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WARNING CONCERNING FORWARD LOOKING STATEMENTS

THIS SUPPLEMENTAL PRESENTATION OF OPERATING AND FINANCIAL DATA REPORT CONTAINS STATEMENTS WHICH CONSTITUTE FORWARD LOOKING STATEMENTS WITHIN THE MEANING OF THE PRIVATE SECURITIES LITIGATION REFORM ACT OF 1995 AND OTHER SECURITIES LAWS. ALSO, WHENEVER WE USE WORDS SUCH AS "BELIEVE", "EXPECT", "ANTICIPATE", "INTEND", "PLAN", "ESTIMATE" OR SIMILAR EXPRESSIONS, WE ARE MAKING FORWARD LOOKING STATEMENTS. THESE FORWARD LOOKING STATEMENTS ARE BASED UPON OUR PRESENT INTENT, BELIEFS OR EXPECTATIONS, BUT FORWARD LOOKING STATEMENTS ARE NOT GUARANTEED TO OCCUR AND MAY NOT OCCUR. FORWARD LOOKING STATEMENTS IN THIS REPORT RELATE TO VARIOUS ASPECTS OF OUR BUSINESS, INCLUDING:

- THE CREDIT QUALITY OF OUR TENANTS,
- THE LIKELIHOOD THAT OUR TENANTS WILL PAY RENT, RENEW LEASES, ENTER INTO NEW LEASES OR BE AFFECTED BY CYCLICAL
 ECONOMIC CONDITIONS,
- OUR ACQUISITIONS AND SALES OF PROPERTIES,
- OUR ABILITY TO COMPETE FOR ACQUISITIONS AND TENANCIES EFFECTIVELY,
- OUR ABILITY TO PAY INTEREST ON AND PRINCIPAL OF OUR DEBT,
- OUR ABILITY TO PAY DISTRIBUTIONS AND THE AMOUNT OF SUCH DISTRIBUTIONS,
- OUR POLICIES AND PLANS REGARDING INVESTMENTS AND FINANCINGS,
- THE FUTURE AVAILABILITY OF BORROWINGS UNDER OUR REVOLVING CREDIT FACILITY,
- OUR TAX STATUS AS A REAL ESTATE INVESTMENT TRUST, OR REIT,
- OUR ABILITY TO RAISE EQUITY OR DEBT CAPITAL, AND
- OTHER MATTERS.

OUR ACTUAL RESULTS MAY DIFFER MATERIALLY FROM THOSE CONTAINED IN OUR FORWARD LOOKING STATEMENTS AS A RESULT OF VARIOUS FACTORS. FACTORS THAT COULD HAVE A MATERIAL ADVERSE EFFECT ON OUR FORWARD LOOKING STATEMENTS AND UPON OUR BUSINESS, RESULTS OF OPERATIONS, FINANCIAL CONDITION, FUNDS FROM OPERATIONS, NORMALIZED FUNDS FROM OPERATIONS, CASH AVAILABLE FOR DISTRIBUTION, CASH FLOWS, LIQUIDITY AND PROSPECTS INCLUDE, BUT ARE NOT LIMITED TO:

- THE IMPACT OF CHANGES IN THE ECONOMY AND THE CAPITAL MARKETS ON US AND OUR TENANTS,
- COMPETITION WITHIN THE REAL ESTATE INDUSTRY OR THOSE INDUSTRIES IN WHICH OUR TENANTS OPERATE,
- ACTUAL AND POTENTIAL CONFLICTS OF INTEREST WITH OUR MANAGING TRUSTEES AND OUR MANAGER, REIT MANAGEMENT & RESEARCH
 LLC, OR RMR, AND THEIR RELATED PERSONS AND ENTITIES,
- COMPLIANCE WITH, AND CHANGES TO, FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS, ACCOUNTING RULES, TAX RATES AND SIMILAR MATTERS,

FORWARD LOOKING STATEMENTS

WARNING CONCERNING



- LIMITATIONS IMPOSED ON OUR BUSINESS AND OUR ABILITY TO SATISFY COMPLEX RULES IN ORDER FOR US TO QUALIFY AS A REIT FOR U.S. FEDERAL INCOME TAX PURPOSES, AND
- ACTS OF TERRORISM, OUTBREAKS OF SO CALLED PANDEMICS OR OTHER MANMADE OR NATURAL DISASTERS BEYOND OUR CONTROL.

FOR EXAMPLE:

- THE CURRENT HIGH UNEMPLOYMENT RATE IN THE U.S. MAY CONTINUE FOR A LONG TIME OR BECOME WORSE IN THE FUTURE. SUCH
 CIRCUMSTANCES MAY FURTHER REDUCE DEMAND FOR LEASING OFFICE AND INDUSTRIAL SPACE. IF THE DEMAND FOR LEASING OFFICE
 AND INDUSTRIAL SPACE BECOMES FURTHER DEPRESSED, OCCUPANCY AND OPERATING RESULTS OF OUR PROPERTIES MAY DECLINE,
- OUR PENDING ACQUISITIONS ARE CONTINGENT UPON OUR COMPLETION OF DILIGENCE AND/OR OTHER CUSTOMARY CONDITIONS. ACCORDINGLY, SOME OR ALL OF THESE PURCHASES MAY BE DELAYED OR MAY NOT OCCUR,
- OUR ABILITY TO MAKE FUTURE DISTRIBUTIONS DEPENDS UPON A NUMBER OF FACTORS, INCLUDING OUR FUTURE EARNINGS. WE MAY BE UNABLE TO MAINTAIN OUR CURRENT RATE OF DISTRIBUTIONS ON OUR COMMON SHARES OR PREFERRED SHARES AND FUTURE DISTRIBUTIONS MAY BE SUSPENDED OR PAID AT A LESSER RATE THAN THE DISTRIBUTIONS WE NOW PAY,
- OUR ABILITY TO GROW OUR BUSINESS AND INCREASE OUR DISTRIBUTIONS DEPENDS IN LARGE PART UPON OUR ABILITY TO BUY
 PROPERTIES AND LEASE THEM FOR RENTS WHICH EXCEED OUR CAPITAL COSTS. WE MAY BE UNABLE TO IDENTIFY PROPERTIES THAT WE
 WANT TO ACQUIRE OR TO NEGOTIATE ACCEPTABLE PURCHASE PRICES, ACQUISITION FINANCING OR LEASE TERMS FOR NEW PROPERTIES,
- SOME OF OUR TENANTS MAY NOT RENEW EXPIRING LEASES, AND WE MAY BE UNABLE TO LOCATE NEW TENANTS TO MAINTAIN THE
 HISTORICAL OCCUPANCY RATES OF, OR RENTS FROM, OUR PROPERTIES,
- WE MAY BE UNABLE TO REPAY OUR DEBT OBLIGATIONS WHEN THEY BECOME DUE,
- THE DISTRIBUTIONS WE RECEIVE FROM GOVERNMENT PROPERTIES INCOME TRUST, OR GOV, MAY DECLINE OR WE MAY BE UNABLE TO
 SELL OUR GOV SHARES FOR AN AMOUNT EQUAL TO OUR CARRYING VALUE OF THOSE SHARES, AND
- THIS SUPPLEMENTAL PRESENTATION OF OPERATING AND FINANCIAL DATA STATES THAT WE BELIEVE THAT OUR CONTINUING RELATIONSHIPS WITH GOV, SENIOR HOUSING PROPERTIES TRUST, RMR, AFFILIATES INSURANCE COMPANY AND THEIR AFFILIATED AND RELATED PERSONS AND ENTITIES MAY BENEFIT US AND PROVIDE US WITH ADVANTAGES IN OPERATING AND GROWING OUR BUSINESS. IN FACT, THE ADVANTAGES WE BELIEVE WE MAY REALIZE FROM THESE RELATIONSHIPS MAY NOT MATERIALIZE.

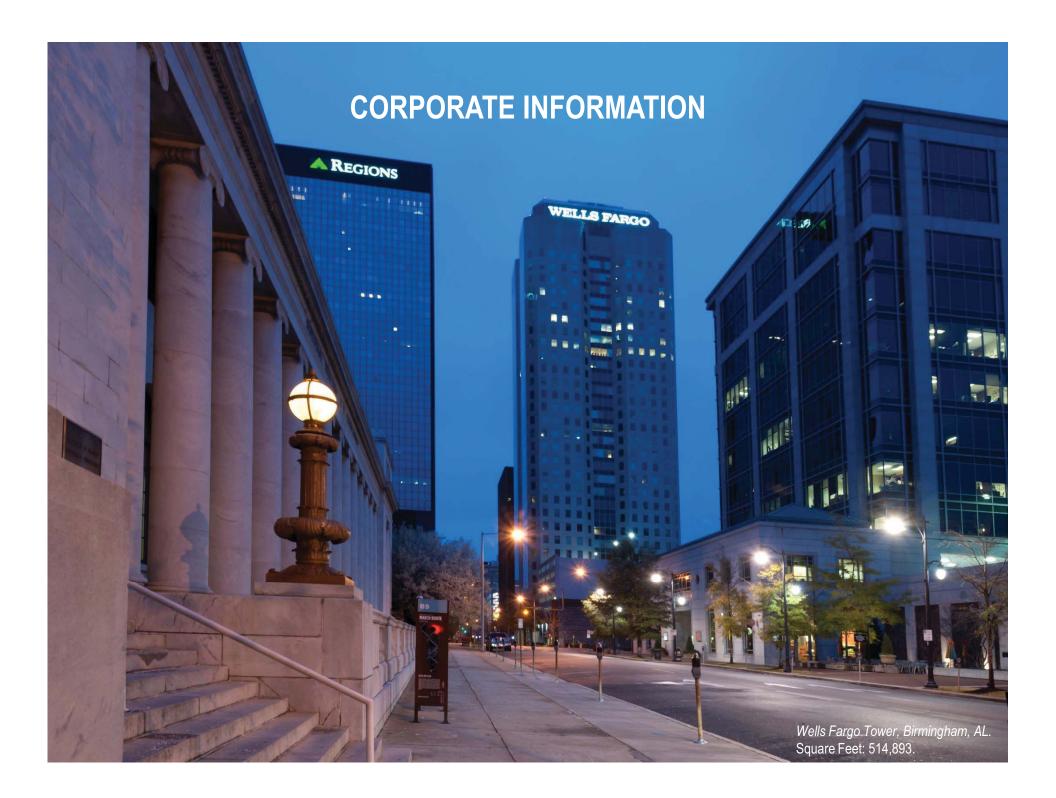
THESE RESULTS COULD OCCUR DUE TO MANY DIFFERENT CIRCUMSTANCES, SOME OF WHICH ARE BEYOND OUR CONTROL, SUCH AS NATURAL DISASTERS OR CHANGES IN OUR TENANTS' FINANCIAL CONDITIONS OR THE MARKET DEMAND FOR LEASED SPACE, OR CHANGES IN CAPITAL MARKETS OR THE ECONOMY GENERALLY.

THE INFORMATION CONTAINED IN OUR FILINGS WITH THE SECURITIES AND EXCHANGE COMMISSION INCLUDING UNDER "RISK FACTORS" IN OUR PERIODIC REPORTS, OR INCORPORATED THEREIN, IDENTIFIES OTHER IMPORTANT FACTORS THAT COULD CAUSE OUR ACTUAL RESULTS TO DIFFER MATERIALLY FROM THOSE STATED IN OUR FORWARD LOOKING STATEMENTS. OUR FILINGS WITH THE SECURITIES AND EXCHANGE COMMISSION ARE AVAILABLE ON ITS WEBSITE AT WWW.SEC.GOV.

YOU SHOULD NOT PLACE UNDUE RELIANCE UPON OUR FORWARD LOOKING STATEMENTS.

EXCEPT AS REQUIRED BY LAW, WE DO NOT INTEND TO UPDATE OR CHANGE ANY FORWARD LOOKING STATEMENTS AS A RESULT OF NEW INFORMATION, FUTURE EVENTS OR OTHERWISE.







The Company:

CommonWealth REIT, or CWH, we, us or our, is a real estate investment trust, or REIT, which primarily owns office and industrial buildings located throughout the United States. The majority of our properties are office buildings located in central business districts, or CBDs, and suburban areas of major metropolitan markets. As of December 31, 2011, we also owned 32.3 million square feet of industrial and other space, including 17.9 million square feet of leased industrial and commercial lands in Oahu, Hawaii. We also own 1.8 million square feet of office and industrial properties in Australia. We have been investment grade rated since 1994, and we are included in a number of financial indices, including the Russell 1000®, the MSCI US REIT Index, the S&P REIT Composite Index and the FTSE NAREIT Composite Index.

Strategy:

Our primary business strategy is to efficiently operate our properties to maintain high occupancies, at market rents, with strong credit quality tenants. We attempt to maintain an investment portfolio that is balanced between "security" and "growth". The security part of our portfolio includes properties that are long term leased or leased to tenants we believe are likely to renew their occupancy, such as our single tenant triple net leased buildings, our leased lands in Hawaii and our equity ownership of subsidiaries which own such properties. The growth part of our portfolio includes our multi-tenant office buildings, which we believe may generate higher rents and appreciate in value in the future because of their physical qualities and locations. Although we sometimes sell properties, we generally consider ourselves to be a long term investor, and we are more interested in the long term earnings potential of our properties than selling properties for short term gains.

Corporate Headquarters:

Two Newton Place 255 Washington Street, Suite 300 Newton, MA 02458-1634 (t) (617) 332-3990 (f) (617) 332-2261

Stock Exchange Listing:

New York Stock Exchange

NYSE Trading Symbols:

Common Stock -- CWH Preferred Stock Series C -- CWH-PC Preferred Stock Series D -- CWH-PD Preferred Stock Series E -- CWH-PE 7.50% Senior Notes due 2019 -- CWHN

Senior Unsecured Debt Ratings:

Moody's -- Baa2 Standard & Poor's -- BBB-

Portfolio Data (as of 12/31/2011):

Total properties	516
Total sq. ft. (000s)	72,283
Percentleased	84.6%

COMPANY PROFILE

Management:

CWH is managed by Reit Management & Research LLC, or RMR. RMR was founded in 1986 to manage public investments in real estate. As of December 31, 2011, RMR managed a large portfolio of publicly owned real estate, including over 1,470 properties located in 46 states, Washington, DC, Puerto Rico, Ontario, Canada and Australia. RMR has approximately 740 employees in its headquarters and regional offices located throughout the U.S. In addition to managing CWH, RMR also manages Hospitality Properties Trust, or HPT, a publicly traded REIT that owns hotels and travel centers, Senior Housing Properties Trust, or SNH, a publicly traded REIT that primarily owns healthcare, senior living and medical office buildings, and Government Properties Income Trust, or GOV, a publicly traded REIT that primarily owns buildings majority leased to government tenants located throughout the U.S. RMR also provides management services to (i) Five Star Quality Care. Inc., a healthcare services company which is a tenant of SNH, (ii) TravelCenters of America LLC, an operator of travel centers which is a tenant of HPT, and (iii) Sonesta International Hotels Corporation, a manager of hotels, some of which are owned or leased by HPT. An affiliate of RMR, RMR Advisors, Inc., is the investment manager of a publicly offered mutual fund which principally invests in securities of unaffiliated real estate companies. The public companies managed by RMR and its affiliates had combined total gross assets of over \$20 billion as of December 31, 2011. We believe that being managed by RMR is a competitive advantage for CWH because RMR provides us with a depth and quality of management and experience which may be unequaled in the real estate industry. We also believe RMR provides management services to CWH at costs that are lower than we would have to pay for similar quality services.

Portfolio Concentration by Property Type (1)(2):

		Q4 2011	
	12/31/2011	Annualized	Q4 2011
	Sq. Ft.	Rental Income	NOI
CBD Office	24.7%	45.8%	44.9%
Suburban Office	30.6%	37.3%	33.8%
Industrial & Other	44.7%	16.9%	21.3%
Total	100.0%	100.0%	100.0%

Portfolio Concentration by Major Market (1)(2)(3):

		Q4 2011	
	12/31/2011	Annualized	Q4 2011
	Sq. Ft.	Rental Income	NOI
Metro Philadelphia, PA	7.0%	12.3%	11.3%
Oahu, HI	24.8%	7.7%	10.5%
Metro Chicago, IL	5.3%	11.2%	10.3%
Metro Denver, CO	2.8%	4.3%	5.3%
Australia	2.4%	3.4%	4.7%
Metro Washington, DC	2.3%	4.3%	4.1%
Other markets	55.4%	56.8%	53.8%
Total	100.0%	100.0%	100.0%

- (1) See Exhibit A for calculation of NOI and a reconciliation of those amounts to net income determined in accordance with United States generally accepted accounting principles, or GAAP.
- (2) Annualized rental income is rents pursuant to existing leases as of 12/31/2011, plus estimated expense reimbursements; includes some triple net lease rents and excludes lease value amortization.
- (3) We define our major markets as markets which currently, or during either of the last two quarters, constitute 5% or more of our leaseable square feet, annualized rental income or NOI. Our major U.S. markets are based on geographic market areas as defined by CoStar, except for our Metro Philadelphia, PA market, which excludes properties located in Central Pennsylvania and Wilmington, DE. Our Oahu, HI market includes all properties located on the island of Oahu. Our Australia market includes all properties located in Australia.

INVESTOR INFORMATION

Board of Trustees

Barry M. Portnoy Managing Trustee

Patrick F. Donelan Independent Trustee

William A. Lamkin Independent Trustee Adam D. Portnoy Managing Trustee

Frederick N. Zeytoonjian Independent Trustee

Senior Management

Adam D. Portnoy *President*

John C. Popeo Treasurer & Chief Financial Officer David M. Lepore Senior Vice President & Chief Operating Officer

Contact Information

Investor Relations CommonWealth REIT Two Newton Place 255 Washington Street, Suite 300

Newton, MA 02458-1634 (t) (617) 332-3990

(e-mail) info@cwhreit.com (website) www.cwhreit.com

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Inquiries

Financial inquiries should be directed to John C. Popeo, Treasurer & Chief Financial Officer, at (617) 332-3990 or jpopeo@cwhreit.com.

Investor and media inquiries should be directed to Timothy A. Bonang, Vice President, Investor Relations, at (617) 796-8222 or tbonang@cwhreit.com, or Carlynn Finn, Senior Manager, Investor Relations, at (617) 796-8222 or cfinn@cwhreit.com.



RESEARCH COVERAGE

Equity Research Coverage

Bank of America / Merrill Lynch James Feldman (212) 449-6339

Citigroup Michael Bilerman (212) 816-1383

JMP Securities Mitch Germain (212) 906-3546 Morgan Keegan Steve Swett (212) 508-7585

RBC Capital Markets David Rodgers (440) 715-2647

Stifel Nicolaus John Guinee (443) 224-1307

Debt Research Coverage

Bank of America / Merrill Lynch Thomas Truxillo (980) 386-5212

Citigroup Thomas Cook (212) 723-1112

Credit Suisse

John Giordano (212) 538-4935 RBC Capital Markets Seth Levine (212) 618-3523

Wells Fargo Securities Thierry Perrin (704) 715-8455

Rating Agencies

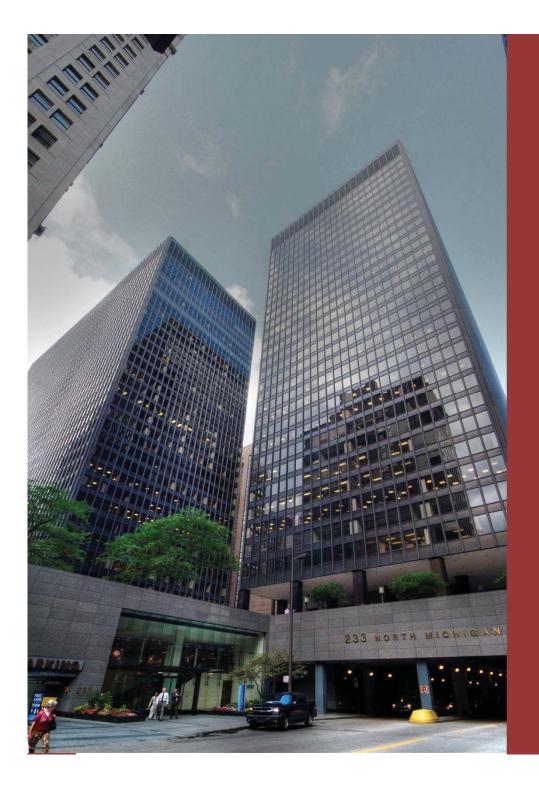
Moody's Investors Service Lori Marks (212) 553-1098 Standard & Poor's Susan Madison (212) 438-4516

CWH is followed by the analysts and its publicly held debt and preferred shares are rated by the rating agencies listed above. Please note that any opinions, estimates or forecasts regarding CWH's performance made by these analysts or agencies do not represent opinions, forecasts or predictions of CWH or its management. CWH does not by its reference above imply its endorsement of or concurrence with any information, conclusions or recommendations provided by any of these analysts or agencies.



RESEARCH COVERAGE





FINANCIAL INFORMATION

(Pictured Left)

(Pictured Right)

111 East Wacker Drive, Chicago, IL. Square feet: 1,006,574.

233 North Michigan Avenue, Chicago, IL. Square feet: 1,070,818.



(dollar and share amounts in thousands, except per share data)

		As of and	For th	e Three Mont	ns En	ded	
	 12/31/2011	9/30/2011		6/30/2011		3/31/2011	12/31/2010
Shares Outstanding:							
Common shares outstanding (at end of period)	83,722	83,722		72,149		72,139	72,139
Common shares outstanding (at end of period) diluted (1)	91,020	91,020		79,447		79,437	79,437
Preferred shares outstanding (at end of period) (1)	32,180	32,180		32,180		21,180	21,180
Weighted average common shares outstanding basic	83,722	81,536		72,144		72,139	72,139
Weighted average common shares outstanding diluted (1)	91,020	88,834		79,442		79,437	79,437
Common Share Data:							
Price at end of period	\$ 16.64	\$ 18.97	\$	25.84	\$	25.97	\$ 25.51
High during period	\$ 19.83	\$ 26.50	\$	27.53	\$	29.10	\$ 26.70
Low during period	\$ 15.79	\$ 17.02	\$	24.17	\$	24.08	\$ 23.85
Annualized dividends paid per share (2)	\$ 2.00	\$ 2.00	\$	2.00	\$	2.00	\$ 2.00
Annualized dividend yield (at end of period) (2)	12.0%	10.5%		7.7%		7.7%	7.8%
Annualized normalized funds from operations (Normalized FFO) multiple (at end of period) (3)	5.5x	5.5x		7.1x		7.6x	7.2x
Annualized cash available for distribution (CAD) multiple (at end of period) (4)	13.9x	9.3x		12.3x		11.2x	17.0x
Annualized property net operating income (NOI) / total market capitalization (5)	9.5%	9.3%		8.9%		8.8%	8.5%
Selected Balance Sheet Data:							
Total assets	\$ 7,447,026	\$ 7,458,190	\$	6,959,999	\$	6,689,687	\$ 6,588,520
Total liabilities	\$ 3,878,509	\$ 3,865,893	\$	3,571,825	\$	3,549,902	\$ 3,456,830
Gross book value of real estate assets (6)	\$ 7,777,249	\$ 7,795,073	\$	7,430,553	\$	7,161,100	\$ 6,872,423
Equity investments (book value)	\$ 177,477	\$ 178,652	\$	168,871	\$	170,100	\$ 171,464
Total debt / gross book value of real estate assets, plus book value of equity investments (6)	45.0%	44.6%		43.4%		45.1%	45.5%
Book Capitalization:							
Total debt	\$ 3,577,331	\$ 3,556,535	\$	3,297,769	\$	3,307,207	\$ 3,206,066
Plus: total stockholders' equity	 3,568,517	 3,592,297		3,388,174		3,139,785	 3,131,690
Total book capitalization	\$ 7,145,848	\$ 7,148,832	\$	6,685,943	\$	6,446,992	\$ 6,337,756
Total debt / total book capitalization	50.1%	49.7%		49.3%		51.3%	50.6%
Market Capitalization:							
Total debt (book value)	\$ 3,577,331	\$ 3,556,535	\$	3,297,769	\$	3,307,207	\$ 3,206,066
Plus: market value of preferred shares (at end of period)	723,472	783,430		763,609		477,316	477,372
Plus: market value of common shares (at end of period)	 1,393,130	 1,588,201		1,864,322	_	1,873,442	 1,840,258
Total market capitalization	\$ 5,693,933	\$ 5,928,166	\$	5,925,700	\$	5,657,965	\$ 5,523,696
Total debt / total market capitalization	62.8%	60.0%		55.7%		58.5%	58.0%

(1) As of 12/31/2011, we had 15,180 preferred shares outstanding that were convertible into 7,298 common shares. See Exhibit E for calculations of diluted net income, funds from operations, or FFO, Normalized FFO, and weighted average common shares outstanding.

(2) The amounts stated are based on the amounts paid during the periods.

(3) See Exhibit C for calculation of Normalized FFO and for a reconciliation of those amounts to net income determined in accordance with GAAP.

(4) See Exhibit D for calculation of CAD and for a reconciliation of those amounts to Normalized FFO and see Exhibit C for a reconciliation of the Normalized FFO amounts to net income determined in accordance with GAAP.

(5) See Exhibit A for calculation of NOI and for a reconciliation of those amounts to net income determined in accordance with GAAP.

(6) Gross book value of real estate assets is real estate properties, at cost, including acquisition costs and purchase price allocations, less impairment writedowns, if any.



(dollar amounts in thousands, except per share data)

		As of and F	or the	e Three Month	ns Enc	led	
	12/31/2011	9/30/2011		6/30/2011		3/31/2011	12/31/2010
Selected Income Statement Data (7):							
Rental income	\$ 241,552	\$ 238,790	\$	222,181	\$	214,362	\$ 202,998
NOI (5)	\$ 135,124	\$ 137,878	\$	132,020	\$	123,955	\$ 117,805
EBITDA (8)	\$ 128,974	\$ 134,637	\$	125,714	\$	119,028	\$ 120,247
NOI margin (9)	55.9%	57.7%		59.4%		57.8%	58.0%
Net income	\$ 14,873	\$ 28,535	\$	19,964	\$	46,612	\$ 22,304
Preferred distributions	\$ (13,823)	\$ (13,823)	\$	(10,500)	\$	(8,839)	\$ (9,732)
Excess redemption price paid over carrying value of preferred shares	\$ -	\$ -	\$	-	\$	-	\$ (5,921)
Net income available for common shareholders	\$ 1,050	\$ 14,712	\$	9,464	\$	37,773	\$ 6,651
Normalized FFO (3)	\$ 77,584	\$ 83,868	\$	76,535	\$	70,589	\$ 73,543
Normalized FFO available for common shareholders (3)	\$ 63,761	\$ 70,045	\$	66,035	\$	61,750	\$ 63,811
CAD (4)	\$ 24,987	\$ 41,691	\$	37,796	\$	41,912	\$ 27,051
Common distributions paid	\$ 41,861	\$ 36,074	\$	36,070	\$	36,069	\$ 36,069
Per Share Data (1):							
Net income available for common shareholders basic and diluted	\$ 0.01	\$ 0.18	\$	0.13	\$	0.52	\$ 0.09
Normalized FFO available for common shareholders basic (3)	\$ 0.76	\$ 0.86	\$	0.92	\$	0.86	\$ 0.88
Normalized FFO available for common shareholders diluted (1) (3)	\$ 0.76	\$ 0.86	\$	0.91	\$	0.85	\$ 0.88
CAD (4)	\$ 0.30	\$ 0.51	\$	0.52	\$	0.58	\$ 0.37
Common distributions paid (2)	\$ 0.50	\$ 0.50	\$	0.50	\$	0.50	\$ 0.50
Normalized FFO payout ratio	65.7%	51.5%		54.6%		58.4%	56.5%
CAD payout ratio	167.5%	86.5%		95.4%		86.1%	133.3%
Coverage Ratios:							
EBITDA (8) / interest expense	2.6x	2.7x		2.6x		2.5x	2.6x
EBITDA (8) / interest expense and preferred distributions	2.0x	2.1x		2.1x		2.1x	2.2x
Total debt / annualized EBITDA (8)	6.9x	6.6x		6.6x		6.9x	6.7x

(1) As of 12/31/2011, we had 15,180 preferred shares outstanding that were convertible into 7,298 common shares. See Exhibit E for calculations of diluted net income, funds from operations, or FFO, Normalized FFO, and weighted average common shares outstanding.

(2) The amounts stated are based on the amounts paid during the periods.

- (3) See Exhibit C for calculation of Normalized FFO and for a reconciliation of those amounts to net income determined in accordance with GAAP.
- (4) See Exhibit D for calculation of CAD and for a reconciliation of those amounts to Normalized FFO and see Exhibit C for a reconciliation of the Normalized FFO amounts to net income determined in accordance with GAAP.
- (5) See Exhibit A for calculation of NOI and for a reconciliation of those amounts to net income determined in accordance with GAAP.
- (6) Gross book value of real estate assets is real estate properties, at cost, including acquisition costs and purchase price allocations, less impairment writedowns, if any.
- (7) Prior periods reflect amounts previously reported and excludes retroactive adjustments for 55 properties reclassified from continuing operations during the fourth quarter of 2010, 13 properties reclassified from continuing operations during the third quarter of 2011 and 27 properties reclassified to continuing operations during the fourth quarter of 2011. As of 12/31/2011, there were no properties classified as held for sale.
- (8) See Exhibit B for calculation of EBITDA and for a reconciliation of those amounts to net income determined in accordance with GAAP.
- (9) NOI margin is defined as NOI as a percentage of rental income.

CONSOLIDATED BALANCE SHEETS

(amounts in thousands, except share data)

		As of Dec	embe	r 31,
		2011		2010
ASSETS				
Real estate properties:				
Land	\$	1,458,525	\$	1,339,133
Buildings and improvements		5,785,707		5,018,125
		7,244,232		6,357,258
Accumulated depreciation		(934,170)		(850,261)
		6,310,062		5,506,997
Properties held for sale		-		114,426
Acquired real estate leases, net		343,917		233,913
Equity investments		177,477		171,464
Cash and cash equivalents		192,763		194,040
Restricted cash		7,869		5,082
Rents receivable, net of allowance for doubtful accounts				
of \$12,575 and \$12,550, respectively		217,592		191,237
Other assets, net		197,346		171,380
Total assets	\$	7,447,026	\$	6,588,539
	-	1,111,020	Ť	0,000,000
LIABILITIES AND SHAREHOLDERS' EQUITY				
Revolving credit facility	\$	100,000	\$	-
Senior unsecured debt. net	Ŷ	2,845,030	Ť	2.854.540
Mortgage notes payable, net		632,301		351,526
Liabilities related to properties held for sale		-		1,492
Accounts payable and accrued expenses		158,272		123,842
		70.179		
Assumed real estate lease obligations, net		., .		65,940
Rent collected in advance		37,653		27,988
Security deposits		23,779		22,523
Due to related persons		11,295		8,998
Total liabilities		3,878,509		3,456,849
Commitments and contingencies				
Shareholders' equity:				
Preferred shares of beneficial interest, \$0.01 par value:				
50,000,000 shares authorized;				
Series C preferred shares; 7 1/8% cumulative redeemable since				
February 15, 2011; 6,000,000 shares issued and outstanding,		445.045		445.045
aggregate liquidation preference \$150,000		145,015		145,015
Series D preferred shares; 6 1/2% cumulative convertible;				
15,180,000 shares issued and outstanding, aggregate liquidation				
preference \$379,500		368,270		368,270
Series E preferred shares; 7 1/4% cumulative redeemable on or after				
May 15, 2016; 11,000,000 and zero shares issued and outstanding,				
respectively, aggregate liquidation preference \$275,000		265,391		-
Common shares of beneficial interest, \$0.01 par value:				
350,000,000 shares authorized; 83,721,736 and 72,138,686 shares issued and				
outstanding, respectively		837		721
Additional paid in capital		3,614,079		3,348,849
Cumulative net income		2,482,321		2,372,337
Cumulative other comprehensive (loss) income		(4,709)		4,706
Cumulative common distributions		(2,826,030)		(2,675,956)
Cumulative preferred distributions		(476,657)		(432,252)
Total shareholders' equity		3,568,517		3,131,690
	\$	7,447,026	\$	6,588,539
Total liabilities and shareholders' equity	à	1,441,020	φ	0,000,039

CONSOLIDATED STATEMENTS OF INCOME

(amounts in thousands, except per share data)

5	CWH T
	Inninnilli

	For the Three	Months Ended	For the Y	ear End	ed
	12/31/2011	12/31/2010	12/31/2011		2/31/2010
Rental income (1)	\$ 241,552	\$ 200,645	\$ 911,948	\$	782,463
Expenses:					
Operating expenses	106,428	85,235	392.131		333.049
Depreciation and amortization	59,616	72,608	218,688		207,205
General and administrative	12,483	10.940	46,758		207,205
Loss on asset impairment	12,463	106,249	46,756		127,740
Acquisition related costs	351	18,588	10,355		21,553
	179,986	293,620	678,005		729,284
Total expenses	179,986	293,620	678,005		729,284
Operating income (loss)	61,566	(92,975)	233,943		53,179
Interest and other income	323	924	1,718		2,999
Interest expense (including net amorfization of debt discounts, premiums and deferred					
financing fees of \$1,476, \$1,890, \$6,943 and \$7,150, respectively)	(49,987)	(45,926)	(195,024)		(179,642)
Loss on early extinguishment of debt	(345)	-	(35)		(796)
Equity in earnings of investees	2,987	1,821	11,377		8,464
Gain on issuance of shares by an equity investee	-	-	11,177		34,808
Gain on asset acquisition	-	20,392	-		20,392
Income (loss) from continuing operations before income tax expense	14,544	(115,764)	63,156	-	(60,596)
Income tax expense	(604)	(221)	(1,347)		(550)
Income (loss) from continuing operations	13,940	(115,985)	61,809		(61,146)
Discontinued operations:		(,,,,,,			(, ,
(Loss) income from discontinued operations (1)	(246)	6.613	5.423		26.223
Loss on asset impairment from discontinued operations	(=)	(1,524)	-		(1,524)
Loss on early extinghishment of debt from discontinued operations	-	(.,==.)	_		(248)
Net gain on sale of properties from discontinued operations	1,179	133,200	42,752		137,768
Income before gain on sale of properties	14,873	22,304	109,984		101,073
Gain on sale of properties	14,010	22,004	100,004		34,336
Net income	14,873	22,304	109,984		135,409
Preferred distributions	(13,823)	(9,732)	(46,985)		(47,733)
Excess redemption price paid over carrying value of preferred shares	(13,023)	(5,921)	(40,505)		(5,921)
Net income available for common shareholders	\$ 1,050	\$ 6,651	\$ 62,999	\$	81,755
Net income available for common shareholders	φ 1,050	φ 0,001	ş 02,999	ş	01,755
Weighted average common shares outstanding basic	83,722	72,139	77,428		64,703
Weighted average common shares outstanding diluted (2)	91,020	79,437	84,726		72,001
Earnings per common share:					
(Loss) income from continuing operations available for					
common shareholders basic and diluted (2)	\$ 0.00	\$ (1.82)	\$ 0.19	\$	(1.24)
Income from discontinued operations basic and diluted (2)	\$ 0.01	\$ 1.92	\$ 0.62	\$	2.51
Net income available for common shareholders basic and diluted (2)	\$ 0.01	\$ 0.09	\$ 0.81	\$	1.26
Additional Data:					
General and administrative expenses / rental income	5.17%	5.45%	5.13%		5.08%
General and administrative expenses / total assets (at end of period)	0.17%	0.17%	0.63%		0.60%
Continuing Operations:					
Non cash straight line rent adjustments (1)	\$ 7,651	\$ 4,019	\$ 30,810	\$	11,238
Lease value amortization (1)	\$ (2,856)	\$ (2,116)	\$ (8,239)	\$	(6,895)
Lease termination fees included in rental income	\$ (610)	\$ 270	\$ 3,112	\$	2,109
Capitalized interest expense	\$ -	\$-	\$-	\$	-
Discontinued Operations:					
Non cash straight line rent adjustments (1)	s -	\$ 118	\$ 664	\$	962
Lease value amortization (1)	s -	\$ (121)	\$ (241)	\$	(553)
Lease termination fees included in rental income	\$-	\$-	\$ -	\$	-

(1) We report rental income on a straight line basis over the terms of the respective leases; rental income and income from discontinued operations includes non-cash straight line rent adjustments. Rental income and income from discontinued operations also includes non-cash amortization of intangible lease assets and liabilities.

(2) As of 12/31/2011, we had 15,180 series D preferred shares outstanding that were convertible into 7,298 common shares. See Exhibit E for calculations of diluted net income and weighted average common shares outstanding.

(amounts in thousands)

		For the Y		
No. 4	1	2/31/2011		2/31/2010
Cash flows from operating activities: Net income	s	109.984	\$	135.409
Adjustments to reconcile net income to cash provided by operating activities:	φ	109,904	φ	133,409
Depreciation		166.444		180.619
Net amortization of debt discounts, premiums and deferred financing fees		6,943		7,534
Straight line rental income		(31,474)		(12,200
Amortization of acquired real estate leases		48,441		34.032
Other amortization		16,744		16.324
Loss on asset impairment		10,355		129,264
Loss on early extinguishment of debt		35		1,044
Equity in earnings of investees		(11,377)		(8,464
Gain on issuance of shares by an equity investee		(11,177)		(34,808
Distributions of earnings from investees		11,238		8,465
Net gain on sale of properties		(42,752)		(172,104
Gain on asset acquisition		(12,702)		(20,392
Change in assets and liabilities:				(20,002
(Increase) decrease in restricted cash		(2,787)		6.580
Increase in rents receivable and other assets		(31,362)		(22,580
Increase in accounts payable and accrued expenses		12,589		3,129
Increase (decrease) in rent collected in advance		8,479		(1,200
Increase (decrease) in renconected in advance		1,933		719
Increase in security deposits Increase in due to related persons		1,933		683
Cash provided by operating activities		263,332		252.054
Cash provided by operating activities		203,332		202,004
Cash flows from investing activities:				
Real estate acquisitions		(768,060)		(895,549
Real estate improvements		(100,339)		(77,389
Investment in direct financing lease, net		(38,635)		(11,303
Principal payments received from direct financing lease		5,256		
Principal payments received from real estate mortgage receivable		8,183		105
Proceeds from investment in marketable pass through certificates		0,105		8.000
Proceeds from sale of properties, net		264,284		603,800
Distributions in excess of earnings from investees		5,379		7.654
Investment in Affliates Insurance Company		5,3/9		7,004
Cash used in investing activities		(623,932)		(353,455
Cash used in investing activities		(023,932)		(303,400
Cash flows from financing activities:				
Proceeds from issuance of common shares, net		264.056		430,778
Proceeds from issuance of preferred shares, net		265,391		
Redemption of preferred shares		-		(175,000
Proceeds from borrowings		1,007,000		1,828,632
Payments on borrowings		(975,030)		(1,618,101
Deferred financing fees		(7,131)		(13,055
Distributions to common shareholders		(150,074)		(126,237
Distributions to preferred shareholders		(44,405)		(49,656
Purchase of noncontrolling equity interest		(44,403)		(49,656)
Cash provided by financing activities		359,807		274,861
cash provided by infancing activities		359,007		214,001
Effect of exchange rate changes on cash		(484)		2,376
Decrease) increase in cash and cash equivalents		(1,277)		175.836
Cash and cash equivalents at beginning of year		194,040		18,204
Cash and cash equivalents at beginning of year Cash and cash equivalents at end of year	s	194,040	\$	194.040
and wan equivalence acons or your	ų	102,103	Ŷ	134,040
Supplemental cash flow information:				
Interest paid	s	186.774	\$	173.221
Taxes paid	Ý	966	Ť	690
Non-cash investing activities:				
Real estate acquisitions	\$	(321,235)	\$	-
Investment in real estate mortgage receivable		-		(8,288
Working capital acquired		-		1,153
Non-cash financing activities:			~	ar -
Issuance of common shares	\$	1,039	\$	896
Assumption of mortgage notes payable		321,235		-
Common distributions declared				(26,863)



CommonWealth REIT Supplemental Operating and Financial Data, December 31, 2011

SUMMARY OF EQUITY INVESTMENTS

(dollars in thousands)



	12	/31/2011	9/	30/2011	6	30/2011	3/	/31/2011	12	2/31/2010
Common shares owned by CWH: Government Properties Income Trust (1) Afiliates Insurance Company (2)		9,950,000 20,000		9,950,000 20,000		9,950,000 20,000		9,950,000 20,000		9,950,000 20,000
Percent owned by CWH:										
Government Properties Income Trust (1) Afiliates Insurance Company (2)		21.1% 14.3%		21.1% 14.3%		24.6% 14.3%		24.6% 14.3%		24.6% 14.3%
Percent of CWH's total assets (book value):										
Government Properties Income Trust (1)		2.3%		2.3%		2.4%		2.5%		2.5%
Affiliates Insurance Company (2) Total		0.1%		0.1%		0.1%		0.1%		0.1%
Carrying book value on CWH's balance sheet										
Government Properties Income Trust (1) Affiliates Insurance Company (2)	\$	172,186 5,291	\$	173,407 5,245	\$	163,669 5,202	\$	164,983 5,117	\$	166,388 5,076
Total	\$	177,477	\$	178,652	\$	168,871	\$	170,100	\$	171,464
, out	Ŷ	,	÷	110,002	<u> </u>	100,011	<u> </u>		<u> </u>	,
Market value of shares owned by CWH:										
Government Properties Income Trust (1) Affiliates Insurance Company (2)	\$	224,373 N/A	\$	214,025 N/A	\$	268,849 N/A	\$	267,257 N/A	\$	266,561 N/A
Total	\$	224,373	\$	214,025	\$	268.849	\$	267,257	\$	266,561
Equity in earnings (loss) of investees: Government Properties Income Trust (1)	\$	2,959	\$	1,805	\$	11,238	\$	8,465		
	\$	2,959 28	\$	1,805 16	\$	11,238 139	\$	8,465 (1)		
, under meraner company (_)	\$	2,987	\$	1,821	\$	11,377	\$	8,464		
EBITDA from investees:										
Government Properties Income Trust (1) Affiliates Insurance Company (2)	\$	6,247 28	\$	5,303 16	\$	23,418 139	\$	19,520 (1)		
	\$	6,275	\$	5,319	\$	23,557	\$	19,519		
FFO from investees:										
Government Properties Income Trust (1)	\$	5,391	\$	3,501	\$	19,756	\$	14,820		
Affiliates Insurance Company (2)	\$	28 5,419	\$	16 3,517	¢	139 19,895	\$	(1)		
					\$	14 845		14,819		
	÷	5,415	ų	0,011	- Ŧ	10,000	<u> </u>	11,010		
				0,011						
Government Properties Income Trust(1)	\$	5,531	\$	4,747	\$	20,595	\$	17,411		
	\$	5,531 28	\$	4,747	\$	20,595 139	\$	17,411		
Government Properties Income Trust (1) Atiliates Insurance Company (2) Cash distributions from investees: Government Properties Income Trust (1)	\$	5,531 28	\$	4,747	\$	20,595 139	\$	17,411		
Government Properties Income Trust (1) Afiliates Insurance Company (2) Cash distributions from investees:	\$	5,531 28 5,559	\$	4,747 16 4,763	\$	20,595 139 20,734	\$	17,411 (1) 17,410		

(1) In July 2011, Government Properties Income Trust, or GOV, issued 6,500,000 common shares in a public offering for \$25.40 per common share, raising net proceeds of approximately \$157,900. As a result of this transaction, CWH's ownership percentage in GOV was reduced from 24.6% prior to this transaction to 21.1% after this transaction, and because GOV issued shares at a price per share above CWH's carrying value per share, CWH recognized a gain of \$11,177.

(2) Affiliates Insurance Company is a private company.

		Coupon Rate	Interest Rate (1)		Principal Balance	Maturity Date		Due at Maturity	Years f Maturit
ured Fixed Rate D	lebt:								
Secured debt	Two properties in Stafford, VA (2)	7.310%	1.280%	\$	5.428	2/1/2012	\$	5.404	(
Secured debt	Two properties in Rochester, NY	6.000%	6.000%	Ŷ	4,633	10/11/2012	Ŷ	4,507	(
Secured debt	One property in Macon, GA	4.950%	6.280%		12,655	5/11/2014		11,930	2
Secured debt	One property in St. Cloud, MN	5.990%	5.990%		8,540	2/1/2015		7,580	
Secured debt	Two properties in Stafford, VA	5,780%	2.280%		9,256	5/1/2015		8,268	
Secured debt	One property in Lenexa, KS	5,760%	7.000%		7,833	5/1/2016		6,116	
Secured debt	One property in Jacksonville, FL	6.030%	8.000%		41,335	5/11/2016		38,994	
Secured debt	One property in Birmingham, AL	7.360%	5.610%		11,766	8/1/2016		9,333	
Secured debt	Four properties in Folsom, CA	5.670%	3.330%		41,275	5/1/2017		41,275	
Secured debt	Two properties in Chicago, IL	5.680%	4.760%		265,000	6/1/2017		265,000	
Secured debt	One property in Philadelphia, PA (3)	2.905%	5.660%		175,000	12/2/2019		160,710	
Secured debt	One property in North Haven, CT	6.750%	5.240%		4,042	3/1/2022			1
Secured debt	One property in Morgan Hill, CA	6.140%	8.000%		13,530	1/5/2023		-	1
Secured debt	One property in East Windsor, CT	5.710%	5.240%		8,012	3/1/2026		-	1
Secured debt	Two properties in Morgan Hill, CA (4)	6.060%	8.000%		12,924	11/10/2027		-	1
Total / weighte	ed average secured fixed rate debt	4.987%	5.315%	\$	621,229		\$	559,117	
nsecured Floating									
	facility (LIBOR + 125 bps) (5)	1.550%	1.550%	\$	100,000	10/19/2015	\$	100,000	
	R + 200 bps) (6)	2.300%	2.300%		57,000	12/16/2012		57,000	
	R + 150 bps) (6)	1.800%	1.800%		500,000	12/15/2016		500,000	
Total / weighte	ed average unsecured floating rate debt	1.805%	1.805%	\$	657,000		\$	657,000	
nsecured Fixed Ra									
Senior notes due		6.950%	7.179%	\$	150,680	4/1/2012	\$	150,680	
Senior notes due	2013	6.500%	6.693%	\$	190,980	1/15/2013	\$	190,980	
Senior notes due Senior notes due	≥ 2013 ∋ 2014	6.500% 5.750%	6.693% 5.828%	\$	190,980 244,655	1/15/2013 2/15/2014	\$	190,980 244,655	
Senior notes due Senior notes due Senior notes due	2 2013 2 2014 2 2015	6.500% 5.750% 6.400%	6.693% 5.828% 6.601%	\$	190,980 244,655 186,000	1/15/2013 2/15/2014 2/15/2015	\$	190,980 244,655 186,000	
Senior notes due Senior notes due Senior notes due Senior notes due	2 2013 3 2014 3 2015 3 2015	6.500% 5.750% 6.400% 5.750%	6.693% 5.828% 6.601% 5.790%	\$	190,980 244,655 186,000 250,000	1/15/2013 2/15/2014 2/15/2015 11/1/2015	\$	190,980 244,655 186,000 250,000	
Senior notes due Senior notes due Senior notes due Senior notes due Senior notes due	2013 2014 2015 2015 2016	6.500% 5.750% 6.400% 5.750% 6.250%	6.693% 5.828% 6.601% 5.790% 6.470%	\$	190,980 244,655 186,000 250,000 400,000	1/15/2013 2/15/2014 2/15/2015 11/1/2015 8/15/2016	\$	190,980 244,655 186,000 250,000 400,000	
Senior notes due Senior notes due Senior notes due Senior notes due Senior notes due Senior notes due	2013 2014 2015 2015 2016 2016	6.500% 5.750% 6.400% 5.750% 6.250% 6.250%	6.693% 5.828% 6.601% 5.790% 6.470% 6.279%	\$	190,980 244,655 186,000 250,000 400,000 250,000	1/15/2013 2/15/2014 2/15/2015 11/1/2015 8/15/2016 6/15/2017	\$	190,980 244,655 186,000 250,000 400,000 250,000	
Senior notes due Senior notes due Senior notes due Senior notes due Senior notes due Senior notes due Senior notes due	2013 2014 2015 2015 2015 2016 2017 2018	6.500% 5.750% 6.400% 5.750% 6.250% 6.250% 6.650%	6.693% 5.828% 6.601% 5.790% 6.470% 6.279% 6.768%	\$	190,980 244,655 186,000 250,000 400,000 250,000 250,000	1/15/2013 2/15/2014 2/15/2015 11/1/2015 8/15/2016 6/15/2017 1/15/2018	\$	190,980 244,655 186,000 250,000 400,000 250,000 250,000	
Senior notes due Senior notes due	2013 2014 2015 2015 2015 2016 2017 2018 2017 2018 2019	6.500% 5.750% 6.400% 5.750% 6.250% 6.250% 6.650% 7.500%	6.693% 5.828% 6.601% 5.790% 6.470% 6.279% 6.768% 7.863%	\$	190,980 244,655 186,000 250,000 400,000 250,000 250,000 125,000	1/15/2013 2/15/2014 2/15/2015 11/1/2015 8/15/2016 6/15/2017 1/15/2018 11/15/2019	\$	190,980 244,655 186,000 250,000 400,000 250,000 250,000 125,000	
Senior notes due Senior notes due	2013 2014 2015 2015 2016 2016 2017 2018 2019 2019	6.500% 5.750% 6.400% 5.750% 6.250% 6.250% 6.650% 7.500% 5.875%	6.693% 5.828% 6.601% 5.790% 6.470% 6.279% 6.768% 7.863% 6.166%		190,980 244,655 186,000 250,000 400,000 250,000 250,000 125,000 250,000	1/15/2013 2/15/2014 2/15/2015 11/1/2015 8/15/2016 6/15/2017 1/15/2018	\$	190,980 244,655 186,000 250,000 400,000 250,000 250,000 125,000 250,000	
Senior notes due Senior notes due	2013 2014 2015 2015 2015 2016 2017 2018 2017 2018 2019	6.500% 5.750% 6.400% 5.750% 6.250% 6.250% 6.650% 7.500%	6.693% 5.828% 6.601% 5.790% 6.470% 6.279% 6.768% 7.863%	\$	190,980 244,655 186,000 250,000 400,000 250,000 250,000 125,000	1/15/2013 2/15/2014 2/15/2015 11/1/2015 8/15/2016 6/15/2017 1/15/2018 11/15/2019	\$	190,980 244,655 186,000 250,000 400,000 250,000 250,000 125,000	
Senior notes due Senior notes due Total / weighte	2013 2014 2015 2015 2016 2016 2017 2018 2019 2019	6.500% 5.750% 6.400% 5.750% 6.250% 6.250% 6.650% 7.500% 5.875%	6.693% 5.828% 6.601% 5.790% 6.470% 6.279% 6.768% 7.863% 6.166%		190,980 244,655 186,000 250,000 400,000 250,000 250,000 125,000 250,000	1/15/2013 2/15/2014 2/15/2015 11/1/2015 8/15/2016 6/15/2017 1/15/2018 11/15/2019	\$	190,980 244,655 186,000 250,000 400,000 250,000 250,000 125,000 250,000	
Senior notes due Senior notes due Total / weighte	2013 2014 2015 2015 2015 2016 2017 2018 2018 2019 2020 d average unsecured fixed rate debt	6.500% 5.750% 6.400% 5.750% 6.250% 6.250% 6.650% 7.500% 5.875% 6.292%	6.693% 5.828% 6.601% 5.790% 6.470% 6.279% 6.768% 7.863% 6.166% 6.458%	\$	190,980 244,655 186,000 250,000 400,000 250,000 250,000 250,000 2,297,315	1/15/2013 2/15/2014 2/15/2015 11/1/2015 8/15/2016 6/15/2017 1/15/2018 11/15/2019	\$	190,980 244,655 186,000 250,000 400,000 250,000 250,000 250,000 250,000 250,000 2,297,315	
Senior noles due Senior noles due Total / weighte Total / weighte	2013 2014 2015 2015 2015 2016 2017 2018 2018 2019 2020 d average unsecured fixed rate debt	6.500% 5.750% 6.400% 5.750% 6.250% 6.250% 6.650% 7.500% 5.875% 6.292%	6.693% 5.828% 6.601% 5.790% 6.470% 6.279% 6.768% 7.863% 6.166% 6.458%	\$	190,980 244,655 186,000 250,000 400,000 250,000 250,000 250,000 2,297,315	1/15/2013 2/15/2014 2/15/2015 11/1/2015 8/15/2016 6/15/2017 1/15/2018 11/15/2019	\$ \$ \$	190,980 244,655 186,000 250,000 400,000 250,000 250,000 250,000 250,000 250,000 2,297,315	
Senior notes due Senior notes due Total / weighte Total / weighte	2013 2014 2015 2015 2015 2016 2017 2018 2019 2020 2020 2020 2020 2020 2020 2020	6.500% 5.750% 6.400% 5.750% 6.250% 6.250% 6.650% 7.500% 5.875% 6.292% 5.294%	6.693% 5.828% 6.601% 6.470% 6.470% 6.279% 6.788% 7.863% 6.166% 6.166% 6.458%	\$	190,980 244,655 186,000 250,000 250,000 250,000 250,000 250,000 250,000 250,000 250,000 2,297,315 2,954,315	1/15/2013 2/15/2014 2/15/2015 11/1/2015 8/15/2016 6/15/2017 1/15/2018 11/15/2019	\$	190,980 244,655 186,000 250,000 250,000 250,000 250,000 250,000 250,000 250,000 2,297,315 2,954,315	
Senior noles due Senior noles due Total / weight Total / weight mmary Debt: al / weighted avera; al / weighted avera;	2 2013 2 2014 2 2015 2 2015 2 2015 2 2016 2 2017 2 2018 2 2019 2 2020 ed average unsecured fixed rate debt ed average unsecured debt	6.500% 5.750% 6.400% 5.750% 6.250% 6.250% 6.250% 5.875% 6.292% 5.294% 4.987%	6.693% 5.828% 6.601% 5.790% 6.470% 6.279% 6.768% 6.458% 5.423% 5.315%	\$	190,980 244,655 186,000 250,000 250,000 250,000 250,000 2,297,315 2,954,315 621,229	1/15/2013 2/15/2014 2/15/2015 11/1/2015 8/15/2016 6/15/2017 1/15/2018 11/15/2019	\$	190,980 244,655 186,000 250,000 250,000 250,000 250,000 2,297,315 2,954,315 559,117	

(dollars in thousands)

(1) Indudes the effect of interest rate protection and mark to market accounting for certain mortgages, and discounts on unsecured notes. Excludes effects of offering and transaction costs.

(2) These notes were repaid at maturity in February 2012.

(3) Interest is payable at a spread over LIBOR but has been fixed through December 1, 2016 under a cash flow hedge which sets the rate at approximately 5.66%. No principal

repayment is required until 2013, after which the loan will be amorfized on a 30 year direct reduction basis until maturity. Coupon represents floating interest rate at 12/31/2011.

(4) This loan is callable by the lender in October 2012.

(5) Represents amounts outstanding on CWH's \$750,000 revolving credit facility at 12/31/2011. Interest rate at 12/31/2011.

(6) Represents amounts outstanding on CWH's term loan at 12/31/2011. Interest rate at 12/31/2011. In October 2011, CWH amended its term loan to increase borrowings to \$557,000 and, for \$500,000 of the term loan, extend the maturity date to 12/15/2016. CWH has agreed to repay on 12/16/2012 lenders representing \$57,000 who did not commit to the amended terms.

(7) These notes were prepaid at par in January 2012.

(8) Total debt as of 12/31/2011, net of unamortized premiums and discounts, was \$3,577,331.





DEBT MATURITY SCHEDULE

(dollars in thousands)

			Sche	eduled Principa	l Payı	nents	During Period			
	U	nsecured	l	Jnsecured			Secured			Weighted
	F	loating		Fixed		I	Fixed Rate			Average
Year	Rat	e Debt (1)		Rate Debt			Debt		Total (5)	Interest Rate
2012	\$	57,000	\$	150,680	(2)	\$	14,266	(3)	\$ 221,946	5.7%
2013		-		190,980			6,096		197,076	6.5%
2014		-		244,655			18,187		262,842	5.7%
2015		100,000		436,000			21,920		557,920	5.3%
2016		500,000		400,000			59,768		959,768	4.1%
2017		-		250,000			311,214		561,214	5.9%
2018		-		250,000			5,283		255,283	6.6%
2019		-		125,000			166,359		291,359	6.5%
2020		-		250,000			3,320		253,320	5.9%
2021		-		-			3,530		3,530	6.1%
Thereafter		-		-	_		11,286	_	 11,286	6.0%
Total	\$	657,000	\$	2,297,315	-	\$	621,229	(4)	\$ 3,575,544	5.4%
Percent		18.4%		64.2%			17.4%	=	 100.0%	

(1) Represents amounts outstanding as of 12/31/2011.

(2) These notes were prepaid at par in January 2012.

(3) \$5,404 of this debt was repaid at maturity in February 2012.

(4) Includes \$12,924 of mortgage debt that is callable by the lender in October 2012.

(5) Total debt as of 12/31/2011, net of unamortized premiums and discounts, was \$3,577,331.



LEVERAGE RATIOS, COVERAGE RATIOS AND PUBLIC DEBT COVENANTS

		As of and F	or the Three Months	s Ended	
	12/31/2011	9/30/2011	6/30/2011	3/31/2011	12/31/2010
Leverage Ratios:					
Total debt / total assets	48.0%	47.7%	47.4%	49.4%	48.7%
Total debt / gross book value of real estate assets (1)	46.0%	45.6%	44.4%	46.2%	46.7%
Total debt / gross book value of real estate assets, plus book value of					
equity investments (1)	45.0%	44.6%	43.4%	45.1%	45.5%
Total debt / total book capitalization	50.1%	49.7%	49.3%	51.3%	50.6%
Total debt / total market capitalization	62.8%	60.0%	55.7%	58.5%	58.0%
Secured debt / total assets	8.5%	8.5%	5.5%	5.2%	5.3%
Variable rate debt / total debt	18.4%	17.9%	19.1%	20.3%	17.7%
Variable rate debt / total assets	8.8%	8.5%	9.1%	10.0%	8.6%
Coverage Ratios: EBITDA (2) / interest expense	2.6x	2.7x	2.6x	2.5x	2.6x
EBITDA (2) / interest expense + preferred distributions	2.0x	2.1x	2.1x	2.1x	2.2x
Total debt / annualized EBITDA (2)	6.9x	6.6x	6.6x	6.9x	6.7x
Public Debt Covenants (3):					
Debt / adjusted total assets (maximum 60%)	43.2%	42.2%	41.6%	43.4%	42.7%
Secured debt / adjusted total assets (maximum 40%)	7.6%	7.5%	4.8%	4.6%	4.7%
Consolidated income available for debt service /					
debt service (minimum 1.5x)	2.6x	2.5x	2.6x	2.5x	2.5x
Total unencumbered assets / unsecured debt (minimum 150% / 200%)	247.1%	253.9%	248.8%	235.8%	240.2%

(1) Gross book value of real estate assets is real estate properties, at cost, including acquisition costs and purchase price allocations, less impairment writedowns, if any.

(2) See Exhibit B for calculation of EBITDA and for a reconciliation of those amounts to net income determined in accordance with GAAP.

(3) Adjusted total assets and unencumbered assets includes original cost of real estate assets and excludes depreciation and amortization, accounts receivable, other intangible assets and impairment writedowns, if any. Consolidated income available for debt service is earnings from operations excluding interest expense, depreciation and amortization, taxes, loss on asset impairment and gains and losses on acquisitions and sales of assets and early extinguishment of debt, determined together with debt service on a pro forma basis for the four consecutive fiscal quarters most recently ended.

ACQUISITIONS AND DISPOSITIONS INFORMATION SINCE 1/1/2011

(dollars and sq. ft. in thousands, except per sq. ft. amounts)

1/1/2011	
ACQUISITIONS AND DISPOSITIONS INFORMATION SINCE 1/	
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Acquisitions:								Weighted Average		
		Suburban Office/				Purchase		Remaining		
Date		CBD Office/	Number of		Purchase	Price (1) /	Cap	Lease	Percent	
Acquired	Location	Industrial & Other	Properties	Sq. Ft.	Price (1)	Sq. Ft.	Rate (2)	Term (3)	Leased (4)	Major Tenant
Jan-11	Boca Raton, FL	Suburban Office	3	640	\$ 171,000	\$ 267	9.7%	12.8	100.0%	Office Depot, Inc.
Jan-11	Columbia, SC	Suburban Office	1	115	12,025	105	9.4%	4.8	98.9%	Palmetto Health
Jan-11	Chelmsford, MA	Suburban Office	1	98	10,000	102	9.3%	5.2	100.0%	Comcast Corporation
Feb-11	Montvale, NJ	Suburban Office	1	119	20,600	173	11.1%	6.4	100.0%	Thomson Medical
Mar-11	Phoenix, AZ	CBD Office	4	1,063	136,500	128	8.3%	9.8	91.8%	Pinnacle West Capital Corporation
May-11	Chicago, IL	CBD Office	1	1,070	162,202	152	9.2%	6.6	85.4%	GSA Department of Health & Human Services
Jun-11	Stafford, VA	Suburban Office	4	149	25,725	173	11.0%	1.7	100.0%	Battelle Memorial Institute
Jun-11	Folsom, CA	Suburban Office	4	269	46,300	172	9.1%	3.6	93.1%	Verizon Wireless
Jul-11	Birmingham, AL	CBD Office	1	515	68,500	133	9.7%	8.7	76.0%	Burr & Foreman LLP
Aug-11	Chicago, IL	CBD Office	2	1,511	390,000	258	8.1%	8.1	98.1%	Level 3 Communications
Aug-11	New Orleans, LA	CBD Office	1	1,257	102,000	81	10.7%	4.9	88.2%	Royal Dutch Shell plc
Jan-12	Chicago, IL	CBD Office	1	1,007	150,600	150	8.7%	5.5	94.1%	CNO Financial Group Inc.
	Total / Weighted Average		24	7,813	\$ 1,295,452	\$ 166	9.0%	7.8	92.0%	

Dispositions: Date Sold		Suburban Office/ CBD Office/ Industrial & Ofter	Number of	0- 5	Sale	P	Driginal urchase	Prie	Sale ce (1) /	Pu Pri	riginal Irchase ice (1) /	Sale Price Multiple of Original Purchase		Book ain (Loss)
	Location		Properties	Sq. Ft.	rice (1)	<u></u>	rice (1)		iq. Ft		Sq. Ft	Price		on Sale
Jan-11	Boston, MA	CBD Office	1	99	\$ 28,446	\$	14,492	\$	287	\$	146	2.0x	¢	11,817
Jan-11	Austin, TX	Suburban Office	1	66	7,053		4,588		107		70	1.5x		879
Jan-11	King of Prussia, PA	Suburban Office	1	31	3,949		3,500		127		113	1.1x		573
Jan-11	Greensburg, PA	Industrial & Other	1	235	13,306		7,675		57		33	1.7x		5,279
Jan-11	Manchester, NH	Suburban Office	1	211	25,343		22,000		120		104	1.2x		7,510
Jan-11	Atlanta, GA	Suburban Office	1	95	17,773		11,259		187		119	1.6x		8,942
Feb-11	Adairsville, GA	Industrial & Other	1	101	2,275		4,144		23		41	0.5x		(94)
Sep-11	Phoenix, AZ	Suburban Office	1	97	9,085		10,359		94		107	0.9x		(285)
Sep-11	Fremont, CA	Suburban Office	1	122	18,821		18,924		154		155	1.0x		(225)
Sep-11	Fremont, CA	Suburban Office	1	94	18,253		14,531		194		155	1.3x		4,834
Sep-11	Fremont, CA	Suburban Office	1	76	14,913		11,768		196		155	1.3x		4,072
Sep-11	Waukegan, IL	Suburban Office	1	100	15,064		17,643		151		176	0.9x		171
Sep-11	Waukegan, IL	Suburban Office	1	98	14,980		17,407		153		178	0.9x		73
Sep-11	Roseville, MN	Suburban Office	1	24	1,653		1,817		69		76	0.9x		(844)
Sep-11	Mineola, NY	Suburban Office	1	256	37,224		33,977		145		133	1.1x		3,280
Sep-11	DeWitt, NY	Suburban Office	1	64	6,246		6,651		98		104	0.9x		220
Sep-11	Solon, OH	Industrial & Other	1	107	3,390		3,444		32		32	1.0x		(80)
Sep-11	Plymouth Meeting, PA	Suburban Office	1	92	11,456		8,730		125		95	1.3x		1,732
Sep-11	Fort Washington, PA	Suburban Office	1	65	7,381		8,755		114		135	0.8x		(1,828)
Sep-11	Columbia, SC	Suburban Office	1	115	8,534		12,025		74		105	0.7x		(3,274)
	Total		20	2,148	\$ 265,145	\$	233,689	\$	123	\$	109	1.1x	\$	42,752

(1) Represents the gross contract purchase or sale price and excludes closing costs and purchase price allocations.

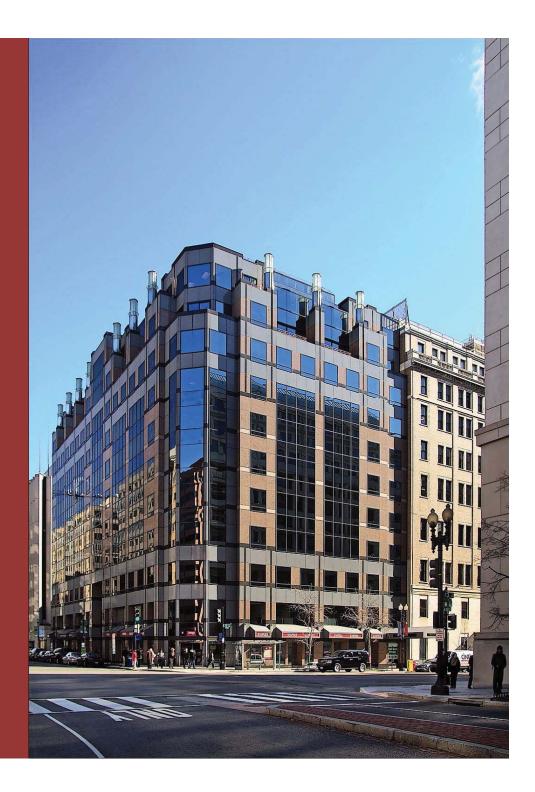
(2) Represents the ratio of the estimated current GAAP based annual rental income less property operating expenses to the Purchase Price on the date of acquisition.

(3) Average remaining lease term based on rental income as of the date acquired.

(4) Percent leased as of the date acquired.

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PORTFOLIO INFORMATION



1250 H Street, Washington DC. Square Feet: 187,684.

PORTFOLIO SUMMARY BY PROPERTY TYPE AND MAJOR MARKET

(sq. ft and dollars in thousands)

	Number of Properties As of December 31, 2011											
		Suburban	Industrial &		% of							
Major Market	CBD Office	Office	Other	Total	Total							
Metro Philadelphia, PA	5	10	-	15	2.9%							
Oahu, HI (1)	-	-	57	57	11.0%							
Metro Chicago, IL	3	6	1	10	1.9%							
Metro Denver, CO	1	6	1	8	1.6%							
Australia	1	-	10	11	2.1%							
Metro Washington, DC	3	16	-	19	3.7%							
Other markets	32	234	130	396	76.8%							
Total	45	272	199	516	100.0%							
% of Total	8.7%	52.7%	38.6%	100.0%								

		Total Square Fee	et As of December 31, 201	1	
		Suburban	Industrial &		% of
Major Market	CBD Office	Office	Other	Total	Total
Metro Philadelphia, PA	4,591	462	-	5,053	7.0%
Oahu, HI	-		17,896	17,896	24.8%
Metro Chicago, IL	2,581	1,164	104	3,849	5.3%
Metro Denver, CO	672	789	553	2,014	2.8%
Australia	314	-	1,442	1,756	2.4%
Metro Washington, DC	428	1,216	-	1,644	2.3%
Other markets	9,233	18,513	12,325	40,071	55.4%
Total	17,819	22,144	32,320	72,283	100.0%
% of Total	24.7%	30.6%	44.7%	100.0%	

		Annualiz	ed Ren	tal Income for the	Three I	Months Ended D	ecemb	er 31, 2011 (2)	
				Suburban	In	dustrial &			% of
Major Market	С	BD Office		Office		Other		Total	Total
Metro Philadelphia, PA	\$	116,102	\$	5,024	\$	-	\$	121,126	12.3%
Oahu, HI		-		-		75,626		75,626	7.7%
Metro Chicago, IL		79,625		29,499		408		109,532	11.2%
Metro Denver, CO		18,155		15,475		8,990		42,620	4.3%
Australia		20,040		-		13,496		33,536	3.4%
Metro Washington, DC		13,357		28,594		-		41,951	4.3%
Other markets		202, 199		288,187		67,347		557,733	56.8%
Total	\$	449,478	\$	366,779	\$	165,867	\$	982,124	100.0%
% of Total		45.8%		37.3%		16.9%		100.0%	

			NOI fo	r the Three Mo	nths Ende	ed December 3	1, 2011	(3)	
			S	uburban	Ind	ustrial &			% of
Major Market	CI	BD Office		Office		Other		Total	Total
Metro Philadelphia, PA	\$	14,997	\$	207	\$	-	\$	15,204	11.3%
Oahu, HI		-		-		14,156		14,156	10.5%
Metro Chicago, IL		10,945		2,923		114		13,982	10.3%
Metro Denver, CO		3,047		2,862		1,232		7,141	5.3%
Australia		4,302		-		2,060		6,362	4.7%
Metro Washington, DC		1,987		3,598		-		5,585	4.1%
Other markets		25,342		36,049		11,303		72,694	53.8%
Total	\$	60,620	\$	45,639	\$	28,865	\$	135,124	100.0%
% of Total		44.9%		33.8%		21.3%		100.0%	

(1) 57 properties in Oahu, HI include nine individual buildings and 219 configuous leasable land parcels and easements.

(2) Annualized rental income is rents pursuant to existing leases as of 12/31/2011, plus estimated expense reimbursements; includes some triple net lease rents and excludes lease value amortization.

(3) See Exhibit A for calculation of NOI and for a reconciliation of those amounts to net income determined in accordance with GAAP.

We define our major markets as markets which currently, or during either of the last two quarters, constitute 5% or more of our leaseable square feet, annualized rental income or NOI. Our major U.S. markets are based on geographic market areas as defined by CoStar, except for our Metro Philadelphia, PA market, which excludes properties located in Central Pennsylvania and Wilmington, DE. Our Oahu, HI market includes all properties located on the island of Oahu. Our Australia market lincides all properties located in Australia.

SAME PROPERTY RESULTS OF OPERATIONS BY PROPERTY TYPE

(dollars and sq. ft in thousands)

<u>Number of Properties:</u> CBD Office Suburban Office Industrial & Other Total	12	37 246 187	12	2/31/2010	12	2/31/2011	12	2/31/2010
CBD Office Suburban Office Industrial & Other		246						
Suburban Office Industrial & Other		246		07				
Industrial & Other				37		35		35
		187		246		238		238
Total				187		180		180
		470		470		453		453
Square Feet:								
CBD Office		12,258		12,258		11,499		11,499
Suburban Office		19,028		19,028		17,961		17,961
Industrial & Other		30,707		30,707		30,708		30,708
Total		61,993		61,993		60,168		60,168
Percent Leased (3):								
CBD Office		86.6%		86.5%		86.3%		86.2%
Suburban Office		75.4%		78.6%		74.3%		77.7%
Industrial & Other		86.6%		88.9%		86.6%		88.9%
Total		83.2%		85.3%		82.9%		85.0%
Rental Income (4):								
CBD Office	\$	75,939	\$	76,496	\$	287,722	\$	285,637
Suburban Office		71,245		75,820		270,358		287,550
Industrial & Other		37,417		40,609		144,579		154,865
Total	\$	184,601	\$	192,925	\$	702,659	\$	728,052
Property Net Operating Income (NOI) (5):								
CBD Office	\$	39,222	\$	39,853	\$	149,465	\$	148,127
Suburban Office		33,563		41,287		132,763		156,185
Industrial & Other		26,307		30,100		99,101		112,220
Total	\$	99,092	\$	111,240	\$	381,329	\$	416,532
NOI % Growth:								
CBD Office		-1.6%				0.9%		
Suburban Office		-18.7%				-15.0%		
Industrial & Other		-12.6%				-11.7%		
Total		-10.9%				-8.5%		
(1) Based on properties owned continuously since 1			perties wit	n 2,881 square fe	et which w	ere reclassified to c	ontinuing	operations
from discontinued operations during the fourth qu (2) Based on properties owned continuously since 1			orfice wit-	0.001 aquat f	u da la hara	*** ****	afiaulas -	norofono f

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discontinued operations during the fourth quarter of 2011.

(3) Percent leased includes (i) space being fitted out for occupancy pursuant to existing leases and (ii) space which is leased but is not occupied or is being offered for sublease by tenants.

(4) Includes some triple net lease rental income.

(5) See Exhibit A for calculation of NOI and for a reconciliation of those amounts to net income determined in accordance with GAAP.

SAME PROPERTY RESULTS OF	F OPERATIONS BY MAJOR MARKET
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			nds)				
As o	fand For the Thr	ee Months	Ended (1)	Year End	ed (2)		
12	/31/2011	12	31/2010	12	/31/2011	12	/31/2010
							15
							57
							5
	8		8		7		7
	-		-		-		
							13
							356
	470		470		453		453
	5,053		5,053		5,053		5,053
	17,896		17,896		17,896		17,896
	636		636		636		636
	2,014		2,014		1,765		1,765
	-		-		-		-
	1,495		1,495		1,377		1,377
	34,899		34,899		33,441		33,441
	61,993		61,993		60,168		60,168
	82.6%		82.3%		82.6%		82.3%
							95.4%
							95.4%
							89.5%
							-%
							83.7%
							79.4%
	83.2%		85.3%		82.9%		85.0%
	~ ~~~		00.054		440.000		440.000
2		3		\$		\$	119,638
							74,150
							13,658
							36,705
							- 34,275
s		s		s		s	449,626 728,052
÷	101,001	÷	102,020	÷	102,000		120,002
\$		\$		\$		\$	59,987
							55,702
							9,607
	7,141						22,753
	5.154						21,830
							246,653
\$	99,092	\$	111,240	\$	381,329	\$	416,532
	1.7%				-0.8%		
	-10.5%				-13.8%		
	-10.9%				-8.5%		
		12/31/2011 15 57 8 - 15 3700 470 5,053 17,886 6,386 2,014 - 1,495 34,899 61,993 61,995	12/31/2011 12 15 57 5 8 - 15 370 - 470 - 5.053 17,896 636 2,014 - - 1.495 34,899 61,993 - 82.6% 94.2% 84.7% - 87.4% - 88.8% - 77.1% 83.2% \$ 29,600 \$ 18,462 2.558 10,765 8.211 - 15.005 \$ \$ 15,204 \$ 15,204 \$ 15,204 \$ 15,204 \$ 15,204 \$ 15,204 \$ 15,204 \$ 99,062 \$ - 1.7% - -6.6% - .10,5% -	15 15 15 15 57 57 5 5 8 8 - - 370 370 470 470 470 470 5.053 5.053 17.896 17.896 636 636 636 636 2.014 2.014 1.495 1.495 34.899 34.899 61.933 61.933 82.6% 82.3% 94.2% 95.4% 84.7% 99.8% -% -% 87.4% 90.8% 87.4% 90.8% 87.4% 90.8% 83.2% 86.3% 83.2% 86.3% 82.600 \$ 29.951 18.462 19.634 2.558 3.640 10.765 11.309 - - - 8.211 8.970	$\begin{array}{c c c c c c c c c c c c c c c c c c c $	$\begin{array}{c c c c c c c c c c c c c c c c c c c $	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$

(2) Based on properties owned continuously since 1/1/2010. Includes 27 properties with 2,881 square feet which were reclassified to continuing operations from discontinued operations during the fourth quarter of 2011.

(3) 57 properties in Oahu, HI include nine individual buildings and 219 configuous leasable land parcels and easements.

(4) Percent leased includes (i) space being fitted out for occupancy pursuant to existing leases and (ii) space which is leased but is not occupied or is being offered for sublease by tenants.

(5) Includes some triple net lease rental income.

(6) See Exhibit A for calculation of NOI and for a reconciliation of those amounts to net income determined in accordance with GAAP.

We define our major markets as markets which currently, or during either of the last two quarters, constitute 5% or more of our leaseable square feet, annualized rental income or NOI. Our major U.S. markets are based on geographic market areas as defined by CoStar, except for our Metro Philadelphia, PA market, which excludes properties located in Central Pennsylvania and Wilmington, DE. Our Oahu, HI market includes all properties located on the island of Oahu. Our Australia market includes all properties located in Australia.



TENANT IMPROVEMENTS, LEASING COSTS AND CAPITAL IMPROVEMENTS

(dollars and sq. ft. in thousands, except per sq. ft. data)

				For	the Thr	ee Months E	nded			
	12	/31/2011	9/	30/2011	6/	30/2011	3/	31/2011	12	/31/2010
Tenant improvements (TI)	\$	21,644	\$	12,547	\$	15,562	\$	9,163	\$	14,807
Leasing costs (LC)		13,839		8,035		5,024		4,841		11,069
Total TI and LC		35,483		20,582		20,586		14,004		25,876
Building improvements (1)		539		4,947		3,701		1,941		10,447
Development, redevelopment and other activities (2)		17,294		7,767		7,915		1,633		8,738
Total capital improvements, including TI and LC	\$	53,316	\$	33,296	\$	32,202	\$	17,578	\$	45,061
Sq. ft. beginning of period (3)		72,287		70,355		68,861		67,744		66,585
Sq. ft. end of period (3)		72,283		72,287		70,355		68,861		67,744
Average sq. ft during period (3)		72,285		71,321		69,608		68,303		67,165
Building improvements per average sq. ft. during period	\$	0.01	\$	0.07	\$	0.05	\$	0.03	\$	0.16

(1) Building improvements generally include construction costs, expenditures to replace obsolete building components and expenditures that extend the useful life of existing assets.

(2) Development, redevelopment and other activities generally include non-recurring expenditures or expenditures that we believe increase the value of our existing properties.

(3) Square feet includes properties held for sale at the end of each period. As of 12/31/2011, there were no properties classified as held for sale.

LEASING SUMMARY (1)

(dollars and sq. ft. in thousands, except per sq. ft. data)

				As of an	nd For th	e Three Months	Ended		
	12	/31/2011	9/:	30/2011	6	/30/2011	3/	/31/2011	12/31/2010
Properties		516		516		513		504	 496
Total sq. ft. (2)		72,283		72,287		69,044		67,550	65,711
Percentage leased		84.6%		84.1%		84.3%		84.3%	85.7%
Leasing Activity (sq. ft.):									
New leases		1,267		429		518		673	613
Renewals		974		1,484		699		762	 1,546
Total		2,241		1,913		1,217		1,435	2,159
% Change in GAAP Rent (3):									
New leases		5%		16%		8%		17%	-7%
Renewals		-5%		-4%		-1%		-3%	-3%
Weighted average		0%		1%		3%		8%	-5%
Capital Commitments (4):									
New leases	\$	32,869	\$	9,544	\$	11,872	\$	10,719	\$ 12,788
Renewals		10,045		19,108		6,571		4,066	8,593
Total	\$	42,914	\$	28,652	\$	18,443	\$	14,785	\$ 21,381
Capital Commitments per Sq. Ft. (4):									
New leases	\$	25.94	\$	22.25	\$	22.92	\$	15.93	\$ 20.86
Renewals	\$	10.31	\$	12.88	\$	9.40	\$	5.34	\$ 5.56
Total	\$	19.15	\$	14.98	\$	15.15	\$	10.30	\$ 9.90
Weighted Average Lease Term by Sq. Ft. (years):									
New leases		7.6		6.5		7.0		5.7	7.2
Renewals		5.9		8.6		5.6		6.4	6.9
Total		6.9		8.1		6.1		6.0	7.0
Capital Commitments per Sq. Ft. per Year:									
New leases	\$	3.41	\$	3.42	\$	3.27	\$	2.79	\$ 2.90
Renewals	\$	1.75	\$	1.50	\$	1.68	\$	0.83	\$ 0.81
Total	\$	2.78	\$	1.85	\$	2.48	\$	1.72	\$ 1.41

(1) Excludes properties classified in discontinued operations during any of the periods presented, except for 27 properties with 2,881 square feet which were reclassified to continuing operations from discontinued operations during the fourth quarter of 2011.

(2) Sq. ft. measurements are subject to modest changes when space is re-measured or re-configured for new tenants.

(3) Percent difference in prior rents charged for same space. Rents include expense reimbursements and exclude lease value amortization.

(4) Represents commitments to tenant improvements (TI) and leasing costs (LC).

The above leasing summary is based on leases executed during the periods indicated.

OCCUPANCY AND LEASING ANALYSIS BY PROPERTY TYPE AND MAJOR MARKET

(dollars and sq. ft. in thousands)

	_		Leases Executed Durir Months Ended 12/31/20	•
	Total Sq. Ft. As of			
Property Type/Market	12/31/2011	New	Renewals	Total
CBD Office	17,819	201	245	446
Suburban Office	22,144	549	506	1,055
Industrial & Other	32,320	517	223	740
Total	72,283	1,267	974	2,241
Metro Philadelphia, PA	5,053	61	9	70
Oahu, HI	17,896	143	26	169
Metro Chicago, IL	3,849	128	-	128
Metro Denver, CO	2,014	42	-	42
Australia	1,756	305	162	467
Metro Washington, DC	1,644	77	20	97
Other markets	40,071	511	757	1,268
Total	72,283	1,267	974	2,241

			:	Sq. Ft. Leased (1)			
	As of	9/30/2011		New and	Acquisitions /	As of	12/31/2011
	9/30/2011	% Leased (2)	Expired	Renewals	(Sales)	12/31/2011	% Leased
CBD Office	15,642	87.8%	(410)	446	-	15,678	88.0%
Suburban Office	17,173	77.5%	(895)	1,055	-	17,333	78.3%
Industrial & Other	27,998	86.6%	(625)	740	-	28,113	87.0%
Total	60,813	84.1%	(1,930)	2,241	<u> </u>	61,124	84.6%
Metro Philadelphia, PA	4,190	82.9%	(86)	70	-	4,174	82.6%
Oahu, HI	16,839	94.1%	(150)	169	-	16,858	94.2%
Metro Chicago, IL	3,419	88.8%	(49)	128	-	3,498	90.9%
Metro Denver, CO	1,758	87.3%	(40)	42	-	1,760	87.4%
Australia	1,669	95.0%	(467)	467	-	1,669	95.0%
Metro Washington, DC	1,398	85.0%	(69)	97	-	1,426	86.7%
Other markets	31,540	78.7%	(1,069)	1,268	-	31,739	79.2%
Total	60,813	84.1%	(1,930)	2,241		61,124	84.6%

(1) Includes 27 properties with 2,881 square feet reclassified to confinuing operations from discontinued operations during the fourth quarter of 2011.

(2) Excludes effects of space remeasurements during the period.



TENANTS REPRESENTING 1% OR MORE OF TOTAL RENT

(sq. ft. in thousands)

			% of Total	% of Annualized Rental	
	Tenant	Sq. Ft. (1)	Sq. Ft. (1)	Income (2)	Expiration
1	Telstra Corporation Limited	311	0.5%	2.0%	2020
2	U.S. Government (3)	653	1.1%	1.9%	2012 to 2031
3	Expedia, Inc.	357	0.6%	1.8%	2018
4	Office Depot, Inc.	651	1.1%	1.8%	2016 and 2023
5	John Wiley & Sons, Inc.	342	0.6%	1.6%	2017
6	PNC Financial Services Group	593	1.0%	1.6%	2012 to 2021
7	Wells Fargo Bank	567	0.9%	1.5%	2012 to 2022
8	GlaxoSmithKline plc	608	1.0%	1.5%	2013
9	Royal Dutch Shell plc	631	1.0%	1.3%	2012 and 2016
10	The Bank of New York Mellon Corp.	393	0.6%	1.1%	2015 to 2021
11	Jones Day (law firm)	403	0.7%	1.1%	2012 and 2026
12	Ballard Spahr Andrews & Ingersoll (law firm)	269	0.4%	1.0%	2012 and 2015
	Total	5,778	9.5%	18.2%	

- (1) Sq. ft. is pursuant to existing leases as of 12/31/2011, and includes (i) space being fitted out for occupancy and (ii) space which is leased but is not occupied or is being offered for sublease.
- (2) Annualized rental income is rents pursuant to existing leases as of 12/31/2011, plus estimated expense reimbursements; includes some triple net lease rents and excludes lease value amortization.
- (3) Including CWH's 21.1% pro rata ownership of GOV as of December 31, 2011, the U.S. Government represents 1,943 sq. ft., or 3.1% of total sq. ft. and 4.9% of total rental income.

THREE YEAR LEASE EXPIRATION SCHEDULE BY PROPERTY TYPE

(dollars and sq. ft in thousands)

	otal as of 2/31/2011	 2012	 2013	 2014	<u>2015 a</u>	and Thereafter
CBD Office:						
Total sq. ft.	17,819					
Leased sq. ft (1)	15,678	1,407	1,587	1,055		11,629
Percent	100.0%	9.0%	10.1%	6.7%		74.2%
Annualized rental income (2)	\$ 449,478	\$ 38,380	\$ 42,198	\$ 29,916	\$	338,984
Percent	100.0%	8.5%	9.4%	6.7%		75.4%
Suburban Office:						
Total sq. ft.	22,144					
Leased sq. ft (1)	17,333	2,872	2,139	1,702		10,620
Percent	100.0%	16.6%	12.3%	9.8%		61.3%
Annualized rental income (2)	\$ 366,779	\$ 62,098	\$ 41,306	\$ 32,616	\$	230,759
Percent	100.0%	16.9%	11.3%	8.9%		62.9%
Industrial & Other:						
Total sq. ft.	32,320					
Leased sq. ft (1)	28,113	2,026	1,942	2,060		22,085
Percent	100.0%	7.2%	6.9%	7.3%		78.6%
Annualized rental income (2)	\$ 165,867	\$ 12,393	\$ 12,365	\$ 15,075	\$	126,034
Percent	100.0%	7.5%	7.4%	9.1%		76.0%
<u>Total:</u>						
Total sq. ft.	72,283					
Leased sq. ft (1)	61,124	6,305	5,668	4,817		44,334
Percent	100.0%	10.3%	9.3%	7.9%		72.5%
Annualized rental income (2)	\$ 982,124	\$ 112,871	\$ 95,869	\$ 77,607	\$	695,777
Percent	100.0%	11.5%	9.8%	7.9%		70.8%

(1) Sq. ft. is pursuant to existing leases as of 12/31/2011 and includes (i) space being fitted out for occupancy and (ii) space which is leased but is not occupied or is being offered for sublease.

(2) Annualized rental income is rents pursuant to existing leases as of 12/31/2011, plus estimated expense reimbursements; includes some triple net lease rents and excludes lease value amortization.



THREE YEAR LEASE EXPIRATION SCHEDULE BY MAJOR MARKET

(dollars and sq. ft. in thousands)

		Fotal as of 2/31/2011		2012		2013		2014	201E ~	nd Thoroca
Metro Philadelphia, PA:	1	2/31/2011		2012		2013		2014	2013 8	nd Thereafte
Total sq. ft.		5.053								
Leased sq. ft. (1)		4,174		358		727		165		2,924
Percent		100.0%		8.6%		17.4%		4.0%		70.0%
Annualized rental income (2)	\$	121.126	\$	10.814	\$	18.653	\$	4.391	\$	87.268
Percent	Ŷ	100.0%	÷	8.9%	Ť	15.4%	Ŷ	3.6%	÷	72.1%
Oahu, HI:										,
Total sq. ft.		17,896								
Leased sq. ft. (1)		16,858		1,166		520		117		15,055
Percent		100.0%		6.9%		3.1%		0.7%		89.3%
Annualized rental income (2)	\$	75,626	\$	5,457	\$	3,969	\$	575	\$	65,625
Percent		100.0%		7.2%		5.2%		0.8%		86.8%
Metro Chicago, IL:										
Total sq. ft.		3,849								
Leased sq. ft. (1)		3,498		396		103		144		2,855
Percent		100.0%		11.3%		2.9%		4.1%		81.79
Annualized rental income (2)	\$	109,532	\$	13,558	\$	3,322	\$	4,156	\$	88,496
Percent		100.0%		12.4%		3.0%		3.8%		80.8%
Metro Denver, CO:										
Total sq. ft.		2,014								
Leased sq. ft. (1)		1,760		342		130		85		1,203
Percent		100.0%		19.4%		7.4%		4.8%		68.4%
Annualized rental income (2)	\$	42,620	\$	6,734	\$	4,191	\$	2,812	\$	28,883
Percent		100.0%		15.8%		9.8%		6.6%		67.8%
Australia:										
Total sq. ft.		1,756								
Leased sq. ft. (1)		1,669		90		175		173		1,231
Percent		100.0%		5.4%		10.5%		10.4%		73.7%
Annualized rental income (2)	\$	33,536	\$	925	\$	1,822	\$	1,439	\$	29,350
Percent		100.0%		2.8%		5.4%		4.3%		87.5%
Metro Washington, DC:										
Total sq. ft.		1,644								
Leased sq. ft. (1)		1,426		451		237		93		645
Percent		100.0%		31.6%		16.6%		6.5%		45.3%
Annualized rental income (2)	\$	41,951	\$	16,220	\$	6,673	\$	2,576	\$	16,482
Percent		100.0%		38.7%		15.9%		6.1%		39.3%
Other markets:										
Total sq. ft.		40,071								
Leased sq. ft. (1)		31,739		3,502		3,776		4,040		20,421
Percent		100.0%		11.0%		11.9%		12.7%		64.4%
Annualized rental income (2)	\$	557,733	\$	59,163	\$	57,239	\$	61,658	\$	379,673
Percent		100.0%		10.6%		10.3%		11.1%		68.0%
Total:										
Total sq. ft.		72,283								
Leased sq. ft. (1)		61,124		6,305		5,668		4,817		44,334
Percent		100.0%		10.3%		9.3%		7.9%		72.5%
Annualized rental income (2)	\$	982,124	\$	112,871	\$	95,869	\$	77,607	\$	695,777
Percent		100.0%		11.5%		9.8%		7.9%		70.8%

(1) Sq. ft. is pursuant b existing leases as of 12/31/2011 and includes (i) space being fitted out for occupancy and (ii) space which is leased but is not occupied or is being offered for sublease.

(2) Annualized rental income is rents pursuant to existing leases as of 12/31/2011, plus estimated expense reimbursements; includes some triple net lease rents and excludes lease value amortization.

We define our major markets as markets which currently, or during either of the last two quarters, constitute 5% or more of our leaseable square feet, annualized rental income or NOI. Our major U.S. markets are based on geographic market areas as defined by CoStar, except for our Metro Philadelphia, PA market, which excludes Central Pennsylvania and Wilmington, DE. Our Oahu, HI market includes all properties located on the island of Oahu. Our Australia market includes all properties located in Australia.

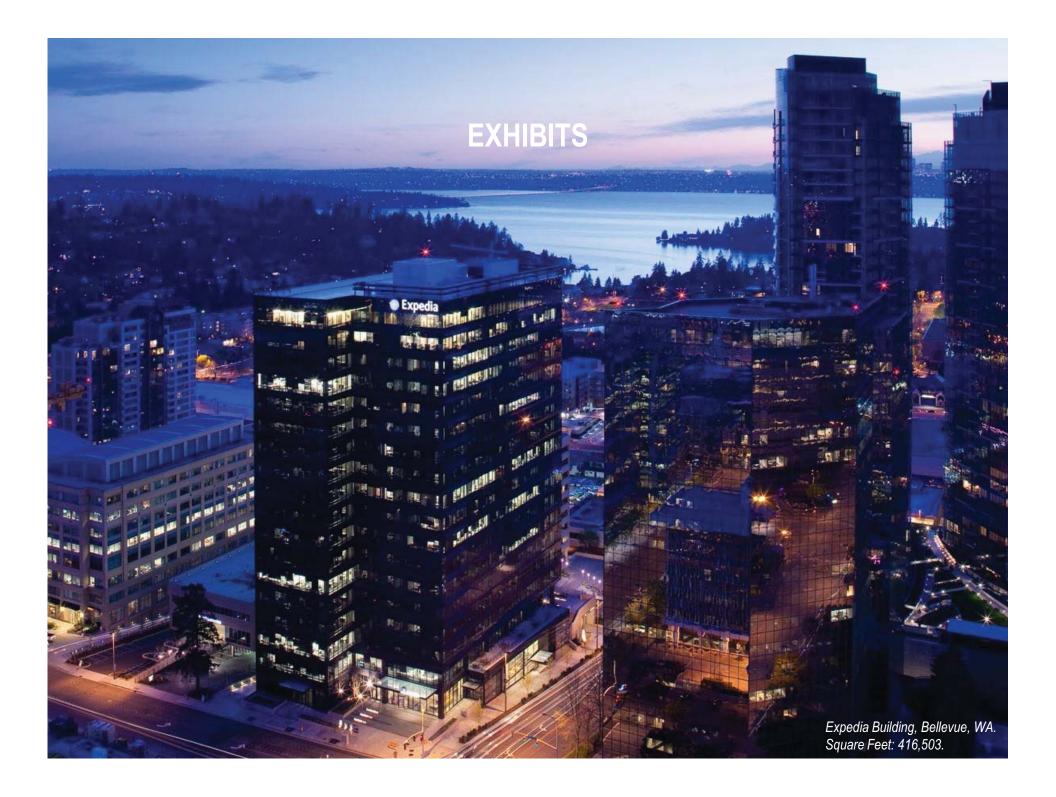


(dollars and sq. ft. in thousands)

	Sq. Ft. Expiring (1)	% of Sq. Ft Expiring	Cumulative % of Sq. Ft Expiring	Annualized Rental Income Expiring (2)	% of Annualized Rental Income Expiring	Cumulative % of Annualized Rental Income Expiring
2012	6,305	10.3%	10.3%	\$ 112,871	11.5%	11.5%
2013	5,668	9.3%	19.6%	95,869	9.8%	21.3%
2014	4,817	7.9%	27.5%	77,607	7.9%	29.2%
2015	4,827	7.9%	35.4%	106,329	10.8%	40.0%
2016	6,436	10.5%	45.9%	102,148	10.4%	50.4%
2017	3,355	5.5%	51.4%	87,896	8.9%	59.3%
2018	3,447	5.6%	57.0%	73,101	7.5%	66.8%
2019	3,723	6.1%	63.1%	45,276	4.6%	71.4%
2020	2,839	4.6%	67.7%	74,140	7.5%	78.9%
2021	2,176	3.6%	71.3%	37,313	3.8%	82.7%
Thereafter	17,531	28.7%	100.0%	169,574	17.3%	100.0%
Total	61,124	100.0%		\$ 982,124	100.0%	
Weighted average remaining						
lease term (in years)	7.9			6.2		

(1) Sq. ft is pursuant to existing leases as of 12/31/2011 and includes (i) space being fitted out for occupancy and (ii) space which is leased but is not occupied or is being offered for sublease.

(2) Annualized rental income is rents pursuant to existing leases as of 12/31/2011, plus estimated expense reimbursements; includes some triple net lease rents and excludes lease value amortization.



CALCULATION OF PROPERTY NET OPERATING INCOME (NOI)

(amounts in thousands)

		For the Three	Months	Ended		For the Y	ear Ended		
	1	2/31/2011	1	2/31/2010	1	2/31/2011	12	2/31/2010	
Calculation of NOI (1):									
Rental income	\$	241,552	\$	200,645	\$	911,948	\$	782,463	
Operating expenses		(106,428)		(85,235)		(392,131)		(333,049	
Property net operating income (NOI)	\$	135,124	\$	115,410	\$	519,817	\$	449,414	
Reconciliation of NOI to Net Income:									
Property NOI	\$	135,124	\$	115,410	\$	519,817	\$	449,414	
Depreciation and amortization		(59,616)		(72,608)		(218,688)		(207,205	
General and administrative		(12,483)		(10,940)		(46,758)		(39,737	
Loss on asset impairment		(1,108)		(106,249)		(10,355)		(127,740	
Acquisition related costs		(351)		(18,588)		(10,073)		(21,553	
Operating income (loss)		61,566		(92,975)		233,943		53,179	
Interest and other income		323		924		1,718		2,999	
Interest expense		(49,987)		(45,926)		(195,024)		(179,642	
Loss on early extinguishment of debt		(345)		-		(35)		(796	
Equity in earnings of investees		2,987		1,821		11,377		8,464	
Gain on issuance of shares by an equity investee		-		-		11,177		34,808	
Gain on asset acquisition		-		20,392		-		20,392	
Income (loss) from continuing operations before income tax expense		14,544		(115,764)		63,156		(60,596	
Income tax expense		(604)		(221)		(1,347)		(550	
Income (loss) from continuing operations		13,940		(115,985)		61,809		(61,146	
Discontinued operations:									
(Loss) income from discontinued operations		(246)		6,613		5,423		26,223	
Loss on asset impairment from discontinued operations		-		(1,524)		-		(1,524	
Loss on early extinghishment of debt from discontinued operations		-		-		-		(248	
Net gain on sale of properties from discontinued operations		1,179		133,200		42,752		137,768	
Income before gain on sale of properties		14,873		22,304		109,984		101,073	
Gain on sale of properties		-		-		-		34,336	
Netincome	\$	14,873	\$	22,304	\$	109,984	\$	135,409	

(1) Excludes properties classified in discontinued operations.

We calculate NOI as shown above. We define NOI as rental income from real estate less our property operating expenses. We consider NOI to be an appropriate supplemental measure to net income because it helps both investors and management to understand the operations of our properties. We use NOI internally to evaluate individual, regional and company wide property level performance and believe NOI provides useful information to investors regarding our results of operations because it reflects only those income and expense items that are incurred at the property level and may facilitate comparisons of our operating performance between periods. The calculation of NOI excludes certain components from net income in order to provide results that are more closely related to our properties' results of operations. This measure does not represent components from net income in order to provide results that are more closely related to our properties' results of operations, net income, net income available for common shareholders or cash generated by operating activities in accordance with GAAP, and should not be considered as an alternative to net income, net income or liquidity, nor is this measure necessarily indicative of sufficient cash flow to fund all of our needs. We believe that this data may facilitate an understanding of our consolidated historical operating results. This measure should be considered in conjunction with net income available for common shareholders and cash flow from operating activities as presented in our Consolidated Statements of Income and conjunction with net income available for common shareholders and cash flow from operating activities as presented in our Consolidated Statements of Income and Consolidated Statements of Cash Flows. Other REITs and real estate companies may calculate NOI differently than we do.





CALCULATION OF EBITDA

(amounts in	thousands)
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			For the Three	Months	Ended		For the Y	ear Ended	
		12	12/31/2011		2/31/2010	12	2/31/2011	12	2/31/2010
Netin	come	\$	14,873	\$	22,304	\$	109,984	\$	135,409
Plus:	interest expense from continuing operations		49,987		45,926		195,024		179,642
Plus:	interest expense from discontinued operations		-		1		-		3,791
Plus:	income tax expense		604		221		1,347		550
Plus:	depreciation and amortization from continuing operations		59,616		72,608		218,688		207,205
Plus:	depreciation and amortization from discontinued operations		-		2,920		4,467		16,323
Plus:	EBITDA from investees		6,275		5,319		23,557		19,519
Plus:	loss on asset impairment from continuing operations		1,108		106,249		10,355		127,740
Plus:	loss on asset impairment from discontinued operations		-		1,524		-		1,524
Plus:	acquisition related costs from continuing operations		351		18,588		10,073		21,553
Plus:	acquisition related costs from discontinued operations		(19)		-		129		7
Plus:	loss on early extinguishment of debt from continuing operations		345		-		35		796
Plus:	loss on early extinguishment of debt from discontinued operations		-		-		-		248
Less:	gain on sale of properties		-		-		-		(34,336)
Less:	net gain on sale of properties from discontinued operations		(1,179)		(133,200)		(42,752)		(137,768)
Less:	gain on asset acquisition		-		(20,392)		-		(20,392)
Less:	equity in earnings of investees		(2,987)		(1,821)		(11,377)		(8,464)
Less:	gain on issuance of shares by an equity investee		-		-		(11,177)		(34,808)
EBITE)A	\$	128,974	\$	120,247	\$	508,353	\$	478,539

We calculate EBITDA as shown above. We consider EBITDA to be an appropriate measure of our performance, along with net income and cash flow from operating, investing and financing activities. We believe EBITDA provides useful information to investors because by excluding the effects of certain historical amounts, such as interest, depreciation and amortization expense, EBITDA can facilitate a comparison of current operating performance with our past operating performance. EBITDA does not represent cash generated by operating activities in accordance with GAAP and should not be considered an alternative to net income or cash flow from operating activities as a measure of financial performance or liquidity. This measure should be considered in conjunction with net income, net income available for common shareholders and cash flow from operating activities as presented in our Consolidated Statements of Income and Consolidated Statements of Cash Flows. Other REITs and real estate companies may calculate EBITDA differently than we do.

EXHIBIT B

CALCULATION OF FUNDS FROM OPERATIONS (FFO) AND NORMALIZED FFO

(amounts in thousands, except per share data)

			For the Three Months Ended			For the Year Ended				
		12/31/2011 12/31/2010				1:	2/31/2011	1	12/31/2010	
Calculation of FFO:				-		-				
Netinc	ome	\$	14,873	\$	22,304	\$	109,984	\$	135,409	
Plus:	depreciation and amortization from continuing operations		59,616		72,608		218,688		207,205	
Plus:	depreciation and amortization from discontinued operations		-		2,920		4,467		16,323	
Plus:	loss on asset impairment from continuing operations		1,108		106,249		10,355		127,740	
Plus:	loss on asset impairment from discontinued operations		-		1,524		-		1,524	
Plus:	FFO from investees		5,419		3,517		19,895		14,819	
Less:	gain on sale of properties		-		-		-		(34,336)	
Less:	net gain on sale of properties from discontinued operations		(1,179)		(133,200)		(42,752)		(137,768)	
Less:	gain on asset acquisition		-		(20,392)		-		(20,392)	
Less:	equity in earnings of investees		(2,987)		(1,821)		(11,377)		(8,464)	
FFO			76,850		53,709		309,260		302,060	
Less:	preferred distributions		(13,823)		(9,732)		(46,985)		(47,733)	
FFO a	vailable for common shareholders	\$	63,027	\$	43,977	\$	262,275	\$	254,327	
Calcul	ation of Normalized FFO:									
FFO		\$	76,850	\$	53,709	\$	309,260	\$	302,060	
Plus:	acquisition related costs from continuing operations		351		18,588		10,073		21,553	
Plus:	acquisition related costs from discontinued operations		(19)		-		129		7	
Plus:	normalized FFO from investees		5,559		4,763		20,734		17,410	
Plus:	loss on early extinguishment of debt from continuing operations		345		-		35		796	
Plus:	loss on early extinguishment of debt from discontinued operations		-		-		-		248	
Less:	early extinguishment of debt settled in cash		-		-		(232)		-	
Plus:	average minimum rent from direct financing lease		329		-		1,097		-	
Less:	FFO from investees		(5,419)		(3,517)		(19,895)		(14,819)	
Less:	interest earned from direct financing lease		(412)		-		(1,448)		-	
Less:	gain on issuance of shares by an equity investee		-		-		(11,177)		(34,808)	
Norma	ized FFO		77,584		73,543		308,576		292,447	
Less:	preferred distributions		(13,823)		(9,732)		(46,985)		(47,733)	
Norma	ized FFO available for common shareholders	\$	63,761	\$	63,811	\$	261,591	\$	244,714	
Weight	ed average common shares outstanding basic		83,722		72,139		77,428		64,703	
Weight	ed average common shares outstanding diluted (1)		91,020		79,437		84,726		72,001	
FFO a	vailable for common shareholders per share basic	\$	0.75	\$	0.61	\$	3.39	\$	3.93	
FFO a	vailable for common shareholders per share diluted (1)	\$	0.75	\$	0.61	\$	3.39	\$	3.87	
Norma	ized FFO available for common shareholders per share basic	\$	0.76	\$	0.88	\$	3.38	\$	3.78	
Norma	ized FFO available for common shareholders per share diluted (1)	\$	0.76	\$	0.88	\$	3.38	\$	3.74	

(1) At 12/31/2011, we had 15,180 series D preferred shares outstanding that were convertible into 7,298 common shares. See Exhibit E for calculations of diluted FFO available for common shareholders, diluted Normalized FFO available for common shareholders and weighted average common shares outstanding.

We calculate FFO and Normalized FFO as shown above. FFO is calculated on the basis defined by The National Association of Real Estate Investment Trusts, or NAREIT, which is net income, calculated in accordance with GAAP, excluding gain or loss on sale of properties, plus real estate depreciation and amortization, loss on asset impairment and FFO from equity investees. Our calculation of Normalized FFO differs from NAREIT's definition of FFO because we exclude acquisition related costs, gains from issuance of shares by equity investees, gain and loss on early extinguishment of debt unless settled in cash, the difference between average minimum rent and interest earned from direct financing lease and the difference between FFO and Normalized FFO from equity investees. We consider FFO and Normalized FFO to be appropriate measures of performance for a REIT, along with net income and cash flow from operating, investing and financing activities. We believe that FFO and Normalized FFO provide useful information to investors because by excluding the effects of certain historical amounts, such as depreciation expense, FFO and Normalized FFO can facilitate a comparison of operating performances between periods. FFO and Normalized FFO are among the factors considered by our Board of Trustees when determining the amount of distributions to our shareholders. Other factors include, but are not limited to, requirements to maintain our status as a REIT, limitations in our revolving credit facility, term loan agreement and public debt covenants, the availability of debt and equity capital to us and our expectation of our future capital requirements and operating performance. FFO and Normalized FFO do not represent cash generated by operating activities in accordance with GAAP and should not be considered as alternatives to net income or cash flow from operating activities, determined in accordance with GAAP, or as indicators of our financial performance or liquidity, nor are FFO and Normalized FFO necessarily indicative of sufficient cash flow to fund all of our needs. We believe FFO and Normalized FFO may facilitate an understanding of our consolidated historical operating results. These measures should be considered in conjunction with net income, net income available for common shareholders and cash flow from operating activities as presented in our Consolidated Statements of Income and Consolidated Statements of Cash Flows. Other REITs and real estate companies may calculate FFO and Normalized FFO differently than we do.



EXHIBIT C



CALCULATION OF CASH AVAILABLE FOR DISTRIBUTION (CAD)

(amounts in thousands, except per share data)

		For the Three Months Ended		For the Year Ended				EXHIBIT D			
		12	/31/2011	12	2/31/2010	12	2/31/2011	12	2/31/2010		
Norma	ized FFO available for common shareholders	\$	63,761	\$	63,811	\$	261,591	\$	244,714		
Plus:	lease value amortization from continuing operations		2,856		2,116		8,239		6,895		
Plus:	lease value amortization from discontinued operations		-		121		241		553		
Plus:	amortization of prepaid interest and debt discounts from continuing operations		1,476		1,890		6,943		7,150		
Plus:	amortization of prepaid interest and debt discounts from discontinued operations		-		-		-		384		
Plus:	distributions from investees		4,179		4,080		16,617		16,119		
Plus:	non-cash general and administrative expenses paid in common shares (1)		251		256		1,139		1,034		
Plus:	minimum cash rent from direct financing lease		2,025		-		6,704		-		
Less:	average minimum rent from direct financing lease		(329)		-		(1,097)		-		
Less:	straight-line rent from continuing operations		(7,651)		(4,019)		(30,810)		(11,238)		
Less:	straight-line rent from discontinued operations		-		(118)		(664)		(962)		
Less:	building improvements		(539)		(10,447)		(11,128)		(15,068)		
Less:	total TI and LC		(35,483)		(25,876)		(90,655)		(65,742)		
Less:	Normalized FFO from investees		(5,559)		(4,763)		(20,734)		(17,410)		
CAD		\$	24,987	\$	27,051	\$	146,386	\$	166,429		
Weight	ed average common shares outstanding basic		83,722		72,139		77,428		64,703		
, orgine			00,122		,		,.20		0 1,1 00		
CAD p	er share	\$	0.30	\$	0.37	\$	1.89	\$	2.57		

(1) Represents the amortized value of shares issued during the year to Trustees and officers of CWH, and RMR employees, under CWH's equity compensation plan.

We calculate CAD as shown above. We consider CAD to be an appropriate measure of our performance, along with net income and cash flow from operating, investing and financing activities. We believe CAD provides useful information to investors because CAD can facilitate a comparison of cash based operating performance between periods. CAD does not represent cash generated by operating activities in accordance with GAAP and should not be considered as an alternative to net income or cash flow from operating activities as a measure of financial performance or liquidity. This measure should be considered in conjunction with net income, net income available for common shareholders and cash flow from operating activities as presented in our Consolidated Statements of Income and Consolidated Statements of Cash Flows. Other REITs and real estate companies may calculate CAD differently than we do.

CALCULATION OF DILUTED NET INCOME, FFO, NORMALIZED FFO AND WEIGHTED **AVERAGE COMMON SHARES OUTSTANDING**

(amounts in thousands)

	For the Three Months Ended					For the Year Ended					
	12	/31/2011	2011 12/31/2010		12	2/31/2011	12/31/2010				
Netincome available for common shareholders	\$	1,050	\$	6,651	\$	62,999	\$	81,755			
Add Series D convertible preferred distributions (1)		6,167		6,167		24,668		24,668			
Net income available for common shareholders diluted	\$	7,217	\$	12,818	\$	87,667	\$	106,423			
FFO available for common shareholders (2)	\$	63,027	\$	43,977	\$	262,275	\$	254,327			
Add Series D convertible preferred distributions (1)		6,167		6,167		24,668		24,668			
FFO available for common shareholders diluted	\$	69,194	\$	50,144	\$	286,943	\$	278,995			
Normalized FFO available for common shareholders (2)	\$	63,761	\$	63,811	\$	261,591	\$	244,714			
Add Series D convertible preferred distributions (1)		6,167		6,167		24,668		24,668			
Normalized FFO available for common shareholders diluted	\$	69,928	\$	69,978	\$	286,259	\$	269,382			
Weighted average common shares outstanding basic		83,722		72,139		77,428		64,703			
Effect of dilutive Series D preferred shares (1)		7,298		7,298		7,298		7,298			
Weighted average common shares outstanding diluted		91,020		79,437		84,726		72,001			
		0.,020		,		01,120		,001			

(1) As of 12/31/2011, we had 15,180 series D preferred shares outstanding that were convertible into 7,298 common shares.

(2) See Exhibit C for calculation of FFO available for common shareholders and Normalized FFO available for common shareholders and for a reconciliation of those amounts to net income determined in accordance with GAAP.



EXHIBIT E