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BRANDYWINE REALTY TRUST  
Form 8-K  
February 28, 2003

SECURITIES AND EXCHANGE COMMISSION  
Washington, D.C. 20549

FORM 8-K

Current Report

Filed pursuant to Section 13 or 15(d) of the  
Securities Exchange Act of 1934

Date of Report (Date of earliest event reported) February 27, 2003

BRANDYWINE REALTY TRUST  
(Exact name of registrant as specified in its charter)

MARYLAND  
(State or Other Jurisdiction  
of Incorporation)

1-9106  
(Commission  
file number)

23-2413352  
(I.R.S. Employer  
Identification Number)

401 Plymouth Road, Plymouth Meeting, Pennsylvania 19462  
(Address of principal executive offices)

(610) 325-5600 (Registrant's  
telephone number, including area code)

Item 7. Financial Statements and Exhibits.

(c) Exhibits.

99.1 Press Release dated February 27, 2003

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Item 12. Results of Operations and Financial Condition.

Furnished pursuant to Exhibit 99.1 of this Form 8-K is a press release of the Company dated February 27, 2003 reporting fourth quarter and full year 2002 financial results.

SIGNATURE

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

BRANDYWINE REALTY TRUST

By: /s/ Gerard H. Sweeney

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Title: President and Chief Executive Officer

Date: February 28, 2003

