

PENNSYLVANIA REAL ESTATE INVESTMENT TRUST  
Form 8-K  
February 25, 2004

UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
WASHINGTON, DC 20549

FORM 8-K  
CURRENT REPORT  
PURSUANT TO SECTION 13 OR 15(d) OF THE  
SECURITIES EXCHANGE ACT OF 1934

Date of report (Date of earliest event reported) February 25, 2004

Pennsylvania Real Estate Investment Trust

(Exact Name of Registrant as Specified in Charter)

|   |                             |                                      |
|---|-----------------------------|--------------------------------------|
| Pennsylvania                                      | 1-6300                      | 23-6216339                           |
| (State or Other Jurisdiction<br>of Incorporation) | (Commission<br>File Number) | (IRS Employer<br>Identification No.) |

The Bellevue, 200 S. Broad Street, Philadelphia, Pennsylvania 19102

(Address of Principal Executive Offices) (Zip Code)

Registrant's telephone number, including area code: (215) 875-0700

(Former Name or Former Address, if Changed Since Last Report)

Item 12. Results of Operations and Financial Condition.

The following information, furnished under "Item 12. Results of Operations and Financial Condition," shall not be deemed "filed" for purposes of Section 18 of the Securities Act of 1934, nor shall it be deemed incorporated by reference in any filing under the Securities Act of 1933, except as shall be expressly set forth by specific reference in such a filing.

On February 25, 2004, Pennsylvania Real Estate Investment Trust issued a press release reporting its financial results for the fourth quarter and fiscal year ended December 31, 2003. A copy of the press release is attached as Exhibit 99.1 to this report.

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Pursuant to the requirements of the Securities Exchange Act of 1934, as amended, the Registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

PENNSYLVANIA REAL ESTATE INVESTMENT TRUST

Date: February 25, 2004

By: /s/ Jonathan B. Weller

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Jonathan B. Weller  
President and Chief Operating Officer

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Exhibit Index

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99.1 Press Release, dated February 25, 2004.

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