



CONTACT: AT THE COMPANY

Robert McCadden
EVP & CFO
(215) 875-0735

Heather Crowell
Investor Relations
(215) 875-0735

PREIT Completes \$402 Million in Property-Level Financings

Philadelphia, PA, August 15, 2012 – Pennsylvania Real Estate Investment Trust (NYSE: PEI) today announced closing on three non-recourse loans of \$402.0 million at an average interest rate of 4.06%. The new loans replaced mortgage loan balances of \$316.7 million carrying an average interest rate of 5.30%, generating excess proceeds of approximately \$85.3 million before closing costs.

The respective loans are secured by Cherry Hill Mall, Cumberland Mall and Christiana Center. Cherry Hill Mall in Cherry Hill, NJ, is a 1.3 million square foot super-regional mall with sales per square foot of \$630 as of June 30, 2012. Cherry Hill Mall is anchored by Nordstrom, Macy’s and jcpenny and underwent a comprehensive redevelopment and renovation in 2009, transforming the center into the premier shopping and dining destination in southern New Jersey. Cumberland Mall in Vineland, NJ, is a 944,000 square foot regional mall anchored by jcpenny, Boscov’s and Burlington Coat Factory with sales per square foot of \$324 as of June 30, 2012. Christiana Center in Newark, DE is a 303,000 square foot power center anchored by Costco and Dick’s Sporting Goods. Each property is wholly owned by the Company. Details regarding each of the financings are as follows:

Property	Prior Loan Terms		New Loan Terms		
	Amount <i>(in millions)</i>	Interest Rate	Amount <i>(in millions)</i>	Interest Rate	Term <i>(in years)</i>
Cherry Hill Mall	\$ 231.5	5.44%	\$ 300.0	3.90%	10
Christiana Center	44.2	3.52%	50.0	4.64%	10
Cumberland Mall	41.1	6.42%	52.0	4.40%	10
	\$ 316.7	5.30%	\$ 402.0	4.06%	

“We are pleased with the Company’s continued ability to access attractive financing terms on properties across the portfolio,” said Andrew Ioannou, Senior Vice President – Capital Markets and Treasurer. “We have now addressed all of the Company’s debt maturities through June 2013 and have created a reduced base of long-term, fixed-rate interest costs from which to grow earnings.”

The Company has completed \$495.8 million of property-level financings to date in 2012, generating net proceeds of approximately \$102.9 million and a reduction in average interest rate of 129 basis points, from 5.54% to 4.25%. Following these financings, the Company’s weighted average maturity for its mortgage loans increased to 5.4 years from 3.4 years as of December 31, 2011.

About Pennsylvania Real Estate Investment Trust

Pennsylvania Real Estate Investment Trust, founded in 1960 and one of the first equity REITs in the U.S., has a primary investment focus on retail shopping malls. Currently, the Company’s portfolio of 49

properties comprises 38 shopping malls, eight community and power centers, and three development properties. The Company's properties are located in 13 states in the eastern half of the United States, primarily in the Mid-Atlantic region. The operating retail properties have approximately 33 million total square feet of space. PREIT, headquartered in Philadelphia, Pennsylvania, is publicly traded on the NYSE under the symbol PEI. The Company's website can be found at www.preit.com.