

Government Properties Income Trust

Stevens Center , Richland, WA
Square Feet: 140,152
Tenant: U.S. Department of Energy



GOV
LISTED
NYSE

Third Quarter 2015
Supplemental Operating and Financial Data

All amounts in this report are unaudited.

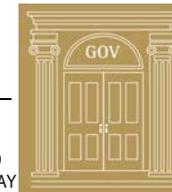


TABLE OF CONTENTS



	PAGE/EXHIBIT
CORPORATE INFORMATION	
Company Profile	6
Investor Information	7
Research Coverage	8
FINANCIAL INFORMATION	
Key Financial Data	10
Condensed Consolidated Balance Sheets	12
Condensed Consolidated Statements of Income	13
Condensed Consolidated Statements of Cash Flows	14
Debt Summary	15
Debt Maturity Schedule	16
Leverage Ratios, Coverage Ratios and Public Debt Covenants	17
Summary of Capital Expenditures	18
Property Acquisition and Disposition Information Since 1/1/2015	19
PORTFOLIO INFORMATION	
Portfolio Summary	21
Summary Consolidated and Same Property Results	22
Occupancy and Leasing Summary	24
Leasing Analysis by Tenant Type	25
Tenant List	26
Lease Expiration Schedule	27
EXHIBITS	
Calculation of Property Net Operating Income (NOI) and Cash Basis NOI	A
Calculation of EBITDA and Adjusted EBITDA	B
Calculation of Funds from Operations (FFO) and Normalized FFO	C
Non-GAAP Financial Measures Definitions	D
Property Detail	E

WARNING CONCERNING FORWARD LOOKING STATEMENTS



THIS PRESENTATION OF SUPPLEMENTAL OPERATING AND FINANCIAL DATA CONTAINS STATEMENTS THAT 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:

- OUR ACQUISITIONS AND SALES OF PROPERTIES,
- OUR ABILITY TO COMPETE FOR ACQUISITIONS AND TENANCIES EFFECTIVELY,
- THE LIKELIHOOD THAT OUR TENANTS WILL PAY RENT, RENEW LEASES, ENTER INTO NEW LEASES, NOT EXERCISE EARLY TERMINATION OPTIONS PURSUANT TO THEIR LEASES OR BE AFFECTED BY CYCLICAL ECONOMIC CONDITIONS OR GOVERNMENT BUDGET CONSTRAINTS,
- OUR ABILITY TO PAY DISTRIBUTIONS TO OUR SHAREHOLDERS AND THE AMOUNT OF SUCH DISTRIBUTIONS,
- OUR EXPECTATION THAT WE WILL BENEFIT FINANCIALLY FROM OUR OWNERSHIP INTEREST IN SELECT INCOME REIT, OR SIR,
- OUR POLICIES AND PLANS REGARDING INVESTMENTS AND FINANCINGS,
- THE FUTURE AVAILABILITY OF BORROWINGS UNDER OUR REVOLVING CREDIT FACILITY,
- OUR EXPECTATION THAT THERE WILL BE OPPORTUNITIES FOR US TO ACQUIRE, AND THAT WE WILL ACQUIRE, ADDITIONAL PROPERTIES THAT ARE MAJORITY LEASED TO GOVERNMENT TENANTS,
- OUR EXPECTATIONS REGARDING DEMAND FOR LEASED SPACE BY THE U.S. GOVERNMENT AND STATE AND LOCAL GOVERNMENTS,
- OUR ABILITY TO RAISE EQUITY OR DEBT CAPITAL,
- OUR ABILITY TO PAY INTEREST ON AND PRINCIPAL OF OUR DEBT,
- OUR ABILITY TO APPROPRIATELY BALANCE OUR DEBT AND EQUITY CAPITAL,
- OUR CREDIT RATINGS,
- THE CREDIT QUALITIES OF OUR TENANTS,
- OUR TAX STATUS AS A REAL ESTATE INVESTMENT TRUST, OR REIT, AND
- OTHER MATTERS.

OUR ACTUAL RESULTS MAY DIFFER MATERIALLY FROM THOSE CONTAINED IN OR IMPLIED BY 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, OR FFO, NORMALIZED FUNDS FROM OPERATIONS, OR NORMALIZED FFO, NET OPERATING INCOME, OR NOI, CASH BASIS NOI, EARNINGS BEFORE INTEREST, TAXES, DEPRECIATION AND AMORTIZATION, OR EBITDA, EBITDA AS ADJUSTED, OR ADJUSTED EBITDA, 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, PARTICULARLY WITH RESPECT TO THOSE MARKETS IN WHICH OUR PROPERTIES ARE LOCATED AND WITH RESPECT TO GOVERNMENT LEASED PROPERTIES,
- THE IMPACT OF CHANGES IN THE REAL ESTATE NEEDS AND FINANCIAL CONDITIONS OF THE U.S. GOVERNMENT AND STATE AND LOCAL GOVERNMENTS,
- COMPLIANCE WITH, AND CHANGES TO, FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS, ACCOUNTING RULES, TAX LAWS AND SIMILAR MATTERS,
- ACTUAL AND POTENTIAL CONFLICTS OF INTEREST WITH OUR MANAGING TRUSTEES, THE RMR GROUP LLC (FORMERLY KNOWN AS REIT MANAGEMENT & RESEARCH LLC), OR RMR LLC, THE RMR GROUP INC. (FORMERLY KNOWN AS REIT MANAGEMENT & RESEARCH INC.), OR RMR INC., SIR, AIC AND THEIR RELATED PERSONS AND ENTITIES,
- 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:

- OUR ABILITY TO MAKE PAYMENTS OF PRINCIPAL AND INTEREST ON OUR INDEBTEDNESS AND TO MAKE FUTURE DISTRIBUTIONS TO OUR SHAREHOLDERS DEPENDS UPON A NUMBER OF FACTORS, INCLUDING OUR FUTURE EARNINGS, THE CAPITAL COSTS WE INCUR TO LEASE OUR PROPERTIES AND OUR RECEIPT OF DISTRIBUTIONS FROM SIR. WE MAY BE UNABLE TO PAY OUR DEBT OBLIGATIONS OR TO MAINTAIN OUR CURRENT RATE OF DISTRIBUTIONS ON OUR COMMON SHARES AND FUTURE DISTRIBUTIONS MAY BE REDUCED OR ELIMINATED,
- OUR ABILITY TO GROW OUR BUSINESS AND INCREASE DISTRIBUTIONS TO OUR SHAREHOLDERS DEPENDS IN LARGE PART UPON OUR ABILITY TO BUY PROPERTIES AND LEASE THEM FOR RENTS, LESS PROPERTY OPERATING EXPENSES, THAT 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 OBTAIN NEW TENANTS TO MAINTAIN OR INCREASE THE HISTORICAL OCCUPANCY RATES OF, OR RENTS FROM, OUR PROPERTIES,
- SOME GOVERNMENT TENANTS MAY EXERCISE THEIR RIGHTS TO VACATE THEIR SPACE BEFORE THE STATED EXPIRATION OF THEIR LEASES, AND WE MAY BE UNABLE TO OBTAIN NEW TENANTS TO MAINTAIN THE HISTORICAL OCCUPANCY RATES OF, OR RENTS FROM, OUR PROPERTIES,
- RENTS THAT WE CAN CHARGE AT OUR PROPERTIES MAY DECLINE BECAUSE OF CHANGING MARKET CONDITIONS OR OTHERWISE,
- CONTINGENCIES IN OUR PENDING AND FUTURE ACQUISITION AND SALE AGREEMENTS MAY NOT BE SATISFIED AND OUR PENDING ACQUISITIONS AND SALES MAY NOT OCCUR, MAY BE DELAYED OR THE TERMS OF SUCH TRANSACTIONS MAY CHANGE,
- WE ARE MARKETING TWO OFFICE PROPERTIES WITH AN AGGREGATE NET BOOK VALUE OF \$15.4 MILLION FOR SALE. WE MAY ELECT NOT TO SELL THESE PROPERTIES AND THERE CAN BE NO ASSURANCE THAT WE WILL COMPLETE A SALE OF EITHER OF THESE PROPERTIES OR THAT ANY SUCH SALE WOULD REALIZE NET PROCEEDS IN AN AMOUNT AT LEAST EQUAL TO OUR BOOK VALUES OF THESE PROPERTIES,
- CONTINUED AVAILABILITY OF BORROWINGS UNDER OUR UNSECURED REVOLVING CREDIT FACILITY IS SUBJECT TO OUR SATISFYING CERTAIN FINANCIAL COVENANTS AND MEETING OTHER CUSTOMARY CREDIT FACILITY CONDITIONS THAT WE MAY BE UNABLE TO SATISFY,
- ACTUAL COSTS UNDER OUR REVOLVING CREDIT FACILITY AND OTHER FLOATING RATE CREDIT FACILITIES WILL BE HIGHER THAN LIBOR PLUS A PREMIUM BECAUSE OF OTHER FEES AND EXPENSES ASSOCIATED WITH SUCH FACILITIES,
- WE MAY BE UNABLE TO REPAY OUR DEBT OBLIGATIONS WHEN THEY BECOME DUE,
- THE MAXIMUM BORROWING AVAILABILITY UNDER OUR REVOLVING CREDIT FACILITY AND TERM LOANS MAY BE INCREASED TO UP TO \$2.5 BILLION ON A COMBINED BASIS IN CERTAIN CIRCUMSTANCES; HOWEVER, INCREASING THE MAXIMUM BORROWING AVAILABILITY UNDER OUR REVOLVING CREDIT FACILITY AND TERM LOANS IS SUBJECT TO OUR OBTAINING ADDITIONAL COMMITMENTS FROM LENDERS, WHICH MAY NOT OCCUR,
- WE HAVE THE OPTION TO EXTEND THE MATURITY DATE OF OUR REVOLVING CREDIT FACILITY UPON PAYMENT OF A FEE AND MEETING CERTAIN OTHER CONDITIONS. HOWEVER, THE APPLICABLE CONDITIONS MAY NOT BE MET,
- WE BELIEVE THAT OUR RELATIONSHIPS WITH OUR RELATED PARTIES, INCLUDING RMR LLC, RMR INC., SIR, AIC AND OTHERS AFFILIATED WITH THEM MAY BENEFIT US AND PROVIDE US WITH COMPETITIVE ADVANTAGES IN OPERATING AND GROWING OUR BUSINESS. IN FACT, THE ADVANTAGES WE BELIEVE WE MAY REALIZE FROM THESE RELATIONSHIPS MAY NOT MATERIALIZE,
- THE MARGINS USED TO DETERMINE THE INTEREST RATE PAYABLE ON OUR REVOLVING CREDIT FACILITY AND TERM LOANS AND THE FACILITY FEE PAYABLE ON OUR REVOLVING CREDIT FACILITY ARE BASED ON OUR CREDIT RATINGS. FUTURE CHANGES IN OUR CREDIT RATINGS MAY CAUSE THE INTEREST AND FEES WE PAY TO CHANGE,
- SIR MAY REDUCE THE AMOUNT OF ITS DISTRIBUTIONS TO ITS SHAREHOLDERS, INCLUDING US, AND
- WE MAY BE UNABLE TO SELL OUR SIR COMMON SHARES FOR AN AMOUNT EQUAL TO OUR CARRYING VALUE OF THOSE SHARES AND ANY SUCH SALE MAY BE AT A DISCOUNT TO MARKET PRICE BECAUSE OF THE LARGE SIZE OF OUR SIR HOLDINGS OR OTHERWISE.

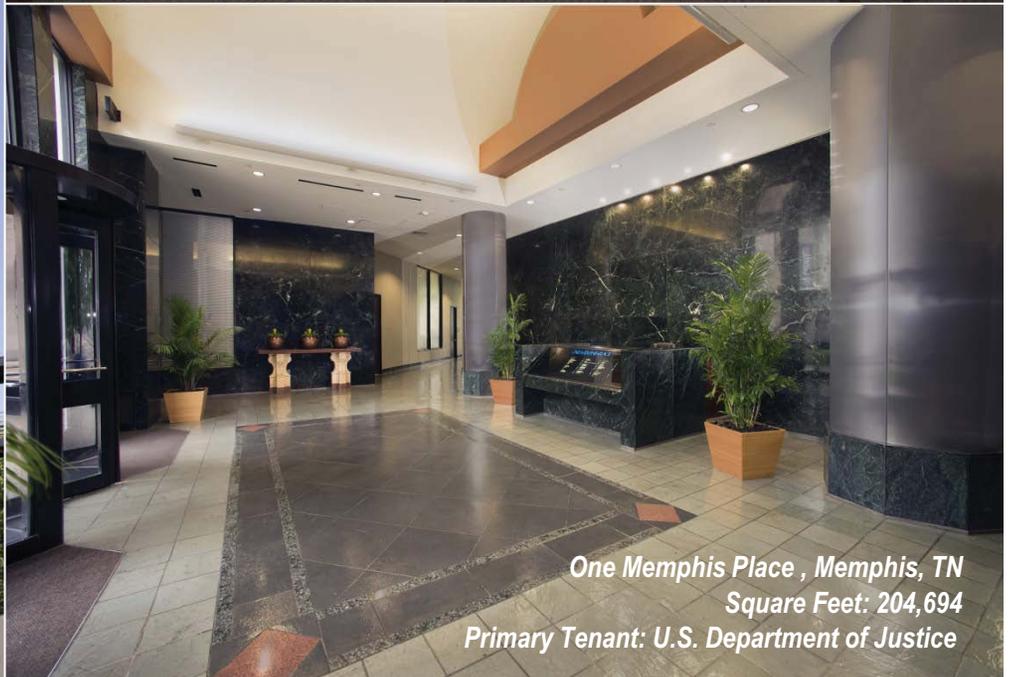
THESE RESULTS COULD OCCUR DUE TO MANY DIFFERENT CIRCUMSTANCES, SOME OF WHICH ARE BEYOND OUR CONTROL, SUCH AS CHANGES IN GOVERNMENT TENANTS' NEEDS FOR LEASED SPACE, ACTS OF TERRORISM, NATURAL DISASTERS OR CHANGES IN CAPITAL MARKETS OR THE ECONOMY GENERALLY.

THE INFORMATION CONTAINED IN OUR FILINGS WITH THE SECURITIES AND EXCHANGE COMMISSION, OR SEC, INCLUDING UNDER THE CAPTION "RISK FACTORS" IN OUR PERIODIC REPORTS, OR INCORPORATED THEREIN, IDENTIFIES OTHER IMPORTANT FACTORS THAT COULD CAUSE DIFFERENCES FROM OUR FORWARD LOOKING STATEMENTS. OUR FILINGS WITH THE SEC ARE AVAILABLE ON THE SEC'S 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.

CORPORATE INFORMATION



*One Memphis Place , Memphis, TN
Square Feet: 204,694
Primary Tenant: U.S. Department of Justice*

COMPANY PROFILE



The Company:

Government Properties Income Trust, or GOV, we or us, is a real estate investment trust, or REIT, which primarily owns properties located throughout the United States that are majority leased to government tenants. The majority of our properties are office buildings. As of September 30, 2015, we also own 24.9 million common shares, or approximately 27.9%, of the outstanding common shares of Select Income REIT (NYSE: SIR), or SIR, a publicly traded REIT that primarily owns and invests in single tenant properties throughout the United States and leased lands in Hawaii. We have been investment grade rated since 2010, and we are included in the S&P Small Cap 600 Index, the Russell 2000® stock index and the MSCI US REIT index.

Management:

GOV is managed by The RMR Group. The RMR Group was founded in 1986 to invest in real estate and manage real estate related businesses. The RMR Group's business primarily consists of providing management services to four publicly traded real estate investment trusts, or REITs, and three real estate operating companies. Since its founding, The RMR Group has substantially grown the amount of real estate assets under management and the number of real estate and operating businesses it manages. As of September 30, 2015, The RMR Group had \$22.1 billion of real estate assets under management, including more than 1,300 properties. In addition to managing GOV, The RMR Group 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 SIR. The RMR Group also provides management services to Five Star Quality Care, Inc., a publicly traded senior living and healthcare services company which is a tenant of SNH and manages certain of SNH's senior living communities, and to TravelCenters of America LLC, a publicly traded operator of travel centers and convenience stores and which is a tenant of HPT. The RMR Group also provides management services to its affiliate, Sonesta International Hotels Corporation, which is one of HPT's hotel managers; another affiliate of The RMR Group, RMR Advisors LLC (formerly known as RMR Advisors, Inc.), is the investment manager of a publicly traded mutual fund which principally invests in securities of unaffiliated real estate companies. We believe that being managed by The RMR Group is a competitive advantage for GOV because of The RMR Group's depth of management and experience in the real estate industry. We also believe The RMR Group provides management services to GOV at costs that are lower than we would have to pay for similar quality services.

Corporate Headquarters:

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Stock Exchange Listing:

New York Stock Exchange

Trading Symbol:

Common Shares – GOV

Issuer Ratings:

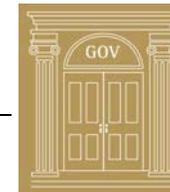
Moody's – Baa3
Standard & Poor's – BBB-

Portfolio Data (as of 9/30/2015)⁽¹⁾:

Total properties	71 (91 buildings)
Total sq. ft. (000s)	10,701
Percent leased	93.5%

⁽¹⁾ Excludes one property (one building) classified as discontinued operations as of September 30, 2015.

INVESTOR INFORMATION



Board of Trustees

Barbara D. Gilmore
Independent Trustee

John L. Harrington
Independent Trustee

Jeffrey P. Somers
Independent Trustee

Adam D. Portnoy
Managing Trustee

Barry M. Portnoy
Managing Trustee

Senior Management

David M. Blackman
President and Chief Operating Officer

Mark L. Kleifges
Treasurer and Chief Financial Officer

Contact Information

Investor Relations

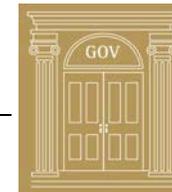
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Inquiries

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GOV is followed by the analysts and its credit is rated by the rating agencies listed above. Please note that any opinions, estimates or forecasts regarding GOV's performance made by these analysts or agencies do not represent opinions, forecasts or predictions of GOV or its management. GOV 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.

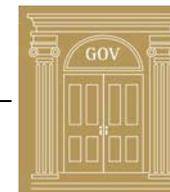
FINANCIAL INFORMATION

*South Vinnell Way, Boise, ID
Square Feet: 180,952*

*Primary Tenants: U.S. Department of Homeland
Security and U.S. Natural Resource Center*



KEY FINANCIAL DATA



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

	As of and for the Three Months Ended				
	9/30/2015	6/30/2015	3/31/2015	12/31/2014	9/30/2014
Shares Outstanding:					
Common shares outstanding (at end of period)	71,126	71,084	70,360	70,349	70,338
Weighted average common shares outstanding - basic	71,004	70,485	70,266	70,254	65,481
Weighted average common shares outstanding - diluted ⁽¹⁾	71,021	70,485	70,266	70,343	65,567
Common Share Data:					
Price at end of period	\$ 16.00	\$ 18.55	\$ 22.85	\$ 23.01	\$ 21.91
High during period	\$ 19.34	\$ 23.15	\$ 23.80	\$ 23.64	\$ 25.68
Low during period	\$ 15.10	\$ 18.40	\$ 22.11	\$ 21.71	\$ 21.84
Annualized dividends paid per share during period	\$ 1.72	\$ 1.72	\$ 1.72	\$ 1.72	\$ 1.72
Annualized dividend yield (at end of period)	10.8%	9.3%	7.5%	7.5%	7.9%
Annualized Normalized FFO ⁽²⁾ multiple (at end of period)	6.8x	7.7x	9.8x	9.9x	9.0x
Annualized property net operating income (NOI) ⁽³⁾ and dividends received from SIR common shares / total market capitalization	8.0%	7.6%	7.6%	7.5%	7.7%
Market Capitalization:					
Total debt (book value)	\$ 1,149,411	\$ 1,142,103	\$ 1,139,104	\$ 1,085,117	\$ 1,070,632
Plus: market value of common shares (at end of period)	1,138,016	1,318,608	1,607,726	1,618,730	1,541,106
Total market capitalization	\$ 2,287,427	\$ 2,460,711	\$ 2,746,830	\$ 2,703,847	\$ 2,611,738
Total debt / total market capitalization	50.2%	46.4%	41.5%	40.1%	41.0%
Book Capitalization:					
Total debt	\$ 1,149,411	\$ 1,142,103	\$ 1,139,104	\$ 1,085,117	\$ 1,070,632
Plus: total shareholders' equity	1,013,444	1,027,243	1,234,202	1,297,449	1,313,332
Total book capitalization	\$ 2,162,855	\$ 2,169,346	\$ 2,373,306	\$ 2,382,566	\$ 2,383,964
Total debt / total book capitalization	53.1%	52.6%	48.0%	45.5%	44.9%

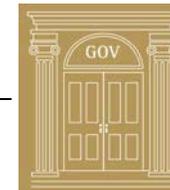
(1) Represents weighted average common shares outstanding adjusted to include unvested common shares issued under our equity compensation plan, if the effect is dilutive.

(2) See Exhibit C for the calculation of FFO, and Normalized FFO and a reconciliation of net income (loss) determined in accordance with U.S. generally accepted accounting principles, or GAAP, to those amounts.

(3) See Exhibit A for the calculation of NOI and a reconciliation of that amount to net income (loss) determined in accordance with GAAP.

KEY FINANCIAL DATA

(dollar amounts in thousands, except per share data)



	As of and for the Three Months Ended				
	9/30/2015	6/30/2015	3/31/2015	12/31/2014	9/30/2014
Selected Balance Sheet Data:					
Total assets	\$ 2,227,038	\$ 2,237,575	\$ 2,414,927	\$ 2,427,615	\$ 2,429,718
Total liabilities	\$ 1,213,594	\$ 1,210,332	\$ 1,180,725	\$ 1,130,166	\$ 1,116,386
Gross book value of real estate assets ⁽¹⁾ and market value of SIR common shares ⁽²⁾	\$ 2,398,717	\$ 2,432,229	\$ 2,542,303	\$ 2,472,256	\$ 2,456,321
Total debt / gross book value of real estate assets ⁽¹⁾ and market value of SIR common shares ⁽²⁾	47.9%	47.0%	44.8%	43.9%	43.6%
Selected Income Statement Data:					
Rental income	\$ 62,092	\$ 62,113	\$ 62,659	\$ 64,625	\$ 64,158
NOI ⁽³⁾	\$ 36,882	\$ 38,248	\$ 38,468	\$ 40,548	\$ 40,119
NOI margin ⁽⁴⁾	59.4%	61.6%	61.4%	62.7%	62.5%
Adjusted EBITDA ⁽⁵⁾	\$ 45,821	\$ 43,432	\$ 48,379	\$ 46,969	\$ 46,802
Net income (loss) ⁽⁶⁾	\$ 16,911	\$ (191,163)	\$ (33,370)	\$ 14,114	\$ 12,622
Normalized FFO ⁽⁷⁾	\$ 41,903	\$ 42,403	\$ 40,789	\$ 40,707	\$ 39,792
Common distributions paid	\$ 30,566	\$ 30,256	\$ 30,252	\$ 30,246	\$ 23,544
Per Share Data:					
Net income (loss) (basic and diluted) ⁽⁶⁾	\$ 0.24	\$ (2.71)	\$ (0.47)	\$ 0.20	\$ 0.19
Normalized FFO (basic and diluted) ⁽⁷⁾	\$ 0.59	\$ 0.60	\$ 0.58	\$ 0.58	\$ 0.61
Common distributions paid	\$ 0.43	\$ 0.43	\$ 0.43	\$ 0.43	\$ 0.43
Normalized FFO ⁽⁷⁾ payout ratio	72.9%	71.7%	74.1%	74.1%	70.5%
Coverage Ratios:					
Adjusted EBITDA ⁽⁵⁾ / interest expense	5.0x	4.6x	5.2x	4.9x	5.3x
Total debt / Annualized Adjusted EBITDA ⁽⁵⁾	6.3x	6.6x	5.9x	5.8x	5.7x

(1) Gross book value of real estate assets is real estate properties at cost, plus certain acquisition costs, before purchase price allocations and less impairment writedowns, if any, and excludes properties classified as discontinued operations.

(2) As of September 30, 2015, we owned 24,918,421 common shares of SIR. The closing price of SIR's common shares on September 30, 2015 was \$19.01 per share.

(3) See Exhibit A for the calculation of NOI and a reconciliation of that amount to net income (loss) determined in accordance with GAAP.

(4) NOI margin is defined as NOI as a percentage of rental income. See Exhibit A for the calculation of NOI and a reconciliation of that amount to net income (loss) determined in accordance with GAAP.

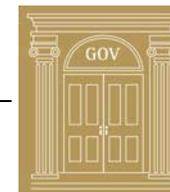
(5) See Exhibit B for the calculation of Adjusted EBITDA and a reconciliation of net income (loss) determined in accordance with GAAP to that amount. Adjustments were made to certain prior period amounts to conform to the current period Adjusted EBITDA calculation.

(6) Net loss for the three months ended June 30, 2015 includes a \$203,297, or \$2.88 per basic and diluted share, loss on impairment of our investment in SIR. Net loss for the three months ended March 31, 2015 includes a loss on issuance of shares by SIR of \$40,655, or \$0.58 per basic and diluted share, related to SIR's issuance of 28.4 million common shares in connection with its acquisition of Cole Corporate Income Trust, Inc. in January 2015.

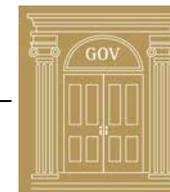
(7) See Exhibit C for the calculation of FFO and Normalized FFO and a reconciliation of those amounts to net income (loss) determined in accordance with GAAP.

CONDENSED CONSOLIDATED BALANCE SHEETS

(dollar amounts in thousands, except share data)



	September 30, 2015	December 31, 2014
ASSETS		
Real estate properties:		
Land	\$ 253,058	\$ 254,008
Buildings and improvements	1,433,993	1,428,472
Total real estate properties, gross	1,687,051	1,682,480
Accumulated depreciation	(246,191)	(219,791)
Total real estate properties, net	1,440,860	1,462,689
Equity investment in Select Income REIT	511,872	680,137
Assets of discontinued operations	12,463	13,165
Assets of property held for sale	3,079	32,797
Acquired real estate leases, net	125,898	150,080
Cash and cash equivalents	11,306	13,791
Restricted cash	1,330	2,280
Rents receivable, net	40,923	36,239
Deferred leasing costs, net	12,616	11,450
Deferred financing costs, net	10,587	12,782
Other assets, net	56,104	12,205
Total assets	<u>\$ 2,227,038</u>	<u>\$ 2,427,615</u>
LIABILITIES AND SHAREHOLDERS' EQUITY		
Unsecured revolving credit facility	\$ 114,000	\$ -
Unsecured term loans	550,000	550,000
Senior unsecured notes, net of discount	347,842	347,423
Mortgage notes payable, including premiums	137,569	187,694
Liabilities of discontinued operations	95	150
Liabilities of property held for sale	35	343
Accounts payable and other liabilities	48,747	26,471
Due to related persons	1,793	2,161
Assumed real estate lease obligations, net	13,513	15,924
Total liabilities	<u>1,213,594</u>	<u>1,130,166</u>
Commitments and contingencies		
Shareholders' equity:		
Common shares of beneficial interest, \$.01 par value: 100,000,000 shares authorized, 71,126,308 and 70,349,227 shares issued and outstanding, respectively	711	703
Additional paid in capital	1,472,480	1,457,631
Cumulative net income	40,825	248,447
Cumulative other comprehensive income (loss)	(129)	37
Cumulative common distributions	(500,443)	(409,369)
Total shareholders' equity	<u>1,013,444</u>	<u>1,297,449</u>
Total liabilities and shareholders' equity	<u>\$ 2,227,038</u>	<u>\$ 2,427,615</u>



CONDENSED CONSOLIDATED STATEMENTS OF INCOME

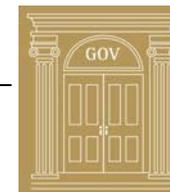
(dollars and share amounts in thousands, except per share data)

	For the Three Months Ended		For the Nine Months Ended	
	9/30/2015	9/30/2014	9/30/2015	9/30/2014
Rental income ⁽¹⁾	\$ 62,092	\$ 64,158	\$ 186,864	\$ 186,406
Expenses:				
Real estate taxes	7,735	7,027	22,819	21,005
Utility expenses	5,194	5,327	13,788	15,072
Other operating expenses	12,281	11,685	36,659	33,586
Depreciation and amortization	17,161	17,636	51,675	49,254
Loss on impairment of real estate	-	1,616	-	1,616
Acquisition related costs	270	110	459	1,290
General and administrative	3,714	4,329	11,431	11,537
Total expenses	46,355	47,730	136,831	133,360
Operating income	15,737	16,428	50,033	53,046
Interest and other income	2	10	14	68
Interest expense (including net amortization of debt premiums and discounts and deferred financing fees of \$360, \$373, \$1,020 and \$926, respectively)	(9,137)	(8,845)	(27,894)	(18,530)
Gain (loss) on early extinguishment of debt	34	(541)	34	(541)
Loss on issuance of shares by Select Income REIT	(21)	(39)	(42,145)	(39)
Loss on impairment of Select Income REIT investment	-	-	(203,297)	-
Income (loss) from continuing operations before income taxes and equity in earnings of investees	6,615	7,013	(223,255)	34,004
Income tax benefit (expense)	13	(7)	(49)	(130)
Equity in earnings of investees	10,294	4,910	16,072	4,931
Income (loss) from continuing operations	16,922	11,916	(207,232)	38,805
Income (loss) from discontinued operations	(11)	706	(390)	3,615
Net income (loss)	\$ 16,911	\$ 12,622	\$ (207,622)	\$ 42,420
Weighted average common shares outstanding (basic)	71,004	65,481	70,589	58,300
Weighted average common shares outstanding (diluted)	71,021	65,568	70,589	58,385
Per common share amounts:				
Income (loss) from continuing operations per common share (basic)	\$ 0.24	\$ 0.18	\$ (2.94)	\$ 0.67
Income (loss) from continuing operations per common share (diluted)	\$ 0.24	\$ 0.18	\$ (2.94)	\$ 0.66
Income (loss) from discontinued operations per common share (basic and diluted)	\$ -	\$ 0.01	\$ (0.01)	\$ 0.06
Net income (loss) per common share (basic and diluted)	\$ 0.24	\$ 0.19	\$ (2.94)	\$ 0.73
<u>Additional Data:</u>				
General and administrative expenses / rental income	5.98%	6.75%	6.12%	6.19%
General and administrative expenses / total assets (at end of period)	0.17%	0.18%	0.51%	0.47%
Non-cash straight line rent adjustments ⁽¹⁾	\$ 613	\$ 1,135	\$ 2,820	\$ 3,378
Lease value amortization included in rental income ⁽¹⁾	\$ (298)	\$ (225)	\$ (862)	\$ (630)

⁽¹⁾ We report rental income on a straight line basis over the terms of the respective leases; accordingly, rental income includes non-cash straight line rent adjustments. Rental income also includes expense reimbursements, tax escalations, parking revenues, service income and other fixed and variable charges paid to us by our tenants, as well as the net effect of non-cash amortization of intangible lease assets and liabilities.

CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS

(dollar amounts in thousands)



	For the Nine Months Ended	
	9/30/2015	9/30/2014
Cash flows from operating activities:		
Net income (loss)	\$ (207,622)	\$ 42,420
Adjustments to reconcile net income (loss) to cash provided by operating activities:		
Depreciation	29,115	28,134
Net amortization of debt premiums and discounts and deferred financing fees	1,020	926
(Gain) loss on early extinguishment of debt	(34)	541
Straight line rental income	(2,820)	(3,346)
Amortization of acquired real estate leases	21,771	20,294
Amortization of deferred leasing costs	1,387	1,505
Other non-cash expenses	1,288	1,719
Loss on impairment of real estate	-	1,616
Increase in carrying value of asset held for sale	-	(2,344)
Net gain on sale of properties	-	(774)
Equity in earnings of investees	(16,072)	(4,931)
Loss on issuance of shares by Select Income REIT	42,145	39
Loss on impairment of Select Income REIT investment	203,297	-
Distributions of earnings from Select Income REIT	18,850	7,509
Change in assets and liabilities:		
Restricted cash	950	(612)
Deferred leasing costs	(2,408)	(2,319)
Rents receivable	456	(2,082)
Other assets	(865)	(1,687)
Accounts payable and accrued expenses	(1,037)	6,044
Due to related persons	(368)	(611)
Net cash provided by operating activities	89,053	92,041
Cash flows from investing activities:		
Real estate acquisitions and deposits	-	(56,351)
Real estate improvements	(9,746)	(13,942)
Investment in Select Income REIT	(95,821)	(689,969)
Investment in The RMR Group Inc.	(6,467)	-
Investment in Affiliates Insurance Company	-	(825)
Distributions in excess of earnings from Select Income REIT	15,721	2,811
Proceeds from sale of properties, net	30,520	16,427
Net cash used in investing activities	(65,793)	(741,849)
Cash flows from financing activities:		
Repayment of mortgage notes payable	(48,476)	(1,635)
Proceeds from issuance of common shares, net	-	349,789
Proceeds from issuance of senior notes, net of discount	-	347,217
Proceeds from unsecured term loans	-	500,000
Repayment of unsecured term loans	-	(500,000)
Borrowings on unsecured revolving credit facility	165,000	314,500
Repayments on unsecured revolving credit facility	(51,000)	(287,000)
Financing fees	(21)	(5,189)
Repurchase of common shares	(174)	-
Distributions to common shareholders	(91,074)	(70,609)
Net cash (used in) provided by financing activities	(25,745)	647,073
Decrease in cash and cash equivalents	(2,485)	(2,735)
Cash and cash equivalents at beginning of period	13,791	7,663
Cash and cash equivalents at end of period	\$ 11,306	\$ 4,928
Supplemental cash flow information:		
Interest paid	\$ 30,107	\$ 15,533
Income taxes paid	143	126
Non-cash investing activities:		
Investment in The RMR Group Inc. paid in common shares	\$ 13,545	\$ -
Real estate acquisition funded by the assumption of mortgage debt	\$ -	\$ (97,524)
Non-cash financing activities:		
Assumption of mortgage debt	\$ -	\$ 97,524

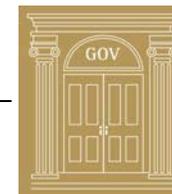


DEBT SUMMARY

As of September 30, 2015
(dollars in thousands)

	Coupon Rate	Interest Rate ⁽¹⁾	Principal Balance ⁽¹⁾	Maturity Date	Due at Maturity	Years to Maturity
Unsecured Floating Rate Debt:						
\$750,000 unsecured revolving credit facility ⁽²⁾⁽⁵⁾	1.40%	1.40%	\$ 114,000	1/31/2019	\$ 114,000	3.3
\$300,000 unsecured term loan ⁽³⁾⁽⁵⁾	1.59%	1.59%	300,000	3/31/2020	300,000	4.5
\$250,000 unsecured term loan ⁽⁴⁾⁽⁵⁾	1.99%	1.99%	250,000	3/31/2022	250,000	6.5
Total / weighted average	1.71%	1.71%	\$ 664,000		\$ 664,000	5.1
Unsecured Fixed Rate Debt:						
Senior unsecured notes due 2019	3.75%	3.93%	\$ 347,842	8/15/2019	\$ 350,000	3.9
Secured Fixed Rate Debt:						
Mortgage debt - Two buildings in Reston, VA	5.55%	3.50%	\$ 83,878	4/1/2016	\$ 83,000	0.5
Mortgage debt - One building in Landover, MD	6.21%	6.21%	23,586	8/1/2016	23,296	0.8
Mortgage debt - One building in Fairfax, VA	5.88%	5.88%	14,215	8/11/2021	12,702	5.9
Mortgage debt - One building in Tampa, FL	7.00%	5.15%	9,291	3/1/2019	7,890	3.4
Mortgage debt - One building in Lakewood, CO	8.15%	6.15%	6,599	3/1/2021	-	5.4
Total / weighted average	5.92%	4.45%	\$ 137,569		\$ 126,888	1.5
Total / weighted average	2.83%	2.71%	\$ 1,149,411		\$ 1,140,888	4.3

- (1) Includes the effect of unamortized fair value premiums related to certain assumed mortgage debt and unamortized original issue discount on senior unsecured notes.
- (2) Borrowings under our \$750,000 unsecured revolving credit facility bear interest at LIBOR plus a premium of 125 basis points. We also pay a facility fee of 25 basis points per annum on the total amount of lending commitments. Both the interest rate premium and facility fee are subject to adjustment based upon changes to our credit ratings. The coupon rate and interest rate listed above are as of September 30, 2015. Subject to meeting certain conditions and payment of a fee, we may extend the maturity date to January 31, 2020.
- (3) The amount outstanding under our \$300,000 term loan bears interest at LIBOR plus a premium of 140 basis points, subject to adjustment based on changes to our credit ratings. The coupon rate and interest rate listed above are as of September 30, 2015. Our \$300,000 term loan is prepayable without penalty at any time.
- (4) The amount outstanding under our \$250,000 term loan bears interest at LIBOR plus a premium of 180 basis points, subject to adjustment based on changes to our credit ratings. The coupon rate and interest rate listed above are as of September 30, 2015. Our \$250,000 term loan is prepayable at any time, subject to a prepayment premium on the amount outstanding of 2% until November 21, 2015 and 1% for the period November 22, 2015 to November 21, 2016. There is no premium due if prepaid after November 21, 2016.
- (5) The maximum aggregate borrowing availability under the credit agreement governing our revolving credit facility and term loans may be increased to up to \$2,500,000 on a combined basis in certain circumstances.



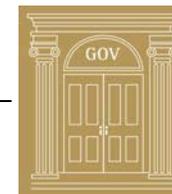
DEBT MATURITY SCHEDULE

As of September 30, 2015
(dollars in thousands)

Year	Unsecured Floating Rate Debt	Unsecured Fixed Rate Debt ⁽⁴⁾	Secured Fixed Rate Debt ⁽⁴⁾	Total ⁽⁵⁾
2015	\$ -	\$ -	\$ 429	\$ 429
2016	-	-	107,933	107,933
2017	-	-	1,549	1,549
2018	-	-	1,671	1,671
2019	114,000 ⁽¹⁾	350,000	9,440	473,440
2020	300,000 ⁽²⁾	-	1,619	301,619
2021	-	-	13,229	13,229
2022	250,000 ⁽³⁾	-	-	250,000
Total	<u>\$ 664,000</u>	<u>\$ 350,000</u>	<u>\$ 135,870</u>	<u>\$ 1,149,870</u>
Percent of total debt	<u>57.8%</u>	<u>30.4%</u>	<u>11.8%</u>	<u>100.0%</u>

- (1) Represents amounts outstanding on our \$750,000 unsecured revolving credit facility at September 30, 2015. Subject to meeting certain conditions and payment of a fee, we may extend the current maturity date of our unsecured revolving credit facility by one year to January 31, 2020.
- (2) Represents the outstanding balance of our \$300,000 unsecured term loan at September 30, 2015. We may prepay this term loan without penalty at any time.
- (3) Represents the outstanding balance of our \$250,000 unsecured term loan at September 30, 2015. We may prepay this term loan at any time, subject to a prepayment premium on the amount outstanding of 2% if prepaid prior to November 21, 2015, 1% if prepaid from November 22, 2015 to November 21, 2016, and none thereafter.
- (4) Principal balances are the amounts actually payable pursuant to the applicable agreements. Our carrying values may differ from these amounts because of the effect of unamortized premiums and discounts related to these debts.
- (5) Our total debt as of September 30, 2015, including unamortized premiums and discounts, was \$1,149,411.

LEVERAGE RATIOS, COVERAGE RATIOS AND PUBLIC DEBT COVENANTS



	As of and for the Three Months Ended				
	9/30/2015	6/30/2015	3/31/2015	12/31/2014	9/30/2014
Leverage Ratios:					
Total debt / total market capitalization ⁽¹⁾	50.2%	46.4%	41.5%	40.1%	41.0%
Total debt / total book capitalization ⁽¹⁾	53.1%	52.6%	48.0%	45.5%	44.9%
Total debt / total assets ⁽¹⁾	51.6%	51.0%	47.2%	44.7%	44.1%
Total debt ⁽¹⁾ / gross book value of real estate assets ⁽²⁾ and market value of SIR common shares ⁽³⁾	47.9%	47.0%	44.8%	43.9%	43.6%
Secured debt ⁽¹⁾ / total assets	6.2%	8.3%	7.7%	7.7%	7.8%
Coverage Ratios:					
Adjusted EBITDA ⁽⁴⁾ / interest expense	5.0x	4.6x	5.2x	4.9x	5.3x
Total debt ⁽¹⁾ / Annualized Adjusted EBITDA ⁽⁴⁾	6.3x	6.6x	5.9x	5.8x	5.7x
Public Debt Covenants:					
Total debt / adjusted total assets - allowable maximum 60.0%	46.7%	45.8%	44.1%	43.0%	42.9%
Secured debt / adjusted total assets - allowable maximum 40.0%	5.5%	7.3%	7.1%	7.3%	7.4%
Consolidated income available for debt service / debt service - required minimum 1.50x	5.4x	5.0x	5.0x	4.9x	5.2x
Total unencumbered assets to unsecured debt - required minimum 150.0%	220.9%	244.3%	249.9%	249.1%	250.1%

(1) Debt includes the effect of unamortized premiums and discounts.

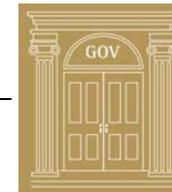
(2) Gross book value of real estate assets is real estate properties at cost, plus certain acquisition costs, before purchase price allocations and less impairment writedowns, if any, and excludes properties classified as discontinued operations.

(3) As of September 30, 2015, we owned 24,918,421 common shares of SIR. The closing price of SIR's common shares on September 30, 2015 was \$19.01 per share.

(4) See Exhibit B for the calculation of EBITDA and Adjusted EBITDA and a reconciliation of net income (loss) determined in accordance with GAAP to those amounts. Adjustments were made to certain prior period amounts to conform to the current period Adjusted EBITDA calculation.

SUMMARY OF CAPITAL EXPENDITURES⁽¹⁾

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



	For the Three Months Ended				
	9/30/2015	6/30/2015	3/31/2015	12/31/2014	9/30/2014
Tenant improvements ⁽²⁾	\$ 2,213	\$ 1,506	\$ 1,320	\$ 4,652	\$ 1,861
Leasing costs ⁽³⁾	439	1,786	651	538	437
Building improvements ⁽⁴⁾	2,210	1,193	748	1,944	2,788
Recurring capital expenditures	4,862	4,485	2,719	7,134	5,086
Development, redevelopment and other activities ⁽⁵⁾	946	221	-	970	168
Total capital expenditures	<u>\$ 5,808</u>	<u>\$ 4,706</u>	<u>\$ 2,719</u>	<u>\$ 8,103</u>	<u>\$ 5,254</u>
Average sq. ft. during period ⁽⁶⁾	10,700	10,699	10,868	11,037	11,004
Building improvements per average sq. ft. during period	\$ 0.21	\$ 0.11	\$ 0.07	\$ 0.18	\$ 0.25

(1) Amounts exclude properties classified as discontinued operations.

(2) Tenant improvements include capital expenditures used to improve tenants' space or amounts paid directly to tenants to improve their space.

(3) Leasing costs include leasing related costs, such as brokerage commissions and tenant inducements.

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

(5) Development, redevelopment and other activities generally include (i) major capital expenditures that are identified at the time of a property acquisition and incurred within a short time period after acquiring the property, and (ii) major capital expenditure projects that reposition a property or result in new sources of revenue.

(6) Subject to modest changes when space is re-measured or re-configured for tenants.

PROPERTY ACQUISITION AND DISPOSITION INFORMATION SINCE 1/1/2015



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

Acquisitions:

We have made no property acquisitions since January 1, 2015.

Dispositions:

Date Sold	City and State	Number of Properties	Number of Buildings	Sq. Ft.	Sale Price ⁽¹⁾
Feb-15	Riverdale, MD	1	1	338	\$ 30,600
		<u>1</u>	<u>1</u>	<u>338</u>	<u>\$ 30,600</u>

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

PORTFOLIO INFORMATION

Turning Basin Business Park, Stockton, CA

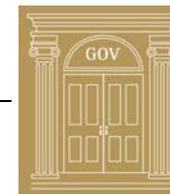
Square Feet: 22,012

Tenant: U.S. Immigration and Customs Enforcement



PORTFOLIO SUMMARY⁽¹⁾

As of September 30, 2015



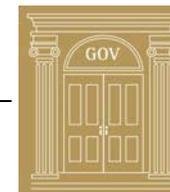
	Number of Properties	Number of Buildings	Sq. Ft. ⁽²⁾	% Sq. Ft.	% Leased	% of Total Sq. Ft. Leased	% Rental Income Three Months Ended 9/30/2015	% NOI Three Months Ended 9/30/2015 ⁽³⁾	% Cash Basis NOI Three Months Ended 9/30/2015 ⁽³⁾
Properties majority leased to the U.S. Government ⁽⁴⁾	47	61	7,342,535	68.6%	95.5%	70.1%	68.2%	71.3%	70.9%
Properties majority leased to state governments	18	24	2,597,708	24.3%	95.5%	24.8%	24.9%	22.5%	22.6%
Property majority leased to the United Nations	1	1	187,060	1.7%	100.0%	1.9%	4.3%	4.9%	5.4%
Properties majority leased to non-government tenants	3	3	509,388	4.8%	64.1%	3.2%	2.5%	1.4%	1.2%
Other properties (currently vacant)	2	2	64,273	0.6%	0.0%	0.0%	0.1%	(0.1%)	(0.1%)
Total / Average	71	91	10,700,964	100.0%	93.5%	100.0%	100.0%	100.0%	100.0%

(1) Excludes one property (one building) classified as discontinued operations.

(2) Subject to modest changes when space is re-measured or re-configured for tenants.

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

(4) One property contains five buildings, of which two were vacant as of September 30, 2015.

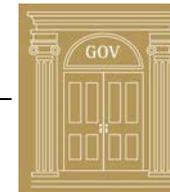


SUMMARY CONSOLIDATED AND SAME PROPERTY RESULTS - QUARTER

(dollars and sq. ft. in thousands)

	Summary Consolidated Results ⁽¹⁾		Summary Same Property Results ⁽²⁾	
	For the Three Months Ended		For the Three Months Ended	
	9/30/2015	9/30/2014	9/30/2015	9/30/2014
Properties (end of period)	71	72	70	70
Total sq. ft. ⁽³⁾	10,701	11,037	10,634	10,633
Percent leased ⁽⁴⁾	93.5%	95.4%	93.5%	95.3%
Rental income ⁽⁵⁾	\$ 62,092	\$ 64,158	\$ 61,763	\$ 61,639
NOI ⁽⁶⁾	\$ 36,882	\$ 40,119	\$ 36,665	\$ 38,656
Cash Basis NOI ⁽⁶⁾	\$ 36,442	\$ 39,209	\$ 36,257	\$ 37,842
NOI % margin ⁽⁷⁾	59.4%	62.5%	59.4%	62.7%
Cash Basis NOI % margin ⁽⁷⁾	59.0%	62.0%	58.7%	61.4%
NOI % change	(8.1%)	-	(5.2%)	-
Cash Basis NOI % change	(7.1%)	-	(4.2%)	-
Reconciliation of Consolidated NOI to Same Property NOI:				
Rental income			\$ 62,092	\$ 64,158
Operating expenses			(25,210)	(24,039)
Consolidated NOI ⁽⁶⁾			36,882	40,119
Less: NOI of properties not included in same property results			(217)	(1,463)
Same property NOI			<u>\$ 36,665</u>	<u>\$ 38,656</u>
Calculation of Same Property Cash Basis NOI:				
Same Property NOI			\$ 36,665	\$ 38,656
Less:				
Non-cash straight line rent adjustments included in rental income			(586)	(1,057)
Lease value amortization included in rental income			298	243
Non-cash amortization included in other operating expenses ⁽⁸⁾			(120)	-
Same property cash basis NOI			<u>\$ 36,257</u>	<u>\$ 37,842</u>

- (1) Based on properties we owned as of September 30, 2015, excluding properties classified as discontinued operations.
- (2) Based on properties we owned as of September 30, 2015 and which we owned continuously since July 1, 2014, excluding properties classified as discontinued operations.
- (3) Subject to modest changes when space is re-measured or re-configured for tenants.
- (4) Percent leased includes (i) space being fitted out for occupancy pursuant to our lease agreements, if any, and (ii) space which is leased, but is not occupied or is being offered for sublease by tenants, if any, as of the measurement date.
- (5) We report rental income on a straight line basis over the terms of the respective leases; accordingly, rental income includes non-cash straight line rent adjustments. Rental income also includes expense reimbursements, tax escalations, parking revenues, service income and other fixed and variable charges paid to us by our tenants, as well as the net effect of non-cash amortization of intangible lease assets and liabilities.
- (6) See Exhibit A for the calculation of NOI and Cash Basis NOI and a reconciliation of those amounts to net income (loss) determined in accordance with GAAP.
- (7) NOI margin is defined as NOI as a percentage of rental income. Cash Basis NOI margin is defined as Cash Basis NOI as a percentage of cash basis rental income. Cash basis rental income excludes non-cash straight line rent adjustments as well as the net effect of non-cash amortization of intangible lease assets and liabilities.
- (8) We recorded a liability for the amount by which the estimated fair value for accounting purposes exceeded the price we paid for our investment in RMR Inc. shares in June 2015. A portion of this liability is being amortized on a straight line basis over the 20 year life of the property management agreement with RMR LLC as a reduction to property management fees, which are included in other operating expenses.

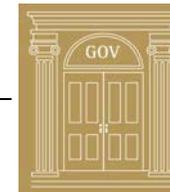


SUMMARY CONSOLIDATED AND SAME PROPERTY RESULTS – YEAR TO DATE

(dollars and sq. ft. in thousands)

	Summary Consolidated Results ⁽¹⁾		Summary Same Property Results ⁽²⁾	
	For the Nine Months Ended		For the Nine Months Ended	
	9/30/2015	9/30/2014	9/30/2015	9/30/2014
Properties (end of period)	71	72	67	67
Total sq. ft. ⁽³⁾	10,701	11,037	9,971	9,969
Percent leased ⁽⁴⁾	93.5%	95.4%	93.1%	95.0%
Rental income ⁽⁵⁾	\$ 186,864	\$ 186,406	\$ 170,948	\$ 172,494
NOI ⁽⁶⁾	\$ 113,598	\$ 116,743	\$ 102,649	\$ 107,216
Cash Basis NOI ⁽⁶⁾	\$ 111,515	\$ 113,995	\$ 100,997	\$ 104,823
NOI % margin ⁽⁷⁾	60.8%	62.6%	60.0%	62.2%
Cash Basis NOI % margin ⁽⁷⁾	60.3%	62.1%	59.1%	60.8%
NOI % change	(2.7%)	-	(4.3%)	-
Cash Basis NOI % change	(2.2%)	-	(3.6%)	-
Reconciliation of Consolidated NOI to Same Property NOI:				
Rental income			\$ 186,864	\$ 186,406
Operating expenses			(73,266)	(69,663)
Consolidated NOI ⁽⁶⁾			113,598	116,743
Less: NOI of properties not included in same property results			(10,949)	(9,527)
Same property NOI			\$ 102,649	\$ 107,216
Calculation of Same Property Cash Basis NOI:				
Same Property NOI			\$ 102,649	\$ 107,216
Less:				
Non-cash straight line rent adjustments included in rental income			(2,283)	(3,023)
Lease value amortization included in rental income			744	630
Non-cash amortization included in other operating expenses ⁽⁸⁾			(113)	-
Same property cash basis NOI			\$ 100,997	\$ 104,823

- (1) Based on properties we owned as of September 30, 2015, excluding properties classified as discontinued operations.
- (2) Based on properties we owned as of September 30, 2015 and which we owned continuously since January 1, 2014, excluding properties classified as discontinued operations.
- (3) Subject to modest changes when space is re-measured or re-configured for tenants.
- (4) Percent leased includes (i) space being fitted out for occupancy pursuant to our lease agreements, if any, and (ii) space which is leased, but is not occupied or is being offered for sublease by tenants, if any, as of the measurement date.
- (5) We report rental income on a straight line basis over the terms of the respective leases; accordingly, rental income includes non-cash straight line rent adjustments. Rental income also includes expense reimbursements, tax escalations, parking revenues, service income and other fixed and variable charges paid to us by our tenants, as well as the net effect of non-cash amortization of intangible lease assets and liabilities.
- (6) See Exhibit A for the calculation of NOI and Cash Basis NOI and a reconciliation of those amounts to net income (loss) determined in accordance with GAAP.
- (7) NOI margin is defined as NOI as a percentage of rental income. Cash Basis NOI margin is defined as Cash Basis NOI as a percentage of cash basis rental income. Cash basis rental income excludes non-cash straight line rent adjustments as well as the net effect of non-cash amortization of intangible lease assets and liabilities.
- (8) We recorded a liability for the amount by which the estimated fair value for accounting purposes exceeded the price we paid for our investment in RMR Inc. shares in June 2015. A portion of this liability is being amortized on a straight line basis over the 20 year life of the property management agreement with RMR LLC as a reduction to property management fees, which are included in other operating expenses.



OCCUPANCY AND LEASING SUMMARY⁽¹⁾

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

	As of and for the Three Months Ended				
	9/30/2015	6/30/2015	3/31/2015	12/31/2014	9/30/2014
Properties (end of period)	71	71	71	72	72
Total sq. ft. ⁽²⁾	10,701	10,699	10,699	11,037	11,037
Percentage leased	93.5%	94.3%	94.8%	94.9%	95.4%
Leasing Activity (sq. ft.):					
Government tenants	155	274	8	164	140
Non-government tenants	52	42	75	34	28
Total	207	316	83	198	168
% Change in GAAP Rent ⁽³⁾:					
Government tenants	17.4%	1.7%	(12.1%)	7.8%	7.8%
Non-government tenants	0.6%	3.2%	(5.3%)	5.8%	(31.4%)
Total	10.7%	1.9%	(6.3%)	7.5%	(0.6%)
Leasing Cost and Concession Commitments ⁽⁴⁾:					
Government tenants	\$ 150	\$ 4,012	\$ 223	\$ 2,777	\$ 754
Non-government tenants	1,598	1,225	2,022	587	1,305
Total	\$ 1,748	\$ 5,237	\$ 2,245	\$ 3,364	\$ 2,059
Leasing Cost and Concession Commitments per Sq. Ft. ⁽⁴⁾:					
Government tenants	\$ 0.96	\$ 14.63	\$ 27.29	\$ 16.94	\$ 5.37
Non-government tenants	\$ 30.55	\$ 29.26	\$ 27.03	\$ 17.27	\$ 47.58
Total	\$ 8.43	\$ 16.57	\$ 27.06	\$ 17.00	\$ 12.28
Weighted Average Lease Term by Sq. Ft. (years):					
Government tenants	2.4	11.7	5.0	5.6	5.2
Non-government tenants	6.0	6.2	7.8	4.5	7.7
Total	3.3	10.9	7.5	5.4	5.6
Leasing Cost and Concession Commitments per Sq. Ft. per Year:					
Government tenants	\$ 0.40	\$ 1.26	\$ 5.43	\$ 3.02	\$ 1.04
Non-government tenants	\$ 5.10	\$ 4.74	\$ 3.46	\$ 3.82	\$ 6.15
Total	\$ 2.56	\$ 1.52	\$ 3.59	\$ 3.13	\$ 2.20

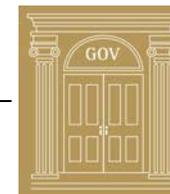
(1) Excludes properties classified as discontinued operations.

(2) Subject to modest changes when space is re-measured or re-configured for tenants.

(3) Percent difference in prior rents charged for same space or, in the case of space acquired vacant, market rental rates for similar space in the building at the date of acquisition. Rents include estimated recurring expense reimbursements paid to us, exclude lease value amortization and are net of lease concessions.

(4) Includes commitments made for leasing expenditures and concessions, such as tenant improvements, leasing commissions, tenant reimbursements and free rent.

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

LEASING ANALYSIS BY TENANT TYPE⁽¹⁾

Tenant Type	Sq. Ft. Leased As of 6/30/2015 ⁽²⁾	% of Sq. Ft. Leased as of 6/30/2015 ⁽²⁾	Sq. Ft. During the Three Months Ended 9/30/2015				Sq. Ft. Leased As of 9/30/2015 ⁽²⁾	% of Sq. Ft. Leased as of 9/30/2015 ⁽²⁾
			Leases Expired	Lease Renewals Executed	New Leases Executed	Acquisitions/ Dispositions		
U.S. Government	6,868,015	68.1%	(224,425)	138,227	-	-	6,781,817	67.8%
State Government	2,165,161	21.5%	(16,718)	16,718	-	-	2,165,161	21.6%
United Nations	187,060	1.9%	-	-	-	-	187,060	1.9%
Non-government	871,654	8.5%	(52,867)	21,421	30,890	-	871,098	8.7%
	<u>10,091,890</u>	<u>100.0%</u>	<u>(294,010)</u>	<u>176,366</u>	<u>30,890</u>	<u>-</u>	<u>10,005,136</u>	<u>100.0%</u>

(1) Excludes one property (one building) classified as discontinued operations.

(2) Rentable sq. ft. leased is pursuant to leases existing as of the measurement date and includes (i) space being fitted out for occupancy, if any, and (ii) space which is leased, but is not occupied or is being offered for sublease, if any, as of the measurement date. Sq. ft. measurements are subject to modest changes when space is re-measured or re-configured for new tenants.

TENANT LIST⁽¹⁾

As of September 30, 2015



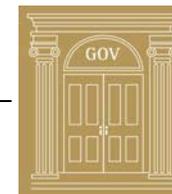
Tenant	Rentable Sq. Ft. ⁽²⁾	% of Total Rentable Sq. Ft. ⁽²⁾	% of Annualized Rental Income ⁽³⁾	Tenant	Rentable Sq. Ft. ⁽²⁾	% of Total Rentable Sq. Ft. ⁽²⁾	% of Annualized Rental Income ⁽³⁾		
U.S. Government:				State Government:					
1	Citizenship and Immigration Services	475,007	4.4%	8.9%	1	State of California - six agency occupants	416,852	3.9%	4.2%
2	Internal Revenue Service	1,041,806	9.7%	8.8%	2	Commonwealth of Massachusetts - three agency occupants	307,119	2.9%	4.1%
3	U.S. Government ⁽⁴⁾	489,518	4.6%	6.1%	3	Commonwealth of Virginia - seven agency occupants	255,241	2.4%	2.4%
4	Federal Bureau of Investigation	304,257	2.8%	3.5%	4	State of Georgia - Department of Transportation	293,035	2.7%	2.3%
5	Department of Justice	221,701	2.1%	3.2%	5	State of New Jersey - one agency occupant	173,189	1.6%	2.0%
6	Department of Veterans Affairs	295,172	2.8%	2.9%	6	State of Oregon - two agency occupants	199,018	1.9%	1.9%
7	Customs and Border Protection	243,162	2.3%	2.9%	7	State of Washington - Social and Health Services	111,908	1.0%	1.1%
8	Centers for Disease Control	287,890	2.7%	2.5%	8	State of Arizona - Arizona State University	66,743	0.6%	0.6%
9	Defense Intelligence Agency	266,000	2.5%	2.2%	9	State of Minnesota - two agency occupants	71,821	0.7%	0.6%
10	Department of Homeland Security	121,089	1.1%	1.9%	10	State of Maryland - two agency occupants	84,674	0.7%	0.6%
11	Social Security Administration	189,645	1.8%	1.9%	11	State of South Carolina - four agency occupants	121,561	0.8%	0.5%
12	National Business Center	212,996	2.0%	1.9%	12	State of New York - Department of Agriculture	64,000	0.6%	0.5%
13	National Park Service	166,745	1.6%	1.9%		Subtotal State Government	2,165,161	20.2%	20.7%
14	Department of Energy	220,702	2.1%	1.9%		The United Nations	187,060	1.7%	4.6%
15	U.S. Courts	115,366	1.1%	1.8%		153 Non-Government Tenants	871,098	8.2%	7.2%
16	Natural Resource Center	150,551	1.4%	1.4%		Subtotal Leased Rentable Square Feet	10,005,136	93.5%	100.0%
17	Drug Enforcement Agency	147,955	1.4%	1.3%		Available for Lease	695,828	6.5%	--
18	National Archives and Record Administration	352,064	3.3%	1.3%		Total Rentable Square Feet	<u>10,700,964</u>	<u>100.0%</u>	<u>100.0%</u>
19	Department of Health and Human Services	128,645	1.2%	1.3%					
20	Bureau of Land Management	154,280	1.4%	1.1%					
21	Defense Nuclear Facilities Board	58,931	0.6%	1.0%					
22	U.S. Postal Service	321,800	3.0%	1.0%					
23	Bureau of the Fiscal Service	98,073	0.9%	0.9%					
24	Occupational Health and Safety Administration	57,770	0.5%	0.9%					
25	Military Entrance Processing Station	56,931	0.5%	0.8%					
26	Centers for Medicare and Medicaid Services	78,361	0.7%	0.8%					
27	Department of Housing and Urban Development	88,559	0.8%	0.7%					
28	Environmental Protection Agency	43,232	0.4%	0.6%					
29	Department of the Army	228,108	2.1%	0.6%					
30	Food and Drug Administration	33,398	0.3%	0.4%					
31	Department of Defense	31,030	0.3%	0.3%					
32	Bureau of Prisons	51,138	0.5%	0.3%					
33	Equal Employment Opportunity Commission	19,409	0.2%	0.2%					
34	Small Business Administration	8,575	0.1%	0.1%					
35	Executive Office for Immigration Review	5,500	0.1%	0.1%					
36	Department of State	5,928	0.1%	0.1%					
37	U.S. Coast Guard	4,064	0.0%	0.0%					
38	Department of Labor	6,459	0.1%	0.0%					
	Subtotal U.S. Government	<u>6,781,817</u>	<u>63.4%</u>	<u>67.5%</u>					

(1) Amounts exclude one property (one building) classified as discontinued operations.

(2) Rentable sq. ft. is pursuant to leases existing as of September 30, 2015, and includes (i) space being fitted out for occupancy, if any, and (ii) space which is leased but is not occupied or is being offered for sublease, if any. Rentable sq. ft. measurements are subject to modest changes when space is re-measured or re-configured for new tenants.

(3) Percentage of annualized rental income is calculated using annualized contractual base rents from our tenants pursuant to our lease agreements as of September 30, 2015, plus straight line rent adjustments and estimated recurring expense reimbursements to be paid to us, and excluding lease value amortization.

(4) Agency occupant cannot be disclosed.

LEASE EXPIRATION SCHEDULE⁽¹⁾

As of September 30, 2015
(dollars and sq. ft. in thousands)

Year ⁽²⁾	Number of Tenants Expiring	Sq. Ft Expiring ⁽³⁾	% of Sq. Ft. Expiring	Cumulative % of Sq. Ft. Expiring	Annualized Rental Income Expiring ⁽⁴⁾	% of Annualized Rental Income Expiring	Cumulative % of Annualized Rental Income Expiring
2015	14	185,047	1.8%	1.8%	\$ 4,264	1.8%	1.8%
2016	42	1,041,824	10.4%	12.2%	35,633	14.8%	16.6%
2017	40	801,246	8.0%	20.2%	15,941	6.6%	23.2%
2018	40	1,161,801	11.6%	31.8%	32,056	13.3%	36.5%
2019	33	1,856,044	18.6%	50.4%	46,757	19.4%	55.9%
2020	33	1,325,513	13.2%	63.6%	30,976	12.9%	68.8%
2021	16	873,659	8.7%	72.3%	17,049	7.1%	75.9%
2022	11	693,583	6.9%	79.2%	14,857	6.2%	82.1%
2023	13	544,551	5.4%	84.6%	12,600	5.2%	87.3%
2024 and thereafter	24	1,521,868	15.4%	100.0%	30,276	12.7%	100.0%
Total	266	10,005,136	100.0%		\$ 240,409	100.0%	
Weighted average remaining lease term (in years)		4.8			4.5		

(1) Excludes one property (one building) classified as discontinued operations.

(2) The year of lease expiration is pursuant to current contract terms. Some of our government tenants have the right to vacate their space before the stated expirations of their leases. In addition, certain of our government tenants have the right to terminate their leases if their respective legislature or other funding authority does not appropriate rent in their respective annual budgets.

(3) Sq. ft. is pursuant to leases existing as of September 30, 2015, and includes (i) space being fitted out for occupancy, if any, and (ii) space which is leased, but is not occupied or is being offered for sublease, if any. Sq. ft. measurements are subject to modest changes when space is re-measured or re-configured for new tenants.

(4) Annualized rental income is calculated using the annualized contractual base rents from our tenants pursuant to our lease agreements as of September 30, 2015, plus straight line rent adjustments and estimated recurring expense reimbursements to be paid to us, and excludes lease value amortization.

EXHIBITS

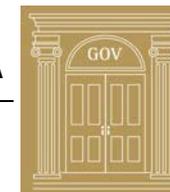


*2020 S. Arlington Heights , Arlington Heights, IL
Square Feet: 57,770
Tenant: U.S. Occupational Safety & Health Administration*



CALCULATION OF PROPERTY NET OPERATING INCOME (NOI) AND CASH BASIS NOI⁽¹⁾

EXHIBIT A



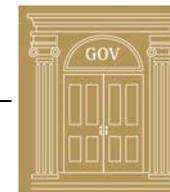
(dollars in thousands)

	For the Three Months Ended					For the Nine Months Ended	
	9/30/2015	6/30/2015	3/31/2015	12/31/2014	9/30/2014	9/30/2015	9/30/2014
Calculation of NOI and Cash Basis NOI⁽²⁾:							
Rental income ⁽³⁾	\$ 62,092	\$ 62,113	\$ 62,659	\$ 64,625	\$ 64,158	\$ 186,864	\$ 186,406
Operating expenses	(25,210)	(23,865)	(24,191)	(24,077)	(24,039)	(73,266)	(69,663)
Property net operating income (NOI)	36,882	38,248	38,468	40,548	40,119	113,598	116,743
Non-cash straight line rent adjustments included in rental income ⁽³⁾	(613)	(1,544)	(663)	(1,123)	(1,135)	(2,820)	(3,378)
Lease value amortization included in rental income ⁽³⁾	298	286	278	238	225	862	630
Non-cash amortization included in other operating expenses ⁽⁴⁾	(125)	-	-	-	-	(125)	-
Cash Basis NOI	<u>\$ 36,442</u>	<u>\$ 36,990</u>	<u>\$ 38,083</u>	<u>\$ 39,663</u>	<u>\$ 39,209</u>	<u>\$ 111,515</u>	<u>\$ 113,995</u>
Reconciliation of NOI and Cash Basis NOI to Net Income (Loss):							
Cash Basis NOI	\$ 36,442	\$ 36,990	\$ 38,083	\$ 39,663	\$ 39,209	\$ 111,515	\$ 113,995
Non-cash straight line rent adjustments included in rental income	613	1,544	663	1,123	1,135	2,820	3,378
Lease value amortization included in rental income	(298)	(286)	(278)	(238)	(225)	(862)	(630)
Non-cash amortization included in other operating expenses ⁽⁴⁾	125	-	-	-	-	125	-
NOI	36,882	38,248	38,468	40,548	40,119	113,598	116,743
Depreciation and amortization	(17,161)	(17,299)	(17,215)	(17,339)	(17,636)	(51,675)	(49,254)
Loss on impairment of real estate	-	-	-	(400)	(1,616)	-	(1,616)
Acquisition related costs	(270)	(183)	(6)	(54)	(110)	(459)	(1,290)
General and administrative	(3,714)	(3,713)	(4,004)	(4,272)	(4,329)	(11,431)	(11,537)
Operating income	15,737	17,053	17,243	18,483	16,428	50,033	53,046
Interest and other income	2	-	12	1	10	14	68
Interest expense	(9,137)	(9,455)	(9,302)	(9,518)	(8,845)	(27,894)	(18,530)
Gain (loss) on early extinguishment of debt	34	-	-	(766)	(541)	34	(541)
Loss on issuance of shares by SIR	(21)	(1,353)	(40,771)	(14)	(39)	(42,145)	(39)
Loss on impairment of SIR investment	-	(203,297)	-	-	-	(203,297)	-
Income tax benefit (expense)	13	(32)	(30)	13	(7)	(49)	(130)
Equity in earnings (losses) of investees	10,294	6,094	(316)	6,032	4,910	16,072	4,931
Income (loss) from continuing operations	16,922	(190,990)	(33,164)	14,231	11,916	(207,232)	38,805
Income (loss) from discontinued operations	(11)	(173)	(206)	(117)	706	(390)	3,615
Net income (loss)	<u>\$ 16,911</u>	<u>\$ (191,163)</u>	<u>\$ (33,370)</u>	<u>\$ 14,114</u>	<u>\$ 12,622</u>	<u>\$ (207,622)</u>	<u>\$ 42,420</u>

- (1) Please see Exhibit D for a definition of NOI and Cash Basis NOI and reasons why management believes the presentation of these measures provides useful information to investors and any additional purposes for which management uses NOI and Cash Basis NOI.
- (2) Excludes properties classified as discontinued operations.
- (3) We report rental income on a straight line basis over the terms of the respective leases; as a result, rental income includes non-cash straight line rent adjustments. Rental income also includes expense reimbursements, tax escalations, parking revenues, service income and other fixed and variable charges paid to us by our tenants, as well as the net effect of non-cash amortization of intangible lease assets and liabilities.
- (4) We recorded a liability for the amount by which the estimated fair value for accounting purposes exceeded the price we paid for our investment in RMR Inc. shares in June 2015. A portion of this liability is being amortized on a straight line basis over the 20 year life of the property management agreement with RMR LLC as a reduction to property management fees, which are included in other operating expenses.

CALCULATION OF EBITDA AND ADJUSTED EBITDA⁽¹⁾

EXHIBIT B



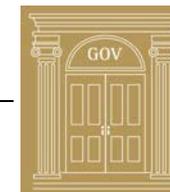
(dollars in thousands)

	For the Three Months Ended					For the Nine Months Ended	
	9/30/2015	6/30/2015	3/31/2015	12/31/2014	9/30/2014	9/30/2015	9/30/2014
Net income (loss)	\$ 16,911	\$ (191,163)	\$ (33,370)	\$ 14,114	\$ 12,622	\$ (207,622)	\$ 42,420
Add: Interest expense	9,137	9,455	9,302	9,518	8,845	27,894	18,530
Income tax expense	-	32	30	-	7	62	130
Depreciation and amortization	17,161	17,299	17,215	17,339	17,636	51,675	49,254
Less: Income tax benefit	(13)	-	-	(13)	-	(13)	-
EBITDA	43,196	(164,377)	(6,823)	40,958	39,110	(128,004)	110,334
Add: Acquisition related costs	270	183	6	54	110	459	1,290
General and administrative expense paid in common shares ⁽²⁾	227	466	507	461	712	1,200	1,720
Loss on impairment of real estate	-	-	-	400	1,616	-	1,616
Loss on early extinguishment of debt	-	-	-	766	541	-	541
Loss on issuance of shares by SIR	21	1,353	40,771	14	39	42,145	39
Loss on impairment of SIR investment	-	203,297	-	-	-	203,297	-
Dividends received from SIR	12,459	8,582	13,530	10,320	10,320	34,571	10,320
Equity in loss of SIR	-	-	388	-	-	388	-
Less: Increase in carrying value of asset held for sale	-	-	-	-	-	-	(2,344)
Gain on early extinguishment of debt	(34)	-	-	-	-	(34)	-
Equity in earnings of SIR	(10,318)	(6,072)	-	(6,004)	(4,872)	(16,390)	(4,872)
Net gain on sale of properties from discontinued operations	-	-	-	-	(774)	-	(774)
Adjusted EBITDA	\$ 45,821	\$ 43,432	\$ 48,379	\$ 46,969	\$ 46,802	\$ 137,632	\$ 117,870

- (1) Please see Exhibit D for a definition of EBITDA and Adjusted EBITDA and reasons why management believes the presentation of these measures provides useful information to investors. Adjustments were made to certain prior period amounts to conform to the current period Adjusted EBITDA calculation.
- (2) Amounts represent the portion of business management fees that were payable in our common shares as well as equity based compensation for our trustees, officers and certain other employees of RMR LLC. Beginning June 1, 2015, all business management fees are paid in cash.

CALCULATION OF FUNDS FROM OPERATIONS (FFO) AND NORMALIZED FFO⁽¹⁾

EXHIBIT C



(amounts in thousands, except per share data)

	For the Three Months Ended					For the Nine Months Ended	
	9/30/2015	6/30/2015	3/31/2015	12/31/2014	9/30/2014	9/30/2015	9/30/2014
Net income (loss)	\$ 16,911	\$ (191,163)	\$ (33,370)	\$ 14,114	\$ 12,622	\$ (207,622)	\$ 42,420
Add: Depreciation and amortization	17,161	17,299	17,215	17,339	17,636	51,675	49,254
Loss on impairment of real estate	-	-	-	400	1,616	-	1,616
FFO attributable to SIR investment	17,780	17,287	8,894	13,447	11,230	43,961	11,230
Equity in loss of SIR	-	-	388	-	-	388	-
Less: Equity in earnings of SIR	(10,318)	(6,072)	-	(6,004)	(4,872)	(16,390)	(4,872)
Increase in carrying value of asset held for sale	-	-	-	-	-	-	(2,344)
Net gain on sale of properties from discontinued operations	-	-	-	-	(774)	-	(774)
FFO	41,534	(162,649)	(6,873)	39,296	37,458	(127,988)	96,530
Add: Acquisition related costs	270	183	6	54	110	459	1,290
Loss on early extinguishment of debt	-	-	-	766	541	-	541
Loss on issuance of shares by SIR	21	1,353	40,771	14	39	42,145	39
Loss on impairment of SIR investment	-	203,297	-	-	-	203,297	-
Normalized FFO attributable to SIR investment	17,892	17,506	15,779	14,024	12,874	51,177	12,874
Less: FFO attributable to SIR investment	(17,780)	(17,287)	(8,894)	(13,447)	(11,230)	(43,961)	(11,230)
Gain on early extinguishment of debt	(34)	-	-	-	-	(34)	-
Normalized FFO	\$ 41,903	\$ 42,403	\$ 40,789	\$ 40,707	\$ 39,792	\$ 125,095	\$ 100,044
Weighted average common shares outstanding (basic)	71,004	70,485	70,266	70,254	65,481	70,589	58,300
Weighted average common shares outstanding (diluted)	71,021	70,485	70,266	70,343	65,568	70,589	58,385
Per common share amounts:							
Net income (loss) per common share (basic and diluted)	\$ 0.24	\$ (2.71)	\$ (0.47)	\$ 0.20	\$ 0.19	\$ (2.94)	\$ 0.73
FFO per common share (basic)	\$ 0.58	\$ (2.31)	\$ (0.10)	\$ 0.56	\$ 0.57	\$ (1.81)	\$ 1.66
FFO per common share (diluted)	\$ 0.58	\$ (2.31)	\$ (0.10)	\$ 0.56	\$ 0.57	\$ (1.81)	\$ 1.65
Normalized FFO per common share (basic)	\$ 0.59	\$ 0.60	\$ 0.58	\$ 0.58	\$ 0.61	\$ 1.77	\$ 1.72
Normalized FFO per common share (diluted)	\$ 0.59	\$ 0.60	\$ 0.58	\$ 0.58	\$ 0.61	\$ 1.77	\$ 1.71

(1) Please see Exhibit D for a definition of FFO and Normalized FFO and reasons why management believes the presentation of these measures provides useful information to investors and any additional purposes for which management uses FFO and Normalized FFO.

NON-GAAP FINANCIAL MEASURES DEFINITIONS**EXHIBIT D****Definition of NOI and Cash Basis NOI**

The calculations of NOI and Cash Basis NOI exclude certain components of net income (loss) in order to provide results that are more closely related to our property level results of operations. We calculate NOI on a GAAP and cash basis as shown in Exhibit A. We define NOI as income from our rental of real estate less our property operating expenses. NOI excludes amortization of capitalized tenant improvement costs and leasing commissions. We define Cash Basis NOI as NOI excluding non-cash straight line rent adjustments and lease value amortization, and non-cash amortization included in other operating expenses. We consider NOI and Cash Basis NOI to be appropriate supplemental measures to net income (loss) because they may help both investors and management to understand the operations of our properties. We use NOI and Cash Basis NOI to evaluate individual and company wide property level performance, and we believe that NOI and Cash Basis NOI provide useful information to investors regarding our results of operations because they reflect only those income and expense items that are generated and incurred at the property level and may facilitate comparisons of our operating performance between periods and with other REITs. NOI and Cash Basis NOI do not represent cash generated by operating activities in accordance with GAAP and should not be considered as alternatives to net income (loss), operating income or cash flow from operating activities, determined in accordance with GAAP, or as indicators of our financial performance or liquidity, nor are these measures necessarily indicative of sufficient cash flow to fund all of our needs. These measures should be considered in conjunction with net income (loss), operating income and cash flow from operating activities as presented in our Condensed Consolidated Statements of Income and Condensed Consolidated Statements of Cash Flows. Other REITs and real estate companies may calculate NOI and Cash Basis NOI differently than we do.

Definition of EBITDA and Adjusted EBITDA

We calculate EBITDA and Adjusted EBITDA as shown in Exhibit B. We consider EBITDA and Adjusted EBITDA to be appropriate measures of our operating performance, along with net income (loss), operating income and cash flow from operating activities. We believe that EBITDA and Adjusted EBITDA provide useful information to investors because by excluding the effects of certain historical amounts, such as interest, depreciation and amortization expense, carrying value adjustments of real estate assets held for sale, any gain or loss on sale of properties, loss on impairment and equity in earnings of our SIR investment, and any gains or loss on issuance of shares by SIR, and including dividends received from our equity investment in SIR, EBITDA and Adjusted EBITDA may facilitate a comparison of current operating performance with our past operating performance. EBITDA and Adjusted EBITDA do not represent cash generated by operating activities in accordance with GAAP and should not be considered alternatives to net income (loss), operating income or cash flow from operating activities, determined in accordance with GAAP, or as indicators of financial performance or liquidity, nor are these measures necessarily indicative of sufficient cash flow to fund all of our needs. These measures should be considered in conjunction with net income (loss), operating income and cash flow from operating activities as presented in our Condensed Consolidated Statements of Income and Condensed Consolidated Statements of Cash Flows. Other REITs and real estate companies may calculate EBITDA and Adjusted EBITDA differently than we do.

Definition of FFO and Normalized FFO

We calculate FFO and Normalized FFO as shown in Exhibit C. FFO is calculated on the basis defined by The National Association of Real Estate Investment Trusts, or NAREIT, which is net income (loss), calculated in accordance with GAAP, plus real estate depreciation and amortization and the difference between FFO attributable to an equity investment and equity in earnings (losses) of an equity investee but excluding impairment charges on real estate assets, carrying value adjustments of real estate assets held for sale, any gain or loss on sale of properties, as well as certain other adjustments currently not applicable to us. Our calculation of Normalized FFO differs from NAREIT's definition of FFO because we include the difference between FFO and Normalized FFO attributable to our equity investment in SIR, we include estimated business management incentive fees, if any, only in the fourth quarter versus the quarter when they are recognized as expense in accordance with GAAP and we exclude acquisition related costs, gains or losses on early extinguishment of debt, loss on impairment of SIR investment and losses on issuance of shares by SIR. We consider FFO and Normalized FFO to be appropriate measures of operating performance for a REIT, along with net income (loss), operating income and cash flow from operating 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 may facilitate a comparison of our operating performance between periods and with other REITs. 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 credit facility and term loan agreement and public debt covenants, the availability of debt and equity capital, our expectation of our future capital requirements and operating performance, our receipt of distributions from SIR and our expected needs and availability of cash to pay our obligations. 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 (loss), operating income or cash flow from operating activities, determined in accordance with GAAP, or as indicators of our financial performance or liquidity, nor are these measures necessarily indicative of sufficient cash flow to fund all of our needs. These measures should be considered in conjunction with net income (loss), operating income and cash flow from operating activities as presented in our Condensed Consolidated Statements of Income and Condensed Consolidated Statements of Cash Flows. Other REITs and real estate companies may calculate FFO and Normalized FFO differently than we do.

PROPERTY DETAIL (1)
(sorted by location)

EXHIBIT E



As of September 30, 2015
(dollars in thousands)

Property Location	No. of Buildings	Primary Tenant Type	Rentable		Annualized Rental Income ⁽²⁾	Undepreciated Carrying Value	Depreciated Carrying Value	Date Acquired ⁽³⁾	Weighted Average Year Built or Substantially Renovated ⁽⁴⁾
			Sq. Ft.	% Leased					
1 131 Clayton Street	1	Federal	57,815	100.0%	\$ 1,431	\$ 10,020	\$ 9,054	6/22/2011	2007
2 4344 Carmichael Road	1	Federal	49,370	100.0%	1,508	13,035	12,525	12/17/2013	2009
3 15451 North 28th Avenue	1	State	66,743	100.0%	1,349	9,356	9,155	9/10/2014	2013
4 711 14th Avenue	1	Federal	36,139	94.4%	925	12,274	10,729	6/16/2010	1992
5 5045 East Butler Street	1	Federal	531,976	100.0%	8,384	68,402	48,346	8/29/2002	1971
6 10949 N. Mather Boulevard	1	State	93,807	100.0%	2,609	17,485	16,674	10/30/2013	2012
7 9800 Goethe Road	1	State	110,500	100.0%	2,102	15,304	13,141	12/23/2009	1993
8 9815 Goethe Road	1	State	87,863	100.0%	1,953	12,438	11,353	9/14/2011	1992
9 Capitol Place	1	State	163,840	96.0%	4,564	42,219	36,565	12/17/2009	1988
10 4181 Ruffin Road	1	Federal	141,634	83.0%	2,972	19,536	17,497	7/16/2010	1981
11 4560 Viewridge Road	1	Federal	147,955	100.0%	3,234	23,497	14,470	3/31/1997	1996
12 Sky Park Centre	1	Federal	43,918	70.7%	834	6,779	4,941	6/24/2002	1986
13 Turning Basin Business Park	1	Federal	22,012	100.0%	972	6,033	5,600	7/20/2012	2012
14 16194 West 45th Street	1	Federal	43,232	100.0%	1,552	7,102	4,225	3/31/1997	1997
15 12795 West Alameda Parkway	1	Federal	166,745	100.0%	4,553	27,462	23,944	1/15/2010	1988
16 Corporate Center	3	Federal	212,996	100.0%	4,582	34,273	24,747	10/11/2002	1996
17 20 Massachusetts Avenue	1	Federal	340,119	100.0%	17,426	84,445	55,409	3/31/1997	1996
18 625 Indiana Avenue	1	Federal	159,695	95.1%	7,324	56,312	52,412	8/17/2010	1989
19 7850 Southwest 6th Court	1	Federal	135,819	100.0%	4,829	35,775	32,357	5/12/2011	1999
20 8900 Grand Oak Circle	1	Federal	67,916	100.0%	1,870	13,040	11,553	10/15/2010	2008
21 181 Spring Street NW	1	Federal	90,688	100.0%	3,677	24,064	22,480	7/25/2012	2007
22 Corporate Square	5	Federal	352,876	81.6%	6,049	38,531	29,535	7/16/2004	1967
23 Executive Park	1	Non-Govt	125,788	100.0%	1,619	17,220	13,553	7/16/2004	1972
24 One Georgia Center	1	State	375,952	90.4%	6,535	38,335	35,496	9/30/2011	2008
25 4712 Southpark Boulevard	1	Federal	352,064	100.0%	3,137	21,025	19,470	7/25/2012	2005
26 220 E. Bryan Street	1	Vacant	35,228	0.0%	-	3,346	3,072	7/16/2010	1990
27 South Vinnell Way	3	Federal	180,952	100.0%	4,298	32,760	30,482	9/11/2012	1997
28 2020 S. Arlington Heights	1	Federal	57,770	100.0%	2,078	15,500	13,426	12/29/2009	1988
29 Intech Park	3	Federal	433,924	85.8%	9,389	75,304	68,125	10/14/2011	2003
30 400 State Street	1	Federal	170,817	90.8%	2,557	13,071	11,477	6/16/2010	1971
31 7125 Industrial Road	1	Federal	167,939	100.0%	2,542	13,431	12,624	12/31/2012	2002
32 251 Causeway Street	1	State	132,876	100.0%	4,012	23,261	21,001	8/17/2010	1988
33 75 Pleasant Street	1	State	125,521	100.0%	4,964	32,254	28,089	5/24/2010	2008
34 25 Newport Avenue	1	State	92,549	100.0%	2,324	12,293	11,183	2/16/2011	2009
35 One Montvale Avenue	1	Federal	97,777	94.1%	2,345	13,617	12,106	6/16/2010	1987
36 4201 Patterson Avenue	1	State	84,674	100.0%	1,277	12,309	8,683	10/15/1998	1989
37 2115 East Jefferson Street	1	Federal	128,645	100.0%	3,086	14,631	14,050	8/27/2013	2003
38 20400 Century Boulevard	1	Federal	80,550	100.0%	1,732	12,672	7,971	3/31/1997	1995
39 3300 75th Avenue	1	Federal	266,000	100.0%	5,291	40,963	35,835	2/26/2010	2004
40 1401 Rockville Pike	1	Non-Govt	190,044	28.4%	1,657	37,987	24,160	2/2/1998	1986

See notes on page 34.

PROPERTY DETAIL (1)
(sorted by location)

EXHIBIT E



As of September 30, 2015
(dollars in thousands)

Property Location	No. of Buildings	Primary Tenant Type	Rentable		% Leased	Annualized Rental	Undepreciated	Depreciated	Date Acquired ⁽³⁾	Weighted Average Year Built or Substantially Renovated ⁽⁴⁾
			Sq. Ft.			Income ⁽²⁾	Carrying Value	Carrying Value		
41 Rutherford Business Park Windsor Mill, MD	1	Federal	80,398		100.0%	\$ 1,868	\$ 11,825	\$ 11,100	11/16/2012	2011
42 Meadows Business Park Woodlawn, MD	2	Federal	182,561		73.6%	2,916	25,492	22,967	2/15/2011	1996
43 11411 E. Jefferson Avenue Detroit, MI	1	Federal	55,966		100.0%	2,718	18,632	16,194	4/23/2010	2009
44 330 South Second Avenue Minneapolis, MN	1	Non-Govt	193,556		75.9%	2,731	30,600	27,478	7/16/2010	2013
45 Rosedale Corporate Plaza Roseville, MN	1	State	61,426		100.0%	1,126	8,142	5,551	12/1/1999	1987
46 1300 Summit Street Kansas City, MO	1	Federal	86,739		100.0%	2,068	15,084	14,169	9/27/2012	1998
47 4241-4300 NE 34th Street Kansas City, MO	1	Federal	98,073		100.0%	2,082	10,471	6,930	3/31/1997	1995
48 1220 Echelon Parkway Jackson, MS	1	Federal	109,819		100.0%	3,776	25,946	23,926	7/25/2012	2009
49 10-12 Celina Avenue Nashua, NH	1	Federal	321,800		100.0%	2,306	17,338	15,162	8/31/2009	1997
50 50 West State Street Trenton, NJ	1	State	266,995		85.8%	6,437	44,550	39,904	12/30/2010	1989
51 435 Montano Boulevard Albuquerque, NM	1	Vacant	29,045		0.0%	-	2,418	2,201	7/16/2010	1986
52 138 Delaware Avenue Buffalo, NY	1	Federal	121,711		100.0%	2,907	28,284	18,919	3/31/1997	2013
53 Airlane Corporate Center Colonia, NY	1	State	64,000		100.0%	1,095	7,190	6,670	6/22/2012	2004
54 5000 Corporate Court Holtsville, NY	1	Federal	264,482		84.9%	5,885	25,913	24,001	8/31/2011	2000
55 305 East 46th Street New York, NY	1	United Nations	187,060		100.0%	11,031	105,258	97,993	5/27/2011	2008
56 4600 25th Avenue Salem, OR	1	State	233,358		97.8%	5,081	28,445	26,181	12/20/2011	2007
57 Synergy Business Park Columbia, SC	3	State	180,703		89.0%	2,060	15,916	13,540	5/10/2006; 9/17/2010	1984
58 One Memphis Place Memphis, TN	1	Federal	204,694		75.7%	3,072	8,571	7,709	9/17/2010	1985
59 701 Clay Road Waco, TX	1	Federal	137,782		100.0%	2,195	12,894	8,596	12/23/1997	1997
60 Enterchange at Meadowville Chester, VA	1	Federal	228,108		100.0%	1,519	11,307	10,802	8/28/2013	2011
61 3920 Pender Drive Fairfax, VA	1	Federal	83,130		100.0%	2,440	15,815	15,333	3/21/2014	2011
62 Pender Business Park Fairfax, VA	4	State	171,061		99.5%	4,227	24,096	23,057	11/4/2013	2000
63 1759 & 1760 Business Center Drive Reston, VA	2	Federal	406,388		100.0%	12,220	88,096	85,473	5/28/2014	1996
64 9960 Mayland Drive Richmond, VA	1	State	173,932		94.4%	3,327	19,007	18,476	5/20/2014	1994
65 Aquia Commerce Center Stafford, VA	2	Federal	64,488		100.0%	1,643	9,717	8,902	6/22/2011	1998
66 65 Bowdoin Street S. Burlington, VT	1	Federal	26,609		100.0%	1,108	9,236	8,067	4/9/2010	2009
67 840 North Broadway Everett, WA	2	State	111,908		100.0%	2,664	19,688	18,430	6/28/2012	1988
68 Stevens Center Richland, WA	2	Federal	140,152		100.0%	2,810	21,774	13,706	3/31/1997	1995
69 11050 West Liberty Drive Milwaukee, WI	1	Federal	29,297		100.0%	1,022	5,616	5,089	6/9/2011	2006
70 2029 Stonewall Jackson Drive Falling Waters, WV	1	Federal	40,348		100.0%	776	5,062	3,188	3/31/1997	1993
71 5353 Yellowstone Road Cheyenne, WY	1	Federal	122,647		100.0%	1,758	10,655	6,710	3/31/1997	1995
	<u>91</u>		<u>10,700,964</u>		<u>93.5%</u>	<u>\$ 240,409</u>	<u>\$ 1,690,397</u>	<u>\$ 1,443,931</u>		<u>1995</u>

(1) Excludes one property (one building) classified as discontinued operations.

(2) Annualized rental income is calculated using annualized contractual base rents from our tenants pursuant to our lease agreements as of September 30, 2015, plus straight line rent adjustments and estimated recurring expense reimbursements to be paid to us, and excluding lease value amortization.

(3) Date acquired is the date we acquired the property or the date our former parent entity acquired the property for those properties that our former parent entity contributed to us in June 2009 as part of our initial public offering.

(4) Weighted based on square feet.