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PENNSYLVANIA REAL ESTATE INVESTMENT TRUST  
Form 8-K  
May 05, 2004

SECURITIES AND EXCHANGE COMMISSION

WASHINGTON, DC 20549

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

Date of report (Date of earliest event reported) May 5, 2004  
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Pennsylvania Real Estate Investment Trust

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(Exact Name of Registrant as Specified in Charter)

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

|                                                               |            |
|---------------------------------------------------------------|------------|
| The Bellevue, 200 S. Broad Street, Philadelphia, Pennsylvania | 19102      |
| -----                                                         | -----      |
| (Address of Principal Executive Offices)                      | (Zip Code) |

Registrant's telephone number, including area code: (215) 875-0700  
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(Former Name or Former Address, if Changed Since Last Report)

Item 12. Results of Operations and Financial Condition.

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

On May 5, 2004, Pennsylvania Real Estate Investment Trust issued a press release reporting its financial results for the first quarter of 2004. A

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copy of the press release is attached as an exhibit to this report.

- 2 -

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

PENNSYLVANIA REAL ESTATE INVESTMENT TRUST

Date: May 5, 2004

By: /s/ Jonathan B. Weller

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Jonathan B. Weller  
President and Chief Operating Officer

- 3 -

Exhibit Index  
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99.1 Press Release, dated May 5, 2004.