

PENNSYLVANIA REAL ESTATE INVESTMENT TRUST  
Form 8-K  
February 23, 2011

**UNITED STATES**  
**SECURITIES AND EXCHANGE COMMISSION**  
WASHINGTON, D.C. 20549

**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) February 23, 2011

**Pennsylvania Real Estate Investment Trust**

(Exact Name of Registrant as Specified in its Charter)

<b>Pennsylvania</b> (State or Other Jurisdiction of Incorporation or Organization)	<b>1-6300</b> (Commission File Number)	<b>23-6216339</b> (IRS Employer Identification No.)
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**The Bellevue, 200 S. Broad Street,**

**Philadelphia, Pennsylvania**  
(Address of Principal Executive Offices)  
**19102**  
(Zip Code)  
Registrant's telephone number, including area code: (215) 875-0700

(Former Name or Former Address, if Changed Since Last Report)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

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- .. Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
  
- .. Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
  
- .. Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
  
- .. Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

**Item 2.02 Results of Operations and Financial Condition.**

On February 23, 2011, Pennsylvania Real Estate Investment Trust issued a press release reporting its financial results for the fourth quarter and year ended December 31, 2010. A copy of the press release is attached as an exhibit to this report.

The information furnished under this Item 2.02, 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.

**Item 9.01 Financial Statements and Exhibits.**

(d) Exhibits

99.1 Press Release dated February 23, 2011.

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.

PENNSYLVANIA REAL ESTATE INVESTMENT TRUST

Date: February 23, 2011

By: /s/ Bruce Goldman  
Bruce Goldman  
Executive Vice President and General Counsel

Exhibit Index

99.1 Press release dated February 23, 2011.