



HRPT PROPERTIES TRUST

First Quarter 2010

Supplemental Operating and Financial Data

All amounts in this report are unaudited.

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WARNING REGARDING FORWARD LOOKING STATEMENTS

THIS SUPPLEMENTAL OPERATING AND FINANCIAL DATA CONTAINS STATEMENTS WHICH CONSTITUTE FORWARD LOOKING STATEMENTS WITHIN THE MEANING OF THE PRIVATE SECURITIES LITIGATION REFORM ACT OF 1995 AND OTHER FEDERAL SECURITIES LAWS. 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 AND THEIR IMPLICATIONS ARE NOT GUARANTEED TO OCCUR AND MAY NOT OCCUR. FORWARD LOOKING STATEMENTS AND THEIR IMPLICATIONS IN THIS REPORT RELATE TO VARIOUS ASPECTS OF OUR BUSINESS, INCLUDING:

- THE CREDIT QUALITY OF OUR TENANTS,
- THE LIKELIHOOD THAT OUR TENANTS WILL PAY RENT, RENEW LEASES, SIGN NEW LEASES OR BE AFFECTED BY CYCLICAL ECONOMIC CONDITIONS,
- OUR ACQUISITIONS AND SALES OF PROPERTIES,
- OUR ABILITY TO COMPETE FOR ACQUISITIONS AND TENANCIES EFFECTIVELY,
- OUR ABILITY TO PAY INTEREST ON AND PRINCIPAL OF OUR DEBT,
- OUR ABILITY TO PAY DISTRIBUTIONS TO SHAREHOLDERS,
- OUR POLICIES AND PLANS REGARDING INVESTMENTS AND FINANCINGS,
- THE FUTURE AVAILABILITY OF BORROWINGS UNDER, AND OUR ABILITY TO RENEW OR REFINANCE, OUR REVOLVING CREDIT FACILITY,
- OUR TAX STATUS AS A REAL ESTATE INVESTMENT TRUST, OR REIT,
- OUR ABILITY TO RAISE EQUITY OR DEBT, 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, CASH FLOWS, LIQUIDITY AND PROSPECTS INCLUDE, BUT ARE NOT LIMITED TO:

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

FOR EXAMPLE:

- IF THE AVAILABILITY OF DEBT CAPITAL BECOMES MORE RESTRICTED, WE MAY BE UNABLE TO REFINANCE OR REPAY OUR DEBT OBLIGATIONS WHEN THEY BECOME DUE OR ON TERMS WHICH ARE AS FAVORABLE AS WE NOW HAVE,
- THE CURRENT HIGH UNEMPLOYMENT RATE IN THE U.S. MAY CONTINUE FOR A LONG TIME OR BECOME WORSE IN THE FUTURE. SUCH CIRCUMSTANCES MAY FURTHER REDUCE DEMAND FOR LEASING OFFICE AND INDUSTRIAL SPACE. IF THE DEMAND FOR LEASING OFFICE AND INDUSTRIAL SPACE REMAINS AT CURRENT LEVELS OR BECOMES FURTHER DEPRESSED, OCCUPANCY AND OPERATING RESULTS OF OUR PROPERTIES MAY DECLINE,
- SOME OF OUR TENANTS MAY NOT RENEW EXPIRING LEASES, AND WE MAY BE UNABLE TO LOCATE NEW TENANTS TO MAINTAIN THE HISTORICAL OCCUPANCY RATES OF OUR PROPERTIES,
- OUR AGREEMENTS TO ACQUIRE ADDITIONAL PROPERTIES ARE SUBJECT TO VARIOUS TERMS AND CONDITIONS, AND THESE TERMS AND CONDITIONS MAY NOT BE MET. AS A RESULT, SOME OR ALL OF THESE TRANSACTIONS MAY NOT OCCUR OR MAY BE DELAYED,
- OUR ABILITY TO MAKE FUTURE DISTRIBUTIONS DEPENDS UPON OUR FUTURE EARNINGS. WE MAY BE UNABLE TO MAINTAIN OUR CURRENT RATE OF DISTRIBUTIONS AND FUTURE DISTRIBUTIONS MAY BE SUSPENDED OR PAID AT A LESSER RATE THAN THE DISTRIBUTIONS WE NOW PAY,
- OUR ABILITY TO GROW OUR BUSINESS AND INCREASE OUR DISTRIBUTIONS DEPENDS IN LARGE PART UPON OUR ABILITY TO BUY PROPERTIES AND LEASE THEM FOR RENTS 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,
- THE DIVIDENDS WE RECEIVE FROM OUR SHARES IN GOVERNMENT PROPERTIES INCOME TRUST, OR GOV, MAY DECLINE, OR WE MAY BE UNABLE TO SELL OUR GOV SHARES FOR AN AMOUNT EQUAL TO OUR CARRYING VALUE OF THOSE SHARES, AND
- OTHER RISKS MAY ADVERSELY IMPACT US, AS DESCRIBED MORE FULLY UNDER "ITEM 1A. RISK FACTORS" IN OUR ANNUAL REPORT ON FORM 10-K FOR THE YEAR ENDED DECEMBER 31, 2009.

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

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

HRPT Properties Trust
Supplemental Operating and Financial Data
March 31, 2010

COMPANY PROFILE

The Company:

HRPT Properties Trust, or HRP, is a real estate investment trust, or REIT, which primarily owns office and industrial buildings located throughout the United States. The majority of our properties are office buildings located in suburban areas and central business districts, or CBDs, of major metropolitan markets. As of March 31, 2010, we also owned 17.9 million square feet of leased industrial and commercial lands in Oahu, Hawaii. We have been investment grade rated since 1994 and we are included in a number of financial indices, including the Russell 1000®, the MSCI US REIT Index, the S&P REIT Composite Index and the FTSE NAREIT Composite Index.

Strategy:

Our primary business strategy is to efficiently operate our properties to maintain high occupancies, at market rents, with strong credit quality tenants. We attempt to maintain an investment portfolio that is balanced between “security” and “growth”. The security part of our portfolio includes properties that are long term leased or leased to tenants we believe are likely to renew their occupancy, such as our leased lands in Hawaii. The growth part of our portfolio includes our multi-tenant office buildings, which we believe may generate higher rents and appreciate in value in the future because of their physical qualities and locations. Although we sometimes sell properties, we generally consider ourselves to be a long term investor and we are more interested in the long term earnings potential of our properties than selling properties for short term gains. We currently do not have any investments in off balance sheet entities.

Management:

HRP is managed by Reit Management & Research LLC, or RMR. RMR is a real estate management company which was founded in 1986 to manage public investments in real estate. As of March 31, 2010, RMR managed one of the largest portfolios of publicly owned real estate in North America, including 1,360 properties, located in 45 states, Washington, DC, Puerto Rico and Ontario, Canada. RMR has more than 600 employees in its headquarters and regional offices located throughout the U.S. In addition to managing HRP, RMR also manages Hospitality Properties Trust, or HPT, a publicly traded REIT that owns hotels and travel centers, Senior Housing Properties Trust, or SNH, a publicly traded REIT that primarily owns healthcare properties, and Government Properties Income Trust, or GOV, a publicly traded REIT that primarily owns buildings majority leased to government tenants located throughout the U.S. RMR also provides management services to Five Star Quality Care, Inc., a healthcare services company which is a tenant of SNH, and to TravelCenters of America LLC, an operator of travel centers which is a tenant of HPT. An affiliate of RMR, RMR Advisors, Inc., is the investment manager of mutual funds which principally invests in securities of unaffiliated real estate companies. The public companies managed by RMR and its affiliates had combined total gross assets of over \$17.0 billion as of March 31, 2010. We believe that being managed by RMR is a competitive advantage for HRP because RMR provides us with a depth and quality of management and experience which may be unequalled in the real estate industry. We also believe RMR provides management services to HRP at costs that are lower than we would have to pay for similar quality services.

Corporate Headquarters:

400 Centre Street
 Newton, MA 02458
 (t) (617) 332-3990
 (f) (617) 332-2261

Stock Exchange Listing:

New York Stock Exchange

Trading Symbols:

Common Stock -- HRP
 Preferred Stock Series B -- HRP-B
 Preferred Stock Series C -- HRP-C
 Preferred Stock Series D -- HRP-D
 7.50% Senior Notes due 2019 -- HRPN

Senior Unsecured Debt Ratings:

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

Portfolio Data (as of 3/31/10) (1):

| | |
|----------------------|--------|
| Total properties | 518 |
| Total sq. ft. (000s) | 66,846 |
| Percent leased | 86.6% |

Portfolio Concentration by Sq. Ft. (as of 3/31/10) (1):

| | Office | Industrial and Other | Total |
|----------|--------|-------------------------|--------|
| CBD | 19.7% | 0.2% | 19.9% |
| Suburban | 33.2% | 46.9% | 80.1% |
| Total | 52.9% | 47.1% | 100.0% |

Portfolio Concentration by NOI (Q1 2010) (1) (2):

| | Office | Industrial and Other | Total |
|----------|--------|-------------------------|--------|
| CBD | 37.3% | 0.4% | 37.7% |
| Suburban | 41.0% | 21.3% | 62.3% |
| Total | 78.3% | 21.7% | 100.0% |

Portfolio Concentration by Major Market (1):

| | 3/31/10 Sq. Ft. | Q1 2010 NOI |
|------------------------|--------------------|----------------|
| Metro Philadelphia, PA | 7.9% | 12.7% |
| Oahu, HI | 26.8% | 10.7% |
| Metro Washington, DC | 2.8% | 6.4% |
| Metro Boston, MA | 3.9% | 5.7% |
| Other Markets | 58.6% | 64.5% |
| Total | 100.0% | 100.0% |

(1) Excludes properties classified in discontinued operations.

(2) We compute property net operating income, or NOI, as rental income from real estate less property operating expenses; see page 13 for the calculation of NOI and a reconciliation of NOI to Net Income.

HRPT Properties Trust
Supplemental Operating and Financial Data
March 31, 2010

INVESTOR INFORMATION

Board of Trustees

Barry M. Portnoy
Managing Trustee

Adam D. Portnoy
Managing Trustee

Patrick F. Donelan
Independent Trustee

Frederick N. Zeytoonjian
Independent Trustee

William A. Lamkin
Independent Trustee

Senior Management

John A. Mannix
President & Chief Investment Officer

David M. Lepore
Senior Vice President & Chief Operating Officer

John C. Popeo
Treasurer & Chief Financial Officer

Contact Information

Investor Relations

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Newton, MA 02458
(t) (617) 332-3990
(f) (617) 332-2261
(e-mail) info@hrpreit.com
(website) www.hrpreit.com

Inquiries

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

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

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RESEARCH COVERAGE

Equity Research Coverage

Citigroup

Michael Bilerman
(212) 816-1383

Raymond James

Paul Puryear
(727) 573-3800

Bank of America / Merrill Lynch

James Feldman
(212) 449-6339

Stifel Nicolaus

John Guinee
(443) 224-1307

RBC Capital Markets

David Rodgers
(440) 715-2647

Debt Research Coverage

Citigroup

Thomas Cook
(212) 723-1112

Bank of America / Merrill Lynch

John Forrey
(212) 449-1812

Credit Suisse

John Giordano
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Wells Fargo Securities

Thierry Perrin
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Rating Agencies

Moody's Investors Service

Lori Marks
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Standard and Poor's

Lisa Sarajian
(212) 438-2597

HRP is followed by the analysts and its publicly held debt and preferred shares are rated by the rating agencies listed above. Please note that any opinions, estimates or forecasts regarding HRP's performance made by these analysts or agencies do not represent opinions, forecasts or predictions of HRP or its management. HRP 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

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KEY FINANCIAL DATA

(amounts in thousands, except per share data)

| | As of and For the Three Months Ended | | | | |
|--|--------------------------------------|--------------|--------------|--------------|--------------|
| | 3/31/2010 | 12/31/2009 | 9/30/2009 | 6/30/2009 | 3/31/2009 |
| Shares Outstanding: | | | | | |
| Common shares outstanding (at end of period) | 258,360 | 223,860 | 223,860 | 223,708 | 223,683 |
| Common shares outstanding (at end of period) -- diluted (1) | 287,553 | 253,053 | 253,053 | 252,901 | 252,876 |
| Preferred shares outstanding (at end of period) (1) | 28,180 | 28,180 | 28,180 | 28,180 | 28,180 |
| Weighted average common shares and units outstanding - basic | 226,927 | 223,860 | 223,730 | 223,697 | 225,619 |
| Weighted average common shares and units outstanding - diluted (1) | 256,120 | 253,053 | 252,923 | 252,890 | 254,812 |
| Common Share Data: | | | | | |
| Price at end of period | \$ 7.78 | \$ 6.47 | \$ 7.52 | \$ 4.06 | \$ 3.19 |
| High during period | \$ 8.14 | \$ 7.55 | \$ 8.13 | \$ 5.13 | \$ 4.19 |
| Low during period | \$ 6.31 | \$ 6.04 | \$ 3.95 | \$ 3.00 | \$ 2.48 |
| Annualized dividends paid per share (2) | \$ 0.48 | \$ 0.48 | \$ 0.48 | \$ 0.48 | \$ 0.48 |
| Annualized dividend yield (at end of period) (2) | 6.2% | 7.4% | 6.4% | 11.8% | 15.0% |
| Selected Balance Sheet Data: | | | | | |
| Total assets | \$ 6,234,751 | \$ 6,121,321 | \$ 6,007,527 | \$ 5,926,090 | \$ 6,070,451 |
| Total liabilities | \$ 3,084,814 | \$ 3,232,255 | \$ 3,044,362 | \$ 2,996,131 | \$ 3,160,699 |
| Gross book value of real estate assets (3) | \$ 6,624,862 | \$ 6,625,390 | \$ 6,463,324 | \$ 6,346,454 | \$ 6,709,405 |
| Equity investments (book value) | \$ 173,619 | \$ 158,822 | \$ 161,045 | \$ 158,053 | \$ - |
| Total debt / gross book value of real estate assets, plus equity investments (3) | 42.4% | 44.1% | 42.5% | 42.7% | 44.0% |
| Book Capitalization: | | | | | |
| Total debt | \$ 2,880,928 | \$ 2,992,650 | \$ 2,816,201 | \$ 2,777,703 | \$ 2,952,509 |
| Plus: total stockholders' equity | 3,149,937 | 2,889,066 | 2,963,165 | 2,929,959 | 2,909,752 |
| Total book capitalization | \$ 6,030,865 | \$ 5,881,716 | \$ 5,779,366 | \$ 5,707,662 | \$ 5,862,261 |
| Total debt / total book capitalization | 47.8% | 50.9% | 48.7% | 48.7% | 50.4% |
| Market Capitalization: | | | | | |
| Total debt (book value) | \$ 2,880,928 | \$ 2,992,650 | \$ 2,816,201 | \$ 2,777,703 | \$ 2,952,509 |
| Plus: market value of preferred shares (at end of period) | 625,863 | 563,722 | 567,990 | 412,455 | 274,658 |
| Plus: market value of common shares (at end of period) | 2,010,041 | 1,448,374 | 1,683,427 | 908,254 | 713,549 |
| Total market capitalization | \$ 5,516,832 | \$ 5,004,746 | \$ 5,067,618 | \$ 4,098,412 | \$ 3,940,716 |
| Total debt / total market capitalization | 52.2% | 59.8% | 55.6% | 67.8% | 74.9% |
| Selected Income Statement Data (4): | | | | | |
| Rental income | \$ 213,626 | \$ 213,339 | \$ 206,587 | \$ 212,729 | \$ 216,923 |
| Property net operating income (NOI) (5) | \$ 124,052 | \$ 124,073 | \$ 118,283 | \$ 126,043 | \$ 125,184 |
| EBITDA (6) | \$ 119,285 | \$ 117,447 | \$ 114,560 | \$ 120,684 | \$ 119,266 |
| NOI margin (7) | 58.1% | 58.2% | 57.3% | 59.3% | 57.7% |
| Net income (loss) | \$ 37,297 | \$ (10,253) | \$ 72,199 | \$ 59,616 | \$ 43,112 |
| Preferred distributions | \$ (12,667) | \$ (12,667) | \$ (12,667) | \$ (12,667) | \$ (12,667) |
| Net income (loss) available for common shareholders | \$ 24,630 | \$ (22,920) | \$ 59,532 | \$ 46,949 | \$ 30,445 |
| Funds from operations (FFO) (8) | \$ 72,625 | \$ 75,298 | \$ 73,455 | \$ 76,528 | \$ 75,514 |
| FFO available for common shareholders (8) | \$ 59,958 | \$ 62,631 | \$ 60,788 | \$ 63,861 | \$ 62,847 |
| Common distributions paid | \$ 26,863 | \$ 26,863 | \$ 26,845 | \$ 26,842 | \$ 27,328 |
| Per Share Data (1): | | | | | |
| Net income (loss) available for common shareholders -- basic and diluted | \$ 0.11 | \$ (0.10) | \$ 0.27 | \$ 0.21 | \$ 0.13 |
| FFO available for common shareholders -- basic (8) | \$ 0.26 | \$ 0.28 | \$ 0.27 | \$ 0.29 | \$ 0.28 |
| FFO available for common shareholders -- diluted (1) (8) | \$ 0.26 | \$ 0.27 | \$ 0.26 | \$ 0.28 | \$ 0.27 |
| Common distributions paid (2) | \$ 0.12 | \$ 0.12 | \$ 0.12 | \$ 0.12 | \$ 0.12 |
| FFO payout ratio (2) | 44.8% | 42.9% | 44.2% | 42.0% | 43.5% |
| Coverage Ratios: | | | | | |
| EBITDA (6) / interest expense | 2.6x | 2.7x | 2.7x | 2.7x | 2.7x |
| EBITDA (6) / interest expense and preferred distributions | 2.0x | 2.1x | 2.1x | 2.1x | 2.1x |

(1) As of 3/31/2010, we had 15,180 preferred shares outstanding that were convertible into 29,193 common shares. See page 16 for calculations of diluted net income, funds from operations, or FFO, and weighted average common shares outstanding.

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

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

(4) Prior periods reflect amounts previously reported and excludes retroactive adjustments for one property reclassified from discontinued operations during the fourth quarter of 2009.

(5) Property net operating income, or NOI, is defined as rental income from real estate less property operating expenses; see page 13 for calculation of NOI and reconciliation of NOI to Net Income.

(6) See page 14 for calculation of EBITDA.

(7) NOI margin is defined as property net operating income, or NOI, as a percentage of rental income.

(8) See page 15 for calculation of FFO and FFO available for common shareholders.

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CONSOLIDATED BALANCE SHEETS

(amounts in thousands, except share data)

| | As of March 31, 2010 | As of December 31, 2009 |
|--|----------------------------|-------------------------------|
| ASSETS | | |
| Real estate properties: | | |
| Land | \$ 1,237,842 | \$ 1,237,842 |
| Buildings and improvements | 5,085,249 | 5,085,839 |
| | 6,323,091 | 6,323,681 |
| Accumulated depreciation | (914,934) | (884,421) |
| | 5,408,157 | 5,439,260 |
| Properties held for sale | 8,290 | 8,263 |
| Acquired real estate leases, net | 156,877 | 166,453 |
| Equity investments | 173,619 | 158,822 |
| Cash and cash equivalents | 138,702 | 18,204 |
| Restricted cash | 10,490 | 11,662 |
| Rents receivable, net of allowance for doubtful accounts of \$11,539 and \$10,945, respectively | 203,044 | 194,358 |
| Other assets, net | 135,572 | 124,299 |
| Total assets | \$ 6,234,751 | \$ 6,121,321 |
| LIABILITIES AND SHAREHOLDERS' EQUITY | | |
| Revolving credit facility | \$ - | \$ 110,000 |
| Senior unsecured debt, net | 2,258,801 | 2,258,466 |
| Mortgage notes payable, net | 622,127 | 624,184 |
| Other liabilities related to properties held for sale | 8 | 14 |
| Accounts payable and accrued expenses | 91,407 | 103,608 |
| Acquired real estate lease obligations, net | 45,226 | 47,348 |
| Distributions payable | - | 26,863 |
| Rent collected in advance | 33,949 | 30,366 |
| Security deposits | 23,008 | 23,097 |
| Due to affiliates | 10,288 | 8,309 |
| Total liabilities | 3,084,814 | 3,232,255 |
| Shareholders' equity: | | |
| Preferred shares of beneficial interest, \$0.01 par value: 50,000,000 shares authorized; | | |
| Series B preferred shares; 8 3/4% cumulative redeemable at par on or after September 12, 2007; 7,000,000 shares issued and and outstanding, aggregate liquidation preference \$175,000 | 169,079 | 169,079 |
| Series C preferred shares; 7 1/8% cumulative redeemable at par on or after February 15, 2011; 6,000,000 shares issued and outstanding, aggregate liquidation preference \$150,000 | 145,015 | 145,015 |
| Series D preferred shares; 6 1/2% cumulative convertible; 15,180,000 shares issued and outstanding, aggregate liquidation preference \$379,500 | 368,270 | 368,270 |
| Common shares of beneficial interest, \$0.01 par value: 350,000,000 shares authorized; 258,360,241 and 223,860,241 shares issued and outstanding, respectively | 2,584 | 2,239 |
| Additional paid in capital | 3,162,936 | 2,924,166 |
| Cumulative net income | 2,274,225 | 2,236,928 |
| Cumulative common distributions | (2,576,582) | (2,576,582) |
| Cumulative preferred distributions | (395,263) | (382,596) |
| Accumulated other comprehensive (loss) income | (327) | 2,547 |
| Total shareholders' equity | 3,149,937 | 2,889,066 |
| Total liabilities and shareholders' equity | \$ 6,234,751 | \$ 6,121,321 |

HRPT Properties Trust
Supplemental Operating and Financial Data
March 31, 2010

CONSOLIDATED STATEMENTS OF INCOME

(amounts in thousands, except per share data)

| | For the Three Months Ended | |
|--|----------------------------|------------|
| | 3/31/2010 | 3/31/2009 |
| Rental income (1) | \$ 213,626 | \$ 216,971 |
| Expenses: | | |
| Operating expenses | 89,574 | 91,741 |
| Depreciation and amortization | 49,780 | 48,390 |
| General and administrative | 9,984 | 9,491 |
| Acquisition costs | 310 | 259 |
| Total expenses | 149,648 | 149,881 |
| Operating income | 63,978 | 67,090 |
| Interest and other income | 1,118 | 145 |
| Interest expense (including amortization of debt discounts, premiums and deferred financing fees of \$1,931 and \$1,642, respectively) | (46,482) | (43,859) |
| Gain on early extinguishment of debt | - | 7,513 |
| Equity in earnings of equity investments | 2,339 | - |
| Gain on issuance of shares by equity investee | 16,418 | - |
| Income from continuing operations before income tax expense | 37,371 | 30,889 |
| Income tax expense | (182) | (152) |
| Income from continuing operations | 37,189 | 30,737 |
| Discontinued operations: | | |
| Income from discontinued operations (1) | 108 | 3,630 |
| Gain on sale of property | - | 8,745 |
| Net income | 37,297 | 43,112 |
| Preferred distributions | (12,667) | (12,667) |
| Net income available for common shareholders | \$ 24,630 | \$ 30,445 |
| Weighted average common shares outstanding -- basic | 226,927 | 225,619 |
| Weighted average common shares outstanding -- diluted (2) | 256,120 | 254,812 |
| Earnings per common share: | | |
| Income from continuing operations available for common shareholders -- basic and diluted (2) | \$ 0.11 | \$ 0.08 |
| Income from discontinued operations -- basic and diluted (2) | \$ -- | \$ 0.05 |
| Net income available for common shareholders -- basic and diluted (2) | \$ 0.11 | \$ 0.13 |
| <u>Additional Data:</u> | | |
| General and administrative expenses / rental income | 4.67% | 4.37% |
| General and administrative expenses / total assets (at end of period) | 0.16% | 0.16% |
| Continuing Operations: | | |
| Non cash straight line rent adjustments (1) | \$ 2,254 | \$ 608 |
| Lease value amortization (1) | \$ (1,614) | \$ (3,169) |
| Lease termination fees included in rental income | \$ 1,166 | \$ 197 |
| Capitalized interest expense | \$ - | \$ - |
| Discontinued Operations: | | |
| Non cash straight line rent adjustments (1) | \$ - | \$ 85 |
| Lease value amortization (1) | \$ - | \$ - |

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

(2) As of 3/31/2010, we had 15,180 series D preferred shares outstanding that were convertible into 29,193 common shares. See page 16 for calculations of diluted net income and weighted average common shares outstanding.

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CONSOLIDATED STATEMENTS OF CASH FLOWS

(amounts in thousands)

| | For the Three Months Ended | |
|---|----------------------------|-----------|
| | 3/31/2010 | 3/31/2009 |
| Cash flows from operating activities: | | |
| Net income | \$ 37,297 | \$ 43,112 |
| Adjustments to reconcile net income to cash provided by operating activities: | | |
| Depreciation | 39,755 | 38,804 |
| Amortization of debt discounts, premiums and deferred financing fees | 1,931 | 1,642 |
| Amortization of acquired real estate leases | 7,454 | 9,898 |
| Other amortization | 4,185 | 2,866 |
| Gain on early extinguishment of debt | - | (7,513) |
| Equity in earnings of equity investments | (2,339) | - |
| Gain on issuance of shares by equity investee | (16,418) | - |
| Distributions of earnings from equity investments | 3,980 | - |
| Gain on sale of property | - | (8,745) |
| Change in assets and liabilities: | | |
| Decrease in restricted cash | 1,172 | 3,064 |
| Increase in rents receivable and other assets | (24,410) | (26,145) |
| Decrease in accounts payable and accrued expenses | (9,920) | (2,246) |
| Increase in rent collected in advance | 3,577 | 5,063 |
| Decrease in security deposits | (89) | (276) |
| Increase in due to affiliates | 1,979 | 3,284 |
| Cash provided by operating activities | 48,154 | 62,808 |
| Cash flows from investing activities: | | |
| Real estate acquisitions and improvements | (14,565) | (67,714) |
| Investment in marketable pass through certificates | - | (6,760) |
| Proceeds from sale of property | - | 19,200 |
| Investment in Affiliates Insurance Company | (20) | - |
| Increase in restricted cash | - | (2,107) |
| Cash used in investing activities | (14,585) | (57,381) |
| Cash flows from financing activities: | | |
| Proceeds from issuance of common shares, net | 239,095 | - |
| Repurchase and retirement of common shares | - | (14,486) |
| Repurchase and retirement of outstanding debt securities | - | (24,207) |
| Proceeds from borrowings | 56,000 | 96,000 |
| Payments on borrowings | (168,449) | (2,375) |
| Deferred financing fees | (187) | (565) |
| Distributions to common shareholders | (26,863) | (27,328) |
| Distributions to preferred shareholders | (12,667) | (12,667) |
| Cash provided by financing activities | 86,929 | 14,372 |
| Increase in cash and cash equivalents | 120,498 | 19,799 |
| Cash and cash equivalents at beginning of period | 18,204 | 15,518 |
| Cash and cash equivalents at end of period | \$ 138,702 | \$ 35,317 |
| Supplemental cash flow information: | | |
| Interest paid | \$ 54,371 | \$ 51,554 |
| Non-cash investing activities: | | |
| Real estate acquisitions | \$ - | \$ (9) |
| Non-cash financing activities: | | |
| Issuance of common shares | \$ - | \$ 9 |

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CALCULATION AND RECONCILIATION OF PROPERTY NET OPERATING INCOME (NOI)

(amounts in thousands)

| | For the Three Months Ended | |
|---|----------------------------|------------|
| | 3/31/2010 | 3/31/2009 |
| <u>Calculation of NOI (1):</u> | | |
| Rental income | \$ 213,626 | \$ 216,971 |
| Operating expenses | (89,574) | (91,741) |
| Property net operating income (NOI) | \$ 124,052 | \$ 125,230 |
| | | |
| <u>Reconciliation of NOI to Net Income:</u> | | |
| Property net operating income | \$ 124,052 | \$ 125,230 |
| Depreciation and amortization | (49,780) | (48,390) |
| General and administrative | (9,984) | (9,491) |
| Acquisition costs | (310) | (259) |
| Operating income | 63,978 | 67,090 |
| | | |
| Interest and other income | 1,118 | 145 |
| Interest expense | (46,482) | (43,859) |
| Gain on early extinguishment of debt | - | 7,513 |
| Equity in earnings of equity investments | 2,339 | - |
| Gain on issuance of shares by equity investee | 16,418 | - |
| Income from continuing operations before income tax expense | 37,371 | 30,889 |
| Income tax expense | (182) | (152) |
| Income from continuing operations | 37,189 | 30,737 |
| | | |
| Income from discontinued operations | 108 | 3,630 |
| Gain on sale of property | - | 8,745 |
| Net income | \$ 37,297 | \$ 43,112 |

(1) Excludes properties classified in discontinued operations.

We compute NOI as shown above. We consider NOI to be an appropriate supplemental measure to net income because it helps both investors and management to understand the operations of our properties. We use NOI internally as a performance measure and believe NOI provides useful information to investors regarding our results of operations because it reflects only those income and expense items that are incurred at the property level. Our management also uses NOI to evaluate individual, regional and company wide property level performance. NOI excludes certain components from net income available for common shareholders in order to provide results that are more closely related to our properties' results of operations. NOI does not represent cash generated by operating activities in accordance with U.S. generally accepted accounting principles, or GAAP, and should not be considered an alternative to net income, net income available for common shareholders or cash flow from operating activities as a measure of financial performance.

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CALCULATION OF EBITDA

(amounts in thousands)

| | For the Three Months Ended | |
|--|----------------------------|-------------------|
| | 3/31/2010 | 3/31/2009 |
| Net income | \$ 37,297 | \$ 43,112 |
| Plus: interest expense from continuing operations | 46,482 | 43,859 |
| Plus: interest expense from discontinued operations | - | - |
| Plus: income tax expense | 182 | 152 |
| Plus: depreciation and amortization from continuing operations | 49,780 | 48,390 |
| Plus: depreciation and amortization from discontinued operations | - | 11 |
| Plus: EBITDA from equity investments | 4,301 | - |
| Less: gain on early extinguishment of debt | - | (7,513) |
| Less: gain on sale of property | - | (8,745) |
| Less: equity in earnings of equity investments | (2,339) | - |
| Less: gain on issuance of shares by equity investee | (16,418) | - |
| EBITDA | <u>\$ 119,285</u> | <u>\$ 119,266</u> |

We compute EBITDA, or earnings before interest, taxes, depreciation and amortization, as net income less gains on sales of properties, gain on early extinguishment of debt and gain on issuance of shares by equity investees, plus interest expense, income tax expense, depreciation and amortization, loss on asset impairment and EBITDA from equity investments, less equity in earnings of equity investments. We consider EBITDA to be an appropriate measure of our performance, along with net income and cash flow from operating, investing and financing activities. We believe EBITDA provides useful information to investors because by excluding the effects of certain historical costs noted above, EBITDA can facilitate a comparison of our current operating performance with our past operating performance and of operating performances among REITs. EBITDA does not represent cash generated by operating activities in accordance with GAAP and should not be considered an alternative to net income or cash flow from operating activities as a measure of financial performance or liquidity. Also, some REITs may calculate EBITDA differently than us.

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CALCULATION OF FUNDS FROM OPERATIONS (FFO)

(amounts in thousands, except per share data)

| | For the Three Months Ended | |
|--|----------------------------|------------------|
| | 3/31/2010 | 3/31/2009 |
| Net income | \$ 37,297 | \$ 43,112 |
| Plus: depreciation and amortization from continuing operations | 49,780 | 48,390 |
| Plus: depreciation and amortization from discontinued operations | - | 11 |
| Plus: acquisition costs (1) | 310 | 259 |
| Plus: FFO from equity investments | 3,995 | - |
| Less: gain on early extinguishment of debt | - | (7,513) |
| Less: gain on sale of property | - | (8,745) |
| Less: equity in earnings of equity investments | (2,339) | - |
| Less: gain on issuance of shares by equity investee | (16,418) | - |
| FFO | <u>72,625</u> | <u>75,514</u> |
| Less: preferred distributions | (12,667) | (12,667) |
| FFO available for common shareholders | <u>\$ 59,958</u> | <u>\$ 62,847</u> |
| | | |
| Weighted average common shares outstanding -- basic | <u>226,927</u> | <u>225,619</u> |
| | | |
| Weighted average common shares outstanding -- diluted (2) | <u>256,120</u> | <u>254,812</u> |
| | | |
| FFO available for common shareholders per share -- basic | <u>\$ 0.26</u> | <u>\$ 0.28</u> |
| | | |
| FFO available for common shareholders per share -- diluted (2) | <u>\$ 0.26</u> | <u>\$ 0.27</u> |

(1) Represents the closing costs associated with acquisitions that are expensed under the Business Combinations Topic of The FASB Accounting Standards Codification™.

(2) At 3/31/2010, we had 15,180 series D preferred shares outstanding that were convertible into 29,193 common shares. See page 16 for calculations of diluted FFO available for common shareholders and weighted average common shares outstanding.

We compute FFO, FFO available for common shareholders and diluted FFO available for common shareholders as shown above. Our calculation of FFO differs from the National Association of Real Estate Investment Trusts, or NAREIT, definition because we exclude acquisition costs as described in Note 1 above, gains from equity investments, gain on early extinguishment of debt, loss on early extinguishment of debt unless settled in cash, and loss on asset impairment. We consider FFO to be an appropriate measure of performance for a REIT, along with net income and cash flow from operating, investing and financing activities. We believe that FFO provides useful information to investors because by excluding the effects of certain historical amounts, such as depreciation expense and items referred to above, FFO can facilitate a comparison of operating performance between periods and among REITs. FFO does not represent cash generated by operating activities in accordance with GAAP, and should not be considered an alternative to net income or cash flow from operating activities as a measure of financial performance or liquidity. Also, some REITs may calculate FFO differently than us.

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

(amounts in thousands)

| | For the Three Months Ended | |
|---|----------------------------|-----------|
| | 3/31/2010 | 3/31/2009 |
| Net income available for common shareholders | \$ 24,630 | \$ 30,445 |
| Add -- Series D convertible preferred distributions (1) | 6,167 | 6,167 |
| Net income available for common shareholders -- diluted | \$ 30,797 | \$ 36,612 |
| | | |
| FFO available for common shareholders (2) | \$ 59,958 | \$ 62,847 |
| Add -- Series D convertible preferred distributions (1) | 6,167 | 6,167 |
| FFO available for common shareholders -- diluted | \$ 66,125 | \$ 69,014 |
| | | |
| Weighted average common shares outstanding -- basic | 226,927 | 225,619 |
| Effect of dilutive Series D preferred shares (1) | 29,193 | 29,193 |
| Weighted average common shares outstanding -- diluted | 256,120 | 254,812 |

(1) As of 3/31/2010, we had 15,180 series D preferred shares outstanding that were convertible into 29,193 common shares.

(2) See page 15 for calculation of FFO available for common shareholders.

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SUMMARY RESULTS OF OPERATIONS BY PROPERTY TYPE

(dollars and sq. ft. in thousands)

| | As of and For the Three Months Ended (1) | |
|--|--|------------|
| | 3/31/2010 | 3/31/2009 |
| <u>Number of Properties:</u> | | |
| Office | 332 | 358 |
| Industrial and Other | 186 | 184 |
| Total | 518 | 542 |
| CBD | 46 | 46 |
| Suburban | 472 | 496 |
| Total | 518 | 542 |
| <u>Square Feet (2):</u> | | |
| Office | 35,346 | 36,788 |
| Industrial and Other | 31,500 | 30,513 |
| Total | 66,846 | 67,301 |
| CBD | 13,279 | 12,488 |
| Suburban | 53,567 | 54,813 |
| Total | 66,846 | 67,301 |
| <u>Percent Leased (3):</u> | | |
| Office | 83.2% | 86.8% |
| Industrial and Other | 90.5% | 92.8% |
| Total | 86.6% | 89.5% |
| CBD | 87.5% | 88.0% |
| Suburban | 86.4% | 89.8% |
| Total | 86.6% | 89.5% |
| <u>Rental Income (4):</u> | | |
| Office | \$ 175,305 | \$ 179,574 |
| Industrial and Other | 38,321 | 37,397 |
| Total | \$ 213,626 | \$ 216,971 |
| CBD | \$ 85,475 | \$ 78,041 |
| Suburban | 128,151 | 138,930 |
| Total | \$ 213,626 | \$ 216,971 |
| <u>Property Net Operating Income (NOI) (5):</u> | | |
| Office | \$ 97,164 | \$ 98,651 |
| Industrial and Other | 26,888 | 26,579 |
| Total | \$ 124,052 | \$ 125,230 |
| CBD | \$ 46,688 | \$ 40,673 |
| Suburban | 77,364 | 84,557 |
| Total | \$ 124,052 | \$ 125,230 |
| <u>NOI Margin (6):</u> | | |
| Office | 55.4% | 54.9% |
| Industrial and Other | 70.2% | 71.1% |
| Total | 58.1% | 57.7% |
| CBD | 54.6% | 52.1% |
| Suburban | 60.4% | 60.9% |
| Total | 58.1% | 57.7% |

(1) Excludes properties classified in discontinued operations. Prior periods have been restated to reflect one property reclassified from discontinued operations during the fourth quarter of 2009.

(2) Prior periods exclude space remeasurements made during the current period.

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

(4) Includes some triple net lease rental income.

(5) Property net operating income, or NOI, is defined as property rental income less property operating expenses; see page 13 for calculation of NOI and reconciliation of NOI to Net Income.

(6) NOI margin is defined as NOI as a percentage of rental income.

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SUMMARY RESULTS OF OPERATIONS BY MAJOR MARKET

(dollars and sq. ft. in thousands)

| | As of and For the Three Months Ended (1) | |
|---|--|------------|
| | 3/31/2010 | 3/31/2009 |
| Number of Properties: | | |
| Metro Philadelphia, PA | 19 | 19 |
| Oahu, HI | 57 | 57 |
| Metro Washington, DC | 15 | 17 |
| Metro Boston, MA | 20 | 20 |
| Other markets | 407 | 429 |
| Total | 518 | 542 |
| Square Feet (2): | | |
| Metro Philadelphia, PA | 5,285 | 5,285 |
| Oahu, HI | 17,914 | 17,914 |
| Metro Washington, DC | 1,869 | 2,401 |
| Metro Boston, MA | 2,624 | 2,624 |
| Other markets | 39,154 | 39,077 |
| Total | 66,846 | 67,301 |
| Percent Leased (3): | | |
| Metro Philadelphia, PA | 84.1% | 86.5% |
| Oahu, HI | 94.7% | 95.2% |
| Metro Washington, DC | 88.4% | 92.4% |
| Metro Boston, MA | 83.3% | 85.3% |
| Other markets | 83.4% | 87.4% |
| Total | 86.6% | 89.5% |
| Rental Income (4): | | |
| Metro Philadelphia, PA | \$ 31,183 | \$ 30,796 |
| Oahu, HI | 17,777 | 18,218 |
| Metro Washington, DC | 12,640 | 18,424 |
| Metro Boston, MA | 12,189 | 12,530 |
| Other markets | 139,837 | 137,003 |
| Total | \$ 213,626 | \$ 216,971 |
| Property Net Operating Income (NOI) (5): | | |
| Metro Philadelphia, PA | \$ 15,720 | \$ 15,308 |
| Oahu, HI | 13,277 | 14,354 |
| Metro Washington, DC | 7,908 | 11,489 |
| Metro Boston, MA | 7,049 | 6,572 |
| Other markets | 80,098 | 77,507 |
| Total | \$ 124,052 | \$ 125,230 |
| NOI Margin (6): | | |
| Metro Philadelphia, PA | 50.4% | 49.7% |
| Oahu, HI | 74.7% | 78.8% |
| Metro Washington, DC | 62.6% | 62.4% |
| Metro Boston, MA | 57.8% | 52.5% |
| Other markets | 57.3% | 56.6% |
| Total | 58.1% | 57.7% |

(1) Excludes properties classified in discontinued operations. Prior periods have been restated to reflect one property reclassified from discontinued operations during the fourth quarter of 2009.

(2) Prior periods exclude space remeasurements made during the current period.

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

(4) Includes some triple net lease rental income.

(5) Property net operating income, or NOI, is defined as property rental income less property operating expenses; see page 13 for calculation of NOI and reconciliation of NOI to Net Income.

(6) NOI margin is defined as NOI as a percentage of rental income.

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

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SAME PROPERTY RESULTS AND ANALYSIS BY PROPERTY TYPE

(dollars and sq. ft. in thousands)

| | As of and For the Three Months Ended (1) | |
|---|--|------------|
| | 3/31/2010 | 3/31/2009 |
| <u>Office:</u> | | |
| Properties | 323 | 323 |
| Total sq. ft. | 33,104 | 33,104 |
| Percent leased (2) | 82.3% | 85.4% |
| Rental income (3) | \$ 156,225 | \$ 160,040 |
| Property net operating income (NOI) (4) | \$ 83,224 | \$ 85,584 |
| NOI % growth | -2.8% | |
| <u>Industrial and Other:</u> | | |
| Properties | 184 | 184 |
| Total sq. ft. | 30,517 | 30,517 |
| Percent leased (2) | 90.2% | 92.8% |
| Rental income (3) | \$ 37,104 | \$ 37,346 |
| Property net operating income (NOI) (4) | \$ 25,824 | \$ 27,150 |
| NOI % growth | -4.9% | |
| <u>CBD:</u> | | |
| Properties | 42 | 42 |
| Total sq. ft. | 11,844 | 11,844 |
| Percent leased (2) | 86.6% | 87.4% |
| Rental income (3) | \$ 72,709 | \$ 72,445 |
| Property net operating income (NOI) (4) | \$ 37,745 | \$ 37,181 |
| NOI % growth | 1.5% | |
| <u>Suburban:</u> | | |
| Properties | 465 | 465 |
| Total sq. ft. | 51,777 | 51,777 |
| Percent leased (2) | 85.9% | 89.3% |
| Rental income (3) | \$ 120,620 | \$ 124,941 |
| Property net operating income (NOI) (4) | \$ 71,303 | \$ 75,553 |
| NOI % growth | -5.6% | |
| <u>Total:</u> | | |
| Properties | 507 | 507 |
| Total sq. ft. | 63,621 | 63,621 |
| Percent leased (2) | 86.1% | 88.9% |
| Rental income (3) | \$ 193,329 | \$ 197,386 |
| Property net operating income (NOI) (4) | \$ 109,048 | \$ 112,734 |
| NOI % growth | -3.3% | |

(1) Based on properties owned continuously since 1/1/2009 and excludes properties classified in discontinued operations.

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

(3) Includes some triple net lease rental income.

(4) Property net operating income, or NOI, is defined as property rental income less property operating expenses; see page 13 for calculation of NOI and reconciliation of NOI to Net Income.

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SAME PROPERTY RESULTS AND ANALYSIS BY MAJOR MARKET

(dollars and sq. ft. in thousands)

| | As of and For the Three Months Ended (1) | |
|---|--|------------|
| | 3/31/2010 | 3/31/2009 |
| <u>Metro Philadelphia, PA:</u> | | |
| Properties | 19 | 19 |
| Total sq. ft. | 5,285 | 5,285 |
| Percent leased (2) | 84.1% | 86.5% |
| Rental income (3) | \$ 31,183 | \$ 30,796 |
| Property net operating income (NOI) (4) | \$ 15,720 | \$ 15,308 |
| NOI % growth | 2.7% | |
| <u>Oahu, HI:</u> | | |
| Properties | 57 | 57 |
| Total sq. ft. | 17,914 | 17,914 |
| Percent leased (2) | 94.7% | 95.2% |
| Rental income (3) | \$ 17,777 | \$ 18,218 |
| Property net operating income (NOI) (4) | \$ 13,277 | \$ 14,354 |
| NOI % growth | -7.5% | |
| <u>Metro Washington, DC:</u> | | |
| Properties | 13 | 13 |
| Total sq. ft. | 1,628 | 1,628 |
| Percent leased (2) | 86.6% | 89.7% |
| Rental income (3) | \$ 11,095 | \$ 11,908 |
| Property net operating income (NOI) (4) | \$ 6,408 | \$ 7,452 |
| NOI % growth | -14.0% | |
| <u>Metro Boston, MA:</u> | | |
| Properties | 20 | 20 |
| Total sq. ft. | 2,624 | 2,624 |
| Percent leased (2) | 83.3% | 85.3% |
| Rental income (3) | \$ 12,189 | \$ 12,530 |
| Property net operating income (NOI) (4) | \$ 7,049 | \$ 6,572 |
| NOI % growth | 7.3% | |
| <u>Other Markets:</u> | | |
| Properties | 398 | 398 |
| Total sq. ft. | 36,170 | 36,170 |
| Percent leased (2) | 82.2% | 86.4% |
| Rental income (3) | \$ 121,085 | \$ 123,934 |
| Property net operating income (NOI) (4) | \$ 66,594 | \$ 69,048 |
| NOI % growth | -3.6% | |
| <u>Total:</u> | | |
| Properties | 507 | 507 |
| Total sq. ft. | 63,621 | 63,621 |
| Percent leased (2) | 86.1% | 88.9% |
| Rental income (3) | \$ 193,329 | \$ 197,386 |
| Property net operating income (NOI) (4) | \$ 109,048 | \$ 112,734 |
| NOI % growth | -3.3% | |

(1) Based on properties owned continuously since 1/1/2009 and excludes properties classified in discontinued operations.

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

(3) Includes some triple net lease rental income.

(4) Property net operating income, or NOI, is defined as property rental income less property operating expenses; see page 13 for calculation of NOI and reconciliation of NOI to Net Income.

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

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SUMMARY OF EQUITY INVESTMENTS

(dollars in thousands)

| | <u>3/31/2010</u> | <u>12/31/2009</u> | <u>9/30/2009</u> | <u>6/30/2009</u> | <u>3/31/2009</u> |
|--|-----------------------------------|-------------------|-------------------|-------------------|------------------|
| Common shares owned by HRP: | | | | | |
| Government Properties Income Trust (1) | 9,950,000 | 9,950,000 | 9,950,000 | 9,950,000 | 9,950,000 |
| Affiliates Insurance Company | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 |
| Percent owned by HRP: | | | | | |
| Government Properties Income Trust (1) | 31.8% | 46.3% | 46.3% | 46.4% | 100.0% |
| Affiliates Insurance Company | 14.3% | 14.3% | 16.7% | 16.7% | 16.7% |
| Percent of HRP's total assets (book value): | | | | | |
| Government Properties Income Trust (1) | 2.7% | 2.5% | 2.6% | 2.6% | 0.0% |
| Affiliates Insurance Company | 0.1% | 0.1% | 0.1% | 0.1% | 0.0% |
| Total | <u>2.8%</u> | <u>2.6%</u> | <u>2.7%</u> | <u>2.7%</u> | <u>0.0%</u> |
| Carrying book value on HRP's balance sheet: | | | | | |
| Government Properties Income Trust (1) | \$ 168,627 | \$ 153,822 | \$ 156,068 | \$ 153,088 | \$ - |
| Affiliates Insurance Company | 4,992 | 5,000 | 4,977 | 4,965 | 25 |
| Total | <u>\$ 173,619</u> | <u>\$ 158,822</u> | <u>\$ 161,045</u> | <u>\$ 158,053</u> | <u>\$ 25</u> |
| Market value of shares owned by HRP: | | | | | |
| Government Properties Income Trust (1) | \$ 258,800 | \$ 228,651 | \$ 238,900 | \$ 204,274 | \$ - |
| Affiliates Insurance Company | N/A | N/A | N/A | N/A | N/A |
| Total | <u>\$ 258,800</u> | <u>\$ 228,651</u> | <u>\$ 238,900</u> | <u>\$ 204,274</u> | <u>\$ -</u> |
| | <u>For the Three Months Ended</u> | | | | |
| | <u>3/31/2010</u> | <u>3/31/2009</u> | | | |
| Equity in earnings (loss) of equity investments: | | | | | |
| Government Properties Income Trust (1) | \$ 2,367 | \$ - | | | |
| Affiliates Insurance Company | (28) | - | | | |
| | <u>\$ 2,339</u> | <u>\$ -</u> | | | |
| EBITDA from equity investments: | | | | | |
| Government Properties Income Trust (1) | \$ 4,329 | \$ - | | | |
| Affiliates Insurance Company | (28) | - | | | |
| | <u>\$ 4,301</u> | <u>\$ -</u> | | | |
| FFO from equity investments: | | | | | |
| Government Properties Income Trust (1) | \$ 4,023 | \$ - | | | |
| Affiliates Insurance Company | (28) | - | | | |
| | <u>\$ 3,995</u> | <u>\$ -</u> | | | |
| Cash distributions from equity investments: | | | | | |
| Government Properties Income Trust (1) | \$ 3,980 | \$ - | | | |
| Affiliates Insurance Company | - | - | | | |
| | <u>\$ 3,980</u> | <u>\$ -</u> | | | |

(1) In January 2010, Government Properties Income Trust, or GOV, issued 9,775,000 common shares in a public offering for \$21.50 per common share, raising net proceeds of approximately \$199,300. As a result of this transaction, our ownership percentage in GOV was reduced from 46.3% prior to this transaction to 31.8% after this transaction, and we recognized a gain of \$16,418.

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DEBT SUMMARY

(dollars in thousands)

| | Coupon Rate | Interest Rate (1) | Principal Balance | Maturity Date | Due at Maturity | Years to Maturity |
|---|--------------------------------------|----------------------|----------------------|------------------|--------------------|----------------------|
| Secured Fixed Rate Debt: | | | | | | |
| Secured debt | See note (2) | 7.842% | \$ 229,336 | 1/31/2011 | \$ 225,547 | 0.8 |
| Secured debt | One property in Milwaukee, WI | 7.435% | 29,804 | 6/1/2011 | 29,188 | 1.2 |
| Secured debt | One property in Bannockburn, IL | 8.050% | 23,829 | 6/1/2012 | 22,719 | 2.2 |
| Secured debt | Two properties in Rochester, NY | 6.000% | 4,908 | 10/11/2012 | 4,507 | 2.5 |
| Secured debt | One property in Macon, GA | 4.950% | 13,143 | 5/11/2014 | 11,930 | 4.1 |
| Secured debt | One property in St. Cloud, MN | 5.990% | 8,973 | 2/1/2015 | 7,580 | 4.8 |
| Secured debt | One property in Lenexa, KS | 5.760% | 8,414 | 5/1/2016 | 6,116 | 6.1 |
| Secured debt | One property in Jacksonville, FL | 6.030% | 41,600 | 5/11/2016 | 38,994 | 6.1 |
| Secured debt | One property in Birmingham, AL | 7.360% | 12,500 | 8/1/2016 | 9,333 | 6.3 |
| Secured debt | One property in Philadelphia, PA (3) | 2.855% | 175,000 | 12/2/2019 | 160,710 | 9.7 |
| Secured debt | One property in North Haven, CT | 6.750% | 4,494 | 3/1/2022 | - | 11.9 |
| Secured debt | One property in Morgan Hill, CA | 6.140% | 14,945 | 1/5/2023 | - | 12.8 |
| Secured debt | One property in East Windsor, CT | 5.710% | 8,620 | 3/1/2026 | - | 15.9 |
| Secured debt | Two properties in Morgan Hill, CA | 6.060% | 13,726 | 11/10/2027 | - | 17.6 |
| Secured debt | One property in Philadelphia, PA (4) | 6.794% | 39,166 | 1/1/2029 | 2,478 | 18.8 |
| Total / weighted average secured fixed rate debt | 5.626% | 6.901% | \$ 628,458 | | \$ 519,102 | 6.1 |
| Unsecured Debt: | | | | | | |
| Unsecured Floating Rate Debt: | | | | | | |
| Revolving credit facility (LIBOR + 55 bps) (5) | 0.799% | 0.799% | \$ - | 8/22/2010 | \$ - | 0.4 |
| Senior notes due 2011 (3-MONTH LIBOR + 60 bps) (6) | 0.857% | 0.857% | 168,219 | 3/16/2011 | 168,219 | 1.0 |
| Total / weighted average unsecured floating rate debt | 0.857% | 0.857% | \$ 168,219 | | \$ 168,219 | 1.0 |
| Unsecured Fixed Rate Debt: | | | | | | |
| Senior notes due 2010 | 8.875% | 9.000% | \$ 30,000 | 8/1/2010 | \$ 30,000 | 0.3 |
| Senior notes due 2010 | 8.625% | 8.770% | 20,000 | 10/1/2010 | 20,000 | 0.5 |
| Senior notes due 2012 | 6.950% | 7.179% | 150,680 | 4/1/2012 | 150,680 | 2.0 |
| Senior notes due 2013 | 6.500% | 6.693% | 190,980 | 1/15/2013 | 190,980 | 2.8 |
| Senior notes due 2014 | 5.750% | 5.828% | 244,655 | 2/15/2014 | 244,655 | 3.9 |
| Senior notes due 2015 | 6.400% | 6.601% | 186,000 | 2/15/2015 | 186,000 | 4.9 |
| Senior notes due 2015 | 5.750% | 5.790% | 250,000 | 11/1/2015 | 250,000 | 5.6 |
| Senior notes due 2016 | 6.250% | 6.470% | 400,000 | 8/15/2016 | 400,000 | 6.4 |
| Senior notes due 2017 | 6.250% | 6.279% | 250,000 | 6/15/2017 | 250,000 | 7.2 |
| Senior notes due 2018 | 6.650% | 6.768% | 250,000 | 1/15/2018 | 250,000 | 7.8 |
| Senior notes due 2019 | 7.500% | 7.863% | 125,000 | 11/15/2019 | 125,000 | 9.6 |
| Total / weighted average unsecured fixed rate debt | 6.401% | 6.551% | \$ 2,097,315 | | \$ 2,097,315 | 5.5 |
| Total / weighted average unsecured debt | 5.989% | 6.128% | \$ 2,265,534 | | \$ 2,265,534 | 5.2 |
| Summary Debt: | | | | | | |
| Total / weighted average secured fixed rate debt | 5.626% | 6.901% | \$ 628,458 | | \$ 519,102 | 6.1 |
| Total / weighted average unsecured floating rate debt | 0.857% | 0.857% | 168,219 | | 168,219 | 1.0 |
| Total / weighted average unsecured fixed rate debt | 6.401% | 6.551% | 2,097,315 | | 2,097,315 | 5.5 |
| Total / weighted average debt | 5.910% | 6.296% | \$ 2,893,992 (7) | | \$ 2,784,636 | 5.4 |

- (1) Includes the effect of interest rate protection, mark-to-market accounting for certain assumed mortgages, and discounts on certain mortgages and unsecured notes. Excludes effects of offering and transaction costs.
- (2) Eight properties in Austin, TX, one property in Philadelphia, PA, two properties in Los Angeles, CA and two properties in Washington, DC. The loan becomes prepayable at par on 8/1/2010.
- (3) Interest is payable at a spread over LIBOR, but has been fixed through December 1, 2016 under a cash flow hedge which sets the rate at approximately 5.66%. No principal repayment is required for the first three years, after which the loan will be amortized on a 30 year direct reduction basis until maturity. Coupon represents floating interest rate at 3/31/2010.
- (4) The loan becomes prepayable at par on 8/1/2010. On 1/31/2011, the interest rate increases to 8.794% and the loan becomes subject to accelerated amortization. We currently intend to prepay this loan by 1/31/2011.
- (5) Represents amounts outstanding on HRP's \$750 million revolving credit facility at 3/31/2010. Subject to certain conditions, at HRP's option, this facility's maturity date can be extended to 8/22/2011 upon our payment of a fee. Interest rate at 3/31/2010.
- (6) The notes became prepayable, at par, on September 16, 2006. Interest rate at 3/31/2010.
- (7) Total debt as of 3/31/2010, net of unamortized premiums and discounts, equals \$2,880,928.

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DEBT MATURITY SCHEDULE

(dollars in thousands)

| Year | Scheduled Principal Payments During Period | | | | Weighted Average Interest Rate |
|---------------------|--|------------------------------------|---------------------------------|---------------------|--------------------------------------|
| | Secured Fixed Rate Debt | Unsecured Floating Rate Debt | Unsecured Fixed Rate Debt | Total (1) | |
| 2010 | \$ 7,338 | \$ - | (2) \$ 50,000 | \$ 57,338 | 8.5% |
| 2011 | 260,557 | 168,219 | - | 428,776 | 4.5% |
| 2012 | 32,607 | - | 150,680 | 183,287 | 7.0% |
| 2013 | 6,981 | - | 190,980 | 197,961 | 6.5% |
| 2014 | 19,163 | - | 244,655 | 263,818 | 5.7% |
| 2015 | 14,922 | - | 436,000 | 450,922 | 6.0% |
| 2016 | 61,239 | - | 400,000 | 461,239 | 6.2% |
| 2017 | 6,521 | - | 250,000 | 256,521 | 6.2% |
| 2018 | 6,976 | - | 250,000 | 256,976 | 6.6% |
| 2019 and thereafter | 212,154 | - | 125,000 | 337,154 | 6.5% |
| Total | <u>\$ 628,458</u> | <u>\$ 168,219</u> | <u>\$ 2,097,315</u> | <u>\$ 2,893,992</u> | <u>6.1%</u> |
| Percent | <u>21.7%</u> | <u>5.8%</u> | <u>72.5%</u> | <u>100.0%</u> | |

(1) Total debt as of 3/31/2010, net of unamortized premiums and discounts, equals \$2,880,928.

(2) There were no amounts outstanding on HRP's \$750 million revolving credit facility at 3/31/2010. Subject to certain conditions, at HRP's option, this facility's maturity date can be extended to 8/22/2011 upon our payment of a fee.

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LEVERAGE RATIOS, COVERAGE RATIOS AND PUBLIC DEBT COVENANTS

| | As of and For the Three Months Ended | | | | |
|--|--------------------------------------|------------|-----------|-----------|-----------|
| | 3/31/2010 | 12/31/2009 | 9/30/2009 | 6/30/2009 | 3/31/2009 |
| <u>Leverage Ratios:</u> | | | | | |
| Total debt / total assets | 46.2% | 48.9% | 46.9% | 46.9% | 48.6% |
| Total debt / gross book value of real estate assets (1) | 43.5% | 45.2% | 43.6% | 43.8% | 44.0% |
| Total debt / gross book value of real estate assets, plus equity investments (1) | 42.4% | 44.1% | 42.5% | 42.7% | 44.0% |
| Total debt / total market capitalization | 52.2% | 59.8% | 55.6% | 67.8% | 74.9% |
| Total debt / total book capitalization | 47.8% | 50.9% | 48.7% | 48.7% | 50.4% |
| Secured debt / total assets | 10.0% | 10.2% | 7.4% | 7.5% | 7.3% |
| Variable rate debt / total debt | 5.8% | 9.3% | 14.5% | 13.3% | 15.8% |
| Variable rate debt / total assets | 2.7% | 4.5% | 6.8% | 6.2% | 7.7% |
| <u>Coverage Ratios:</u> | | | | | |
| EBITDA / interest expense | 2.6x | 2.7x | 2.7x | 2.7x | 2.7x |
| EBITDA / interest expense + preferred distributions | 2.0x | 2.1x | 2.1x | 2.1x | 2.1x |
| <u>Public Debt Covenants (2):</u> | | | | | |
| Debt / adjusted total assets (maximum 60%) | 40.7% | 43.1% | 41.6% | 41.7% | 43.0% |
| Secured debt / adjusted total assets (maximum 40%) | 8.8% | 9.0% | 6.5% | 6.7% | 6.5% |
| Consolidated income available for debt service / debt service (minimum 1.5x) | 2.6x | 2.6x | 2.8x | 2.7x | 2.7x |
| Total unencumbered assets / unsecured debt (minimum 150% / 200%) | 258.7% | 240.9% | 246.5% | 246.0% | 237.3% |

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

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

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TENANT IMPROVEMENTS, LEASING COSTS AND CAPITAL IMPROVEMENTS

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

| | For the Three Months Ended | | | | |
|---|----------------------------|------------------|------------------|------------------|------------------|
| | 3/31/2010 | 12/31/2009 | 9/30/2009 | 6/30/2009 | 3/31/2009 |
| Tenant improvements (TI) | \$ 7,212 | \$ 11,614 | \$ 8,727 | \$ 4,991 | \$ 5,094 |
| Leasing costs (LC) | 4,364 | 4,818 | 5,884 | 992 | 2,867 |
| Total TI and LC | <u>11,576</u> | <u>16,432</u> | <u>14,611</u> | <u>5,983</u> | <u>7,961</u> |
| Building improvements (1) | 760 | 6,289 | 1,563 | 5,629 | 1,739 |
| Development, redevelopment and other activities (2) | 679 | 5,431 | 3,305 | 2,695 | 1,741 |
| Total capital improvements, including TI and LC | <u>\$ 13,015</u> | <u>\$ 28,152</u> | <u>\$ 19,479</u> | <u>\$ 14,307</u> | <u>\$ 11,441</u> |
| Sq. ft. beginning of period (3) | 66,917 | 66,159 | 65,772 | 67,947 | 67,586 |
| Sq. ft. end of period (3) | 66,925 | 66,917 | 66,159 | 65,772 | 67,947 |
| Average sq. ft. during period (3) | 66,921 | 66,538 | 65,966 | 66,860 | 67,767 |
| Building improvements per average sq. ft. during period | \$ 0.01 | \$ 0.09 | \$ 0.02 | \$ 0.08 | \$ 0.03 |

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

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

(3) Square feet includes properties held for sale at the end of each period.

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2010 ACQUISITIONS AND DISPOSITIONS INFORMATION

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

Acquisitions:

| Date Acquired | Location | Office/ Industrial/Other | Number of Properties | Sq. Ft. | Purchase Price (1) | Purchase Price (1) / Sq. Ft. | Cap Rate (2) | Weighted Average Remaining Lease Term (3) | Percent Leased (4) | Major Tenant |
|---------------------------------|----------------------|-----------------------------|-------------------------|------------|-----------------------|------------------------------------|-----------------|---|-----------------------|-----------------|
| Apr-10 | Denver, CO | Office | 1 | 248 | \$ 75,000 | \$ 302.42 | 10.5% | 18.0 | 100.0% | RE/MAX Realty |
| Apr-10 | Colorado Springs, CO | Office | 1 | 77 | 10,800 | 140.26 | 11.6% | 4.7 | 100.0% | EMC Corporation |
| Total / Weighted Average | | | 2 | 325 | \$ 85,800 | \$ 264.00 | 10.6% | 16.2 | 100.0% | |

Dispositions:

| Date Sold | Location | Office/ Industrial/Other | Number of Properties | Sq. Ft. | Sale Price (1) | Original Purchase Price (1) | Sale Price (1) / Sq. Ft. | Original Purchase Price (1) / Sq. Ft. | Sale Price Multiple of Original Purchase Price | Book Gain on Sale |
|--|----------|-----------------------------|-------------------------|---------|-------------------|-----------------------------------|--------------------------------|--|--|-------------------------|
| There were no dispositions during the three months ended March 31, 2010. | | | | | | | | | | |

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

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

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

(4) Percent leased as of the date acquired.

PORTFOLIO AND LEASING INFORMATION

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PORTFOLIO SUMMARY BY PROPERTY TYPE, TENANT AND MAJOR MARKET (SQUARE FEET) (1)

(sq. ft. in thousands)

| | Metro Philadelphia, PA | Oahu, HI | Metro Washington, DC | Metro Boston, MA | Other Markets | Total |
|--|---------------------------|---------------|-------------------------|---------------------|------------------|---------------|
| Square Feet: | | | | | | |
| Office | 5,285 | - | 1,869 | 2,624 | 25,568 | 35,346 |
| Industrial and Other | - | 17,914 | - | - | 13,586 | 31,500 |
| Total | <u>5,285</u> | <u>17,914</u> | <u>1,869</u> | <u>2,624</u> | <u>39,154</u> | <u>66,846</u> |
| CBD | 4,585 | 158 | 582 | 523 | 7,431 | 13,279 |
| Suburban | 700 | 17,756 | 1,287 | 2,101 | 31,723 | 53,567 |
| Total | <u>5,285</u> | <u>17,914</u> | <u>1,869</u> | <u>2,624</u> | <u>39,154</u> | <u>66,846</u> |
| U.S. Government and other government tenants (2) | 17 | - | 565 | 211 | 1,393 | 2,186 |
| Land leases (2) | - | 16,467 | - | - | - | 16,467 |
| Other investment grade tenants (2)(3) | 2,182 | 5 | 56 | 815 | 9,494 | 12,552 |
| Other tenants (2) | 2,246 | 496 | 1,030 | 1,161 | 21,768 | 26,701 |
| Vacant | 840 | 946 | 218 | 437 | 6,499 | 8,940 |
| Total | <u>5,285</u> | <u>17,914</u> | <u>1,869</u> | <u>2,624</u> | <u>39,154</u> | <u>66,846</u> |
| Percent by Major Market: | | | | | | |
| Office | 15% | 0% | 5% | 8% | 72% | 100% |
| Industrial and Other | 0% | 57% | 0% | 0% | 43% | 100% |
| Total | <u>8%</u> | <u>27%</u> | <u>3%</u> | <u>4%</u> | <u>58%</u> | <u>100%</u> |
| CBD | 35% | 1% | 4% | 4% | 56% | 100% |
| Suburban | 1% | 33% | 3% | 4% | 59% | 100% |
| Total | <u>8%</u> | <u>27%</u> | <u>3%</u> | <u>4%</u> | <u>58%</u> | <u>100%</u> |
| U.S. Government and other government tenants | 1% | 0% | 25% | 10% | 64% | 100% |
| Land leases | 0% | 100% | 0% | 0% | 0% | 100% |
| Other investment grade tenants (3) | 17% | 0% | 0% | 7% | 76% | 100% |
| Other tenants | 8% | 2% | 4% | 4% | 82% | 100% |
| Vacant | 9% | 11% | 2% | 5% | 73% | 100% |
| Total | <u>8%</u> | <u>27%</u> | <u>3%</u> | <u>4%</u> | <u>58%</u> | <u>100%</u> |
| Percent by Property Type and Tenant: | | | | | | |
| Office | 100% | 0% | 100% | 100% | 65% | 53% |
| Industrial and Other | 0% | 100% | 0% | 0% | 35% | 47% |
| Total | <u>100%</u> | <u>100%</u> | <u>100%</u> | <u>100%</u> | <u>100%</u> | <u>100%</u> |
| CBD | 87% | 1% | 31% | 20% | 19% | 20% |
| Suburban | 13% | 99% | 69% | 80% | 81% | 80% |
| Total | <u>100%</u> | <u>100%</u> | <u>100%</u> | <u>100%</u> | <u>100%</u> | <u>100%</u> |
| U.S. Government and other government tenants | 0% | 0% | 30% | 8% | 4% | 3% |
| Land leases | 0% | 92% | 0% | 0% | 0% | 25% |
| Other investment grade tenants (3) | 41% | 0% | 3% | 31% | 24% | 19% |
| Other tenants | 43% | 3% | 55% | 44% | 55% | 40% |
| Vacant | 16% | 5% | 12% | 17% | 17% | 13% |
| Total | <u>100%</u> | <u>100%</u> | <u>100%</u> | <u>100%</u> | <u>100%</u> | <u>100%</u> |

(1) Excludes properties classified in discontinued operations.

(2) Sq. ft. is pursuant to signed leases as of 3/31/2010, and includes (i) space being fitted out for occupancy and (ii) space which is leased, but is not occupied or is being offered for sublease.

(3) Excludes investment grade tenants included above.

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

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PORTFOLIO SUMMARY BY PROPERTY TYPE, TENANT AND MAJOR MARKET (ANNUALIZED RENTAL INCOME) (1)

(dollars in thousands)

| | Metro Philadelphia, PA | Oahu, HI | Metro Washington, DC | Metro Boston, MA | Other Markets | Total |
|--|---------------------------|------------------|-------------------------|---------------------|-------------------|-------------------|
| Annualized Rental Income (2): | | | | | | |
| Office | \$ 123,193 | \$ - | \$ 51,949 | \$ 51,838 | \$ 481,966 | \$ 708,946 |
| Industrial and Other | - | 74,187 | - | - | 84,461 | 158,648 |
| Total | <u>\$ 123,193</u> | <u>\$ 74,187</u> | <u>\$ 51,949</u> | <u>\$ 51,838</u> | <u>\$ 566,427</u> | <u>\$ 867,594</u> |
| | | | | | | |
| CBD | \$ 112,510 | \$ 2,269 | \$ 20,994 | \$ 21,415 | \$ 183,234 | \$ 340,422 |
| Suburban | 10,683 | 71,918 | 30,955 | 30,423 | 383,193 | 527,172 |
| Total | <u>\$ 123,193</u> | <u>\$ 74,187</u> | <u>\$ 51,949</u> | <u>\$ 51,838</u> | <u>\$ 566,427</u> | <u>\$ 867,594</u> |
| | | | | | | |
| U.S. Government and other government tenants | \$ 494 | \$ - | \$ 18,562 | \$ 5,604 | \$ 29,878 | \$ 54,538 |
| Land leases | - | 67,173 | - | - | - | 67,173 |
| Other investment grade tenants (3) | 61,230 | 338 | 2,051 | 14,537 | 166,179 | 244,335 |
| Other tenants | 61,469 | 6,676 | 31,336 | 31,697 | 370,370 | 501,548 |
| Total | <u>\$ 123,193</u> | <u>\$ 74,187</u> | <u>\$ 51,949</u> | <u>\$ 51,838</u> | <u>\$ 566,427</u> | <u>\$ 867,594</u> |
| | | | | | | |
| Percent by Major Market: | | | | | | |
| Office | 17% | 0% | 7% | 7% | 69% | 100% |
| Industrial and Other | 0% | 47% | 0% | 0% | 53% | 100% |
| Total | <u>14%</u> | <u>9%</u> | <u>6%</u> | <u>6%</u> | <u>65%</u> | <u>100%</u> |
| | | | | | | |
| CBD | 33% | 1% | 6% | 6% | 54% | 100% |
| Suburban | 2% | 13% | 6% | 6% | 73% | 100% |
| Total | <u>14%</u> | <u>9%</u> | <u>6%</u> | <u>6%</u> | <u>65%</u> | <u>100%</u> |
| | | | | | | |
| U.S. Government and other government tenants | 1% | 0% | 34% | 10% | 55% | 100% |
| Land leases | 0% | 100% | 0% | 0% | 0% | 100% |
| Other investment grade tenants (3) | 25% | 0% | 1% | 6% | 68% | 100% |
| Other tenants | 12% | 1% | 6% | 7% | 74% | 100% |
| Total | <u>14%</u> | <u>9%</u> | <u>6%</u> | <u>6%</u> | <u>65%</u> | <u>100%</u> |
| | | | | | | |
| Percent by Property Type and Tenant: | | | | | | |
| Office | 100% | 0% | 100% | 100% | 85% | 82% |
| Industrial and Other | 0% | 100% | 0% | 0% | 15% | 18% |
| Total | <u>100%</u> | <u>100%</u> | <u>100%</u> | <u>100%</u> | <u>100%</u> | <u>100%</u> |
| | | | | | | |
| CBD | 91% | 3% | 40% | 41% | 32% | 39% |
| Suburban | 9% | 97% | 60% | 59% | 68% | 61% |
| Total | <u>100%</u> | <u>100%</u> | <u>100%</u> | <u>100%</u> | <u>100%</u> | <u>100%</u> |
| | | | | | | |
| U.S. Government and other government tenants | 0% | 0% | 36% | 11% | 5% | 6% |
| Land leases | 0% | 91% | 0% | 0% | 0% | 8% |
| Other investment grade tenants (3) | 50% | 0% | 4% | 28% | 30% | 28% |
| Other tenants | 50% | 9% | 60% | 61% | 65% | 58% |
| Total | <u>100%</u> | <u>100%</u> | <u>100%</u> | <u>100%</u> | <u>100%</u> | <u>100%</u> |

(1) Excludes properties classified in discontinued operations.

(2) Annualized rental income is rents pursuant to signed leases as of 3/31/2010, plus estimated expense reimbursements; includes some triple net lease rents and excludes lease value amortization.

(3) Excludes investment grade tenants included above.

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

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SUMMARY OF PROPERTIES BY MAJOR MARKET (1)

(dollars and sq. ft. in thousands)

| Market | As of 3/31/2010 | | | Annualized Rental Income (2) | % of Annualized Rental Income (2) |
|------------------------|-----------------|---------|-----------|---------------------------------|--------------------------------------|
| | Properties | Sq. Ft. | % Sq. Ft. | | |
| Metro Philadelphia, PA | 19 | 5,285 | 7.9% | \$ 123,193 | 14.2% |
| Oahu, HI | 57 | 17,914 | 26.8% | 74,187 | 8.5% |
| Metro Washington, DC | 15 | 1,869 | 2.8% | 51,949 | 6.0% |
| Metro Boston, MA | 20 | 2,624 | 3.9% | 51,838 | 6.0% |
| Other markets | 407 | 39,154 | 58.6% | 566,427 | 65.3% |
| Total | 518 | 66,846 | 100.0% | \$ 867,594 | 100.0% |

| | Percent NOI For the Three Months Ended (3) | | | | |
|------------------------|--|------------|-----------|-----------|-----------|
| | 3/31/2010 | 12/31/2009 | 9/30/2009 | 6/30/2009 | 3/31/2009 |
| Metro Philadelphia, PA | 12.7% | 12.4% | 13.9% | 12.7% | 12.2% |
| Oahu, HI | 10.7% | 10.7% | 11.6% | 10.7% | 11.5% |
| Metro Washington, DC | 6.4% | 6.5% | 5.9% | 8.0% | 9.2% |
| Metro Boston, MA | 5.7% | 5.7% | 5.8% | 6.2% | 5.2% |
| Other markets | 64.5% | 64.7% | 62.8% | 62.4% | 61.9% |
| Total | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% |

(1) Excludes properties classified in discontinued operations. Prior periods reflect amounts previously reported.

(2) Annualized rental income is rents pursuant to signed leases as of 3/31/2010, plus estimated expense reimbursements; includes some triple net lease rents and excludes lease value amortization.

(3) Property net operating income, or NOI, is defined as property rental income less property operating expenses; see page 13 for calculation of NOI and reconciliation of NOI to Net Income.

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

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LEASING SUMMARY (1)

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

| | As of and For the Three Months Ended | | | | |
|---|--------------------------------------|-----------------|-----------------|------------------|-----------------|
| | 3/31/2010 | 12/31/2009 | 9/30/2009 | 6/30/2009 | 3/31/2009 |
| Properties | 518 | 518 | 515 | 512 | 541 |
| Total sq. ft. (2) | 66,846 | 66,838 | 66,055 | 65,293 | 67,276 |
| Percentage leased | 86.6% | 87.4% | 88.0% | 89.1% | 89.5% |
| <u>Leasing Activity (sq. ft.):</u> | | | | | |
| New leases | 425 | 156 | 518 | 650 | 190 |
| Renewals | 1,098 | 789 | 618 | 992 | 755 |
| Total | <u>1,523</u> | <u>945</u> | <u>1,136</u> | <u>1,642</u> | <u>945</u> |
| <u>% Change in GAAP Rent (3):</u> | | | | | |
| New leases | 11% | 10% | -7% | -1% | 28% |
| Renewals | -3% | 8% | -1% | -3% | 2% |
| Weighted average | 2% | 9% | -3% | -2% | 6% |
| <u>Capital Commitments (4):</u> | | | | | |
| New leases | \$ 9,463 | \$ 4,374 | \$ 3,085 | \$ 7,455 | \$ 3,873 |
| Renewals | 7,703 | 4,976 | 4,095 | 14,295 | 2,858 |
| Total | <u>\$ 17,166</u> | <u>\$ 9,350</u> | <u>\$ 7,180</u> | <u>\$ 21,750</u> | <u>\$ 6,731</u> |
| <u>Capital Commitments per Sq. Ft. (4):</u> | | | | | |
| New leases | \$ 22.27 | \$ 28.04 | \$ 5.96 | \$ 11.47 | \$ 20.38 |
| Renewals | \$ 7.02 | \$ 6.31 | \$ 6.63 | \$ 14.41 | \$ 3.79 |
| Total | \$ 11.27 | \$ 9.89 | \$ 6.32 | \$ 13.25 | \$ 7.12 |
| <u>Weighted Average Lease Term by Sq. Ft. (years):</u> | | | | | |
| New leases | 7.0 | 6.6 | 5.4 | 8.3 | 6.1 |
| Renewals | 6.1 | 4.7 | 4.4 | 7.5 | 4.7 |
| Total | 6.4 | 5.1 | 4.6 | 7.7 | 5.0 |
| <u>Capital Commitments per Sq. Ft. per Year:</u> | | | | | |
| New leases | \$ 3.18 | \$ 4.25 | \$ 1.10 | \$ 1.38 | \$ 3.34 |
| Renewals | \$ 1.15 | \$ 1.34 | \$ 1.51 | \$ 1.92 | \$ 0.81 |
| Total | \$ 1.76 | \$ 1.94 | \$ 1.37 | \$ 1.72 | \$ 1.42 |

- (1) Prior periods reflect amounts previously reported and excludes retroactive adjustments for one property reclassified from discontinued operations during the fourth quarter of 2009.
- (2) Sq. ft. measurements are subject to modest changes when space is re-measured or re-configured for new tenants.
- (3) Percent difference in prior rents charged for same space. Rents include expense reimbursements and exclude lease value amortization.
- (4) Represents commitments to tenant improvements (TI) and leasing costs (LC).

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

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OCCUPANCY AND LEASING ANALYSIS BY PROPERTY TYPE AND MAJOR MARKET (3 MONTHS ENDED 3/31/2010) (1)

(dollars and sq. ft. in thousands)

| Property Type/Market | Total Sq. Ft. As of 3/31/2010 | Sq. Ft. Leases Executed During Three Months Ended 3/31/2010 | | |
|------------------------|-------------------------------------|--|--------------|--------------|
| | | New | Renewals | Total |
| Office | 35,346 | 372 | 709 | 1,081 |
| Industrial and Other | 31,500 | 53 | 389 | 442 |
| Total | 66,846 | 425 | 1,098 | 1,523 |
| | | | | |
| CBD | 13,279 | 94 | 420 | 514 |
| Suburban | 53,567 | 331 | 678 | 1,009 |
| Total | 66,846 | 425 | 1,098 | 1,523 |
| | | | | |
| Metro Philadelphia, PA | 5,285 | 67 | 372 | 439 |
| Oahu, HI | 17,914 | - | 23 | 23 |
| Metro Washington, DC | 1,869 | 25 | - | 25 |
| Metro Boston, MA | 2,624 | 9 | 13 | 22 |
| Other markets | 39,154 | 324 | 690 | 1,014 |
| Total | 66,846 | 425 | 1,098 | 1,523 |

| Property Type/Market | As of 12/31/2009 | | Sq. Ft. Leased | | Acquisitions / (Sales) | As of 3/31/2010 | |
|------------------------|---------------------|--------------|---------------------|--------------|---------------------------|--------------------|--------------|
| | % Leased (2) | Expired | New and Renewals | % Leased | | | |
| Office | 29,553 | 83.6% | (1,227) | 1,081 | - | 29,407 | 83.2% |
| Industrial and Other | 28,842 | 91.6% | (786) | 442 | - | 28,498 | 90.5% |
| Total | 58,395 | 87.4% | (2,013) | 1,523 | - | 57,905 | 86.6% |
| | | | | | | | |
| CBD | 11,595 | 87.3% | (485) | 514 | - | 11,624 | 87.5% |
| Suburban | 46,800 | 87.4% | (1,528) | 1,009 | - | 46,281 | 86.4% |
| Total | 58,395 | 87.4% | (2,013) | 1,523 | - | 57,905 | 86.6% |
| | | | | | | | |
| Metro Philadelphia, PA | 4,429 | 83.8% | (423) | 439 | - | 4,445 | 84.1% |
| Oahu, HI | 17,078 | 95.3% | (133) | 23 | - | 16,968 | 94.7% |
| Metro Washington, DC | 1,634 | 87.4% | (8) | 25 | - | 1,651 | 88.4% |
| Metro Boston, MA | 2,183 | 83.2% | (19) | 22 | - | 2,186 | 83.3% |
| Other markets | 33,071 | 84.5% | (1,430) | 1,014 | - | 32,655 | 83.4% |
| Total | 58,395 | 87.4% | (2,013) | 1,523 | - | 57,905 | 86.6% |

(1) Excludes properties classified in discontinued operations.

(2) Based on total sq. ft. as of December 31, 2009; excludes effects of space remeasurements during the period.

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

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TENANTS REPRESENTING 1% OR MORE OF TOTAL RENT (1)

(sq. ft. in thousands)

| Tenant | Sq. Ft. (2) | % of Total Sq. Ft. (2) | % of Rental Income (3) | Expiration |
|--|--------------|---------------------------|---------------------------|------------------------|
| 1 U.S. Government (4) | 1,765 | 3.0% | 5.4% | 2010 to 2024 |
| 2 Expedia, Inc. | 349 | 0.6% | 2.0% | 2018 |
| 3 PNC Financial Services Group | 672 | 1.2% | 1.9% | 2011 to 2021 |
| 4 John Wiley & Sons, Inc. | 342 | 0.6% | 1.8% | 2017 |
| 5 GlaxoSmithKline plc | 608 | 1.0% | 1.7% | 2013 |
| 6 Jones Day | 407 | 0.7% | 1.3% | 2012, 2019 |
| 7 Wells Fargo Bank | 405 | 0.7% | 1.2% | 2010 to 2017 |
| 8 The Bank of New York Mellon Corp. | 390 | 0.7% | 1.1% | 2011, 2012, 2015, 2020 |
| 9 Ballard Spahr Andrews & Ingersoll, LLP | 269 | 0.5% | 1.1% | 2010, 2012, 2015 |
| 10 Flextronics International Ltd. | 894 | 1.5% | 1.1% | 2014 |
| 11 ING | 410 | 0.7% | 1.1% | 2011, 2018 |
| 12 JDA Software Group, Inc. | 283 | 0.5% | 1.1% | 2012 |
| 13 Towers Watson | 357 | 0.6% | 1.0% | 2010 to 2020 |
| Total | 7,151 | 12.3% | 21.8% | |

(1) Excludes properties classified in discontinued operations.

(2) Sq. ft. is pursuant to signed leases as of 3/31/2010, and includes (i) space being fitted out for occupancy and (ii) space which is leased, but is not occupied or is being offered for sublease.

(3) Rental income is rents pursuant to signed leases as of 3/31/2010, plus estimated expense reimbursements; includes some triple net lease rents and excludes lease value amortization.

(4) Including HRP's 31.8% pro rata ownership of GOV, the U.S. Government represents 2,964 sq. ft., or 5.0% of total sq. ft. and 8.1% of total rental income.

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THREE YEAR LEASE EXPIRATION SCHEDULE BY PROPERTY TYPE (1)

(dollars and sq. ft. in thousands)

| | Total as of 3/31/2010 | 2010 | 2011 | 2012 | 2013 and Thereafter |
|-------------------------------------|--------------------------|-----------|-----------|-----------|------------------------|
| <u>Office:</u> | | | | | |
| Total sq. ft. | 35,346 | | | | |
| Leased sq. ft. (2) | 29,407 | 3,101 | 3,741 | 3,979 | 18,586 |
| Percent | 100.0% | 10.5% | 12.7% | 13.5% | 63.3% |
| Annualized rental income (3) | \$ 708,946 | \$ 68,915 | \$ 81,936 | \$ 91,907 | \$ 466,188 |
| Percent | 100.0% | 9.7% | 11.6% | 13.0% | 65.7% |
| <u>Industrial and Other:</u> | | | | | |
| Total sq. ft. | 31,500 | | | | |
| Leased sq. ft. (2) | 28,498 | 3,142 | 1,903 | 1,194 | 22,259 |
| Percent | 100.0% | 11.0% | 6.7% | 4.2% | 78.1% |
| Annualized rental income (3) | \$ 158,648 | \$ 21,284 | \$ 10,000 | \$ 6,746 | \$ 120,618 |
| Percent | 100.0% | 13.4% | 6.3% | 4.3% | 76.0% |
| <u>CBD:</u> | | | | | |
| Total sq. ft. | 13,279 | | | | |
| Leased sq. ft. (2) | 11,624 | 838 | 639 | 1,363 | 8,784 |
| Percent | 100.0% | 7.2% | 5.5% | 11.7% | 75.6% |
| Annualized rental income (3) | \$ 340,422 | \$ 23,894 | \$ 19,810 | \$ 36,817 | \$ 259,901 |
| Percent | 100.0% | 7.0% | 5.8% | 10.8% | 76.4% |
| <u>Suburban:</u> | | | | | |
| Total sq. ft. | 53,567 | | | | |
| Leased sq. ft. (2) | 46,281 | 5,405 | 5,005 | 3,810 | 32,061 |
| Percent | 100.0% | 11.7% | 10.8% | 8.2% | 69.3% |
| Annualized rental income (3) | \$ 527,172 | \$ 66,305 | \$ 72,126 | \$ 61,836 | \$ 326,905 |
| Percent | 100.0% | 12.6% | 13.7% | 11.7% | 62.0% |
| <u>Total:</u> | | | | | |
| Total sq. ft. | 66,846 | | | | |
| Leased sq. ft. (2) | 57,905 | 6,243 | 5,644 | 5,173 | 40,845 |
| Percent | 100.0% | 10.8% | 9.7% | 8.9% | 70.6% |
| Annualized rental income (3) | \$ 867,594 | \$ 90,199 | \$ 91,936 | \$ 98,653 | \$ 586,806 |
| Percent | 100.0% | 10.4% | 10.6% | 11.4% | 67.6% |

(1) Excludes properties classified in discontinued operations.

(2) Sq. ft. is pursuant to signed leases as of 3/31/2010, and includes (i) space being fitted out for occupancy and (ii) space which is leased, but is not occupied or is being offered for sublease.

(3) Annualized rental income is rents pursuant to signed leases as of 3/31/2010, plus estimated expense reimbursements; includes some triple net lease rents and excludes lease value amortization.

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THREE YEAR LEASE EXPIRATION SCHEDULE BY MAJOR MARKET (1)

(dollars and sq. ft. in thousands)

| | Total as of 3/31/2010 | 2010 | 2011 | 2012 | 2013 and Thereafter |
|---------------------------------------|--------------------------|-----------|-----------|-----------|------------------------|
| <u>Metro Philadelphia, PA:</u> | | | | | |
| Total sq. ft. | 5,285 | | | | |
| Leased sq. ft. (2) | 4,445 | 175 | 299 | 411 | 3,560 |
| Percent | 100.0% | 3.9% | 6.7% | 9.2% | 80.2% |
| Annualized rental income (3) | \$ 123,193 | \$ 3,043 | \$ 7,955 | \$ 10,906 | \$ 101,289 |
| Percent | 100.0% | 2.5% | 6.5% | 8.9% | 82.1% |
| <u>Oahu, HI:</u> | | | | | |
| Total sq. ft. | 17,914 | | | | |
| Leased sq. ft. (2) | 16,968 | 538 | 649 | 717 | 15,064 |
| Percent | 100.0% | 3.2% | 3.8% | 4.2% | 88.8% |
| Annualized rental income (3) | \$ 74,187 | \$ 3,006 | \$ 2,700 | \$ 3,159 | \$ 65,322 |
| Percent | 100.0% | 4.1% | 3.6% | 4.3% | 88.0% |
| <u>Metro Washington, DC:</u> | | | | | |
| Total sq. ft. | 1,869 | | | | |
| Leased sq. ft. (2) | 1,651 | 124 | 46 | 344 | 1,137 |
| Percent | 100.0% | 7.5% | 2.8% | 20.8% | 68.9% |
| Annualized rental income (3) | \$ 51,949 | \$ 4,426 | \$ 1,706 | \$ 12,202 | \$ 33,615 |
| Percent | 100.0% | 8.5% | 3.3% | 23.5% | 64.7% |
| <u>Metro Boston, MA:</u> | | | | | |
| Total sq. ft. | 2,624 | | | | |
| Leased sq. ft. (2) | 2,186 | 110 | 397 | 63 | 1,616 |
| Percent | 100.0% | 5.0% | 18.2% | 2.9% | 73.9% |
| Annualized rental income (3) | \$ 51,838 | \$ 3,825 | \$ 9,869 | \$ 2,577 | \$ 35,567 |
| Percent | 100.0% | 7.4% | 19.0% | 5.0% | 68.6% |
| <u>Other markets:</u> | | | | | |
| Total sq. ft. | 39,154 | | | | |
| Leased sq. ft. (2) | 32,655 | 5,296 | 4,253 | 3,638 | 19,468 |
| Percent | 100.0% | 16.2% | 13.0% | 11.1% | 59.7% |
| Annualized rental income (3) | \$ 566,427 | \$ 75,899 | \$ 69,706 | \$ 69,809 | \$ 351,013 |
| Percent | 100.0% | 13.4% | 12.3% | 12.3% | 62.0% |
| <u>Total:</u> | | | | | |
| Total sq. ft. | 66,846 | | | | |
| Leased sq. ft. (2) | 57,905 | 6,243 | 5,644 | 5,173 | 40,845 |
| Percent | 100.0% | 10.8% | 9.7% | 8.9% | 70.6% |
| Annualized rental income (3) | \$ 867,594 | \$ 90,199 | \$ 91,936 | \$ 98,653 | \$ 586,806 |
| Percent | 100.0% | 10.4% | 10.6% | 11.4% | 67.6% |

(1) Excludes properties classified in discontinued operations.

(2) Sq. ft. is pursuant to signed leases as of 3/31/2010, and includes (i) space being fitted out for occupancy and (ii) space which is leased, but is not occupied or is being offered for sublease.

(3) Annualized rental income is rents pursuant to signed leases as of 3/31/2010, plus estimated expense reimbursements; includes some triple net lease rents and excludes lease value amortization.

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

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PORTFOLIO LEASE EXPIRATION SCHEDULE (1)

(dollars and sq. ft. in thousands)

| | Sq. Ft. Expiring (2) | % of Sq. Ft. Expiring | Cumulative % of Sq. Ft. Expiring | Annualized Rental Income Expiring (3) | % of Annualized Rental Income Expiring | Cumulative % of Annualized Rental Income Expiring |
|---------------------|-------------------------|--------------------------|--|---|--|--|
| 2010 | 6,243 | 10.8% | 10.8% | \$ 90,199 | 10.4% | 10.4% |
| 2011 | 5,644 | 9.7% | 20.5% | 91,936 | 10.6% | 21.0% |
| 2012 | 5,173 | 8.9% | 29.4% | 98,653 | 11.4% | 32.4% |
| 2013 | 5,654 | 9.8% | 39.2% | 102,116 | 11.8% | 44.2% |
| 2014 | 4,162 | 7.2% | 46.4% | 70,570 | 8.1% | 52.3% |
| 2015 | 3,658 | 6.3% | 52.7% | 78,662 | 9.1% | 61.4% |
| 2016 | 2,911 | 5.0% | 57.7% | 50,292 | 5.8% | 67.2% |
| 2017 | 2,405 | 4.2% | 61.9% | 65,740 | 7.6% | 74.8% |
| 2018 | 2,159 | 3.7% | 65.6% | 50,321 | 5.8% | 80.6% |
| 2019 | 3,405 | 5.9% | 71.5% | 42,077 | 4.8% | 85.4% |
| 2020 and thereafter | 16,491 | 28.5% | 100.0% | 127,028 | 14.6% | 100.0% |
| Total | <u>57,905</u> | <u>100.0%</u> | | <u>\$ 867,594</u> | <u>100.0%</u> | |

Weighted average remaining

| | | |
|-----------------------|------------|------------|
| lease term (in years) | <u>7.9</u> | <u>5.8</u> |
|-----------------------|------------|------------|

(1) Excludes properties classified in discontinued operations.

(2) Sq. ft. is pursuant to signed leases as of 3/31/2010, and includes (i) space being fitted out for occupancy and (ii) space which is leased, but is not occupied or is being offered for sublease.

(3) Annualized rental income is rents pursuant to signed leases as of 3/31/2010, plus estimated expense reimbursements; includes some triple net lease rents and excludes lease value amortization.