

# Supplemental Information

June 30, 2010



CORPORATE OFFICE  
PROPERTIES TRUST



**Corporate Office Properties Trust**  
**Index to Supplemental Information (Unaudited)**  
**June 30, 2010**

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## **To Members of the Investment Community:**

We prepared this supplemental information package to provide you with additional detail on our properties and operations. The information in this package is unaudited, furnished to the Securities and Exchange Commission (“SEC”) and should be read in conjunction with our quarterly and annual reports. If you have any questions or comments, please contact Ms. Mary Ellen Fowler, Senior Vice President and Treasurer at (443) 285-5450 or [maryellen.fowler@copt.com](mailto:maryellen.fowler@copt.com). Reconciliations between GAAP and non-GAAP measurements have been provided. Refer to our Form 8-K for definitions of certain terms used herein.

Corporate Office Properties Trust (COPT) (NYSE: OFC) is a specialty office real estate investment trust (REIT) that focuses primarily on strategic customer relationships and specialized tenant requirements in the U.S. Government, defense information technology and data sectors. The Company acquires, develops, manages and leases properties that are typically concentrated in large office parks primarily located adjacent to government demand drivers and/or in demographically strong markets possessing growth opportunities. More information on COPT can be found at [www.copt.com](http://www.copt.com).

## **Reporting Period Highlights – Periods Ended June 30, 2010**

### Financial Results

For the Six Month Period:

- FFO was \$77.0 million, or \$1.06 per diluted share, for the six months ended June 30, 2010 as compared to \$91.7 million, or \$1.34 per diluted share, for the six months ended June 30, 2009, a decrease of 21% per share. This decrease in FFO was due primarily to a \$10.5 million increase in interest expense, higher net costs for snow removal in the first quarter, lower termination fees and lower net operating income from two properties in Greater Philadelphia and a warehouse in Columbia, Maryland that we expect to redevelop.
- Net income attributable to COPT common shareholders was \$10.4 million, or \$0.17 per diluted share, for the six months ended June 30, 2010 as compared to \$24.7 million, or \$0.44 per diluted share, for the six months ended June 30, 2009, a decrease of 61% per share.
- Diluted AFFO available to common share and common unit holders was \$51.9 million for the six months ended June 30, 2010 as compared to \$69.6 million for the six months ended June 30, 2009, a decrease of 25%.
- Our diluted FFO payout ratio was 75% for the six months ended June 30, 2010 as compared to 56% for the six months ended June 30, 2009. Our diluted AFFO payout ratio was 96% for the six months ended June 30, 2010 as compared to 66% for the six months ended June 30, 2009.

For the Quarter Period:

- FFO, excluding the effect of operating property acquisition costs was \$39.1 million, or \$0.54 per diluted share, for the quarter ended June 30, 2010 as compared to \$46.9 million, or \$0.67 per diluted share, for the quarter ended June 30, 2009, representing a decrease of 19% per share. Including these costs, FFO was \$38.9 million, or \$0.53 per diluted share, for the quarter ended June 30, 2010. This decrease in FFO was due primarily to a \$7.2 million increase in interest expense and a \$1.5 million decrease in net construction fees. NOI increased due primarily to development placed in service and acquisitions that occurred late in 2009, partially offset by a \$2.3 million decrease in NOI from two properties in Greater Philadelphia and a warehouse in Columbia, Maryland that we expect to redevelop.
- Net income attributable to COPT common shareholders was \$4.4 million, or \$0.07 per diluted share, for the quarter ended June 30, 2010 as compared to \$12.6 million, or \$0.22 per diluted share, for the quarter ended June 30, 2009, a decrease of 68% per share.
- Diluted AFFO available to common share and common unit holders was \$26.7 million for the quarter ended June 30, 2010 as compared to \$36.2 million for the quarter ended June 30, 2009, a decrease of 26%.
- Our diluted FFO payout ratio was 74% for the quarter ended June 30, 2010 as compared to 56% for the quarter ended June 30, 2009. Our diluted AFFO payout ratio was 94% for the quarter ended June 30, 2010 as compared to 65% for the quarter ended June 30, 2009.

### Acquisition

- On June 28, 2010, we acquired 1550 Westbranch Drive, a 152,000 square feet office property in McLean, Virginia that is 100% leased to The MITRE Corporation, for \$40.0 million.

### Development Activities

- During the six months ended June 30, 2010, we entered into a new submarket by obtaining control of 15 acres developable into up to 980,000 square feet in Springfield, Virginia. The property, which is known as Patriot Ridge, is located adjacent to the new National Geospatial Intelligence Agency (NGA) headquarters currently under construction. The NGA will occupy a 2.4 million square foot facility at Fort Belvoir, a government demand driver that we expect to benefit from mandates by the Base Realignment and Closure Commission.
- We placed into service an aggregate of 255,000 square feet in newly-constructed space in four properties during the quarter ended June 30, 2010. These properties were 56% leased as of June 30, 2010.
- We completed leasing on an aggregate of 545,000 square feet in newly-constructed space during the six months ended June 30, 2010, including an aggregate of 90,000 square feet in three properties during the quarter ended June 30, 2010.

### Operations

- Our wholly owned portfolio was 88.3% occupied and 89.3% leased as of June 30, 2010. Our entire portfolio was 87.3% occupied and 88.3% leased as of June 30, 2010.
- The weighted average remaining lease term of our wholly owned portfolio was 4.6 years as of June 30, 2010, with an average contractual rental rate (including tenant reimbursements of operating costs) of \$24.72 per square foot.

#### For the Six Month Period:

- Same office property cash NOI for the six months ended June 30, 2010, excluding gross lease termination fees, decreased by \$3.3 million, or 3%, as compared to the six months ended June 30, 2009. Including gross lease termination fees, our same office property cash NOI decreased by \$6.2 million, or 5%, as compared to the six months ended June 30, 2009. Our same office portfolio consists of 230 properties and represents 87% of the rentable square footage of our consolidated properties as of June 30, 2010.
- We renewed 947,000 square feet in the six months ended June 30, 2010 with an average committed cost of \$5.43 per square foot. For our renewed space during the six months ended June 30, 2010, we realized an increase of 3% in total rent, as measured from the GAAP straight-line rent in effect preceding the renewal date, and a decrease of 5% in total cash rent. For our renewed and retenanted space of 1.2 million square feet during the six months ended June 30, 2010, we realized an increase of 2% in total rent, as measured from the GAAP straight-line rent in effect preceding the renewal date, and a decrease of 6% in total cash rent. The average committed cost for our space renewed and retenanted during the six months ended June 30, 2010 totaled \$9.59 per square foot.
- We recognized \$1.2 million in lease termination fees for the six months ended June 30, 2010, net of write-offs of related straight-line rents and accretion of intangible assets and liabilities, as compared to \$3.7 million in the six months ended June 30, 2009.

#### For the Quarter Period:

- Same office property cash NOI for the quarter ended June 30, 2010, excluding gross lease termination fees, decreased by \$603,000, or 1%, as compared to the quarter ended June 30, 2009. Including gross lease termination fees, our same office property cash NOI was essentially flat as compared to the quarter ended June 30, 2009.
- We renewed 588,000 square feet in the quarter ended June 30, 2010 with an average committed cost of \$4.09 per square foot. For our renewed space during the quarter ended June 30, 2010, we realized an increase of 4% in total rent, as measured from the GAAP straight-line rent in effect preceding the renewal date, and a decrease of 3% in total cash rent. For our renewed and retenanted space of 752,000 square feet during the quarter ended June 30, 2010, we realized an increase of 3% in total rent, as measured from the GAAP straight-line rent in effect preceding the renewal date, and a decrease of 4% in total cash rent. The average committed cost for our space renewed and retenanted during the quarter ended June 30, 2010 totaled \$9.97 per square foot.
- We recognized \$955,000 in lease termination fees for the quarter ended June 30, 2010, net of write-offs of related straight-line rents and intangible assets and liabilities, as compared to \$568,000 in the quarter ended June 30, 2009.

### Financing Activity and Capital Transactions

- On April 7, 2010, we issued \$240.0 million aggregate principal amount of 4.25% Exchangeable Senior Notes due 2030. The notes have an exchange settlement feature that provides that the notes may, under certain circumstances, be exchangeable for cash and our common shares at an initial exchange rate (subject to adjustment) of 20.7658 shares per \$1,000 principal amount of the notes (equivalent to an exchange price of \$48.16 per common share, a 20% premium over the closing price on the NYSE on the transaction pricing date). On or after April 20, 2015, we may redeem the notes in cash, in whole or in part. The holders of the notes have the right to require us to repurchase the notes in cash, in whole or in part, on each of April 15, 2015, April 15, 2020 and April 15, 2025, or in the event of a “fundamental change,” as defined under the terms of the notes. We used the proceeds for general corporate purposes, including repayment of borrowings under our Revolving Credit Facility.
- On April 26, 2010, we increased the borrowing capacity under our Revolving Credit Facility by \$100.0 million, from \$600.0 million to \$700.0 million.
- As of June 30, 2010, our ratio of debt to total market capitalization was 45% and our ratio of debt to undepreciated book value of real estate assets was 59%.
- For the six months ended June 30, 2010, we achieved an EBITDA interest coverage ratio of 2.90x and an EBITDA fixed charge coverage ratio of 2.44x. For the quarter ended June 30, 2010, we achieved an EBITDA interest coverage ratio of 2.85x and an EBITDA fixed charge coverage ratio of 2.41x.
- As of June 30, 2010, 81% of our debt had fixed interest rates, including the effect of interest rate swaps in effect.

### Forward-Looking Statements

This supplemental information contains “forward-looking” statements, as defined in Section 27A of the Securities Act of 1933 and Section 21E of the Securities Exchange Act of 1934 that are based on our current expectations, estimates and projections about future events and financial trends affecting us. Forward-looking statements can be identified by the use of words such as “may,” “will,” “should,” “could,” “expect,” “estimate” or other comparable terminology. Forward-looking statements are inherently subject to risks and uncertainties, many of which we cannot predict with accuracy and some of which we might not even anticipate. Accordingly, we can give no assurance that these expectations, estimates and projections will be achieved. Future events and actual results may differ materially from those discussed in the forward-looking statements.

Important factors that may affect these expectations, estimates, and projections include, but are not limited to:

- our ability to borrow on favorable terms;
- general economic and business conditions, which will, among other things, affect office property demand and rents, tenant creditworthiness, interest rates and financing availability;
- adverse changes in the real estate markets including, among other things, increased competition with other companies;
- risk of real estate acquisition and development, including, among other things, risks that development projects may not be completed on schedule, that tenants may not take occupancy or pay rent or that development or operating costs may be greater than anticipated;
- risks of investing through joint venture structures, including risks that our joint venture partners may not fulfill their financial obligations as investors or may take actions that are inconsistent with our objectives;
- changes in our plans for properties or our views of market economic conditions that could result in recognition of impairment losses;
- our ability to satisfy and operate effectively under federal income tax rules relating to real estate investment trusts and partnerships;
- governmental actions and initiatives; and
- environmental requirements.

We undertake no obligation to update or supplement any forward-looking statements. For further information, please refer to our filings with the Securities and Exchange Commission, particularly the section entitled “Risk Factors” in Item 1A of our Annual Report on Form 10-K for the year ended December 31, 2009.

**Selected Financial Summary Data**  
(dollars in thousands, except per share data)

	Three Months Ended					Six Months Ended	
	6/30/10	3/31/10	12/31/09	9/30/09	6/30/09	6/30/10	6/30/09
Real estate revenues from continuing operations	\$ 109,257	\$ 112,228	\$ 108,737	\$ 104,132	\$ 105,007	\$ 221,485	\$ 211,115
Total revenues from continuing operations	\$ 135,322	\$ 149,593	\$ 178,290	\$ 199,453	\$ 208,331	\$ 284,915	\$ 389,328
NOI	\$ 69,847	\$ 64,700	\$ 66,822	\$ 66,260	\$ 68,556	\$ 134,547	\$ 136,367
EBITDA	\$ 65,259	\$ 61,683	\$ 61,056	\$ 63,918	\$ 66,062	\$ 126,942	\$ 130,752
Net income	\$ 9,151	\$ 10,675	\$ 9,546	\$ 15,536	\$ 18,051	\$ 19,826	\$ 36,217
Net income attributable to noncontrolling interests	(685)	(737)	(458)	(1,081)	(1,412)	(1,422)	(3,431)
Preferred share dividends	(4,026)	(4,025)	(4,026)	(4,025)	(4,026)	(8,051)	(8,051)
Net income attributable to COPT common shareholders	\$ 4,440	\$ 5,913	\$ 5,062	\$ 10,430	\$ 12,613	\$ 10,353	\$ 24,735
Diluted EPS	\$ 0.07	\$ 0.10	\$ 0.08	\$ 0.18	\$ 0.22	\$ 0.17	\$ 0.44
FFO	\$ 38,870	\$ 38,156	\$ 37,180	\$ 42,408	\$ 46,920	\$ 77,026	\$ 91,737
FFO, excluding operating property acquisition costs	\$ 39,141	\$ 38,175	\$ 39,147	\$ 42,408	\$ 46,920	\$ 77,316	\$ 91,737
Basic and diluted FFO available to common share and common unit holders	\$ 33,880	\$ 33,260	\$ 32,586	\$ 37,772	\$ 42,197	\$ 67,140	\$ 82,268
Diluted FFO per share	\$ 0.53	\$ 0.53	\$ 0.52	\$ 0.60	\$ 0.67	\$ 1.06	\$ 1.34
Diluted FFO per share, excluding operating property acquisition costs	\$ 0.54	\$ 0.53	\$ 0.55	\$ 0.60	\$ 0.67	\$ 1.06	\$ 1.34
Diluted AFFO available to common share and common unit holders	\$ 26,721	\$ 25,215	\$ 20,455	\$ 27,846	\$ 36,203	\$ 51,936	\$ 69,569
Payout ratios:							
Diluted FFO payout ratio	73.8%	75.2%	76.3%	65.8%	55.7%	74.5%	55.7%
Diluted AFFO payout ratio	93.6%	99.3%	121.6%	89.2%	64.9%	96.3%	65.9%
Total dividends/distributions	\$ 29,199	\$ 29,217	\$ 29,063	\$ 29,036	\$ 27,682	\$ 58,416	\$ 54,221

**Quarterly Consolidated Balance Sheets**  
(dollars in thousands)

	6/30/10	3/31/10	12/31/09	9/30/09	6/30/09
<b>Assets</b>					
Properties, net					
Operating properties	\$ 3,040,414	\$ 2,954,575	\$ 2,950,327	\$ 2,790,568	\$ 2,722,959
Land - development	234,662	236,350	231,809	214,147	219,775
Construction in progress	319,846	317,283	270,376	266,117	293,787
Less: accumulated depreciation	(464,408)	(443,246)	(422,612)	(402,125)	(382,385)
<b>Total properties, net</b>	<b>3,130,514</b>	<b>3,064,962</b>	<b>3,029,900</b>	<b>2,868,707</b>	<b>2,854,136</b>
Cash and cash equivalents	9,879	10,180	8,262	9,981	11,931
Restricted cash and marketable securities	20,738	18,981	16,549	16,779	17,879
Accounts receivable, net	12,552	13,982	17,459	14,004	13,776
Deferred rent receivable	75,683	74,113	71,805	69,816	67,137
Intangible assets on real estate acquisitions, net	96,151	94,925	100,671	75,506	81,090
Deferred leasing and financing costs, net	55,838	51,074	51,570	50,700	46,961
Prepaid expenses and other assets	65,928	70,135	83,806	125,154	105,765
<b>Total assets</b>	<b>\$ 3,467,283</b>	<b>\$ 3,398,352</b>	<b>\$ 3,380,022</b>	<b>\$ 3,230,647</b>	<b>\$ 3,198,675</b>
<b>Liabilities and shareholders' equity</b>					
Liabilities:					
Debt, net	\$ 2,182,375	\$ 2,107,131	\$ 2,053,841	\$ 1,897,852	\$ 1,831,713
Accounts payable and accrued expenses	84,164	86,650	116,455	113,416	142,734
Rents received in advance and security deposits	28,328	32,575	32,177	33,322	29,936
Dividends and distributions payable	28,580	28,556	28,440	28,411	27,057
Deferred revenue associated with operating leases	12,929	13,827	14,938	8,044	8,926
Distributions received in excess of investment in unconsolidated real estate joint ventures	5,351	5,238	5,088	4,966	4,873
Other liabilities	13,990	13,836	8,451	8,453	7,029
<b>Total liabilities</b>	<b>2,355,717</b>	<b>2,287,813</b>	<b>2,259,390</b>	<b>2,094,464</b>	<b>2,052,268</b>
<b>Commitments and contingencies</b>	-	-	-	-	-
COPT's shareholders' equity:					
Preferred shares (aggregate liquidation preference of \$216,333)	81	81	81	81	81
Common shares	593	589	583	583	580
Additional paid-in capital	1,269,142	1,244,046	1,238,704	1,234,910	1,229,931
Cumulative distributions in excess of net income	(246,008)	(227,189)	(209,941)	(192,119)	(179,698)
Accumulated other comprehensive loss	(4,263)	(3,278)	(1,907)	(2,291)	(1,176)
<b>Total COPT's shareholders' equity</b>	<b>1,019,545</b>	<b>1,014,249</b>	<b>1,027,520</b>	<b>1,041,164</b>	<b>1,049,718</b>
Noncontrolling interests in subsidiaries					
Common units in the Operating Partnership	63,675	68,113	73,892	75,657	76,873
Preferred units in the Operating Partnership	8,800	8,800	8,800	8,800	8,800
Other consolidated real estate joint ventures	19,546	19,377	10,420	10,562	11,016
<b>Total noncontrolling interests in subsidiaries</b>	<b>92,021</b>	<b>96,290</b>	<b>93,112</b>	<b>95,019</b>	<b>96,689</b>
<b>Total equity</b>	<b>1,111,566</b>	<b>1,110,539</b>	<b>1,120,632</b>	<b>1,136,183</b>	<b>1,146,407</b>
<b>Total liabilities and equity</b>	<b>\$ 3,467,283</b>	<b>\$ 3,398,352</b>	<b>\$ 3,380,022</b>	<b>\$ 3,230,647</b>	<b>\$ 3,198,675</b>

**Consolidated Statements of Operations**  
(in thousands, except per share data)

	Three Months Ended					Six Months Ended	
	6/30/10	3/31/10	12/31/09	9/30/09	6/30/09	6/30/10	6/30/09
<b>Revenues</b>							
Rental revenue	\$ 91,173	\$ 91,010	\$ 89,346	\$ 86,973	\$ 87,649	\$ 182,183	\$ 176,494
Tenant recoveries and other real estate operations revenue	18,084	21,218	19,391	17,159	17,358	39,302	34,621
Construction contract and other service revenues	26,065	37,365	69,553	95,321	103,324	63,430	178,213
<b>Total revenues</b>	<b>135,322</b>	<b>149,593</b>	<b>178,290</b>	<b>199,453</b>	<b>208,331</b>	<b>284,915</b>	<b>389,328</b>
<b>Expenses</b>							
Property operating expenses	40,005	48,135	42,567	38,523	37,100	88,140	76,064
Depreciation and amortization associated with real estate operations	29,548	27,596	27,261	26,498	28,493	57,144	54,770
Construction contract and other service expenses	25,402	36,399	68,230	93,805	101,161	61,801	174,484
General and administrative expenses	5,926	5,900	5,965	5,898	5,834	11,826	11,377
Business development expenses	465	155	2,149	458	446	620	1,092
<b>Total operating expenses</b>	<b>101,346</b>	<b>118,185</b>	<b>146,172</b>	<b>165,182</b>	<b>173,034</b>	<b>219,531</b>	<b>317,787</b>
Operating income	33,976	31,408	32,118	34,271	35,297	65,384	71,541
Interest expense	(25,812)	(22,638)	(23,273)	(20,931)	(18,620)	(48,450)	(37,983)
Interest and other income	245	1,302	215	2,619	1,252	1,547	2,330
<b>Income from continuing operations before equity in (loss) income of unconsolidated entities and income taxes</b>	<b>8,409</b>	<b>10,072</b>	<b>9,060</b>	<b>15,959</b>	<b>17,929</b>	<b>18,481</b>	<b>35,888</b>
Equity in (loss) income of unconsolidated entities	(72)	(205)	134	(758)	(202)	(277)	(317)
Income tax expense	(7)	(41)	(27)	(47)	(52)	(48)	(122)
Income from continuing operations	8,330	9,826	9,167	15,154	17,675	18,156	35,449
Discontinued operations	486	832	379	382	376	1,318	768
Income before gain on sales of real estate	8,816	10,658	9,546	15,536	18,051	19,474	36,217
Gain on sales of real estate, net of income taxes	335	17	-	-	-	352	-
<b>Net income</b>	<b>9,151</b>	<b>10,675</b>	<b>9,546</b>	<b>15,536</b>	<b>18,051</b>	<b>19,826</b>	<b>36,217</b>
Less net income attributable to noncontrolling interests							
Common units in the Operating Partnership	(364)	(527)	(463)	(956)	(1,272)	(891)	(3,076)
Preferred units in the Operating Partnership	(165)	(165)	(165)	(165)	(165)	(330)	(330)
Other consolidated entities	(156)	(45)	170	40	25	(201)	(25)
<b>Net income attributable to COPT</b>	<b>8,466</b>	<b>9,938</b>	<b>9,088</b>	<b>14,455</b>	<b>16,639</b>	<b>18,404</b>	<b>32,786</b>
Preferred share dividends	(4,026)	(4,025)	(4,026)	(4,025)	(4,026)	(8,051)	(8,051)
<b>Net income attributable to COPT common shareholders</b>	<b>\$ 4,440</b>	<b>\$ 5,913</b>	<b>\$ 5,062</b>	<b>\$ 10,430</b>	<b>\$ 12,613</b>	<b>\$ 10,353</b>	<b>\$ 24,735</b>
For diluted EPS computations:							
<u>Numerator for diluted EPS</u>							
Net income attributable to common shareholders	\$ 4,440	\$ 5,913	\$ 5,062	\$ 10,430	\$ 12,613	\$ 10,353	\$ 24,735
Amount allocable to restricted shares	(250)	(290)	(247)	(253)	(242)	(540)	(510)
Numerator for diluted EPS	<u>\$ 4,190</u>	<u>\$ 5,623</u>	<u>\$ 4,815</u>	<u>\$ 10,177</u>	<u>\$ 12,371</u>	<u>\$ 9,813</u>	<u>\$ 24,225</u>
<u>Denominator:</u>							
Weighted average common shares - basic	58,489	57,844	57,604	57,470	56,637	58,169	54,296
Dilutive effect of share-based compensation awards	421	364	413	485	546	405	522
Weighted average common shares - diluted	<u>58,910</u>	<u>58,208</u>	<u>58,017</u>	<u>57,955</u>	<u>57,183</u>	<u>58,574</u>	<u>54,818</u>
<b>Diluted EPS</b>	<b>\$ 0.07</b>	<b>\$ 0.10</b>	<b>\$ 0.08</b>	<b>\$ 0.18</b>	<b>\$ 0.22</b>	<b>\$ 0.17</b>	<b>\$ 0.44</b>



**Consolidated Reconciliations of FFO, AFFO, EPS**  
(in thousands, except per share data)

	Three Months Ended					Six Months Ended	
	6/30/10	3/31/10	12/31/09	9/30/09	6/30/09	6/30/10	6/30/09
<b>Net income</b>	\$ 9,151	\$ 10,675	\$ 9,546	\$ 15,536	\$ 18,051	\$ 19,826	\$ 36,217
Real estate-related depreciation and amortization	29,548	27,603	27,475	26,712	28,708	57,151	55,199
Depreciation and amortization on unconsolidated real estate entities	171	175	159	160	161	346	321
Gain on sales of operating properties, net of income taxes	-	(297)	-	-	-	(297)	-
<b>FFO</b>	<b>38,870</b>	<b>38,156</b>	<b>37,180</b>	<b>42,408</b>	<b>46,920</b>	<b>77,026</b>	<b>91,737</b>
Noncontrolling interests - preferred units in the Operating Partnership	(165)	(165)	(165)	(165)	(165)	(330)	(330)
Noncontrolling interests - other consolidated entities	(156)	(45)	170	40	25	(201)	(25)
Preferred share dividends	(4,026)	(4,025)	(4,026)	(4,025)	(4,026)	(8,051)	(8,051)
Depreciation and amortization allocable to noncontrolling interests in other consolidated entities	(297)	(282)	(242)	(91)	(107)	(579)	(160)
Basic and diluted FFO allocable to restricted shares	(346)	(379)	(331)	(395)	(450)	(725)	(903)
<b>Basic and diluted FFO available to common share and common unit holders</b>	<b>33,880</b>	<b>33,260</b>	<b>32,586</b>	<b>37,772</b>	<b>42,197</b>	<b>67,140</b>	<b>82,268</b>
Straight line rent adjustments	(1,473)	(2,346)	1,676	(2,665)	(1,718)	(3,819)	(2,858)
Amortization of acquisition intangibles included in NOI	(94)	(270)	(679)	(451)	(616)	(364)	(996)
Recurring capital expenditures	(7,080)	(6,211)	(13,900)	(7,572)	(4,383)	(13,291)	(10,266)
Amortization of discount on Exchangeable Senior Notes, net of amounts capitalized	1,488	782	772	762	723	2,270	1,421
<b>Diluted AFFO available to common share and common unit holders</b>	<b>\$ 26,721</b>	<b>\$ 25,215</b>	<b>\$ 20,455</b>	<b>\$ 27,846</b>	<b>\$ 36,203</b>	<b>\$ 51,936</b>	<b>\$ 69,569</b>
Preferred dividends	\$ 4,026	\$ 4,025	\$ 4,026	\$ 4,025	\$ 4,026	\$ 8,051	\$ 8,051
Preferred distributions	165	165	165	165	165	330	330
Common distributions	1,749	1,867	1,988	1,995	1,894	3,616	3,979
Common dividends	23,259	23,160	22,884	22,851	21,597	46,419	41,861
<b>Total dividends/distributions</b>	<b>\$ 29,199</b>	<b>\$ 29,217</b>	<b>\$ 29,063</b>	<b>\$ 29,036</b>	<b>\$ 27,682</b>	<b>\$ 58,416</b>	<b>\$ 54,221</b>
<b>Denominator for diluted EPS</b>	<b>58,910</b>	<b>58,208</b>	<b>58,017</b>	<b>57,955</b>	<b>57,183</b>	<b>58,574</b>	<b>54,818</b>
Weighted average common units	4,558	5,017	5,078	5,084	5,483	4,786	6,363
<b>Denominator for diluted FFO per share</b>	<b>63,468</b>	<b>63,225</b>	<b>63,095</b>	<b>63,039</b>	<b>62,666</b>	<b>63,360</b>	<b>61,181</b>
<b>FFO</b>	<b>\$ 38,870</b>	<b>\$ 38,156</b>	<b>\$ 37,180</b>	<b>\$ 42,408</b>	<b>\$ 46,920</b>	<b>77,026</b>	<b>91,737</b>
Operating property acquisition costs	271	19	1,967	-	-	290	-
<b>FFO, excluding operating property acquisition costs</b>	<b>\$ 39,141</b>	<b>\$ 38,175</b>	<b>\$ 39,147</b>	<b>\$ 42,408</b>	<b>\$ 46,920</b>	<b>77,316</b>	<b>91,737</b>
<b>Diluted FFO available to common share and common unit holders</b>	<b>\$ 33,880</b>	<b>\$ 33,260</b>	<b>\$ 32,586</b>	<b>\$ 37,772</b>	<b>\$ 42,197</b>	<b>\$ 67,140</b>	<b>\$ 82,268</b>
Operating property acquisition costs	271	19	1,967	-	-	290	-
<b>Diluted FFO available to common share and common unit holders, excluding operating property acquisition costs</b>	<b>\$ 34,151</b>	<b>\$ 33,279</b>	<b>\$ 34,553</b>	<b>\$ 37,772</b>	<b>\$ 42,197</b>	<b>\$ 67,430</b>	<b>\$ 82,268</b>
<b>Diluted FFO per share, excluding operating property acquisition costs</b>	<b>\$ 0.54</b>	<b>\$ 0.53</b>	<b>\$ 0.55</b>	<b>\$ 0.60</b>	<b>\$ 0.67</b>	<b>\$ 1.06</b>	<b>\$ 1.34</b>

**Consolidated Reconciliations of EBITDA, NOI, Discontinued Operations,  
Gains on Sales of Real Estate and Certain Non-GAAP Measures**  
(in thousands)

	Three Months Ended					Six Months Ended	
	6/30/10	3/31/10	12/31/09	9/30/09	6/30/09	6/30/10	6/30/09
<b>Net income</b>	<b>\$ 9,151</b>	<b>\$ 10,675</b>	<b>\$ 9,546</b>	<b>\$ 15,536</b>	<b>\$ 18,051</b>	<b>\$ 19,826</b>	<b>\$ 36,217</b>
Interest expense on continuing and discontinued operations	25,921	22,703	23,332	20,986	18,678	48,624	38,102
Total income tax expense (1)	7	52	27	47	52	59	122
Depreciation of furniture, fixtures and equipment (FF&E)	632	650	676	637	573	1,282	1,112
Real estate-related depreciation and amortization	29,548	27,603	27,475	26,712	28,708	57,151	55,199
<b>EBITDA</b>	<b>\$ 65,259</b>	<b>\$ 61,683</b>	<b>\$ 61,056</b>	<b>\$ 63,918</b>	<b>\$ 66,062</b>	<b>\$ 126,942</b>	<b>\$ 130,752</b>
Add back:							
General and administrative	5,926	5,900	5,965	5,898	5,834	11,826	11,377
Business development	465	155	2,149	458	446	620	1,092
Depreciation of FF&E	(632)	(650)	(676)	(637)	(573)	(1,282)	(1,112)
Income from construction contracts and other service operations	(663)	(966)	(1,323)	(1,516)	(2,163)	(1,629)	(3,729)
Interest and other income	(245)	(1,302)	(215)	(2,619)	(1,252)	(1,547)	(2,330)
Gain on sales of operating properties	-	(297)	-	-	-	(297)	-
Non-operational property sales	(335)	(28)	-	-	-	(363)	-
Equity in loss (income) of unconsolidated entities	72	205	(134)	758	202	277	317
<b>NOI</b>	<b>\$ 69,847</b>	<b>\$ 64,700</b>	<b>\$ 66,822</b>	<b>\$ 66,260</b>	<b>\$ 68,556</b>	<b>\$ 134,547</b>	<b>\$ 136,367</b>
<b>Discontinued Operations</b>							
Revenues from real estate operations	\$ 734	\$ 768	\$ 713	\$ 711	\$ 711	\$ 1,502	\$ 1,447
Property operating expenses	(139)	(161)	(61)	(60)	(62)	(300)	(131)
Depreciation and amortization	-	(7)	(214)	(214)	(215)	(7)	(429)
Interest	(109)	(65)	(59)	(55)	(58)	(174)	(119)
Gain on sales of depreciated real estate properties	-	297	-	-	-	297	-
<b>Discontinued operations</b>	<b>\$ 486</b>	<b>\$ 832</b>	<b>\$ 379</b>	<b>\$ 382</b>	<b>\$ 376</b>	<b>\$ 1,318</b>	<b>\$ 768</b>
<b>Gain on sales of real estate, net, per statements of operations</b>	<b>\$ 335</b>	<b>\$ 17</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 352</b>	<b>\$ -</b>
Add income taxes	-	11	-	-	-	11	-
Gain on sales of real estate from discontinued operations	-	297	-	-	-	297	-
<b>Gain on sales of real estate from continuing and discontinued operations</b>	<b>335</b>	<b>325</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>660</b>	<b>-</b>
Non-operational property sales	(335)	(28)	-	-	-	(363)	-
<b>Gain on sales of operating properties</b>	<b>\$ -</b>	<b>\$ 297</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 297</b>	<b>\$ -</b>

(1) Includes income taxes from continuing operations, discontinued operations and gains on other sales of real estate (see components on page 9).

**Reconciliations of Non GAAP Measurements**  
(Dollars in thousands)

	Three Months Ended					Six Months Ended	
	6/30/10	3/31/10	12/31/09	9/30/09	6/30/09	6/30/10	6/30/09
<b>Total Assets or Denominator for Debt to Total Assets</b>	<b>\$ 3,467,283</b>	<b>\$ 3,398,352</b>	<b>\$ 3,380,022</b>	<b>\$ 3,230,647</b>	<b>\$ 3,198,675</b>		
Accumulated depreciation	464,408	443,246	422,612	402,125	382,385		
Intangible assets on real estate acquisitions, net	96,151	94,925	100,671	75,506	81,090		
Assets other than assets included in properties, net	(336,769)	(333,390)	(350,122)	(361,940)	(344,539)		
<b>Denominator for Debt to Undepreciated Book Value of Real Estate Assets</b>	<b>\$ 3,691,073</b>	<b>\$ 3,603,133</b>	<b>\$ 3,553,183</b>	<b>\$ 3,346,338</b>	<b>\$ 3,317,611</b>		
<b>GAAP revenues from real estate operations from continuing operations</b>	<b>\$ 109,257</b>	<b>\$ 112,228</b>	<b>\$ 108,737</b>	<b>\$ 104,132</b>	<b>\$ 105,007</b>	<b>\$ 221,485</b>	<b>\$ 211,115</b>
Revenues from discontinued operations	734	768	713	711	711	1,502	1,447
<b>Real estate revenues from continuing and discontinued operations</b>	<b>\$ 109,991</b>	<b>\$ 112,996</b>	<b>\$ 109,450</b>	<b>\$ 104,843</b>	<b>\$ 105,718</b>	<b>\$ 222,987</b>	<b>\$ 212,562</b>
<b>GAAP revenues from real estate operations from continuing operations</b>	<b>\$ 109,257</b>	<b>\$ 112,228</b>	<b>\$ 108,737</b>	<b>\$ 104,132</b>	<b>\$ 105,007</b>	<b>\$ 221,485</b>	<b>\$ 211,115</b>
Property operating expenses	(40,005)	(48,135)	(42,567)	(38,523)	(37,100)	(88,140)	(76,064)
Revenues from discontinued operations	734	768	713	711	711	1,502	1,447
Property operating expenses from discontinued operations	(139)	(161)	(61)	(60)	(62)	(300)	(131)
<b>NOI</b>	<b>\$ 69,847</b>	<b>\$ 64,700</b>	<b>\$ 66,822</b>	<b>\$ 66,260</b>	<b>\$ 68,556</b>	<b>\$ 134,547</b>	<b>\$ 136,367</b>
<b>Depreciation and amortization assoc. with real estate operations from continuing operations</b>	<b>\$ 29,548</b>	<b>\$ 27,596</b>	<b>\$ 27,261</b>	<b>\$ 26,498</b>	<b>\$ 28,493</b>	<b>\$ 57,144</b>	<b>\$ 54,770</b>
Depreciation and amortization from discontinued operations	-	7	214	214	215	7	429
<b>Real estate-related depreciation and amortization</b>	<b>\$ 29,548</b>	<b>\$ 27,603</b>	<b>\$ 27,475</b>	<b>\$ 26,712</b>	<b>\$ 28,708</b>	<b>\$ 57,151</b>	<b>\$ 55,199</b>
<b>Total tenant improvements and incentives on operating properties</b>	<b>\$ 4,630</b>	<b>\$ 4,071</b>	<b>\$ 2,359</b>	<b>\$ 3,553</b>	<b>\$ 3,794</b>	<b>\$ 8,701</b>	<b>\$ 8,019</b>
Total capital improvements on operating properties	1,248	870	9,475	2,927	2,355	2,118	3,868
Total leasing costs for operating properties	1,350	1,338	2,801	1,855	950	2,688	2,576
Less: Nonrecurring tenant improvements and incentives on operating properties	(136)	(77)	(851)	(711)	(2,028)	(213)	(2,069)
Less: Nonrecurring capital improvements on operating properties	(17)	(60)	(117)	(58)	(694)	(77)	(1,282)
Less: Nonrecurring leasing costs for operating properties	(3)	54	(186)	-	(16)	51	(916)
Add: Recurring capital expenditures on operating properties held through joint ventures	8	15	419	6	22	23	70
<b>Recurring capital expenditures</b>	<b>\$ 7,080</b>	<b>\$ 6,211</b>	<b>\$ 13,900</b>	<b>\$ 7,572</b>	<b>\$ 4,383</b>	<b>\$ 13,291</b>	<b>\$ 10,266</b>
<b>Interest expense from continuing operations</b>	<b>\$ 25,812</b>	<b>\$ 22,638</b>	<b>\$ 23,273</b>	<b>\$ 20,931</b>	<b>\$ 18,620</b>	<b>\$ 48,450</b>	<b>\$ 37,983</b>
Interest expense from discontinued operations	109	65	59	55	58	174	119
<b>Total interest expense</b>	<b>\$ 25,921</b>	<b>\$ 22,703</b>	<b>\$ 23,332</b>	<b>\$ 20,986</b>	<b>\$ 18,678</b>	<b>\$ 48,624</b>	<b>\$ 38,102</b>
Less: Amortization of deferred financing costs	(1,495)	(1,126)	(1,125)	(1,056)	(1,009)	(2,621)	(2,033)
Less: Amortization of discount on Exchangeable Senior Notes, net of amounts capitalized	(1,488)	(782)	(772)	(762)	(723)	(2,270)	(1,421)
<b>Denominator for interest coverage</b>	<b>\$ 22,938</b>	<b>\$ 20,795</b>	<b>\$ 21,435</b>	<b>\$ 19,168</b>	<b>\$ 16,946</b>	<b>\$ 43,733</b>	<b>\$ 34,648</b>
Scheduled principal amortization	3,500	3,469	3,289	2,691	2,662	6,969	5,509
<b>Denominator for debt service coverage</b>	<b>\$ 26,438</b>	<b>\$ 24,264</b>	<b>\$ 24,724</b>	<b>\$ 21,859</b>	<b>\$ 19,608</b>	<b>\$ 50,702</b>	<b>\$ 40,157</b>
Scheduled principal amortization	(3,500)	(3,469)	(3,289)	(2,691)	(2,662)	(6,969)	(5,509)
Preferred dividends - redeemable non-convertible	4,026	4,025	4,026	4,025	4,026	8,051	8,051
Preferred distributions	165	165	165	165	165	330	330
<b>Denominator for fixed charge coverage</b>	<b>\$ 27,129</b>	<b>\$ 24,985</b>	<b>\$ 25,626</b>	<b>\$ 23,358</b>	<b>\$ 21,137</b>	<b>\$ 52,114</b>	<b>\$ 43,029</b>
<b>Common share dividends</b>	<b>\$ 23,259</b>	<b>\$ 23,160</b>	<b>\$ 22,884</b>	<b>\$ 22,851</b>	<b>\$ 21,597</b>	<b>\$ 46,419</b>	<b>\$ 41,861</b>
Common unit distributions	1,749	1,867	1,988	1,995	1,894	3,616	3,979
<b>Dividends and distributions for FFO and AFFO payout ratios</b>	<b>\$ 25,008</b>	<b>\$ 25,027</b>	<b>\$ 24,872</b>	<b>\$ 24,846</b>	<b>\$ 23,491</b>	<b>\$ 50,035</b>	<b>\$ 45,840</b>
<b>Income tax expense from continuing operations</b>	<b>\$ 7</b>	<b>\$ 41</b>	<b>\$ 27</b>	<b>\$ 47</b>	<b>\$ 52</b>	<b>\$ 48</b>	<b>\$ 122</b>
Income tax expense from gain on other sales of real estate	-	11	-	-	-	11	-
<b>Total income tax expense</b>	<b>\$ 7</b>	<b>\$ 52</b>	<b>\$ 27</b>	<b>\$ 47</b>	<b>\$ 52</b>	<b>\$ 59</b>	<b>\$ 122</b>

**Real Estate Revenues from Continuing and Discontinued Operations by Geographic Region**  
(Dollars in thousands)

	<b>Three Months Ended</b>					<b>Six Months Ended</b>	
	<u>6/30/10</u>	<u>3/31/10</u>	<u>12/31/09</u>	<u>9/30/09</u>	<u>6/30/09</u>	<u>6/30/10</u>	<u>6/30/09</u>
<b>Office Properties:</b>							
Baltimore/Washington Corridor	\$ 50,623	\$ 52,058	\$ 50,681	\$ 48,984	\$ 48,941	\$ 102,681	\$ 97,945
Northern Virginia	18,172	18,659	19,186	18,897	18,950	36,831	41,049
Greater Baltimore	16,827	17,865	16,265	14,493	13,746	34,692	27,517
Colorado Springs	6,154	6,332	6,190	6,261	5,797	12,486	10,674
Suburban Maryland	5,452	5,829	4,697	4,736	5,164	11,281	10,187
St. Mary's and King George Counties	3,530	3,589	3,566	3,528	3,467	7,119	6,866
San Antonio	4,228	3,938	3,805	3,269	3,547	8,166	6,492
Greater Philadelphia	1,510	1,202	1,627	1,343	2,507	2,712	5,013
Other	3,495	3,524	3,433	3,332	3,599	7,019	6,819
<b>Real estate revenues from cont. and discount. operations</b>	<b>\$ 109,991</b>	<b>\$ 112,996</b>	<b>\$ 109,450</b>	<b>\$ 104,843</b>	<b>\$ 105,718</b>	<b>\$ 222,987</b>	<b>\$ 212,562</b>

**NOI by Geographic Region**  
(Dollars in thousands)

	<b>Three Months Ended</b>					<b>Year Ended</b>	
	<u>6/30/10</u>	<u>3/31/10</u>	<u>12/31/09</u>	<u>9/30/09</u>	<u>6/30/09</u>	<u>6/30/10</u>	<u>6/30/09</u>
<b>Office Properties:</b>							
Baltimore/Washington Corridor	\$ 33,770	\$ 29,903	\$ 31,647	\$ 31,182	\$ 31,494	\$ 63,673	\$ 61,879
Northern Virginia	11,466	11,346	11,684	11,519	11,515	22,812	25,818
Greater Baltimore	9,516	8,855	9,201	8,649	7,865	18,371	14,865
Colorado Springs	3,915	4,023	3,662	4,447	4,071	7,938	7,625
Suburban Maryland	3,253	3,128	2,458	2,672	3,128	6,381	6,097
St. Mary's and King George Counties	2,489	2,482	2,641	2,651	2,664	4,971	5,177
San Antonio	2,128	2,309	2,354	2,038	2,586	4,437	4,695
Greater Philadelphia	710	439	981	782	2,524	1,149	4,949
Other	2,600	2,215	2,194	2,320	2,709	4,815	5,262
<b>NOI</b>	<b>\$ 69,847</b>	<b>\$ 64,700</b>	<b>\$ 66,822</b>	<b>\$ 66,260</b>	<b>\$ 68,556</b>	<b>\$ 134,547</b>	<b>\$ 136,367</b>

**Same Office Property Cash NOI**  
(Dollars in thousands)

	Three Months Ended					Six Months Ended	
	6/30/10	3/31/10	12/31/09	9/30/09	6/30/09	6/30/10	6/30/09
<b>Office Properties: (1)</b>							
Baltimore/Washington Corridor	\$ 31,326	\$ 27,172	\$ 31,709	\$ 30,448	\$ 30,337	\$ 58,498	\$ 59,979
Northern Virginia	11,781	11,603	11,637	11,208	11,402	23,384	26,397
Greater Baltimore	7,608	6,612	6,808	8,136	7,426	14,220	13,868
Colorado Springs	3,423	3,423	2,995	3,237	3,666	6,846	7,122
Suburban Maryland	1,947	2,200	2,194	2,460	2,890	4,147	5,593
St. Mary's and King George Counties	2,538	2,496	2,630	2,627	2,533	5,034	4,982
San Antonio	1,735	1,906	2,019	1,625	2,175	3,641	3,874
Greater Philadelphia	677	406	783	636	689	1,083	1,268
Other	1,908	1,910	1,884	1,909	1,900	3,818	3,756
<b>Total Office Properties</b>	<b>\$ 62,943</b>	<b>\$ 57,728</b>	<b>\$ 62,659</b>	<b>\$ 62,286</b>	<b>\$ 63,018</b>	<b>\$ 120,671</b>	<b>\$ 126,839</b>
Less: Lease termination fees, gross	(1,086)	(278)	(347)	(966)	(558)	(1,364)	(4,218)
<b>Same office property cash NOI, excluding gross lease termination fees</b>	<b>\$ 61,857</b>	<b>\$ 57,450</b>	<b>\$ 62,312</b>	<b>\$ 61,320</b>	<b>\$ 62,460</b>	<b>\$ 119,307</b>	<b>\$ 122,621</b>

**Same Office Property GAAP NOI**  
(Dollars in thousands)

	Three Months Ended					Six Months Ended	
	6/30/10	3/31/10	12/31/09	9/30/09	6/30/09	6/30/10	6/30/09
<b>Office Properties: (1)</b>							
Baltimore/Washington Corridor	\$ 31,789	\$ 28,179	\$ 29,895	\$ 30,046	\$ 30,596	\$ 59,968	\$ 60,705
Northern Virginia	11,487	11,476	11,829	11,594	11,610	22,963	26,026
Greater Baltimore	7,889	6,861	7,385	8,641	7,860	14,750	14,871
Colorado Springs	3,581	3,609	3,223	3,510	3,959	7,190	7,628
Suburban Maryland	2,141	2,224	2,327	2,580	3,028	4,365	5,882
St. Mary's and King George Counties	2,491	2,483	2,652	2,653	2,665	4,974	5,180
San Antonio	2,115	2,287	2,405	2,059	2,611	4,402	4,747
Greater Philadelphia	680	513	796	650	627	1,193	1,144
Other	2,136	2,147	2,130	2,186	2,196	4,283	4,328
<b>Total Office Properties</b>	<b>\$ 64,309</b>	<b>\$ 59,779</b>	<b>\$ 62,642</b>	<b>\$ 63,919</b>	<b>\$ 65,152</b>	<b>\$ 124,088</b>	<b>\$ 130,511</b>
<b>GAAP net operating income for same office properties</b>	<b>\$ 64,309</b>	<b>\$ 59,779</b>	<b>\$ 62,642</b>	<b>\$ 63,919</b>	<b>\$ 65,152</b>	<b>\$ 124,088</b>	<b>\$ 130,511</b>
Less: Straight-line rent adjustments	(875)	(1,480)	640	(1,205)	(1,550)	(2,355)	(2,740)
Less: Amortization of deferred market rental revenue	(491)	(571)	(623)	(428)	(584)	(1,062)	(932)
<b>Same office property cash NOI</b>	<b>\$ 62,943</b>	<b>\$ 57,728</b>	<b>\$ 62,659</b>	<b>\$ 62,286</b>	<b>\$ 63,018</b>	<b>\$ 120,671</b>	<b>\$ 126,839</b>
Less: Lease termination fees, gross	(1,086)	(278)	(347)	(966)	(558)	(1,364)	(4,218)
<b>Same office property cash NOI, excluding gross lease termination fees</b>	<b>\$ 61,857</b>	<b>\$ 57,450</b>	<b>\$ 62,312</b>	<b>\$ 61,320</b>	<b>\$ 62,460</b>	<b>\$ 119,307</b>	<b>\$ 122,621</b>

(1) Same office properties represent buildings owned and 100% operational since January 1, 2009.

**Operating Ratios**  
(Dollars in thousands except per share data and ratios)

	Three Months Ended					Six Months Ended	
	6/30/10	3/31/10	12/31/09	9/30/09	6/30/09	6/30/10	6/30/09
<b>OPERATING RATIOS -- All computations include the effect of discontinued operations</b>							
Net income as a % of Real estate revenues from cont. and discont. operations (Net income / Real estate revenues from cont. and discont. operations)	8.3%	9.4%	8.7%	14.8%	17.1%	8.9%	17.0%
NOI as a % of Real estate revenues from cont. and discont. operations (NOI / Real estate revenues from cont. and discont. operations)	63.5%	57.3%	61.1%	63.2%	64.8%	60.3%	64.2%
EBITDA as a % of Real estate revenues from cont. and discont. operations (EBITDA / Real estate revenues from cont. and discont. operations)	59.3%	54.6%	55.8%	61.0%	62.5%	56.9%	61.5%
G&A as a % of Real estate revenues from cont. and discont. operations (G&A / Real estate revenues from cont. and discont. operations)	5.4%	5.2%	5.4%	5.6%	5.5%	5.3%	5.4%
G&A as a % of EBITDA (G&A / EBITDA)	9.1%	9.6%	9.8%	9.2%	8.8%	9.3%	8.7%
Recurring Capital Expenditures	\$ 7,080	\$ 6,211	\$ 13,900	\$ 7,572	\$ 4,383	\$ 13,291	\$ 10,266
Recurring Capital Expenditures per average square foot of consolidated properties	\$ 0.36	\$ 0.32	\$ 0.73	\$ 0.40	\$ 0.23	\$ 0.68	\$ 0.55
Recurring Capital Expenditures as a % of NOI	10.1%	9.6%	20.8%	11.4%	6.4%	9.9%	7.5%

**Debt Analysis**  
(Dollars in thousands)

	6/30/10	3/31/10	12/31/09	9/30/09	6/30/09
<b>Debt Outstanding</b>					
Mortgage Loans	\$ 1,432,544	\$ 1,452,845	\$ 1,439,608	\$ 1,454,240	\$ 1,204,437
Construction Loans (1)	119,640	100,225	93,086	60,364	115,914
Unsecured Revolving Credit Facility (2)	250,000	397,000	365,000	228,000	357,000
Exchangeable Senior Notes	380,191	157,061	156,147	155,248	154,362
	<u>\$ 2,182,375</u>	<u>\$ 2,107,131</u>	<u>\$ 2,053,841</u>	<u>\$ 1,897,852</u>	<u>\$ 1,831,713</u>
<b>Interest Rate Data</b>					
Fixed-Mortgage Loans	\$ 1,161,652	\$ 1,165,073	\$ 1,168,462	\$ 1,182,967	\$ 933,037
Fixed-Exchangeable Senior Notes	380,191	157,061	156,147	155,248	154,362
Variable	420,532	564,997	509,232	289,637	474,314
Variable Subject to Interest Rate Swaps (3)	220,000	220,000	220,000	270,000	270,000
	<u>\$ 2,182,375</u>	<u>\$ 2,107,131</u>	<u>\$ 2,053,841</u>	<u>\$ 1,897,852</u>	<u>\$ 1,831,713</u>
% of Fixed Rate Loans (3)	80.73%	73.19%	75.21%	84.74%	74.11%
% of Variable Rate Loans (3)	19.27%	26.81%	24.79%	15.26%	25.89%
	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>

<b>Average Contract Interest Rates</b>	Three Months Ended					Six Months Ended	
	6/30/2010	3/31/2010	12/31/2009	9/30/09	6/30/09	6/30/2010	6/30/09
Mortgage & Construction Loans	5.43%	5.45%	5.49%	5.10%	5.04%	5.49%	5.11%
Unsecured Revolving Credit Facility (4)	2.53%	1.93%	2.43%	2.82%	2.85%	2.15%	2.85%
Exchangeable Senior Notes (5)	3.95%	3.50%	3.50%	3.50%	3.50%	3.83%	3.50%
Total Weighted Average	5.26%	4.83%	5.07%	4.85%	4.68%	5.04%	4.75%

**Coverage Ratios (excluding capitalized interest) -- All coverage computations include the effect of discontinued operations**

	6/30/10	3/31/10	12/31/09	9/30/09	6/30/09	6/30/2010	6/30/09
NOI interest coverage ratio	3.05x	3.11x	3.12x	3.46x	4.05x	3.08x	3.94x
EBITDA interest coverage ratio	2.85x	2.97x	2.85x	3.33x	3.90x	2.90x	3.77x
NOI debt service coverage ratio	2.64x	2.67x	2.70x	3.03x	3.50x	2.65x	3.40x
EBITDA debt service coverage ratio	2.47x	2.54x	2.47x	2.92x	3.37x	2.50x	3.26x
NOI fixed charge coverage ratio	2.57x	2.59x	2.61x	2.84x	3.24x	2.58x	3.17x
EBITDA fixed charge coverage ratio	2.41x	2.47x	2.38x	2.74x	3.13x	2.44x	3.04x

- (1) Includes \$102.9 million due under our Revolving Construction Facility at June 30, 2010. This facility provides for the borrowing of up to \$225.0 million to finance construction of the Company's wholly owned buildings.
- (2) As of June 30, 2010, our borrowing capacity under the Revolving Credit Facility was \$700.0 million, of which \$449.5 million was available.
- (3) Includes the effect of the following interest rate swaps in effect during certain of the periods set forth above that hedge the risk of changes in interest rates on certain of our one-month LIBOR-based variable rate debt:

Notional Amount	One-Month Libor Base	Effective Date	Expiration Date
\$50,000	5.036%	3/28/06	3/30/09
\$25,000	5.232%	5/1/06	5/1/09
\$25,000	5.232%	5/1/06	5/1/09
\$50,000	4.330%	10/23/07	10/23/09
\$100,000	2.510%	11/3/08	12/31/09
\$120,000	1.760%	1/2/09	5/1/2012
\$100,000	1.975%	1/1/10	5/1/2012

- (4) Includes effect of interest expense incurred on interest rate swaps.
- (5) Represents the weighted average of the stated interest rates on our Exchangeable Senior Notes.





**Quarterly Equity Analysis**  
(Dollars and shares in thousands except per share data)

	6/30/10	3/31/10	12/31/09	9/30/09	6/30/09
<b>Common Equity - End of Quarter</b>					
Common Shares	59,288	58,927	58,343	58,250	58,017
Common Units	4,456	4,757	5,066	5,084	5,084
<b>Total</b>	<b>63,744</b>	<b>63,684</b>	<b>63,409</b>	<b>63,334</b>	<b>63,101</b>
End of Quarter Common Share Price	\$ 37.76	\$ 40.13	\$ 36.63	\$ 36.88	\$ 29.33
<b>Market Value of Common Shares/Units</b>	<b>\$ 2,406,973</b>	<b>\$ 2,555,639</b>	<b>\$ 2,322,672</b>	<b>\$ 2,335,758</b>	<b>\$ 1,850,752</b>
<b>Common Shares Trading Volume</b>					
Average Daily Volume (Shares)	887	654	751	953	1,520
Average Daily Volume	\$ 35,095	\$ 24,583	\$ 26,570	\$ 33,091	\$ 44,187
As a Percentage of Weighted Average Common Shares	1.5%	1.1%	1.3%	1.7%	2.7%
<b>Common Share Price Range (price per share)</b>					
Quarterly High	\$ 43.61	\$ 42.44	\$ 38.29	\$ 40.59	\$ 33.14
Quarterly Low	\$ 34.82	\$ 32.69	\$ 31.77	\$ 26.87	\$ 23.13
Quarterly Average	\$ 39.58	\$ 37.57	\$ 35.38	\$ 34.72	\$ 29.07
<b>Convertible Preferred Equity - End of Quarter</b>					
Convertible Series I Preferred Units Outstanding	352	352	352	352	352
Conversion Ratio	0.5000	0.5000	0.5000	0.5000	0.5000
Common Shares Issued Assuming Conversion	176	176	176	176	176
Convertible Series K Preferred Shares Outstanding	532	532	532	532	532
Conversion Ratio	0.8163	0.8163	0.8163	0.8163	0.8163
Common Shares Issued Assuming Conversion	434	434	434	434	434
<b>Nonconvertible Preferred Equity - End of Quarter</b>					
Redeemable Series G Shares Outstanding	2,200	2,200	2,200	2,200	2,200
Redeemable Series H Shares Outstanding	2,000	2,000	2,000	2,000	2,000
Redeemable Series J Shares Outstanding	3,390	3,390	3,390	3,390	3,390
<b>Total Nonconvertible Preferred Equity</b>	<b>7,590</b>	<b>7,590</b>	<b>7,590</b>	<b>7,590</b>	<b>7,590</b>
<b>Convertible Preferred Equity</b>					
Convertible Series K Shares Outstanding	884	884	884	884	884
<b>Total Preferred Equity</b>	<b>8,474</b>	<b>8,474</b>	<b>8,474</b>	<b>8,474</b>	<b>8,474</b>
<b>Nonconvertible Preferred Equity (\$25 par value)</b>					
Redeemable Series G Shares	\$ 55,000	\$ 55,000	\$ 55,000	\$ 55,000	\$ 55,000
Redeemable Series H Shares	50,000	50,000	50,000	50,000	50,000
Redeemable Series J Shares	84,750	84,750	84,750	84,750	84,750
<b>Total Nonconvertible Preferred Equity</b>	<b>\$ 189,750</b>	<b>\$ 189,750</b>	<b>\$ 189,750</b>	<b>\$ 189,750</b>	<b>\$ 189,750</b>
<b>Convertible Preferred Equity (\$25 liquidation value)</b>					
Convertible Series I Units	\$ 8,800	\$ 8,800	\$ 8,800	\$ 8,800	\$ 8,800
<b>Convertible Preferred Equity (\$50 liquidation value)</b>					
Convertible Series K Shares	26,583	26,583	26,583	26,583	26,583
<b>Total Convertible Preferred Equity</b>	<b>\$ 35,383</b>	<b>\$ 35,383</b>	<b>\$ 35,383</b>	<b>\$ 35,383</b>	<b>\$ 35,383</b>
<b>Total Liquidation Value of Preferred Equity</b>	<b>\$ 225,133</b>	<b>\$ 225,133</b>	<b>\$ 225,133</b>	<b>\$ 225,133</b>	<b>\$ 225,133</b>
<b>Weighted Average Shares for quarter ended:</b>					
Common Shares Outstanding	58,489	57,844	57,604	57,470	56,637
Dilutive effect of share-based compensation awards	421	364	413	485	546
Common Units	4,558	5,017	5,078	5,084	5,483
<b>Denominator for funds from operations per share - diluted</b>	<b>63,468</b>	<b>63,225</b>	<b>63,095</b>	<b>63,039</b>	<b>62,666</b>
<b>Capitalization</b>					
Liquidation Value of Preferred Shares/Units	\$ 225,133	\$ 225,133	\$ 225,133	\$ 225,133	\$ 225,133
Market Value of Common Shares/Units	2,406,973	2,555,639	2,322,672	2,335,758	1,850,752
<b>Total Equity Market Capitalization</b>	<b>\$ 2,632,107</b>	<b>\$ 2,780,772</b>	<b>\$ 2,547,805</b>	<b>\$ 2,560,891</b>	<b>\$ 2,075,886</b>
<b>Total Debt</b>	<b>\$ 2,182,375</b>	<b>\$ 2,107,131</b>	<b>\$ 2,053,841</b>	<b>\$ 1,897,852</b>	<b>\$ 1,831,713</b>
<b>Total Market Capitalization</b>	<b>\$ 4,814,482</b>	<b>\$ 4,887,903</b>	<b>\$ 4,601,646</b>	<b>\$ 4,458,743</b>	<b>\$ 3,907,599</b>
<b>Debt to Total Market Capitalization</b>	<b>45.3%</b>	<b>43.1%</b>	<b>44.6%</b>	<b>42.6%</b>	<b>46.9%</b>
<b>Debt to Total Assets</b>	<b>62.9%</b>	<b>62.0%</b>	<b>60.8%</b>	<b>58.7%</b>	<b>57.3%</b>
<b>Debt to Undepreciated Book Value of Real Estate Assets</b>	<b>59.1%</b>	<b>58.5%</b>	<b>57.8%</b>	<b>56.7%</b>	<b>55.2%</b>

## Dividend Analysis

	Three Months Ended					Six Months Ended	
	6/30/10	3/31/10	12/31/09	9/30/09	6/30/09	6/30/10	6/30/09
<b>Common Share Dividends</b>							
Dividends per share/unit	\$ 0.3925	\$ 0.3925	\$ 0.3925	\$ 0.3925	\$ 0.3725	\$ 0.7850	\$ 0.7450
Increase over prior period	0.0%	0.0%	0.0%	5.4%	0.0%	5.4%	9.6%
<b>Common Dividend Payout Ratios</b>							
Diluted FFO Payout	73.8%	75.2%	76.3%	65.8%	55.7%	74.5%	55.7%
Diluted AFFO Payout	93.6%	99.3%	121.6%	89.2%	64.9%	96.3%	65.9%
Dividend Coverage - Diluted FFO	1.35x	1.33x	1.31x	1.52x	1.80x	1.34x	1.79x
Dividend Coverage - Diluted AFFO	1.07x	1.01x	0.82x	1.12x	1.54x	1.04x	1.52x
<b>Common Dividend Yields</b>							
Dividend Yield at Quarter End	4.16%	3.91%	4.29%	4.26%	5.08%		
<b>Series I Preferred Unit Distributions</b>							
Preferred Unit Distributions Per Unit	\$ 0.46875	\$ 0.46875	\$ 0.46875	\$ 0.46875	\$ 0.46875		
Preferred Unit Distributions Yield	7.500%	7.500%	7.500%	7.500%	7.500%		
Quarter End Recorded Book Value	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00		
<b>Series G Preferred Share Dividends</b>							
Preferred Share Dividends Per Share	\$ 0.50000	\$ 0.50000	\$ 0.50000	\$ 0.50000	\$ 0.50000		
Preferred Share Dividend Yield	8.000%	8.000%	8.000%	8.000%	8.000%		
Quarter End Recorded Book Value	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00		
<b>Series H Preferred Share Dividends</b>							
Preferred Share Dividends Per Share	\$ 0.46875	\$ 0.46875	\$ 0.46875	\$ 0.46875	\$ 0.46875		
Preferred Share Dividend Yield	7.500%	7.500%	7.500%	7.500%	7.500%		
Quarter End Recorded Book Value	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00		
<b>Series J Preferred Share Dividends</b>							
Preferred Share Dividends Per Share	\$ 0.47656	\$ 0.47656	\$ 0.47656	\$ 0.47656	\$ 0.47656		
Preferred Share Dividend Yield	7.625%	7.625%	7.625%	7.625%	7.625%		
Quarter End Recorded Book Value	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00		
<b>Series K Preferred Share Dividends</b>							
Preferred Share Dividends Per Share	\$ 0.70000	\$ 0.70000	\$ 0.70000	\$ 0.70000	\$ 0.70000		
Preferred Share Dividend Yield	5.600%	5.600%	5.600%	5.600%	5.600%		
Quarter End Recorded Book Value	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00		

**Investor Composition and Analyst Coverage  
as of June 30, 2010**

<b><u>SHAREHOLDER CLASSIFICATION</u></b>	<b>Common Shares</b>	<b>Common Units</b>	<b>As if Converted Preferred Shares / Units</b>	<b>Total</b>	<b>Diluted Ownership % of Total</b>
Insiders	1,151,982	3,755,152	-	4,907,134	7.63%
Non-insiders	58,135,779	700,475	610,014	59,446,268	92.37%
	59,287,761	4,455,627	610,014	64,353,402	100.00%

<b><u>RESEARCH COVERAGE</u></b>	<b>6/30/10</b>	<b>3/31/10</b>	<b>12/31/09</b>	<b>9/30/09</b>	<b>6/30/09</b>
BMO Capital Markets	x	x	x	x	x
Citigroup Global Markets	x	x	x	x	x
Friedman Billings Ramsey & Co.	n/a	n/a	x	x	x
Green Street Advisors	x	x	x	x	x
ISI Group	x	x	x	x	x
JP Morgan	x	x	x	n/a	n/a
KeyBanc Capital Markets	x	x	n/a	n/a	n/a
Macquarie Securities	x	x	n/a	x	x
Raymond James	x	x	x	x	x
RBC Capital Markets	x	x	x	x	x
Robert W. Baird & Co. Incorporated	x	x	x	x	x
Stifel, Nicolaus & Company, Incorporated	x	x	x	x	x
Wells Fargo Securities	x	x	x	x	x

**Property Summary by Region - June 30, 2010**  
**Wholly Owned Properties**

Operating Property Count		Submarket	Business Park	Year Built or Renovated	S or M	Total Square Feet	
						Operational Square Feet	Under Construction / Redevelopment
<b>Office Properties</b>							
<u>Baltimore /Washington Corridor</u>							
1	2730 Hercules Road	BWI Airport	NBP	1990	M	240,336	
2	300 Sentinel Drive (300 NBP)	BWI Airport	NBP	2009	M	80,241	112,513
3	304 Sentinel Drive (304 NBP)	BWI Airport	NBP	2005	M	162,647	
4	306 Sentinel Drive (306 NBP)	BWI Airport	NBP	2006	M	155,883	
5	2720 Technology Drive (220 NBP)	BWI Airport	NBP	2004	M	156,730	
6	302 Sentinel Drive (302 NBP)	BWI Airport	NBP	2007	M	153,598	
7	2711 Technology Drive (211 NBP)	BWI Airport	NBP	2002	M	152,196	
8	320 Sentinel Way (320 NBP)	BWI Airport	NBP	2007	M	125,681	
9	318 Sentinel Way (318 NBP)	BWI Airport	NBP	2005	M	125,681	
10	322 Sentinel Way (322 NBP)	BWI Airport	NBP	2006	M	125,568	
11	140 National Business Parkway	BWI Airport	NBP	2003	M	119,904	
12	132 National Business Parkway	BWI Airport	NBP	2000	M	118,598	
13	2721 Technology Drive (221 NBP)	BWI Airport	NBP	2000	M	118,093	
14	2701 Technology Drive (201 NBP)	BWI Airport	NBP	2001	M	117,450	
15	2691 Technology Drive (191 NBP)	BWI Airport	NBP	2005	M	103,683	
16	134 National Business Parkway	BWI Airport	NBP	1999	M	93,482	
17	135 National Business Parkway	BWI Airport	NBP	1998	M	87,422	
18	133 National Business Parkway	BWI Airport	NBP	1997	M	87,401	
19	141 National Business Parkway	BWI Airport	NBP	1990	M	87,206	
20	131 National Business Parkway	BWI Airport	NBP	1990	M	69,336	
21	114 National Business Parkway	BWI Airport	NBP	2002	S	9,908	
22	314 Sentinel Way (314 NBP)	BWI Airport	NBP	2008	S	4,462	
						<b>2,495,506</b>	<b>112,513</b>
1	1550 West Nursery Road	BWI Airport	APS	2009	M	162,101	
2	1306 Concourse Drive	BWI Airport	APS	1990	M	116,307	
3	1304 Concourse Drive	BWI Airport	APS	2002	M	101,792	
4	900 Elkridge Landing Road	BWI Airport	APS	1982	M	100,824	
5	880 Elkridge Landing Road	BWI Airport	APS	1981	M	99,524	
6	1199 Winterson Road	BWI Airport	APS	1988	M	96,636	
7	920 Elkridge Landing Road	BWI Airport	APS	1982	M	96,566	
8	1302 Concourse Drive	BWI Airport	APS	1996	M	84,053	
9	881 Elkridge Landing Road	BWI Airport	APS	1986	M	73,572	
10	1099 Winterson Road	BWI Airport	APS	1988	M	70,583	
11	1190 Winterson Road	BWI Airport	APS	1987	M	68,899	
12	849 International Drive	BWI Airport	APS	1988	M	68,768	
13	911 Elkridge Landing Road	BWI Airport	APS	1985	M	68,296	
14	1201 Winterson Road	BWI Airport	APS	1985	M	67,903	
15	999 Corporate Boulevard	BWI Airport	APS	2000	M	66,889	
16	901 Elkridge Landing Road	BWI Airport	APS	1984	M	58,035	
17	891 Elkridge Landing Road	BWI Airport	APS	1984	M	57,955	
18	800 International Drive	BWI Airport	APS	1988	S	57,379	
19	930 International Drive	BWI Airport	APS	1986	S	57,272	
20	900 International Drive	BWI Airport	APS	1986	S	57,140	
21	939 Elkridge Landing Road	BWI Airport	APS	1983	M	54,280	
22	921 Elkridge Landing Road	BWI Airport	APS	1983	M	54,175	
23	938 Elkridge Landing Road	BWI Airport	APS	1984	M	52,988	
24	870 Elkridge Landing Road	BWI Airport	APS	1981	S	5,627	
						<b>1,797,564</b>	<b>-</b>
1	7467 Ridge Road	BWI Airport	Comm./Pkwy.	1990	M	74,136	
2	7240 Parkway Drive	BWI Airport	Comm./Pkwy.	1985	M	74,153	
3	7272 Park Circle Drive	BWI Airport	Comm./Pkwy.	1991/1996	M	59,888	
4	7318 Parkway Drive	BWI Airport	Comm./Pkwy.	1984	S	59,204	
5	7320 Parkway Drive	BWI Airport	Comm./Pkwy.	1983	S	56,964	
6	1340 Ashton Road	BWI Airport	Comm./Pkwy.	1989	S	45,867	
7	1362 Mellon Road	BWI Airport	Comm./Pkwy.	2006	M	44,138	
8	1334 Ashton Road	BWI Airport	Comm./Pkwy.	1989	S	37,317	
9	1331 Ashton Road	BWI Airport	Comm./Pkwy.	1989	S	28,998	
10	1350 Dorsey Road	BWI Airport	Comm./Pkwy.	1989	S	19,706	
11	1344 Ashton Road	BWI Airport	Comm./Pkwy.	1989	M	16,964	
12	1341 Ashton Road	BWI Airport	Comm./Pkwy.	1989	S	15,947	
13	1343 Ashton Road	BWI Airport	Comm./Pkwy.	1989	S	9,903	
14	1348 Ashton Road	BWI Airport	Comm./Pkwy.	1988	S	3,108	
						<b>546,293</b>	<b>-</b>
<b>60</b>	<b>Subtotal (continued on next page)</b>					<b>4,839,363</b>	<b>112,513</b>

**Property Summary by Region - June 30, 2010 (continued)**

**Wholly Owned Properties**

Operating Property Count	Submarket	Business Park	Year Built or Renovated	S or M	Total Square Feet		
					Operational Square Feet	Under Construction / Redevelopment	
<b>60</b>	<u>Subtotal (continued from prior page)</u>					<b>4,839,363</b>	<b>112,513</b>
1	5520 Research Park Drive (UMBC) (1)	BWI Airport	bwtech@UMBC	2009	M	105,925	
2	5522 Research Park Drive (UMBC) (1)	BWI Airport	bwtech@UMBC	2007	S	23,500	
						<b>129,425</b>	<b>-</b>
<b>1</b>	2500 Riva Road	Annapolis		2000	M	<b>155,000</b>	
<b>1</b>	Old Annapolis Road	Howard Co. Perimeter	Oakland Ridge	1985	M	<b>171,436</b>	
1	7125 Columbia Gateway Drive	Howard Co. Perimeter	Columbia Gateway	1973/1999	M	471,012	
2	7000 Columbia Gateway Drive	Howard Co. Perimeter	Columbia Gateway	1999	M	145,806	
3	6721 Columbia Gateway Drive	Howard Co. Perimeter	Columbia Gateway	2009	M	131,451	
4	6731 Columbia Gateway Drive	Howard Co. Perimeter	Columbia Gateway	2002	M	123,847	
5	6711 Columbia Gateway Drive	Howard Co. Perimeter	Columbia Gateway	2006-2007	M	123,599	
6	6940 Columbia Gateway Drive	Howard Co. Perimeter	Columbia Gateway	1999	M	108,822	
7	6950 Columbia Gateway Drive	Howard Co. Perimeter	Columbia Gateway	1998	M	112,861	
8	7067 Columbia Gateway Drive	Howard Co. Perimeter	Columbia Gateway	2001	M	86,027	
9	8621 Robert Fulton Drive	Howard Co. Perimeter	Columbia Gateway	2005-2006	M	86,033	
10	6750 Alexander Bell Drive	Howard Co. Perimeter	Columbia Gateway	2001	M	75,595	
11	6700 Alexander Bell Drive	Howard Co. Perimeter	Columbia Gateway	1988	M	76,347	
12	6740 Alexander Bell Drive	Howard Co. Perimeter	Columbia Gateway	1992	M	63,480	
13	7015 Albert Einstein Drive	Howard Co. Perimeter	Columbia Gateway	1999	S	61,203	
14	8671 Robert Fulton Drive	Howard Co. Perimeter	Columbia Gateway	2002	S	56,350	
15	6716 Alexander Bell Drive	Howard Co. Perimeter	Columbia Gateway	1990	M	52,131	
16	8661 Robert Fulton Drive	Howard Co. Perimeter	Columbia Gateway	2002	S	49,307	
17	7142 Columbia Gateway Drive	Howard Co. Perimeter	Columbia Gateway	1994	S	47,668	
18	7130 Columbia Gateway Drive	Howard Co. Perimeter	Columbia Gateway	1989	S	46,460	
19	6708 Alexander Bell Drive	Howard Co. Perimeter	Columbia Gateway	1988	M	39,203	
20	7065 Columbia Gateway Drive	Howard Co. Perimeter	Columbia Gateway	2000	S	38,560	
21	7138 Columbia Gateway Drive	Howard Co. Perimeter	Columbia Gateway	1990	S	38,225	
22	7063 Columbia Gateway Drive	Howard Co. Perimeter	Columbia Gateway	2000	S	36,472	
23	6760 Alexander Bell Drive	Howard Co. Perimeter	Columbia Gateway	1991	M	36,225	
24	7150 Columbia Gateway Drive	Howard Co. Perimeter	Columbia Gateway	1991	S	35,812	
25	7061 Columbia Gateway Drive	Howard Co. Perimeter	Columbia Gateway	2000	M	29,910	
26	6724 Alexander Bell Drive	Howard Co. Perimeter	Columbia Gateway	2001	M	28,107	
27	7134 Columbia Gateway Drive	Howard Co. Perimeter	Columbia Gateway	1990	S	21,991	
28	6741 Columbia Gateway Drive	Howard Co. Perimeter	Columbia Gateway	2008	S	4,592	
						<b>2,227,096</b>	<b>-</b>
1	7200 Riverwood Drive	Howard Co. Perimeter	Rivers Corporate Park	1986	S	160,000	
2	7160 Riverwood Drive	Howard Co. Perimeter	Rivers Corporate Park	2000	M	61,984	
3	9140 Guilford Road	Howard Co. Perimeter	Rivers Corporate Park	1983	S	40,286	
4	7150 Riverwood Drive	Howard Co. Perimeter	Rivers Corporate Park	2000	M	39,496	
5	9160 Guilford Road	Howard Co. Perimeter	Rivers Corporate Park	1984	M	37,034	
6	7170 Riverwood Drive	Howard Co. Perimeter	Rivers Corporate Park	2000	M	29,162	
7	9150 Guilford Road	Howard Co. Perimeter	Rivers Corporate Park	1984	S	18,592	
8	10280 Old Columbia Road	Howard Co. Perimeter	Rivers Corporate Park	1988/2001	S	16,195	
9	10270 Old Columbia Road	Howard Co. Perimeter	Rivers Corporate Park	1988/2001	S	15,910	
10	9130 Guilford Road	Howard Co. Perimeter	Rivers Corporate Park	1984	S	13,700	
11	10290 Old Columbia Road	Howard Co. Perimeter	Rivers Corporate Park	1988/2001	S	10,263	
						<b>442,622</b>	<b>-</b>
1	9720 Patuxent Woods Drive	Howard Co. Perimeter	Owen Brown South	1986/2001	M	40,004	
2	9740 Patuxent Woods Drive	Howard Co. Perimeter	Owen Brown South	1986/2001	M	38,292	
3	9700 Patuxent Woods Drive	Howard Co. Perimeter	Owen Brown South	1986/2001	M	31,220	
4	9730 Patuxent Woods Drive	Howard Co. Perimeter	Owen Brown South	1986/2001	M	30,485	
5	9710 Patuxent Woods Drive	Howard Co. Perimeter	Owen Brown South	1986/2001	M	14,778	
						<b>154,779</b>	<b>-</b>
<b>1</b>	9020 Mendenhall Court	Howard Co. Perimeter	Sieling Business Park	1982/2005	S	<b>49,217</b>	
<b>109</b>	<b>Total Baltimore/Washington Corridor</b>					<b>8,168,938</b>	<b>112,513</b>

The S or M notation indicates single story or multi-story building, respectively.

(1) This property is a land-lease property.

**Property Summary by Region - June 30, 2010 (continued)**

**Wholly Owned Properties**

Operating Property Count		Submarket	Business Park	Year Built or Renovated	S or M	Total Square Feet	
						Operational Square Feet	Under Construction / Redevelopment
<u>St. Mary's &amp; King George Counties</u>							
1	22309 Exploration Drive	St. Mary's County	Exploration Park	1984/1997	M	98,860	
2	22289 Exploration Drive	St. Mary's County	Exploration Park	2000	M	58,676	
3	22299 Exploration Drive	St. Mary's County	Exploration Park	1998	M	58,363	
4	22300 Exploration Drive	St. Mary's County	Exploration Park	1997	M	44,830	
						<b>260,729</b>	<b>-</b>
1	46579 Expedition Drive	St. Mary's County	Expedition Park	2002	M	61,156	
2	46591 Expedition Drive	St. Mary's County	Expedition Park	2005-2006	M	59,483	
						<b>120,639</b>	<b>-</b>
1	44425 Pecan Court	St. Mary's County	Wildewood Tech Park	1997	M	58,981	
2	44408 Pecan Court	St. Mary's County	Wildewood Tech Park	1986	S	50,532	
3	23535 Cottonwood Parkway	St. Mary's County	Wildewood Tech Park	1984	M	46,656	
4	44417 Pecan Court	St. Mary's County	Wildewood Tech Park	1989	S	29,053	
5	44414 Pecan Court	St. Mary's County	Wildewood Tech Park	1986	S	25,444	
6	44420 Pecan Court	St. Mary's County	Wildewood Tech Park	1989	S	25,200	
						<b>235,866</b>	<b>-</b>
1	16480 Commerce Drive	King George County	Dahlgren Technology Center	2000	M	70,728	
2	16541 Commerce Drive	King George County	Dahlgren Technology Center	1996	S	36,053	
3	16539 Commerce Drive	King George County	Dahlgren Technology Center	1990	S	32,076	
4	16442 Commerce Drive	King George County	Dahlgren Technology Center	2002	S	25,518	
5	16501 Commerce Drive	King George County	Dahlgren Technology Center	2002	S	22,833	
6	16543 Commerce Drive	King George County	Dahlgren Technology Center	2002	S	17,370	
						<b>204,578</b>	<b>-</b>
<b>18</b>	<b>Total St. Mary's &amp; King George Counties</b>					<b>821,812</b>	<b>-</b>
<u>Northern Virginia</u>							
1	15000 Conference Center Drive	Dulles South	Westfields Corporate Center	1989	M	471,440	
2	15010 Conference Center Drive	Dulles South	Westfields Corporate Center	2006	M	223,610	
3	15059 Conference Center Drive	Dulles South	Westfields Corporate Center	2000	M	145,224	
4	15049 Conference Center Drive	Dulles South	Westfields Corporate Center	1997	M	145,706	
5	14900 Conference Center Drive	Dulles South	Westfields Corporate Center	1999	M	126,158	
6	14280 Park Meadow Drive	Dulles South	Westfields Corporate Center	1999	M	114,126	
7	4851 Stonecroft Boulevard	Dulles South	Westfields Corporate Center	2004	M	88,094	
8	14850 Conference Center Drive	Dulles South	Westfields Corporate Center	2000	M	70,348	
9	14840 Conference Center Drive	Dulles South	Westfields Corporate Center	2000	M	69,710	
						<b>1,454,416</b>	<b>-</b>
1	13200 Woodland Park Road	Herndon	Woodland Park	2002	M	404,665	
1	13454 Sunrise Valley Road	Herndon	Dulles Tech	1998	M	112,633	
2	13450 Sunrise Valley Road	Herndon	Dulles Tech	1998	M	53,776	
						<b>166,409</b>	<b>-</b>
1	1751 Pinnacle Drive	Tysons Corner		1989/1995	M	260,469	
2	1753 Pinnacle Drive	Tysons Corner		1976/2004	M	186,707	
3	1550 Westbranch Drive	Tysons Corner		2002	M	152,240	
						<b>599,416</b>	<b>-</b>
1	2900 Towerview Road	Route 28 South	Renaissance Park	1982/2008	M	139,802	
<b>16</b>	<b>Total Northern Virginia</b>					<b>2,764,708</b>	<b>-</b>
<u>Other</u>							
1	11751 Meadowville Lane	Richmond Southwest	Meadowville Technology Park	2007	M	193,000	
1	201 Technology Park Drive	Southwest Virginia	Russell Regional Business Tech Park	2007	S	102,842	
1	431 Ridge Road	Exit 8A -- Cranbury	Princeton Tech Cntr.	1998	S	171,200	
2	437 Ridge Road	Exit 8A -- Cranbury	Princeton Tech Cntr.	1996	S	30,000	
						<b>201,200</b>	<b>-</b>
<b>4</b>	<b>Total Other</b>					<b>497,042</b>	<b>-</b>

The S or M notation indicates single story or multi-story building, respectively.

**Property Summary by Region - June 30, 2010 (continued)**

**Wholly Owned Properties**

Operating Property Count		Submarket	Business Park	Year Built or Renovated	S or M	Total Square Feet	
						Operational Square Feet	Under Construction / Redevelopment
<u>Greater Philadelphia</u>							
1	753 Jolly Road	Blue Bell	Arborcrest	1992	S	125,637	292,793
2	785 Jolly Road	Blue Bell	Arborcrest	1996	M	219,065	
3	760 Jolly Road	Blue Bell	Arborcrest	1994	M	156,695	61,958
4	751 Jolly Road	Blue Bell	Arborcrest	1991	M	114,000	
<b>Total Greater Philadelphia</b>						<b>615,397</b>	<b>354,751</b>
<u>San Antonio, Texas</u>							
2	7700 Potranco Road	San Antonio Northwest	Sentry Gateway	1982/1985	M	508,412	
3	7700-5 Potranco-Warehouse	San Antonio Northwest	Sentry Gateway	2009	S	25,056	
4	7700-1 Potranco Road	San Antonio Northwest	Sentry Gateway	2007	S	8,674	
						<b>542,142</b>	<b>-</b>
1	1560 Cable Ranch Road - Building B	San Antonio Northwest	151 Technology Center	1985/2006	M	77,040	
2	1560 Cable Ranch Road - Building A	San Antonio Northwest	151 Technology Center	1985/2007	M	45,935	
						<b>122,975</b>	<b>-</b>
<b>6</b>	<b>Total San Antonio, Texas</b>					<b>665,117</b>	<b>-</b>
<u>Colorado Springs, Colorado</u>							
1	655 Space Center Drive	Colorado Springs East	Patriot Park	2008	M	103,970	
2	985 Space Center Drive	Colorado Springs East	Patriot Park	1989	M	104,028	
3	565 Space Center Drive	Colorado Springs East	Patriot Park	2009	M	89,899	
4	745 Space Center Drive	Colorado Springs East	Patriot Park	2006	M	51,500	
5	980 Technology Court	Colorado Springs East	Patriot Park	1995	S	33,190	
6	525 Babcock Road	Colorado Springs East	Patriot Park	1967	S	14,000	
						<b>396,587</b>	<b>-</b>
<b>1</b>	1055 North Newport Road	Colorado Springs East	Aerotech Commerce Park	2007-2008	M	<b>59,763</b>	
<b>1</b>	3535 Northrop Grumman Point	Colorado Springs East	Colorado Springs Airport	2008	M	<b>124,305</b>	
1	1670 North Newport Road	Colorado Springs East		1986-1987	M	67,500	
2	1915 Aerotech Drive	Colorado Springs East		1985	S	37,946	
3	1925 Aerotech Drive	Colorado Springs East		1985	S	37,946	
						<b>143,392</b>	<b>-</b>
1	10807 New Allegiance Drive	I-25 North Corridor	InterQuest Office	2009	M	145,723	
2	12515 Academy Ridge View	I-25 North Corridor	InterQuest Office	2006	M	61,372	
3	9965 Federal Drive	I-25 North Corridor	InterQuest Office	1983/2007	M	74,749	
4	9945 Federal Drive	I-25 North Corridor	InterQuest Office	2009	S	74,005	
5	9950 Federal Drive	I-25 North Corridor	InterQuest Office	2001	S	66,222	
6	9925 Federal Drive	I-25 North Corridor	InterQuest Office	2008	S	53,745	
7	9960 Federal Drive	I-25 North Corridor	InterQuest Office	2001	S	46,948	
						<b>522,764</b>	<b>-</b>
1	5775 Mark Dabbling Boulevard	Colorado Springs Northwest		1984	M	109,678	
2	5725 Mark Dabbling Boulevard	Colorado Springs Northwest		1984	M	108,976	
3	5755 Mark Dabbling Boulevard	Colorado Springs Northwest		1989	M	105,997	
						<b>324,651</b>	<b>-</b>
<b>21</b>	<b>Total Colorado Springs, Colorado</b>					<b>1,571,462</b>	<b>-</b>

The S or M notation indicates single story or multi-story building, respectively.

**Property Summary by Region - June 30, 2010 (continued)**  
**Wholly Owned Properties**

Operating Property Count		Submarket	Business Park	Year Built or Renovated	S or M	Total Square Feet	
						Operational Square Feet	Under Construction / Redevelopment
<u>Suburban Maryland</u>							
1	11800 Tech Road	North Silver Spring	Montgomery Industrial	1989	M	228,179	
1	400 Professional Drive	Gaithersburg	Crown Point	2000	M	129,355	
1	110 Thomas Johnson Drive	Frederick		1987/1999	M	122,490	
1	45 West Gude Drive	Rockville		1987	M	108,466	
2	15 West Gude Drive	Rockville		1986	M	106,694	
						<b>215,160</b>	<b>-</b>
<b>5</b>	<b>Total Suburban Maryland</b>					<b>695,184</b>	<b>-</b>
<u>Greater Baltimore</u>							
1	11311 McCormick Road	Hunt Valley/Rte 83 Corridor	Hunt Valley Business Comm.	1984/1994	M	216,127	
2	200 International Circle	Hunt Valley/Rte 83 Corridor	Hunt Valley Business Comm.	1987	M	125,734	
3	226 Schilling Circle	Hunt Valley/Rte 83 Corridor	Hunt Valley Business Comm.	1980	M	98,640	
4	201 International Circle	Hunt Valley/Rte 83 Corridor	Hunt Valley Business Comm.	1982	M	78,461	
5	11011 McCormick Road	Hunt Valley/Rte 83 Corridor	Hunt Valley Business Comm.	1974	M	57,550	
6	216 Schilling Circle	Hunt Valley/Rte 83 Corridor	Hunt Valley Business Comm.	1988/2001	M	36,273	
7	222 Schilling Circle	Hunt Valley/Rte 83 Corridor	Hunt Valley Business Comm.	1978/1997	M	28,613	
8	224 Schilling Circle	Hunt Valley/Rte 83 Corridor	Hunt Valley Business Comm.	1978/1997	M	27,574	
						<b>668,972</b>	<b>-</b>
1	10150 York Road	Hunt Valley/Rte 83 Corridor		1985	M	178,286	
2	9690 Deereco Road	Hunt Valley/Rte 83 Corridor		1988	M	134,268	
3	375 West Padonia Road	Hunt Valley/Rte 83 Corridor		1986	M	110,378	
						<b>422,932</b>	<b>-</b>
1	7210 Ambassador Road	Baltimore County Westside	Rutherford Business Center	1972	S	83,435	
2	7152 Windsor Boulevard	Baltimore County Westside	Rutherford Business Center	1986	S	57,855	
3	21 Governor's Court	Baltimore County Westside	Rutherford Business Center	1981/1995	M	56,383	
4	7125 Ambassador Road	Baltimore County Westside	Rutherford Business Center	1985	M	50,604	
5	7104 Ambassador Road	Baltimore County Westside	Rutherford Business Center	1988	M	30,081	
6	17 Governor's Court	Baltimore County Westside	Rutherford Business Center	1981	S	14,454	
7	15 Governor's Court	Baltimore County Westside	Rutherford Business Center	1981	S	14,568	
8	7127 Ambassador Road	Baltimore County Westside	Rutherford Business Center	1985	S	11,630	
9	7129 Ambassador Road	Baltimore County Westside	Rutherford Business Center	1985	S	11,075	
10	7108 Ambassador Road	Baltimore County Westside	Rutherford Business Center	1988	S	8,811	
11	7102 Ambassador Road	Baltimore County Westside	Rutherford Business Center	1988	S	8,879	
12	7106 Ambassador Road	Baltimore County Westside	Rutherford Business Center	1988	S	8,899	
13	7131 Ambassador Road	Baltimore County Westside	Rutherford Business Center	1985	S	7,734	
						<b>364,408</b>	<b>-</b>
1	502 Washington Avenue	Towson		1984	M	90,604	
2	102 West Pennsylvania Avenue	Towson		1968/2001	M	50,442	
3	100 West Pennsylvania Avenue	Towson		1952/1989	M	20,094	
4	109-111 Allegheny Avenue	Towson		1971	M	18,431	
						<b>179,571</b>	<b>-</b>
1	1501 South Clinton Street	Baltimore	Canton Crossing	2006	M	474,237	
1	209 Research Boulevard	Harford County	Northgate Business Park	2010	M	36,862	41,641
<b>30</b>	<b>Subtotal (continued on next page)</b>					<b>2,146,982</b>	<b>41,641</b>

The S or M notation indicates single story or multi-story building, respectively.



**Property Summary by Region - June 30, 2010 (continued)**  
**Wholly Owned Properties**

Operating Property Count		Submarket	Business Park	Year Built or Renovated	S or M	Total Square Feet	
						Operational	Under Construction / Redevelopment
<b>30</b>	<u>Subtotal (continued from prior page)</u>					<b>2,146,982</b>	<b>41,641</b>
1	4940 Campbell Boulevard	White Marsh	Campbell Corporate Center	1990	M	<b>50,417</b>	
1	8140 Corporate Drive	White Marsh	Corporate Place	2003	M	76,149	
2	8110 Corporate Drive	White Marsh	Corporate Place	2001	M	75,687	
						<b>151,836</b>	<b>-</b>
1	9910 Franklin Square Drive	White Marsh	Franklin Ridge	2005	S	56,271	
2	9920 Franklin Square Drive	White Marsh	Franklin Ridge	2006	S	42,767	
3	9930 Franklin Square Drive	White Marsh	Franklin Ridge	2001	S	39,750	
4	9900 Franklin Square Drive	White Marsh	Franklin Ridge	1999	S	33,801	
5	9940 Franklin Square Drive	White Marsh	Franklin Ridge	2000	S	32,242	
						<b>204,831</b>	<b>-</b>
1	8020 Corporate Drive	White Marsh	McLean Ridge	1997	S	50,796	
2	8094 Sandpiper Circle	White Marsh	McLean Ridge	1998	S	49,585	
3	8098 Sandpiper Circle	White Marsh	McLean Ridge	1998	S	47,680	
4	8010 Corporate Drive	White Marsh	McLean Ridge	1998	S	38,487	
						<b>186,548</b>	<b>-</b>
1	5325 Nottingham Ridge Road	White Marsh	Nottingham Ridge	2002	S	<b>35,678</b>	
1	7941-7949 Corporate Drive	White Marsh	Tyler Ridge	1996	S	58,287	
2	8007 Corporate Drive	White Marsh	Tyler Ridge	1995	S	41,810	
3	8019 Corporate Drive	White Marsh	Tyler Ridge	1990	S	33,274	
4	8013 Corporate Drive	White Marsh	Tyler Ridge	1990	S	30,003	
5	8003 Corporate Drive	White Marsh	Tyler Ridge	1999	S	17,599	
6	8015 Corporate Drive	White Marsh	Tyler Ridge	1990	S	15,669	
7	8023 Corporate Drive	White Marsh	Tyler Ridge	1990	S	9,486	
						<b>206,128</b>	<b>-</b>
1	5020 Campbell Boulevard	White Marsh	White Marsh Business Center	1986-1988	S	43,791	
2	5024 Campbell Boulevard	White Marsh	White Marsh Business Center	1986-1988	S	33,710	
3	5026 Campbell Boulevard	White Marsh	White Marsh Business Center	1986-1988	S	30,163	
4	5022 Campbell Boulevard	White Marsh	White Marsh Business Center	1986-1988	S	26,747	
						<b>134,411</b>	<b>-</b>
1	10001 Franklin Square Drive	White Marsh	White Marsh Commerce Center	1997	S	<b>218,215</b>	
1	8114 Sandpiper Circle	White Marsh	White Marsh Health Center	1986	S	<b>45,806</b>	
1	4979 Mercantile Road	White Marsh	White Marsh Hi-Tech Center	1985	S	51,198	
2	4969 Mercantile Road	White Marsh	White Marsh Hi-Tech Center	1983	S	47,132	
						<b>98,330</b>	<b>-</b>
1	7939 Honeygo Boulevard	White Marsh	White Marsh Professional Center	1984	M	28,206	
2	8133 Perry Hall Boulevard	White Marsh	White Marsh Professional Center	1988	M	27,995	
3	7923 Honeygo Boulevard	White Marsh	White Marsh Professional Center	1985	M	23,482	
						<b>79,683</b>	<b>-</b>
1	8031 Corporate Drive	White Marsh		1988/2004	S	66,000	
2	8615 Ridgely's Choice Drive	White Marsh		2005	M	37,764	
3	8029 Corporate Drive	White Marsh		1988/2004	S	25,000	
						<b>128,764</b>	<b>-</b>
<b>64</b>	<b>Total Greater Baltimore</b>					<b>3,687,629</b>	<b>41,641</b>
<b>247</b>	<b>TOTAL WHOLLY-OWNED PORTFOLIO</b>					<b>19,487,289</b>	<b>508,905</b>

The S or M notation indicates single story or multi-story building, respectively.

**Property Summary by Region - June 30, 2010**

**Joint Venture Properties**

Operating Property Count	Submarket	Business Park	Year Built or Renovated	S or M	Total Square Feet	
					Operational Square Feet	Under Construction / Redevelopment
<b><u>Unconsolidated Joint Venture Properties</u></b>						
<b><u>Greater Harrisburg</u></b>						
1	2605 Interstate Drive	East Shore	Commerce Park	1990	M	79,456
2	2601 Market Place	East Shore	Commerce Park	1989	M	65,411
						<b>144,867</b>
1	6345 Flank Drive	East Shore	Gtwy Corp. Ctr.	1989	S	69,443
2	6340 Flank Drive	East Shore	Gtwy Corp. Ctr.	1988	S	68,200
3	6400 Flank Drive	East Shore	Gtwy Corp. Ctr.	1992	S	52,439
4	6360 Flank Drive	East Shore	Gtwy Corp. Ctr.	1988	S	46,589
5	6385 Flank Drive	East Shore	Gtwy Corp. Ctr.	1995	S	32,671
6	6380 Flank Drive	East Shore	Gtwy Corp. Ctr.	1991	S	32,668
7	6405 Flank Drive	East Shore	Gtwy Corp. Ctr.	1991	S	32,000
8	95 Shannon Road	East Shore	Gtwy Corp. Ctr.	1999	S	21,976
9	75 Shannon Road	East Shore	Gtwy Corp. Ctr.	1999	S	20,887
10	6375 Flank Drive	East Shore	Gtwy Corp. Ctr.	2000	S	19,783
11	85 Shannon Road	East Shore	Gtwy Corp. Ctr.	1999	S	12,863
						<b>409,519</b>
1	5035 Ritter Road	West Shore	Rossmoyne Bus. Ctr.	1988	S	56,556
2	5070 Ritter Road - Building A	West Shore	Rossmoyne Bus. Ctr.	1989	S	31,710
3	5070 Ritter Road - Building B	West Shore	Rossmoyne Bus. Ctr.	1989	S	28,347
						<b>116,613</b>
<b>16</b>	<b>Total Greater Harrisburg</b>					<b>670,999</b>
<b>16</b>	<b>Total Unconsolidated Joint Venture Properties</b>					<b>670,999</b>
<b><u>Consolidated Joint Venture Properties</u></b>						
<b><u>Suburban Maryland</u></b>						
1	5825 University Research Court	College Park	M Square Business Park	2008	M	118,528
2	5850 University Research Court	College Park	M Square Business Park	2009	M	123,464
						<b>241,992</b>
1	4230 Forbes Boulevard	Lanham	Forbes 50	2003	S	55,866
<b>3</b>	<b>Total Suburban Maryland</b>					<b>297,858</b>
<b><u>Baltimore/Washington Corridor</u></b>						
1	7740 Milestone Parkway	BWI Airport	Arundel Preserve	2007	M	143,939
	<b>Total Baltimore/Washington Corridor</b>					<b>143,939</b>
<b>4</b>	<b>Total Consolidated Joint Venture Properties</b>					<b>441,797</b>
<b>20</b>	<b>TOTAL JOINT VENTURE PORTFOLIO</b>					<b>1,112,796</b>

The S or M notation indicates single story or multi-story building, respectively.

**Property Occupancy Rates by Region by Quarter  
Wholly Owned Properties**

	Baltimore / Washington Corridor	Northern Virginia	Greater Baltimore	Suburban Maryland	St. Mary's & King George Counties	Colorado Springs	San Antonio	Greater Philadelphia	Other	Total Portfolio
<b><u>June 30, 2010</u></b>										
Number of Buildings	109	16	64	5	18	21	6	4	4	247
Rentable Square Feet	8,168,938	2,764,708	3,687,629	695,184	821,812	1,571,462	665,117	615,397	497,042	19,487,289
Occupied %	89.6%	96.0%	81.2%	70.7%	96.0%	75.1%	100.0%	100.0%	100.0%	88.3%
Leased %	90.6%	96.4%	83.4%	71.8%	96.0%	75.9%	100.0%	100.0%	100.0%	89.3%
<b><u>March 31, 2010</u></b>										
Number of Buildings	109	15	63	5	18	21	6	3	4	244
Rentable Square Feet	8,117,503	2,611,980	3,650,487	695,307	821,812	1,384,554	665,117	458,702	497,042	18,902,504
Occupied %	89.4%	96.4%	81.3%	86.2%	94.5%	86.3%	100.0%	100.0%	100.0%	89.6%
Leased %	90.8%	96.8%	81.4%	86.2%	94.5%	86.3%	100.0%	100.0%	100.0%	90.3%
<b><u>December 31, 2009</u></b>										
Number of Buildings	109	15	64	5	18	21	6	3	4	245
Rentable Square Feet	8,277,178	2,613,077	3,672,756	695,307	821,812	1,384,554	665,117	458,702	497,042	19,085,545
Occupied %	91.6%	96.6%	80.3%	91.9%	97.8%	85.8%	100.0%	100.0%	100.0%	90.8%
Leased %	92.5%	96.8%	81.0%	91.9%	98.0%	86.1%	100.0%	100.0%	100.0%	91.3%
<b><u>September 30, 2009</u></b>										
Number of Buildings	107	15	63	5	18	21	6	3	4	242
Rentable Square Feet	8,109,624	2,613,077	3,198,083	695,307	821,812	1,375,028	665,117	458,702	497,042	18,433,792
Occupied %	90.6%	97.0%	82.0%	92.0%	97.3%	87.1%	100.0%	100.0%	100.0%	91.0%
Leased %	91.3%	97.1%	82.7%	92.3%	97.8%	87.2%	100.0%	100.0%	100.0%	91.4%
<b><u>June 30, 2009</u></b>										
Number of Buildings	106	15	63	5	18	19	5	4	4	239
Rentable Square Feet	7,992,471	2,616,302	3,206,243	694,017	824,137	1,293,770	640,061	960,349	497,042	18,724,392
Occupied %	93.0%	94.7%	82.1%	92.8%	97.5%	93.0%	100.0%	100.0%	100.0%	92.4%
Leased %	93.5%	97.4%	83.3%	92.8%	99.1%	93.1%	100.0%	100.0%	100.0%	93.2%

**Property Occupancy Rates by Region by Quarter  
Joint Venture Properties**

	<u>Unconsolidated</u>	<u>Consolidated</u>		<u>Total Portfolio</u>
	Greater Harrisburg	Baltimore/Wash Corridor	Suburban Maryland	
<b><u>June 30, 2010</u></b>				
Number of Buildings	16	1	3	20
Rentable Square Feet	670,999	143,939	297,858	1,112,796
Occupied %	76.4%	6.0%	86.2%	69.9%
Leased %	76.4%	6.0%	90.0%	70.9%
<b><u>March 31, 2010</u></b>				
Number of Buildings	16	1	3	20
Rentable Square Feet	670,999	143,939	297,858	1,112,796
Occupied %	76.4%	6.0%	84.1%	69.4%
Leased %	76.4%	6.0%	90.1%	71.0%
<b><u>December 31, 2009</u></b>				
Number of Buildings	16	1	3	20
Rentable Square Feet	670,999	143,939	297,866	1,112,804
Occupied %	79.0%	6.0%	84.1%	70.9%
Leased %	79.0%	6.0%	84.1%	70.9%
<b><u>September 30, 2009</u></b>				
Number of Buildings	16	1	2	19
Rentable Square Feet	670,999	143,939	174,402	989,340
Occupied %	79.8%	6.0%	69.4%	67.2%
Leased %	79.8%	6.0%	75.8%	68.3%
<b><u>June 30, 2009</u></b>				
Number of Buildings	16	1	2	19
Rentable Square Feet	671,763	8,626	171,949	852,338
Occupied %	86.2%	100.0%	65.6%	82.2%
Leased %	86.2%	100.0%	65.6%	82.2%

**Reconciliation of Wholly Owned Properties to Entire  
Portfolio as of June 30, 2010**

	<u>Count</u>	<u>Square Feet</u>	<u>Occupied %</u>	<u>Leased %</u>
Wholly Owned Properties	247	19,487,289	88.3%	89.3%
Add: Consolidated Joint Venture Properties	4	441,797	60.1%	62.6%
Subtotal	251	19,929,086	87.7%	88.7%
Add: Unconsolidated Joint Venture Properties	16	670,999	76.4%	76.4%
Entire Portfolio	<b>267</b>	<b>20,600,085</b>	<b>87.3%</b>	<b>88.3%</b>

**Top Twenty Office Tenants of Wholly Owned Properties as of June 30, 2010 (1)**  
**(Dollars in thousands)**

Tenant	Number of Leases	Total Occupied Square Feet	Percentage of Total Occupied Square Feet	Total Annualized Rental Revenue (2) (3)	Percentage of Total Annualized Rental Revenue	Weighted Average Remaining Lease Term (4)
United States of America	(5) 69	2,679,619	15.6%	80,729	19.0%	5.6
Northrop Grumman Corporation	(6) 17	1,232,351	7.2%	31,592	7.4%	6.9
Booz Allen Hamilton, Inc.	7	721,564	4.2%	21,023	4.9%	5.1
Computer Sciences Corporation	(6) 3	454,986	2.6%	12,146	2.9%	3.6
General Dynamics Corporation	(6) 9	294,924	1.7%	8,252	1.9%	0.5
ITT Corporation	(6) 9	333,169	1.9%	8,017	1.9%	4.5
The Aerospace Corporation	(6) 3	247,253	1.4%	7,728	1.8%	4.6
The MITRE Corporation	4	241,745	1.4%	7,585	1.8%	4.5
Wells Fargo & Company	(6) 6	215,673	1.3%	7,470	1.8%	7.9
L-3 Communications Holdings, Inc.	(6) 4	256,120	1.5%	7,329	1.7%	3.7
CareFirst, Inc.	2	211,972	1.2%	7,229	1.7%	6.3
Integral Systems, Inc.	(6) 4	241,610	1.4%	6,175	1.5%	9.6
Comcast Corporation	(6) 7	306,123	1.8%	5,950	1.4%	3.3
AT&T Corporation	(6) 6	341,279	2.0%	5,706	1.3%	8.4
Ciena Corporation	5	263,724	1.5%	4,852	1.1%	2.8
The Boeing Company	(6) 4	150,768	0.9%	4,715	1.1%	3.2
Unisys Corporation	2	176,319	1.0%	4,671	1.1%	9.2
The Johns Hopkins Institutions	(6) 5	139,295	0.8%	3,507	0.8%	6.3
BAE Systems PLC	(6) 6	186,605	1.1%	3,039	0.7%	2.6
Merck & Co., Inc.	(6) 2	225,900	1.3%	2,892	0.7%	2.1
<b>Subtotal Top 20 Office Tenants</b>	<b>174</b>	<b>8,920,999</b>	<b>51.8%</b>	<b>240,607</b>	<b>56.6%</b>	<b>5.4</b>
All remaining tenants	688	8,289,199	48.2%	184,859	43.4%	3.7
<b>Total/Weighted Average</b>	<b>862</b>	<b>17,210,198</b>	<b>100.0%</b>	<b>\$425,466</b>	<b>100.0%</b>	<b>4.6</b>

(1) Table excludes owner occupied leasing activity which represents 173,956 square feet with total annualized rental revenue of \$4,028 and a weighted average remaining lease term of 5.3 years as of June 30, 2010.

(2) Total Annualized Rental Revenue is the monthly contractual base rent as of June 30, 2010, multiplied by 12, plus the estimated annualized expense reimbursements under existing office leases.

(3) Order of tenants is based on Annualized Rent.

(4) The weighting of the lease term was computed using Total Rental Revenue.

(5) Many of our government leases are subject to early termination provisions which are customary to government leases. The weighted average remaining lease term was computed assuming no exercise of such early termination rights.

(6) Includes affiliated organizations or agencies.

**Average Occupancy Rates by Region for Same Office Properties (1)**

	Number of Buildings	Rentable Square Feet	Three Months Ended					Six Months Ended	
			6/30/10	3/31/10	12/31/09	9/30/09	6/30/09	6/30/10	6/30/09
Baltimore Washington Corridor	105	7,689,220	89.9%	90.1%	91.7%	91.9%	92.6%	90.0%	92.9%
Northern Virginia	15	2,612,468	96.2%	96.6%	96.9%	96.3%	95.2%	96.4%	95.5%
Greater Baltimore	62	3,176,530	80.2%	79.7%	78.8%	82.5%	82.5%	79.9%	82.6%
Suburban Maryland	6	751,050	72.1%	90.0%	91.6%	91.2%	95.5%	81.1%	96.3%
St.Mary's and King George Counties	18	821,812	95.3%	94.8%	97.8%	97.0%	97.2%	95.0%	96.0%
Colorado Springs	16	1,146,718	90.0%	90.4%	89.9%	90.4%	94.3%	90.2%	94.2%
San Antonio	5	640,061	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Greater Philadelphia	1	219,065	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Other	2	295,842	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<b>Total Office</b>	<b>230</b>	<b>17,352,766</b>	<b>89.2%</b>	<b>90.1%</b>	<b>90.9%</b>	<b>91.5%</b>	<b>92.1%</b>	<b>89.6%</b>	<b>92.3%</b>

(1) Same office properties represent buildings owned and 100% operational since January 1, 2009.

**Office Lease Expiration Analysis by Year for Wholly Owned Properties**  
As of June 30, 2010 (1)

Year and Region of Lease Expiration (2)	Number of Leases Expiring	Square Footage of Leases Expiring	Percentage of Period's Expiring Square Feet	Percentage of Total Occupied Square Feet	Total Annualized Rental Revenue of Expiring Leases (3) (000's)	Percentage of Total Annualized Rental Revenue Expiring	Total Annual. Rental Revenue of Expiring Leases per Occupied Square Foot
Baltimore/Washington Corridor	36	498,937	32.2%	2.9%	\$ 12,254	2.9%	\$ 24.56
Northern Virginia	16	282,801	18.3%	1.6%	9,145	2.1%	32.34
Greater Baltimore	40	285,539	18.4%	1.7%	5,801	1.4%	20.31
St. Mary's and King George Cos.	10	188,336	12.2%	1.1%	3,105	0.7%	16.49
Greater Philadelphia	-	239,637	15.5%	1.4%	4,079	1.0%	17.02
Colorado Springs	3	53,800	3.5%	0.3%	1,135	0.3%	21.10
<b>2010</b>	<b>105</b>	<b>1,549,050</b>	<b>100.0%</b>	<b>9.0%</b>	<b>35,519</b>	<b>8.3%</b>	<b>22.93</b>
Baltimore/Washington Corridor	59	1,038,222	48.5%	6.0%	23,862	5.6%	22.98
Northern Virginia	8	298,797	14.0%	1.7%	7,278	1.7%	24.36
Greater Baltimore	67	447,419	20.9%	2.6%	9,458	2.2%	21.14
Suburban Maryland	3	82,453	3.9%	0.5%	2,324	0.5%	28.19
St. Mary's and King George Cos.	8	73,302	3.4%	0.4%	1,267	0.3%	17.29
Colorado Springs	11	199,960	9.3%	1.2%	3,463	0.8%	17.32
<b>2011</b>	<b>156</b>	<b>2,140,153</b>	<b>100.0%</b>	<b>12.4%</b>	<b>47,652</b>	<b>11.2%</b>	<b>22.27</b>
Baltimore/Washington Corridor	47	1,131,802	40.8%	6.6%	29,142	6.8%	25.75
Northern Virginia	18	312,633	11.3%	1.8%	9,824	2.3%	31.42
Greater Baltimore	51	641,040	23.1%	3.7%	13,024	3.1%	20.32
Suburban Maryland	3	28,835	1.0%	0.2%	636	0.1%	22.05
St. Mary's and King George Cos.	12	287,818	10.4%	1.7%	5,321	1.3%	18.49
Greater Philadelphia	1	219,065	7.9%	1.3%	2,731	0.6%	12.47
Colorado Springs	7	74,841	2.7%	0.4%	1,567	0.4%	20.94
San Antonio	2	78,359	2.8%	0.5%	1,449	0.3%	18.49
<b>2012</b>	<b>141</b>	<b>2,774,393</b>	<b>100.0%</b>	<b>16.1%</b>	<b>63,693</b>	<b>15.0%</b>	<b>22.96</b>
Baltimore/Washington Corridor	54	1,129,240	60.2%	6.6%	35,727	8.4%	31.64
Northern Virginia	8	119,673	6.4%	0.7%	3,534	0.8%	29.53
Greater Baltimore	37	405,133	21.6%	2.4%	7,839	1.8%	19.35
Suburban Maryland	2	7,069	0.4%	0.0%	211	0.0%	29.82
St. Mary's and King George Cos.	7	109,245	5.8%	0.6%	1,864	0.4%	17.06
Colorado Springs	4	105,624	5.6%	0.6%	2,098	0.5%	19.86
<b>2013</b>	<b>112</b>	<b>1,875,984</b>	<b>100.0%</b>	<b>10.9%</b>	<b>51,272</b>	<b>12.1%</b>	<b>27.33</b>
Baltimore/Washington Corridor	39	640,343	41.2%	3.7%	17,334	4.1%	27.07
Northern Virginia	6	293,377	18.9%	1.7%	9,219	2.2%	31.42
Greater Baltimore	30	301,744	19.4%	1.8%	5,295	1.2%	17.55
Suburban Maryland	5	129,865	8.4%	0.8%	2,614	0.6%	20.13
St. Mary's and King George Cos.	8	40,373	2.6%	0.2%	898	0.2%	22.25
Colorado Springs	10	149,252	9.6%	0.9%	3,066	0.7%	20.54
<b>2014</b>	<b>98</b>	<b>1,554,954</b>	<b>100.0%</b>	<b>9.0%</b>	<b>38,426</b>	<b>9.0%</b>	<b>24.71</b>
Baltimore/Washington Corridor	103	2,854,869	39.4%	16.6%	75,725	17.8%	26.52
Northern Virginia	24	1,341,251	18.5%	7.8%	39,746	9.3%	29.63
Greater Baltimore	71	913,313	12.6%	5.3%	24,454	5.7%	26.78
Suburban Maryland	4	243,100	3.4%	1.4%	5,320	1.3%	21.89
St. Mary's and King George Cos.	8	64,748	0.9%	0.4%	1,350	0.3%	20.85
Greater Philadelphia	1	156,695	2.2%	0.9%	4,142	1.0%	26.44
Colorado Springs	16	596,759	8.2%	3.5%	12,010	2.8%	20.13
San Antonio	4	586,758	8.1%	3.4%	13,970	3.3%	23.81
Other	4	497,042	6.9%	2.9%	11,279	2.7%	22.69
<b>Thereafter</b>	<b>235</b>	<b>7,254,535</b>	<b>100.0%</b>	<b>42.2%</b>	<b>187,997</b>	<b>44.2%</b>	<b>25.91</b>
Other (4)	15	61,129	100.0%	0.4%	907	0.2%	14.84
<b>Total / Average</b>	<b>862</b>	<b>17,210,198</b>		<b>100.0%</b>	<b>\$ 425,466</b>	<b>100.0%</b>	<b>\$ 24.72</b>

NOTE: As of June 30, 2010, the weighted average lease term for the wholly owned properties is 4.6 years.

- (1) This expiration analysis includes the effect of early renewals completed on existing leases but excludes the effect of new tenant leases on 190,236 square feet yet to commence as of June 30, 2010.
- (2) Many of our government leases are subject to certain early termination provisions which are customary to government leases. The year of lease expiration was computed assuming no exercise of such early termination rights.
- (3) Total Annualized Rental Revenue is the monthly contractual base rent as of June 30, 2010 multiplied by 12 plus the estimated annualized expense reimbursements under existing office leases.
- (4) Month-to-month leases and leases which have expired but the tenant remains in holdover are included in this line as the exact expiration date is unknown.

**Office Renewal Analysis for Wholly Owned Operating Properties for Periods Ended June 30, 2010**

	Baltimore/ Washington Corridor	Northern Virginia	Greater Baltimore	Suburban Maryland	St. Mary's and King George Counties	Colorado Springs	Other	<b>Total Office</b>
<b>Quarter Ended June 30, 2010:</b>								
Expiring Square Feet	271,280	300,871	88,649	162,796	-	7,111	-	<b>830,707</b>
Vacated Square Feet	60,679	44,209	26,861	108,588	-	2,028	-	<b>242,365</b>
Renewed Square Feet	210,601	256,662	61,788	54,208	-	5,083	-	<b>588,342</b>
Retention Rate (% based upon square feet)	77.6%	85.3%	69.7%	33.3%	0.0%	71.5%	0.0%	<b>70.8%</b>
<i>Renewed Space Only:</i>								
Average Committed Cost per Square Foot	\$7.78	\$1.41	\$6.57	\$-	\$-	\$-	\$-	<b>\$ 4.09</b>
Weighted Average Lease Term in years	2.8	1.2	4.8	5.0	-	2.0	-	<b>2.5</b>
Change in Total Rent - GAAP	6.6%	3.3%	-2.9%	11.0%	0.0%	9.4%	0.0%	<b>4.3%</b>
Change in Total Rent - Cash	0.0%	-2.7%	-10.5%	-7.5%	0.0%	2.2%	0.0%	<b>-2.8%</b>
<i>Renewed &amp; Retenanted Space:</i>								
Average Committed Cost per Square Foot	\$8.62	\$7.78	\$22.46	\$-	\$-	\$-	\$-	<b>\$ 9.97</b>
Weighted Average Lease Term in years	3.1	2.4	7.1	5.0	-	2.0	-	<b>3.6</b>
Change in Total Rent - GAAP	5.3%	1.4%	1.1%	11.0%	0.0%	9.4%	0.0%	<b>3.1%</b>
Change in Total Rent - Cash	-0.9%	-4.4%	-7.0%	-7.5%	0.0%	2.2%	0.0%	<b>-3.8%</b>
<b>Year Ended June 30, 2010:</b>								
Expiring Square Feet	748,833	370,209	135,278	278,135	35,937	10,975	3,706	<b>1,583,073</b>
Vacated Square Feet	304,180	55,032	51,359	186,952	28,716	5,892	3,706	<b>635,837</b>
Renewed Square Feet	444,653	315,177	83,919	91,183	7,221	5,083	-	<b>947,236</b>
Retention Rate (% based upon square feet)	59.4%	85.1%	62.0%	32.8%	20.1%	46.3%	0.0%	<b>59.8%</b>
<i>Renewed Space Only:</i>								
Average Committed Cost per Square Foot	\$7.48	\$3.89	\$5.04	\$0.82	\$13.42	\$-	\$-	<b>\$ 5.43</b>
Weighted Average Lease Term in years	2.7	1.9	4.3	4.1	5.2	2.0	-	<b>2.7</b>
Change in Total Rent - GAAP	8.0%	-1.7%	-0.8%	0.1%	9.5%	9.4%	0.0%	<b>3.4%</b>
Change in Total Rent - Cash	-1.6%	-7.5%	-8.1%	-9.7%	-1.6%	2.2%	0.0%	<b>-4.7%</b>
<i>Renewed &amp; Retenanted Space:</i>								
Average Committed Cost per Square Foot	\$9.27	\$8.79	\$16.57	\$0.82	\$9.03	\$-	\$-	<b>\$ 9.59</b>
Weighted Average Lease Term in years	3.1	2.9	5.8	4.1	4.5	2.0	-	<b>3.5</b>
Change in Total Rent - GAAP	5.7%	-2.5%	-2.4%	0.1%	11.8%	9.4%	0.0%	<b>1.6%</b>
Change in Total Rent - Cash	-3.2%	-8.2%	-9.0%	-9.7%	2.5%	2.2%	0.0%	<b>-6.0%</b>

Notes: No renewal or retenanting activity transpired in our San Antonio, Greater Philadelphia or St. Marys and King George Counties regions.  
 Activity is exclusive of owner occupied space and leases with less than a one-year term.  
 Retention rate includes early renewals.



**Development Summary**  
(Dollars in thousands)

Property and Location	Submarket	Wholly Owned or Joint Venture (JV)	Total Rentable Square Feet	Percentage Leased as of 6/30/10	as of June 30, 2010		Actual or Anticipated Construction Completion Date (2)	Anticipated Operational Date (3)
					Anticipated Total Cost (1)	Cost to date		
<b>Under Construction</b>								
324 Sentinel Way (324 NBP) Annapolis Junction, Maryland	BWI Airport	Owned	125,129	100%	\$ 27,922	\$ 22,564	1Q 10	3Q 10
316 Sentinel Way (316 NBP) Annapolis Junction, Maryland	BWI Airport	Owned	125,044	0%	28,124	15,922	1Q 11	4Q 11
8000 Potranco Road San Antonio, Texas	San Antonio Northwest	Owned	125,005	100%	24,104	19,621	1Q 10	3Q 10
8030 Potranco Road San Antonio, Texas	San Antonio Northwest	Owned	125,005	100%	24,104	19,756	1Q 10	3Q 10
<b>Subtotal Government</b>			<b>500,183</b>	<b>75%</b>	<b>\$ 104,253</b>	<b>\$ 77,863</b>		
<b>% of Total Drivers</b>			<b>42%</b>					
300 Sentinel Drive (300 NBP) Annapolis Junction, Maryland	<sup>(4)</sup> BWI Airport	Owned	192,754	81%	\$ 52,836	\$ 43,863	3Q 09	3Q 10
308 Sentinel Drive (308 NBP) Annapolis Junction, Maryland	BWI Airport	Owned	150,843	18%	32,590	18,317	3Q 10	3Q 11
430 National Business Parkway Annapolis Junction, Maryland	BWI Airport	Owned	109,341	0%	24,942	7,289	2Q 11	2Q 12
209 Research Boulevard Aberdeen, Maryland	<sup>(5)</sup> Harford County	Owned	78,503	85%	18,359	14,772	2Q 10	2Q 11
210 Research Boulevard Aberdeen, Maryland	Harford County	Owned	78,856	35%	16,698	8,896	4Q 10	4Q 11
100 Sentry Gateway San Antonio, Texas	San Antonio Northwest	Owned	94,550	0%	15,433	5,176	1Q 11	1Q 12
<b>Subtotal Defense Information Technology</b>			<b>704,847</b>	<b>39%</b>	<b>\$ 160,858</b>	<b>\$ 98,313</b>		
<b>% of Total Drivers</b>			<b>58%</b>					
<b>Total Under Construction</b>			<b>1,205,030</b>	<b>54%</b>	<b>\$ 265,111</b>	<b>\$ 176,176</b>		

Regions	% of Total	Total Rentable	Percentage
	Regions	Square Feet	Leased
Baltimore/Washington Corridor	58%	703,111	40%
Greater Baltimore	13%	157,359	42%
San Antonio	29%	344,560	73%
<b>Total Under Construction by Region</b>	<b>100%</b>	<b>1,205,030</b>	<b>54%</b>

(1) Anticipated Total Cost includes land, construction and leasing costs.

(2) Actual or anticipated construction completion date is the estimated date of completion of the building shell.

(3) Anticipated operational date is the estimated date when leases have commenced on 100% of a property's space or one year from the cessation of major construction activities.

(4) Although classified as "Under Construction," 80,241 square feet are operational.

(5) Although classified as "Under Construction," 36,862 square feet are operational.

**Demand Driver Categories (as classified by COPT management):**

Defense Information Technology: Development opportunity created through our current and future relationships with defense information technology contractors and, possibly, minor Government tenancy.

Government: Development opportunity created through our existing and future relationship with various agencies of the government of the United States of America. Excludes Government tenancy included in Defense Information Technology.

Market Demand: Development opportunity created through perceived unfulfilled space requirements within a specific submarket; potential submarket demand exceeds existing supply.

Research Park: Development opportunity created through specific research park relationship.

**Development Summary as of June 30, 2010 (continued)**  
(Dollars in thousands)

<b>Property and Location</b>	<b>Submarket</b>	<b>Wholly Owned or Joint Venture (JV)</b>	<b>Total Rentable Square Feet</b>	<b>Percentage Leased as of 6/30/10</b>	<b>Anticipated Total Cost (1)</b>	<b>Cost to date</b>	<b>Actual or Anticipated Construction Completion Date (2)</b>	<b>Anticipated Operational Date (3)</b>
<b>Redevelopment</b>								
7468 Candlewood Road Hanover, Maryland	BWI Airport	Owned	357,700	0%	\$ 41,103	\$ 34,726	3Q 10	3Q 11
<b>Subtotal Baltimore/Washington Corridor</b>			<b>357,700</b>		<b>\$ 41,103</b>	<b>\$ 34,726</b>		
760 Jolly Road (Lakeside I) Blue Bell, PA	(4) Greater Philadelphia	Owned	218,653	72%	30,291	24,926	3Q 10	3Q 11
<b>Subtotal Greater Philadelphia</b>			<b>218,653</b>		<b>\$ 30,291</b>	<b>\$ 24,926</b>		
<b>Total Redevelopment</b>			<b>576,353</b>		<b>\$ 71,394</b>	<b>\$ 59,652</b>		
<b>Under Development</b>								
312 Sentinel Way Annapolis Junction, Maryland	BWI Airport	Owned	125,000		\$ 32,800	\$ 4,961	4Q 11	4Q 12
Riverwood Columbia, Maryland	Howard Co. Perimeter	Owned	86,000		19,200	2,576	4Q 11	2Q 12
<b>Subtotal Government</b>			<b>211,000</b>		<b>\$ 52,000</b>	<b>\$ 7,537</b>		
<b>% of Total Drivers</b>			<b>14%</b>					
310 Sentinel Way Annapolis Junction, Maryland	BWI Airport	Owned	240,000		\$ 66,960	\$ 3,065	2Q 12	2Q 13
410 National Business Parkway Annapolis Junction, Maryland	BWI Airport	Owned	110,000		27,100	3,943	3Q 11	3Q 12
206 Research Boulevard (Lot D) Aberdeen, Maryland	Harford County	Owned	127,530		25,800	4,225	3Q 11	3Q 12
202 Research Boulevard (Lot H) Aberdeen, Maryland	Harford County	Owned	127,530		26,100	4,225	4Q 11	4Q 12
Patriot Ridge (Building 1) Springfield, Virginia	Springfield	Owned	225,000		74,270	4,790	2Q 12	2Q 13
Sentry Gateway (Building 200) San Antonio, Texas	San Antonio Northwest	Owned	93,830		15,800	1,876	4Q 11	4Q 12
8100 Potranco Road San Antonio, Texas	San Antonio Northwest	Owned	125,000		24,400	3,188	4Q 11	2Q 12
Expedition Drive Lexington Park, Maryland	St. Mary's County	Owned	45,975		10,500	1,313	2Q 11	4Q 11
Redstone Gateway (Building 1) Huntsville, Alabama	Huntsville	JV	120,000		24,200	298	4Q 11	4Q 12
Redstone Gateway (Building 2) Huntsville, Alabama	Huntsville	JV	120,000		24,200	298	1Q 12	1Q 13
<b>Subtotal Defense Information Technology</b>			<b>1,334,865</b>		<b>\$ 319,330</b>	<b>\$ 27,221</b>		
<b>% of Total Drivers</b>			<b>86%</b>					
<b>Total Under Development</b>			<b>1,545,865</b>		<b>\$ 371,330</b>	<b>\$ 34,758</b>		

<b>Regions</b>	<b>% of Total Regions</b>	<b>Total Rentable Square Feet</b>
<b>Baltimore/Washington Corridor</b>	<b>36%</b>	<b>561,000</b>
<b>Greater Baltimore</b>	<b>16%</b>	<b>255,060</b>
<b>St. Mary's County</b>	<b>3%</b>	<b>45,975</b>
<b>Northern Virginia</b>	<b>15%</b>	<b>225,000</b>
<b>San Antonio</b>	<b>14%</b>	<b>218,830</b>
<b>Huntsville</b>	<b>16%</b>	<b>240,000</b>
<b>Total Under Development by Region</b>	<b>100%</b>	<b>1,545,865</b>

(1) Anticipated Total Cost includes land, construction and leasing costs, except for properties previously operated prior to placing into redevelopment, in which case only incremental costs of redevelopment are included.

(2) Actual or anticipated construction completion date is the estimated date of completion of the building shell.

(3) Anticipated operational date is the estimated date when leases have commenced on 100% of a property's space or one year from the cessation of major construction activities.

(4) Although classified as "Under Redevelopment", 156,695 square feet are operational.

**Demand Driver Categories (as classified by COPT management):**

Defense Information Technology: Development opportunity created through our current and future relationships with defense information technology contractors and, possibly, minor Government tenancy.

Government: Development opportunity created through our existing and future relationship with various agencies of the government of the United States of America. Excludes Government tenancy included in Defense Information Technology.

Market Demand: Development opportunity created through perceived unfulfilled space requirements within a specific submarket; potential submarket demand exceeds existing supply.

Research Park: Development opportunity created through a specific research park relationship.

**Construction Placed into Service as of June 30, 2010 (1)**  
**(Dollars in thousands)**

Property and Location	Submarket	Wholly Owned or Joint Venture (JV)	Total Rentable Square Feet	Development Square Feet Placed Into Service			Total Rentable Square Feet Leased
				Year 2009	Year 2010		
					1st Quarter	2nd Quarter	
10807 New Allegiance Drive (Epic One) Colorado Springs, Colorado	I-25 North Corridor	Owned	145,723	46,765	-	98,958	59,993
565 Space Center Drive (Patriot Park 7) Colorado Springs, Colorado	Colorado Springs East	Owned	89,899	1,949	-	87,950	1,949
300 Sentinel Drive (300 NBP) Annapolis Junction, Maryland	BWI Airport	Owned	192,754	45,422	3,617	31,202	155,231
209 Research Boulevard Aberdeen, Maryland	Harford County	Owned	78,503	-	-	36,862	66,528
<b>Total Development Placed Into Service</b>			<b>506,879</b>	<b>94,136</b>	<b>3,617</b>	<b>254,972</b>	<b>283,701</b>
							<b>56%</b>

(1) Includes properties with space placed in service during the six months ended June 30, 2010.

**Construction Leasing as of June 30, 2010 (1)**

Property and Location	Submarket	Wholly Owned or Joint Venture (JV)	Total Rentable Square Feet	Construction Commencement Date	Cumulative Square Feet Leased		
					12/31/09	3/31/10	6/30/10
324 Sentinel Way (324 NBP) Annapolis Junction, Maryland	BWI Airport	Owned	125,129	1Q 09	-	125,129	125,129
5850 University Research Court College Park, Maryland	College Park	JV	123,464	3Q 08	123,464	123,464	123,464
8000 Potranco Road San Antonio, Texas	San Antonio Northwest	Owned	125,005	1Q 09	-	125,005	125,005
8030 Potranco Road San Antonio, Texas	San Antonio Northwest	Owned	125,005	1Q 09	-	125,005	125,005
<b>Subtotal Government</b>			<b>498,603</b>		<b>123,464</b>	<b>498,603</b>	<b>498,603</b>
					<b>25%</b>	<b>100%</b>	<b>100%</b>
300 Sentinel Drive (300 NBP) Annapolis Junction, Maryland	BWI Airport	Owned	192,754	1Q 08	85,700	124,029	155,231
308 Sentinel Drive (308 NBP) Annapolis Junction, Maryland	BWI Airport	Owned	150,843	3Q 09	-	-	27,281
6721 Columbia Gateway Drive Columbia, Maryland	Howard Co. Perimeter	Owned	131,451	1Q 08	131,451	131,451	131,451
209 Research Boulevard Aberdeen, Maryland	Harford County	Owned	78,503	1Q 09	54,335	59,380	66,528
210 Research Boulevard Aberdeen, Maryland	Harford County	Owned	78,856	4Q 09	-	27,472	27,472
10807 New Allegiance Drive (Epic One) Colorado Springs, Colorado	I-25 North Corridor	Owned	145,723	2Q 08	46,765	59,993	59,993
565 Space Center Drive (Patriot Park VII) Colorado Springs, Colorado	Colorado Springs East	Owned	89,899	2Q 08	1,949	1,949	1,949
<b>Subtotal Defense Information Technology</b>			<b>868,029</b>		<b>320,200</b>	<b>404,274</b>	<b>469,905</b>
					<b>37%</b>	<b>47%</b>	<b>54%</b>
<b>Total Development Leasing</b>			<b>1,366,632</b>		<b>443,664</b>	<b>902,877</b>	<b>968,508</b>
<b>Percent Leased</b>					<b>32%</b>	<b>66%</b>	<b>71%</b>

(1) Includes properties with actual construction completion in 2009 or actual or anticipated construction completion in 2010.

**Land Controlled as of June 30, 2010**

<b>Location</b>	<b>Submarket</b>	<b>Status</b>	<b>Acres</b>	<b>Estimated Developable Square Feet</b>
National Business Park - North	BWI Airport	owned	167	1,258,000
1243 Winterson Road (AS 22)	BWI Airport	owned	2	30,000
940 Elkridge Landing Road (AS 7)	BWI Airport	owned	3	54,000
West Nursery Road	BWI Airport	owned	1	5,000
Arundel Preserve	BWI Airport	under contract/JV	56 up to	1,652,000
1460 Dorsey Road	BWI Airport	owned	6	60,000
Columbia Gateway Parcel T-11	Howard Co. Perimeter	owned	14	220,000
7125 Columbia Gateway Drive	Howard Co. Perimeter	owned	8	275,000
Riverwood	Howard Co. Perimeter	owned	5	27,000
<b>Total Baltimore / Washington Corridor</b>			<b>262</b>	<b>3,581,000</b>
Westfields Corporate Center	Dulles South	owned	23	400,000
Westfields - Park Center	Dulles South	owned	33	674,000
Woodland Park	Herndon	owned	5	225,000
Patriot Ridge	Springfield	owned/under contract	11	755,000
<b>Total Northern Virginia</b>			<b>72</b>	<b>2,054,000</b>
Canton Crossing	Baltimore	owned	10	773,000
White Marsh	White Marsh	owned	152	1,692,000
37 Allegheny Avenue	Towson	owned	0.3	40,000
North Gate Business Park	Harford County	owned	34	439,000
<b>Total Greater Baltimore</b>			<b>196</b>	<b>2,944,000</b>
Thomas Johnson Drive	Frederick	owned	6	170,000
Route 15 / Biggs Ford Road	Frederick	owned	107	1,000,000
Rockville Corporate Center	Rockville	owned	10	220,000
M Square Research Park	College Park	JV - 45% ownership	49	510,000
<b>Total Suburban Maryland</b>			<b>172</b>	<b>1,900,000</b>
Arborcrest	Blue Bell	owned	8	160,000
<b>Total Greater Philadelphia</b>			<b>8</b>	<b>160,000</b>
Dahlgren Technology Center	King George County	owned	39	122,000
<b>Total St. Mary's &amp; King George Counties</b>			<b>39</b>	<b>122,000</b>
InterQuest	I-25 North Corridor	owned	113	1,627,000
9965 Federal Drive	I-25 North Corridor	owned	4	30,000
Patriot Park	Colorado Springs East	owned	71	756,000
Aerotech Commerce	Colorado Springs East	owned	6	90,000
<b>Total Colorado Springs</b>			<b>194</b>	<b>2,503,000</b>
Northwest Crossroads	San Antonio Northwest	owned	31	375,000
Military Drive	San Antonio Northwest	owned	37	658,000
<b>Total San Antonio</b>			<b>68</b>	<b>1,033,000</b>
Redstone Gateway	Huntsville, AL	JV- 85% ownership	458	4,360,000
<b>Total Huntsville</b>			<b>458</b>	<b>4,360,000</b>
Indian Head	Charles County, MD	JV- 75% ownership	192	967,000
Fort Ritchie (1)	Fort Ritchie	owned	591	1,700,000
Princeton Technology Center	Exit 8A - Cranbury, NJ	owned	19	250,000
<b>Total Other</b>			<b>802</b>	<b>2,917,000</b>
<b>TOTAL</b>			<b>2,270</b>	<b>21,574,000</b>

This land inventory schedule excludes all properties listed as under construction, redevelopment or under development as detailed on pages 31 and 32, and includes properties under ground lease to us.

(1) The Fort Ritchie acquisition includes 283,565 square feet of existing office space targeted for future redevelopment and 110 existing usable residential units.

**Joint Venture Summary as of June 30, 2010**  
(Dollars in thousands)

**Consolidated Ventures**

<b>Property and Location</b>	<b>Joint Venture Interest Held By COPT</b>	<b>Status</b>	<b>Square Feet</b>	<b>Acreage</b>	<b>Total Assets (1)</b>	<b>Consolidated Debt as of 6/30/10</b>
4230 Forbes Boulevard Lanham, Maryland	50.0%	Operating	55,866	5 acres	\$ 3,906	\$ -
Indian Head Technology Center Business Park Indian Head, Maryland	75.0%	Land Inventory	967,250	192 acres	7,408	-
7740-7744 Milestone Parkway Hanover, Maryland	50.0%	Construction/ Land Inventory	447,539	23 acres	29,969	16,753
5825 University Research Court College Park, Maryland	45.0%	Construction	118,528	8 acres	21,640	-
5850 University Research Court College Park, Maryland	45.0%	Construction	123,464	8 acres	31,354	-
M Square Research Park College Park, Maryland	45.0%	Land Inventory	510,453	49 acres	4,076	-
LW Redstone Company Huntsville, Alabama	85.0%	Land Inventory	4,360,000	458 acres	12,405	-
<b>TOTAL</b>					<b>\$ 110,758</b>	<b>\$ 16,753</b>

**Unconsolidated Ventures**

<b>Property and Location</b>	<b>Joint Venture Interest Held By COPT</b>	<b>Status</b>	<b>Square Feet</b>	<b>COPT Investment</b>	<b>Off-Balance Sheet Debt as of 6/30/10</b>
Greater Harrisburg Portfolio Harrisburg and Mechanicsburg, Pennsylvania	20.0%	Operating	670,999	\$ (5,351)	\$ 66,057

(1) Total assets includes any outside investment basis related to the applicable joint venture plus the total assets recorded on the books of the consolidated joint venture.