



FIRST POTOMAC
REALTY TRUST

Established. Focused. *Trusted.*



First Quarter 2011 Supplemental Financial Report

Index to Supplemental Information



FIRST POTOMAC
REALTY TRUST

	<u>Page</u>
Company Information	2
Highlights	3
Financial Results	4
Financial Measures	5
Net Operating Income (NOI) Same-Property Analysis	6
Consolidated Balance Sheets	7
Total Market Capitalization and Selected Ratios	8
Outstanding Debt	9
Debt Maturity Schedule	11
Debt Covenants	12
Portfolio Summary	13
Acquisition and Dispositions	14
Acquisition Details	15
Land and Properties Available for Development or Redevelopment	16
Net Asset Value Analysis	17
Investment in Joint Ventures	18
Leasing and Occupancy Summary	19
Top Thirty Tenants	20
Portfolio Analysis	21
Market Concentration	22
Leasing Analysis	23
Lease Expirations	24
Lease Expirations - Current and Next Four Quarters	25
Portfolio by Size	26
Washington, DC Region	27
Washington, DC - Lease Expirations	29
Maryland Region	30
Maryland Region - Lease Expirations	32
Northern Virginia Region	33
Northern Virginia Region - Lease Expirations	35
Southern Virginia Region	36
Southern Virginia Region - Lease Expirations	38
Management Statements on Non-GAAP Supplemental Measures	39

Company Information



FIRST POTOMAC
REALTY TRUST

First Potomac Realty Trust is a leader in the ownership, management, development and redevelopment of office and industrial properties in the greater Washington, D.C. region. The Company's focus is acquiring properties that can benefit from its intensive property management and seeking to reposition these properties to increase their profitability and value.

Corporate Headquarters 7600 Wisconsin Avenue
11th Floor
Bethesda, MD 20814

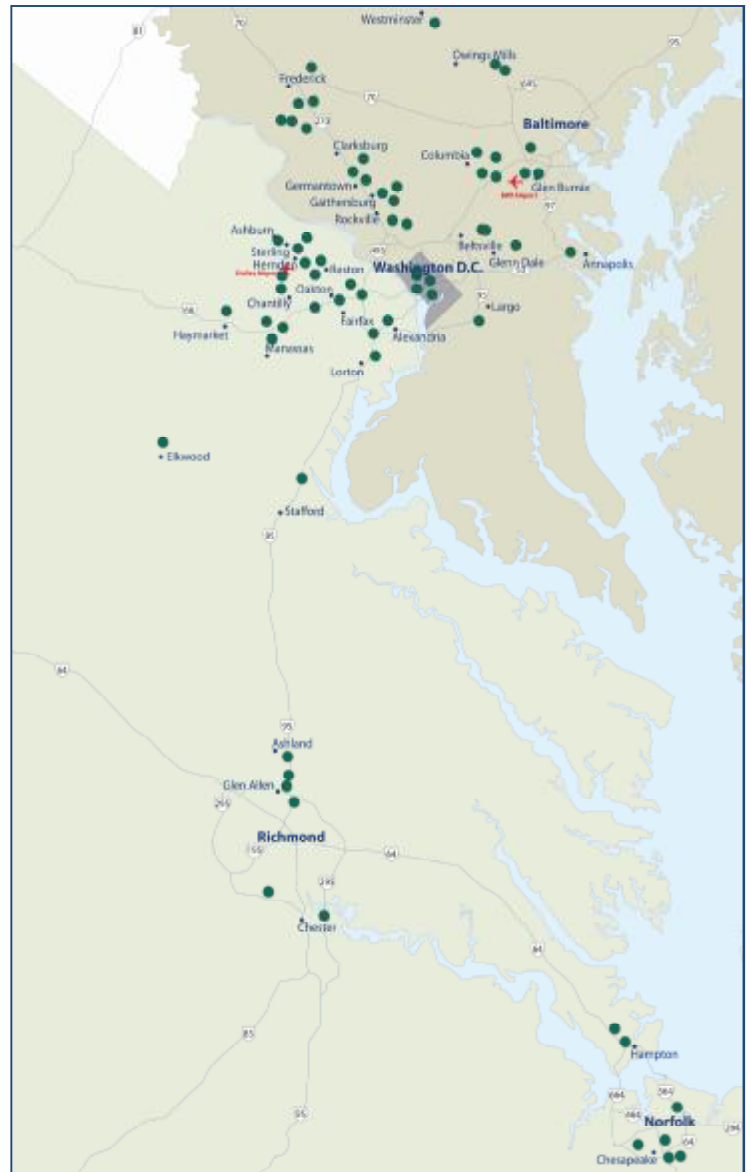
New York Stock Exchange

FPO
LISTED
NYSE

Web Site www.first-potomac.com

Investor Relations ICR, Inc.
(301) 244-6200

Barry H. Bass
Chief Financial Officer
(301) 986-9200
bbass@first-potomac.com



Matters other than historical facts set forth within this Quarterly Supplemental Financial Report are forward-looking statements within the meaning of the federal securities laws. You should exercise caution in interpreting and relying on forward-looking statements because they involve known and unknown risks, uncertainties and other factors that could materially affect actual results, performance or achievements. These factors include, without limitation, the ability to enter into new leases or renew leases on favorable terms, the financial condition of tenants, the uncertainties of acquisition activity, the cost and availability of financing, the effects of general and local economic and market conditions, regulatory changes and other risks and uncertainties detailed in the Company's Annual Report on Form 10-K. The Company assumes no obligation to update or supplement forward-looking statements that become untrue because of subsequent events. Note that certain figures are rounded to the nearest thousands throughout the document, which may impact footing and/or crossfooting of totals and subtotals.

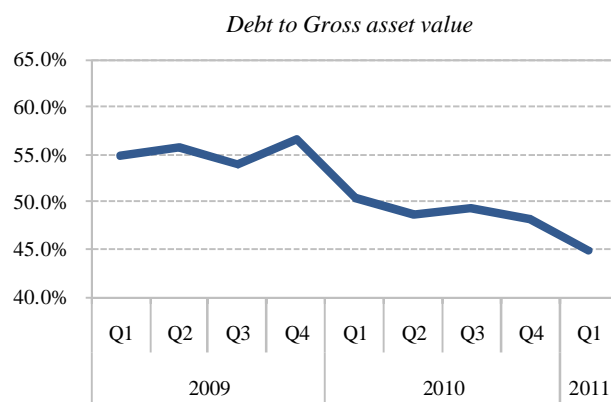
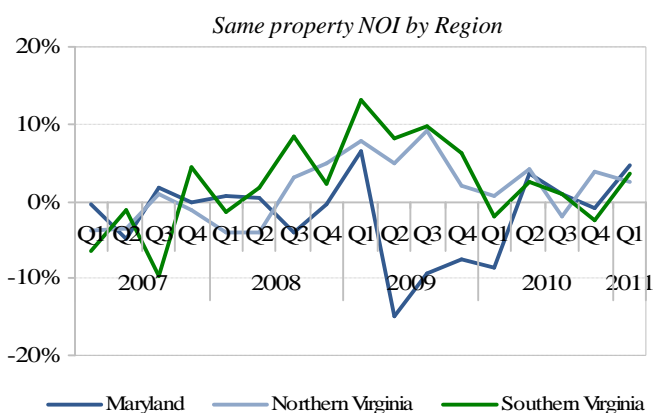
Highlights



FIRST POTOMAC
REALTY TRUST

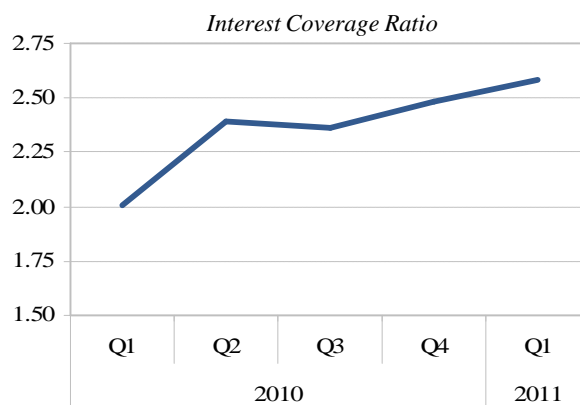
(unaudited, amounts in thousands, except per share data)

Performance Metrics	Q1-2011	Q4-2010	Q3-2010	Q2-2010	Q1-2010
FFO	7,731	5,414	8,145	10,158	8,043
Core FFO ⁽¹⁾	12,627	12,945	11,954	11,639	9,337
FFO per share	\$ 0.15	\$ 0.12	\$ 0.21	\$ 0.27	\$ 0.26
Core FFO per share	\$ 0.25	\$ 0.29	\$ 0.31	\$ 0.31	\$ 0.30
Operating Metrics					
Change in Same-Property NOI					
Cash Basis	5.6%	2.4%	2.4%	3.9%	-3.6%
Accrual Basis	3.5%	-0.1%	0.0%	3.3%	-3.3%
Capitalization					
Debt to Gross Asset Value ⁽²⁾	44.6%	48.2%	49.4%	48.7%	50.5%
Debt Balances					
Unhedged Variable Rate Debt	\$ 166,000	\$ 301,000	\$ 188,000	\$ 98,000	\$ 52,000
Hedged Variable Rate Debt ⁽³⁾	50,000	-	-	85,000	85,000
Fixed Rate Debt	496,649	424,032	428,914	430,535	414,019
Total	\$ 712,649	\$ 725,032	\$ 616,914	\$ 613,535	\$ 551,019
Coverage Ratio					
Interest Coverage Ratio ⁽⁴⁾	2.58x	2.48x	2.36x	2.39x	2.01x
Leasing Metrics					
Net Absorption (Square Feet)	(55,063)	(30,248)	97,744	28,094	67,648
Tenant Retention Rate	61%	67%	84%	69%	89%
Leased % ⁽⁵⁾	86.8%	87.2%	87.4%	86.6%	86.3%
Occupancy % ⁽⁵⁾	84.7%	85.2%	85.7%	84.0%	84.2%



Portfolio concentration

Market	% of Annualized Base Rent	% Leased at March 31, 2011 ⁽⁵⁾
Greater Washington DC ⁽⁶⁾	66.8%	88.0%
Baltimore	4.7%	83.9%
Richmond	8.8%	88.2%
Norfolk	19.8%	84.2%



⁽¹⁾See page 5 for a reconciliation of the Company's FFO to Core FFO.

⁽²⁾Gross asset value calculation as defined in the unsecured revolving credit facility agreement.

⁽³⁾On January 18, 2011, the Company fixed LIBOR at 1.474% on \$50.0 million of its variable rate debt.

⁽⁴⁾Acquisition costs were omitted due to their variability, which impacted the comparability of period over period results.

⁽⁵⁾Excludes Lease-Up Properties: Redland Corporate Center-Bldg 2 and Atlantic Corporate Park.

⁽⁶⁾Includes properties in Suburban Maryland, Northern Virginia and Washington, DC.

Financial Results



FIRST POTOMAC
REALTY TRUST

(unaudited, amounts in thousands)
(percentages are representative of total revenues)

	Three Months Ended														
	March 31, 2011		December 31, 2010		September 30, 2010		June 30, 2010		March 31, 2010						
OPERATING REVENUES															
Rental	\$	32,359	80.0%	\$	29,731	81.8%	\$	28,015	81.7%	\$	27,099	81.8%	\$	27,016	77.7%
Tenant reimbursements and other		8,111	20.0%		6,636	18.2%		6,267	18.3%		6,026	18.2%		7,757	22.3%
		40,470	100.0%		36,367	100.0%		34,282	100.0%		33,125	100.0%		34,773	100.0%
PROPERTY EXPENSES															
Property operating		10,958	27.1%		8,812	24.2%		7,869	23.0%		7,022	21.2%		10,012	28.8%
Real estate taxes and insurance		4,002	9.9%		3,420	9.4%		3,008	8.8%		3,197	9.7%		3,328	9.6%
NET OPERATING INCOME		25,510	63.0%		24,135	66.4%		23,405	68.2%		22,906	69.1%		21,433	61.6%
OTHER (EXPENSES) INCOME															
General and administrative		(4,008)	9.9%		(3,665)	10.1%		(3,475)	10.1%		(3,675)	11.1%		(3,709)	10.7%
Acquisition costs		(2,185)	5.4%		(5,145)	14.1%		(361)	1.1%		(1,645)	5.0%		(19)	0.1%
Interest and other income		825	2.0%		347	1.0%		89	0.3%		87	0.3%		111	0.3%
Equity in (losses) earnings of affiliates		(32)	0.1%		10	0.0%		(75)	0.2%		(20)	0.1%		(38)	0.1%
EBITDA		20,110	49.6%		15,682	43.2%		19,583	57.1%		17,653	53.2%		17,778	51.0%
Depreciation and amortization		(12,770)			(11,596)			(10,783)			(10,375)			(9,857)	
Interest expense		(8,633)			(8,398)			(8,439)			(8,061)			(8,861)	
Impairment of real estate assets		(2,711)			(2,386)			(3,448)			-			-	
Contingent consideration related to acquisition of property		-			-			-			-			(710)	
Gains on early retirement of debt		-			-			-			164			-	
Loss from continuing operations before income taxes		(4,004)			(6,698)			(3,087)			(619)			(1,650)	
Benefit (provision) for income taxes		313			(31)			-			-			-	
Loss from continuing operations		(3,691)			(6,729)			(3,087)			(619)			(1,650)	
DISCONTINUED OPERATIONS															
(Loss) income from operations of disposed properties		(201)			164			152			95			(558)	
Gain on sale of real estate properties		-			-			-			557			-	
(Loss) income from discontinued operations		(201)			164			152			652			(558)	
NET (LOSS) INCOME		(3,892)			(6,565)			(2,935)			33			(2,208)	
Less: Net loss (income) attributable to noncontrolling interests		138			129			55			(1)			49	
NET (LOSS) INCOME ATTRIBUTABLE TO FIRST POTOMAC REALTY TRUST		(3,754)			(6,436)			(2,880)			32			(2,159)	
Less: Dividends on preferred shares		(1,783)			-			-			-			-	
NET (LOSS) INCOME AVAILABLE TO COMMON SHAREHOLDERS	\$	(5,537)		\$	(6,436)		\$	(2,880)		\$	32		\$	(2,159)	

Supplemental Financial Results Items:

The following items were included in the determination of net (loss) income:

	Three Months Ended									
	March 31, 2011	December 31, 2010	September 30, 2010	June 30, 2010	March 31, 2010					
Termination fees	\$	175	\$	113	\$	109	\$	459	\$	335
Capitalized interest		397		210		221		220		160
Snow and ice removal costs (excluding reimbursements) ⁽¹⁾		(1,263)		(578)		(9)		(18)		(2,318)
Reserves for bad debt expense ⁽²⁾		(330)		(523)		(17)		(380)		(435)
Dispositions⁽³⁾										
Revenues	\$	45	\$	320	\$	375	\$	450	\$	598
Operating expenses		(117)		(129)		(114)		(174)		(318)
Depreciation expense		(129)		(27)		(109)		(181)		(279)
Interest income		-		-		-		-		6
Impairment of real estate assets		-		-		-		-		(565)
Gain on sale of real estate properties		-		-		-		557		-
	\$	(201)	\$	164	\$	152	\$	652	\$	(558)

⁽¹⁾The Company recovered approximately 65% of these costs.

⁽²⁾For the three months ended September 30, 2010, the Company recorded a reduction of bad debt expense of \$527 thousand related to straight-line rent reserves previously recorded as a result of uncertainty associated with a tenant renewal.

⁽³⁾Represents the operating results of Old Courthouse Square, which was sold in the first quarter of 2011 and Deer Park and 7561 Lindbergh Drive, which were both sold in the second quarter of 2010.

Financial Measures



FIRST POTOMAC
REALTY TRUST

(unaudited, amounts in thousands, except per share data)

	Three Months Ended				
	March 31, 2011	December 31, 2010	September 30, 2010	June 30, 2010	March 31, 2010
FUNDS FROM OPERATIONS ("FFO")					
Net (loss) income available to common shareholders	\$ (5,537)	\$ (6,436)	\$ (2,880)	\$ 32	\$ (2,159)
Depreciation and amortization:					
Real estate assets	12,770	11,596	10,783	10,376	9,858
Discontinued operations	129	27	109	181	278
Unconsolidated joint ventures	524	367	188	125	114
Consolidated joint ventures	(19)	(13)	-	-	-
Net (loss) income attributable to noncontrolling interests	(136)	(127)	(55)	1	(49)
Gain on sale of real estate properties	-	-	-	(557)	-
FFO	\$ 7,731	\$ 5,414	\$ 8,145	\$ 10,158	\$ 8,042
Acquisition costs	2,185	5,145	361	1,645	19
Gain on early retirement of debt	-	-	-	(164)	-
Contingent consideration related to acquisition of property	-	-	-	-	710
Impairment of real estate assets	2,711	2,386	3,448	-	565
Core FFO	\$ 12,627	\$ 12,945	\$ 11,954	\$ 11,639	\$ 9,336
ADJUSTED FUNDS FROM OPERATIONS ("AFFO")					
Core FFO	\$ 12,627	\$ 12,945	\$ 11,954	\$ 11,639	\$ 9,336
Non-cash share-based compensation expense	691	866	813	1,003	1,053
Straight-line rent, net ⁽¹⁾	139	237	75	113	(53)
Deferred market rent, net	(425)	(311)	(368)	(296)	(381)
Non-real estate depreciation and amortization ⁽²⁾	206	204	204	206	212
Debt fair value amortization	(307)	(473)	(522)	(513)	(503)
Amortization of finance costs	732	552	573	481	449
Amortization of discounts	140	140	140	202	232
(Benefit) provision for income taxes	(313)	31	-	-	-
Tenant improvements ⁽³⁾	(678)	(2,166)	(2,709)	(1,875)	(1,851)
Leasing commissions ⁽³⁾	(1,185)	(1,125)	(617)	(1,394)	(731)
Capital expenditures ⁽³⁾	(211)	(635)	(1,861)	(361)	(300)
AFFO	\$ 11,416	\$ 10,265	\$ 7,682	\$ 9,205	\$ 7,463
Total weighted average shares and OP units:					
Basic	50,302	44,344	37,999	37,243	31,292
Diluted	50,506	44,577	38,165	37,430	31,489
FFO per share:					
FFO per share and unit - basic and diluted	\$ 0.15	\$ 0.12	\$ 0.21	\$ 0.27	\$ 0.26
Core FFO per share and unit - diluted	\$ 0.25	\$ 0.29	\$ 0.31	\$ 0.31	\$ 0.30
AFFO per share:					
AFFO per share and unit - diluted	\$ 0.23	\$ 0.23	\$ 0.20	\$ 0.25	\$ 0.24
First-generation costs					
Tenant improvements	\$ 1,923	\$ 2,593	\$ 534	\$ 54	\$ 146
Leasing commissions	740	212	67	777	99
Capital expenditures	360	1,142	1,416	518	184
Total first-generation costs	3,023	3,947	2,017	1,349	429
Development	127	1,914	946	32	14
Redevelopment	978	1,158	552	92	127
	\$ 4,128	\$ 7,019	\$ 3,515	\$ 1,473	\$ 570

⁽¹⁾Includes the Company's straight-line recording of the following; rents, uncollectable amounts, rent abatements and lease incentives.

⁽²⁾Most non-real estate depreciation is classified in general and administrative expense.

⁽³⁾Does not include first generation costs, which the Company defines as tenant improvement, leasing commissions and capital expenditure costs that were taken into consideration when underwriting the purchase of a property or incurred to bring the property to operating standard for its intended use.

Net Operating Income (NOI) Same-Property Analysis



FIRST POTOMAC
REALTY TRUST

(unaudited, amounts in thousands)

	Three Months Ended March 31,	
	2011	2010
Same-Property NOI⁽¹⁾		
Total base rent	\$ 26,969	\$ 26,870
Tenant reimbursements and other	6,607	7,301
Property operating expenses	(8,597)	(9,688)
Real estate taxes and insurance	(3,048)	(3,302)
Same-Property NOI - accrual basis	21,931	21,181
Straight-line revenue, net	251	(249)
Deferred market rental revenue, net	(410)	(310)
Same-Property NOI - cash basis	\$ 21,772	\$ 20,622
Change in same-property NOI - accrual basis	3.5%	
Change in same-property NOI - cash basis	5.6%	
Change in Same-Property NOI - accrual basis		
Rental revenue increase	\$ 99	
Tenant reimbursement and other decrease	(694)	
Expense decrease	1,345	
	<u>\$ 750</u>	
Same-property percentage of total consolidated portfolio (sf)	85.0%	

	Three Months Ended March 31,	
	2011	2010
Reconciliation of Consolidated NOI to Same-Property NOI		
Total revenues	\$ 40,470	\$ 34,773
Property operating expenses	(10,958)	(10,012)
Real estate taxes and insurance	(4,002)	(3,328)
NOI	25,510	21,433
Less: Non-same property NOI ⁽²⁾	(3,579)	(252)
Same-Property NOI - accrual basis	21,931	21,181
Straight-line revenue, net	251	(249)
Deferred market rental revenue, net	(410)	(310)
Same-Property NOI - cash basis	\$ 21,772	\$ 20,622

	Three Months Ended	Percentage of
	March 31, 2011	Base Rent
Change in Same-Property NOI by Region (accrual basis)⁽³⁾		
Maryland	4.6%	33%
Northern Virginia	2.5%	32%
Southern Virginia	3.5%	35%
Change in Same-Property NOI by Property Type (accrual basis)		
Business Park	7.4%	50%
Industrial	1.4%	26%
Office/Office Park	(1.8)%	24%

⁽¹⁾Same property comparisons are based upon those properties owned for the entirety of the periods presented. Same property results exclude the results of the following non same-properties: RiversPark I and II, Three Flint Hill, 500 First Street, NW, Battlefield Corporate Center, Redland Corporate Center, Atlantic Corporate Park, 1211 Connecticut Ave, NW, 440 First Street, NW, 7458 Candlewood Road, 1750 H Street, NW, Aviation Business Park, Cedar Hill I & III, Merrill Lynch, 840 First Street, NE, Davis Drive and Sterling Park - Building 7.

⁽²⁾Non-same property NOI has been adjusted to reflect a normalized management fee percentage in lieu of an administrative overhead allocation for comparative purposes.

⁽³⁾All the Company's properties owned in its Washington, D.C. region were excluded as they were not owned by the Company for the entirety of the periods being presented.

Consolidated Balance Sheet



FIRST POTOMAC
REALTY TRUST

(unaudited, amounts in thousands, except per share data)

	<u>March 31, 2011</u>	<u>December 31, 2010</u>
Assets		
Rental property	\$ 1,503,517	\$ 1,388,887
Less: Accumulated depreciation	(177,490)	(170,990)
Rental property, net	<u>1,326,027</u>	<u>1,217,897</u>
Cash and cash equivalents	18,681	33,280
Escrows and reserves	13,504	8,070
Investment in affiliates	23,994	23,721
Other assets	<u>138,810</u>	<u>113,714</u>
Total assets	<u>\$ 1,521,016</u>	<u>\$ 1,396,682</u>
Liabilities		
Mortgage loans	\$ 391,573	\$ 319,096
Unsecured notes	105,076	104,936
Bank debt	216,000	301,000
Accounts payable and accrued interest	38,078	18,997
Other liabilities	<u>18,530</u>	<u>18,471</u>
Total liabilities	<u>769,257</u>	<u>762,500</u>
Noncontrolling interests in the Operating Partnership	37,420	16,122
Equity		
Series A Preferred Shares, \$25 par value, 50,000 shares authorized; 4,600 and 0 shares issued and outstanding, respectively	115,000	-
Common shares, \$0.001 par value, 150,000 common shares authorized; 50,041 and 49,922 shares issued and outstanding, respectively	50	50
Additional paid-in capital	790,596	794,051
Noncontrolling interests in consolidated partnerships	3,077	3,077
Accumulated other comprehensive loss	(293)	(545)
Dividends in excess of accumulated earnings	<u>(194,091)</u>	<u>(178,573)</u>
Total equity	<u>714,339</u>	<u>618,060</u>
Total liabilities, noncontrolling interests and equity	<u>\$ 1,521,016</u>	<u>\$ 1,396,682</u>

Total Market Capitalization and Selected Ratios



FIRST POTOMAC
REALTY TRUST

(unaudited, amounts in thousands)

MARKET CAPITALIZATION

		<u>Percent of Total Market Capitalization</u>
Total common shares outstanding	50,041	
Operating Partnership ("OP") units held by third parties	<u>2,376</u>	
Total common shares and OP units	52,417	
Market price at March 31, 2011	<u>\$ 15.75</u>	
Total equity capitalization	<u>\$ 825,568</u>	<u>53.7%</u>
Debt capitalization		
Fixed-rate debt	<u>\$ 496,649</u>	<u>32.3%</u>
Floating-rate debt ⁽¹⁾	<u>216,000</u>	<u>14.0%</u>
Total debt capitalization	<u>\$ 712,649</u>	<u>46.3%</u>
Total market capitalization	<u><u>\$ 1,538,217</u></u>	<u><u>100.0%</u></u>

SELECTED RATIOS

	Three Months Ended				
	<u>March 31, 2011</u>	<u>December 31, 2010</u>	<u>September 30, 2010</u>	<u>June 30, 2010</u>	<u>March 31, 2010</u>
<u>COVERAGE RATIO</u>					
Interest Coverage Ratio					
EBITDA, excluding acquisition costs ⁽²⁾	\$ 22,295	\$ 20,827	\$ 19,944	\$ 19,298	\$ 17,797
Interest expense	<u>8,633</u>	<u>8,398</u>	<u>8,439</u>	<u>8,061</u>	<u>8,861</u>
	2.58x	2.48x	2.36x	2.39x	2.01x
<u>OVERHEAD RATIO</u>					
G&A to Real Estate Revenues					
General and administrative expense	\$ 4,008	\$ 3,665	\$ 3,475	\$ 3,675	\$ 3,709
Total revenues	<u>40,470</u>	<u>36,367</u>	<u>34,282</u>	<u>33,125</u>	<u>34,773</u>
	9.9%	10.1%	10.1%	11.1%	10.7%
<u>LEVERAGE RATIO</u>					
Debt/Undepreciated Book Value					
Total debt	\$ 712,649	\$ 725,032	\$ 616,914	\$ 613,535	\$ 549,361
Undepreciated book value	<u>1,503,517</u>	<u>1,388,887</u>	<u>1,190,669</u>	<u>1,184,262</u>	<u>1,107,965</u>
	47.4%	52.2%	51.8%	51.8%	49.6%

⁽¹⁾On January 18, 2011, the Company fixed LIBOR at 1.474% on \$50.0 million of its variable rate debt through an interest rate swap agreement that matures on January 15, 2014.

⁽²⁾Acquisition costs were omitted due to their variability, which impacted the comparability of period over period results.

Outstanding Debt



FIRST POTOMAC
REALTY TRUST

(unaudited, amounts in thousands)

Fixed Rate Debt	<u>Effective Interest Rate</u>	<u>Balance at March 31, 2011</u>	<u>Annualized Debt Service</u>	<u>Maturity Date</u>	<u>Balance at Maturity</u>
Encumbered Properties					
403/405 Glenn Drive ⁽¹⁾	5.50%	\$ 7,883	\$ 746	7/1/2011	\$ 7,807
4612 Navistar Drive ⁽¹⁾⁽²⁾	5.20%	12,065	1,131	7/11/2011	11,921
Campus at Metro Park ⁽¹⁾⁽²⁾	5.25%	22,345	2,028	2/11/2012	21,581
1434 Crossways Boulevard Building II ⁽¹⁾	5.38%	9,388	826	8/5/2012	8,866
Crossways Commerce Center	6.70%	24,061	2,087	10/1/2012	23,313
Newington Business Park Center	6.70%	15,178	1,316	10/1/2012	14,706
Prosperity Business Center ⁽¹⁾	5.75%	3,479	305	1/1/2013	3,242
Aquia Commerce Center I ⁽³⁾	7.28%	318	165	2/1/2013	42
Cedar Hill I & III ⁽¹⁾	6.58%	16,146	1,336	2/11/2013	15,364
Merrill Lynch Building ⁽¹⁾	7.29%	13,769	1,155	2/13/2013	13,273
1434 Crossways Boulevard Building I ⁽¹⁾	5.38%	8,154	665	3/5/2013	7,597
Linden Business Center ⁽¹⁾	5.58%	7,039	512	10/1/2013	6,596
840 First Street, NE ⁽¹⁾	6.05%	56,381	4,272	10/1/2013	53,877
Owings Mills Business Center ⁽¹⁾	5.75%	5,420	425	3/1/2014	5,066
Annapolis Commerce Park East ⁽¹⁾	6.25%	8,457	665	6/1/2014	8,010
Cloverleaf Center	6.75%	17,127	1,464	10/8/2014	15,953
Plaza 500					
Van Buren Business Park					
Rumsey Center					
Snowden Center	5.19%	98,791	5,127	8/1/2015	91,588
Greenbrier Technology Center II					
Norfolk Business Center					
Northridge I & II					
15395 John Marshall Highway					
Hanover Business Center					
Hanover Building D ⁽¹⁾	6.63%	612	161	8/1/2015	13
Hanover Building C ⁽¹⁾	6.63%	1,012	186	12/1/2017	13
Chesterfield Business Center					
Chesterfield Buildings C, D, G and H ⁽¹⁾	6.63%	1,605	414	8/1/2015	34
Chesterfield Buildings A, B, E and F ⁽¹⁾	6.63%	2,358	291	6/1/2021	26
7458 Candlewood Road - Note 1 ⁽¹⁾	6.04%	4,741	424	1/1/2016	3,965
7458 Candlewood Road - Note 2 ⁽¹⁾	6.30%	9,891	819	1/1/2016	8,639
Gateway Centre Building I ⁽¹⁾	5.88%	1,146	219	11/1/2016	-
500 First Street, NW	5.79%	38,667	2,722	7/1/2020	32,000
Battlefield Corporate Center	4.40%	4,254	320	11/1/2020	2,618
Airpark Business Center ⁽¹⁾	6.63%	1,286	173	6/1/2021	14
	5.84% ⁽⁴⁾	<u>\$ 391,573</u>	<u>\$ 29,954</u>		<u>\$ 356,124</u>
Convertible Debt					
Exchangeable Senior Notes	5.84%	<u>\$ 30,076</u>	<u>\$ 1,218</u>	12/15/2011	<u>\$ 30,450</u>
Senior Unsecured Debt					
Series A Notes	6.41%	\$ 37,500	\$ 2,404	6/15/2013	\$ 37,500
Series B Notes	6.55%	37,500	2,456	6/15/2016	37,500
	6.48% ⁽⁴⁾	<u>\$ 75,000</u>	<u>\$ 4,860</u>		<u>\$ 75,000</u>
Total Fixed Rate Debt	5.94% ⁽⁴⁾	<u>\$ 496,649</u>	<u>\$ 36,032</u>		<u>\$ 461,574</u>

Outstanding Debt - Continued



FIRST POTOMAC
REALTY TRUST

(unaudited, amounts in thousands)

	Effective Interest Rate	Balance at March 31, 2011	Annualized Debt Service	Maturity Date	Balance at Maturity
Total Fixed Rate Debt	5.94% ⁽⁴⁾	\$ 496,649	\$ 36,032		\$ 461,574
Variable Rate Debt					
Secured Term Loan I ⁽⁵⁾					
Loan B	LIBOR + 3.50%	10,000	374	1/15/2012	10,000
Loan C	LIBOR + 3.50%	10,000	374	1/15/2013	10,000
Loan D	LIBOR + 3.50%	10,000	374	1/15/2014	10,000
Secured Term Loan II	LIBOR + 2.50%	20,000	548	8/11/2011	20,000
Senior Secured Term Loan ⁽⁶⁾	LIBOR + 3.50%	50,000	1,870	5/10/2011	50,000
Unsecured Revolving Credit Facility ⁽⁷⁾⁽⁸⁾	LIBOR + 3.00%	116,000	3,758	1/15/2014	116,000
Total Variable Rate Debt	3.38% ⁽⁴⁾⁽⁹⁾	\$ 216,000	\$ 7,298		\$ 216,000
Total at March 31, 2011	5.25%⁽⁴⁾⁽⁹⁾	\$ 712,649	\$ 43,330 ⁽¹⁰⁾		\$ 677,574

⁽¹⁾The balance includes the fair value impacts recorded at acquisition upon assumption of the mortgages encumbering these properties. The fair value impacts at March 31, 2011 and the contractual interest rates are:

<u>Property</u>	<u>Fair Value Impact</u>	<u>Contractual Interest Rate</u>
403/405 Glenn Drive	\$ 41	7.60%
4612 Navistar Drive	70	7.48%
Campus at Metro Park	355	7.11%
1434 Crossways Boulevard Building II	266	7.05%
Prosperity Business Center	22	6.25%
1434 Crossways Boulevard Building I	214	6.25%
Linden Business Center	71	6.01%
Owings Mills Business Center	15	5.85%
Annapolis Commerce Park East	(123)	5.74%
Hanover Business Center Building D	28	8.88%
Hanover Business Center Building C	38	7.88%
Chesterfield Business Center Bldgs C, D, G and H	61	8.50%
Chesterfield Business Center Bldgs A, B, E and F	85	7.45%
Gateway Centre Building I	41	7.35%
Airpark Business Center	46	7.45%
7458 Candlewood Road - Note 1	(250)	4.67%
7458 Candlewood Road - Note 2	262	6.57%
Cedar Hill I & III	94	6.00%
Merrill Lynch Building	(99)	6.00%
840 First Street, NE	(752)	5.18%
Total fair value increases, net	\$ 485	

⁽²⁾The maturity date on these loans represents the anticipated repayment date of the loans, after which the interest rates on the loans increase.

⁽³⁾On April 1, 2011, the Company prepaid the \$0.3 million mortgage encumbering Aquia Commerce Center I with available cash.

⁽⁴⁾Represents the weighted average interest rate.

⁽⁵⁾Interest on the loan increases by 100 basis points each year on January 1st, to a maximum of 550 basis points. In January 2011, the Company repaid the \$10.0 million balance of Loan A with available cash.

⁽⁶⁾In February 2011, the Company extended the maturity date of the term loan to May 10, 2011.

⁽⁷⁾The unsecured revolving credit facility matures in January 2013 with a one-year extension at the Company's option, which it intends to exercise.

⁽⁸⁾As of March 31, 2011, the borrowing base for the Company's unsecured revolving credit facility included the following properties: 13129 Airpark Road, Virginia Center, Aquia Commerce Center II, Airpark Place, Gateway West II, Crossways II, Reston Business Campus, Cavalier Industrial Park, Gateway Centre (Building II), Enterprise Parkway, Diamond Hill Distribution Center, Linden Business Center (Building I), 1000 Lucas Way, River's Bend Center, Crossways I, Sterling Park Business Center, Sterling Park Land, 1408 Stephanie Way, Davis Drive, Gateway 270, Gateway II, Greenbrier Circle Corporate Center, Greenbrier Technology Center I, Pine Glen, Ammendale Commerce Center, River's Bend Center II, Park Central (Building V), Hanover AB, Herndon Corporate Center, 6900 English Muffin Way, Gateway West, 4451 Georgia Pacific, 20270 Goldenrod Lane, Patrick Center, West Park, Woodlands Business Center, 15 Worman's Mill Court, Girard Business Center, Girard Place, Owings Mills Commerce Center, 4200 Tech Court, Park Central I, Triangle Business Center, Ashburn Center, Enterprise Center, Interstate Plaza, 4212 Tech Court, Park Central II, 1211 Connecticut Ave, NW, Atlantic Corporate Park, 440 First Street, NW and Three Flint Hill.

⁽⁹⁾On January 18, 2011, the Company fixed LIBOR at 1.474% on \$50.0 million of its variable rate debt through an interest rate swap agreement that matures on January 15, 2014.

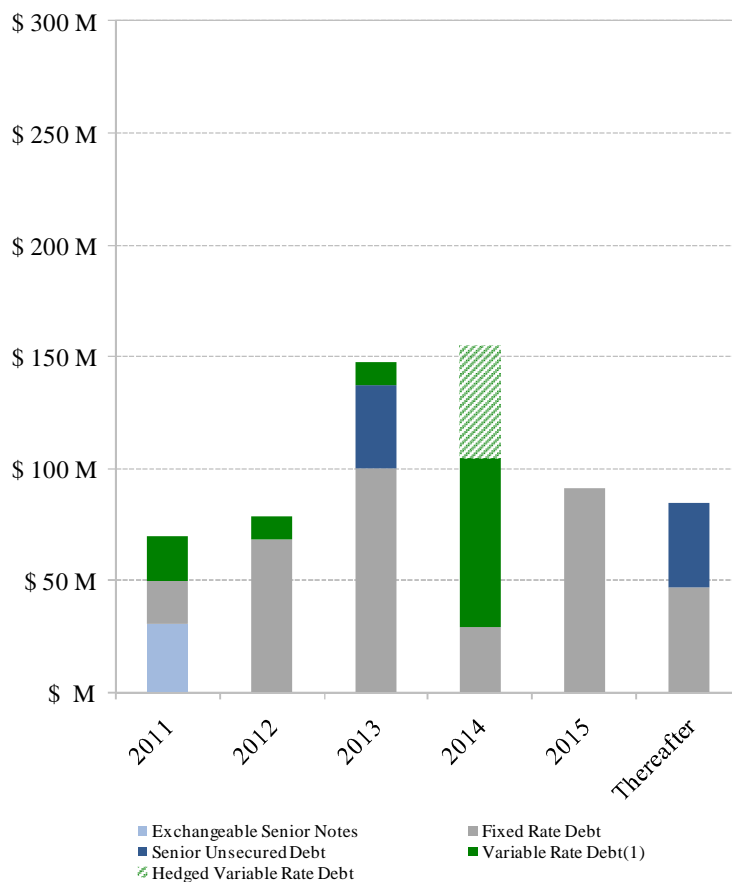
⁽¹⁰⁾During the first quarter of 2011, the Company paid approximately \$1.7 million in principal payments, which excludes \$12.0 million related to a mortgage loan that was paid in full in January 2011.

Debt Maturity Schedule



FIRST POTOMAC
REALTY TRUST

(unaudited, amounts in thousands)



NOI of Pledged Properties and Supported Indebtedness

Year of Maturity	Type	Annualized NOI	Total Maturing Indebtedness	Total Supported Indebtedness	Debt Yield
2011	Secured Property Debt	\$ 2,849	\$ 19,728	\$ 19,728	14.4%
2011	Exchangeable Notes	45,691	30,450	221,450 ⁽²⁾	20.6%
2011	Secured Term Loan II	3,284	20,000	20,000	16.4%
2012 - 2014	Secured Term Loan I	31,653	30,000 ⁽³⁾	219,790	14.4%
2012	Secured Property Debt	10,835	68,466	68,466	15.8%
2013	Secured Property Debt	3,076	17,477	17,477	17.6%
2013	Senior Unsecured Notes	45,196	37,500	221,450 ⁽²⁾	20.4%
2014	Secured Property Debt	5,651	29,029	29,029	19.5%
2014	Unsecured Revolving Credit Facility	45,691	116,000	221,450 ⁽²⁾	20.6%
2015	Secured Property Debt	14,618	91,635	91,635	16.0%

⁽¹⁾On January 18, 2011, the Company fixed LIBOR at 1.474% on \$50.0 million of its variable rate debt.

⁽²⁾The borrowing base for the Exchangeable Notes, Unsecured Revolving Credit Facility and Senior Unsecured Notes also supports Senior Unsecured Notes of \$37.5 million maturing in 2016.

⁽³⁾Secured Term Loan I is mezzanine debt. Total supported indebtedness includes underlying first mortgage financing that matures from 2011 through 2021. The term loan is comprised of three \$10 million notes with staggered yearly maturities, with the first \$10 million note repaid in January 2011.

Debt Covenants



FIRST POTOMAC
REALTY TRUST

(unaudited, amounts in thousands)

	Credit Facility / Secured Term Loan I		Secured Term Loan II		Senior Notes	
	Quarter Ending March 31, 2011	Covenant	Quarter Ending March 31, 2011	Covenant	Quarter Ending March 31, 2011	Covenant
Unencumbered Pool Leverage ⁽¹⁾	34.3%	≤ 62.5%	N/A	N/A	2.96x	≥ 1.50x
Unencumbered Pool Debt Service Coverage Ratio ⁽¹⁾	3.76x	≥ 1.75x	N/A	N/A	3.71x	≥ 1.75x
Maximum Consolidated Total Indebtedness	48.7%	≤ 62.5%	46.6%	≤ 60%	47.6%	≤ 65%
Minimum Tangible Net Worth	\$ 820,371	≥ 690,290	\$ 891,919	≥ 690,290	\$ 855,061	≥ 690,290
Fixed Charge Coverage Ratio	2.02x	≥ 1.50x	2.02x	≥ 1.50x	2.02x	≥ 1.50x
Maximum Dividend Payout Ratio	81.3%	≤ 95%	81.3%	≤ 95%	81.3%	≤ 95%
<i>Restricted Investments⁽²⁾:</i>						
Joint Ventures ⁽²⁾	2.3%	≤ 20%	2.2%	≤ 20%	N/A	N/A
Construction in Progress ⁽²⁾	3.6%	≤ 10%	3.4%	≤ 10%	N/A	N/A
Undeveloped Land ⁽²⁾	2.1%	≤ 5%	2.0%	≤ 5%	N/A	N/A
Mortgage Notes ⁽²⁾	1.5%	≤ 5%	1.5%	≤ 5%	N/A	N/A
<i>Total Restricted Investments⁽²⁾</i>	9.4%	≤ 25%	9.0%	≤ 25%	N/A	N/A
<i>Restricted Indebtedness:</i>						
Unhedged Variable Rate Debt ⁽²⁾	7.3%	≤ 25%	6.9%	≤ 25%	N/A	N/A
Maximum Secured Debt	32.2%	≤ 40%	30.8%	≤ 40%	31.5%	≤ 40%
Maximum Secured Recourse Debt ⁽²⁾	4.1%	≤ 15%	3.9%	≤ 10%	N/A	N/A

⁽¹⁾Covenant does not apply to Secured Term Loans covenants.

⁽²⁾Covenant does not apply to Senior Notes covenants.

Portfolio Summary



FIRST POTOMAC
REALTY TRUST

(unaudited)

<u>Portfolio In Service</u>	<u>Square Feet</u>
Washington, DC	498,452
Maryland	3,973,591
Northern Virginia	3,252,609
Southern Virginia	5,274,334
Total Portfolio In Service	<u>12,998,986</u>
<u>Assets in Development / Redevelopment</u>	
Development	48,000
Redevelopment	401,438
Completed Development / Redevelopment Not Yet Placed in Service	45,128
Total Assets in Development / Redevelopment	<u>494,566</u>
Total Consolidated Portfolio	<u>13,493,552</u>
<u>Unconsolidated Joint Ventures</u>	
<u>Maryland</u>	
RiversPark I	160,849
RiversPark II	146,515
Aviation Business Park	120,381
<u>Washington, DC</u>	
1750 H Street, NW	111,373
Total Unconsolidated Joint Ventures	<u>539,118</u>
Total Portfolio	<u>14,032,670</u>

Acquisitions and Dispositions



FIRST POTOMAC
REALTY TRUST

(unaudited, amounts in thousands)

<u>Acquisitions</u>	<u>Initial Investment⁽¹⁾</u>	<u>Acquired Square Feet⁽²⁾</u>	<u>Number of Properties</u>
Pre-IPO Acquisitions	\$ 150,516	2,259,134	12
2003 Acquisitions	67,625	591,331	4
2004 Acquisitions	272,300	2,565,500	24
2005 Acquisitions	217,680	2,987,103	13
2006 Acquisitions	218,900	2,244,177	14
2007 Acquisitions	83,800	944,786	6
2008 Acquisitions	15,016	150,120	2
2009 Acquisitions	39,500	368,438	2
2010 Acquisitions	330,733	1,620,744	11
2011⁽³⁾			
First Quarter	123,800	488,885	3
Second Quarter ⁽⁴⁾	60,250	214,214	1
Total Acquisitions	\$ 1,580,120	14,434,432	92

<u>Dispositions</u>	<u>Region</u>	<u>Closing Date</u>	<u>Total Investment</u>	<u>Sold For</u>	<u>Square Feet</u>
Ammendale	Maryland	11/19/04	\$ 6,263	\$ 8,550	86,818
Elkridge	Maryland	05/11/06	7,943	15,350	172,200
Alexandria Corporate Park	Northern VA	06/05/08	41,461	52,525	278,130
Deer Park	Maryland	04/23/10	9,628	8,000	171,140
Lindbergh Drive	Maryland	06/15/10	3,248	4,000	36,000
Old Courthouse Square	Maryland	02/18/11	14,123	10,800	201,208
Total Dispositions			\$ 82,666	\$ 99,225	945,496

⁽¹⁾Represents Company's ownership in joint ventures.

⁽²⁾Represents pro rata share of square feet in joint ventures.

⁽³⁾See page 15 for details.

⁽⁴⁾Second quarter acquisitions as of April 28, 2011.

Acquisition Details



FIRST POTOMAC
REALTY TRUST

(unaudited, amounts in thousands)

Acquisition Detail for 2011⁽¹⁾:

<u>Property</u>	<u>Region</u>	<u>Closing Date</u>	<u>Initial Investment</u>	<u>Acquired Square Feet</u>	<u>Percent Leased at Acquisition</u>
2011					
<u>First Quarter 2011</u>					
Merrill Lynch Building	Maryland	02/22/11	\$ 11,000	137,677	70.0%
Cedar Hill I & III	Northern VA	02/22/11	22,800	102,632	100.0%
840 First Street, NE	Washington, DC	03/14/11	90,000	248,576	100.0%
First Quarter Total			<u>\$ 123,800</u>	<u>488,885</u>	91.6%
<u>Second Quarter 2011</u>					
One Fair Oaks	Northern Virginia	04/08/11	\$ 60,250	214,214	100.0%

Pending Acquisitions

<u>Property</u>	<u>Region</u>	<u>Anticipated Closing Date</u>	<u>Initial Investment</u>	<u>Square Feet</u>	<u>Percent Leased at Acquisition</u>
1200 17th Street, NW ⁽²⁾	Washington, DC	Q4 2011	\$ 39,600	N/A	N/A

⁽¹⁾ As of April 28, 2011

⁽²⁾ Development joint venture.

Land and Properties Available for Development and Redevelopment



FIRST POTOMAC
REALTY TRUST

(unaudited, amounts in thousands)

ACTIVE DEVELOPMENT / REDEVELOPMENT

	Region	Square Feet Under Development / Redevelopment	Original Cost Basis	Projected Incremental Investment	Incremental Investment to Date	Estimated Date In Service	Estimated Stabilization Date	Expected Return
Development								
Greenbrier	Southern VA	48,000	\$ 118	\$ 8,000	\$ 353	TBD	TBD	10%
Redevelopment⁽¹⁾								
440 First Street	Washington DC	135,000	23,300	13,297	297	Q2-2013	Q3-2014	8%
Three Flint Hill	Northern VA	173,762	13,655	11,506	7,786	Q2-2012	Q2-2015	9%
Davis Drive	Northern VA	53,678	5,014	1,500	106	Q2-2011	Q2-2012	7%
Enterprise Parkway	Southern VA	38,998	1,409	1,000	988	Q2-2012	Q4-2012	10%
		401,438	43,378	27,303	9,177			
Total Active Development / Redevelopment		449,438	\$ 43,496	\$ 35,303	\$ 9,530			

COMPLETED DEVELOPMENT / REDEVELOPMENT

PLACED IN SERVICE DURING QUARTER	Region	Square Feet Placed in Service	Leased Square Feet	Original Cost Basis	Total Incremental Investment	Estimated Stabilization Date	Expected Return	
Redevelopment⁽¹⁾								
Sterling Park Business Center - Lot 7	Northern VA	24,230	24,230	\$ 806	\$ 2,345	Q1-2011	6%	
NOT YET PLACED IN SERVICE								
	Region	Total Completed Square Feet		Original Cost Basis	Incremental Investment to Date	Estimated Stabilization Date	Expected Return	
Redevelopment⁽¹⁾								
Gateway 270 West	Maryland	12,443		\$ 1,200	\$ 346	Q3-2011	5%	
Sterling Park Business Center - Lot 7	Northern VA	32,685		1,087	3,262	Q1-2012	6%	
Total Completed Assets		69,358		\$ 3,093	\$ 5,953			

ADDITIONAL DEVELOPABLE LAND

		Developable Square Feet
500 First Street, NW	Washington, DC	30,000
440 First Street, NW ⁽²⁾	Washington, DC	13,000
Glenn Dale Business Center	Maryland	100,000
4612 Navistar Drive	Maryland	50,000
Sterling Park Business Center	Northern VA	335,545
Plaza 500	Northern VA	200,000
Linden Business Center	Northern VA	32,400
River's Bend Center II	Southern VA	600,000
Chesterfield	Southern VA	35,700
Norfolk Commerce Park II	Southern VA	17,500
Enterprise Parkway	Southern VA	97,700
1434 Crossways Boulevard	Southern VA	90,000
1328 Cavalier Blvd	Southern VA	118,000
		1,719,845

⁽¹⁾Redevelopment of existing structures.

⁽²⁾Transferable Development Rights

Net Asset Value Analysis



FIRST POTOMAC
REALTY TRUST

(unaudited, amounts in thousands)

<u>Income Statement Items</u>	<u>Three Months Ended March 31, 2011</u>	<u>Annualized</u>
Total Portfolio In-Place Cash NOI		
Total GAAP Revenue	\$ 40,514	\$ 162,056
Straight-line and Deferred Market Rents	(312)	(1,248)
Management Fee Adjustment ⁽¹⁾	188	752
Property Operating Costs	<u>(15,013)</u>	<u>(60,052)</u>
Total Portfolio In-Place Cash NOI	<u>\$ 25,377</u>	<u>\$ 101,508</u>
Total Portfolio Cash NOI @ 90% Occupancy		
Total Revenue	\$ 48,296	\$ 193,184
Straight-line and Deferred Market Rents	(508)	(2,032)
Property Operating Costs	<u>(15,753)</u>	<u>(63,012)</u>
Total Portfolio Cash NOI	<u>\$ 32,035</u>	<u>\$ 128,140</u>
<u>Balance Sheet Items</u>		
Land Held for Future Development & CIP		
Original Cost Basis of Land held for Future Development	\$ 32,797	
Original Cost Basis of Land under Development	1,205	
Original Cost Basis of Redevelopment Assets	44,577	
Construction In Progress	<u>13,138</u>	
Total Land Held for Future Development & CIP	<u>\$ 91,717</u>	
Investments in Affiliates		
Total Investments in Affiliates	<u>\$ 23,994</u>	
Current Quarter Acquisitions		
Total Current Quarter Acquisitions	<u>\$ 123,800</u>	
Select Balance Sheet Items		
Cash and cash equivalents, escrows and reserves	\$ 32,185	
Accounts and other receivables, net of allowance	8,602	
Prepaid expenses and other assets	14,966	
Notes receivable, net	24,760	
Accounts payable and other liabilities	(34,342)	
Accrued interest	(3,736)	
Rents received in advance	(7,234)	
Tenant security deposits	(5,620)	
Mortgage and Senior Debt, cash principal balances	712,164	

⁽¹⁾Management fee adjustment, which equates to 4% of revenue, is used in lieu of an administrative overhead allocation for comparative purposes.

⁽²⁾Represents portion of original purchase under redevelopment.

Investment in Joint Ventures



FIRST POTOMAC
REALTY TRUST

(unaudited, amounts in thousands)

Unconsolidated Joint Ventures

	FPO Ownership	FPO Intial Investment	FPO Investment at March 31, 2011	Property Type	Location	Square Feet	Leased at March 31, 2011	Occupied at March 31, 2011
RiversPark I and II	25%	\$ 3,857	\$ 2,736	Office Park	Columbia, MD	307,364	96.2%	96.2%
Aviation Business Park	50%	4,190	4,387	Office Park	Glen Burnie, MD	120,381	16.7%	12.5%
1750 H Street, NW	50%	16,795	16,871	Office	Washington, DC	111,373	100.0%	100.0%
Total		\$ 24,842	\$ 23,994			539,118	79.2%	78.3%

Outstanding Debt	Effective Interest Rate	Principal Balance at March 31, 2011	Annualized Debt Service	Maturity Date	Balance at Maturity
RiversPark I and II ⁽¹⁾	5.97%	\$ 28,000	\$ 1,672	9/26/2011	\$ 28,000
1750 H Street, NW	5.60%	31,066	2,634	6/11/2014	27,975
	5.78%	\$ 59,066	\$ 4,306		\$ 55,975

	Three Months Ended				
	March 31, 2011	December 31, 2010	September 30, 2010 ⁽²⁾	June 30, 2010 ⁽²⁾	March 31, 2010 ⁽²⁾
Total Revenues	\$ 3,078	\$ 1,868	\$ 1,158	\$ 1,183	\$ 1,118
Total Operating Expenses	(1,136)	(462)	(237)	(299)	(352)
Net Operating Income	1,942	1,406	921	884	766
Depreciation	(1,302)	(750)	(751)	(500)	(453)
Interest expense, net	(723)	(615)	(471)	(465)	(466)
Net (Loss) Income	\$ (83)	\$ 41	\$ (301)	\$ (81)	\$ (153)

⁽¹⁾The mortgage has two one-year renewal options. Borrowings on the loan bear interest at LIBOR plus 250 basis points. The Company entered into an interest rate swap agreement, which matures in September 2011, that fixed LIBOR at 3.47%. Of the \$28 million principal balance, 25% is recourse to the Company.

⁽²⁾Does not include 1750 H Street and Aviation Business Park.

Leasing and Occupancy Summary



FIRST POTOMAC
REALTY TRUST

(unaudited)

LEASED PORTFOLIO BY PROPERTY TYPE

	Number of Buildings	Square Feet ⁽¹⁾	Percent Leased ⁽¹⁾	Percent Occupied ⁽¹⁾	Annualized Base Rent ^{(2),(3)} - Cash Basis	% of Annualized Base Rent
Business Park	97	5,624,946	84.3%	79.7%	\$ 50,262,338	39.7%
Office / Office Park	54	2,916,414	75.0%	73.0%	45,913,833	36.3%
Industrial	33	4,457,626	90.4%	90.2%	30,416,872	24.0%
Total	184	12,998,986	84.3%	81.9%	\$ 126,593,043	100.0%

OCCUPIED PORTFOLIO BY PROPERTY TYPE

	Occupied Square Feet	% of Occupied Square Feet	Percent Occupied ⁽¹⁾	Annualized Base Rent ⁽²⁾ - Cash Basis	% of Annualized Base Rent
Business Park	4,485,541	42.2%	79.7%	\$ 48,245,568	39.1%
Office / Office Park	2,129,910	20.0%	73.0%	44,819,250	36.3%
Industrial	4,028,436	37.8%	90.4%	30,416,872	24.6%
Total	10,643,887	100.0%	81.9%	\$ 123,481,690	100.0%

PORTFOLIO BY LEASE TYPE

	Number of Leases ⁽⁴⁾	Square Feet ⁽⁵⁾	Percentage of Leased Portfolio
Triple Net	493	7,739,741	70.6%
Industrial Gross	35	577,481	5.3%
Full Service	262	2,641,148	24.1%
Total	790	10,958,370	100.0%

⁽¹⁾Does not include space in development or redevelopment.

⁽²⁾Triple-net equivalent at March 31, 2011.

⁽³⁾Reflects leased, not yet occupied spaces.

⁽⁴⁾Includes leases on property amenities, such as garage, antenna and land.

⁽⁵⁾Does not include vacant and core factor space.

Top Thirty Tenants



FIRST POTOMAC
REALTY TRUST

(unaudited)

Ranking	Tenant	Number of Leases	Total Leased Square Feet	Total Annualized Rental Revenue ⁽¹⁾	Percentage of Total Annualized Rental Revenue - Cash Basis	Weighted Average Remaining Lease Years
1	U.S. Government	28	740,231	\$ 14,079,557	11.1%	5.3
2	Group Hospitalization Services (BlueCross BlueShield)	1	244,298	7,716,733	6.1%	2.4
3	Engineering Solutions	1	236,082	3,269,736	2.6%	6.0
4	BAE Systems Technology Solutions & Services	2	139,120	3,251,622	2.6%	9.6
5	HP Corporation	2	220,501	2,692,453	2.1%	0.2
6	Sentara Healthcare	8	280,487	2,670,235	2.1%	5.8
7	State of Maryland - AOC	13	96,898	2,206,056	1.7%	8.8
8	Stock Building Supply, Inc.	2	171,996	2,106,951	1.7%	5.9
9	FKI Industries, Inc.	1	215,085	1,966,405	1.5%	5.5
10	Frank Parsons Inc.	2	217,442	1,511,664	1.2%	13.1
11	Lockheed Martin Corporation	7	107,934	1,447,791	1.1%	1.3
12	Montgomery County	2	57,825	1,393,661	1.1%	4.5
13	First Data Corporation	1	117,336	1,329,417	1.1%	2.7
14	Iron Mountain	2	188,911	1,294,908	1.0%	7.5
15	Capital One Financial Corp	1	158,400	1,133,328	0.9%	7.3
16	Verizon Virginia, Inc.	4	92,829	1,079,940	0.9%	3.3
17	Vangent, Inc.	1	123,200	1,039,968	0.8%	2.8
18	First American Registry	1	55,851	1,034,361	0.8%	2.8
19	Siemens Real Estate	1	76,292	1,021,550	0.8%	5.1
20	Lyttle Corp	1	54,530	989,209	0.8%	1.8
21	Telogy Networks, Inc.	1	52,145	985,019	0.8%	2.2
22	General Dynamics Information Technology, Inc.	4	140,037	973,367	0.8%	1.6
23	International Resources Group	5	36,016	884,137	0.7%	3.1
24	GG Ashburn, LLC (Gold's Gym)	2	54,560	878,416	0.7%	16.0
25	Allstate Insurance Company	3	48,785	829,067	0.7%	2.6
26	American Public University System, Inc.	3	63,455	818,816	0.6%	4.0
27	Harris Connect	2	64,486	812,524	0.6%	5.5
28	Harris Corporation	3	37,895	765,565	0.6%	3.7
29	Eska Graphic Board USA BV	2	152,600	752,318	0.6%	2.9
30	Measurement Specialties, Inc.	1	120,000	738,501	0.6%	10.3
	Subtotal Top 30 Tenants	107	4,365,227	61,673,275	48.7%	5.1
	All Remaining Tenants	683	6,593,143	64,919,768	51.3%	3.9
	Total / Weighted Average	790	10,958,370	\$ 126,593,043	100.0%	4.5

⁽¹⁾Triple-net equivalent at March 31, 2011.

Portfolio Analysis



FIRST POTOMAC
REALTY TRUST

(unaudited)

PORTFOLIO BY MARKET

	Number of Buildings	Square Feet ⁽¹⁾	Percent Leased ⁽¹⁾	Percent Occupied ⁽¹⁾	Annualized Base Rent ⁽²⁾ - Cash Basis	Percentage of Annualized Base Rent
Washington, DC	3	498,452	100.0%	99.7%	\$ 16,547,051	13.1%
Maryland	71	3,973,591	82.8%	78.2%	40,405,727	31.9%
Baltimore	15	700,504	83.9%	81.6%	5,888,033	4.6%
Suburban MD	56	3,273,087	82.6%	77.5%	34,517,694	27.3%
Northern VA	55	3,252,609	81.7%	78.1%	33,486,070	26.4%
Southern VA	55	5,274,334	85.6%	85.3%	36,154,195	28.6%
Richmond	27	1,760,976	88.2%	87.9%	11,127,431	8.8%
Norfolk	28	3,513,358	84.2%	84.1%	25,026,764	19.8%
Total	184	12,998,986	84.3%	81.9%	\$ 126,593,043	100.0%

	Number of Buildings	Square Feet ⁽¹⁾	Percent Leased ⁽¹⁾	Percent Occupied ⁽¹⁾
Stabilized Portfolio	181	12,570,034	86.8%	84.7%
Lease-up Portfolio ⁽³⁾	3	428,952	10.8%	0.3%
Current Operating Portfolio	184	12,998,986	84.3%	81.9%

⁽¹⁾Does not include space under redevelopment or completed construction yet to be placed into service.

⁽²⁾Triple-net equivalent at March 31, 2011; reflects leased, not yet occupied spaces.

⁽³⁾Includes Atlantic Corporate Park and Redland Corporate Center-Bldg 2.

Market Concentration



FIRST POTOMAC
REALTY TRUST

(unaudited)

Market Concentration by Square Footage

	Washington, DC	Maryland			Northern VA	Southern VA			Total
		Baltimore	Suburban MD	Subtotal		Richmond	Norfolk	Subtotal	
Business Park	-	2.3%	9.6%	11.9%	6.8%	6.1%	18.5%	24.6%	43.3%
Office / Office Park	4.6%	0.4%	7.9%	8.3%	7.1%	-	-	-	20.0%
Industrial	-	2.7%	7.1%	9.8%	10.3%	8.1%	8.5%	16.6%	36.7%
Total	4.6%	5.4%	24.6%	30.0%	24.2%	14.2%	27.0%	41.2%	100.0%

Market Concentration by Annualized Rent

	Washington, DC	Maryland			Northern VA	Southern VA			Total
		Baltimore	Suburban MD	Subtotal		Richmond	Norfolk	Subtotal	
Business Park	-	2.6%	9.9%	12.5%	6.2%	4.6%	16.3%	20.9%	39.6%
Office / Office Park	13.1%	0.5%	13.0%	13.5%	9.8%	-	-	-	36.4%
Industrial	-	1.6%	4.4%	6.0%	10.4%	4.2%	3.4%	7.6%	24.0%
Total	13.1%	4.7%	27.3%	32.0%	26.4%	8.8%	19.7%	28.5%	100.0%

Leasing Analysis



FIRST POTOMAC
REALTY TRUST

(unaudited)

<u>Leasing Production</u> ⁽¹⁾	Three Months Ended March 31, 2011		
New and Renewal Leases			
Square footage of new and renewal leases		416,823	
Number of new and renewal leases commencing		46	
Expired/Early Renewal/Terminated leases			
Square footage of expired/early renewal leases		(385,124)	
Square footage of terminated leases		(88,215)	
Total - expired/early renewal/terminated leases		(473,339)	
Signed in advance of existing tenant's lease expiration		(17,028)	
Pre-Leasing		(5,749)	
Recognition of previous advance leases and pre-leasing		24,230	
Net Absorption		(55,063)	
<hr/>			
New Leases	<u>Total</u>	<u>Comparable</u> ⁽²⁾	<u>Not Comparable</u> ⁽³⁾
New square footage	183,233	116,034	67,199
Number of new leases commencing	21	13	14
<u>Rental Change - Cash</u>			
New base rent	\$	9.38	\$ 12.32
Previous base rent	\$	9.06	N/A
Percentage change in base rent		3.5%	N/A
<u>Rental Change - GAAP</u>			
New base rent	\$	10.23	\$ 13.09
Previous base rent	\$	9.68	N/A
Percentage change in base rent		5.6%	N/A
Average capital cost per square foot ⁽⁴⁾	\$	21.48	\$ 20.94
Average downtime between leases (months)		15.1	26.1
Average lease term (months)		102.0	95.6
<hr/>			
Renewal Leases			
Square footage of renewal leases		233,590	
Number of renewal leases commencing		25	
Retention rate		61%	
Maryland		51%	
Northern VA		45%	
Southern VA		79%	
<u>Rental Change - Cash</u>			
New base rent	\$	9.33	
Expiring base rent	\$	9.28	
Percentage change in base rent		0.6%	
<u>Rental Change - GAAP</u>			
New base rent	\$	9.94	
Expiring base rent	\$	8.50	
Percentage change in base rent		16.9%	
Average capital cost per square foot	\$	4.19	
Average lease term (months)		42.8	

⁽¹⁾Includes 163,836 square feet of leases and associated costs for leases signed in first quarter of 2011 for subsequent periods. Of the total, 64,982 square feet will commence in Q2 2011 and 98,854 square feet will commence in Q3 2011.

⁽²⁾Comparable leases include leases with a term greater than or equal to one year and downtime of less than or equal to two years.

⁽³⁾Non-comparable leases include leases with a term less than one year, a downtime of greater than two years or acquired vacancy.

⁽⁴⁾Includes first and second generation TI costs. Second generation capital costs averaged \$20.04 per square foot.

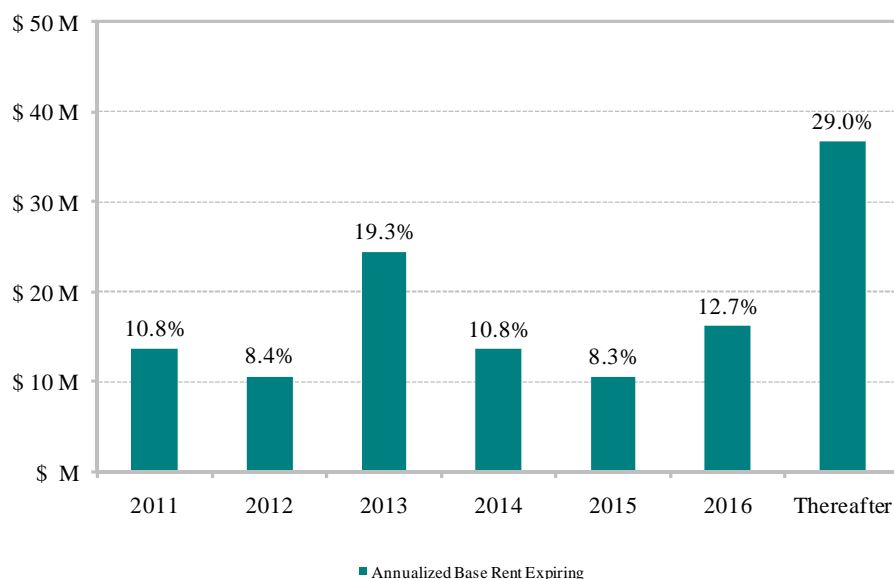
Lease Expirations



FIRST POTOMAC
REALTY TRUST

(unaudited)

Year of Lease Expiration	<u>Gross Leased Area</u>			<u>Annualized Cash Rental Revenue⁽¹⁾</u>		
	Number of Leases Expiring	Square Footage	Percent of Total	Amount	Percent of Total	Average Base Rent per Sq. Ft.
MTM	19	83,067	0.7%	\$ 839,214	0.7%	\$ 10.10
2011	130	1,366,416	12.5%	13,678,302	10.8%	10.01
2012	114	865,228	7.9%	10,625,428	8.4%	12.28
2013	136	1,863,329	17.0%	24,397,755	19.3%	13.09
2014	122	1,326,398	12.1%	13,636,300	10.8%	10.28
2015	81	904,156	8.2%	10,583,087	8.3%	11.70
2016	49	1,255,399	11.5%	16,133,330	12.7%	12.85
Thereafter	139	3,294,377	30.1%	36,699,627	29.0%	11.14
Total	790	10,958,370	100.0%	\$ 126,593,043	100.0%	\$ 11.55



⁽¹⁾Triple-net equivalent at March 31, 2011.

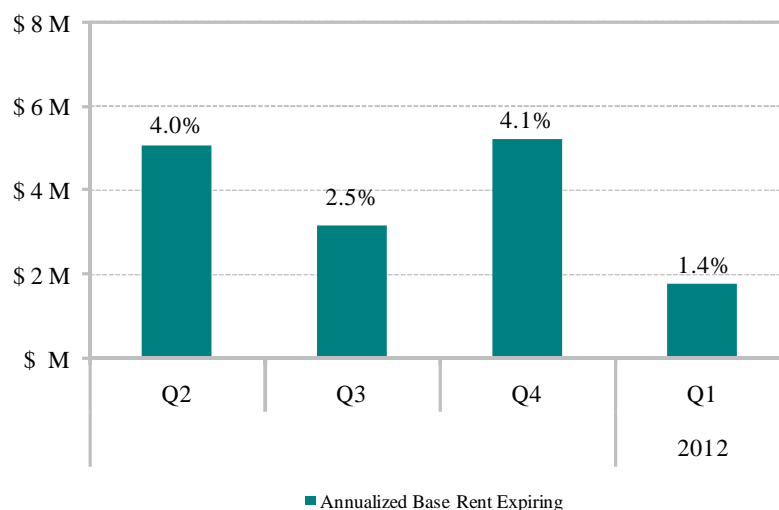
Lease Expirations – Current and Next Four Quarters



FIRST POTOMAC
REALTY TRUST

(unaudited)

Quarter of Lease Expiration	Number of Leases Expiring	Gross Leased Area		Annualized Cash Rental Revenue ⁽¹⁾		
		Square Footage	Percent of Total	Amount	Percent of Total Portfolio	Average Base Rent per Sq. Ft.
2011 - Q1 ⁽²⁾	6	19,685	1.3%	\$ 210,993	0.2%	\$ 10.72
2011 - Q2	34	494,853	32.8%	5,051,072	4.0%	10.21
2011 - Q3	33	295,906	19.6%	3,184,081	2.5%	10.76
2011 - Q4	57	555,972	36.9%	5,232,155	4.1%	9.41
2012 - Q1	26	142,446	9.4%	1,769,194	1.4%	12.42
Total	156	1,508,862	100.0%	\$ 15,447,495	12.2%	\$ 10.24



⁽¹⁾Triple-net equivalent at March 31, 2011.

⁽²⁾The Company classifies leases that expired on the last day of the quarter as leased square footage since the tenant is contractually entitled to the space. All of the 19,685 square feet of leases that expired on March 31, 2011 were moved out.

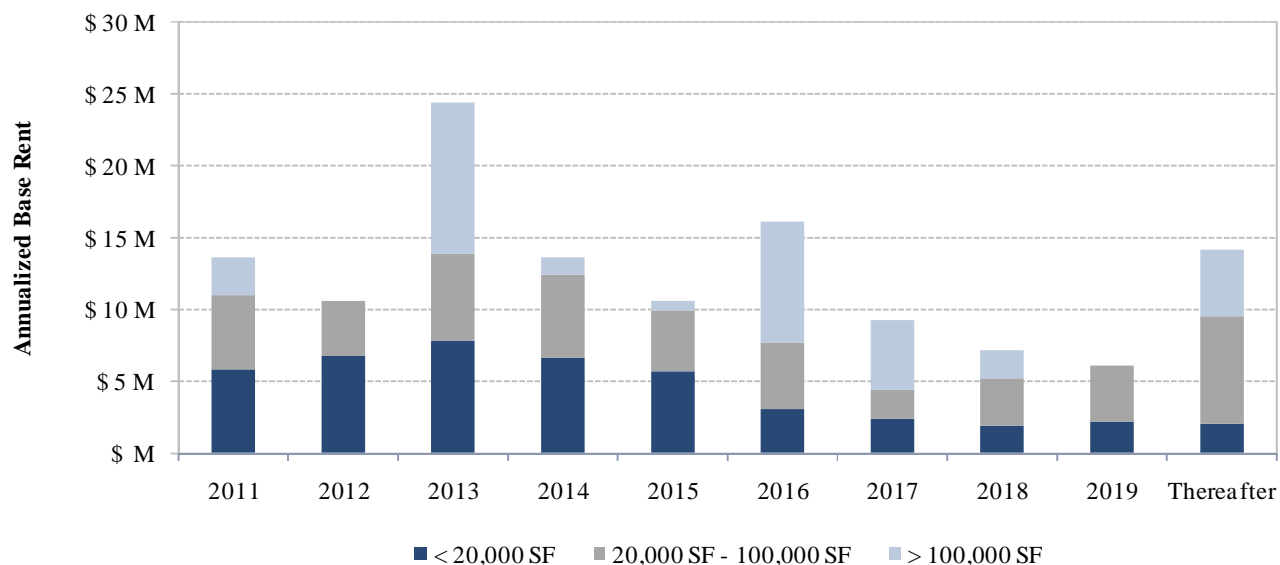
Portfolio by Size



FIRST POTOMAC
REALTY TRUST

(unaudited)

Square Feet Under Lease	Number of Leases	Leased Square Feet	% of Total Square Feet	Annualized Base Rent ⁽¹⁾	% of Annualized Rent	Average Base Rent ⁽¹⁾ per SF
0-4,999	370	940,956	8.6%	\$ 12,130,921	9.6%	\$ 12.89
5,000-9,999	165	1,181,606	10.8%	14,692,139	11.6%	12.43
10,000-14,999	78	933,282	8.5%	11,680,635	9.2%	12.52
15,000-19,999	35	598,971	5.5%	6,793,250	5.4%	11.34
20,000-24,999	39	887,703	8.1%	10,133,399	8.0%	11.42
25,000-29,999	19	510,789	4.7%	5,658,378	4.5%	11.08
30,000-34,999	20	646,221	5.9%	6,995,864	5.5%	10.83
35,000-39,999	8	291,716	2.7%	2,417,111	1.9%	8.29
40,000-44,999	5	205,804	1.9%	2,253,807	1.8%	10.95
45,000-49,999	10	465,663	4.2%	5,590,675	4.4%	12.01
50,000-54,999	6	316,509	2.9%	4,170,126	3.3%	13.18
55,000-59,999	3	170,753	1.5%	3,093,036	2.4%	18.11
60,000-64,999	1	61,992	0.6%	779,898	0.6%	12.58
65,000-69,999	2	135,321	1.2%	614,553	0.5%	4.54
70,000-74,999	2	141,652	1.3%	770,128	0.6%	5.44
75,000-79,999	3	228,092	2.1%	2,159,889	1.7%	9.47
85,000-89,999	1	87,120	0.8%	370,260	0.3%	4.25
90,000-94,999	1	93,000	0.8%	156,825	0.1%	1.69
95,000-99,999	1	96,720	0.9%	749,580	0.6%	7.75
100,000-104,999	2	204,218	1.9%	1,701,582	1.3%	8.33
110,000-114,999	1	114,580	1.0%	2,637,632	2.1%	23.02
115,000-119,999	4	466,892	4.3%	3,885,562	3.1%	8.32
120,000-124,999	5	608,301	5.5%	4,753,765	3.8%	7.81
125,000-129,999	2	256,143	2.3%	6,087,751	4.8%	23.77
130,000-134,999	1	134,589	1.2%	554,849	0.4%	4.12
140,000-144,999	1	141,050	1.3%	373,947	0.3%	2.65
155,000-159,999	1	158,400	1.4%	1,133,328	0.9%	7.15
180,000-184,999	1	184,862	1.7%	1,301,278	1.0%	7.04
215,000-219,999	1	215,085	2.0%	1,966,406	1.6%	9.14
235,000-239,999	1	236,082	2.2%	3,269,736	2.6%	13.85
240,000-244,999	1	244,298	2.2%	7,716,733	6.1%	31.59
Total	790	10,958,370	100.0%	\$ 126,593,043	100.0%	\$ 11.55



⁽¹⁾Triple-net equivalent at March 31, 2011.

Washington, DC



FIRST POTOMAC
REALTY TRUST



Washington, DC Region



FIRST POTOMAC
REALTY TRUST

(unaudited)

Property	Buildings	Sub-Market ⁽¹⁾	Square Footage	Annualized Cash Basis Rent ⁽²⁾	Leased at March 31, 2011 ⁽³⁾	Occupied at March 31, 2011 ⁽³⁾
<i>Downtown DC</i>						
500 First Street, NW	1	Capitol Hill	129,035	\$ 5,483,988	100.0%	100.0%
840 First Street, NE	1	NoMA	244,298	7,716,733	100.0%	100.0%
1211 Connecticut Avenue, NW	1	CBD	125,119	3,346,330	100.0%	98.7%
Total Consolidated	3		498,452	16,547,051	100.0%	99.7%
Total Joint Ventures ⁽⁴⁾	1		111,373	4,050,499	100.0%	100.0%
Total Redevelopment ⁽⁵⁾	1		132,000	-		
Grand Total	5		741,825	\$ 20,597,550	100.0%	99.8%

⁽¹⁾CBD = Central Business District; NoMa = North of Massachusetts Avenue

⁽²⁾Triple-net equivalent at March 31, 2011.

⁽³⁾Does not include space in development or redevelopment.

⁽⁴⁾For details see page 18.

⁽⁵⁾For details see page 16.

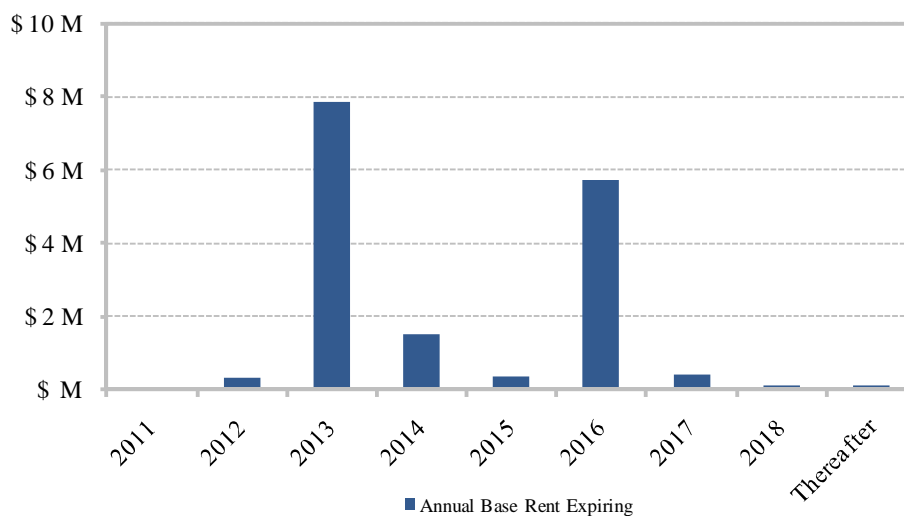
Washington, DC – Lease Expirations



FIRST POTOMAC
REALTY TRUST

(unaudited)

<u>Year of Lease Expiration</u>	<u>Number of Leases Expiring</u>	<u>SF of Expiring Leases</u>	<u>% of Total SF</u>	<u>Annual Base Rent⁽¹⁾</u>	<u>% of Annual Base Rent</u>	<u>Base Rent⁽¹⁾ per SF</u>
2011	1	1,583	0.3%	\$ 39,710	0.2%	\$ 25.09
2012	7	10,038	2.0%	304,517	1.9%	30.34
2013	4	250,139	50.2%	7,857,876	47.5%	31.41
2014	7	57,967	11.6%	1,538,936	9.3%	26.55
2015	3	13,968	2.8%	355,706	2.1%	25.47
2016	4	139,617	28.0%	5,740,058	34.7%	41.11
2017	3	17,733	3.6%	449,327	2.7%	25.34
2018	1	5,805	1.2%	140,771	0.9%	24.25
Thereafter	1	1,602	0.3%	120,150	0.7%	75.00
Total	31	498,452	100.0%	\$ 16,547,051	100.0%	\$ 33.20

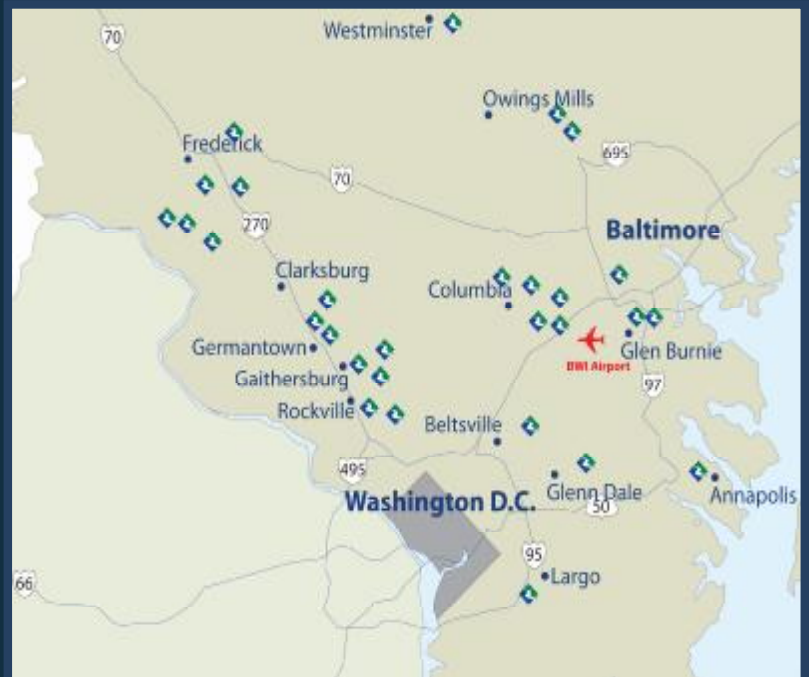


⁽¹⁾Triple-net equivalent at March 31, 2011.

Maryland Region



FIRST POTOMAC
REALTY TRUST



Maryland Region



FIRST POTOMAC
REALTY TRUST

(unaudited)

Property	Buildings	Location	Square Footage	Annualized Cash Basis Rent ⁽¹⁾	Leased at March 31, 2011 ⁽²⁾	Occupied at March 31, 2011 ⁽²⁾
<u>SUBURBAN MD</u>						
<u>Business Park</u>						
Ammendale Business Park ⁽³⁾	7	Beltsville	312,736	\$ 2,629,988	91.8%	62.1%
Gateway 270 West	6	Clarksburg	243,048	2,950,714	89.8%	89.8%
Rumsey Center	4	Columbia	134,431	1,379,788	83.1%	79.6%
Snowden Center	5	Columbia	144,930	2,021,575	92.1%	92.1%
Airpark Place	3	Gaithersburg	82,414	599,435	55.2%	50.4%
Girard Business Park ⁽⁴⁾	7	Gaithersburg	298,195	2,947,674	87.3%	69.5%
<i>Total Business Park</i>	<u>32</u>		<u>1,215,754</u>	<u>12,529,174</u>	<u>86.9%</u>	<u>74.2%</u>
<u>Office Park</u>						
Annapolis Commerce Park	2	Annapolis	101,898	2,264,945	98.8%	98.8%
15 Worman's Mill Court	1	Frederick	40,051	356,312	87.7%	87.7%
Cloverleaf	4	Germantown	173,655	3,064,864	100.0%	100.0%
Campus at Metro Park North	4	Rockville	190,912	3,364,781	85.1%	85.1%
<i>Total Office Park</i>	<u>11</u>		<u>506,516</u>	<u>9,050,902</u>	<u>93.2%</u>	<u>93.2%</u>
<u>Office</u>						
Merrill Lynch Building	1	Columbia	136,381	1,420,989	65.9%	65.9%
Patrick Center	1	Frederick	66,420	1,013,302	75.4%	75.4%
West Park	1	Frederick	28,620	293,226	75.2%	75.2%
Gateway Center	2	Gaithersburg	44,150	672,637	96.0%	96.0%
20270 Goldenrod Lane	1	Germantown	23,518	137,037	52.0%	52.0%
Woodlands Business Center	1	Largo	37,886	305,680	68.3%	68.3%
Redland Corporate Center-Bldg 3	1	Rockville	139,120	3,251,622	100.0%	100.0%
<i>Total Office</i>	<u>8</u>		<u>476,095</u>	<u>7,094,493</u>	<u>80.0%</u>	<u>80.0%</u>
<u>Industrial</u>						
Frederick Industrial Park ⁽⁵⁾	3	Frederick	550,418	3,946,205	88.8%	88.8%
Glenn Dale Business Center	1	Glenn Dale	315,962	1,611,021	92.1%	92.1%
<i>Total Industrial</i>	<u>4</u>		<u>866,380</u>	<u>5,557,226</u>	<u>90.0%</u>	<u>90.0%</u>
Total Suburban Maryland	<u>55</u>		<u>3,064,745</u>	<u>34,231,795</u>	<u>87.7%</u>	<u>82.7%</u>
<u>BALTIMORE</u>						
<u>Business Park</u>						
Triangle Business Center	4	Baltimore	74,182	600,566	76.3%	76.3%
Owings Mills Business Park ⁽⁶⁾	6	Owings Mills	219,168	2,717,400	89.7%	82.3%
<i>Total Industrial</i>	<u>10</u>		<u>293,350</u>	<u>3,317,966</u>	<u>86.3%</u>	<u>80.8%</u>
<u>Office Park</u>						
Gateway West	4	Westminster	111,481	586,085	37.0%	37.0%
<u>Industrial</u>						
7458 Candlewood Road	1	Hanover	295,673	1,983,982	99.1%	99.1%
Total Baltimore	<u>15</u>		<u>700,504</u>	<u>5,888,033</u>	<u>83.9%</u>	<u>81.6%</u>
Stabilized Portfolio	<u>70</u>		<u>3,765,249</u>	<u>40,119,828</u>	<u>87.0%</u>	<u>82.5%</u>
<u>Lease Up Property</u>						
Redland Corporate Center-Bldg 2	1	Rockville	208,342	285,899	6.4%	0.6%
Total Consolidated	<u>71</u>		<u>3,973,591</u>	<u>40,405,727</u>	<u>82.8%</u>	<u>78.2%</u>
Total Joint Ventures ⁽⁷⁾	2		427,745	4,191,564	73.8%	72.6%
Total Redevelopment ⁽⁸⁾	-		12,443	-		
Grand Total	<u>73</u>		<u>4,413,779</u>	<u>\$ 44,597,291</u>	<u>81.9%</u>	<u>77.7%</u>

⁽¹⁾Triple-net equivalent at March 31, 2011.

⁽²⁾Does not include space in development or redevelopment.

⁽³⁾Ammendale Business Park consists of the following properties: Ammendale Commerce Center and Indian Creek Court.

⁽⁴⁾Girard Business Park consists of the following properties: Girard Business Center and Girard Place.

⁽⁵⁾Frederick Industrial Park consists of the following properties: 4451 Georgia Pacific Boulevard, 4612 Navistar Drive and 6900 English Muffin Way.

⁽⁶⁾Owings Mills Business Park consists of the following properties: Owings Mills Business Center and Owings Mills Commerce Center.

⁽⁷⁾For details see page 18.

⁽⁸⁾Reflect the partial redevelopment of an in-service building. For details see page 16.

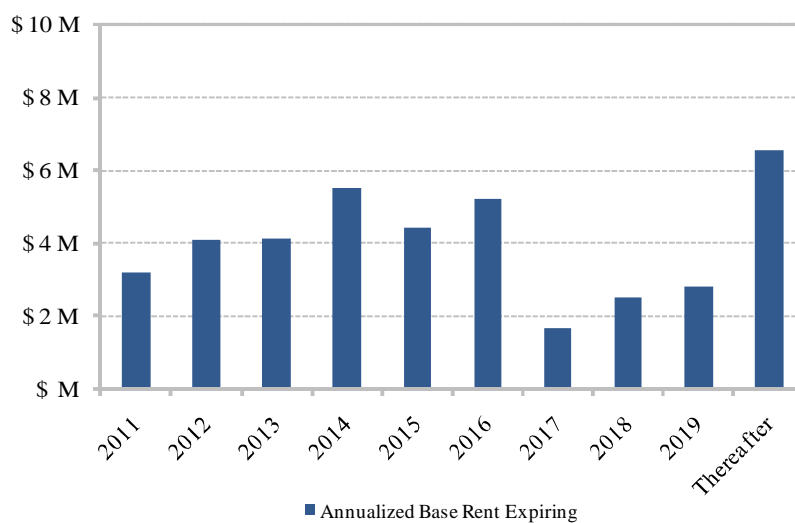
Maryland Region – Lease Expirations



FIRST POTOMAC
REALTY TRUST

(unaudited)

<u>Year of Lease Expiration</u>	<u>Number of Leases Expiring</u>	<u>SF of Expiring Leases</u>	<u>% of Total SF</u>	<u>Annual Base Rent⁽¹⁾</u>	<u>% of Annual Base Rent</u>	<u>Base Rent⁽¹⁾ per SF</u>
Vacant	96	683,405	17.2%	\$ -	-	\$ -
MTM	7	29,035	0.7%	249,148	0.6%	8.58
2011	47	291,748	7.3%	3,185,658	7.9%	10.92
2012	44	298,679	7.5%	4,098,166	10.1%	13.72
2013	44	288,813	7.3%	4,132,217	10.2%	14.31
2014	49	465,651	11.7%	5,530,948	13.7%	11.88
2015	35	343,602	8.7%	4,452,340	11.0%	12.96
2016	23	471,143	11.9%	5,210,843	12.9%	11.06
2017	14	120,358	3.0%	1,684,037	4.2%	13.99
2018	10	241,556	6.1%	2,503,627	6.2%	10.36
2019	21	138,344	3.5%	2,795,815	6.9%	20.21
Thereafter	16	601,257	15.1%	6,562,928	16.3%	10.92
Total	406	3,973,591	100.0%	\$ 40,405,727	100.0%	\$ 11.81



⁽¹⁾Triple-net equivalent at March 31, 2011.

Northern Virginia Region



FIRST POTOMAC
REALTY TRUST



Northern Virginia Region



FIRST POTOMAC
REALTY TRUST

(unaudited)

Property	Buildings	Location	Square Footage	Annualized Cash Basis Rent ⁽¹⁾	Leased at March 31, 2011 ⁽²⁾	Occupied at March 31, 2011 ⁽²⁾
<i>Business Park</i>						
Ashburn Center	3	Ashburn	194,184	\$ 1,727,068	100.0%	76.4%
Gateway Centre	3	Manassas	101,534	904,685	76.0%	76.0%
Linden Business Center	3	Manassas	109,838	753,769	54.6%	54.6%
Prosperity Business Center	1	Merrifield	71,312	888,728	100.0%	100.0%
Sterling Park Business Center ⁽³⁾	6	Sterling	406,853	3,647,080	83.3%	76.7%
<i>Total Business Park</i>	16		883,721	7,921,330	83.9%	75.7%
<i>Office Park</i>						
Lafayette Business Park ⁽⁴⁾	6	Chantilly	254,060	3,211,793	78.3%	78.3%
Herndon Corporate Center	4	Herndon	127,918	1,545,669	79.7%	77.9%
Van Buren Business Park	5	Herndon	107,843	684,198	46.7%	46.7%
Windsor at Battlefield	2	Manassas	154,989	1,972,952	100.0%	100.0%
Reston Business Campus	4	Reston	82,988	1,116,441	86.0%	86.0%
Aquia Commerce Center I & II	2	Stafford	64,488	978,706	100.0%	100.0%
<i>Total Office Park</i>	23		792,286	9,509,759	81.0%	80.8%
<i>Office</i>						
Cedar Hill	2	Tyson's Corner	102,632	2,300,470	100.0%	100.0%
<i>Industrial</i>						
Interstate Plaza	1	Alexandria	109,029	947,001	78.2%	78.2%
Plaza 500	2	Alexandria	504,089	5,825,448	91.7%	91.7%
13129 Airpark Road	1	Culpeper	149,888	622,409	75.9%	75.9%
15395 John Marshall Highway	1	Haymarket	236,082	3,269,736	100.0%	100.0%
Newington Business Park Center	7	Lorton	254,272	2,550,745	92.5%	92.5%
<i>Total Industrial</i>	12		1,253,360	13,215,339	90.4%	90.4%
Stabilized Portfolio	53		3,031,999	32,946,898	86.4%	83.9%
<i>Lease Up Property</i>						
Atlantic Corporate Park	2	Sterling	220,610	539,172	15.0%	0.0%
Total Consolidated	55		3,252,609	33,486,070	81.7%	78.1%
Total Redevelopment ⁽⁵⁾	2		260,125	-		
Grand Total	57		3,512,734	\$ 33,486,070	81.7%	78.1%

⁽¹⁾Triple-net equivalent at March 31, 2011.

⁽²⁾Does not include space in development or redevelopment.

⁽³⁾Sterling Park Business Center consists of the following properties: 403/405 Glenn Drive and Sterling Park Business Center.

⁽⁴⁾Lafayette Business Park consists of the following properties: Enterprise Center and Tech Court.

⁽⁵⁾For details see page 16.

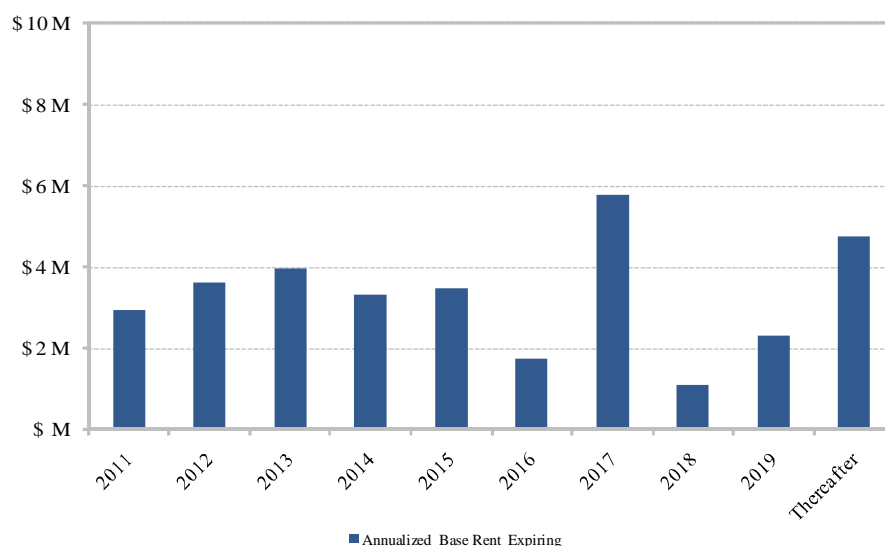
Northern Virginia – Lease Expirations



FIRST POTOMAC
REALTY TRUST

(unaudited)

<u>Year of Lease Expiration</u>	<u>Number of Leases Expiring</u>	<u>SF of Expiring Leases</u>	<u>% of Total SF</u>	<u>Annual Base Rent⁽¹⁾</u>	<u>% of Annual Base Rent</u>	<u>Base Rent⁽¹⁾ per SF</u>
Vacant	-	595,679	18.3%	\$ -	-	\$ -
MTM	10	37,700	1.2%	456,627	1.4%	12.11
2011	32	237,702	7.3%	2,946,785	8.8%	12.40
2012	37	287,135	8.8%	3,632,151	10.8%	12.65
2013	31	281,655	8.7%	3,970,065	11.8%	14.10
2014	28	286,145	8.8%	3,304,189	9.9%	11.55
2015	22	254,164	7.8%	3,479,275	10.4%	13.69
2016	7	118,413	3.7%	1,740,144	5.2%	14.70
2017	8	484,938	14.9%	5,785,874	17.3%	11.93
2018	6	110,889	3.4%	1,093,937	3.3%	9.87
2019	9	127,815	3.9%	2,318,428	6.9%	18.14
Thereafter	20	430,374	13.2%	4,758,595	14.2%	11.06
Total	210	3,252,609	100.0%	\$ 33,486,070	100.0%	\$ 12.60



⁽¹⁾Triple-net equivalent at March 31, 2011.

Southern Virginia



FIRST POTOMAC
REALTY TRUST



Southern Virginia



FIRST POTOMAC
REALTY TRUST

(unaudited)

Property	Buildings	Location	Square Footage	Annualized Cash Basis Rent ⁽¹⁾	Leased at March 31, 2011 ⁽²⁾	Occupied at March 31, 2011 ⁽²⁾
<u>RICHMOND</u>						
<u>Business Park</u>						
Hanover Business Center	4	Ashland	182,967	\$ 712,131	63.4%	63.4%
Virginia Center	1	Glen Allen	118,145	1,231,355	85.2%	85.2%
Chesterfield Business Center ⁽³⁾	11	Richmond	320,362	1,766,997	84.2%	83.7%
Park Central	3	Richmond	204,280	2,124,046	87.1%	84.8%
<i>Total Business Park</i>	<u>19</u>		<u>825,754</u>	<u>5,834,529</u>	80.5%	79.7%
<u>Industrial</u>						
Northridge I, II	2	Ashland	140,185	869,119	100.0%	100.0%
River's Bend Center ⁽⁴⁾	6	Chester	795,037	4,423,783	94.2%	94.2%
<i>Total Industrial</i>	<u>8</u>		<u>935,222</u>	<u>5,292,902</u>	95.1%	95.1%
Total Richmond	<u>27</u>		<u>1,760,976</u>	<u>11,127,431</u>	88.2%	87.9%
<u>NORFOLK</u>						
<u>Business Park</u>						
Crossways Commerce Center ⁽⁵⁾	9	Chesapeake	1,089,786	10,643,744	91.8%	91.6%
Greenbrier Business Center ⁽⁶⁾	4	Chesapeake	411,657	4,043,639	80.3%	79.4%
1000 Lucas Way	2	Hampton	182,323	1,383,017	96.3%	96.3%
Enterprise Parkway	1	Hampton	363,892	1,787,703	60.1%	60.1%
Norfolk Commerce Park ⁽⁷⁾	3	Norfolk	261,989	2,051,657	77.7%	77.7%
<i>Total Business Park</i>	<u>19</u>		<u>2,309,647</u>	<u>19,909,760</u>	83.5%	83.3%
<u>Office Park</u>						
Battlefield Corporate Center	1	Chesapeake	96,720	749,580	100.0%	100.0%
<u>Industrial</u>						
1400 Cavalier Boulevard	4	Chesapeake	394,308	1,539,894	88.6%	88.6%
Diamond Hill Distribution Center	4	Chesapeake	712,683	2,827,530	82.0%	82.0%
<i>Total Industrial</i>	<u>8</u>		<u>1,106,991</u>	<u>4,367,424</u>	84.4%	84.4%
Total Norfolk	<u>28</u>		<u>3,513,358</u>	<u>25,026,764</u>	84.2%	84.1%
Total Consolidated	<u>55</u>		<u>5,274,334</u>	<u>36,154,195</u>	85.6%	85.3%
Total Redevelopment ⁽⁸⁾	-		38,998	-		
Grand Total	<u>55</u>		<u>5,313,332</u>	<u>\$ 36,154,195</u>	85.6%	85.3%

⁽¹⁾Triple-net equivalent at March 31, 2011.

⁽²⁾Does not include space in development or redevelopment.

⁽³⁾Chesterfield Business Center consists of the following properties: Airpark Business Center, Chesterfield Business Center and Pine Glen.

⁽⁴⁾River's Bend Center consists of the following properties: River's Bend Center and River's Bend Center II.

⁽⁵⁾Crossways Commerce Center consists of the following properties: Coast Guard Building, Crossways Commerce Center I, Crossways Commerce Center II, Crossways I, Crossways II, 1434 Crossways Boulevard and 1408 Stephanie Way.

⁽⁶⁾Greenbrier Business Center consists of the following properties: Greenbrier Technology Center I, Greenbrier Technology Center II and Greenbrier Circle Corporate Center.

⁽⁷⁾Norfolk Commerce Park consists of the following properties: Norfolk Business Center, Norfolk Commerce Park II and Gateway II.

⁽⁸⁾Reflects the partial redevelopment of an in-service building. For details see page 16.

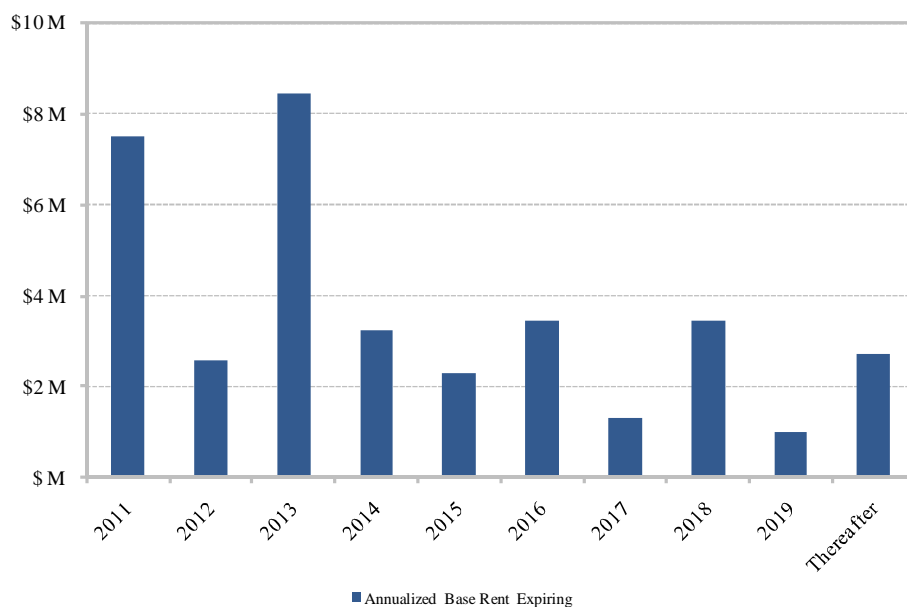
Southern Virginia – Lease Expirations



FIRST POTOMAC
REALTY TRUST

(unaudited)

<u>Year of Lease Expiration</u>	<u>Number of Leases Expiring</u>	<u>SF of Expiring Leases</u>	<u>% of Total SF</u>	<u>Annual Base Rent⁽¹⁾</u>	<u>% of Annual Base Rent</u>	<u>Base Rent⁽¹⁾ per SF</u>
Vacant	70	761,532	14.4%	\$ -	-	\$ -
MTM	2	16,332	0.3%	133,439	0.4%	8.17
2011	50	835,383	15.8%	7,506,148	20.8%	8.99
2012	26	269,376	5.1%	2,590,595	7.2%	9.62
2013	57	1,042,722	19.8%	8,437,597	23.3%	8.09
2014	38	516,635	9.8%	3,262,227	9.0%	6.31
2015	21	292,422	5.6%	2,295,767	6.4%	7.85
2016	15	526,226	10.0%	3,442,285	9.5%	6.54
2017	7	200,913	3.8%	1,304,938	3.6%	6.50
2018	11	394,503	7.5%	3,471,768	9.6%	8.80
2019	6	81,417	1.5%	986,479	2.7%	12.12
Thereafter	6	336,873	6.4%	2,722,952	7.5%	8.08
Total	309	5,274,334	100.0%	\$ 36,154,195	100.0%	\$ 8.01



⁽¹⁾Triple-net equivalent at March 31, 2011.

Management Statements on Non-GAAP Supplemental Measures



Investors and analysts following the real estate industry utilize funds from operations ("FFO"), net operating income ("NOI"), earnings before interest, taxes, depreciation and amortization ("EBITDA") and adjusted funds from operations ("AFFO"), variously defined, as supplemental performance measures.

The Company believes FFO, NOI, EBITDA and AFFO are appropriate measures given their wide use by and relevance to investors and analysts. FFO, reflecting the assumption that real estate asset values rise or fall with market conditions, principally adjusts for the effects of GAAP depreciation/amortization of real estate assets. NOI provides a measure of rental operations and does not factor in depreciation/amortization and non-property specific expenses such as general and administrative expenses. EBITDA provides a further tool to evaluate the ability to incur and service debt and to fund dividends and other cash needs. AFFO provides a further tool to evaluate the ability to fund dividends. In addition, FFO, NOI, EBITDA and AFFO are commonly used in various ratios, pricing multiples/yields and returns and valuation calculations used to measure financial position, performance and value.

NOI

Management believes that NOI is a useful measure of the Company's property operating performance. The Company defines NOI as operating revenues (rental, tenant reimbursements and other income) less property and related expenses (property expenses, real estate taxes and insurance). Other real estate investment trust ("REITs") may use different methodologies for calculating NOI, and accordingly, the Company's NOI may not be comparable to other REITs.

Because NOI excludes general and administrative expenses, interest expense, depreciation and amortization, gains and losses from property dispositions, discontinued operations and extraordinary items, it provides a performance measure that, when compared year over year, reflects the revenues and expenses directly associated with owning and operating commercial real estate properties and the impact to operations from trends in occupancy rates, rental rates and operating costs, providing perspective not immediately apparent from net income. The Company uses NOI to evaluate its operating performance since NOI allows the Company to evaluate the impact that factors such as occupancy levels, lease structure, lease rates and tenant base have on the Company's results, margins and returns. In addition, management believes that NOI provides useful information to the investment community about the Company's property and operating performance when compared to other REITs since NOI is generally recognized as a standard measure of property performance in the real estate industry.

However, NOI should not be viewed as a measure of the Company's overall financial performance since it does not reflect general and administrative expenses, interest expense, depreciation and amortization costs, the level of capital expenditures and leasing costs necessary to maintain the operating performance of the Company's properties.

SAME-PROPERTY NOI

The Company defines same-property NOI as NOI for the Company's properties wholly owned during the entirety of the periods reported. Other REITs may use different methodologies for calculating same-property NOI and, accordingly, the Company's same-property NOI may not be comparable to other REITs.

EBITDA

Management believes that EBITDA is a useful measure of the Company's operating performance. EBITDA is defined as earnings before interest, taxes, depreciation and amortization.

Management considers EBITDA to be an appropriate supplemental performance measure since it represents earnings prior to the impact of depreciation, amortization, gain (loss) from property dispositions and loss on early retirement of debt. This calculation facilitates the review of income from operations without considering the effect of non-cash depreciation and amortization or the cost of debt.

FFO

Management believes that FFO is a useful measure of the Company's operating performance. The Company computes FFO as defined by the National Association of Real Estate Investment Trusts, or NAREIT, which states FFO should represent net income (loss) before minority interest (computed in accordance with GAAP) plus real estate related depreciation and amortization (excluding amortization of deferred financing costs) and after adjustments for unconsolidated partnerships and joint ventures and excluding gains on the sale of property. Further, other REITs may use different methodologies for calculating FFO and, accordingly, the Company's FFO may not be comparable to other REITs. The Company presents FFO per diluted share calculations that are based on the outstanding dilutive common shares plus the outstanding Operating Partnership units for the periods presented.

Management considers FFO a useful additional measure of performance for an equity REIT because it facilitates an understanding of the operating performance of its properties without giving effect to real estate depreciation and amortization, which assumes that the value of real estate assets diminishes predictably over time. Since real estate values have historically risen or fallen with market conditions, we believe that FFO provides a more meaningful and accurate indication of our performance. In addition, management believes that FFO provides useful information to the investment community about the Company's financial performance when compared to other REITs since FFO is generally recognized as the industry standard for reporting the operations of REITs.

CORE FFO

Management believes that the computation of FFO in accordance with NAREIT's definition includes certain items that are not indicative of the results provided by the Company's operating portfolio and affect the comparability of the Company's period-over-period performance. These items include, but are not limited to, gains and losses on the retirement of debt, acquisition costs, and impairments to real estate assets.

AFFO

Management believes that AFFO is a useful measure of the Company's liquidity. The Company computes AFFO by adding to Core FFO equity based compensation expense and the non-cash amortization of deferred financing costs and non-real estate depreciation, and then subtracting cash paid for any recurring tenant improvements, leasing commissions, and recurring capital expenditures, and eliminating the net effect of straight-line rents, deferred market rent and debt fair value amortization.

First generation costs include tenant improvements, leasing commissions and capital expenditures that were taken into consideration when underwriting the purchase of a property or incurred to bring the property to operating standard for its intended use. The Company also excludes development and redevelopment related expenditures. AFFO provides an additional perspective on the Company's ability to fund cash needs and make distributions to shareholders by adjusting for the effect of these non-cash items included in FFO, as well as recurring capital expenditures and leasing costs. However, other REITs may use different methodologies for calculating AFFO and, accordingly, the Company's AFFO may not be comparable to other REITs.