

PENNSYLVANIA REAL ESTATE INVESTMENT TRUST

Form 425

September 19, 2003

Filed by: Pennsylvania Real Estate Investment Trust  
Subject Company: Crown American Realty Trust  
Pursuant to Rule 425 under the Securities Act of 1933  
And Deemed Filed Pursuant to Rule 14a-12  
Under the Securities Exchange Act of 1934  
Registration Statement File No.: 333-107902

Investor Notice

In connection with the proposed merger with Crown American Realty Trust, PREIT has filed with the Securities and Exchange Commission a registration statement on Form S-4 containing a preliminary joint proxy statement/prospectus. ALL INVESTORS AND SECURITY HOLDERS ARE URGED TO READ THIS DOCUMENT AS IT CONTAINS IMPORTANT INFORMATION. Investors and security holders may obtain a free copy of these materials as well as other materials filed with the Securities and Exchange Commission concerning PREIT and Crown at the Securities and Exchange Commission's website at <http://www.sec.gov>. Investors and security holders also may obtain for free these materials and other documents filed by PREIT by directing a request to Pennsylvania Real Estate Investment Trust at The Bellevue, 200 S. Broad Street, Philadelphia, PA 19102; Attn: Investor Relations. In addition, investors and security holders may obtain for free these materials and other documents filed by Crown by directing a request to Crown American Realty at Pasquerilla Plaza, Johnstown, Pennsylvania 15901; Attn: Investor Relations.

PREIT and its respective trustees and executive officers and other members of their management and employees, may be deemed to be participants in the solicitation of proxies from the shareholders of PREIT and Crown American Realty Trust in connection with the merger. Information about the trustees and executive officers of PREIT and their ownership of PREIT shares is set forth in the proxy statement for PREIT's 2003 Annual Meeting of Shareholders, which was filed with the Securities and Exchange Commission on April 30, 2003. Investors may obtain additional information regarding the interests of such participants by reading the preliminary joint proxy statement/prospectus contained PREIT's registration statement on Form S-4 and by reading the definitive joint proxy statement/prospectus when its becomes available.

[GRAPHICS OMMITED]

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Pennsylvania Real Estate Investment  
Trust

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Business Committed to Burlington County  
September 19, 2003

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Pro Forma Retail Holdings

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{Map Omitted}

Wisconsin	
Properties	Sq. Ft.
Valley View Mall	585,784
Pennsylvania	
Properties	Sq. Ft.
Beaver Valley Mall	1,163,886
Capital City Mall	609,825
Chambersburg Mall	454,576
Creekview Shopping Center	425,002
Crest Plaza Shopping Center	155,294
Exton Square	1,098,000
Festival at Exton	142,610
Laurel Mall*	558,802
Lehigh Valley Mall*	1,051,145
Logan Valley Mall	783,012
Lycoming Mall	794,638
Metroplex Shopping Center*	778,190
Nittany Mall	531,395
North Hanover Mall	450,096
Northeast Tower Center	472,102
Palmer Park Mall	447,397
Paxton Towne Center	719,034
Plymouth Meeting Mall	823,000
Red Rose Commons*	463,042
Schuylkill Mall(2)	727,091
Shenango Valley Mall(2)	513,483
South Mall	403,916
Springfield Park I & II*	268,500
The Court at Oxford Valley*	704,486
The Gallery at Market East	191,000
Uniontown Mall(2)	696,432
Viewmont Mall	769,238

Massachusetts	
Properties	Sq. Ft.
Dartmouth Mall	627,038
New Jersey	
Properties	Sq. Ft.
Cherry Hill	1,282,000
Echelon Mall	1,140,000
Moorestown	1,036,000
Phillipsburg Mall	551,898
Rio Mall*	158,937
Delaware	
Properties	Sq. Ft.
Christiana Power Center I	302,409
Maryland	
Properties	Sq. Ft.
Francis Scott Key Mall	706,346
Prince George's Plaza	743,465
Valley Mall	898,790
Virginia	
Properties	Sq. Ft.
New River Valley Mall	428,602
Patrick Henry Mall	642,295

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Washington Crown Center 669,179  
 West Manchester Mall(2) 704,148  
 Whitehall Mall\* 533,721  
 Willow Grove Park\* 1,203,629  
 Wycoming Valley Mall 908,122

Tennessee

Properties Sq. Ft.  
 -----  
 Bradley Square(2) 406,522

West Virginia

Properties Sq. Ft.  
 -----  
 Crossroads Mall 448,208  
 Martinsburg Mall 556,400

North Carolina

Properties Sq. Ft.  
 -----  
 Jacksonville Mall 414,248

South Carolina

Properties Sq. Ft.  
 -----  
 Magnolia Mall 562,185  
 The Commons at Magnolia 230,644

Georgia

Properties Sq. Ft.  
 -----  
 Mount Berry Square(2) 478,679

Alabama

Properties Sq. Ft.  
 -----  
 Wiregrass Commons 632,930

Florida

Properties Sq. Ft.  
 -----  
 South Blanding Village 106,657

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 Combined Portfolio by Total Square Footage

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 State SF  
 Pennsylvania 20,213,991  
 New Jersey 4,168,835  
 Wisconsin 585,784  
 Virginia 1,070,897  
 West Virginia 1,004,608  
 South Carolina 792,829  
 Alabama 632,930  
 Massachusetts 627,038  
 Maryland 2,348,601  
 Other 1,708,515

[Pie Chart Omitted]

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Stability: 105th Dividend

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PREIT's June 16, 2003 dividend payment marks its 42nd consecutive year of paying dividends and represents its 105th consecutive distribution since the initial dividend paid in 1962. PREIT has increased the dividend 22 times, while never reducing or omitting a payment.

[Picture Omitted]

[Graphic Omitted]

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Trust's Market Capitalization(1)

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[Chart Omitted]

	1997	1998	1999	2000	2001	2002	2003E 2
Debt	\$211	\$412	\$489	\$525	\$506	\$ 617	\$1,690
Equity	342	281	214	288	409	480	1,260
Total	\$553	\$693	\$703	\$813	\$915	\$1,097	\$2,950

## NOTES:

- o As reported in the Trust's Supplemental Disclosures.
- o Estimate assumes share price of \$32.00

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Greater Philadelphia Market

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[Map Omitted]

Montgomery Mall North Wales PA

Springfield Mall Springfield, PA

Willow Grove Park Willow Grove PA

Quaker Bridge Mall Lawrenceville, NJ

Plymouth Meeting Mall Plymouth Meeting PA

Oxford Valley Mall Langhorne, PA

The Plaza & Court at King of Prussia  
King of Prussia PA

Neshaminy Mall Bensalem, PA

Exton, PA

Franklin Mills Philadelphia, PA

69th Street Center Upper Darby, PA

Cheltenham Square Cheltenham Twp., PA

Granite Run Mall Media, PA

Roosevelt Mall Philadelphia, PA

Burlington Center Burlington, NJ

Moorestown Mall Moorestown, NJ

The Gallery at Market East Philadelphia, PA

Cherry Hill Mall Cherry Hill, NJ

Echelon Mall Voorhees, NJ

Deptford Mall Deptford, NJ

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PREIT's Post Acquisition  
Philadelphia-Area Mall Portfolio

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[Graphics representing the following properties omitted:

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Willow Grove Park, Cherry Hill Mall, Moorestown Mall,  
Plymouth Meeting Mall, Exton Square, The Gallery at Market East,  
Echelon Mall]

- o 7 Properties
- o --7.4 million square feet
- o 90.6% occupied
- o \$336 comp sales/sf

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PREIT's Value Creation Strategy

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- o Capitalize on solid demographic profile of market dominant Rouse assets
  - o Replace under performing anchors with fashion oriented retailers
  - o Incorporate "Lifestyle" tenants
  - o Add themed and white tablecloth restaurants
- o Reposition select assets
  - o Introduce value oriented retail and big box retail
  - o Research adaptive reuse options
    - o Office
    - o Healthcare
    - o Education

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South Jersey Submarket  
Average Household Income Pattern

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[Map Omitted]

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Cherry Hill Mall  
Cherry Hill, NJ

[LOGO]

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Cherry Hill Mall

[Picture Omitted]

June 30 2003, 2Q Statistics:

- 
- o 1.3 million square feet
  - o Purchased for \$201.6 million
  - o 93.8% occupied
  - o Macy's, Strawbridge's, JCPenney
  - o \$391 mall store comparable sales/sf
  - o \$314 million in gross sales (estimated, rolling 12 months)

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Cherry Hill Mall Demographics &  
Recent Tenant Additions

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[Picture Omitted]

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|| 5 Mile Ring:

- 
- o Population: 296,322
  - o Households: 111,331
  - o Median Age: 37.1 years
  - o Average Household Income: \$67,477

|| Recent Tenant Additions

- 
- || 2000 - Bebe, Illuminations, White Barn Candle
  - || 2001 - Ann Taylor, Aveda, Forever 21, H&M
  - || 2002 - Chico's, Lindt Chocolates
  - || 2003 - Bahama Breeze, Bertucci's, Build-a-Bear

Moorestown Mall  
Moorestown, NJ

[LOGO]

Moorestown Mall

[Picture Omitted]

June 30 2003, 2Q Statistics:

- 
- o 1.1 million square feet
  - o Acquired for \$74.9 million
  - o 96.0% occupied
  - o Boscov's, Lord & Taylor, Strawbridge's, Sears
  - o \$331 mall store comparable sales/sf
  - o \$178 million in gross sales (estimated, rolling 12 months)

Moorestown Mall Demographics &  
Redevelopment Program

[LOGO]



[Picture Omitted]

|| 5 Mile Ring:

- o Population: 205,091
- o Households: 79,977
- o Median Age: 40.2 years
- o Average Household Income: \$86,951

|| Introduce Additional Upscale Fashion Anchor:

- o Increase drawing power
- o Remerchandise small shops
- o Reposition asset to meet demographics

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Echelon Mall  
Voorhees, NJ

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Echelon

[Picture Omitted]

June 30 2003, 2Q Statistics:

- o 1.1 million square feet
  - o Purchased for \$18.3 million
  - o 52.3% occupied
  - o Boscov's, Strawbridge's
  - o Vacant Sears & JCP
  - o \$241 mall store comparable sales/sf
  - o \$101 million in gross sales (estimated, rolling 12 months)
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Echelon Mall Demographics &  
Redevelopment Program

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[Picture Omitted]

|| Primary Trade Area:

- o Population: 270,029
- o Households: 99,426
- o Median Age: 37.2 years
- o Average Household Income: \$76,788

|| Redevelop Vacant Anchors for Mixed Use:

- o Traditional retail
- o Big Box retail
- o Office
- o Cosmetic renovation

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South Jersey Comparison

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SUMMARY DEMOGRAPHIC COMPARISONS

	5 MILE RING			
	CH	ECH	KOP	MT
Population				
2003 Estimate	296,149	245,395	164,267	205,944
Households				
2003 Estimate	111,331	96,170	64,556	79,977
2003 Est. Households by Household Income	111,331	96,170	64,556	79,977
Households with \$100+ in Income	21,034	23,055	18,985	23,181

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2003 Est. Average Household Income	\$67,477	\$78,196	\$91,212	\$86,951
2003 Est Median Household Income	\$50,950	\$60,492	\$65,457	\$67,932

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\$100K Income Draw by Mall

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Philadelphia - Aug 2001 - Jan 2002 (Scarborough)  
Shop Area Malls Past 90 days \$100,000 + Income  
Geo Area:  
SCB Philadelphia TSA - Std Demo: Persons 18+

Cherry Hill Mall	9.8%
Moorestown Mall	2.9%
Philadelphia CBD	3.8%
King of Prussia Court/Plaza	10.6%

[Chart Omitted]

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Forward-Looking Statements

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This presentation contains forward-looking statements. Forward-looking statements relate to expectations, beliefs, projections, future plans and strategies, anticipated events or trends and other matters that are not historical facts. These forward-looking statements reflect PREIT's current views about future events and are subject to risks, uncertainties, assumptions and changes in circumstances that may cause future events,

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achievements or results to differ materially from those expressed by the forward-looking statements. In particular, PREIT may not be able to consummate the merger with Crown on previously announced terms, on otherwise favorable terms to PREIT, or at all. If this transaction is consummated, PREIT's actual results may differ significantly from those expressed in any forward-looking statement. Certain factors that could cause PREIT not to consummate the transaction or could cause PREIT's actual results to differ materially from expected results include, without limitation, failure of the requisite number of PREIT and Crown shareholders to approve the merger, the satisfaction of closing conditions applicable to the transaction (some of which are beyond PREIT's control); and other economic, business or competitive factors. In addition, PREIT's business is subject to uncertainties regarding the revenues, operating expenses, leasing activities, occupancy rates, and other competitive factors relating to PREIT's portfolio and the properties proposed to be acquired and changes in local market conditions as well as general economic, financial and political conditions, including the possibility of outbreak or escalation of war or terrorist attacks, any of which may cause future events, achievements or results to differ materially from those expressed by the forward-looking statements. PREIT does not intend to and disclaims any duty or obligation to update or revise any forward-looking statements or industry information set forth in this document to reflect new information, future events or otherwise.

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