Instruction 1(b)

FORM 4

Check this box if no longer subject to Section 16. Form 4 or Form 5 obligations may continue. See

UNITED STATES SECURITIES AND EXCHANGE COMMISSION

Filed nursuant to Section 16(a) of the Securities Eychange Act of 1934

STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP

OMB APPROVAL										
OMB Number: 3235-0287										
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hours per response:	0.5									

		or Se	ction 30(h) of the In	vestme	nt Coi	mpany Act of	1940	-			,			
Name and Address of Reporting Person* SWEENEY GERARD H (Last) (First) (Middle)		uer Name and Tick ANDYWINE					ationship of Reportir k all applicable) Director Officer (give title below)	ng Person(s) to Issuer 10% Owner Other (specify below)						
2929 WALNUT ST. SUITE 1700	3. Date of Earliest Transaction (Month/Day/Year) 03/05/2020							President and CEO						
(Street) PHILADELPHIA PA 19104 (City) (State) (Zip)	4. If Amendment, Date of Original Filed (Month/Day/Year)							Individual or Joint/Group Filing (Check Applicable ne) X Form filed by One Reporting Person Form filed by More than One Reporting Person						
Table I - No	Table I - Non-Derivative Securities Acquired, Disposed of, or Beneficially Owned													
1. Title of Security (Instr. 3) 2. Transact Date (Month/Day			2A. Deemed Execution Date, if any (Month/Day/Year)	3. Transaction Code (Instr. 8)		4. Securities Disposed Of 5)			5. Amount of Securities Beneficially Owned Following Reported	6. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	7. Nature of Indirect Beneficial Ownership			
				Code	v	Amount	(A) or (D)	Price	Transaction(s) (Instr. 3 and 4)		(Instr. 4)			
Common Shares of Beneficial Interest ⁽¹⁾ 03/05				A		72,469	A	\$0.00	1,432,260(2)	D				
Common Shares of Beneficial Interest ⁽³⁾	020		F		1,703	D	\$14.66	1,430,557	D					
Table II -	Derivativ	/e Se	curities Acqui	ired, [Disp	osed of, o	r Bene	ficially (Owned					

(e.g., puts, calls, warrants, options, convertible securities)

1. Title of Derivative Security (Instr. 3)	2. Conversion or Exercise Price of Derivative Security	3. Transaction Date (Month/Day/Year)	3A. Deemed Execution Date, if any (Month/Day/Year)	4. Transa Code (8)				6. Date Exerc Expiration Da (Month/Day/Y	7. Title and Amount of Securities Underlying Derivative Security (Instr. 3 and 4)		8. Price of Derivative Security (Instr. 5)	9. Number of derivative Securities Beneficially Owned Following Reported Transaction(s) (Instr. 4)	10. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	11. Nature of Indirect Beneficial Ownership (Instr. 4)	
				Code	v	(A)	(D)	Date Exercisable	Expiration Date	Title	Amount or Number of Shares				

Explanation of Responses:

- 1. Reflects the grant of a restricted share rights award which is scheduled to vest in three equal installments on each of April 15, 2021, April 15, 2022 and April 15, 2023.
- 2. This filing also reports in the ending balance of shares owned, 944.8209 additional common shares acquired under the Company's Employee Share Purchase Plan (ESPP). The ESPP shares were purchased following the Reporting Person's last Section 16 filing. Under the ESPP 944.8209 shares were acquired on March 4, 2020 at a transaction price of \$13.23 per share. The ESPP provides for the purchase of fractional shares. The numbers reported herein are rounded to the nearest whole number.
- 3. Shares withheld to satisfy payroll taxes for grant of equity awards.

Remarks:

/s/ Gerard H. Sweenev

03/09/2020

** Signature of Reporting Person

Date

Reminder: Report on a separate line for each class of securities beneficially owned directly or indirectly.

- * If the form is filed by more than one reporting person, see Instruction 4 (b)(v).
- ** Intentional misstatements or omissions of facts constitute Federal Criminal Violations See 18 U.S.C. 1001 and 15 U.S.C. 78ff(a).

Note: File three copies of this Form, one of which must be manually signed. If space is insufficient, see Instruction 6 for procedure.

Persons who respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB Number.