000	98.5 %	95.6 %
The Wellington	Arlington, VA	2015	1960	711	600,000	96.1 %	94.5 %
Roosevelt Towers	Falls Church, VA	1965	1964	191	170,000	96.9 %	92.7 %
The Ashby at McLean	McLean, VA	1996	1982	256	274,000	96.5 %	94.9 %
Assembly Dulles	Herndon, VA	2019	2000	328	361,000	96.6 %	93.9 %
Assembly Herndon	Herndon, VA	2019	1991	283	221,000	95.4 %	94.3 %
Assembly Manassas	Manassas, VA	2019	1986	408	390,000	97.3 %	96.6 %
Assembly Leesburg	Leesburg, VA	2019	1986	134	124,000	96.3 %	96.3 %
Bethesda Hill Apartments	Bethesda, MD	1997	1986	195	225,000	96.9 %	96.9 %
Assembly Germantown	Germantown, MD	2019	1990	218	211,000	97.7 %	97.2 %
Assembly Watkins Mill	Gaithersburg, MD	2019	1975	210	193,000	96.7 %	96.2 %
3801 Connecticut Avenue	Washington, DC	1963	1951	307	178,000	88.3 %	86.3 %
Kenmore Apartments	Washington, DC	2008	1948	374	268,000	90.4 %	89.0 %
Yale West	Washington, DC	2014	2011	216	173,000	96.8 %	94.0 %
Subtotal Stabilized Properties				6,658	5,804,000	95.7 %	94.3 %
Trove ⁽²⁾	Arlington, VA	2015	2020	401	293,000	36.2 %	34.7 %
Subtotal All Properties				7,059	6,097,000		

⁽¹⁾ Leased percentage and ending occupancy calculations are based on units for multifamily buildings.

⁽²⁾ This development project consists of 401 units with 374 units delivered in 2020. See page 26 for further information.

Schedule of Properties (continued)

December 31, 2020

PROPERTIES	LOCATION	YEAR ACQUIRED	YEAR CONSTRUCTED	NET RENTABLE SQUARE FEET	LEASED % ⁽¹⁾	ENDING OCCUPANCY ⁽¹⁾
<u>Office Buildings</u>						
515 King Street	Alexandria, VA	1992	1966	75,000	81.5 %	81.5 %
Courthouse Square	Alexandria, VA	2000	1979	121,000	80.8 %	80.8 %
1600 Wilson Boulevard	Arlington, VA	1997	1973	171,000	86.5 %	86.5 %
Fairgate at Ballston	Arlington, VA	2012	1988	144,000	87.8 %	86.3 %
Arlington Tower	Arlington, VA	2018	1980/2014	390,000	92.7 %	90.1 %
Silverline Center	Tysons, VA	1997	1972/1986/1999/2015	552,000	81.1 %	81.1 %
1901 Pennsylvania Avenue	Washington, DC	1977	1960	101,000	86.4 %	82.0 %
1220 19th Street	Washington, DC	1995	1976	103,000	87.6 %	82.7 %
2000 M Street	Washington, DC	2007	1971	233,000	82.2 %	81.6 %
1140 Connecticut Avenue	Washington, DC	2011	1966	184,000	88.6 %	88.6 %
Army Navy Building	Washington, DC	2014	1912/1987/2017	108,000	100.0 %	98.3 %
1775 Eye Street, NW	Washington, DC	2014	1964	189,000	86.6 %	86.6 %
Watergate 600	Washington, DC	2017	1972/1997	294,000	89.2 %	89.1 %
Subtotal				<u>2,665,000</u>	86.6 %	85.7 %

⁽¹⁾ The leased and occupied square footage for office and retail properties includes short-term lease agreements.

Schedule of Properties (continued)

December 31, 2020

<u>PROPERTIES</u>	<u>LOCATION</u>	<u>YEAR ACQUIRED</u>	<u>YEAR CONSTRUCTED</u>	<u>NET RENTABLE SQUARE FEET</u>	<u>LEASED % ⁽¹⁾</u>	<u>ENDING OCCUPANCY ⁽¹⁾</u>
<u>Retail Centers</u>						
800 S. Washington Street	Alexandria, VA	1998/2003	1955/1959	46,000	86.3 %	86.3 %
Concord Centre	Springfield, VA	1973	1960	75,000	90.2 %	90.2 %
Randolph Shopping Center	Rockville, MD	2006	1972	83,000	97.4 %	86.4 %
Montrose Shopping Center	Rockville, MD	2006	1970	151,000	73.0 %	73.0 %
Takoma Park	Takoma Park, MD	1963	1962	51,000	100.0 %	100.0 %
Westminster	Westminster, MD	1972	1969	150,000	94.2 %	94.2 %
Chevy Chase Metro Plaza	Washington, DC	1985	1975	49,000	83.0 %	83.0 %
Spring Valley Village	Washington, DC	2014	1941/1950/2018	94,000	93.8 %	87.6 %
Subtotal				<u>699,000</u>	89.0 %	86.5 %
TOTAL PORTFOLIO				<u>9,461,000</u>		

⁽¹⁾ The leased and occupied square footage for office and retail properties includes short-term lease agreements.

Supplemental Definitions

December 31, 2020

Adjusted EBITDA (a non-GAAP measure) is earnings before interest expense, taxes, depreciation, amortization, gain/loss on sale of real estate, casualty gain/loss, real estate impairment, gain/loss on extinguishment of debt, gain/loss on interest rate derivatives, restructuring expenses (which include severance, accelerated share-based compensation and other expenses related to a restructuring of corporate personnel), acquisition expenses and gain from non-disposal activities.

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

Average Effective Rent per Unit represents the average of gross rent amounts, divided by the average occupancy (in units) for the period presented.

Average occupancy is based on monthly occupied net rentable square footage as a percentage of total net rentable square footage, except for the rows labeled "Multifamily (calculated on a unit basis)," on which average occupancy is based on average monthly occupied units as a percentage of total units. The square footage for multifamily properties only includes residential space. The occupied square footage for office and retail properties includes temporary lease agreements.

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, severance expense, relocation expense, acquisition and structuring expenses and gain/loss from non-disposal activities by interest expense (including interest expense from discontinued operations) and principal amortization.

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

Earnings to fixed charges ratio 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.

Ending Occupancy is calculated as occupied square footage as a percentage of total square footage as of the last day of that period, except Multifamily, on which ending occupancy is calculated as occupied units as a percentage of total available units as of the last day of that period.

NAREIT Funds from operations ("NAREIT FFO") is defined by 2018 National Association of Real Estate Investment Trusts, Inc. ("NAREIT") FFO White Paper Restatement, as net income (computed in accordance with generally accepted accounting principles ("GAAP")) excluding gains (or losses) associated with the sale of property, impairment of depreciable real estate and real estate depreciation and amortization. We consider NAREIT 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 NAREIT FFO more accurately provides investors an indication of our ability to incur and service debt, make capital expenditures and fund other needs. Our FFO may not be comparable to FFO reported by other real estate investment trusts. These other REITs may not define the term in accordance with the current NAREIT definition or may interpret the current NAREIT definition differently. NAREIT FFO is a non-GAAP measure.

Core Funds From Operations ("Core FFO") is calculated by adjusting NAREIT FFO for the following items (which we believe are not indicative of the performance of Washington REIT's operating portfolio and affect the comparative measurement of Washington REIT's operating performance over time): (1) gains or losses on extinguishment of debt and gains or losses on interest rate derivatives, (2) expenses related to acquisition and structuring activities, (3) executive transition costs, severance expenses and other expenses related to corporate restructuring and executive retirements or resignations, (4) property impairments, casualty gains and losses, and gains or losses on sale not already excluded from NAREIT FFO, as appropriate, and (5) relocation expense. 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 Washington REIT'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.

Funds Available for Distribution ("FAD") is calculated by subtracting from NAREIT FFO (1) recurring expenditures, tenant improvements and leasing costs that are capitalized and amortized and are necessary to maintain our properties and revenue stream (excluding items contemplated prior to acquisition or associated with development / redevelopment of a property) 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 performance 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.

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 Washington REIT's operating portfolio and affect the comparative measurement of Washington REIT's operating performance over time): (1) gains or losses on extinguishment of debt and gains or losses on interest rate derivatives, (2) costs related to the acquisition of properties, (3) non-share-based executive transition costs, severance expenses and other expenses related to corporate restructuring and executive retirements or resignations, (4) property impairments, casualty gains and losses, and gains or losses on sale not already excluded from FAD, as appropriate, and (5) relocation expense. 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 FAD serves as a useful, supplementary performance measure of Washington REIT's ability to incur and service debt, and distribute dividends to its shareholders. Core FAD is a non-GAAP and non-standardized measure, and may be calculated differently by other REITs.

Net Operating Income ("NOI") is a non-GAAP measure defined as real estate rental revenue less real estate expenses. NOI is calculated as net income, less non-real estate revenue and the results of discontinued operations (including the gain or loss on sale, if any), plus interest expense, depreciation and amortization, general and administrative expenses, acquisition costs, real estate impairment, casualty gains and losses, and gain or loss on extinguishment of debt. We also present NOI on a cash basis ("Cash NOI") which is calculated as NOI less the impact of straightlining of rent and amortization of market intangibles. We provide each of NOI and cash NOI as a supplement to net income calculated in accordance with GAAP. As such, neither should be considered an alternative to net income as an indication of our operating performance. They are the primary performance measures we use to assess the results of our operations at the property level.

Recurring capital expenditures represent 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. Beginning in Q4 2018, in cases where the space has been remeasured in accordance with criteria set by the Building Owners and Managers Association ("BOMA"), the square feet former tenant's space is adjusted to be equivalent to the square feet of the new/renewing tenant's space.

Retention represents the percentage of leases renewed that were set to expire in the period presented.

Same-store portfolio properties include properties that were owned for the entirety of the years being compared, and exclude properties under redevelopment or development and properties acquired, sold or classified as held for sale during the years being compared. We define development properties as those for which we have planned or ongoing major construction activities on existing or acquired land pursuant to an authorized development plan. We consider a property's development activities to be complete when the property is ready for its intended use. The property is categorized as same-store when it has been ready for its intended use for the entirety of the years being compared. We define redevelopment properties as those for which have planned or ongoing significant development and construction activities on existing or acquired buildings pursuant to an authorized plan, which has an impact on current operating results, occupancy and the ability to lease space with the intended result of a higher economic return on the property. We categorize a redevelopment property as same-store when redevelopment activities have been complete for the majority of each year being compared.

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

Short-term leases are commercial leases with a term of less than 12 months.

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. Forward-looking statements relate to expectations, beliefs, projections, future plans and strategies, anticipated events or trends and similar expressions concerning matters that are not historical facts. In some cases, you can identify forward looking statements by the use of forward-looking terminology such as "may," "will," "should," "expects," "intends," "plans," "anticipates," "believes," "estimates," "predicts," or "potential" or the negative of these words and phrases or similar words or phrases which are predictions of or indicate future events or trends and which do not relate solely to historical matters. Such statements involve known and unknown risks, uncertainties, and other factors which may cause the actual results, performance, or achievements of WashREIT to be materially different from future results, performance or achievements expressed or implied by such forward-looking statements. Currently, one of the most significant factors is the adverse effect of the COVID-19 virus and ensuing economic turmoil on the financial condition, results of operations, cash flows and performance of WashREIT, particularly the impact of our ability to collect rent on schedule or at all, our ability to lease or release our commercial spaces, and increased credit losses, on the performance of our tenants generally, and on the global economy and financial markets. The extent to which COVID-19 impacts WashREIT and its tenants will depend on future developments, which are highly uncertain and cannot be predicted with confidence, including the scope, severity and duration of the pandemic, the actions taken to contain the pandemic or mitigate its impact, and the direct and indirect economic effects of the pandemic and containment measures, the speed of the vaccine rollout, effectiveness and willingness of people to take COVID-19 vaccines, and the duration of associated immunity and their efficacy against emerging variants of COVID-19, among others. Moreover, investors are cautioned to interpret many of the risks identified in the risk factors discussed in our Annual Report on Form 10-K for the year ended December 31, 2019, as amended by Amendment No. 1 to the Annual Report on Form 10-K, filed on March 6, 2020, and our Quarterly Report on Form 10-Q, as being heightened as a result of the ongoing and numerous adverse impacts of COVID-19. Additional factors which may cause the actual results, performance, or achievements of WashREIT to be materially different from future results, performance or achievements expressed or implied by such forward-looking statements include, but are not limited to the risks associated with the ownership of real estate in general and our real estate assets in particular; the economic health of the greater Washington metro region; our ability to finalize negotiations and enter into new or renewed leases with our tenants; the risk of failure to enter into/and or complete acquisitions and dispositions at all, within the price ranges anticipated and on the terms and timing anticipated; changes in the composition of our portfolio; fluctuations in interest rates; reductions in or actual or threatened changes to the timing of federal government spending; the risks related to use of third-party providers; shifts away from brick and mortar stores to e-commerce; the availability and terms of financing and capital and the general volatility of securities markets; compliance with applicable laws, including those concerning the environment and access by persons with disabilities; the adequacy of our insurance coverage; terrorist attacks or actions and/or cyber-attacks; weather conditions, natural disasters and pandemics; failure to qualify and maintain our qualification as a REIT and the risks of changes in laws affecting REITs; and other risks and uncertainties detailed from time to time in our filings with the SEC, including our 2019 Form 10-K, as amended by Amendment No. 1 to the Annual Report on Form 10-K, filed on March 6, 2020, and subsequent Quarterly Reports on Form 10-Q. While forward-looking statements reflect our good faith beliefs, they are not guarantees of future performance. We undertake no obligation to update our forward-looking statements or risk factors to reflect new information, future events, or otherwise.