

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

FORM 10-K

ANNUAL REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES  
EXCHANGE ACT OF 1934 For the fiscal year ended December 31, 2003 OR

Transition report pursuant to Section 13 or 15(d) of the Securities  
Exchange Act of 1934 For the transition period from \_\_\_\_\_ to \_\_\_\_\_.

Commission File Number 1-13102

FIRST INDUSTRIAL REALTY TRUST, INC.  
(Exact name of Registrant as specified in its Charter)

MARYLAND 36-3935116  
(State or other jurisdiction of (I.R.S. Employer  
incorporation or organization) Identification No.)

311 S. WACKER DRIVE, SUITE 4000, CHICAGO, ILLINOIS 60606  
(Address of principal executive offices) (Zip Code)

(312) 344-4300  
(Registrant's telephone number, including area code)

Securities registered pursuant to Section 12(b) of the Act:

COMMON STOCK  
(Title of class)

NEW YORK STOCK EXCHANGE  
(Name of exchange on which registered)

DEPOSITARY SHARES EACH REPRESENTING 1/100 OF A SHARE OF 8.625% SERIES C  
CUMULATIVE PREFERRED STOCK  
DEPOSITARY SHARES EACH REPRESENTING 1/100 OF A SHARE OF 7.950% SERIES D  
CUMULATIVE PREFERRED STOCK  
DEPOSITARY SHARES EACH REPRESENTING 1/100 OF A SHARE OF 7.900% SERIES E  
CUMULATIVE PREFERRED STOCK  
(Title of class)

NEW YORK STOCK EXCHANGE  
(Name of exchange on which registered)

Securities registered pursuant to Section 12(g) of the Act:

NONE

Indicate by check mark whether the registrant (1) has filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that the registrant was required to file such reports), and (2) has been subject to such filing requirements for the past 90 days. Yes  No .

Indicate by check mark if disclosure of delinquent filers pursuant to Item 405 of Regulation S-K is not contained herein, and will not be contained, to the best of registrant's knowledge, in definitive proxy or information statements incorporated by reference in Part III of this Form 10-K or any amendment to this Form 10-K.

Indicate by check mark whether the registrant is an accelerated filer (as defined in Rule 12b-2 of the Act). Yes  No .

The aggregate market value of the voting and non-voting stock held by non-affiliates of the Registrant was approximately \$1,206.6 million based on the closing price on the New York Stock Exchange for such stock on June 30, 2003.

At March 5, 2004, 40,655,391 shares of the Registrant's Common Stock, \$.01 par value, were outstanding.

DOCUMENTS INCORPORATED BY REFERENCE

Part III incorporates certain information by reference to the Registrant's definitive proxy statement expected to be filed with the Securities and Exchange Commission no later than 120 days after the end of the Registrant's fiscal

FIRST INDUSTRIAL REALTY TRUST, INC.

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This report contains certain forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended. First Industrial Realty Trust, Inc. (the "Company") intends such forward-looking statements to be covered by the safe harbor provisions for forward-looking statements contained in the Private Securities Litigation Reform Act of 1995, and is including this statement for purposes of complying with those safe harbor provisions. Forward-looking statements, which are based on certain assumptions and describe future plans, strategies and expectations of the Company, are generally identifiable by use of the words "believe," "expect," "intend," "anticipate," "estimate," "project" or similar expressions. The Company's ability to predict results or the actual effect of future plans or strategies is inherently uncertain. Factors which could have a material adverse affect on the operations and future prospects of the Company on a consolidated basis include, but are not limited to, changes in: economic conditions generally and the real estate market specifically, legislative/regulatory changes (including changes to laws governing the taxation of real estate investment trusts), availability of financing, interest rate levels, competition, supply and demand for industrial properties in the Company's current and proposed market areas, potential environmental liabilities, slippage in development or lease-up schedules, tenant credit risks, higher-than-expected costs and changes in general accounting principles, policies and guidelines applicable to real estate investment trusts. These risks and uncertainties should be considered in evaluating forward-looking statements and undue reliance should not be placed on such statements. Further information concerning the Company and its business, including additional factors that could materially affect the Company's financial results, is included herein and in the Company's other filings with the Securities and Exchange Commission.

PART I

ITEM 1. BUSINESS

THE COMPANY

GENERAL

First Industrial Realty Trust, Inc. is a Maryland corporation organized on August 10, 1993, and is a real estate investment trust ("REIT") under Sections 856 through 860 of the Internal Revenue Code of 1986, as amended (the "Code"). First Industrial Realty Trust, Inc., its consolidated partnerships, limited liability companies and its wholly-owned entity (the "Company") is a self-administered and fully integrated real estate company which owns, manages, acquires, sells and develops industrial real estate. The Company completed its initial public offering in June 1994 (the "Initial Offering"). Upon consummation of the Initial Offering, the Company owned 226 industrial properties which contained an aggregate of 17.4 million square feet of gross leasable area ("GLA"). As of December 31, 2003, the Company's portfolio consisted of 423 light industrial properties, 163 R&D/flex properties, 123 bulk warehouse properties, 92 regional warehouse properties and 33 manufacturing properties containing approximately 57.9 million square feet of GLA located in 22 states.

The Company's interests in its properties and land parcels are held through partnerships controlled by the Company, including First Industrial, L.P. (the "Operating Partnership"), of which the Company is the sole general partner, as well as, among others, First Industrial Financing Partnership, L.P., First Industrial Securities, L.P., First Industrial Mortgage Partnership L.P. (the "Mortgage Partnership"), First Industrial Pennsylvania, L.P., First Industrial Harrisburg, L.P., First Industrial Indianapolis, L.P., FI Development Services, L.P. and TK-SV, LTD., of which the sole general partner of each is a wholly-owned subsidiary of the Company, and the sole limited partner of each is the Operating Partnership, as well as limited liability companies of which the Operating Partnership is the sole member. The Operating Partnership is also the sole stockholder of First Industrial Development Services, Inc. The Company, through separate wholly-owned limited liability companies of which the Operating Partnership is the sole member, also owns minority equity interests in, and provides asset and property management services to, three joint ventures which invest in industrial properties.

The Company utilizes an operating approach which combines the effectiveness of decentralized, locally based property management, acquisition, sales and development functions with the cost efficiencies of centralized acquisition, sales and development support, capital markets expertise, asset management and fiscal control systems. At March 5, 2004, the Company had 329 employees.

The Company has grown and will seek to continue to grow through the development and acquisition of additional industrial properties and through its corporate services program.

The Company maintains a website at [www.firstindustrial.com](http://www.firstindustrial.com). Copies of the Company's annual report on Form 10-K, quarterly reports on Form 10-Q, current reports on Form 8-K, and amendments to such reports are available without charge on the Company's website as soon as reasonably practicable after such reports are filed with or furnished to the SEC. In addition, the Company's Corporate Governance Guidelines, Code of Business Conduct and Ethics, Audit Committee Charter, Compensation Committee Charter, Nominating/Corporate Governance Committee Charter, along with supplemental financial and operating information prepared by the Company, are all available without charge on the Company's website or upon request to the Company. Amendments to, or waivers from, the Company's Code of Business Conduct and Ethics that apply to the Company's executive officers or directors shall be posted to the Company's website at [www.firstindustrial.com](http://www.firstindustrial.com). Please direct requests as follows:

First Industrial Realty Trust, Inc.  
311 S. Wacker, Suite 4000  
Chicago, IL 60606  
Attention: Investor Relations

## BUSINESS OBJECTIVES AND GROWTH PLANS

The Company's fundamental business objective is to maximize the total return to its stockholders through increases in per share distributions and increases in the value of the Company's properties and operations. The Company's growth plans include the following elements:

- - Internal Growth. The Company seeks to grow internally by (i) increasing revenues by renewing or re-leasing spaces subject to expiring leases at higher rental levels; (ii) increasing occupancy levels at properties where vacancies exist and maintaining occupancy elsewhere; (iii) controlling and minimizing property operating and general and administrative expenses; (iv) renovating existing properties; and (v) increasing ancillary revenues from non-real estate sources.
- - External Growth. The Company seeks to grow externally through (i) the development of industrial properties; (ii) the acquisition of portfolios of industrial properties, industrial property businesses or individual properties which meet the Company's investment parameters and geographic target markets; and (iii) the expansion of its properties.
- - Corporate Services. Through its corporate services program, the Company builds for, purchases from, and leases and sells industrial properties to, companies that need to improve their industrial facility networks and supply chain. The Company seeks to grow this business by targeting both large and middle market public and private companies.

## BUSINESS STRATEGIES

The Company utilizes the following six strategies in connection with the operation of its business:

- - Organization Strategy. The Company implements its decentralized property operations strategy through the use of experienced regional management teams and local property managers. Each operating region is headed by a managing director, who is a senior executive officer of, and has an equity interest in, the Company. The Company provides acquisition, development and financing assistance, asset management oversight and financial reporting functions from its headquarters in Chicago, Illinois to support its regional operations. The Company believes the size of its portfolio enables it to realize operating efficiencies by spreading overhead among many properties and by negotiating quantity purchasing discounts.
- - Market Strategy. The Company's market strategy is to concentrate on the top industrial real estate markets in the United States. These top industrial real estate markets are based upon one or more of the following characteristics: (i) the strength of the market's industrial real estate fundamentals, including increased industrial demand expectations from supply chain management; (ii) the history and future outlook for continued economic growth and diversity; and (iii) a minimum market size of 100 million square feet of industrial space.
- - Disposition Strategy. The Company continues to evaluate local market conditions and property-related factors in all of its markets and will consider disposition of select assets.
- - Acquisition/Development Strategy. The Company's acquisition/development strategy is to concentrate on the top industrial real estate markets in the United States. Of the 834 industrial properties in the Company's portfolio at December 31, 2003, 143 properties have been developed by either the Company or its former management. The Company will continue to leverage the development capabilities of its management, many of whom are leading developers in their respective markets.
- - Financing Strategy. The Company plans on utilizing a portion of net sales proceeds from property sales as well as borrowings under its \$300 million unsecured line of credit to finance future acquisitions and developments. As of March 5, 2004, the Company had approximately \$70.9 million available in additional borrowings under its \$300 million unsecured line of credit.
- - Leasing and Marketing Strategy. The Company has an operational management strategy designed to enhance tenant satisfaction and portfolio performance. The Company pursues an active leasing strategy, which includes aggressively marketing available space, seeking to renew existing leases at higher rents per square foot and seeking leases which provide for the pass-through of property-related expenses to the tenant. The Company also has local and national marketing programs which focus on the business and real estate brokerage communities and national tenants.

## RECENT DEVELOPMENTS

In 2003, the Company acquired or completed development of 75 industrial properties and acquired several parcels of land for a total investment of approximately \$295.3 million. The Company also sold 125 in-service industrial properties, five industrial properties that were out of service and several parcels of land for a gross sales price of approximately \$394.4 million. At December 31, 2003, the Company owned 834 in-service industrial properties containing approximately 57.9 million square feet of GLA.

On January 13, 2003, the Company, through the Mortgage Partnership, paid off and retired its \$40.2 million mortgage loan which bore interest at 7.22%, provided for monthly principal and interest payments based on a 28-year amortization schedule and was to mature on January 11, 2026.

On May 1, 2003, the Company, through the Operating Partnership, assumed a mortgage loan in the principal amount of approximately \$14.2 million which bears interest at a fixed rate of 8.25%, provides for monthly principal and interest payments based on a 30-year amortization schedule and matures on December 1, 2010. In conjunction with the assumption of the loan, the Company recorded a premium in the amount of \$2.9 million which will be amortized over the remaining life of the loan as an adjustment to interest expense.

On September 12, 2003, the Company, through the Operating Partnership, assumed a mortgage loan in the principal amount of approximately \$4.3 million which bears interest at a fixed rate of 7.61%, provides for monthly principal and interest payments based on a 30-year amortization schedule and matures on May 1, 2012. In conjunction with the assumption of the loan, the Company recorded a premium in the amount of \$.6 million which will be amortized over the remaining life of the loan as an adjustment to interest expense.

On September 12, 2003, the Company, through the Operating Partnership, assumed a mortgage loan in the principal amount of approximately \$2.3 million which bears interest at a fixed rate of 7.54%, provides for monthly principal and interest payments based on a 30-year amortization schedule and matures on January 1, 2012. In conjunction with the assumption of the loan, the Company recorded a premium in the amount of \$.3 million which will be amortized over the remaining life of the loan as an adjustment to interest expense.

In May 2003, the Company, through wholly-owned limited liability companies of which the Operating Partnership is the sole member, entered into a joint venture arrangement (the "May 2003 Joint Venture") with an institutional investor to invest in industrial properties. As of December 31, 2003, the May 2003 Joint Venture did not own any industrial properties.

During the year ended December 31, 2003, the Company repurchased 37,300 shares of its common stock at a weighted average price of approximately \$26.73 per share.

During the period January 1, 2004 through March 5, 2004, the Company acquired or completed development of nine industrial properties for a total estimated investment of approximately \$48.1 million. The Company also sold one land parcel for approximately \$.2 million of gross proceeds during this period.

On February 25, 2004, the Company declared a first quarter 2004 distribution of \$.6850 per common share/unit on its common stock/units which is payable on April 19, 2004. The Company also declared first quarter 2004 dividends of \$53.906 per share (\$.53906 per Depositary share), \$49.688 per share (\$.49688 per Depositary share) and \$49.375 per share (\$.49375 per Depositary share) on its Series C Preferred Stock, Series D Preferred Stock and Series E Preferred Stock, respectively, totaling, in the aggregate, approximately \$5.0 million, which is payable on March 31, 2004.

## FUTURE PROPERTY ACQUISITIONS, DEVELOPMENTS AND PROPERTY SALES

The Company has an active acquisition and development program through which it is continually engaged in identifying, negotiating and consummating portfolio and individual industrial property acquisitions and developments. As a result, the Company is currently engaged in negotiations relating to the possible acquisition and development of certain industrial properties located in the United States.

The Company also sells properties based on market conditions and property related factors. As a result, the Company is currently engaged in negotiations relating to the possible sales of certain industrial properties in the Company's current portfolio.

When evaluating potential industrial property acquisitions and developments, as well as potential industrial property sales, the Company will consider such factors as: (i) the geographic area and type of property; (ii) the location, construction quality, condition and design of the property; (iii) the potential for capital appreciation of the property; (iv) the ability of the Company to improve the property's performance through renovation; (v) the terms of tenant leases, including the potential for rent increases; (vi) the potential for economic growth and the tax and regulatory environment of the area in which the property is located; (vii) the potential for expansion of the physical layout of the property and/or the number of sites; (viii) the occupancy and demand by tenants for properties of a similar type in the vicinity; and (ix) competition from existing properties and the potential for the construction of new properties in the area.

## INDUSTRY

Industrial properties are typically used for the design, assembly, packaging, storage and distribution of goods and/or the provision of services. As a result, the demand for industrial space in the United States is related to the level of economic output. Historically, occupancy rates for industrial property in the United States have been higher than those for other types of commercial property. The Company believes that the higher occupancy rate in the industrial property sector is a result of the construction-on-demand nature of, and the comparatively short development time required for, industrial property. For the five years ended December 31, 2003, the occupancy rates for industrial properties in the United States have ranged from 88.4%\* to 93.4%\*, with an occupancy rate of 88.4%\* at December 31, 2003.

\*SOURCE: TORTO WHEATON RESEARCH

## ITEM 2. THE PROPERTIES

### GENERAL

At December 31, 2003, the Company owned 834 in-service industrial properties containing approximately 57.9 million square feet of GLA in 22 states, with a diverse base of more than 2,400 tenants engaged in a wide variety of businesses, including manufacturing, retail, wholesale trade, distribution and professional services. The properties are generally located in business parks that have convenient access to interstate highways and/or rail and air transportation. The weighted average age of the properties as of December 31, 2003 was approximately 17 years. The Company maintains insurance on its properties that the Company believes is adequate.

The Company classifies its properties into five industrial categories: light industrial, R&D/flex, bulk warehouse, regional warehouse and manufacturing. While some properties may have characteristics which fall under more than one property type, the Company uses what it feels is the most dominating characteristic to categorize the property. The following describes the different industrial categories:

- Light industrial properties generally are of less than 100,000 square feet, have a ceiling height of 16 to 21 feet, are comprised of 5% - 50% of office space, contain less than 50% of manufacturing space and have a land use ratio of 4:1. The land use ratio is the ratio of the total property area to that which is occupied by the building.
- R&D/flex buildings generally are of less than 100,000 square feet, have a ceiling height of less than 16 feet, are comprised of 50% or more of office space, contain less than 25% of manufacturing space and have a land use ratio of 4:1.
- Bulk warehouse buildings generally are of more than 100,000 square feet, have a ceiling height of at least 22 feet, are comprised of 5% - 15% of office space, contain less than 25% of manufacturing space and have a land use ratio of 2:1.
- Regional warehouses generally are of less than 100,000 square feet, have a ceiling height of at least 22 feet, are comprised of 5% - 15% of office space, contain less than 25% of manufacturing space and have a land use ratio of 2:1.
- Manufacturing properties are a diverse category of buildings that generally have a ceiling height of 10 - 18 feet, are comprised of 5% - 15% of office space, contain at least 50% of manufacturing space and have a land use ratio of 4:1.



Each of the properties is wholly owned by the Company. The following tables summarize certain information as of December 31, 2003 with respect to the Company's in-service properties.

PROPERTY SUMMARY

| Metropolitan Area       | Light Industrial |                      | R&D Flex  |                      | Bulk Warehouse |                      |
|-------------------------|------------------|----------------------|-----------|----------------------|----------------|----------------------|
|                         | GLA              | Number of Properties | GLA       | Number of Properties | GLA            | Number of Properties |
| Atlanta, GA             | 598,218          | 11                   | 294,074   | 7                    | 3,940,523      | 10                   |
| Baltimore, MD           | 887,723          | 15                   | 78,418    | 1                    | 228,589        | 2                    |
| Central Pennsylvania    | 383,070          | 4                    | -         | -                    | 1,376,486      | 6                    |
| Chicago, IL             | 1,205,863        | 20                   | 247,084   | 4                    | 2,028,157      | 10                   |
| Cincinnati, OH          | 334,220          | 2                    | -         | -                    | 1,348,880      | 6                    |
| Columbus, OH            | 217,612          | 2                    | -         | -                    | 947,934        | 3                    |
| Dallas, TX              | 1,753,664        | 47                   | 492,503   | 20                   | 1,550,103      | 10                   |
| Dayton, OH              | 322,746          | 6                    | 20,000    | 1                    | -              | -                    |
| Denver, CO              | 1,646,582        | 33                   | 1,413,452 | 35                   | 538,906        | 4                    |
| Des Moines, IA          | -                | -                    | -         | -                    | -              | -                    |
| Detroit, MI             | 2,371,056        | 89                   | 426,112   | 15                   | 658,643        | 6                    |
| Grand Rapids, MI        | 61,250           | 1                    | -         | -                    | -              | -                    |
| Houston, TX             | 592,911          | 8                    | 221,363   | 4                    | 2,130,764      | 13                   |
| Indianapolis, IN        | 767,980          | 17                   | 48,200    | 4                    | 2,898,628      | 12                   |
| Los Angeles, CA         | 206,894          | 10                   | 18,921    | 4                    | 1,092,597      | 5                    |
| Louisville, KY          | -                | -                    | -         | -                    | 433,500        | 2                    |
| Milwaukee, WI           | 146,061          | 3                    | 93,705    | 2                    | 100,000        | 1                    |
| Minneapolis/St Paul, MN | 1,079,760        | 17                   | 661,214   | 10                   | 1,216,332      | 5                    |
| Nashville, TN           | 301,865          | 6                    | -         | -                    | 1,259,969      | 6                    |
| N. New Jersey           | 1,197,827        | 22                   | 564,074   | 13                   | 1,122,401      | 6                    |
| Philadelphia, PA        | 1,109,012        | 23                   | 128,059   | 5                    | 257,720        | 2                    |
| Phoenix, AZ             | 112,288          | 5                    | -         | -                    | -              | -                    |
| Salt Lake City, UT      | 582,182          | 39                   | 146,937   | 6                    | 324,568        | 2                    |
| San Diego, CA           | -                | -                    | -         | -                    | 397,760        | 2                    |
| S. New Jersey           | 922,918          | 20                   | 59,750    | 4                    | -              | -                    |
| St. Louis, MO           | 496,242          | 7                    | -         | -                    | 829,519        | 6                    |
| Tampa, FL               | 500,052          | 13                   | 767,161   | 28                   | -              | -                    |
| Other (a)               | 99,000           | 3                    | -         | -                    | 668,155        | 4                    |
| Total                   | 17,896,996       | 423                  | 5,681,027 | 163                  | 25,350,134     | 123                  |

| Metropolitan Area       | Regional Warehouse |                      | Manufacturing |                      |
|-------------------------|--------------------|----------------------|---------------|----------------------|
|                         | GLA                | Number of Properties | GLA           | Number of Properties |
| Atlanta, GA             | 383,935            | 5                    | 298,000       | 2                    |
| Baltimore, MD           | -                  | -                    | 171,000       | 1                    |
| Central Pennsylvania    | 117,579            | 3                    | -             | -                    |
| Chicago, IL             | 218,811            | 3                    | 461,531       | 3                    |
| Cincinnati, OH          | -                  | -                    | -             | -                    |
| Columbus, OH            | -                  | -                    | 255,470       | 1                    |
| Dallas, TX              | 795,077            | 12                   | 224,984       | 2                    |
| Dayton, OH              | -                  | -                    | -             | -                    |
| Denver, CO              | 445,159            | 7                    | -             | -                    |
| Des Moines, IA          | 88,000             | 1                    | -             | -                    |
| Detroit, MI             | 740,513            | 17                   | -             | -                    |
| Grand Rapids, MI        | -                  | -                    | 413,500       | 1                    |
| Houston, TX             | 365,960            | 5                    | -             | -                    |
| Indianapolis, IN        | 277,710            | 7                    | 71,600        | 2                    |
| Los Angeles, CA         | 276,284            | 6                    | -             | -                    |
| Louisville, KY          | -                  | -                    | -             | -                    |
| Milwaukee, WI           | 39,468             | 1                    | -             | -                    |
| Minneapolis/St Paul, MN | 540,846            | 5                    | 1,074,266     | 11                   |
| Nashville, TN           | -                  | -                    | 109,058       | 1                    |
| N. New Jersey           | 58,585             | 1                    | -             | -                    |
| Philadelphia, PA        | 355,514            | 5                    | 56,827        | 2                    |
| Phoenix, AZ             | 308,573            | 4                    | -             | -                    |
| Salt Lake City, UT      | -                  | -                    | -             | -                    |
| San Diego, CA           | 179,541            | 5                    | -             | -                    |
| S. New Jersey           | 209,300            | 3                    | 22,738        | 1                    |
| St. Louis, MO           | -                  | -                    | -             | -                    |
| Tampa, FL               | 41,377             | 1                    | -             | -                    |
| Other (a)               | 50,000             | 1                    | 346,103       | 6                    |
| Total                   | 5,492,232          | 92                   | 3,505,077     | 33                   |

(a) Properties are located in Denton, Texas; Abilene, Texas; McAllen, Texas; Austin, Texas; Wichita, Kansas and Sparks, Nevada.

PROPERTY SUMMARY TOTALS

TOTALS

| METROPOLITAN AREA        | GLA        | NUMBER OF PROPERTIES | AVERAGE OCCUPANCY AT 12/31/03 | GLA AS A % OF TOTAL PORTFOLIO |
|--------------------------|------------|----------------------|-------------------------------|-------------------------------|
| Atlanta, GA              | 5,514,750  | 35                   | 91%                           | 9.5%                          |
| Baltimore, MD            | 1,365,730  | 19                   | 89%                           | 2.4%                          |
| Central Pennsylvania     | 1,877,135  | 13                   | 69%                           | 3.2%                          |
| Chicago, IL              | 4,161,446  | 40                   | 82%                           | 7.2%                          |
| Cincinnati, OH           | 1,683,100  | 8                    | 90%                           | 2.9%                          |
| Columbus, OH             | 1,421,016  | 6                    | 92%                           | 2.5%                          |
| Dallas, TX               | 4,816,331  | 91                   | 96%                           | 8.3%                          |
| Dayton, OH               | 342,746    | 7                    | 90%                           | 0.6%                          |
| Denver, CO               | 4,044,099  | 79                   | 90%                           | 7.0%                          |
| Des Moines, IA           | 88,000     | 1                    | 32%                           | 0.2%                          |
| Detroit, MI              | 4,196,324  | 127                  | 92%                           | 7.2%                          |
| Grand Rapids, MI         | 474,750    | 2                    | 100%                          | 0.8%                          |
| Houston, TX              | 3,310,998  | 30                   | 85%                           | 5.7%                          |
| Indianapolis, IN         | 4,064,118  | 42                   | 79%                           | 7.0%                          |
| Los Angeles, CA          | 1,594,696  | 25                   | 97%                           | 2.8%                          |
| Louisville, KY           | 433,500    | 2                    | 100%                          | 0.7%                          |
| Milwaukee, WI            | 379,234    | 7                    | 90%                           | 0.7%                          |
| Minneapolis/St. Paul, MN | 4,572,418  | 48                   | 89%                           | 7.9%                          |
| Nashville, TN            | 1,670,892  | 13                   | 84%                           | 2.9%                          |
| N. New Jersey            | 2,942,887  | 42                   | 93%                           | 5.1%                          |
| Philadelphia, PA         | 1,907,132  | 37                   | 92%                           | 3.3%                          |
| Phoenix, AZ              | 420,861    | 9                    | 75%                           | 0.7%                          |
| Salt Lake City, UT       | 1,053,687  | 47                   | 90%                           | 1.8%                          |
| San Diego, CA            | 577,301    | 7                    | 90%                           | 1.0%                          |
| S. New Jersey            | 1,214,706  | 28                   | 92%                           | 2.1%                          |
| St. Louis, MO            | 1,325,761  | 13                   | 99%                           | 2.3%                          |
| Tampa, FL                | 1,308,590  | 42                   | 83%                           | 2.3%                          |
| Other (a)                | 1,163,258  | 14                   | 81%                           | 2.0%                          |
| Total or Average         | 57,925,466 | 834                  | 88%                           | 100.0%                        |

(a) Properties are located in Denton, Texas; Abilene, Texas; McAllen, Texas; Austin, Texas; Wichita, Kansas and Sparks, Nevada.

PROPERTY ACQUISITION ACTIVITY

During 2003, the Company acquired 64 in-service industrial properties totaling approximately 6.6 million square feet of GLA at a total purchase price of approximately \$228.8 million, or approximately \$34.54 per square foot. The Company also purchased several land parcels for an aggregate purchase price of approximately \$1.6 million. The 64 industrial properties acquired have the following characteristics:

| METROPOLITAN AREA     | NUMBER OF PROPERTIES | GLA       | PROPERTY TYPE                            | AVERAGE OCCUPANCY AT 12/31/03 |
|-----------------------|----------------------|-----------|------------------------------------------|-------------------------------|
| Baltimore, MD (b)     | 1                    | 527,600   | Bulk Warehouse                           | N/A                           |
| San Diego, CA (e)     | 9                    | 724,502   | Regional Warehouse/Bulk Warehouse        | 90%                           |
| Baltimore, MD         | 1                    | 487,000   | Bulk Warehouse                           | 100%                          |
| Baltimore, MD (a)     | 1                    | 32,680    | Regional Warehouse                       | N/A                           |
| Chicago, IL (b)       | 1                    | 407,012   | Bulk Warehouse                           | N/A                           |
| Atlanta, GA (b)       | 1                    | 154,936   | Bulk Warehouse                           | N/A                           |
| Houston, TX           | 1                    | 191,537   | Bulk Warehouse                           | 100%                          |
| Salt Lake City, UT    | 1                    | 136,000   | Bulk Warehouse                           | 100%                          |
| Phoenix, AZ (e)       | 10                   | 434,234   | Regional Warehouse/Light Industrial      | 93%                           |
| Atlanta, GA           | 1                    | 657,451   | Bulk Warehouse                           | 100%                          |
| Indianapolis, IN (b)  | 1                    | 320,000   | Bulk Warehouse                           | N/A                           |
| St. Louis, MO         | 1                    | 64,387    | Light Industrial                         | 94%                           |
| Cincinnati, OH (a)    | 3                    | 92,282    | R&D/Flex                                 | N/A                           |
| Cincinnati, OH (b)    | 2                    | 100,000   | Light Industrial                         | N/A                           |
| Dallas, TX (b)        | 1                    | 101,839   | Bulk Warehouse                           | N/A                           |
| Chicago, IL           | 1                    | 137,678   | Light Industrial                         | 94%                           |
| Indianapolis, IN (b)  | 1                    | 95,080    | Light Industrial                         | N/A                           |
| Indianapolis, IN (b)  | 1                    | 69,600    | Light Industrial                         | N/A                           |
| Phoenix, AZ (b)       | 2                    | 71,960    | Light Industrial                         | N/A                           |
| Indianapolis, IN (c)  | 2                    | 343,200   | Bulk Warehouse                           | 100%                          |
| Philadelphia, PA      | 1                    | 97,448    | Regional Warehouse                       | 100%                          |
| Salt Lake City, UT    | 1                    | 188,568   | Bulk Warehouse                           | 100%                          |
| Indianapolis, IN (b)  | 2                    | 120,048   | Light Industrial                         | N/A                           |
| S. New Jersey, NJ (d) | 6                    | 203,350   | R&D/Flex/Light Industrial                | 100%                          |
| Los Angeles, CA       | 1                    | 116,000   | Bulk Warehouse                           | 100%                          |
| Washington D.C. (f)   | 7                    | 442,024   | Light Industrial/Bulk Warehouse          | 100%                          |
| Cincinnati, OH (b)    | 1                    | 143,438   | Bulk Warehouse                           | N/A                           |
| Houston, TX (c)       | 3                    | 164,387   | R&D/Flex/Light Industrial/Bulk Warehouse | 100%                          |
|                       | --                   | -----     |                                          |                               |
|                       | 64                   | 6,624,241 |                                          |                               |
|                       |                      | =====     |                                          |                               |

- (a) Property was sold in 2003.
- (b) Property was placed out of service in 2003.
- (c) One property was placed out of service in 2003.
- (d) Two properties were placed out of service in 2003.
- (e) Three properties were placed out of service in 2003.
- (f) Four properties were placed out of service in 2003.

PROPERTY DEVELOPMENT ACTIVITY

During 2003, the Company placed in-service 11 developments totaling approximately 1.3 million square feet of GLA at a total cost of approximately \$64.9 million, or approximately \$48.42 per square foot. The developed properties have the following characteristics:

| METROPOLITAN AREA   | GLA                         | PROPERTY TYPE      | AVERAGE<br>OCCUPANCY<br>AT 12/31/03 |
|---------------------|-----------------------------|--------------------|-------------------------------------|
| Loiusville, KY      | 221,000                     | Bulk Warehouse     | 100%                                |
| Northern New Jersey | 62,400                      | Light Industrial   | 92%                                 |
| Greensboro, NC (a)  | 252,000                     | Bulk Warehouse     | N/A                                 |
| Dallas, TX (b)      | 318,924                     | Bulk Warehouse     | N/A                                 |
| Tampa, FL (a)       | 63,080                      | R&D/Flex           | N/A                                 |
| Denver, CO (b)      | 50,470                      | Light Industrial   | N/A                                 |
| Tampa, FL (a)       | 71,180                      | R&D/Flex           | N/A                                 |
| St. Louis, MO       | 173,800                     | Bulk Warehouse     | 100%                                |
| Dallas, TX (a)      | 55,200                      | Regional Warehouse | N/A                                 |
| Phoenix, AZ (a)     | 19,960                      | Light Industrial   | N/A                                 |
| Tampa, FL (b)       | 52,280                      | R&D/Flex           | N/A                                 |
|                     | -----<br>1,340,294<br>===== |                    |                                     |

(a) Property was sold to one of the Company's industrial real estate joint ventures in 2003.

(b) Property was sold in 2003.

At December 31, 2003, the Company had 26 projects under development, with an estimated completion GLA of approximately 2.6 million square feet and an estimated completion cost of approximately \$156.1 million. The Company estimates it will place in service 22 of the 26 projects in fiscal year 2004. There can be no assurance that the Company will place these projects in service in 2004 or that the actual completion cost will not exceed the estimated completion cost stated above.

PROPERTY SALES

During 2003, the Company sold 125 in-service industrial properties and five out-of-service industrial properties totaling approximately 7.4 million square feet of GLA and several land parcels. Total gross sales proceeds approximated \$394.4 million. The 125 in-service industrial properties and five out-of-service industrial properties sold have the following characteristics:

| METROPOLITAN AREA        | NUMBER OF PROPERTIES | GLA     | PROPERTY TYPE             |
|--------------------------|----------------------|---------|---------------------------|
| Minneapolis, MN          | 1                    | 51,906  | Light Industrial          |
| Minneapolis, MN          | 1                    | 79,702  | Manufacturing             |
| Minneapolis, MN          | 1                    | 60,480  | Manufacturing             |
| Southern New Jersey      | 1                    | 23,037  | Light Industrial          |
| Portland, OR             | 1                    | 11,810  | Light Industrial          |
| Chicago, IL              | 1                    | 65,450  | Light Industrial          |
| Northern New Jersey      | 1                    | 23,430  | Light Industrial          |
| Minneapolis, MN          | 1                    | 19,675  | Light Industrial          |
| Minneapolis, MN          | 1                    | 19,792  | Light Industrial          |
| Chicago, IL              | 1                    | 50,400  | Light Industrial          |
| Atlanta, GA              | 1                    | 180,000 | Bulk Warehouse            |
| Chicago, IL              | 1                    | 80,180  | Light Industrial          |
| Salt Lake City, UT       | 1                    | 9,828   | Light Industrial          |
| Minneapolis, MN (a)      | 1                    | 128,872 | Bulk Warehouse            |
| Los Angeles, CA          | 3                    | 20,700  | Light Industrial          |
| Northern New Jersey      | 2                    | 104,820 | Light Industrial          |
| Northern New Jersey      | 1                    | 75,000  | Light Industrial          |
| Northern New Jersey      | 2                    | 110,000 | Light Industrial          |
| Central Pennsylvania     | 1                    | 70,000  | Manufacturing             |
| St. Louis, MO            | 1                    | 35,114  | Light Industrial          |
| Chicago, IL              | 1                    | 77,000  | Light Industrial          |
| Southern New Jersey      | 1                    | 142,750 | Bulk Warehouse            |
| Portland, OR             | 1                    | 20,812  | Light Industrial          |
| Portland, OR             | 1                    | 10,000  | Light Industrial          |
| Detroit, MI              | 1                    | 42,000  | Light Industrial          |
| Northern New Jersey      | 1                    | 43,400  | Light Industrial          |
| Los Angeles, CA          | 1                    | 7,800   | Light Industrial          |
| Los Angeles, CA          | 1                    | 8,086   | Light Industrial          |
| Los Angeles, CA          | 1                    | 7,300   | Light Industrial          |
| Los Angeles, CA          | 1                    | 8,048   | Light Industrial          |
| Dallas, TX               | 1                    | 49,330  | Light Industrial          |
| Denver, CO               | 3                    | 99,688  | Light Industrial/R&D/Flex |
| Chicago, IL              | 1                    | 66,958  | Light Industrial          |
| Baltimore, MD            | 1                    | 150,500 | Bulk Warehouse            |
| Dallas, TX               | 1                    | 22,615  | Light Industrial          |
| Greensboro, NC (a)       | 1                    | 252,000 | Bulk Warehouse            |
| Baltimore, MD (a)        | 1                    | 32,680  | Regional Warehouse        |
| Central Pennsylvania (a) | 1                    | 200,000 | Bulk Warehouse            |
| Chicago, IL              | 1                    | 92,527  | Light Industrial          |
| Atlanta, GA              | 1                    | 75,600  | Regional Warehouse        |
| Northern New Jersey      | 1                    | 20,158  | Light Industrial          |
| Tampa, FL                | 1                    | 112,000 | Bulk Warehouse            |
| Dallas, TX               | 1                    | 318,924 | Bulk Warehouse            |
| Detroit, MI              | 1                    | 41,380  | Light Industrial          |
| Detroit, MI              | 1                    | 40,000  | Light Industrial          |
| Portland, OR             | 20                   | 564,163 | Light Industrial          |
| Dallas, TX               | 1                    | 30,000  | Light Industrial          |

| METROPOLITAN AREA    | NUMBER OF PROPERTIES | GLA       | PROPERTY TYPE                                |
|----------------------|----------------------|-----------|----------------------------------------------|
| Denver, CO           | 1                    | 50,470    | Light Industrial                             |
| Tampa, FL            | 6                    | 107,540   | Light Industrial                             |
| Denver, CO           | 1                    | 43,987    | R&D/Flex                                     |
| Denver, CO           | 6                    | 229,086   | Light Industrial/R&D/Flex/Regional Warehouse |
| Dallas, TX           | 1                    | 58,989    | Light Industrial                             |
| Cincinnati, OH       | 3                    | 92,422    | R&D/Flex                                     |
| Nashville, TN        | 1                    | 207,440   | Bulk Warehouse                               |
| Chicago, IL          | 1                    | 309,600   | Bulk Warehouse                               |
| Los Angeles, CA      | 3                    | 68,672    | R&D/Flex                                     |
| Tampa, FL (a)        | 1                    | 71,180    | R&D/Flex                                     |
| Tampa, FL (a)        | 1                    | 63,080    | R&D/Flex                                     |
| Southern New Jersey  | 1                    | 49,300    | Light Industrial                             |
| Chicago, IL          | 1                    | 53,684    | Light Industrial                             |
| Detroit, MI          | 1                    | 9,700     | R&D/Flex                                     |
| Chicago, IL          | 1                    | 30,000    | Light Industrial                             |
| Philadelphia, PA     | 1                    | 14,041    | Light Industrial                             |
| Philadelphia, PA     | 1                    | 11,293    | Light Industrial                             |
| Nashville, TN        | 3                    | 339,050   | Bulk Warehouse                               |
| Los Angeles, CA      | 3                    | 69,592    | Light Industrial                             |
| Chicago, IL          | 1                    | 284,135   | Bulk Warehouse                               |
| Detroit, MI          | 1                    | 26,100    | Light Industrial                             |
| Philadelphia, PA     | 2                    | 50,900    | Light Industrial                             |
| Chicago, IL          | 1                    | 56,400    | Light Industrial                             |
| San Diego, CA        | 1                    | 111,644   | Bulk Warehouse                               |
| Chicago, IL          | 3                    | 57,905    | Light Industrial                             |
| Portland, OR         | 1                    | 29,040    | Light Industrial                             |
| Minneapolis, MN      | 1                    | 143,066   | Bulk Warehouse                               |
| Chicago, IL          | 1                    | 156,200   | Bulk Warehouse                               |
| Indianapolis, IN (a) | 1                    | 486,394   | Bulk Warehouse                               |
| Dallas, TX (a)       | 1                    | 55,200    | Regional Warehouse                           |
| Detroit, MI (a)      | 1                    | 42,930    | Regional Warehouse                           |
| Phoenix, AZ (a)      | 1                    | 19,960    | Light Industrial                             |
| Southern New Jersey  | 1                    | 181,000   | Bulk Warehouse                               |
| Southern New Jersey  | 1                    | 8,610     | Light Industrial                             |
| Tampa, FL            | 1                    | 52,280    | R&D/Flex                                     |
| Denver, CO           | 2                    | 48,000    | R&D/Flex                                     |
|                      | ---                  | -----     |                                              |
|                      | 130                  | 7,444,805 |                                              |
|                      | ===                  | =====     |                                              |

(a) Property was sold to one of the Company's industrial real estate joint ventures.

#### PROPERTY ACQUISITIONS, DEVELOPMENTS AND SALES SUBSEQUENT TO YEAR END

During the period January 1, 2004 through March 5, 2004, the Company acquired or completed development of nine industrial properties for a total estimated investment of approximately \$48.1 million. The Company also sold one land parcel for approximately \$0.2 million of gross proceeds during this period.

DETAIL PROPERTY LISTING

The following table lists all of the Company's in-service properties as of December 31, 2003, by geographic market area.

PROPERTY LISTING

| BUILDING ADDRESS             | LOCATION CITY/STATE | ENCUMBRANCES | YEAR BUILT -RENOVATED | BUILDING TYPE       | LAND AREA (ACRES) | GLA       | OCCUPANCY AT 12/31/03 |
|------------------------------|---------------------|--------------|-----------------------|---------------------|-------------------|-----------|-----------------------|
| <b>ATLANTA</b>               |                     |              |                       |                     |                   |           |                       |
| 4250 River Green Parkway     | Duluth, GA          |              | 1988                  | R&D/Flex            | 2.14              | 28,942    | 100%                  |
| 3400 Corporate Parkway       | Duluth, GA          |              | 1987                  | Light Industrial    | 3.73              | 59,959    | 77%                   |
| 3450 Corporate Parkway       | Duluth, GA          |              | 1988                  | R&D/Flex            | 2.38              | 37,346    | 44%                   |
| 3500 Corporate Parkway       | Duluth, GA          |              | 1991                  | R&D/Flex            | 2.80              | 44,242    | 100%                  |
| 3425 Corporate Parkway       | Duluth, GA          |              | 1990                  | R&D/Flex            | 3.49              | 43,006    | 100%                  |
| 1650 GA Highway 155          | McDonough, GA       |              | 1991                  | Bulk Warehouse      | 12.80             | 228,400   | 100%                  |
| 14101 Industrial Park Blvd.  | Covington, GA       |              | 1984                  | Light Industrial    | 9.25              | 92,160    | 100%                  |
| 801-804 Blacklawn Road       | Conyers, GA         |              | 1982                  | Bulk Warehouse      | 6.67              | 111,185   | 22%                   |
| 1665 Dogwood Drive           | Conyers, GA         |              | 1973                  | Manufacturing       | 9.46              | 198,000   | 100%                  |
| 1715 Dogwood Drive           | Conyers, GA         |              | 1973                  | Manufacturing       | 4.61              | 100,000   | 100%                  |
| 11235 Harland Drive          | Covington, GA       |              | 1988                  | Light Industrial    | 5.39              | 32,361    | 100%                  |
| 4050 Southmeadow Parkway     | Atlanta, GA         |              | 1991                  | Reg. Warehouse      | 6.60              | 87,328    | 0%                    |
| 4051 Southmeadow Parkway     | Atlanta, GA         |              | 1989                  | Bulk Warehouse      | 11.20             | 151,935   | 100%                  |
| 4071 Southmeadow Parkway     | Atlanta, GA         |              | 1991                  | Bulk Warehouse      | 17.80             | 209,918   | 100%                  |
| 3312 N. Berkeley Lake Road   | Duluth, GA          |              | 1969                  | Bulk Warehouse      | 52.11             | 1,040,296 | 100%                  |
| 370 Great Southwest Pkway(h) | Atlanta, GA         |              | 1986                  | Light Industrial    | 8.06              | 150,536   | 95%                   |
| 955 Cobb Place               | Kennesaw, GA        |              | 1991                  | Reg. Warehouse      | 8.73              | 97,518    | 100%                  |
| 2039 Monier Blvd             | Lithia Springs, GA  |              | 1999                  | Bulk Warehouse      | 10.00             | 110,000   | 100%                  |
| 1005 Sigman Road             | Conyers, GA         |              | 1986                  | Bulk Warehouse      | 9.12              | 127,338   | 100%                  |
| 2050 East Park Drive         | Conyers, GA         |              | 1998                  | Reg. Warehouse      | 5.46              | 90,289    | 100%                  |
| 201 Greenwood                | McDonough, GA       |              | 1999                  | Bulk Warehouse      | 39.00             | 800,000   | 76%                   |
| 220 Greenwood                | McDonough, GA       |              | 2000                  | Bulk Warehouse      | 26.69             | 504,000   | 100%                  |
| 1255 Oakbrook Drive          | Norcross, GA        |              | 1984                  | Light Industrial    | 2.50              | 36,000    | 33%                   |
| 1256 Oakbrook Drive          | Norcross, GA        |              | 1984                  | Light Industrial    | 3.48              | 40,504    | 88%                   |
| 1265 Oakbrook Drive          | Norcross, GA        |              | 1984                  | Light Industrial    | 3.52              | 51,200    | 100%                  |
| 1266 Oakbrook Drive          | Norcross, GA        |              | 1984                  | Light Industrial    | 3.62              | 30,378    | 100%                  |
| 1275 Oakbrook Drive          | Norcross, GA        |              | 1986                  | Reg. Warehouse      | 4.36              | 62,400    | 100%                  |
| 1280 Oakbrook Drive          | Norcross, GA        |              | 1986                  | Reg. Warehouse      | 4.34              | 46,400    | 56%                   |
| 1300 Oakbrook Drive          | Norcross, GA        |              | 1986                  | Light Industrial    | 5.41              | 52,000    | 100%                  |
| 1325 Oakbrook Drive          | Norcross, GA        |              | 1986                  | Light Industrial    | 3.53              | 53,120    | 81%                   |
| 1351 Oakbrook Drive          | Norcross, GA        |              | 1984                  | R&D/Flex            | 3.93              | 36,600    | 69%                   |
| 1346 Oakbrook Drive          | Norcross, GA        |              | 1985                  | R&D/Flex            | 5.52              | 74,538    | 100%                  |
| 1412 Oakbrook Drive          | Norcross, GA        |              | 1985                  | R&D/Flex            | 2.89              | 29,400    | 56%                   |
| 3060 Soutn Park Blvd         | Ellenwood, GA       |              | 1992                  | Bulk Warehouse      | 30.56             | 657,451   | 100%                  |
|                              |                     |              |                       |                     |                   | -----     | ---                   |
|                              |                     |              |                       | SUBTOTAL OR AVERAGE |                   | 5,514,750 | 91%                   |
|                              |                     |              |                       |                     |                   | -----     | ---                   |
| <b>BALTIMORE</b>             |                     |              |                       |                     |                   |           |                       |
| 3431 Benson                  | Baltimore, MD       |              | 1988                  | Light Industrial    | 3.48              | 60,227    | 76%                   |
| 1801 Portal                  | Baltimore, MD       |              | 1987                  | Light Industrial    | 3.72              | 57,600    | 100%                  |
| 1811 Portal                  | Baltimore, MD       |              | 1987                  | Light Industrial    | 3.32              | 60,000    | 90%                   |
| 1831 Portal                  | Baltimore, MD       |              | 1990                  | Light Industrial    | 3.18              | 46,522    | 100%                  |
| 1821 Portal                  | Baltimore, MD       |              | 1986                  | Light Industrial    | 4.63              | 86,234    | 100%                  |
| 1820 Portal                  | Baltimore, MD       | (d)          | 1982                  | Bulk Warehouse      | 6.55              | 171,000   | 100%                  |
| 6615 Tributary               | Baltimore, MD       |              | 1987                  | Light Industrial    | 4.36              | 65,860    | 59%                   |
| 7340 Executive               | Frederick, MD       |              | 1988                  | R&D/Flex            | 9.38              | 78,418    | 94%                   |
| 4845 Governors Way           | Frederick, MD       |              | 1988                  | Light Industrial    | 5.47              | 83,934    | 19%                   |
| 8900 Yellow Brick Road       | Baltimore, MD       |              | 1982                  | Light Industrial    | 5.80              | 60,000    | 100%                  |
| 7476 New Ridge               | Hanover, MD         |              | 1987                  | Light Industrial    | 18.00             | 71,866    | 100%                  |
| 8779 Greenwood Place         | Savage, MD          |              | 1978                  | Bulk Warehouse      | 8.00              | 142,189   | 100%                  |
| 1350 Blair Drive             | Odenton, MD         |              | 1991                  | Light Industrial    | 2.86              | 29,317    | 43%                   |
| 1360 Blair Drive             | Odenton, MD         |              | 1991                  | Light Industrial    | 4.19              | 43,194    | 100%                  |
| 1370 Blair Drive             | Odenton, MD         |              | 1991                  | Light Industrial    | 5.15              | 52,910    | 62%                   |
| 1920 Mendenhall Court        | Columbia, MD        |              | 1981                  | Light Industrial    | 3.70              | 49,259    | 100%                  |
| 4600 Boston Way              | Lanhan, MD          |              | 1980                  | Bulk Warehouse      | 5.89              | 86,400    | 100%                  |
| 4700 Boston Way              | Lanhan, MD          |              | 1979                  | Light Industrial    | 3.20              | 40,800    | 100%                  |
| 9800 Martin Luther King Hwy  | Lanhan, MD          |              | 1978                  | Light Industrial    | 4.85              | 80,000    | 100%                  |
|                              |                     |              |                       |                     |                   | -----     | ---                   |
|                              |                     |              |                       | SUBTOTAL OR AVERAGE |                   | 1,365,730 | 89%                   |
|                              |                     |              |                       |                     |                   | -----     | ---                   |
| <b>CENTRAL PENNSYLVANIA</b>  |                     |              |                       |                     |                   |           |                       |
| 1214-B Freedom Road          | Cranberry, PA       |              | 1982                  | Reg. Warehouse      | 5.99              | 32,779    | 100%                  |
| 401 Russell Drive            | Middletown, PA      |              | 1990                  | Reg. Warehouse      | 5.20              | 52,800    | 48%                   |
| 2700 Commerce Drive          | Middletown, PA      |              | 1990                  | Reg. Warehouse      | 3.60              | 32,000    | 100%                  |
| 2701 Commerce Drive          | Middletown, PA      |              | 1989                  | Light Industrial    | 6.40              | 48,000    | 100%                  |
| 2780 Commerce Drive          | Middletown, PA      |              | 1989                  | Light Industrial    | 2.00              | 21,600    | 100%                  |
| 7125 Grayson Road            | Harrisburg, PA      |              | 1991                  | Bulk Warehouse      | 17.17             | 300,000   | 0%                    |
| 7253 Grayson Road            | Harrisburg, PA      |              | 1990                  | Bulk Warehouse      | 12.42             | 198,386   | 100%                  |
| 5020 Louise Drive            | Mechanicsburg, PA   |              | 1995                  | Light Industrial    | 5.06              | 49,350    | 63%                   |
| 7195 Grayson Road            | Harrisburg, PA      |              | 1994                  | Bulk Warehouse      | 6.02              | 100,000   | 100%                  |
| 3380 Susquehanna Trail North | York, PA            |              | 1990                  | Bulk Warehouse      | 10.00             | 112,500   | 100%                  |

| BUILDING ADDRESS              | LOCATION<br>CITY/STATE | ENCUMBRANCES | YEAR BUILT<br>-RENOVATED | BUILDING TYPE    | LAND<br>AREA<br>(ACRES) | GLA       | OCCUPANCY AT<br>12/31/03 |
|-------------------------------|------------------------|--------------|--------------------------|------------------|-------------------------|-----------|--------------------------|
| CENTRAL PENNSYLVANIA (CONT.)  |                        |              |                          |                  |                         |           |                          |
| 350 Old Silver Spring Road    | Mechanicsburg, PA      |              | 1968/97                  | Light Industrial | 20.00                   | 264,120   | 77%                      |
| 4500 Westport Drive           | Mechanicsburg, PA      |              | 1996                     | Bulk Warehouse   | 11.20                   | 178,600   | 0%                       |
| 16522 Hunters Green Parkway   | Hagerstown, MD         | (f)          | 2000                     | Bulk Warehouse   | 35.00                   | 487,000   | 100%                     |
| SUBTOTAL OR AVERAGE           |                        |              |                          |                  |                         | 1,877,135 | 69%                      |
| CHICAGO                       |                        |              |                          |                  |                         |           |                          |
| 720-730 Landwehr Road         | Northbrook, IL         |              | 1978                     | Light Industrial | 4.29                    | 66,912    | 32%                      |
| 20W201 101st Street           | Lemont, IL             |              | 1988                     | Bulk Warehouse   | 8.72                    | 160,201   | 57%                      |
| 3600 West Pratt Avenue        | Lincolnwood, IL        |              | 1953/88                  | Bulk Warehouse   | 6.35                    | 204,679   | 68%                      |
| 6750 South Sayre Avenue       | Bedford Park, IL       |              | 1975                     | Light Industrial | 2.51                    | 63,383    | 59%                      |
| 585 Slawin Court              | Mount Prospect, IL     |              | 1992                     | R&D/Flex         | 3.71                    | 38,150    | 0%                       |
| 2300 Windsor Court            | Addison, IL            |              | 1986                     | Bulk Warehouse   | 6.80                    | 105,100   | 100%                     |
| 3505 Thayer Court             | Aurora, IL             |              | 1989                     | Light Industrial | 4.60                    | 64,220    | 100%                     |
| 305-311 Era Drive             | Northbrook, IL         |              | 1978                     | Light Industrial | 1.82                    | 27,549    | 100%                     |
| 4330 South Racine Avenue      | Chicago, IL            |              | 1978                     | Manufacturing    | 5.57                    | 168,000   | 100%                     |
| 12241 Melrose Street          | Franklin Park, IL      |              | 1969                     | Light Industrial | 2.47                    | 77,301    | 100%                     |
| 3150-3160 MacArthur Boulevard | Northbrook, IL         |              | 1978                     | Light Industrial | 2.14                    | 41,780    | 100%                     |
| 2942 MacArthur Boulevard      | Northbrook, IL         |              | 1979                     | R&D/Flex         | 3.12                    | 49,730    | 100%                     |
| 305-307 East North Avenue     | Carol Stream, IL       |              | 1999                     | Reg. Warehouse   | 0.00                    | 50,009    | 100%                     |
| 11939 South Central Avenue    | Alsip, IL              |              | 1972                     | Bulk Warehouse   | 12.60                   | 320,171   | 100%                     |
| 405 East Shawmut              | LaGrange, IL           |              | 1965                     | Light Industrial | 3.39                    | 59,075    | 69%                      |
| 1010-50 Sesame Street         | Bensenville, IL        |              | 1976                     | Manufacturing    | 8.00                    | 252,000   | 100%                     |
| 5555 West 70th Place          | Bedford Park, IL       |              | 1973                     | Manufacturing    | 2.50                    | 41,531    | 100%                     |
| 7401 South Pulaski            | Chicago, IL            |              | 1975/86                  | Bulk Warehouse   | 5.36                    | 213,670   | 96%                      |
| 7501 South Pulaski            | Chicago, IL            |              | 1975/86                  | Bulk Warehouse   | 3.88                    | 159,728   | 100%                     |
| 385 Fenton Lane               | West Chicago, IL       |              | 1990                     | Bulk Warehouse   | 6.79                    | 180,417   | 100%                     |
| 335 Crossroad Parkway         | Bolingbrook, IL        |              | 1996                     | Bulk Warehouse   | 12.86                   | 288,000   | 100%                     |
| 905 Paramount                 | Batavia, IL            |              | 1977                     | Light Industrial | 2.60                    | 60,000    | 100%                     |
| 1005 Paramount                | Batavia, IL            |              | 1978                     | Light Industrial | 2.50                    | 64,574    | 100%                     |
| 2120-24 Roberts               | Broadview, IL          |              | 1960                     | Light Industrial | 2.30                    | 60,009    | 100%                     |
| 3575 Stern Avenue             | St. Charles, IL        |              | 1979/84                  | Reg. Warehouse   | 2.73                    | 68,728    | 100%                     |
| 3810 Stern Avenue             | St. Charles, IL        |              | 1985                     | Reg. Warehouse   | 4.67                    | 100,074   | 100%                     |
| 700 Business Center Drive     | Mount Prospect, IL     |              | 1980                     | Light Industrial | 3.12                    | 34,800    | 100%                     |
| 555 Business Center Drive     | Mount Prospect, IL     |              | 1981                     | Light Industrial | 2.96                    | 31,175    | 0%                       |
| 800 Business Center Drive     | Mount Prospect, IL     |              | 1988/99                  | Light Industrial | 5.40                    | 81,610    | 100%                     |
| 580 Slawin Court              | Mount Prospect, IL     |              | 1985                     | Light Industrial | 2.08                    | 30,225    | 100%                     |
| 1150 Feehanville              | Mount Prospect, IL     |              | 1983                     | Light Industrial | 2.74                    | 33,600    | 100%                     |
| 1200 Business Center Drive    | Mount Prospect, IL     |              | 1988/2000                | Light Industrial | 6.68                    | 106,000   | 77%                      |
| 1331 Business Center Drive    | Mount Prospect, IL     |              | 1985                     | Light Industrial | 3.12                    | 30,380    | 100%                     |
| 19W661 101st Street           | Lemont, IL             |              | 1988                     | Bulk Warehouse   | 10.94                   | 248,791   | 0%                       |
| 19W751 101st Street           | Lemont, IL             |              | 1991                     | Bulk Warehouse   | 7.13                    | 147,400   | 0%                       |
| 175 Wall Street               | Glendale Heights, IL   |              | 1990                     | Light Industrial | 4.10                    | 50,050    | 100%                     |
| 800-820 Thorndale Avenue      | Bensenville, IL        |              | 1985                     | R&D/Flex         | 5.56                    | 73,249    | 100%                     |
| 830-890 Supreme Drive         | Bensenville, IL        |              | 1981                     | Light Industrial | 4.77                    | 85,542    | 100%                     |
| 1661 Feehanville Drive        | Mount Prospect, IL     |              | 1986                     | R&D/Flex         | 6.89                    | 85,955    | 69%                      |
| 1400-1436 Brook Drive         | Downers Grove, IL      | (g)          | 1972                     | Light Industrial | 7.55                    | 137,678   | 94%                      |
| SUBTOTAL OR AVERAGE           |                        |              |                          |                  |                         | 4,161,446 | 82%                      |
| CINCINNATI                    |                        |              |                          |                  |                         |           |                          |
| 9900-9970 Princeton           | Cincinnati, OH         |              | 1970                     | Bulk Warehouse   | 10.64                   | 185,580   | 91%                      |
| 2940 Highland Avenue          | Cincinnati, OH         |              | 1969/74                  | Bulk Warehouse   | 17.08                   | 502,000   | 90%                      |
| 4700-4750 Creek Road          | Blue Ash, OH           |              | 1960                     | Light Industrial | 15.32                   | 265,000   | 97%                      |
| 12072 Best Place              | Springboro, OH         |              | 1984                     | Bulk Warehouse   | 7.80                    | 112,500   | 72%                      |
| 901 Pleasant Valley Drive     | Springboro, OH         |              | 1984/94                  | Light Industrial | 7.70                    | 69,220    | 100%                     |
| 4440 Mulhauser Road           | Cincinnati, OH         |              | 1999                     | Bulk Warehouse   | 15.26                   | 240,000   | 100%                     |
| 4434 Mulhauser Road           | Cincinnati, OH         |              | 1999                     | Bulk Warehouse   | 25.00                   | 140,800   | 77%                      |
| 9449 Glades Road              | Hamilton, OH           |              | 1999                     | Bulk Warehouse   | 7.40                    | 168,000   | 84%                      |
| SUBTOTAL OR AVERAGE           |                        |              |                          |                  |                         | 1,683,100 | 90%                      |
| COLUMBUS                      |                        |              |                          |                  |                         |           |                          |
| 3800 Lockbourne Industria Pky | Columbus, OH           |              | 1986                     | Bulk Warehouse   | 22.12                   | 404,734   | 100%                     |
| 1819 North Walcutt Road       | Columbus, OH           |              | 1973                     | Bulk Warehouse   | 11.33                   | 243,000   | 96%                      |
| 4300 Cemetery Road            | Hilliard, OH           |              | 1968/83                  | Manufacturing    | 62.71                   | 255,470   | 100%                     |
| 4115 Leap Road (h)            | Hilliard, OH           |              | 1977                     | Light Industrial | 18.66                   | 217,612   | 100%                     |
| 3300 Lockbourne               | Columbus, OH           |              | 1964                     | Bulk Warehouse   | 17.00                   | 300,200   | 66%                      |
| SUBTOTAL OR AVERAGE           |                        |              |                          |                  |                         | 1,421,016 | 92%                      |
| DALLAS/FORT WORTH             |                        |              |                          |                  |                         |           |                          |
| 1275-1281 Roundtable Drive    | Dallas, TX             |              | 1966                     | Light Industrial | 1.75                    | 30,642    | 100%                     |
| 2406-2416 Walnut Ridge        | Dallas, TX             |              | 1978                     | Light Industrial | 1.76                    | 44,000    | 100%                     |
| 12750 Perimeter Drive         | Dallas, TX             |              | 1979                     | Bulk Warehouse   | 6.72                    | 178,200   | 100%                     |
| 1324-1343 Roundtable Drive    | Dallas, TX             |              | 1972                     | Light Industrial | 2.09                    | 47,000    | 100%                     |
| 2401-2419 Walnut Ridge        | Dallas, TX             |              | 1978                     | Light Industrial | 1.20                    | 30,000    | 100%                     |
| 4248-4252 Simonton            | Farmers Ranch, TX      |              | 1973                     | Bulk Warehouse   | 8.18                    | 205,693   | 100%                     |
| 900-906 Great Southwest Pkwy  | Arlington, TX          |              | 1972                     | Light Industrial | 3.20                    | 69,761    | 100%                     |
| 2179 Shiloh Road              | Garland, TX            |              | 1982                     | Reg. Warehouse   | 3.63                    | 65,700    | 100%                     |
| 2159 Shiloh Road              | Garland, TX            |              | 1982                     | R&D/Flex         | 1.15                    | 20,800    | 100%                     |
| 2701 Shiloh Road              | Garland, TX            |              | 1981                     | Bulk Warehouse   | 8.20                    | 214,650   | 100%                     |
| 12784 Perimeter Drive (i)     | Dallas, TX             |              | 1981                     | Light Industrial | 4.57                    | 95,671    | 86%                      |
| 3000 West Commerce            | Dallas, TX             |              | 1980                     | Manufacturing    | 11.23                   | 128,478   | 100%                     |





| BUILDING ADDRESS              | LOCATION<br>CITY/STATE | ENCUMBRANCES | YEAR BUILT<br>-RENOVATED | BUILDING TYPE       | LAND<br>AREA<br>(ACRES) | GLA       | OCCUPANCY AT<br>12/31/03 |
|-------------------------------|------------------------|--------------|--------------------------|---------------------|-------------------------|-----------|--------------------------|
| DALLAS/FORT WORTH (CONT.)     |                        |              |                          |                     |                         |           |                          |
| 3030 Hansboro                 | Dallas, TX             |              | 1971                     | Bulk Warehouse      | 3.71                    | 100,000   | 100%                     |
| 5222 Cockrell Hill            | Dallas, TX             |              | 1973                     | Manufacturing       | 4.79                    | 96,506    | 100%                     |
| 405-407 113th                 | Arlington, TX          |              | 1969                     | Light Industrial    | 2.75                    | 60,000    | 100%                     |
| 816 111th Street              | Arlington, TX          |              | 1972                     | Light Industrial    | 2.89                    | 65,000    | 100%                     |
| 7341 Dogwood Park             | Richland Hills, TX     |              | 1973                     | Light Industrial    | 1.09                    | 20,045    | 100%                     |
| 7427 Dogwood Park             | Richland Hills, TX     |              | 1973                     | Light Industrial    | 1.60                    | 27,500    | 100%                     |
| 7348-54 Tower Street          | Richland Hills, TX     |              | 1978                     | Light Industrial    | 1.09                    | 20,107    | 100%                     |
| 7370 Dogwood Park             | Richland Hills, TX     |              | 1987                     | Light Industrial    | 1.18                    | 18,511    | 100%                     |
| 7339-41 Tower Street          | Richland Hills, TX     |              | 1980                     | Light Industrial    | 0.95                    | 17,600    | 100%                     |
| 7437-45 Tower Street          | Richland Hills, TX     |              | 1977                     | Light Industrial    | 1.16                    | 20,018    | 100%                     |
| 7331-59 Airport Freeway       | Richland Hills, TX     |              | 1987                     | R&D/Flex            | 2.63                    | 37,487    | 100%                     |
| 7338-60 Dogwood Park          | Richland Hills, TX     |              | 1978                     | R&D/Flex            | 1.51                    | 26,407    | 100%                     |
| 7450-70 Dogwood Park          | Richland Hills, TX     |              | 1985                     | Light Industrial    | 0.88                    | 18,004    | 100%                     |
| 7423-49 Airport Freeway       | Richland Hills, TX     |              | 1985                     | R&D/Flex            | 2.39                    | 33,388    | 100%                     |
| 7400 Whitehall Street         | Richland Hills, TX     |              | 1994                     | Light Industrial    | 1.07                    | 22,867    | 100%                     |
| 1602-1654 Terre Colony        | Dallas, TX             |              | 1981                     | Bulk Warehouse      | 5.72                    | 130,949   | 69%                      |
| 3330 Duncanville Road         | Dallas, TX             |              | 1987                     | Reg. Warehouse      | 2.20                    | 50,560    | 100%                     |
| 6851-6909 Snowden Road        | Fort Worth, TX         |              | 1985/86                  | Bulk Warehouse      | 13.00                   | 281,200   | 100%                     |
| 2351-2355 Merritt Drive       | Garland, TX            |              | 1986                     | R&D/Flex            | 5.00                    | 16,740    | 100%                     |
| 10575 Vista Park              | Dallas, TX             |              | 1988                     | Reg. Warehouse      | 2.10                    | 37,252    | 100%                     |
| 701-735 North Plano Road      | Richardson, TX         |              | 1972/94                  | Bulk Warehouse      | 5.78                    | 100,065   | 100%                     |
| 2259 Merritt Drive            | Garland, TX            |              | 1986                     | R&D/Flex            | 1.90                    | 16,740    | 100%                     |
| 2260 Merritt Drive            | Garland, TX            |              | 1986/99                  | Reg. Warehouse      | 3.70                    | 62,847    | 100%                     |
| 2220 Merritt Drive            | Garland, TX            |              | 1986/2000                | Reg. Warehouse      | 3.90                    | 70,390    | 100%                     |
| 2010 Merritt Drive            | Garland, TX            |              | 1986                     | Reg. Warehouse      | 2.80                    | 57,392    | 100%                     |
| 2363 Merritt Drive            | Garland, TX            |              | 1986                     | R&D/Flex            | 0.40                    | 12,300    | 100%                     |
| 2447 Merritt Drive            | Garland, TX            |              | 1986                     | R&D/Flex            | 0.40                    | 12,300    | 100%                     |
| 2465-2475 Merritt Drive       | Garland, TX            |              | 1986                     | R&D/Flex            | 0.50                    | 16,740    | 100%                     |
| 2485-2505 Merritt Drive       | Garland, TX            |              | 1986                     | Bulk Warehouse      | 5.70                    | 108,550   | 100%                     |
| 17919 Waterview Parkway       | Dallas, TX             |              | 1987                     | Reg. Warehouse      | 4.88                    | 70,936    | 100%                     |
| 2081 Hutton Drive-Bldg 1 (i)  | Carrollton, TX         |              | 1981                     | R&D/Flex            | 3.73                    | 42,170    | 100%                     |
| 2150 Hutton Drive             | Carrollton, TX         |              | 1980                     | Light Industrial    | 2.50                    | 48,325    | 100%                     |
| 2110 Hutton Drive             | Carrollton, TX         |              | 1985                     | R&D/Flex            | 5.83                    | 59,528    | 100%                     |
| 2025 McKenzie Drive           | Carrollton, TX         |              | 1985                     | Reg. Warehouse      | 3.81                    | 73,556    | 100%                     |
| 2019 McKenzie Drive           | Carrollton, TX         |              | 1985                     | Reg. Warehouse      | 3.93                    | 80,780    | 100%                     |
| 1420 Valwood-Bldg 1 (h)       | Carrollton, TX         |              | 1986                     | R&D/Flex            | 3.30                    | 40,884    | 86%                      |
| 1620 Valwood-Bldg 1 (i)       | Carrollton, TX         |              | 1986                     | Light Industrial    | 6.59                    | 103,475   | 100%                     |
| 1625 West Crosby Road         | Carrollton, TX         |              | 1988                     | Light Industrial    | 4.72                    | 87,687    | 100%                     |
| 2029-2035 McKenzie Drive      | Carrollton, TX         |              | 1985                     | Reg. Warehouse      | 3.30                    | 81,924    | 87%                      |
| 1840 Hutton Drive (h)         | Carrollton, TX         |              | 1986                     | R&D/Flex            | 5.83                    | 93,132    | 100%                     |
| 1420 Valwood-Bldg II          | Carrollton, TX         |              | 1986                     | Light Industrial    | 3.32                    | 55,625    | 100%                     |
| 2015 McKenzie Drive           | Carrollton, TX         |              | 1986                     | Light Industrial    | 3.38                    | 73,187    | 62%                      |
| 2009 McKenzie Drive           | Carrollton, TX         |              | 1987                     | Light Industrial    | 3.03                    | 66,112    | 74%                      |
| 900-1100 Avenue S             | Grand Prairie, TX      |              | 1985                     | Bulk Warehouse      | 5.50                    | 122,881   | 80%                      |
| 15001 Trinity Blvd            | Fort Worth, TX         |              | 1984                     | Light Industrial    | 4.70                    | 83,473    | 100%                     |
| Plano Crossing (j)            | Plano, TX              |              | 1998                     | Light Industrial    | 13.66                   | 215,672   | 100%                     |
| 7413A-C Dogwood Park          | Richland Hills, TX     |              | 1990                     | Light Industrial    | 1.23                    | 22,500    | 100%                     |
| 7450 Tower Street             | Richland Hills, TX     |              | 1977                     | R&D/Flex            | 0.68                    | 10,000    | 100%                     |
| 7436 Tower Street             | Richland Hills, TX     |              | 1979                     | Light Industrial    | 0.89                    | 15,000    | 100%                     |
| 7501 Airport Freeway          | Richland Hills, TX     |              | 1983                     | Light Industrial    | 2.04                    | 15,000    | 100%                     |
| 7426 Tower Street             | Richland Hills, TX     |              | 1978                     | Light Industrial    | 1.06                    | 19,780    | 100%                     |
| 7427-7429 Tower Street        | Richland Hills, TX     |              | 1981                     | Light Industrial    | 1.02                    | 20,000    | 100%                     |
| 2840-2842 HandleyEderville Rd | Richland Hills, TX     |              | 1977                     | R&D/Flex            | 1.25                    | 20,260    | 100%                     |
| 7451-7477 Airport Freeway     | Richland Hills, TX     |              | 1984                     | R&D/Flex            | 2.30                    | 33,627    | 82%                      |
| 7415 Whitehall Street         | Richland Hills, TX     |              | 1986                     | Light Industrial    | 3.95                    | 61,260    | 100%                     |
| 7450 Whitehall Street         | Richland Hills, TX     |              | 1978                     | Light Industrial    | 1.17                    | 25,000    | 100%                     |
| 7430 Whitehall Street         | Richland Hills, TX     |              | 1985                     | Light Industrial    | 1.06                    | 24,600    | 100%                     |
| 7420 Whitehall Street         | Richland Hills, TX     |              | 1985                     | Light Industrial    | 1.06                    | 20,300    | 100%                     |
| 300 Wesley Way                | Richland Hills, TX     |              | 1995                     | Reg. Warehouse      | 2.59                    | 41,340    | 100%                     |
| 2104 Hutton Drive             | Carrollton, TX         |              | 1990                     | Light Industrial    | 1.70                    | 24,800    | 100%                     |
| Addison Tech Ctr - Bldg B     | Addison, TX            |              | 2001                     | Reg. Warehouse      | 8.17                    | 102,400   | 85%                      |
| 7337 Dogwood Park             | Richland Hills, TX     |              | 1975                     | Light Industrial    | 1.14                    | 21,000    | 95%                      |
| 7334 Tower Street             | Richland Hills, TX     |              | 1975                     | Light Industrial    | 0.97                    | 20,000    | 100%                     |
| 7451 Dogwood Park             | Richland Hills, TX     |              | 1977                     | Light Industrial    | 1.85                    | 39,674    | 100%                     |
| 2821 Cullen Street            | Fort Worth, TX         |              | 1961                     | Light Industrial    | 0.84                    | 17,877    | 100%                     |
| 2105 McDaniel Drive           | Carrollton, TX         |              | 1986                     | Bulk Warehouse      | 4.59                    | 107,915   | 100%                     |
| 1505 Luna Road - Bldg II      | Carrollton, TX         |              | 1988                     | Light Industrial    | 1.00                    | 16,800    | 100%                     |
| 1505 Luna Road - Bldg I       | Carrollton, TX         |              | 1988                     | Light Industrial    | 2.97                    | 49,791    | 70%                      |
|                               |                        |              |                          | SUBTOTAL OR AVERAGE |                         | 4,816,331 | 96%                      |
| DAYTON                        |                        |              |                          |                     |                         |           |                          |
| 6094-6104 Executive Boulevard | Huber Heights, OH      |              | 1975                     | Light Industrial    | 3.33                    | 43,200    | 97%                      |
| 6202-6220 Executive Boulevard | Huber Heights, OH      |              | 1996                     | Light Industrial    | 3.79                    | 64,000    | 100%                     |
| 6268-6294 Executive Boulevard | Huber Heights, OH      |              | 1989                     | Light Industrial    | 4.03                    | 60,800    | 79%                      |
| 5749-5753 Executive Boulevard | Huber Heights, OH      |              | 1975                     | Light Industrial    | 1.15                    | 12,000    | 50%                      |
| 6230-6266 Executive Boulevard | Huber Heights, OH      |              | 1979                     | Light Industrial    | 5.30                    | 84,000    | 82%                      |
| 2200-2224 Sandridge Road      | Moraine, OH            |              | 1983                     | Light Industrial    | 2.96                    | 58,746    | 100%                     |
| 8119-8137 Uehling Lane        | Dayton, OH             |              | 1978                     | R&D/Flex            | 1.15                    | 20,000    | 100%                     |
|                               |                        |              |                          | SUBTOTAL OR AVERAGE |                         | 342,746   | 90%                      |

| BUILDING ADDRESS                 | LOCATION CITY/STATE | ENCUMBRANCES | YEAR BUILT -RENOVATED | BUILDING TYPE       | LAND AREA (ACRES) | GLA       | OCCUPANCY AT 12/31/03 |
|----------------------------------|---------------------|--------------|-----------------------|---------------------|-------------------|-----------|-----------------------|
| DENVER                           |                     |              |                       |                     |                   |           |                       |
| 7100 North Broadway - Bldg.1     | Denver, CO          |              | 1978                  | Light Industrial    | 16.80             | 32,298    | 81%                   |
| 7100 North Broadway - Bldg.2     | Denver, CO          |              | 1978                  | Light Industrial    | 16.90             | 32,500    | 82%                   |
| 7100 North Broadway - Bldg.3     | Denver, CO          |              | 1978                  | Light Industrial    | 11.60             | 22,259    | 96%                   |
| 7100 North Broadway - Bldg.5     | Denver, CO          |              | 1978                  | Light Industrial    | 15.00             | 28,789    | 69%                   |
| 7100 North Broadway - Bldg.6     | Denver, CO          |              | 1978                  | Light Industrial    | 22.50             | 38,255    | 78%                   |
| 20100 East 32nd Avenue Parkway   | Aurora, CO          |              | 1997                  | R&D/Flex            | 4.10              | 51,522    | 95%                   |
| 5454 Washington                  | Denver, CO          |              | 1985                  | Light Industrial    | 4.00              | 34,740    | 100%                  |
| 700 West 48th Street             | Denver, CO          |              | 1984                  | Light Industrial    | 5.40              | 53,431    | 85%                   |
| 702 West 48th Street             | Denver, CO          |              | 1984                  | Light Industrial    | 5.40              | 23,820    | 87%                   |
| 6425 North Washington            | Denver, CO          |              | 1983                  | R&D/Flex            | 4.05              | 81,120    | 81%                   |
| 3370 North Peoria Street         | Aurora, CO          |              | 1978                  | R&D/Flex            | 1.64              | 25,538    | 78%                   |
| 3390 North Peoria Street         | Aurora, CO          |              | 1978                  | R&D/Flex            | 1.46              | 22,699    | 72%                   |
| 3508-3538 North Peoria Street    | Aurora, CO          |              | 1978                  | R&D/Flex            | 2.61              | 40,653    | 81%                   |
| 3568 North Peoria Street         | Aurora, CO          |              | 1978                  | R&D/Flex            | 2.24              | 34,937    | 56%                   |
| 4785 Elati                       | Denver, CO          |              | 1972                  | Light Industrial    | 3.34              | 34,777    | 90%                   |
| 4770 Fox Street                  | Denver, CO          |              | 1972                  | Light Industrial    | 3.38              | 26,565    | 100%                  |
| 1550 West Evans                  | Denver, CO          |              | 1975                  | Light Industrial    | 3.92              | 78,787    | 91%                   |
| 3751 - 71 Revere Street          | Denver, CO          |              | 1980                  | Reg. Warehouse      | 2.41              | 55,027    | 100%                  |
| 3871 Revere Street               | Denver, CO          |              | 1980                  | Reg. Warehouse      | 3.19              | 75,265    | 100%                  |
| 4570 Ivy Street                  | Denver, CO          |              | 1985                  | Light Industrial    | 1.77              | 31,355    | 100%                  |
| 5855 Stapleton Drive North       | Denver, CO          |              | 1985                  | Light Industrial    | 2.33              | 41,268    | 100%                  |
| 5885 Stapleton Drive North       | Denver, CO          |              | 1985                  | Light Industrial    | 3.05              | 53,893    | 100%                  |
| 5977-5995 North Broadway         | Denver, CO          |              | 1978                  | Light Industrial    | 4.96              | 50,280    | 80%                   |
| 2952-5978 North Broadway         | Denver, CO          |              | 1978                  | Light Industrial    | 7.91              | 88,977    | 88%                   |
| 6400 North Broadway              | Denver, CO          |              | 1982                  | Light Industrial    | 4.51              | 69,430    | 100%                  |
| 4721 Ironton Street              | Denver, CO          |              | 1969                  | R&D/Flex            | 2.84              | 51,260    | 100%                  |
| 7100 North Broadway - 7          | Denver, CO          |              | 1985                  | R&D/Flex            | 2.30              | 24,822    | 81%                   |
| 7100 North Broadway - 8          | Denver, CO          |              | 1985                  | R&D/Flex            | 2.30              | 9,107     | 100%                  |
| 6804 East 48th Avenue            | Denver, CO          |              | 1973                  | R&D/Flex            | 2.23              | 46,464    | 88%                   |
| 445 Bryant Street                | Denver, CO          |              | 1960                  | Light Industrial    | 6.31              | 292,471   | 94%                   |
| East 47th Drive -A               | Denver, CO          |              | 1997                  | R&D/Flex            | 3.00              | 51,210    | 87%                   |
| 9500 W. 49th Street - A          | Wheatridge, CO      |              | 1997                  | Light Industrial    | 1.74              | 19,217    | 100%                  |
| 9500 W. 49th Street - B          | Wheatridge, CO      |              | 1997                  | Light Industrial    | 1.74              | 16,441    | 100%                  |
| 9500 W. 49th Street - C          | Wheatridge, CO      |              | 1997                  | R&D/Flex            | 1.74              | 29,174    | 59%                   |
| 9500 W. 49th Street - D          | Wheatridge, CO      |              | 1997                  | Light Industrial    | 1.74              | 41,615    | 100%                  |
| 8100 South Park Way - A          | Littleton, CO       |              | 1997                  | R&D/Flex            | 3.33              | 52,581    | 72%                   |
| 8100 South Park Way - B          | Littleton, CO       |              | 1984                  | R&D/Flex            | 0.78              | 12,204    | 100%                  |
| 8100 South Park Way - C          | Littleton, CO       |              | 1984                  | Light Industrial    | 4.28              | 67,520    | 100%                  |
| 451-591 East 124th Avenue        | Littleton, CO       |              | 1979                  | Light Industrial    | 4.96              | 59,711    | 100%                  |
| 608 Garrison Street              | Lakewood, CO        |              | 1984                  | R&D/Flex            | 2.17              | 25,075    | 81%                   |
| 610 Garrison Street              | Lakewood, CO        |              | 1984                  | R&D/Flex            | 2.17              | 24,965    | 86%                   |
| 1111 West Evans (A&C)            | Denver, CO          |              | 1986                  | Light Industrial    | 2.00              | 36,894    | 100%                  |
| 1111 West Evans (B)              | Denver, CO          |              | 1986                  | Light Industrial    | 0.50              | 4,725     | 100%                  |
| 15000 West 6th Avenue            | Golden, CO          |              | 1985                  | R&D/Flex            | 5.25              | 69,279    | 71%                   |
| 14998 West 6th Avenue Building E | Golden, CO          |              | 1995                  | R&D/Flex            | 2.29              | 42,832    | 79%                   |
| 14998 West 6th Avenue Building F | Englewood, CO       |              | 1995                  | R&D/Flex            | 2.29              | 20,424    | 100%                  |
| 12503 East Euclid Drive          | Denver, CO          |              | 1986                  | R&D/Flex            | 10.90             | 97,871    | 56%                   |
| 6547 South Racine Circle         | Englewood, CO       |              | 1996                  | Light Industrial    | 3.92              | 59,918    | 89%                   |
| 7800 East Iliff Avenue           | Denver, CO          |              | 1983                  | R&D/Flex            | 3.06              | 22,296    | 39%                   |
| 2369 South Trenton Way           | Denver, CO          |              | 1983                  | R&D/Flex            | 4.80              | 33,108    | 100%                  |
| 2422 South Trenton Way           | Denver, CO          |              | 1983                  | R&D/Flex            | 3.94              | 27,413    | 49%                   |
| 2452 South Trenton Way           | Denver, CO          |              | 1983                  | R&D/Flex            | 6.78              | 47,931    | 75%                   |
| 1600 South Abilene               | Aurora, CO          |              | 1986                  | R&D/Flex            | 3.53              | 47,930    | 40%                   |
| 1620 South Abilene               | Aurora, CO          |              | 1986                  | Light Industrial    | 2.04              | 27,666    | 100%                  |
| 1640 South Abilene               | Aurora, CO          |              | 1986                  | Light Industrial    | 2.80              | 37,948    | 100%                  |
| 13900 East Florida Avenue        | Aurora, CO          |              | 1986                  | R&D/Flex            | 1.44              | 19,493    | 100%                  |
| 14401-14492 East 33rd Place      | Aurora, CO          |              | 1979                  | Bulk Warehouse      | 4.75              | 100,100   | 100%                  |
| 11701 East 53rd Avenue           | Denver, CO          |              | 1985                  | Reg. Warehouse      | 4.19              | 81,981    | 100%                  |
| 5401 Oswego Street               | Denver, CO          |              | 1985                  | Reg. Warehouse      | 2.80              | 54,738    | 100%                  |
| 3811 Joliet                      | Denver, CO          |              | 1977                  | R&D/Flex            | 14.24             | 124,290   | 100%                  |
| 2630 West 2nd Avenue             | Denver, CO          |              | 1970                  | Light Industrial    | 0.50              | 8,260     | 100%                  |
| 2650 West 2nd Avenue             | Denver, CO          |              | 1970                  | Light Industrial    | 2.80              | 36,081    | 100%                  |
| 14818 West 6th Avenue Bldg.A     | Golden, CO          |              | 1985                  | R&D/Flex            | 2.54              | 39,776    | 76%                   |
| 14828 West 6th Avenue Bldg.B     | Golden, CO          |              | 1985                  | R&D/Flex            | 2.54              | 41,805    | 89%                   |
| 12055 E. 49th Ave/4955 Peoria    | Denver, CO          |              | 1984                  | R&D/Flex            | 3.09              | 49,575    | 88%                   |
| 4940-4950 Paris                  | Denver, CO          |              | 1984                  | R&D/Flex            | 1.58              | 25,290    | 100%                  |
| 4970 Paris                       | Denver, CO          |              | 1984                  | R&D/Flex            | 0.98              | 15,767    | 100%                  |
| 5010 Paris                       | Denver, CO          |              | 1984                  | R&D/Flex            | 0.92              | 14,822    | 100%                  |
| 7367 South Revere Parkway        | Englewood, CO       |              | 1997                  | Bulk Warehouse      | 8.50              | 102,839   | 86%                   |
| 10311 W. Hampden Avenue          | Lakewood, CO        |              | 1999                  | Light               | 4.40              | 52,227    | 82%                   |
| 8200 E. Park Meadows Drive (h)   | Lone Tree, CO       |              | 1984                  | R&D Flex            | 6.60              | 90,219    | 77%                   |
| 3250 Quentin (h)                 | Aurora, CO          |              | 1984/2000             | Light               | 8.90              | 144,464   | 95%                   |
| 11585 E. 53rd Ave. (h)           | Denver, CO          |              | 1984                  | Bulk Warehouse      | 15.10             | 335,967   | 100%                  |
| 10500 East 54th Ave. (i)         | Denver, CO          |              | 1986                  | Light               | 9.12              | 178,148   | 98%                   |
|                                  |                     |              |                       | SUBTOTAL OR AVERAGE |                   | 4,044,099 | 90%                   |
| DES MOINES                       |                     |              |                       |                     |                   |           |                       |
| 2250 Delaware Ave.               | Des Moines, IA      |              | 1975                  | Reg. Warehouse      | 4.20              | 88,000    | 32%                   |
|                                  |                     |              |                       | SUBTOTAL OR AVERAGE |                   | 88,000    | 32%                   |

| BUILDING ADDRESS          | LOCATION<br>CITY/STATE | ENCUMBRANCES | YEAR BUILT-<br>ENOVATED | BUILDING TYPE    | LAND AREA<br>(ACRES) | GLA      | OCCUPANCY AT<br>12/31/03 |
|---------------------------|------------------------|--------------|-------------------------|------------------|----------------------|----------|--------------------------|
| DETROIT                   |                        |              |                         |                  |                      |          |                          |
| 1731 Thorncroft           | Troy, MI               |              | 1969                    | Light Industrial | 2.26                 | 38,000   | 100%                     |
| 1653 E. Maple             | Troy, MI               |              | 1990                    | R&D/Flex         | 1.38                 | 23,392   | 100%                     |
| 47461 Clipper             | Plymouth, MI           |              | 1992                    | Light Industrial | 1.10                 | 11,600   | 100%                     |
| 47522 Galleon             | Plymouth, MI           |              | 1990                    | Light Industrial | 0.90                 | 13,507   | 100%                     |
| 238 Executive Drive       | Troy, MI               |              | 1973                    | Light Industrial | 1.32                 | 13,740   | 100%                     |
| 256 Executive Drive       | Troy, MI               |              | 1974                    | Light Industrial | 1.12                 | 11,273   | 100%                     |
| 301 Executive Drive       | Troy, MI               |              | 1974                    | Light Industrial | 1.27                 | 20,411   | 100%                     |
| 449 Executive Drive       | Troy, MI               |              | 1975                    | Reg. Warehouse   | 2.12                 | 33,001   | 100%                     |
| 501 Executive Drive       | Troy, MI               |              | 1984                    | Light Industrial | 1.57                 | 18,061   | 100%                     |
| 451 Robbins Drive         | Troy, MI               |              | 1975                    | Light Industrial | 1.88                 | 28,401   | 100%                     |
| 1035 Crooks Road          | Troy, MI               |              | 1980                    | Light Industrial | 1.74                 | 23,320   | 100%                     |
| 1095 Crooks Road          | Troy, MI               |              | 1986                    | R&D/Flex         | 2.83                 | 35,042   | 100%                     |
| 1416 Meijer Drive         | Troy, MI               |              | 1980                    | Light Industrial | 1.20                 | 17,944   | 100%                     |
| 1624 Meijer Drive         | Troy, MI               |              | 1984                    | Light Industrial | 3.42                 | 44,040   | 100%                     |
| 1972 Meijer Drive         | Troy, MI               |              | 1985                    | Reg. Warehouse   | 2.36                 | 37,075   | 100%                     |
| 1621 Northwood Drive      | Troy, MI               |              | 1977                    | Bulk Warehouse   | 1.54                 | 24,900   | 100%                     |
| 1707 Northwood Drive      | Troy, MI               |              | 1983                    | Light Industrial | 1.69                 | 28,750   | 100%                     |
| 1788 Northwood Drive      | Troy, MI               |              | 1977                    | Light Industrial | 1.55                 | 12,480   | 100%                     |
| 1821 Northwood Drive      | Troy, MI               |              | 1977                    | Reg. Warehouse   | 2.07                 | 35,050   | 100%                     |
| 1826 Northwood Drive      | Troy, MI               |              | 1977                    | Light Industrial | 1.22                 | 12,480   | 100%                     |
| 1864 Northwood Drive      | Troy, MI               |              | 1977                    | Light Industrial | 1.55                 | 12,480   | 100%                     |
| 2277 Elliott Avenue       | Troy, MI               |              | 1975                    | Light Industrial | 0.96                 | 12,612   | 100%                     |
| 2451 Elliott Avenue       | Troy, MI               |              | 1974                    | Light Industrial | 1.68                 | 24,331   | 100%                     |
| 2730 Research Drive       | Rochester Hills, MI    |              | 1988                    | Reg. Warehouse   | 3.52                 | 57,850   | 100%                     |
| 2791 Research Drive       | Rochester Hills, MI    |              | 1991                    | Reg. Warehouse   | 4.48                 | 64,199   | 100%                     |
| 2871 Research Drive       | Rochester Hills, MI    |              | 1991                    | Reg. Warehouse   | 3.55                 | 49,543   | 100%                     |
| 2911 Research Drive       | Rochester Hills, MI    |              | 1992                    | Reg. Warehouse   | 5.72                 | 80,078   | 100%                     |
| 3011 Research Drive       | Rochester Hills, MI    |              | 1988                    | Reg. Warehouse   | 2.55                 | 32,637   | 100%                     |
| 2870 Technology Drive     | Rochester Hills, MI    |              | 1988                    | Light Industrial | 2.41                 | 24,445   | 100%                     |
| 2900 Technology Drive     | Rochester Hills, MI    |              | 1992                    | Reg. Warehouse   | 2.15                 | 31,047   | 100%                     |
| 2920 Technology Drive     | Rochester Hills, MI    |              | 1992                    | Light Industrial | 1.48                 | 19,011   | 100%                     |
| 2930 Technology Drive     | Rochester Hills, MI    |              | 1991                    | Light Industrial | 1.41                 | 17,994   | 100%                     |
| 2950 Technology Drive     | Rochester Hills, MI    |              | 1991                    | Light Industrial | 1.48                 | 19,996   | 100%                     |
| 23014 Commerce Drive      | Farmington Hills, MI   |              | 1983                    | R&D/Flex         | 0.65                 | 7,200    | 100%                     |
| 23028 Commerce Drive      | Farmington Hills, MI   |              | 1983                    | Light Industrial | 1.26                 | 20,265   | 100%                     |
| 23035 Commerce Drive      | Farmington Hills, MI   |              | 1983                    | Light Industrial | 1.23                 | 15,200   | 100%                     |
| 23042 Commerce Drive      | Farmington Hills, MI   |              | 1983                    | R&D/Flex         | 0.75                 | 8,790    | 100%                     |
| 23065 Commerce Drive      | Farmington Hills, MI   |              | 1983                    | Light Industrial | 0.91                 | 12,705   | 100%                     |
| 23070 Commerce Drive      | Farmington Hills, MI   |              | 1983                    | R&D/Flex         | 1.43                 | 16,765   | 100%                     |
| 23079 Commerce Drive      | Farmington Hills, MI   |              | 1983                    | Light Industrial | 0.85                 | 10,830   | 0%                       |
| 23093 Commerce Drive      | Farmington Hills, MI   |              | 1983                    | Reg. Warehouse   | 3.87                 | 49,040   | 100%                     |
| 23135 Commerce Drive      | Farmington Hills, MI   |              | 1986                    | Light Industrial | 2.02                 | 23,969   | 100%                     |
| 23163 Commerce Drive      | Farmington Hills, MI   |              | 1986                    | Light Industrial | 1.51                 | 19,020   | 100%                     |
| 23177 Commerce Drive      | Farmington Hills, MI   |              | 1986                    | Light Industrial | 2.29                 | 32,127   | 100%                     |
| 23206 Commerce Drive      | Farmington Hills, MI   |              | 1985                    | Light Industrial | 1.30                 | 19,822   | 100%                     |
| 23370 Commerce Drive      | Farmington Hills, MI   |              | 1980                    | Light Industrial | 0.67                 | 8,741    | 100%                     |
| 1451 East Lincoln Avenue  | Madison Heights, MI    |              | 1967                    | Light Industrial | 3.92                 | 75,000   | 100%                     |
| 4400 Purks Drive          | Auburn Hills, MI       |              | 1987                    | Light Industrial | 13.04                | 4157,100 | 100%                     |
| 4177A Varsity Drive       | Ann Arbor, MI          |              | 1993                    | Light Industrial | 2.48                 | 11,050   | 100%                     |
| 6515 Cobb Drive           | Sterling Height, MI    |              | 1984                    | Light Industrial | 2.91                 | 47,597   | 100%                     |
| 32450 N. Avis Drive       | Madison Heights, MI    |              | 1974                    | Light Industrial | 3.23                 | 55,820   | 100%                     |
| 12050-12300 Hubbard (h)   | Livonia, MI            |              | 1981                    | Light Industrial | 6.10                 | 85,086   | 91%                      |
| 38300 Plymouth            | Livonia, MI            |              | 1997                    | Bulk Warehouse   | 6.95                 | 127,800  | 100%                     |
| 12707 Eckles Road         | Plymouth, MI           |              | 1990                    | Light Industrial | 2.62                 | 42,300   | 100%                     |
| 9300-9328 Harrison Rd.    | Romulus, MI            |              | 1978                    | Light Industrial | 2.53                 | 29,286   | 75%                      |
| 9330-9358 Harrison Rd.    | Romulus, MI            |              | 1978                    | Light Industrial | 2.53                 | 29,280   | 75%                      |
| 28420-28448 Highland Rd   | Romulus, MI            |              | 1979                    | Light Industrial | 2.53                 | 29,280   | 100%                     |
| 28450-28478 Highland Rd   | Romulus, MI            |              | 1979                    | Light Industrial | 2.53                 | 29,340   | 100%                     |
| 28421-28449 Highland Rd   | Romulus, MI            |              | 1980                    | Light Industrial | 2.53                 | 29,285   | 100%                     |
| 28451-28479 Highland Rd   | Romulus, MI            |              | 1980                    | Light Industrial | 2.53                 | 29,280   | 25%                      |
| 28825-28909 Highland Rd   | Romulus, MI            |              | 1981                    | Light Industrial | 2.53                 | 29,284   | 56%                      |
| 28933-29017 Highland Rd   | Romulus, MI            |              | 1982                    | Light Industrial | 2.53                 | 29,280   | 88%                      |
| 28824-28908 Highland Rd   | Romulus, MI            |              | 1982                    | Light Industrial | 2.53                 | 29,280   | 100%                     |
| 28932-29016 Highland Rd   | Romulus, MI            |              | 1982                    | Light Industrial | 2.53                 | 29,280   | 100%                     |
| 9710-9734 Harrison Road   | Romulus, MI            |              | 1987                    | Light Industrial | 2.22                 | 25,925   | 0%                       |
| 9740-9772 Harrison Road   | Romulus, MI            |              | 1987                    | Light Industrial | 2.53                 | 29,548   | 100%                     |
| 9840-9868 Harrison Road   | Romulus, MI            |              | 1987                    | Light Industrial | 2.53                 | 29,280   | 100%                     |
| 9800-9824 Harrison Road   | Romulus, MI            |              | 1987                    | Light Industrial | 2.22                 | 25,620   | 100%                     |
| 29265-29285 Airport Drive | Romulus, MI            |              | 1983                    | Light Industrial | 2.05                 | 23,707   | 100%                     |
| 29185-29225 Airport Drive | Romulus, MI            |              | 1983                    | Light Industrial | 3.17                 | 36,658   | 100%                     |
| 29149-29165 Airport Drive | Romulus, MI            |              | 1984                    | Light Industrial | 2.89                 | 33,440   | 100%                     |
| 29101-29115 Airport Drive | Romulus, MI            |              | 1985                    | R&D/Flex         | 2.53                 | 29,287   | 83%                      |
| 29031-29045 Airport Drive | Romulus, MI            |              | 1985                    | Light Industrial | 2.53                 | 29,280   | 100%                     |
| 29050-29062 Airport Drive | Romulus, MI            |              | 1986                    | Light Industrial | 2.22                 | 25,837   | 86%                      |
| 29120-29134 Airport Drive | Romulus, MI            |              | 1986                    | Light Industrial | 2.53                 | 29,282   | 100%                     |
| 29200-29214 Airport Drive | Romulus, MI            |              | 1985                    | Light Industrial | 2.53                 | 29,282   | 100%                     |

| BUILDING ADDRESS               | LOCATION<br>CITY/STATE | ENCUMBRANCES | YEAR BUILT<br>-RENOVATED | BUILDING TYPE       | LAND<br>AREA<br>(ACRES) | GLA       | OCCUPANCY AT<br>12/31/03 |
|--------------------------------|------------------------|--------------|--------------------------|---------------------|-------------------------|-----------|--------------------------|
| DETROIT (CONT.)                |                        |              |                          |                     |                         |           |                          |
| 9301-9339 Middlebelt Road      | Romulus, MI            |              | 1983                     | R&D/Flex            | 1.29                    | 15,173    | 75%                      |
| 26980 Trolley Industrial Drive | Taylor, MI             |              | 1997                     | Bulk Warehouse      | 5.43                    | 102,400   | 100%                     |
| 32975 Capitol Avenue           | Livonia, MI            |              | 1978                     | R&D/Flex            | 0.99                    | 18,465    | 100%                     |
| 2725 S. Industrial Highway     | Ann Arbor, MI          |              | 1997                     | Light Industrial    | 2.63                    | 37,875    | 23%                      |
| 32920 Capitol Avenue           | Livonia, MI            |              | 1973                     | Reg. Warehouse      | 0.47                    | 8,000     | 100%                     |
| 11862 Brookfield Avenue        | Livonia, MI            |              | 1972                     | Light Industrial    | 0.92                    | 14,600    | 100%                     |
| 11923 Brookfield Avenue        | Livonia, MI            |              | 1973                     | Light Industrial    | 0.76                    | 14,600    | 100%                     |
| 11965 Brookfield Avenue        | Livonia, MI            |              | 1973                     | Light Industrial    | 0.88                    | 14,600    | 100%                     |
| 13405 Stark Road               | Livonia, MI            |              | 1980                     | Light Industrial    | 0.65                    | 9,750     | 0%                       |
| 1170 Chicago Road              | Troy, MI               |              | 1983                     | Light Industrial    | 1.73                    | 21,500    | 100%                     |
| 1200 Chicago Road              | Troy, MI               |              | 1984                     | Light Industrial    | 1.73                    | 26,210    | 100%                     |
| 450 Robbins Drive              | Troy, MI               |              | 1976                     | Light Industrial    | 1.38                    | 19,950    | 100%                     |
| 1230 Chicago Road              | Troy, MI               |              | 1996                     | Reg. Warehouse      | 2.10                    | 30,120    | 100%                     |
| 12886 Westmore Avenue          | Livonia, MI            |              | 1981                     | Light Industrial    | 1.01                    | 18,000    | 100%                     |
| 12898 Westmore Avenue          | Livonia, MI            |              | 1981                     | Light Industrial    | 1.01                    | 18,000    | 0%                       |
| 33025 Industrial Road          | Livonia, MI            |              | 1980                     | Light Industrial    | 1.02                    | 6,250     | 100%                     |
| 47711 Clipper Street           | Plymouth Twsp, MI      |              | 1996                     | Reg. Warehouse      | 2.27                    | 36,926    | 100%                     |
| 32975 Industrial Road          | Livonia, MI            |              | 1984                     | Light Industrial    | 1.19                    | 21,000    | 100%                     |
| 32985 Industrial Road          | Livonia, MI            |              | 1985                     | Light Industrial    | 0.85                    | 12,040    | 100%                     |
| 32995 Industrial Road          | Livonia, MI            |              | 1983                     | Light Industrial    | 1.11                    | 14,280    | 100%                     |
| 12874 Westmore Avenue          | Livonia, MI            |              | 1984                     | Light Industrial    | 1.01                    | 16,000    | 100%                     |
| 33067 Industrial Road          | Livonia, MI            |              | 1984                     | Light Industrial    | 1.11                    | 18,640    | 0%                       |
| 1775 Bellingham                | Troy, MI               |              | 1987                     | R&D/Flex            | 1.88                    | 28,900    | 100%                     |
| 1785 East Maple                | Troy, MI               |              | 1985                     | Light Industrial    | 0.80                    | 10,200    | 100%                     |
| 1807 East Maple                | Troy, MI               |              | 1984                     | R&D/Flex            | 2.15                    | 28,100    | 100%                     |
| 980 Chicago Road               | Troy, MI               |              | 1985                     | Light Industrial    | 1.09                    | 14,280    | 100%                     |
| 1840 Enterprise Drive          | Rochester Hills, MI    |              | 1990                     | R&D/Flex            | 2.42                    | 33,240    | 42%                      |
| 1885 Enterprise Drive          | Rochester Hills, MI    |              | 1990                     | Light Industrial    | 1.47                    | 19,604    | 100%                     |
| 1935-55 Enterprise Drive       | Rochester Hills, MI    |              | 1990                     | R&D/Flex            | 4.54                    | 53,400    | 100%                     |
| 5500 Enterprise Court          | Warren, MI             |              | 1989                     | R&D/Flex            | 3.93                    | 53,900    | 100%                     |
| 750 Chicago Road               | Troy, MI               |              | 1986                     | Light Industrial    | 1.54                    | 26,709    | 0%                       |
| 800 Chicago Road               | Troy, MI               |              | 1985                     | Light Industrial    | 1.48                    | 24,340    | 100%                     |
| 850 Chicago Road               | Troy, MI               |              | 1984                     | Light Industrial    | 0.97                    | 16,049    | 100%                     |
| 2805 S. Industrial Highway     | Ann Arbor, MI          |              | 1990                     | R&D/Flex            | 1.70                    | 24,458    | 90%                      |
| 6833 Center Drive              | Sterling Heights, MI   |              | 1998                     | Reg. Warehouse      | 4.42                    | 66,132    | 100%                     |
| 32201 North Avis Drive         | Madison Heights, MI    |              | 1974                     | R&D/Flex            | 4.19                    | 50,000    | 100%                     |
| 1100 East Mandoline Road       | Madison Heights, MI    |              | 1967                     | Bulk Warehouse      | 8.19                    | 117,903   | 65%                      |
| 30081 Stephenson Highway       | Madison Heights, MI    |              | 1967                     | Light Industrial    | 2.50                    | 50,750    | 100%                     |
| 1120 John A. Papalas Drive (i) | Lincoln Park, MI       |              | 1985                     | Light Industrial    | 10.30                   | 120,410   | 100%                     |
| 4872 S. Lapeer Road            | Lake Orion Twsp, MI    |              | 1999                     | Bulk Warehouse      | 9.58                    | 125,605   | 100%                     |
| 775 James L. Hart Parkway      | Ypsilanti, MI          |              | 1999                     | Reg. Warehouse      | 7.65                    | 55,535    | 100%                     |
| 22701 Trolley Industrial       | Taylor, MI             |              | 1999                     | Bulk Warehouse      | 9.12                    | 160,035   | 100%                     |
| 1400 Allen Drive               | Troy, MI               |              | 1979                     | Reg. Warehouse      | 1.98                    | 27,280    | 100%                     |
| 1408 Allen Drive               | Troy, MI               |              | 1979                     | Light Industrial    | 1.44                    | 19,704    | 100%                     |
| 1305 Stephenson Hwy            | Troy, MI               |              | 1979                     | Reg. Warehouse      | 3.42                    | 47,000    | 100%                     |
| 32505 Industrial Drive         | Madison Heights, MI    |              | 1979                     | Light Industrial    | 3.07                    | 47,013    | 0%                       |
| 1799-1813 Northfield Drive (h) | Rochester Hills, MI    |              | 1980                     | Light Industrial    | 4.22                    | 67,360    | 69%                      |
|                                |                        |              |                          |                     |                         | -----     | --                       |
|                                |                        |              |                          | SUBTOTAL OR AVERAGE |                         | 4,196,324 | 92%                      |
|                                |                        |              |                          |                     |                         | -----     | --                       |
| GRAND RAPIDS                   |                        |              |                          |                     |                         |           |                          |
| 5050 Kendrick Court SE         | Grand Rapids, MI       |              | 1988                     | Manufacturing       | 26.94                   | 413,500   | 100%                     |
| 5015 52nd Street SE            | Grand Rapids, MI       |              | 1987                     | Light Industrial    | 4.50                    | 61,250    | 100%                     |
|                                |                        |              |                          |                     |                         | -----     | --                       |
|                                |                        |              |                          | SUBTOTAL OR AVERAGE |                         | 474,750   | 100%                     |
|                                |                        |              |                          |                     |                         | -----     | --                       |
| HOUSTON                        |                        |              |                          |                     |                         |           |                          |
| 2102-2314 Edwards Street       | Houston, TX            |              | 1961                     | Bulk Warehouse      | 5.02                    | 115,248   | 100%                     |
| 4545 Eastpark Drive            | Houston, TX            |              | 1972                     | Reg. Warehouse      | 3.80                    | 81,295    | 100%                     |
| 3351 Rauch Street              | Houston, TX            |              | 1970                     | Reg. Warehouse      | 4.04                    | 82,500    | 100%                     |
| 3851 Yale Street               | Houston, TX            |              | 1971                     | Bulk Warehouse      | 5.77                    | 132,554   | 67%                      |
| 3337-3347 Rauch Street         | Houston, TX            |              | 1970                     | Reg. Warehouse      | 2.29                    | 53,425    | 100%                     |
| 8505 North Loop East           | Houston, TX            |              | 1981                     | Bulk Warehouse      | 4.99                    | 107,769   | 100%                     |
| 4749-4799 Eastpark Dr.         | Houston, TX            |              | 1979                     | Bulk Warehouse      | 7.75                    | 182,563   | 79%                      |
| 4851 Homestead Road            | Houston, TX            |              | 1973                     | Bulk Warehouse      | 3.63                    | 142,250   | 85%                      |
| 3365-3385 Rauch Street         | Houston, TX            |              | 1970                     | Reg. Warehouse      | 3.31                    | 82,140    | 83%                      |
| 5050 Campbell Road             | Houston, TX            |              | 1970                     | Bulk Warehouse      | 6.10                    | 121,875   | 66%                      |
| 4300 Pine Timbers              | Houston, TX            |              | 1980                     | Bulk Warehouse      | 4.76                    | 113,400   | 58%                      |
| 7901 Blankenship               | Houston, TX            |              | 1972                     | Light Industrial    | 2.17                    | 48,000    | 0%                       |
| 2500-2530 Fairway Park         | Houston, TX            |              | 1974                     | Bulk Warehouse      | 8.72                    | 213,638   | 100%                     |
| 6550 Longpointe                | Houston, TX            |              | 1980                     | Bulk Warehouse      | 4.13                    | 97,700    | 76%                      |
| 1815 Turning Basin Drive       | Houston, TX            |              | 1980                     | Bulk Warehouse      | 6.34                    | 139,630   | 100%                     |
| 1819 Turning Basin Drive       | Houston, TX            |              | 1980                     | Light Industrial    | 2.85                    | 65,494    | 100%                     |
| 1805 Turning Basin Drive       | Houston, TX            |              | 1980                     | Bulk Warehouse      | 7.60                    | 155,250   | 100%                     |
| 7000 Empire Drive              | Houston, TX            |              | 1980                     | R&D/Flex            | 6.25                    | 95,073    | 85%                      |
| 9777 West Gulfbank Drive       | Houston, TX            |              | 1980                     | Light Industrial    | 15.45                   | 252,242   | 90%                      |
| 9835 A Genard Road             | Houston, TX            |              | 1980                     | Bulk Warehouse      | 39.20                   | 417,350   | 72%                      |
| 9835 B Genard Road             | Houston, TX            |              | 1980                     | Reg. Warehouse      | 6.40                    | 66,600    | 100%                     |
| 10161 Harwin Drive             | Houston, TX            |              | 1979/1981                | R & D/Flex          | 5.27                    | 73,052    | 77%                      |
| 10165 Harwin Drive             | Houston, TX            |              | 1979/1981                | R & D/Flex          | 2.31                    | 33,238    | 39%                      |
| 10175 Harwin Drive             | Houston, TX            |              | 1797/1981                | Light Industrial    | 2.85                    | 39,475    | 93%                      |

| BUILDING ADDRESS                 | LOCATION<br>CITY/STATE | ENCUMBRANCES | YEAR BUILT<br>-RENOVATED | BUILDING TYPE       | LAND<br>AREA<br>(ACRES) | GLA       | OCCUPANCY AT<br>12/31/03 |
|----------------------------------|------------------------|--------------|--------------------------|---------------------|-------------------------|-----------|--------------------------|
| <b>HOUSTON</b>                   |                        |              |                          |                     |                         |           |                          |
| 10325-10415 Landsbury Dr (i)     | Houston, TX            |              | 1982                     | Light Industrial    | 265.00                  | 131,000   | 90%                      |
| 8705 City Park Loop              | Houston, TX            |              | 1982                     | Bulk Warehouse      | 7.06                    | 191,537   | 100%                     |
| 15340 Vantage Parkway            | Houston, TX            |              | 1984                     | R & D/Flex          | 1.70                    | 20,000    | 100%                     |
| 15431 Vantage Parkway            | Houston, TX            |              | 1981                     | Light Industrial    | 2.50                    | 56,700    | 100%                     |
|                                  |                        |              |                          | SUBTOTAL OR AVERAGE |                         | 3,310,998 | 85%                      |
| <b>INDIANAPOLIS</b>              |                        |              |                          |                     |                         |           |                          |
| 2900 North Shadeland             | Indianapolis, IN       |              | 1957/1992                | Bulk Warehouse      | 60.00                   | 933,439   | 46%                      |
| 2400 North Shadeland             | Indianapolis, IN       |              | 1970                     | Reg. Warehouse      | 2.45                    | 40,000    | 50%                      |
| 2402 North Shadeland             | Indianapolis, IN       |              | 1970                     | Bulk Warehouse      | 7.55                    | 121,539   | 100%                     |
| 7901 West 21st Street            | Indianapolis, IN       |              | 1985                     | Bulk Warehouse      | 12.00                   | 353,000   | 100%                     |
| 1445 Brookville Way              | Indianapolis, IN       |              | 1989                     | Bulk Warehouse      | 8.79                    | 115,200   | 73%                      |
| 1440 Brookville Way              | Indianapolis, IN       |              | 1990                     | Bulk Warehouse      | 9.64                    | 166,400   | 100%                     |
| 1240 Brookville Way              | Indianapolis, IN       |              | 1990                     | Light Industrial    | 3.50                    | 63,000    | 100%                     |
| 1220 Brookville Way              | Indianapolis, IN       |              | 1990                     | R&D/Flex            | 2.10                    | 10,000    | 100%                     |
| 1345 Brookville Way              | Indianapolis, IN       | (b)          | 1992                     | Bulk Warehouse      | 5.50                    | 130,736   | 94%                      |
| 1350 Brookville Way              | Indianapolis, IN       |              | 1994                     | Reg. Warehouse      | 2.87                    | 38,460    | 100%                     |
| 1341 Sadlier Circle East Drive   | Indianapolis, IN       | (b)          | 1971/1992                | Light Industrial    | 2.03                    | 32,400    | 0%                       |
| 1322-1438 Sadlier Circle East Dr | Indianapolis, IN       | (b)          | 1971/1992                | Light Industrial    | 3.79                    | 36,000    | 93%                      |
| 1327-1441 Sadlier Circle East Dr | Indianapolis, IN       | (b)          | 1992                     | Light Industrial    | 5.50                    | 54,000    | 87%                      |
| 1304 Sadlier Circle East Drive   | Indianapolis, IN       | (b)          | 1971/1992                | Reg. Warehouse      | 2.42                    | 17,600    | 100%                     |
| 1402 Sadlier Circle East Drive   | Indianapolis, IN       | (b)          | 1970/1992                | Light Industrial    | 4.13                    | 40,800    | 62%                      |
| 1504 Sadlier Circle East Drive   | Indianapolis, IN       | (b)          | 1971/1992                | Manufacturing       | 4.14                    | 54,000    | 100%                     |
| 1311 Sadlier Circle East Drive   | Indianapolis, IN       | (b)          | 1971/1992                | R&D/Flex            | 1.78                    | 13,200    | 100%                     |
| 1365 Sadlier Circle East Drive   | Indianapolis, IN       | (b)          | 1971/1992                | Light Industrial    | 2.16                    | 30,000    | 100%                     |
| 1352-1354 Sadlier Circle E. Dr   | Indianapolis, IN       | (b)          | 1970/1992                | Light Industrial    | 3.50                    | 44,000    | 100%                     |
| 1335 Sadlier Circle East Drive   | Indianapolis, IN       | (b)          | 1971/1992                | R&D/Flex            | 1.20                    | 20,000    | 100%                     |
| 1327 Sadlier Circle East Drive   | Indianapolis, IN       | (b)          | 1971/1992                | Reg. Warehouse      | 1.20                    | 12,800    | 100%                     |
| 1425 Sadlier Circle East Drive   | Indianapolis, IN       | (b)          | 1971/1992                | R&D/Flex            | 2.49                    | 5,000     | 100%                     |
| 1230 Brookville Way              | Indianapolis, IN       |              | 1995                     | Reg. Warehouse      | 1.96                    | 15,000    | 100%                     |
| 6951 East 30th Street            | Indianapolis, IN       |              | 1995                     | Light Industrial    | 3.81                    | 44,000    | 75%                      |
| 6701 East 30th Street            | Indianapolis, IN       |              | 1995                     | Light Industrial    | 3.00                    | 7,820     | 100%                     |
| 6737 East 30th Street            | Indianapolis, IN       |              | 1995                     | Reg. Warehouse      | 11.01                   | 87,500    | 100%                     |
| 1225 Brookville Way              | Indianapolis, IN       |              | 1997                     | Light Industrial    | 1.00                    | 10,000    | 100%                     |
| 6555 East 30th Street            | Indianapolis, IN       |              | 1969/1981                | Bulk Warehouse      | 22.00                   | 331,826   | 92%                      |
| 2432-2436 Shadeland              | Indianapolis, IN       |              | 1968                     | Light Industrial    | 4.57                    | 70,560    | 88%                      |
| 8402-8440 East 33rd Street       | Indianapolis, IN       |              | 1977                     | Light Industrial    | 4.70                    | 55,200    | 66%                      |
| 8520-8630 East 33rd Street       | Indianapolis, IN       |              | 1976                     | Light Industrial    | 5.30                    | 81,000    | 44%                      |
| 8710-8768 East 33rd Street       | Indianapolis, IN       |              | 1979                     | Light Industrial    | 4.70                    | 43,200    | 70%                      |
| 3316-3346 North Pagosa Court     | Indianapolis, IN       |              | 1977                     | Light Industrial    | 5.10                    | 81,000    | 58%                      |
| 3331 Raton Court                 | Indianapolis, IN       |              | 1979                     | Light Industrial    | 2.80                    | 35,000    | 100%                     |
| 6751 East 30th Street            | Indianapolis, IN       |              | 1997                     | Bulk Warehouse      | 6.34                    | 100,000   | 100%                     |
| 9200 East 146th Street           | Noblesville, IN        |              | 1961/1981                | Bulk Warehouse      | 21.65                   | 150,488   | 60%                      |
| 9210 East 146th Street           | Noblesville, IN        |              | 1978                     | Reg. Warehouse      | 11.91                   | 23,950    | 100%                     |
| 6575 East 30th Street            | Indianapolis, IN       |              | 1998                     | Bulk Warehouse      | 4.00                    | 60,000    | 100%                     |
| 6585 East 30th Street            | Indianapolis, IN       |              | 1998                     | Bulk Warehouse      | 6.00                    | 100,000   | 100%                     |
| 9910 North by Northeast Blvd.    | Fishers, IN            |              | 1994                     | Bulk Warehouse      | 8.40                    | 192,000   | 100%                     |
| 6041 Guion Road                  | Indianapolis, IN       |              | 1968                     | Light Industrial    | 2.80                    | 40,000    | 100%                     |
| 8219 Northwest Blvd.             | Indianapolis, IN       |              | 1990                     | Bulk Warehouse      | 8.67                    | 204,000   | 100%                     |
|                                  |                        |              |                          | SUBTOTAL OR AVERAGE |                         | 4,064,118 | 79%                      |
| <b>LOS ANGELES</b>               |                        |              |                          |                     |                         |           |                          |
| 6407-6419 Alondra Blvd.          | Paramount, CA          |              | 1985                     | Light Industrial    | 0.90                    | 16,392    | 100%                     |
| 6423-6431 Alondra Blvd.          | Paramount., CA         |              | 1985                     | Light Industrial    | 0.76                    | 13,765    | 100%                     |
| 15101-15141 Figueroa St. (h)     | Los Angeles, CA        |              | 1982                     | Reg. Warehouse      | 4.70                    | 129,600   | 80%                      |
| 20816-18 Higgins Court           | Torrance, CA           |              | 1981                     | Light Industrial    | 0.35                    | 7,300     | 100%                     |
| 21136 South Wilmington Ave.      | Carson, CA             |              | 1989                     | Bulk Warehouse      | 6.02                    | 115,702   | 93%                      |
| 19914 Via Baron Way              | Rancho Dominguez CA    | (a)          | 1973                     | Bulk Warehouse      | 11.69                   | 234,800   | 100%                     |
| 2035 E. Vista Bella Way          | Rancho Dominguez, CA   | (c)          | 1972                     | Bulk Warehouse      | 14.15                   | 230,000   | 100%                     |
| 14912 Shoemaker Ave.             | Sante Fe Springs, CA   |              | 1967                     | R&D/Flex            | 0.25                    | 5,121     | 100%                     |
| 14920 Shoemaker Ave.             | Sante Fe Springs, CA   |              | 1967                     | R&D/Flex            | 0.23                    | 4,600     | 100%                     |
| 14928 Shoemaker Ave.             | Sante Fe Springs, CA   |              | 1967                     | R&D/Flex            | 0.23                    | 4,600     | 0%                       |
| 14938 Shoemaker Ave.             | Sante Fe Springs, CA   |              | 1967                     | R&D/Flex            | 0.23                    | 4,600     | 100%                     |
| 14944 Shoemaker Ave.             | Sante Fe Springs, CA   |              | 1978                     | Light Industrial    | 1.99                    | 40,015    | 82%                      |
| 14946 Shoemaker Ave.             | Sante Fe Springs, CA   |              | 1978                     | Light Industrial    | 1.68                    | 33,769    | 88%                      |
| 14948 Shoemaker Ave.             | Sante Fe Springs, CA   |              | 1978                     | Light Industrial    | 0.61                    | 12,300    | 100%                     |
| 14141 Alondra Blvd.              | Sante Fe Springs, CA   |              | 1969                     | Bulk Warehouse      | 23.90                   | 396,095   | 100%                     |
| 12616 Yukon Ave.                 | Hawthorne, CA          |              | 1987                     | Reg. Warehouse      | 1.89                    | 43,676    | 100%                     |
| 3355 El Segundo Blvd. (i)        | Hawthorne, CA          |              | 1959                     | Light Industrial    | 2.79                    | 56,353    | 100%                     |
| 12621 Cerise                     | Hawthorne, CA          |              | 1959                     | Light Industrial    | 1.11                    | 27,000    | 100%                     |
| 42374 Avenida Alvarado (i)       | Temecula, CA           |              | 1987                     | Reg. Warehouse      | 5.00                    | 103,008   | 100%                     |
| 333 Turnbill Canyon Road         | City of Industry, CA   |              | 1968/1985                | Bulk Warehouse      | 6.61                    | 116,000   | 100%                     |
|                                  |                        |              |                          | SUBTOTAL OR AVERAGE |                         | 1,594,696 | 97%                      |
| <b>LOUISVILLE</b>                |                        |              |                          |                     |                         |           |                          |
| 9001 Cane Run Road               | Louisville, KY         |              | 1998                     | Bulk Warehouse      | 39.60                   | 212,500   | 76%                      |
| 7700 Trade Port Drive            | Louisville, KY         |              | 2001                     | Bulk Warehouse      | 13.60                   | 221,000   | 100%                     |
|                                  |                        |              |                          | SUBTOTAL OR AVERAGE |                         | 433,500   | 100%                     |

| BUILDING ADDRESS                 | LOCATION<br>CITY/STATE | ENCUMBRANCES | YEAR BUILT<br>-RENOVATED | BUILDING TYPE       | LAND<br>AREA<br>(ACRES) | GLA       | OCCUPANCY AT<br>12/31/03 |
|----------------------------------|------------------------|--------------|--------------------------|---------------------|-------------------------|-----------|--------------------------|
| <b>MILWAUKEE</b>                 |                        |              |                          |                     |                         |           |                          |
| N25 W23050 Paul Road             | Pewaukee, WI           |              | 1989                     | R&D/Flex            | 4.50                    | 37,765    | 0%                       |
| N25 W23255 Paul Road             | Pewaukee, WI           |              | 1987                     | R&D/Flex            | 4.80                    | 55,940    | 100%                     |
| N27 W23293 Roundy Drive          | Pewaukee, WI           |              | 1989                     | Reg. Warehouse      | 3.64                    | 39,468    | 100%                     |
| 6523 N. Sydney Place             | Glendale, WI           |              | 1978                     | Light Industrial    | 4.00                    | 43,440    | 100%                     |
| 8800 W. Bradley                  | Milwaukee, WI          |              | 1982                     | Light Industrial    | 8.00                    | 77,621    | 100%                     |
| 4560 North 124th Street          | Wauwatosa, WI          |              | 1976                     | Light Industrial    | 1.31                    | 25,000    | 100%                     |
| 4410-80 North 132nd Street       | Butler, WI             |              | 1999                     | Bulk Warehouse      | 4.90                    | 100,000   | 99%                      |
|                                  |                        |              |                          | SUBTOTAL OR AVERAGE |                         | 379,234   | 90%                      |
| <b>MINNEAPOLIS/ST. PAUL</b>      |                        |              |                          |                     |                         |           |                          |
| 2700 Freeway Boulevard           | Brooklyn Center, MN    |              | 1981                     | Light Industrial    | 7.76                    | 78,740    | 100%                     |
| 6507-6545 Cecilia Circle         | Bloomington, MN        |              | 1980                     | Manufacturing       | 9.65                    | 74,118    | 84%                      |
| 6201 West 111th Street           | Bloomington, MN        |              | 1987                     | Bulk Warehouse      | 37.00                   | 424,866   | 100%                     |
| 6403-6545 Cecilia Drive          | Bloomington, MN        |              | 1980                     | Light Industrial    | 9.65                    | 87,560    | 93%                      |
| 6925-6943 Washington Avenue      | Edina, MN              |              | 1972                     | Manufacturing       | 2.75                    | 37,625    | 63%                      |
| 6955-6973 Washington Avenue      | Edina, MN              |              | 1972                     | Manufacturing       | 2.25                    | 31,189    | 73%                      |
| 7251-7267 Washington Avenue      | Edina, MN              |              | 1972                     | Light Industrial    | 1.82                    | 26,265    | 74%                      |
| 7301-7325 Washington Avenue      | Edina, MN              |              | 1972                     | Light Industrial    | 1.92                    | 27,297    | 100%                     |
| 7101 Winnetka Avenue North       | Brooklyn Park, MN      |              | 1990                     | Bulk Warehouse      | 14.18                   | 268,168   | 65%                      |
| 7600 Golden Triangle Drive       | Eden Prairie, MN       |              | 1989                     | R&D/Flex            | 6.79                    | 74,148    | 100%                     |
| 9901 West 74th Street            | Eden Prairie, MN       |              | 1983/88                  | Reg. Warehouse      | 8.86                    | 153,813   | 100%                     |
| 12220-12222 Nicollet Avenue      | Burnsville, MN         |              | 1989/90                  | Light Industrial    | 1.80                    | 17,116    | 100%                     |
| 12250-12268 Nicollet Avenue      | Burnsville, MN         |              | 1989/90                  | Light Industrial    | 4.30                    | 42,365    | 100%                     |
| 12224-12226 Nicollet Avenue      | Burnsville, MN         |              | 1989/90                  | R&D/Flex            | 2.40                    | 23,300    | 43%                      |
| 980 Lone Oak Road                | Eagan, MN              |              | 1992                     | Reg. Warehouse      | 11.40                   | 154,950   | 74%                      |
| 990 Lone Oak Road                | Eagan, MN              |              | 1989                     | Reg. Warehouse      | 11.41                   | 153,607   | 94%                      |
| 1030 Lone Oak Road               | Eagan, MN              |              | 1988                     | Light Industrial    | 6.30                    | 83,076    | 91%                      |
| 1060 Lone Oak Road               | Eagan, MN              |              | 1988                     | Light Industrial    | 6.50                    | 82,728    | 100%                     |
| 5400 Nathan Lane                 | Plymouth, MN           |              | 1990                     | Light Industrial    | 5.70                    | 72,089    | 100%                     |
| 10120 W. 76th Street             | Eden Prairie, MN       |              | 1987                     | Light Industrial    | 4.52                    | 59,030    | 100%                     |
| 7615 Golden Triangle             | Eden Prairie, MN       |              | 1987                     | Light Industrial    | 4.61                    | 52,816    | 100%                     |
| 7625 Golden Triangle Drive       | Eden Prairie, MN       |              | 1987                     | Light Industrial    | 4.61                    | 73,168    | 76%                      |
| 2605 Fernbrook Lane North        | Plymouth, MN           |              | 1987                     | R&D/Flex            | 6.37                    | 80,766    | 100%                     |
| 12155 Nicollet Avenue            | Burnsville, MN         |              | 1995                     | Reg. Warehouse      | 5.80                    | 48,000    | 100%                     |
| 6655 Wedgewood Road              | Maple Grove, MN        |              | 1989                     | Manufacturing       | 17.88                   | 123,815   | 96%                      |
| 900 Apollo Road                  | Egan, MN               |              | 1970                     | Manufacturing       | 39.00                   | 312,265   | 100%                     |
| 7316 Aspen Lane North            | Brooklyn Park, MN      |              | 1978                     | Manufacturing       | 6.63                    | 96,000    | 100%                     |
| 73rd Avenue North                | Brooklyn Park, MN      |              | 1995                     | R&D/Flex            | 4.46                    | 59,782    | 57%                      |
| 1905 W. Country Road C           | Roseville, MN          |              | 1993                     | R&D/Flex            | 4.60                    | 47,735    | 70%                      |
| 2720 Arthur Street               | Roseville, MN          |              | 1995                     | R&D/Flex            | 6.06                    | 74,337    | 74%                      |
| 10205 51st Avenue North          | Plymouth, MN           |              | 1990                     | Reg. Warehouse      | 2.00                    | 30,476    | 0%                       |
| 4100 Peavey Road                 | Chaska, MN             |              | 1988                     | Manufacturing       | 8.27                    | 78,029    | 80%                      |
| 11300 Hampshire Ave. South       | Bloomington, MN        |              | 1983                     | Bulk Warehouse      | 9.94                    | 145,210   | 100%                     |
| 375 Rivertown Drive              | Woodbury, MN           |              | 1996                     | Bulk Warehouse      | 11.33                   | 251,968   | 100%                     |
| 5205 Highway 169                 | Plymouth, MN           |              | 1960                     | Light Industrial    | 7.92                    | 98,844    | 83%                      |
| 6451-6595 Citywest Parkway       | Eden Prairie, MN       |              | 1984                     | R&D/Flex            | 6.98                    | 82,769    | 93%                      |
| 7500-7546 Washington Square      | Eden Prairie, MN       |              | 1975                     | Light Industrial    | 5.40                    | 46,285    | 63%                      |
| 7550-7558 Washington Square      | Eden Prairie, MN       |              | 1975                     | Light Industrial    | 2.70                    | 31,839    | 100%                     |
| 5240-5300 Valley Industrial Blvd | Shakopee, MN           |              | 1973                     | Light Industrial    | 9.06                    | 80,001    | 41%                      |
| 7125 Northland Terrace           | Brooklyn Park, MN      |              | 1996                     | R&D/Flex            | 5.89                    | 79,958    | 100%                     |
| 6900 Shady Oak Road              | Eden Prairie, MN       |              | 1980                     | R&D/Flex            | 4.60                    | 49,190    | 100%                     |
| 6477-6525 City West Parkway      | Eden Prairie, MN       |              | 1984                     | R&D/Flex            | 7.00                    | 89,229    | 84%                      |
| 1157 Valley Park Drive           | Shakopee, MN           |              | 1997                     | Bulk Warehouse      | 9.97                    | 126,120   | 95%                      |
| 500-530 Kasota Avenue SE         | Minneapolis, MN        |              | 1976                     | Manufacturing       | 4.47                    | 89,161    | 80%                      |
| 770-786 Kasota Avenue SE         | Minneapolis, MN        |              | 1976                     | Manufacturing       | 3.16                    | 56,388    | 100%                     |
| 800 Kasota Avenue SE             | Minneapolis, MN        |              | 1976                     | Manufacturing       | 4.10                    | 100,250   | 100%                     |
| 2530-2570 Kasota Avenue          | St. Paul, MN           |              | 1976                     | Manufacturing       | 4.56                    | 75,426    | 64%                      |
| 7100-7198 Shady Oak Road         | Eden Prairie, MN       |              | 1982/2002                | Light Industrial    | 14.44                   | 120,541   | 83%                      |
|                                  |                        |              |                          | SUBTOTAL OR AVERAGE |                         | 4,572,418 | 89%                      |
| <b>NASHVILLE</b>                 |                        |              |                          |                     |                         |           |                          |
| 1621 Heil Quaker Boulevard       | Nashville, TN          |              | 1975                     | Bulk Warehouse      | 11.29                   | 160,661   | 100%                     |
| 3099 Barry Drive                 | Portland, TN           |              | 1995                     | Manufacturing       | 6.20                    | 109,058   | 0%                       |
| 3150 Barry Drive                 | Portland, TN           |              | 1993                     | Bulk Warehouse      | 26.32                   | 268,253   | 100%                     |
| 5599 Highway 31 West             | Portland, TN           |              | 1995                     | Bulk Warehouse      | 20.00                   | 161,500   | 62%                      |
| 1650 Elm Hill Pike               | Nashville, TN          |              | 1984                     | Light Industrial    | 3.46                    | 41,228    | 91%                      |
| 1102 Appleton Drive              | Nashville, TN          |              | 1984                     | Light Industrial    | 1.73                    | 28,022    | 100%                     |
| 1931 Air Lane Drive              | Nashville, TN          |              | 1984                     | Light Industrial    | 10.11                   | 87,549    | 81%                      |
| 470 Metroplex Drive (h)          | Nashville, TN          |              | 1986                     | Light Industrial    | 8.11                    | 102,040   | 97%                      |
| 1150 Antiock Pike                | Nashville, TN          |              | 1987                     | Bulk Warehouse      | 9.83                    | 146,055   | 60%                      |
| 4640 Cummings Park               | Nashville, TN          |              | 1986                     | Bulk Warehouse      | 14.69                   | 100,000   | 81%                      |
| 556 Metroplex Drive              | Nashville, TN          |              | 1983                     | Light Industrial    | 3.66                    | 43,026    | 100%                     |
| 7600 Eastgate Blvd.              | Lebanon, TN            |              | 2002                     | Bulk Warehouse      | 22.10                   | 423,500   | 100%                     |
|                                  |                        |              |                          | SUBTOTAL OR AVERAGE |                         | 1,670,892 | 84%                      |
| <b>NORTHERN NEW JERSEY</b>       |                        |              |                          |                     |                         |           |                          |
| 9 Princess Road                  | Lawrenceville, NJ      |              | 1985                     | R&D/Flex            | 2.36                    | 24,375    | 92%                      |
| 11 Princess Road                 | Lawrenceville, NJ      |              | 1985                     | R&D/Flex            | 5.33                    | 55,000    | 100%                     |
| 15 Princess Road                 | Lawrenceville, NJ      |              | 1986                     | R&D/Flex            | 2.00                    | 20,625    | 100%                     |

| BUILDING ADDRESS               | LOCATION<br>CITY/STATE | ENCUMBRANCES | YEAR BUILT<br>-RENOVATED | BUILDING TYPE       | LAND<br>AREA<br>(ACRES) | GLA       | OCCUPANCY AT<br>12/31/03 |
|--------------------------------|------------------------|--------------|--------------------------|---------------------|-------------------------|-----------|--------------------------|
| NORTHERN NEW JERSEY (CONT.)    |                        |              |                          |                     |                         |           |                          |
| 17 Princess Road               | Lawrenceville, NJ      |              | 1986                     | R&D/Flex            | 1.82                    | 18,750    | 100%                     |
| 220 Hanover Avenue             | Hanover, NJ            |              | 1987                     | Bulk Warehouse      | 29.27                   | 158,242   | 100%                     |
| 25 World's Fair Drive          | Franklin, NJ           |              | 1986                     | R&D/Flex            | 1.81                    | 20,000    | 100%                     |
| 14 World's Fair Drive          | Franklin, NJ           |              | 1980                     | R&D/Flex            | 4.53                    | 60,000    | 92%                      |
| 18 World's Fair Drive          | Franklin, NJ           |              | 1982                     | R&D/Flex            | 1.06                    | 13,000    | 100%                     |
| 23 World's Fair Drive          | Franklin, NJ           |              | 1982                     | Light Industrial    | 1.20                    | 16,000    | 100%                     |
| 12 World's Fair Drive          | Franklin, NJ           |              | 1981                     | Light Industrial    | 3.85                    | 65,000    | 100%                     |
| 49 Napoleon Court              | Franklin, NJ           |              | 1982                     | Light Industrial    | 2.06                    | 32,500    | 0%                       |
| 22 World's Fair Drive          | Franklin, NJ           |              | 1983                     | Light Industrial    | 3.52                    | 50,000    | 100%                     |
| 26 World's Fair Drive          | Franklin, NJ           |              | 1984                     | Light Industrial    | 3.41                    | 47,000    | 100%                     |
| 24 World's Fair Drive          | Franklin, NJ           |              | 1984                     | Light Industrial    | 3.45                    | 47,000    | 100%                     |
| 20 Worlds Fair Drive Lot 13    | Sumerset, NJ           |              | 1999                     | R&D Flex            | 4.25                    | 30,000    | 83%                      |
| 10 New Maple Road              | Pine Brook, NJ         |              | 1973/1999                | Bulk Warehouse      | 18.13                   | 265,376   | 88%                      |
| 60 Chapin Road                 | Pine Brook, NJ         |              | 1977/2000                | Bulk Warehouse      | 13.61                   | 259,230   | 100%                     |
| 45 Route 46                    | Pine Brook, NJ         |              | 1974/1987                | Light Industrial    | 6.54                    | 84,284    | 89%                      |
| 43 Route 46                    | Pine Brook, NJ         |              | 1974/1987                | Light Industrial    | 2.48                    | 37,268    | 82%                      |
| 39 Route 46                    | Pine Brook, NJ         |              | 1970                     | R&D Flex            | 1.64                    | 22,285    | 100%                     |
| 26 Chapin Road                 | Pine Brook, NJ         |              | 1983                     | Light Industrial    | 5.15                    | 76,287    | 82%                      |
| 30 Chapin Road                 | Pine Brook, NJ         |              | 1983                     | Light Industrial    | 5.15                    | 75,688    | 94%                      |
| 20 Mountain Hook Road          | Pine Brook, NJ         |              | 1972/1984                | Bulk Warehouse      | 14.02                   | 213,991   | 96%                      |
| 30 Mountain Hook Road          | Pine Brook, NJ         |              | 1972/1987                | Light Industrial    | 3.36                    | 51,570    | 100%                     |
| 55 Route 46                    | Pine Brook, NJ         |              | 1978/1994                | R&D Flex            | 2.13                    | 24,051    | 72%                      |
| 16 Chapin Road                 | Pine Brook, NJ         |              | 1987                     | R&D Flex            | 4.61                    | 68,358    | 75%                      |
| 20 Chapin Road                 | Pine Brook, NJ         |              | 1987                     | R&D Flex            | 5.69                    | 84,601    | 82%                      |
| Sayreville Lot 4               | Sayreville, NJ         |              | 2001                     | Light Industrial    | 6.88                    | 62,400    | 100%                     |
| 400 Raritan Center Parkway     | Edison, NJ             |              | 1983                     | Light Industrial    | 7.16                    | 81,190    | 100%                     |
| 300 Columbus Circle            | Edison, NJ             |              | 1983                     | R&D Flex            | 9.38                    | 123,029   | 89%                      |
| 400 Apgar                      | Franklin Township, NJ  |              | 1987                     | Bulk Warehouse      | 14.34                   | 111,824   | 100%                     |
| 500 Apgar                      | Franklin Township, NJ  |              | 1987                     | Reg. Warehouse      | 5.00                    | 58,585    | 100%                     |
| 201 Circle Dr. North           | Piscataway, NJ         |              | 1987                     | Bulk Warehouse      | 5.24                    | 113,738   | 100%                     |
| 1 Pearl Ct.                    | Allendale, NJ          |              | 1978                     | Light Industrial    | 3.00                    | 46,400    | 100%                     |
| 2 Pearl Ct.                    | Allendale, NJ          |              | 1979                     | Light Industrial    | 3.00                    | 39,170    | 100%                     |
| 3 Pearl Ct.                    | Allendale, NJ          |              | 1978                     | Light Industrial    | 3.00                    | 40,650    | 63%                      |
| 4 Pearl Ct.                    | Allendale, NJ          |              | 1979                     | Light Industrial    | 3.00                    | 41,227    | 50%                      |
| 5 Pearl Ct.                    | Allendale, NJ          |              | 1977                     | Light Industrial    | 3.00                    | 37,343    | 100%                     |
| 6 Pearl Ct.                    | Allendale, NJ          |              | 1980                     | Light Industrial    | 10.40                   | 99,700    | 100%                     |
| 7 Pearl Ct.                    | Allendale, NJ          |              | 1979                     | Light Industrial    | 6.50                    | 44,750    | 100%                     |
| 59 Route 17                    | Allendale, NJ          |              | 1979                     | Light Industrial    | 5.90                    | 60,000    | 100%                     |
| Sayerville Lot 3               | Sayreville, NJ         |              | 2002                     | Light Industrial    | 7.43                    | 62,400    | 92%                      |
|                                |                        |              |                          | SUBTOTAL OR AVERAGE |                         | 2,942,887 | 93%                      |
| PHILADELPHIA                   |                        |              |                          |                     |                         |           |                          |
| 212 Welsh Pool Road            | Exton, PA              |              | 1975/1997                | Light Industrial    | 6.56                    | 25,361    | 78%                      |
| 230-240 Welsh Pool Road        | Exton, PA              |              | 1975/1997                | Manufacturing       | 6.56                    | 30,000    | 100%                     |
| 264 Welsh Pool Road            | Exton, PA              |              | 1975/1996                | R&D/Flex            | 2.84                    | 11,256    | 0%                       |
| 254 Welsh Pool Road            | Exton, PA              |              | 1975/1998                | Light Industrial    | 2.84                    | 28,180    | 100%                     |
| 256 Welsh Pool Road            | Exton, PA              |              | 1975/1999                | Light Industrial    | 2.84                    | 12,038    | 0%                       |
| 213 Welsh Pool Road            | Exton, PA              |              | 1975/1998                | Light Industrial    | 3.01                    | 22,095    | 100%                     |
| 251 Welsh Pool Road            | Exton, PA              |              | 1975/1991                | R&D/Flex            | 4.10                    | 25,546    | 100%                     |
| 253-255 Welsh Pool Road        | Exton, PA              |              | 1975/1980                | Light Industrial    | 4.10                    | 20,800    | 100%                     |
| 151-161 Philips Road           | Exton, PA              |              | 1975/1990                | Light Industrial    | 3.82                    | 30,065    | 100%                     |
| 210 Philips Road               | Exton, PA              |              | 1975/1998                | Manufacturing       | 6.56                    | 26,827    | 100%                     |
| 216 Philips Road               | Exton, PA              |              | 1985                     | Light Industrial    | 2.99                    | 39,037    | 100%                     |
| 202 Philips Road               | Exton, PA              |              | 1972/1991                | Reg. Warehouse      | 2.94                    | 46,750    | 100%                     |
| 2994-96 Samuel Drive           | Bensalem, PA           |              | 1974                     | Bulk Warehouse      | 10.06                   | 214,320   | 100%                     |
| 964 Postal Road                | Lehigh, PA             |              | 1986                     | Light Industrial    | 0.00                    | 44,800    | 100%                     |
| 966 Postal Road                | Lehigh, PA             |              | 1987                     | Light Industrial    | 0.00                    | 43,245    | 100%                     |
| 999 Postal Road                | Lehigh, PA             |              | 1988                     | Light Industrial    | 5.60                    | 43,600    | 100%                     |
| 7331 William Avenue            | Lehigh, PA             |              | 1989                     | Bulk Warehouse      | 3.90                    | 43,400    | 100%                     |
| 7346 Penn Drive                | Lehigh, PA             |              | 1988                     | Reg. Warehouse      | 7.30                    | 72,000    | 100%                     |
| 7350 William Drive             | Lehigh, PA             |              | 1989                     | Reg. Warehouse      | 8.70                    | 96,000    | 88%                      |
| 7377 William Drive             | Lehigh, PA             |              | 1989                     | Reg. Warehouse      | 4.50                    | 43,316    | 100%                     |
| 7072 Snow Drift                | Lehigh, PA             |              | 1975                     | Light Industrial    | 4.50                    | 61,157    | 100%                     |
| 2000 Cabot Boulevard West      | Langhorne, PA          |              | 1984                     | R&D/Flex            | 3.06                    | 39,969    | 63%                      |
| 2005 Cabot Boulevard West      | Langhorne, PA          |              | 1984                     | R&D/Flex            | 3.00                    | 22,000    | 54%                      |
| 2010 Cabot Boulevard West      | Langhorne, PA          |              | 1984                     | Light Industrial    | 4.00                    | 52,831    | 89%                      |
| 2200 Cabot Boulevard West      | Langhorne, PA          |              | 1979                     | Light Industrial    | 3.98                    | 61,543    | 56%                      |
| 2260-2270 Cabot Boulevard West | Langhorne, PA          |              | 1980                     | R&D/Flex            | 2.12                    | 29,288    | 95%                      |
| 3000 Cabot Boulevard West      | Langhorne, PA          |              | 1986                     | Light Industrial    | 4.14                    | 34,693    | 56%                      |
| 180 Wheeler Court              | Langhorne, PA          |              | 1974                     | Light Industrial    | 6.45                    | 78,213    | 100%                     |
| 2512 Metropolitan Drive        | Trevose, PA            |              | 1981                     | Light Industrial    | 3.54                    | 37,000    | 100%                     |
| 2510 Metropolitan Drive        | Trevose, PA            |              | 1981                     | Light Industrial    | 2.26                    | 40,000    | 100%                     |
| 2515 Metropolitan Drive        | Trevose, PA            |              | 1974                     | Light Industrial    | 2.50                    | 42,000    | 100%                     |
| 2555 Metropolitan Drive        | Trevose, PA            |              | 1981                     | Light Industrial    | 4.40                    | 60,000    | 100%                     |
| 2450 Metropolitan Drive        | Trevose, PA            |              | 1983                     | Light Industrial    | 6.98                    | 69,952    | 81%                      |
| 2495 Metropolitan Drive        | Trevose, PA            |              | 1981                     | Light Industrial    | 8.59                    | 80,000    | 100%                     |
| 4667 Somerton Road             | Trevose, PA            |              | 1974                     | Light Industrial    | 7.66                    | 118,000   | 73%                      |
| 835 Wheeler Way                | Langhorne, PA          |              | 1974                     | Light Industrial    | 5.68                    | 64,402    | 100%                     |
| 90 Southland Drive             | Bethlehem, PA          |              | 1989/1996                | Reg. Warehouse      | 6.79                    | 97,448    | 100%                     |
|                                |                        |              |                          | SUBTOTAL OR AVERAGE |                         | 1,907,132 | 92%                      |



| BUILDING ADDRESS               | LOCATION<br>CITY/STATE | ENCUMBRANCES | YEAR BUILT<br>-RENOVATED | BUILDING TYPE       | LAND<br>AREA<br>(ACRES) | GLA       | OCCUPANCY AT<br>12/31/03 |
|--------------------------------|------------------------|--------------|--------------------------|---------------------|-------------------------|-----------|--------------------------|
| <b>PHOENIX</b>                 |                        |              |                          |                     |                         |           |                          |
| 1045 South Edward Drive        | Tempe, AZ              |              | 1976                     | Light Industrial    | 2.12                    | 38,560    | 100%                     |
| 46 N. 49th Ave.                | Phoenix, AZ            |              | 1986                     | Reg. Warehouse      | 5.16                    | 82,288    | 0%                       |
| 240 N. 48th Avenue             | Phoenix, AZ            |              | 1977                     | Reg. Warehouse      | 4.46                    | 83,200    | 100%                     |
| 54 N. 48th Avenue              | Phoenix, AZ            |              | 1977                     | Light Industrial    | 1.11                    | 20,736    | 100%                     |
| 64 N. 48th Avenue              | Phoenix, AZ            |              | 1977                     | Light Industrial    | 1.43                    | 17,280    | 100%                     |
| 236 N. 48th Avenue             | Phoenix, AZ            |              | 1977                     | Light Industrial    | 0.93                    | 11,520    | 100%                     |
| 10 S. 48th Avenue              | Phoenix, AZ            |              | 1977                     | Reg. Warehouse      | 4.64                    | 86,400    | 75%                      |
| 135 E. Watkins Street          | Phoenix, AZ            |              | 1977                     | Reg. Warehouse      | 3.08                    | 56,685    | 100%                     |
| 54 N. 48th Avenue              | Phoenix, AZ            |              | 1977                     | Light Industrial    | 1.30                    | 24,192    | 100%                     |
|                                |                        |              |                          |                     |                         | -----     | ---                      |
|                                |                        |              |                          | SUBTOTAL OR AVERAGE |                         | 420,861   | 75%                      |
|                                |                        |              |                          |                     |                         | -----     | ---                      |
| <b>SALT LAKE CITY</b>          |                        |              |                          |                     |                         |           |                          |
| 2255 South 300 West (l)        | Salt Lake City, UT     |              | 1980                     | Light Industrial    | 4.56                    | 103,018   | 95%                      |
| 512 Lawndale Drive (m)         | Salt Lake City, UT     |              | 1981                     | Light Industrial    | 35.00                   | 386,544   | 88%                      |
| 1270 West 2320 South           | West Valley, UT        |              | 986/1992                 | R&D/Flex            | 1.49                    | 13,025    | 81%                      |
| 1275 West 2240 South           | West Valley, UT        |              | 986/1992                 | R&D/Flex            | 2.06                    | 38,227    | 100%                     |
| 1288 West 2240 South           | West Valley, UT        |              | 986/1992                 | R&D/Flex            | 0.97                    | 13,300    | 36%                      |
| 2235 South 1300 West           | West Valley, UT        |              | 986/1992                 | Light Industrial    | 1.22                    | 19,000    | 100%                     |
| 1293 West 2200 South           | West Valley, UT        |              | 986/1992                 | R&D/Flex            | 0.86                    | 13,300    | 100%                     |
| 1279 West 2200 South           | West Valley, UT        |              | 986/1992                 | R&D/Flex            | 0.91                    | 13,300    | 88%                      |
| 1272 West 2240 South           | West Valley, UT        |              | 986/1992                 | Light Industrial    | 3.07                    | 34,870    | 100%                     |
| 1149 West 2240 South           | West Valley, UT        |              | 986/1992                 | Light Industrial    | 1.71                    | 21,250    | 100%                     |
| 1142 West 2320 South           | West Valley, UT        |              | 1997                     | Light Industrial    | 1.52                    | 17,500    | 100%                     |
| 1152 West 2240 South           | West Valley, UT        |              | 1999                     | R&D Flex            | 13.56                   | 55,785    | 57%                      |
| 369 Orange Street              | Salt Lake City, UT     |              | 1980                     | Bulk Warehouse      | 6.29                    | 136,000   | 100%                     |
| 1330 W. 3300 South Avenue      | Ogden, UT              |              | 1982                     | Bulk Warehouse      | 30.75                   | 188,568   | 100%                     |
|                                |                        |              |                          |                     |                         | -----     | ---                      |
|                                |                        |              |                          | SUBTOTAL OR AVERAGE |                         | 1,053,687 | 90%                      |
|                                |                        |              |                          |                     |                         | -----     | ---                      |
| <b>SAN DIEGO</b>               |                        |              |                          |                     |                         |           |                          |
| 9163 Siempre Viva Road.        | San Diego, CA          |              | 1989                     | Reg. Warehouse      | 1.72                    | 34,116    | 100%                     |
| 9295 Siempre Viva Road         | San Diego, CA          |              | 1989                     | Reg. Warehouse      | 1.79                    | 35,557    | 100%                     |
| 9255 Customhouse Plaza         | San Diego, CA          |              | 1989                     | Bulk Warehouse      | 14.85                   | 295,240   | 84%                      |
| 9375 Customhouse Plaza         | San Diego, CA          |              | 1989                     | Reg. Warehouse      | 1.46                    | 30,944    | 91%                      |
| 9465 Customhouse Plaza         | San Diego, CA          |              | 1989                     | Reg. Warehouse      | 1.46                    | 30,944    | 84%                      |
| 9485 Customhouse Plaza         | San Diego, CA          |              | 1989                     | Bulk Warehouse      | 4.85                    | 102,520   | 96%                      |
| 2675 Customhouse Court         | San Diego, CA          |              | 1989                     | Reg. Warehouse      | 2.24                    | 47,980    | 100%                     |
|                                |                        |              |                          |                     |                         | -----     | ---                      |
|                                |                        |              |                          | SUBTOTAL OR AVERAGE |                         | 577,301   | 90%                      |
|                                |                        |              |                          |                     |                         | -----     | ---                      |
| <b>SOUTHERN NEW JERSEY</b>     |                        |              |                          |                     |                         |           |                          |
| 2-5 North Olnev Ave.           | Cherry Hill, NJ        |              | 1963/85                  | Light Industrial    | 2.10                    | 58,139    | 100%                     |
| 2 Springdale Road              | Cherry Hill, NJ        |              | 1968                     | Light Industrial    | 1.44                    | 21,008    | 74%                      |
| 4 Springdale Road (h)          | Cherry Hill, NJ        |              | 1963/85                  | Light Industrial    | 3.02                    | 58,189    | 100%                     |
| 8 Springdale Road              | Cherry Hill, NJ        |              | 1966                     | Light Industrial    | 3.02                    | 45,054    | 100%                     |
| 2050 Springdale Road           | Cherry Hill, NJ        |              | 1965                     | Light Industrial    | 3.40                    | 51,060    | 100%                     |
| 16 Springdale Road             | Cherry Hill, NJ        |              | 1967                     | Light Industrial    | 5.30                    | 48,922    | 100%                     |
| 5 Esterbrook Lane              | Cherry Hill, NJ        |              | 1966/88                  | Reg. Warehouse      | 5.45                    | 39,167    | 100%                     |
| 2 Pin Oak Lane                 | Cherry Hill, NJ        |              | 1968                     | Light Industrial    | 4.45                    | 51,230    | 100%                     |
| 6 Esterbrook Lane              | Cherry Hill, NJ        |              | 1966                     | Light Industrial    | 3.96                    | 32,914    | 100%                     |
| 26 Springdale Road             | Cherry Hill, NJ        |              | 1968                     | Light Industrial    | 3.25                    | 29,492    | 100%                     |
| 1 Keystone Ave.                | Cherry Hill, NJ        |              | 1969                     | Light Industrial    | 4.15                    | 60,983    | 100%                     |
| 21 Olnev Ave.                  | Cherry Hill, NJ        |              | 1969                     | Manufacturing       | 1.75                    | 22,738    | 100%                     |
| 19 Olnev Ave.                  | Cherry Hill, NJ        |              | 1971                     | Light Industrial    | 4.36                    | 53,962    | 100%                     |
| 2 Keystone Ave.                | Cherry Hill, NJ        |              | 1970                     | Light Industrial    | 3.47                    | 50,922    | 100%                     |
| 18 Olnev Ave.                  | Cherry Hill, NJ        |              | 1974                     | Light Industrial    | 8.85                    | 62,542    | 100%                     |
| 2030 Springdale Road           | Cherry Hill, NJ        |              | 1977                     | Light Industrial    | 6.24                    | 88,872    | 100%                     |
| 55 Carnegie Drive              | Cherry Hill, NJ        |              | 1988                     | Reg. Warehouse      | 15.20                   | 90,804    | 0%                       |
| 111 Whittendale Drive          | Morristown, NJ         |              | 1991/96                  | Reg. Warehouse      | 5.00                    | 79,329    | 100%                     |
| 9 Whittendale Drive            | Morristown, NJ         |              | 2000                     | Light Industrial    | 5.51                    | 52,800    | 100%                     |
| 1931 Olnev Road                | Cherry Hill, NJ        |              | 1969                     | Light Industrial    | 2.90                    | 45,770    | 100%                     |
| 7860-7870 Airport              | Pennsauken, NJ         |              | 1968                     | R&D/Flex            | 1.51                    | 23,050    | 100%                     |
| 7100 Airport                   | Pennsauken, NJ         |              | 1963                     | R&D/Flex            | 0.47                    | 10,300    | 100%                     |
| 7020-24 Kaighn                 | Pennsauken, NJ         |              | 1962                     | R&D/Flex            | 1.08                    | 12,000    | 100%                     |
| 7110-7112 Airport              | Pennsauken, NJ         |              | 1963                     | R&D/Flex            | 1.17                    | 14,400    | 100%                     |
| 28 Springdale Road             | Cherry Hill, NJ        |              | 1967                     | Light Industrial    | 2.93                    | 38,949    | 100%                     |
| 3 Esterbrook Lane              | Cherry Hill, NJ        |              | 1968                     | Light Industrial    | 2.15                    | 32,844    | 100%                     |
| 4 Esterbrook Lane              | Cherry Hill, NJ        |              | 1969                     | Light Industrial    | 3.42                    | 39,266    | 100%                     |
|                                |                        |              |                          |                     |                         | -----     | ---                      |
|                                |                        |              |                          | SUBTOTAL OR AVERAGE |                         | 1,214,706 | 92%                      |
|                                |                        |              |                          |                     |                         | -----     | ---                      |
| <b>ST. LOUIS</b>               |                        |              |                          |                     |                         |           |                          |
| 8921-8971 Frost Avenue         | Hazelwood, MO          |              | 1971                     | Bulk Warehouse      | 2.00                    | 100,000   | 100%                     |
| 9043-9083 Frost Avenue         | Hazelwood, MO          |              | 1970/77                  | Bulk Warehouse      | 2.69                    | 145,000   | 100%                     |
| 2121 Chapin Industrial Drive   | Vinita Park, MO        |              | 1969/94                  | Bulk Warehouse      | 23.40                   | 281,105   | 96%                      |
| 10431-10449 Midwest Industrial | Olivette, MO           |              | 1967                     | Light Industrial    | 2.40                    | 55,125    | 100%                     |
| 10751 Midwest Industrial Blvd. | Olivette, MO           |              | 1965                     | Light Industrial    | 1.70                    | 44,100    | 100%                     |
| 6951 N. Hanley (g)             | Hazelwood, MO          |              | 1965                     | Bulk Warehouse      | 9.50                    | 129,614   | 100%                     |
| 1037 Warson - Bldg A           | St. Louis, MO          |              | 1968                     | Light Industrial    | 4.00                    | 64,143    | 100%                     |
| 1037 Warson - Bldg B           | St. Louis, MO          |              | 1968                     | Light Industrial    | 4.00                    | 97,154    | 100%                     |
| 1037 Warson - Bldg C           | St. Louis, MO          |              | 1968                     | Light Industrial    | 4.00                    | 79,252    | 100%                     |
| 1037 Warson - Bldg D           | St. Louis, MO          |              | 1968                     | Light Industrial    | 4.00                    | 92,081    | 100%                     |
| 13701 Rider Trail North        | Earth City, MO         |              | 1985                     | Light Industrial    | 5.34                    | 64,387    | 94%                      |
| 4774 Park 36 Boulevard         | St. Louis, MO          |              | 2001                     | Bulk Warehouse      | 9.00                    | 173,800   | 100%                     |
|                                |                        |              |                          |                     |                         | -----     | ---                      |
|                                |                        |              |                          | SUBTOTAL OR AVERAGE |                         | 1,325,761 | 99%                      |
|                                |                        |              |                          |                     |                         | -----     | ---                      |



| BUILDING ADDRESS           | LOCATION<br>CITY/STATE | ENCUMBRANCES | YEAR BUILT<br>-RENOVATED | BUILDING TYPE       | LAND<br>AREA<br>(ACRES) | GLA        | OCCUPANCY AT<br>12/31/03 |
|----------------------------|------------------------|--------------|--------------------------|---------------------|-------------------------|------------|--------------------------|
| TAMPA                      |                        |              |                          |                     |                         |            |                          |
| 6614 Adamo Drive           | Tampa, FL              |              | 1967                     | Reg. Warehouse      | 2.78                    | 41,377     | 100%                     |
| 6204 Benjamin Road         | Tampa, FL              |              | 1982                     | Light Industrial    | 4.16                    | 60,975     | 79%                      |
| 6206 Benjamin Road         | Tampa, FL              |              | 1983                     | Light Industrial    | 3.94                    | 57,708     | 100%                     |
| 6302 Benjamin Road         | Tampa, FL              |              | 1983                     | R&D/Flex            | 2.03                    | 29,747     | 90%                      |
| 6304 Benjamin Road         | Tampa, FL              |              | 1984                     | R&D/Flex            | 2.04                    | 29,845     | 84%                      |
| 6306 Benjamin Road         | Tampa, FL              |              | 1984                     | Light Industrial    | 2.58                    | 37,861     | 100%                     |
| 6308 Benjamin Road         | Tampa, FL              |              | 1984                     | Light Industrial    | 3.22                    | 47,256     | 53%                      |
| 5313 Johns Road            | Tampa, FL              |              | 1991                     | R&D/Flex            | 1.36                    | 25,690     | 100%                     |
| 5602 Thompson Center Court | Tampa, FL              |              | 1972                     | R&D/Flex            | 1.39                    | 14,914     | 83%                      |
| 5411 Johns Road            | Tampa, FL              |              | 1997                     | Light Industrial    | 1.98                    | 30,204     | 83%                      |
| 5525 Johns Road            | Tampa, FL              |              | 1993                     | R&D/Flex            | 1.46                    | 24,139     | 100%                     |
| 5607 Johns Road            | Tampa, FL              |              | 1991                     | R&D/Flex            | 1.34                    | 13,500     | 33%                      |
| 5709 Johns Road            | Tampa, FL              |              | 1990                     | Light Industrial    | 1.80                    | 25,480     | 100%                     |
| 5711 Johns Road            | Tampa, FL              |              | 1990                     | Light Industrial    | 1.80                    | 25,455     | 100%                     |
| 5453 West Waters Avenue    | Tampa, FL              |              | 1987                     | R&D/Flex            | 0.66                    | 7,200      | 100%                     |
| 5455 West Waters Avenue    | Tampa, FL              |              | 1987                     | R&D/Flex            | 2.97                    | 32,424     | 24%                      |
| 5553 West Waters Avenue    | Tampa, FL              |              | 1987                     | Light Industrial    | 2.97                    | 32,424     | 100%                     |
| 5501 West Waters Avenue    | Tampa, FL              |              | 1990                     | R&D/Flex            | 1.53                    | 15,870     | 90%                      |
| 5503 West Waters Avenue    | Tampa, FL              |              | 1990                     | R&D/Flex            | 0.68                    | 7,060      | 100%                     |
| 5555 West Waters Avenue    | Tampa, FL              |              | 1990                     | R&D/Flex            | 2.31                    | 23,947     | 85%                      |
| 5557 West Waters Avenue    | Tampa, FL              |              | 1990                     | R&D/Flex            | 0.57                    | 5,860      | 100%                     |
| 5463 W. Waters Avenue      | Tampa, FL              | (e)          | 1996                     | R&D/Flex            | 3.50                    | 44,427     | 100%                     |
| 5903 Johns Road            | Tampa, FL              |              | 1987                     | Light Industrial    | 1.20                    | 11,600     | 100%                     |
| 5461 W. Waters Avenue      | Tampa, FL              |              | 1998                     | Light Industrial    | 1.84                    | 21,778     | 100%                     |
| 5471 W. Waters Avenue      | Tampa, FL              |              | 1999                     | R&D/Flex            | 2.00                    | 23,778     | 83%                      |
| 5505 Johns Road #7         | Tampa, FL              |              | 1999                     | Light Industrial    | 2.12                    | 30,019     | 100%                     |
| 5481 W. Waters Avenue      | Tampa, FL              |              | 1999                     | R&D/Flex            | 3.60                    | 41,861     | 100%                     |
| 5483 W. Waters Avenue      | Tampa, FL              |              | 1999                     | R&D/Flex            | 2.92                    | 33,861     | 100%                     |
| 5905 Breckenridge Parkway  | Tampa, FL              |              | 1982                     | R&D/Flex            | 1.67                    | 18,720     | 100%                     |
| 5907 Breckenridge Parkway  | Tampa, FL              |              | 1982                     | R&D/Flex            | 0.53                    | 5,980      | 100%                     |
| 5909 Breckenridge Parkway  | Tampa, FL              |              | 1982                     | R&D/Flex            | 1.60                    | 18,000     | 60%                      |
| 5911 Breckenridge Parkway  | Tampa, FL              |              | 1982                     | R&D/Flex            | 2.70                    | 30,397     | 72%                      |
| 5910 Breckenridge Parkway  | Tampa, FL              |              | 1982                     | R&D/Flex            | 4.77                    | 53,591     | 49%                      |
| 5912 Breckenridge Parkway  | Tampa, FL              |              | 1982                     | R&D/Flex            | 4.70                    | 52,806     | 89%                      |
| 4515-4519 George Road      | Tampa, FL              |              | 1985                     | Light Industrial    | 5.00                    | 64,742     | 77%                      |
| 6301 Benjamin Road         | Tampa, FL              |              | 1986                     | R&D/Flex            | 1.91                    | 27,249     | 77%                      |
| 5723 Benjamin Road         | Tampa, FL              |              | 1986                     | R&D/Flex            | 2.97                    | 42,270     | 100%                     |
| 6313 Benjamin Road         | Tampa, FL              |              | 1986                     | R&D/Flex            | 1.90                    | 27,066     | 100%                     |
| 5801 Benjamin Road         | Tampa, FL              |              | 1986                     | Light Industrial    | 3.83                    | 54,550     | 91%                      |
| 5802 Benjamin Road         | Tampa, FL              |              | 1986                     | R&D/Flex            | 4.06                    | 57,705     | 66%                      |
| 6202 Benjamin Road         | Tampa, FL              |              | 1981                     | R&D/Flex            | 2.04                    | 30,145     | 0%                       |
| 5925 Benjamin Road         | Tampa, FL              |              | 1986                     | R&D/Flex            | 2.05                    | 29,109     | 64%                      |
|                            |                        |              |                          | SUBTOTAL OR AVERAGE |                         | 1,308,590  | 83%                      |
| OTHER                      |                        |              |                          |                     |                         |            |                          |
| 2800 Airport Road (k)      | Denton, TX             |              | 1968                     | Manufacturing       | 29.91                   | 222,403    | 100%                     |
| 3501 Maple Street          | Abilene, TX            |              | 1980                     | Manufacturing       | 34.42                   | 123,700    | 0%                       |
| 4200 West Harry Street (i) | Wichita, KS            |              | 1972                     | Bulk Warehouse      | 21.45                   | 177,655    | 100%                     |
| 6601 S. 33rd Street        | McAllen, TX            |              | 1975                     | Reg. Warehouse      | 3.31                    | 50,000     | 0%                       |
| 9601 A Dessau Road         | Austin, TX             |              | 1999                     | Light Industrial    | 3.28                    | 33,000     | 23%                      |
| 9601 B Dessau Road         | Austin, TX             |              | 1999                     | Light Industrial    | 3.28                    | 33,000     | 100%                     |
| 9601 C Dessau Road         | Austin, TX             |              | 1999                     | Light Industrial    | 3.28                    | 33,000     | 27%                      |
| 555 Vista Blvd.            | Sparks, NV             |              | 1980                     | Bulk Warehouse      | 40.30                   | 490,500    | 100%                     |
|                            |                        |              |                          | SUBTOTAL OR AVERAGE |                         | 1,163,258  | 81%                      |
|                            |                        |              |                          | TOTAL               |                         | 57,925,466 | 88%                      |

- (a) This property collateralizes a \$5.6 million mortgage loan which matures on December 1, 2019.
- (b) These properties collateralize a \$5.4 million mortgage loan which matures on January 1, 2013.
- (c) This property collateralizes a \$5.8 million mortgage loan which matures on December 1, 2019.
- (d) This property collateralizes a \$2.1 million mortgage loan which matures on October 1, 2006.
- (e) This property collateralizes a \$2.5 million mortgage loan which matures on September 1, 2006.
- (f) This property collateralizes a \$16.8 million mortgage loan which matures on December 1, 2010.
- (g) This property collateralizes a \$4.9 million mortgage loan which matures on March 1, 2012.
- (h) Comprised of two properties.
- (i) Comprised of three properties.
- (j) Comprised of four properties.
- (k) Comprised of five properties.
- (l) Comprised of seven properties.
- (m) Comprised of 28 properties.

TENANT AND LEASE INFORMATION

The Company has a diverse base of more than 2,400 tenants engaged in a wide variety of businesses including manufacturing, retail, wholesale trade, distribution and professional services. Most leases have an initial term of between three and six years and provide for periodic rent increases that are either fixed or based on changes in the Consumer Price Index. Industrial tenants typically have net or semi-net leases and pay as additional rent their percentage of the property's operating costs, including the costs of common area maintenance, property taxes and insurance. As of December 31, 2003, approximately 88% of the GLA of the industrial properties was leased, and no single tenant or group of related tenants accounted for more than 1.7% of the Company's rent revenues, nor did any single tenant or group of related tenants occupy more than 1.5% of the Company's total GLA as of December 31, 2003.

The following table shows scheduled lease expirations for all leases for the Company's properties as of December 31, 2003.

| YEAR OF EXPIRATION(1) | NUMBER OF LEASES EXPIRING | GLA EXPIRING (2) | PERCENTAGE OF GLA EXPIRING | ANNUAL BASE RENT UNDER EXPIRING LEASES (IN THOUSANDS) | PERCENTAGE OF TOTAL ANNUAL BASE RENT EXPIRING (2) |
|-----------------------|---------------------------|------------------|----------------------------|-------------------------------------------------------|---------------------------------------------------|
| 2004                  | 718                       | 14,087,159       | 27.5%                      | \$ 58,722                                             | 26.3%                                             |
| 2005                  | 600                       | 10,357,040       | 20.2%                      | 49,408                                                | 22.1%                                             |
| 2006                  | 472                       | 8,317,850        | 16.2%                      | 40,881                                                | 18.3%                                             |
| 2007                  | 250                       | 5,606,578        | 10.9%                      | 25,370                                                | 11.4%                                             |
| 2008                  | 245                       | 5,179,327        | 10.1%                      | 21,172                                                | 9.5%                                              |
| 2009                  | 86                        | 2,846,749        | 5.6%                       | 11,255                                                | 5.0%                                              |
| 2010                  | 50                        | 2,218,422        | 4.3%                       | 7,644                                                 | 3.4%                                              |
| 2011                  | 20                        | 575,676          | 1.1%                       | 2,948                                                 | 1.3%                                              |
| 2012                  | 9                         | 247,901          | 0.5%                       | 1,255                                                 | 0.6%                                              |
| 2013                  | 15                        | 1,579,857        | 3.1%                       | 3,743                                                 | 1.7%                                              |
| Thereafter            | 9                         | 206,940          | 0.4%                       | 769                                                   | 0.3%                                              |
| Total                 | 2,474                     | 51,223,499       | 100.0%                     | \$ 223,167                                            | 100.0%                                            |

(1) Lease expirations as of December 31, 2003 assume tenants do not exercise existing renewal, termination, or purchase options.

(2) Does not include existing vacancies of 6,701,967 aggregate square feet.

ITEM 3. LEGAL PROCEEDINGS

The Company is involved in legal proceedings arising in the ordinary course of business. All such proceedings, taken together, are not expected to have a material impact on the results of operations, financial position or liquidity of the Company.

ITEM 4. SUBMISSION OF MATTERS TO A VOTE OF SECURITY HOLDERS

None.

## PART II

## ITEM 5. MARKET FOR REGISTRANT'S COMMON EQUITY AND RELATED STOCKHOLDER MATTERS

## MARKET INFORMATION

The following table sets forth for the periods indicated the high and low closing prices per share and distributions declared per share for the Company's common stock, which trades on the New York Stock Exchange under the trading symbol "FR".

| QUARTER ENDED      | HIGH     | LOW      | DISTRIBUTION<br>DECLARED |
|--------------------|----------|----------|--------------------------|
| December 31, 2003  | \$ 34.76 | \$ 32.20 | \$ 0.6850                |
| September 30, 2003 | \$ 32.65 | \$ 29.33 | \$ 0.6850                |
| June 30, 2003      | \$ 32.51 | \$ 27.96 | \$ 0.6850                |
| March 31, 2003     | \$ 29.50 | \$ 26.57 | \$ 0.6850                |
| December 31, 2002  | \$ 30.69 | \$ 25.98 | \$ 0.6850                |
| September 30, 2002 | \$ 33.38 | \$ 28.90 | \$ 0.6800                |
| June 30, 2002      | \$ 36.50 | \$ 32.81 | \$ 0.6800                |
| March 31, 2002     | \$ 34.81 | \$ 30.39 | \$ 0.6800                |

The Company had 616 common stockholders of record registered with its transfer agent as of March 5, 2004.

The Company has determined that, for federal income tax purposes, approximately 42.03% of the total \$108.2 million in distributions paid with respect to 2003 represents ordinary dividend income to its stockholders, 9.73% qualifies as 25 percent rate capital gain, 4.14% qualifies as a 20 percent rate capital gain, 18.39% qualifies as a 15 percent rate capital gain and the remaining 25.71% represents a return of capital. Of the 4.14% of such dividends that qualify as 20 percent rate capital gain, 64.66% (or 2.677 percentage points) qualify as "qualified 5-year gain," to which, for certain taxpayers, a lower rate will apply.

Additionally, for tax purposes, 56.57% of the Company's 2003 preferred stock dividends qualify as ordinary income, 13.10% qualify as 25 percent rate capital gain, 5.58% qualify as 20 percent rate capital gain and 24.75% qualify as 15 percent rate capital gain. Of the 5.58% of such dividends that qualify as 20 percent rate capital gain, 64.66% (or 3.608 percentage points) qualify as a "qualified 5-year gain."

In order to maintain its status as a REIT, the Company is required to meet certain tests, including distributing at least 90% of its REIT taxable income, or approximately \$1.87 per share for 2003. The Company's dividend policy is to meet the minimum distribution required to maintain the Company's REIT qualification under the Internal Revenue Code.

## ITEM 6. SELECTED FINANCIAL DATA

The following sets forth selected financial and operating data for the Company on a historical consolidated basis. The following data should be read in conjunction with the financial statements and notes thereto and Management's Discussion and Analysis of Financial Condition and Results of Operations included elsewhere in this Form 10-K. The historical statements of operations for the years ended December 31, 2003, 2002 and 2001 include the results of operations of the Company as derived from the Company's audited financial statements. The historical statements of operations for the years ended December 31, 2000 and 1999 include the results of operations of the Company as derived from the Company's audited financial statements except that the results of operations of properties that were sold subsequent to December 31, 2001 that were not classified as held for sale at December 31, 2001 and the results of operations of properties that were classified as held for sale subsequent to December 31, 2001 are presented in discontinued operations if they met both of the following criteria: (a) the operations and cash flows of the property have been (or will be) eliminated from the ongoing operations of the Company as a result of the disposition and (b) the Company will not have any significant involvement in the operations of the property after the disposal transaction. The historical balance sheet data and other data as of December 31, 2003, 2002, 2001, 2000 and 1999 include the balances of the Company as derived from the Company's audited financial statements.

| Year<br>Ended<br>12/31/03 | Year<br>Ended<br>12/31/02 | Year<br>Ended<br>12/31/01 | Year<br>Ended<br>12/31/00 | Year<br>Ended<br>12/31/99 |
|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|
|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|

(In thousands, except per share and property data)

STATEMENT OF OPERATIONS DATA:

|                                                                                                                                                                                  |            |            |            |            |            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------|------------|------------|------------|
| Total Revenues .....                                                                                                                                                             | \$ 341,381 | \$ 313,957 | \$ 318,758 | \$ 325,010 | \$ 320,808 |
| Interest Income .....                                                                                                                                                            | 2,416      | 2,378      | 2,790      | 5,489      | 3,790      |
| Property Expenses .....                                                                                                                                                          | (109,573)  | (98,145)   | (96,274)   | (95,859)   | (86,704)   |
| General and Administrative Expense .....                                                                                                                                         | (26,953)   | (19,610)   | (18,609)   | (17,129)   | (13,259)   |
| Interest Expense .....                                                                                                                                                           | (95,456)   | (90,387)   | (82,580)   | (83,925)   | (79,869)   |
| Amortization of Deferred Financing Costs .....                                                                                                                                   | (1,764)    | (1,925)    | (1,809)    | (1,750)    | (1,362)    |
| Depreciation and Other Amortization .....                                                                                                                                        | (82,496)   | (68,082)   | (62,743)   | (57,632)   | (59,268)   |
| Loss from Early Retirement from Debt (c) .....                                                                                                                                   | (1,466)    | (888)      | (10,309)   | -          | -          |
| Valuation Provision on Real Estate (a) .....                                                                                                                                     | -          | -          | (9,500)    | (2,900)    | -          |
| Equity in Income (Loss) of Joint Ventures .....                                                                                                                                  | 539        | 463        | (791)      | 571        | 302        |
| Minority Interest Allocable to Continuing Operations .....                                                                                                                       | (958)      | (1,585)    | (1,363)    | (6,523)    | (8,359)    |
| Income from Continuing Operations                                                                                                                                                | 25,670     | 36,176     | 37,570     | 65,352     | 76,079     |
| Income from Discontinued Operations (Including Gain on<br>Sale of Real Estate of \$79,072 and \$54,657 for the Year<br>Ended December 31, 2003 and 2002, respectively) (b) ..... | 87,875     | 82,338     | 35,799     | 33,102     | 28,122     |
| Minority Interest Allocable to Discontinued Operations .....                                                                                                                     | (13,058)   | (12,318)   | (5,488)    | (5,237)    | (4,491)    |
| Gain on Sale of Real Estate .....                                                                                                                                                | 15,605     | 16,476     | 64,347     | 29,296     | 29,797     |
| Minority Interest Allocable to Gain on Sale of Real Estate ..                                                                                                                    | (2,319)    | (2,464)    | (9,864)    | (4,635)    | (4,759)    |
| Net Income .....                                                                                                                                                                 | 113,773    | 120,208    | 122,364    | 117,878    | 124,748    |
| Redemption of Series A Preferred Stock .....                                                                                                                                     | -          | -          | (4,577)    | -          | -          |
| Redemption of Series B Preferred Stock .....                                                                                                                                     | -          | (3,707)    | -          | -          | -          |
| Preferred Stock Dividends .....                                                                                                                                                  | (20,176)   | (23,432)   | (30,001)   | (32,844)   | (32,844)   |
| Net Income Available to Common Stockholders .....                                                                                                                                | \$ 93,597  | \$ 93,069  | \$ 87,786  | \$ 85,034  | \$ 91,904  |
| Income from Continuing Operations Available to Common<br>Stockholders Per Weighted Average Common Share<br>Outstanding:                                                          |            |            |            |            |            |
| Basic .....                                                                                                                                                                      | \$ 0.49    | \$ 0.59    | \$ 1.48    | \$ 1.50    | \$ 1.80    |
| Diluted .....                                                                                                                                                                    | \$ 0.49    | \$ 0.59    | \$ 1.47    | \$ 1.49    | \$ 1.80    |
| Net Income Available to Common Stockholders<br>Per Weighted Average Common Share Outstanding:                                                                                    |            |            |            |            |            |
| Basic (e) .....                                                                                                                                                                  | \$ 2.43    | \$ 2.39    | \$ 2.26    | \$ 2.23    | \$ 2.43    |
| Diluted (e) .....                                                                                                                                                                | \$ 2.42    | \$ 2.38    | \$ 2.24    | \$ 2.21    | \$ 2.42    |
| Distributions Per Share .....                                                                                                                                                    | \$ 2.7400  | \$ 2.7250  | \$ 2.6525  | \$ 2.5175  | \$ 2.4200  |
| Weighted Average Number of Common Shares<br>Outstanding:                                                                                                                         |            |            |            |            |            |
| Basic (e) .....                                                                                                                                                                  | 38,542     | 38,927     | 38,841     | 38,154     | 37,855     |
| Diluted (e) .....                                                                                                                                                                | 38,663     | 39,165     | 39,150     | 38,446     | 37,957     |
| Net Income .....                                                                                                                                                                 | \$ 113,773 | \$ 120,208 | \$ 122,364 | \$ 117,878 | \$ 124,748 |
| Other Comprehensive Income (Loss):                                                                                                                                               |            |            |            |            |            |
| Cumulative Transition Adjustment .....                                                                                                                                           | -          | -          | (14,920)   | -          | -          |
| Settlement of Interest Rate Protection Agreements .....                                                                                                                          | -          | 1,772      | (191)      | -          | -          |
| Mark-to-Market of Interest Rate Protection Agreements<br>and Interest Rate Swap Agreements .....                                                                                 | 251        | (126)      | (231)      | -          | -          |
| Write-off of Unamortized Interest Rate Protection<br>Agreements Due to Early Retirement of Debt .....                                                                            | -          | -          | 2,156      | -          | -          |
| Amortization of Interest Rate Protection Agreements .....                                                                                                                        | 198        | 176        | 805        | -          | -          |
| Comprehensive Income .....                                                                                                                                                       | \$ 114,222 | \$ 122,030 | \$ 109,983 | \$ 117,878 | \$ 124,748 |

|                                                        | Year<br>Ended<br>12/31/03 | Year<br>Ended<br>12/31/02 | Year<br>Ended<br>12/31/01 | Year<br>Ended<br>12/31/00 | Year<br>Ended<br>12/31/99 |
|--------------------------------------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|
| (In thousands, except per share and property data)     |                           |                           |                           |                           |                           |
| <b>BALANCE SHEET DATA (END OF PERIOD):</b>             |                           |                           |                           |                           |                           |
| Real Estate, Before Accumulated Depreciation .....     | \$ 2,740,800              | \$ 2,697,269              | \$ 2,714,927              | \$ 2,440,810              | \$ 2,597,592              |
| Real Estate, After Accumulated Depreciation .....      | 2,391,548                 | 2,388,781                 | 2,438,107                 | 2,221,109                 | 2,386,136                 |
| Real Estate Held for Sale, Net .....                   | -                         | 7,040                     | 30,750                    | 236,422                   | -                         |
| Total Assets .....                                     | 2,648,023                 | 2,629,973                 | 2,621,400                 | 2,618,493                 | 2,526,963                 |
| <b>Mortgage Loans Payable, Net, Unsecured Lines of</b> |                           |                           |                           |                           |                           |
| Credit and Senior Unsecured Debt, Net .....            | 1,453,798                 | 1,442,149                 | 1,318,450                 | 1,221,356                 | 1,147,639                 |
| Total Liabilities .....                                | 1,591,732                 | 1,575,586                 | 1,447,361                 | 1,373,288                 | 1,276,763                 |
| Stockholders' Equity .....                             | 889,173                   | 882,326                   | 995,597                   | 1,058,372                 | 1,059,226                 |
| <b>OTHER DATA:</b>                                     |                           |                           |                           |                           |                           |
| Cash Flow From Operating Activities .....              | \$ 99,560                 | \$ 131,597                | \$ 147,091                | \$ 160,241                | \$ 176,897                |
| Cash Flow From Investing Activities .....              | 32,633                    | 34,591                    | (38,761)                  | (87,300)                  | (10,040)                  |
| Cash Flow From Financing Activities .....              | (131,372)                 | (166,188)                 | (116,061)                 | (67,819)                  | (186,071)                 |
| Total Properties (d) .....                             | 834                       | 908                       | 918                       | 969                       | 967                       |
| Total GLA, in Square Feet (d) .....                    | 57,925,466                | 59,979,894                | 64,002,809                | 68,242,713                | 67,029,135                |
| Occupancy Percentage (d) .....                         | 88%                       | 90%                       | 91%                       | 95%                       | 96%                       |

- (a) Represents a valuation provision on real estate relating to certain properties located in Columbus, Ohio, Des Moines, Iowa, Grand Rapids, Michigan and Indianapolis, Indiana.
- (b) On January 1, 2002, the Company adopted the Financial Accounting Standards Board's Statement of Financial Accounting Standards No. 144, "Accounting for the Impairment or Disposal of Long Lived Assets" ("FAS 144"). FAS 144 addresses financial accounting and reporting for the disposal of long lived assets. FAS 144 requires that the results of operations and gains or losses on the sale of property sold subsequent to December 31, 2001 that were not classified as held for sale at December 31, 2001 as well as the results of operations from properties that were classified as held for sale subsequent to December 31, 2001 be presented in discontinued operations if both of the following criteria are met: (a) the operations and cash flows of the property have been (or will be) eliminated from the ongoing operations of the Company as a result of the disposal transaction and (b) the Company will not have any significant involvement in the operations of the property after the disposal transaction. FAS 144 also requires prior period results of operations for these properties to be restated and presented in discontinued operations in prior consolidated statements of operations.
- (c) On January 1, 2003, the Company adopted the Financial Accounting Standard Board's Statement of Financial Accounting Standards No. 145, "Recession of FASB Statements No. 4, 44, and 64, Amendment of FASB Statement No.13, and Technical Correction" ("FAS 145"). FAS 145 rescinds FAS 4, FAS 44 and FAS 64 and amends FAS 13 to modify the accounting for sales-leaseback transactions. FAS 4 required the classification of gains and losses resulting from the extinguishment of debt to be classified as extraordinary items. Pursuant to the adoption of FAS 145, the Company reclassified amounts shown as extraordinary for the year ended December 31, 2002 and 2001 to continuing operations. In 2002, the Company paid off and retired certain senior unsecured debt. The Company recorded a loss from the early retirement of debt of approximately \$.9 million which is comprised of the amount paid above the carrying amount of the senior unsecured debt, the write-off of pro rata unamortized deferred financing costs and legal costs. In 2001, the Company paid off and retired certain mortgage loans and certain senior unsecured debt. The Company recorded a loss from the early retirement of debt of approximately \$10.3 million which is comprised of the amount paid above the carrying amount of the senior unsecured debt, the write-off of unamortized deferred financing costs, the write-off of the unamortized portion of an interest rate protection agreement which was used to fix the interest rate on the senior unsecured debt prior to issuance, the settlement of an interest rate protection agreement used to fix the retirement price of the senior unsecured debt, prepayment fees, legal costs and other expenses.
- (d) As of end of period and excludes properties under development.
- (e) In accordance with FAS 128 "Earnings Per Share", the basic weighted average shares outstanding for 2002, 2001, 2000 and 1999 have been adjusted to exclude restricted stock issued that has not vested. The diluted weighted average shares outstanding for 2002, 2001 2000 and 1999 have been adjusted to exclude restricted stock issued that has not vested except for the impact of the dilution related to restricted stock outstanding. Due to these adjustments, basic and diluted earnings per share available to common stockholders for the years ended December 31, 2002, 2001, 2000 and 1999 exceeds the basic and diluted earnings per share available to common stockholders reported in 2002's Form 10-K by \$.02 per share, \$.02 per share, \$.03 per share, and \$.01 per share, respectively.



ITEM 7. MANAGEMENT'S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS

The following discussion should be read in conjunction with "Selected Financial Data" and the historical Consolidated Financial Statements and Notes thereto appearing elsewhere in this Form 10-K.

In addition, the following discussion contains certain forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended. The Company intends such forward-looking statements to be covered by the safe harbor provisions for forward-looking statements contained in the Private Securities Litigation Reform Act of 1995, and is including this statement for purposes of complying with those safe harbor provisions. Forward-looking statements, which are based on certain assumptions and describe future plans, strategies and expectations of the Company, are generally identifiable by use of the words "believe," "expect," "intend," "anticipate," "estimate," "project" or similar expressions. The Company's ability to predict results or the actual effect of future plans or strategies is inherently uncertain. Factors which could have a material adverse affect on the operations and future prospects of the Company on a consolidated basis include, but are not limited to, changes in: economic conditions generally and the real estate market specifically, legislative/regulatory changes (including changes to laws governing the taxation of real estate investment trusts), availability of financing, interest rate levels, competition, supply and demand for industrial properties in the Company's current and proposed market areas, potential environmental liabilities, slippage in development or lease-up schedules, tenant credit risks, higher-than-expected costs and changes in general accounting principles, policies and guidelines applicable to real estate investment trusts. These risks and uncertainties should be considered in evaluating forward-looking statements and undue reliance should not be placed on such statements. Further information concerning the Company and its business, including additional factors that could materially affect the Company's financial results, is included herein and in the Company's other filings with the Securities and Exchange Commission.

First Industrial Realty Trust, Inc. was organized in the state of Maryland on August 10, 1993. First Industrial Realty Trust, Inc. is a real estate investment trust ("REIT"), as defined in the Internal Revenue Code (the "Code"). First Industrial Realty Trust, Inc. and its subsidiaries (the "Company") began operations on July 1, 1994. The Company's interests in its properties and land parcels are held through partnerships controlled by the Company, including First Industrial, L.P. (the "Operating Partnership"), of which the Company is the sole general partner, as well as, among others, First Industrial Financing Partnership, L.P., First Industrial Securities, L.P., First Industrial Mortgage Partnership, L.P. (the "Mortgage Partnership"), First Industrial Pennsylvania, L.P., First Industrial Harrisburg, L.P., First Industrial Indianapolis, L.P., FI Development Services, L.P. and TK-SV, LTD., each of which the sole general partner is a wholly-owned subsidiary of the Company, and the sole limited partner of each is the Operating Partnership, as well as limited liability companies of which the Operating Partnership is the sole member. The Operating Partnership is also the sole stockholder of First Industrial Development Services, Inc. The Company, through separate wholly-owned limited liability companies of which the Operating Partnership is the sole member, also owns minority equity interests in, and provides asset and property management services to, two joint ventures which invest in industrial properties. The Company, through a wholly-owned limited liability company of which the Operating Partnership is the sole member, also owned a minority equity interest in and provided asset and property management services to a third joint venture which invested in industrial properties (the "September 1999 Joint Venture"). During the year ended December 31, 2003, the September 1999 Joint Venture sold its remaining property. In conjunction with this final property sale, the final distribution was made to the partners. In May 2003, the Company, through wholly-owned limited liability companies of which the Operating Partnership is the sole member, entered into a joint venture arrangement (the "May 2003 Joint Venture") with an institutional investor to invest in industrial properties. As of December 31, 2003, the May 2003 Joint Venture did not own any industrial properties.

Management believes the Company's financial condition and results of operations are, primarily, a function of the Company's performance in four key areas: leasing of industrial properties, acquisition and development of additional industrial properties, redeployment of internal capital and access to external capital.

The Company generates revenue primarily from rental income and tenant recoveries from the lease of industrial properties under long-term (generally three to six years) operating leases. Such revenue is offset by certain property specific operating expenses, such as real estate taxes, repairs and maintenance, property management, utilities and insurance expenses, along with certain other costs and expenses, such as depreciation and amortization costs and general and administrative and interest expenses. The Company's revenue growth is dependent, in part, on its ability to (i) increase rental income, through increasing either or both occupancy rates and rental rates at the Company's properties, (ii) maximize tenant recoveries and (iii) minimize operating and certain other expenses. Revenues generated from rental income and tenant recoveries are a significant source of funds, in addition to income generated from gains/losses on the sale of the Company's properties (as discussed below), for the Company's distributions. The leasing of property, in general, and occupancy rates, rental rates, operating expenses and certain non-operating expenses, in particular, are impacted, variously, by property specific, market specific, general economic and other

conditions, many of which are beyond the control of the Company. The leasing of property also entails various risks, including the risk of tenant default. If the Company were unable to maintain or increase occupancy rates and rental rates at the Company's properties or to maintain tenant recoveries and operating and certain other expenses consistent with historical levels and proportions, the Company's revenue growth would be limited. Further, if a significant number of the Company's tenants were unable to pay rent (including tenant recoveries) or if the Company were unable to rent its properties on favorable terms, the Company's financial condition, results of operations, cash flow and ability to pay dividends on, and the market price of, the Company's common stock would be adversely affected.

The Company's revenue growth is also dependent, in part, on its ability to acquire existing, and acquire and develop new, additional industrial properties on favorable terms. The Company continually seeks to acquire existing industrial properties on favorable terms, and, when conditions permit, also seeks to acquire and develop new industrial properties on favorable terms. Existing properties, as they are acquired, and acquired and developed properties, as they lease-up, generate revenue from rental income and tenant recoveries, income from which, as discussed above, is a source of funds for the Company's distributions. The acquisition and development of properties is impacted, variously, by property specific, market specific, general economic and other conditions, many of which are beyond the control of the Company. The acquisition and development of properties also entails various risks, including the risk that the Company's investments may not perform as expected. For example, acquired existing and acquired and developed new properties may not sustain and/or achieve anticipated occupancy and rental rate levels. With respect to acquired and developed new properties, the Company may not be able to complete construction on schedule or within budget, resulting in increased debt service expense and construction costs and delays in leasing the properties. Also, the Company faces significant competition for attractive acquisition and development opportunities from other well-capitalized real estate investors, including both publicly-traded real estate investment trusts and private investors. Further, as discussed below, the Company may not be able to finance the acquisition and development opportunities it identifies. If the Company were unable to acquire and develop sufficient additional properties on favorable terms or if such investments did not perform as expected, the Company's revenue growth would be limited and its financial condition, results of operations, cash flow and ability to pay dividends on, and the market price of, the Company's common stock would be adversely affected.

The Company also generates income from the sale of properties (including existing buildings, buildings which the Company has developed or re-developed on a merchant basis and land). The Company is continually engaged in, and its income growth is dependent, in part, on systematically redeploying its capital from properties and other assets with lower yield potential into properties and other assets with higher yield potential. As part of that process, the Company sells, on an ongoing basis, select stabilized properties or properties offering lower potential returns relative to their market value. The gain/loss on the sale of such properties is included in the Company's income and is a significant source of funds, in addition to revenues generated from rental income and tenant recoveries for the Company's distributions. Also, a significant portion of the proceeds from such sales is used to fund the acquisition of existing, and the acquisition and development of new, industrial properties. The sale of properties is impacted, variously, by property specific, market specific, general economic and other conditions, many of which are beyond the control of the Company. The sale of properties also entails various risks, including competition from other sellers and the availability of attractive financing for potential buyers of the Company's properties. Further, the Company's ability to sell properties is limited by safe harbor rules applying to REITs under the Code which relate to the number of properties that may be disposed of in a year, their tax bases and the cost of improvements made to the properties, along with other tests which enable a REIT to avoid punitive taxation on the sale of assets. If the Company were unable to sell properties on favorable terms, the Company's income growth would be limited and its financial condition, results of operations, cash flow and ability to pay dividends on, and the market price of, the Company's common stock would be adversely affected.

Currently, the Company utilizes a portion of the net sales proceeds from property sales, as well as borrowings under its \$300 million unsecured line of credit (the "Unsecured Line of Credit"), to finance future acquisitions and developments. Nonetheless, access to external capital on favorable terms plays a key role in the Company's financial condition and results of operations, as it impacts the Company's cost of capital and its ability, and cost, to refinance existing indebtedness as it matures and to fund future acquisitions and developments, if the Company chooses to do so, through the issuance of additional equity securities. The Company's ability to access external capital on favorable terms is dependent on various factors, including general market conditions, interest rates, credit ratings on the Company's capital stock and debt, the market's perception of the Company's growth potential, the Company's current and potential future earnings and cash distributions and the market price of the Company's capital stock. If the Company were unable to access external capital on favorable terms, the Company's financial condition, results of operations, cash flow and ability to pay dividends on, and the market price of, the Company's common stock would be adversely affected.

## CRITICAL ACCOUNTING POLICIES

The Company's significant accounting policies are described in more detail in Note 3 to the Consolidated Financial Statements. The Company believes the following critical accounting policies affect its more significant judgments and estimates used in the preparation of its consolidated financial statements.

- The Company maintains an allowance for doubtful accounts which is based on estimates of potential losses which could result from the inability of the Company's tenants to satisfy outstanding billings with the Company. The allowance for doubtful accounts is an estimate based on the Company's assessment of the creditworthiness of its tenants.
- Properties are classified as held for sale when the Company has entered into a binding contract to sell such properties. When properties are classified as held for sale, the Company ceases depreciating the properties and estimates the values of such properties and measures them at the lower of depreciated cost or fair value, less costs to dispose. If circumstances arise that were previously considered unlikely, and, as a result, the Company decides not to sell a property previously classified as held for sale, the Company will reclassify such property as held and used. The Company estimates the value of such property and measures it at the lower of its carrying amount (adjusted for any depreciation and amortization expense that would have been recognized had the property been continuously classified as held and used) or fair value at the date of the subsequent decision not to sell.
- The Company reviews its properties on a quarterly basis for possible impairment and provides a provision if impairments are determined. The Company utilizes the guidelines established under Financial Accounting Standards Board's Statement of Financial Accounting Standards No. 144, "Accounting for the Impairment or Disposal of Long Lived Assets" ("FAS 144") to determine if impairment conditions exist. The Company reviews the expected undiscounted cash flows of each property to determine if there are any indications of impairment. The review of anticipated cash flows involves subjective assumptions of estimated occupancy and rental rates and ultimate residual value; accordingly, the anticipated cash flows may not ultimately be achieved.
- The Company is engaged in the acquisition of individual properties as well as multi-property portfolios. In accordance with Financial Accounting Standards Board's Statement of Financial Accounting Standards No. 141, "Business Combinations" ("FAS 141"), the Company is required to allocate purchase price between land, building, tenant improvements, leasing commissions, intangible assets and above and below market leases. Above-market and below-market lease values for acquired properties are recorded based on the present value (using a discount rate which reflects the risks associated with the leases acquired) of the difference between (i) the contractual amounts to be paid pursuant to each in-place lease and (ii) management's estimate of fair market lease rents for each corresponding in-place lease. Acquired above and below market leases are amortized over the remaining non-cancelable terms of the respective leases. The Company also must allocate purchase price on multi-property portfolios to individual properties. The allocation of purchase price is based on the Company's assessment of various characteristics of the markets where the property is located and the expected cash flows of the property.

## RESULTS OF OPERATIONS

### COMPARISON OF YEAR ENDED DECEMBER 31, 2003 TO YEAR ENDED DECEMBER 31, 2002

At December 31, 2003, the Company owned 834 in-service industrial properties with approximately 57.9 million square feet of gross leasable area ("GLA"), 88.4% of which was occupied, compared to 908 in-service industrial properties with approximately 60.0 million square feet of GLA, 89.5% of which was occupied, at December 31, 2002. During 2003, the Company acquired 64 in-service industrial properties containing approximately 6.6 million square feet of GLA, completed development of 11 industrial properties totaling approximately 1.3 million square feet of GLA and sold 125 in-service industrial properties totaling approximately 7.1 million square feet of GLA, five out of service industrial properties and several land parcels. The Company also took 30 industrial properties out of service that are under redevelopment, comprising approximately 3.4 million square feet of GLA, and placed in service six industrial properties comprising approximately .5 million square feet of GLA.

The tables below summarize the Company's revenues, property expenses and depreciation and amortization by source. Same store properties are in-service properties owned prior to January 1, 2002. Acquired properties are in-service properties that were acquired subsequent to December 31, 2001. During 2003 and 2002, the Company acquired 154 industrial properties totaling approximately 12.3 million square feet of GLA at a total purchase price of \$466.2 million. Sold properties are properties that were sold subsequent to December 31, 2001. During 2003 and 2002, the Company sold 244 industrial properties totaling approximately 19.3 million square feet of GLA for gross sales proceeds of \$837.2 million. Properties that are not placed in-service are properties that have not been placed in-service as of December 31, 2001. These properties are placed in-service as they reach stabilized occupancy. Other revenues are derived from the operations of the Company's maintenance company,

fees earned from the Company's joint ventures, fees earned for developing properties for third parties and other miscellaneous revenues. Other expenses are derived from the operations of the Company's maintenance company and other miscellaneous expenses.

The Company's future financial condition and results of operations, including rental revenues, may be impacted by the future acquisition and sale of properties. The Company's future revenues and expenses may vary materially from historical rates.

In 2003, the Company's revenues were impacted by a soft leasing market attributable to a weak economy. For the five years ended December 31, 2003, industrial properties in the United States recorded occupancy rates ranging from 88.4% to 93.4%, with an occupancy rate of 88.4% at December 31, 2003, and rental rate growth ranging from (4.1%) to 9.8%, with an annual rental growth rate of (4.0%) for 2003.(\*). At December 31, 2003 and 2002, the occupancy rates of the Company's in-service properties were 88.4% and 89.5%, respectively. For the year ended December 31, 2003 and 2002, the Company's cash on cash rental rate change on new leases and renewals was (5.5%) and 2.8% respectively.

Revenues from same store properties decreased \$3.8 million, or 1.4% due primarily to a decrease in occupancy and rental rates on new leases. Revenues from acquired properties increased \$24.6 million, or 158.6% due to properties acquired subsequent to December 31, 2001. Revenues from sold properties decreased \$39.9 million, or 61.1% due to properties sold subsequent to December 31, 2001.

|                                    | 2003       | 2002       | \$ CHANGE  | % CHANGE |
|------------------------------------|------------|------------|------------|----------|
|                                    | -----      | -----      | -----      | -----    |
| REVENUES (\$ IN 000's)             |            |            |            |          |
| Same Store Properties.....         | \$ 269,252 | \$ 273,080 | \$ (3,828) | -1.4%    |
| Acquired Properties.....           | 40,082     | 15,501     | 24,581     | 158.6%   |
| Sold Properties.....               | 25,401     | 65,286     | (39,885)   | -61.1%   |
| Properties not placed in-service.. | 17,163     | 7,282      | 9,881      | 135.7%   |
| Other .....                        | 9,661      | 8,074      | 1,587      | 19.7%    |
|                                    | -----      | -----      | -----      | -----    |
| Discontinued Operations.....       | 361,559    | 369,223    | (7,664)    | -2.1%    |
|                                    | (20,178)   | (55,266)   | 35,088     | -63.5%   |
|                                    | -----      | -----      | -----      | -----    |
| Total Revenues .....               | \$ 341,381 | \$ 313,957 | \$ 27,424  | 8.7%     |
|                                    | =====      | =====      | =====      | =====    |

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(\*) Source: Torto Wheaton Research

Property expenses include real estate taxes, repairs and maintenance, property management, utilities, insurance and other property related expenses. The increase in property expenses from same store properties is due primarily to an increase in repairs and maintenance expense, utilities expense and insurance expense, partially offset by a decrease in real estate tax expense. Due to a harsh winter in many of the Company's markets in 2003, the Company experienced an increase in repairs and maintenance due primarily to an increase in snow removal, as well as an increase in utilities expense due to an increase in utility usage and utility rates. The increase in insurance expense is due primarily to an increase in insurance premiums. The decrease in real estate tax expense is due to a decrease in real estate taxes in certain of the Company's markets. Property expenses from acquired properties increased by \$6.9 million, or 184.7% due to properties acquired subsequent to December 31, 2001. Property expenses from sold properties decreased by \$12.3 million, or (58.6%) due to properties sold subsequent to December 31, 2001.

|                                      | 2003       | 2002      | \$ CHANGE | %CHANGE |
|--------------------------------------|------------|-----------|-----------|---------|
|                                      | -----      | -----     | -----     | -----   |
| PROPERTY EXPENSES (\$ IN 000's)      |            |           |           |         |
| Same Store Properties.....           | \$ 85,585  | \$ 83,673 | \$ 1,912  | 2.3%    |
| Acquired Properties .....            | 10,635     | 3,735     | 6,900     | 184.7%  |
| Sold Properties .....                | 8,666      | 20,922    | (12,256)  | -58.6%  |
| Properties not placed in-service ... | 6,971      | 2,847     | 4,124     | 144.9%  |
| Other .....                          | 5,006      | 3,858     | 1,148     | 29.8%   |
|                                      | -----      | -----     | -----     | -----   |
| Discontinued Operations .....        | 116,863    | 115,035   | 1,828     | 1.6%    |
|                                      | (7,290)    | (16,890)  | 9,600     | -56.8%  |
|                                      | -----      | -----     | -----     | -----   |
| Total Property Expenses .. ...       | \$ 109,573 | \$ 98,145 | \$ 11,428 | 11.6%   |
|                                      | =====      | =====     | =====     | =====   |

General and administrative expense increased by approximately \$7.3 million due primarily to increases in employee compensation and additional employees in 2003, as well as an increase in the Company's state tax provision, marketing and promotional expense and costs related to unsuccessful acquisitions and dispositions.

Amortization of deferred financing costs remained relatively unchanged.

The increase in depreciation and other amortization for the same store properties is primarily due to a net increase in leasing commissions and tenant improvements paid in 2003 and 2002. Depreciation and other amortization from acquired properties increased by \$6.0 million, or 238.0% due to properties acquired subsequent to December 31, 2001. Depreciation and other amortization from sold properties decreased by \$7.0 million, or (58.4%) due to properties sold subsequent to December 31, 2001.

|                                                   | 2003      | 2002      | \$ CHANGE | %CHANGE |
|---------------------------------------------------|-----------|-----------|-----------|---------|
|                                                   | -----     | -----     | -----     | -----   |
| DEPRECIATION AND OTHER AMORTIZATION (\$ IN 000's) |           |           |           |         |
| Same Store Properties.....                        | \$ 66,822 | \$ 61,550 | \$ 5,272  | 8.6%    |
| Acquired Properties .....                         | 8,483     | 2,510     | 5,973     | 238.0%  |
| Sold Properties .....                             | 4,946     | 11,881    | (6,935)   | -58.4%  |
| Properties not placed in-service and Other....    | 5,094     | 1,452     | 3,642     | 250.8%  |
| Corporate FF&E.....                               | 1,236     | 1,384     | (148)     | -10.7%  |
|                                                   | -----     | -----     | -----     | -----   |
| Discontinued Operations .....                     | 86,581    | 78,777    | 7,804     | 9.9%    |
|                                                   | (4,085)   | (10,695)  | 6,610     | -61.8%  |
|                                                   | -----     | -----     | -----     | -----   |
| Total Depreciation and Other Amortization .....   | \$ 82,496 | \$ 68,082 | \$ 14,414 | 21.2%   |
|                                                   | =====     | =====     | =====     | =====   |

Interest income remained relatively unchanged.

Interest expense increased by approximately \$5.1 million due primarily to an increase in the weighted average debt balance outstanding for the year ended December 31, 2003 (\$1,455.8 million) as compared to the year ended December 31, 2002 (\$1,433.0 million) and a decrease in capitalized interest for the year ended December 31, 2003 due to a decrease in development activities. This was partially offset by a decrease in the weighted average interest rate for the year ended December 31, 2003 (6.61%) as compared to the year ended December 31, 2002 (6.85%).

The loss on early retirement of debt of approximately \$1.5 million for the year ended December 31, 2003 is comprised of the write-off of unamortized deferred financing costs related to the early pay off and retirement of the 1995 Mortgage Loan (defined hereafter). The approximate \$.9 million loss on early retirement of debt for the year ended December 31, 2002 is due to the early retirement of senior unsecured debt. The loss is comprised of the amount paid above the carrying amount of the senior unsecured debt, the write-off of pro rata unamortized deferred financing costs and legal costs.

Equity in income of joint ventures remained relatively unchanged.

The \$15.6 million gain on sale of real estate for the year ended December 31, 2003 resulted from the sale of 10 industrial properties and several land parcels that do not meet the criteria established by FAS 144 for inclusion in discontinued operations. The \$16.5 million gain on sale of real estate for the year ended December 31, 2002 resulted from the sale of 28 industrial properties and several land parcels that do not meet the criteria established by FAS 144 for inclusion in discontinued operations.

Income from discontinued operations for the year ended December 31, 2003 reflects the results of operations and gain on sale of real estate of \$79.1 million relating to 120 industrial properties that were sold during the year ended December 31, 2003.

Income from discontinued operations for the year ended December 31, 2002 reflects the results of operations of 120 industrial properties that were sold during the year ended December 31, 2003 and 86 industrial properties that were sold during the year ended December 31, 2002 as well as the gain on sale of real estate of \$54.7 million from the 86 industrial properties which were sold during the year ended December 31, 2002.

|                                     | YEAR ENDED DECEMBER 31, |           |
|-------------------------------------|-------------------------|-----------|
|                                     | 2003                    | 2002      |
|                                     | -----                   | -----     |
| (\$ in 000's)                       |                         |           |
| Total Revenues .....                | \$ 20,178               | \$ 55,266 |
| Operating Expenses .....            | (7,290)                 | (16,890)  |
| Depreciation and Amortization ..... | (4,085)                 | (10,695)  |
| Gain on Sale of Real Estate .....   | 79,072                  | 54,657    |
|                                     | -----                   | -----     |
| Income from Discontinued Operations | \$ 87,875               | \$ 82,338 |
|                                     | =====                   | =====     |

#### COMPARISON OF YEAR ENDED DECEMBER 31, 2002 TO YEAR ENDED DECEMBER 31, 2001

At December 31, 2002, the Company owned 908 in-service industrial properties with approximately 60.0 million square feet of GLA, compared to 918 in-service industrial properties with approximately 64.0 million square feet of GLA at December 31, 2001. During 2002, the Company acquired 90 in-service industrial properties containing approximately 5.7 million square feet of GLA, completed development of 17 industrial properties totaling approximately 3.2 million square feet of GLA and sold 110 in-service industrial properties totaling approximately 11.3 million square feet of GLA, four out of service industrial properties and several land parcels. The Company also took nine industrial properties out of service, comprising approximately 1.8 million square feet of GLA, and placed in service two industrial properties comprising approximately .2 million square feet of GLA.

The tables below summarize the Company's revenues, property expenses and depreciation and amortization by source. Same store properties are in-service properties owned prior to January 1, 2001. Acquired properties are in-service properties that were acquired subsequent to December 31, 2000. During 2002 and 2001, the Company acquired 169 industrial properties totaling approximately 10.1 million square feet of GLA at a total purchase price of \$449.2 million. Sold properties are properties that were sold subsequent to December 31, 2000. During 2002 and 2001, the Company sold 246 industrial properties totaling approximately 20.9 million square feet of GLA for gross sales proceeds of \$831.2 million. Properties that are not placed in-service are properties that have not been placed in-service as of December 31, 2000. These properties will be placed in-service when they have reached stabilized occupancy. Other revenues are derived from the operations of the Company's maintenance company, fees earned from the Company's joint ventures, fees earned for developing properties for third parties and other miscellaneous revenues. Other expenses are derived from the operations of the Company's maintenance company and other miscellaneous expenses.

In 2002, the Company's revenues were impacted by a soft leasing market attributable to a weak economy. For the five years ended December 31, 2002, industrial properties in the United States recorded occupancy rates ranging from 88.9% to 93.4% with an occupancy rate of 88.9% at December 31, 2002 and rental rate growth ranging from (4.1%) to 9.8%, with an annual rental rate growth rate of (4.1%) for 2002(\*). At December 31, 2002 and 2001, the occupancy rates of the Company's in-service properties were 89.5% and 91.4%, respectively. For the year ended December 31, 2002 and 2001, the Company's cash on cash rental rate change on new leases and renewals was 2.8% and 8.0% respectively.

Revenues from same store properties decreased \$3.5 million, or 1.3% due primarily to a decrease in occupancy and rental rates on new leases. Revenues from acquired properties increased \$28.8 million, or 229.2% due to properties acquired subsequent to December 31, 2000. Revenues from sold properties decreased \$42.0 million, or 59.2% due to properties sold subsequent to December 31, 2000.

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(\* Source: Torto Wheaton Research



|                                      | 2002       | 2001       | \$ CHANGE  | % CHANGE |
|--------------------------------------|------------|------------|------------|----------|
|                                      | -----      | -----      | -----      | -----    |
| REVENUES (\$ IN 000's)               |            |            |            |          |
| Same Store Properties.....           | \$ 278,240 | \$ 281,769 | \$ (3,529) | -1.3%    |
| Acquired Properties .....            | 41,420     | 12,583     | 28,837     | 229.2%   |
| Sold Properties .....                | 29,013     | 71,057     | (42,044)   | -59.2%   |
| Properties not placed in-service ... | 12,476     | 10,506     | 1,970      | 18.8%    |
| Other .....                          | 8,074      | 10,505     | (2,431)    | -23.1%   |
|                                      | -----      | -----      | -----      | -----    |
| Discontinued Operations .....        | 369,223    | 386,420    | (17,197)   | -4.5%    |
|                                      | (55,266)   | (67,662)   | 12,396     | -18.3%   |
|                                      | -----      | -----      | -----      | -----    |
| Total Revenues .....                 | \$ 313,957 | \$ 318,758 | \$ (4,801) | -1.5%    |
|                                      | =====      | =====      | =====      | =====    |

Property expenses include real estate taxes, repairs and maintenance, property management, utilities, insurance and other property related expenses. Property expenses from same store properties increased by approximately \$4.0 million or 4.9% due primarily to an increase in repairs and maintenance expense, insurance expense and other expense. The increase in repairs and maintenance expense is due primarily to an increase in maintenance company expenses and related costs. The increase in insurance is due primarily to an increase in insurance premiums. The increase in other expense is primarily due to an increase in bad debt expense for the year ended December 31, 2002. Property expenses from acquired properties increased by approximately \$8.2 million or 262.6% due to properties acquired subsequent to December 31, 2000. Property expenses from sold properties decreased by \$11.6 million, or (54.0%) due to properties sold subsequent to December 31, 2000.

|                                      | 2002      | 2001      | \$ CHANGE | % CHANGE |
|--------------------------------------|-----------|-----------|-----------|----------|
|                                      | -----     | -----     | -----     | -----    |
| PROPERTY EXPENSES (\$ IN 000's)      |           |           |           |          |
| Same Store Properties.....           | \$ 85,291 | \$ 81,296 | \$ 3,995  | 4.9%     |
| Acquired Properties .....            | 11,260    | 3,105     | 8,155     | 262.6%   |
| Sold Properties .....                | 9,912     | 21,538    | (11,626)  | -54.0%   |
| Properties not placed in-service ... | 4,714     | 3,649     | 1,065     | 29.2%    |
| Other .....                          | 3,858     | 5,026     | (1,168)   | -23.2%   |
|                                      | -----     | -----     | -----     | -----    |
| Discontinued Operations .....        | 115,035   | 114,614   | 421       | 0.4%     |
|                                      | (16,890)  | (18,340)  | 1,450     | -7.9%    |
|                                      | -----     | -----     | -----     | -----    |
| Total Property Expenses .....        | \$ 98,145 | \$ 96,274 | \$ 1,871  | 1.9%     |
|                                      | =====     | =====     | =====     | =====    |

General and administrative expense increased by approximately \$1.0 million due primarily to increases in employee compensation and additional employees for the year ended December 31, 2002 as compared to the year ended December 31, 2001, partially offset by the write-off of the Company's technology initiative investment of approximately \$0.7 million during the year ended December 31, 2001.

Amortization of deferred financing costs remained relatively unchanged.

The valuation provision on real estate of approximately \$9.5 million for the year ended December 31, 2001 represents a valuation provision on certain properties located in the Columbus, Ohio, Des Moines, Iowa and Indianapolis, Indiana markets.

The increase in depreciation and other amortization for the same store properties is primarily due to a net increase in leasing commissions and tenant improvements paid in 2002 and 2001. Depreciation and other amortization from acquired properties increased \$5.0 million, or 241.5% due to properties acquired subsequent to December 31, 2000. Depreciation and other amortization from sold properties decreased by \$7.1 million, or (60.8%) due to properties sold subsequent to December 31, 2000.

|                                                   | 2002      | 2001      | \$ CHANGE | % CHANGE |
|---------------------------------------------------|-----------|-----------|-----------|----------|
|                                                   | -----     | -----     | -----     | -----    |
| DEPRECIATION AND OTHER AMORTIZATION (\$ IN 000's) |           |           |           |          |
| Same Store Properties.....                        | \$ 63,234 | \$ 58,320 | \$ 4,914  | 8.4%     |
| Acquired Properties .....                         | 7,022     | 2,056     | 4,966     | 241.5%   |
| Sold Properties .....                             | 4,573     | 11,668    | (7,095)   | -60.8%   |
| Properties not placed in-service and Other.....   | 2,564     | 2,998     | (434)     | -14.5%   |
| Corporate FF&E.....                               | 1,384     | 1,224     | 160       | 13.1%    |
|                                                   | -----     | -----     | -----     | -----    |
| .....                                             | 78,777    | 76,266    | 2,511     | 3.3%     |
| Discontinued Operations .....                     | (10,695)  | (13,523)  | 2,828     | -20.9%   |
|                                                   | -----     | -----     | -----     | -----    |
| Total Depreciation and Other Amortization .....   | \$ 68,082 | \$ 62,743 | \$ 5,339  | 8.5%     |
|                                                   | =====     | =====     | =====     | =====    |

Interest income remained relatively unchanged.

Interest expense increased by approximately \$7.8 million for the year ended December 31, 2002 as compared to the year ended December 31, 2001 due primarily to an increase in the weighted average debt balance outstanding for

the year ended December 31, 2002 (\$1,433.0 million) as compared to the year ended December 31, 2001 (\$1,310.3 million) and a decrease in capitalized interest for the year ended December 31, 2002 due to a decrease in development activities. This was partially offset by a decrease in the weighted average interest rate for the year ended December 31, 2002 (6.85%) as compared to the year ended December 31, 2001 (7.06%).

The approximate \$0.9 million loss from retirement of debt for the year ended December 31, 2002 is due to the early retirement of senior unsecured debt. The loss is comprised of the amount paid above the carrying amount of the senior unsecured debt, the write-off of pro rata unamortized deferred financing costs and legal costs.

The \$10.3 million loss from retirement of debt for the year ended December 31, 2001 is due to the early retirement of senior unsecured debt and various mortgage loans. The loss is comprised of the amount paid above the carrying amount of the senior unsecured debt, the write-off of unamortized deferred financing costs, the write-off of the unamortized portion of an interest rate protection agreement which was used to fix the interest rate on the senior unsecured debt prior to issuance, the settlement of an interest rate protection agreement used to fix the retirement price of the senior unsecured debt, prepayment fees, legal costs and other expenses.

Equity in income of joint ventures increased by approximately \$1.3 million due primarily to the increase in gain on sale of real estate of one of the Company's joint ventures, the start-up of one of the Company's joint ventures in December 2001 and the Company recognizing its proportionate interest in a valuation provision recognized in one of the Company's joint ventures during the year ended December 31, 2001, offset by a loss on the sale of real estate of one of the Company's joint ventures.

The approximate \$16.5 million gain on sale of real estate for the year ended December 31, 2002 resulted from the sale of 12 industrial properties that were identified as held for sale at December 31, 2001, 16 industrial properties that were sold to one of the Company's joint ventures and several land parcels. The \$64.3 million gain on sale of real estate for the year ended December 31, 2001 resulted from the sale of 132 industrial properties and several land parcels.

Income from discontinued operations of approximately \$82.3 million for the year ended December 31, 2002 reflects the results of operations of 120 industrial properties that were sold during the year ended December 31, 2003 and 86 industrial properties that were sold during the year ended December 31, 2002 as well as the gain on sale of real estate of \$54.7 million on sale of real estate from the 86 industrial properties which were sold during the year ended December 31, 2002.

Income from discontinued operations of approximately \$35.8 million for the year ended December 31, 2001 reflects the results of operations of 120 industrial properties that were sold during the year ended December 31, 2003 and 86 industrial properties that were sold during the year ended December 31, 2002.

|                                        | YEAR ENDED DECEMBER 31, |           |
|----------------------------------------|-------------------------|-----------|
|                                        | 2002                    | 2001      |
| (\$ in 000's)                          |                         |           |
| Total Revenues .....                   | \$ 55,266               | \$ 67,662 |
| Operating Expenses .....               | (16,890)                | (18,340)  |
| Depreciation and Amortization .....    | (10,695)                | (13,523)  |
| Gain on Sale of Real Estate .....      | 54,657                  | -         |
| Income from Discontinued Operations... | \$ 82,338               | \$ 35,799 |
|                                        | =====                   | =====     |

## LIQUIDITY AND CAPITAL RESOURCES

At December 31, 2003, the Company's cash and cash equivalents was approximately \$.8 million and restricted cash was approximately \$82.0 million. Restricted cash is comprised of gross proceeds from the sales of certain industrial properties. These sales proceeds will be disbursed as the Company exchanges industrial properties under Section 1031 of the Internal Revenue Code.

The Company has considered its short-term (one year or less) liquidity needs and the adequacy of its estimated cash flow from operations and other expected liquidity sources to meet these needs. The Company's 7.375% Notes due in 2011, in aggregate principal amount of \$100 million (the "Trust Notes"), are redeemable on May 15, 2004 at the option of the holder in the event that the holder of a call option with respect to the Trust Notes fails to exercise such option on or before May 1, 2004. In the event the Trust Notes are redeemed, the Company would satisfy such redemption through the issuance of additional debt. With the exception of the Trust Notes, the Company believes that its principal short-term liquidity needs are to fund normal recurring expenses, debt service requirements and the minimum distribution required to maintain the Company's REIT qualification under the Internal Revenue Code. The Company anticipates that these needs will be met with cash flows provided by operating activities.

The Company expects to meet long-term (greater than one year) liquidity requirements such as property acquisitions, developments, scheduled debt maturities, major renovations, expansions and other nonrecurring capital improvements through the disposition of select assets, the issuance of long-term unsecured indebtedness and the issuance of additional equity securities. As of December 31, 2003 and March 5, 2004, \$589.2 million of common stock, preferred stock and depository shares and approximately \$250.0 million of debt securities were registered and unissued under the Securities Act of 1933, as amended. The Company also may finance the development or acquisition of additional properties through borrowings under the Unsecured Line of Credit. At December 31, 2003, borrowings under the Unsecured Line of Credit bore interest at a weighted average interest rate of 2.207%. As of March 5, 2004, the Company had approximately \$70.9 million available in additional borrowings under the Unsecured Line of Credit. The Unsecured Line of Credit bears interest at a floating rate of LIBOR plus .70% or the Prime Rate, at the Company's election. The Unsecured Line of Credit contains certain financial covenants relating to debt service coverage, market value net worth, dividend payout ratio and total funded indebtedness. The Company's access to borrowings may be limited if it fails to meet any of these covenants. Also, the Company's borrowing rate on its Unsecured Line of Credit may increase in the event of a downgrade on the Company's unsecured notes by the rating agencies.

The Company currently has credit ratings from Standard & Poor's, Moody's and Fitch Rating of BBB/ Baa2/BBB, respectively. The Company's goal is to maintain its existing credit ratings. In the event of a downgrade, management believes the Company would continue to have access to sufficient liquidity; however, the Company's cost of borrowing would increase and its ability to access certain financial markets may be limited.

### YEAR ENDED DECEMBER 31, 2003

Net cash provided by operating activities of approximately \$99.6 million for the year ended December 31, 2003 was comprised primarily of net income before minority interest of approximately \$130.1 million, offset by adjustments for non-cash items of approximately \$2.5 million and by the net change in operating assets and liabilities of approximately \$28.0 million. The adjustments for the non-cash items of approximately \$2.5 million are primarily comprised of depreciation and amortization of approximately \$93.5 million and a loss on the early retirement of the 1995 Mortgage Loan (defined hereinafter) due to the write-off of unamortized deferred financing costs of approximately \$1.5 million, substantially offset by the gain on sale of real estate of approximately \$94.7 million, the effect of the straight-lining of rental income of approximately \$2.6 million and a decrease of the bad debt provision of approximately \$.2 million.

Net cash provided by investing activities of approximately \$32.6 million for the year ended December 31, 2003 was comprised primarily of the net proceeds from the sale of real estate, the repayment of mortgage loans receivable and distributions from three of the Company's industrial real estate joint ventures, partially offset by the acquisition of real estate, development of real estate, capital expenditures related to the expansion and improvement of existing real estate, an increase in restricted cash that is held by an intermediary for Section 1031 exchange purposes and contributions to and investments in one of the Company's industrial real estate joint ventures.

During the year ended December 31, 2003, the Company sold 130 industrial properties comprising approximately 7.4 million square feet of GLA and several land parcels. Ten of the 130 sold industrial properties comprising approximately 1.4 million square feet of GLA were sold to the December 2001 Joint Venture. Gross proceeds from the sales of the 130 industrial properties and several land parcels were approximately \$394.4 million.

During the year ended December 31, 2003, the Company acquired 64 industrial properties comprising, in the aggregate, approximately 6.6 million square feet of GLA and several land parcels for an aggregate purchase price of approximately \$230.4 million, excluding costs incurred in conjunction with the acquisition of the properties. The Company also completed the development of 11 industrial properties comprising approximately 1.3 million square feet of GLA at a cost of approximately \$64.9 million.

The Company, through wholly-owned limited liability companies in which the Operating Partnership is the sole member, invested approximately \$5.6 million and received distributions of approximately \$3.4 million from the Company's three industrial real estate joint ventures. As of December 31, 2003, the Company's industrial real estate joint ventures owned 80 industrial

properties comprising approximately 8.0 million square feet of GLA.

Net cash used in financing activities of approximately \$131.4 million for the year ended December 31, 2003 was comprised primarily of the repayments on mortgage loans payable, the repurchase of restricted stock from employees

of the Company to pay for withholding taxes on the vesting of restricted stock, the purchase of treasury shares, common and preferred stock dividends and unit distributions and debt issuance costs, partially offset by the net borrowings under the Company's Unsecured Line of Credit, the net proceeds from the exercise of stock options and proceeds from the maturity of U.S. Government securities that were used as substitute collateral to execute a legal defeasance of a portion of the 1995 Mortgage Loan (defined hereinafter).

On December 29, 1995, the Company, through the Mortgage Partnership, an entity in which the Operating Partnership is the sole limited partner and a wholly-owned subsidiary of the Company is the general partner, entered into a \$40.2 million mortgage loan (the "1995 Mortgage Loan"). On January 13, 2003, the Company, through the Mortgage Partnership, paid off and retired the 1995 Mortgage Loan.

On May 1, 2003, the Company, through the Operating Partnership, assumed a mortgage loan in the amount of \$14.2 million (the "Acquisition Mortgage Loan X"). The Acquisition Mortgage Loan X is collateralized by one property in Hagerstown, Maryland, bears interest at a fixed interest rate of 8.25% and provides for monthly principal and interest payments based on a 30-year amortization schedule. The Acquisition Mortgage Loan X matures on December 1, 2010. In conjunction with the assumption of the Acquisition Mortgage Loan X, the Company recorded a premium in the amount of \$2.9 million which will be amortized over the remaining life of the Acquisition Mortgage Loan X as an adjustment to interest expense.

On March 31, 2003, June 30, 2003, September 30, 2003 and December 31, 2003, the Company paid first, second, third and fourth quarter 2003 dividends of \$53.906 per share (equivalent to \$.53906 per Depositary Share) on its 8 5/8%, \$.01 par value, Series C Cumulative Preferred Stock (the "Series C Preferred Stock"), \$49.688 per share (equivalent to \$.49688 per Depositary Share) on its 7.95%, \$.01 par value, Series D Cumulative Preferred Stock (the "Series D Preferred Stock") and \$49.375 per share (equivalent to \$.49375 per Depositary Share) on its 7.90%, \$.01 par value, Series E Cumulative Preferred Stock (the "Series E Preferred Stock"). The preferred stock dividends paid on March 31, 2003, June 30, 2003, September 30, 2003 and December 31, 2003 totaled approximately \$5.0 million per quarter.

On January 27, 2003, the Company and the Operating Partnership paid a fourth quarter 2002 distribution of \$.6850 per common share/Unit, totaling approximately \$31.1 million. On April 21, 2003, the Company and the Operating Partnership paid a first quarter 2003 dividend/distribution of \$.6850 per common share/Unit, totaling approximately \$31.5 million. On July 21, 2003, the Company and the Operating Partnership paid a second quarter 2003 dividend/distribution of \$.6850 per common share/Unit, totaling approximately \$31.6 million. On October 20, 2003, the Company and the Operating Partnership paid a third quarter 2003 dividend/distribution of \$.6850 per common share/Unit, totaling approximately \$31.7 million.

On September 12, 2003, the Company, through the Operating Partnership, assumed a mortgage loan in the amount of \$4.3 million (the "Acquisition Mortgage Loan XI"). The Acquisition Mortgage Loan XI is collateralized by one property in Downers Grove, Illinois, bears interest at a fixed rate of 7.61% and provides for monthly principal and interest payments based on a 30-year amortization schedule. The Acquisition Mortgage Loan XI matures on May 1, 2012. In conjunction with the assumption of the Acquisition Mortgage Loan XI, the Company recorded a premium in the amount of \$.6 million which will be amortized over the remaining life of the Acquisition Mortgage Loan XI as an adjustment to interest expense.

On September 12, 2003, the Company, through the Operating Partnership, assumed a mortgage loan in the amount of \$2.3 million (the "Acquisition Mortgage Loan XII"). The Acquisition Mortgage Loan XII is collateralized by one property in Indianapolis, Indiana, bears interest at a fixed rate of 7.54% and provides for monthly principal and interest payments based on a 30-year amortization schedule. The Acquisition Mortgage Loan XII matures on January 1, 2012. In conjunction with the assumption of the Acquisition Mortgage Loan XII, the Company recorded a premium in the amount of \$.3 million which will be amortized over the remaining life of the Acquisition Mortgage Loan XII as an adjustment to interest expense.

During the year ended December 31, 2003, the Company repurchased 37,300 shares of its common stock at a weighted average price of approximately \$26.73 per share.

For the year ended December 31, 2003, certain employees of the Company exercised 531,473 non-qualified employee stock options. Gross proceeds to the Company were approximately \$14.8 million.

During the year ended December 31, 2003, the Company awarded 692,888 shares of restricted common stock to certain employees and 11,956 shares of restricted common stock to certain Directors. These shares of restricted common stock had a fair value of approximately \$20.6 million on the date of grant. The restricted common stock vests over periods from one to ten years. Compensation expense will be charged to earnings over the respective vesting periods.

CONTRACTUAL OBLIGATIONS AND COMMITMENTS

The following table lists our contractual obligations and commitments as of December 31, 2003 (In thousands):

|                                           | Payments Due by Period |                     |                   |                   |                    |
|-------------------------------------------|------------------------|---------------------|-------------------|-------------------|--------------------|
|                                           | Total                  | Less than<br>1 Year | 1-3 Years         | 3-5 Years         | Over<br>5 Years    |
| Operating and Ground Leases* .....        | \$ 51,252              | \$ 1,924            | \$ 3,367          | \$ 2,020          | \$ 43,941          |
| Deferred Purchase Price - Property .....  | 10,425                 | 10,425              | -                 | -                 | -                  |
| Real Estate Development* .....            | 33,854                 | 33,854              | -                 | -                 | -                  |
| Long-term Debt .....                      | 1,453,039              | 1,232               | 402,862           | 153,013           | 895,932            |
| Interest Expense on Long-Term Debt* ..... | 999,595                | 96,701              | 182,853           | 136,694           | 583,347            |
| <b>Total .....</b>                        | <b>\$2,548,165</b>     | <b>\$ 144,136</b>   | <b>\$ 589,082</b> | <b>\$ 291,727</b> | <b>\$1,523,220</b> |

\* Not on balance sheet.

OFF-BALANCE SHEET ARRANGEMENTS

Letters of credit are issued in most cases as pledges to governmental entities for development purposes or to support purchase obligations. At December 31, 2003 the Company has \$ 17.8 million in outstanding letters of credit, of which \$7.4 million are not reflected as liabilities on the Company's Balance Sheet. The Company has no other off-balance sheet arrangements other than those disclosed on the previous Contractual Obligations and Commitments table.

ENVIRONMENTAL

The Company incurred environmental costs of approximately \$.1 million and approximately \$.1 million in 2003 and 2002, respectively. The Company estimates 2004 costs of approximately \$.1 million. The Company estimates that the aggregate cost which needs to be expended in 2004 and beyond with regard to currently identified environmental issues will not exceed approximately \$1.3 million, a substantial amount of which will be the primary responsibility of the tenant, the seller to the Company or another responsible party. This estimate was determined by a third party evaluation.

INFLATION

For the last several years, inflation has not had a significant impact on the Company because of the relatively low inflation rates in the Company's markets of operation. Most of the Company's leases require the tenants to pay their share of operating expenses, including common area maintenance, real estate taxes and insurance, thereby reducing the Company's exposure to increases in costs and operating expenses resulting from inflation. In addition, many of the outstanding leases expire within six years which may enable the Company to replace existing leases with new leases at higher base rentals if rents of existing leases are below the then-existing market rate.

RATIO OF EARNINGS TO FIXED CHARGES AND PREFERRED STOCK DIVIDENDS

The ratio of earnings to fixed charges and preferred stock dividends was 1.18, 1.15 and 1.46 for the years ended December 31, 2003, 2002 and 2001, respectively. The ratio of earnings to fixed charges and preferred stock dividends between fiscal years 2003 and 2002 remained relatively unchanged. The decrease in earnings to fixed charges and preferred stock dividends between fiscal years 2002 and 2001 is primarily due to a decrease in gain on sale of real estate in 2002, a decrease in income from continuing operations in fiscal year 2002 due to a decrease in rental income and tenant recoveries and other income and by an increase in depreciation and amortization expense for fiscal year 2002 as compared to fiscal year 2001, slightly offset by a valuation provision on real estate recognized in fiscal year 2001 as discussed in "Results of Operations" above.



## MARKET RISK

The following discussion about the Company's risk-management activities includes "forward-looking statements" that involve risk and uncertainties. Actual results could differ materially from those projected in the forward-looking statements.

This analysis presents the hypothetical gain or loss in earnings, cash flows or fair value of the financial instruments and derivative instruments which are held by the Company at December 31, 2003 that are sensitive to changes in the interest rates. While this analysis may have some use as a benchmark, it should not be viewed as a forecast.

In the normal course of business, the Company also faces risks that are either non-financial or non-quantifiable. Such risks principally include credit risk and legal risk and are not represented in the following analysis.

At December 31, 2003, \$1,257.9 million (approximately 86.5% of total debt at December 31, 2003) of the Company's debt was fixed rate debt and \$195.9 million (approximately 13.5% of total debt at December 31, 2003) was variable rate debt. The Company also has outstanding a written put option (the "Written Option"), which was issued in conjunction with the initial offering of one tranche of senior unsecured debt. Currently, the Company does not enter into financial instruments for trading or other speculative purposes.

For fixed rate debt, changes in interest rates generally affect the fair value of the debt, but not earnings or cash flows of the Company. Conversely, for variable rate debt, changes in the interest rate generally do not impact the fair value of the debt, but would affect the Company's future earnings and cash flows. The interest rate risk and changes in fair market value of fixed rate debt generally do not have a significant impact on the Company until the Company is required to refinance such debt. See Note 5 to the consolidated financial statements for a discussion of the maturity dates of the Company's various fixed rate debt.

Based upon the amount of variable rate debt outstanding at December 31, 2003, a 10% increase or decrease in the interest rate on the Company's variable rate debt would decrease or increase, respectively, future net income and cash flows by approximately \$.4 million per year. A 10% increase in interest rates would decrease the fair value of the fixed rate debt at December 31, 2003 by approximately \$47.5 million to \$1,334.4 million. A 10% decrease in interest rates would increase the fair value of the fixed rate debt at December 31, 2003 by approximately \$51.5 million to \$1,433.4 million. A 10% increase in interest rates would decrease the fair value of the Written Option at December 31, 2003 by approximately \$2.8 million to \$13.5 million. A 10% decrease in interest rates would increase the fair value of the Written Option at December 31, 2003 by approximately \$2.9 million to \$19.2 million.

## SUBSEQUENT EVENTS

On January 20, 2004, the Company and the Operating partnership paid a fourth quarter 2003 distribution of \$.6850 per share, totaling approximately \$31.9 million.

On February 25, 2004, the Company declared a first quarter 2004 distribution of \$.6850 per common share/unit on its common stock/units which is payable on April 19, 2004. The Company also declared first quarter 2004 dividends of \$53.906 per share (\$.53906 per Depositary share), \$49.688 per share (\$.49688 per Depositary share) and \$49.375 per share (\$.49375 per Depositary share) on its Series C Preferred Stock, Series D Preferred Stock and Series E Preferred Stock, respectively, totaling, in the aggregate, approximately \$5.0 million, which is payable on March 31, 2004.

From January 1, 2004 to March 5, 2004, the Company awarded 1,221 shares of restricted common stock to certain Directors. These shares of restricted common stock had a fair value of approximately \$.04 million on the date of grant. The restricted common stock vests over ten years. Compensation expense will be charged to earnings in the Company's consolidated statements of operations over the respective vesting period.

From January 1, 2004 to March 5, 2004, the Company acquired or completed development of nine industrial properties for a total estimated investment of approximately \$48.1 million. The Company also sold one land parcel for approximately \$.2 million of gross proceeds during this period.

## RELATED PARTY TRANSACTIONS

The Company periodically engages in transactions for which CB Richard Ellis, Inc. acts as a broker. A relative of Michael W. Brennan, the President and Chief Executive Officer and a director of the Company, is an employee of CB Richard Ellis, Inc. For the year ended December 31, 2003, this relative received approximately \$.1 million in brokerage commissions paid by the Company.

## OTHER

In January 2003, the FASB issued FIN 46, which provides guidance on how to identify a variable interest entity (VIE) and determines when the assets, liabilities, non-controlling interests, and results of operations of a VIE are to be included in an entity's consolidated financial statements. A VIE exists when either the total equity investment at risk is not sufficient to permit the entity to finance its activities by itself, or the equity investors lack one of three characteristics associated with owning a controlling financial interest. In December 2003, the FASB reissued FIN 46 with certain modifications and clarifications. Application of this guidance was effective for interests in certain VIEs commonly referred to as special-purpose entities ("SPEs") as of December 31, 2003. Application for all other types of entities is required for periods ending after March 15, 2004, unless previously applied. The Company does

not believe that the application of FIN 46 will have an impact on its financial position, results of operations, or liquidity.

On January 1, 2003, the Company adopted the FASB's Statement of Financial Accounting Standard No. 145, "Rescission of FASB Statements No. 4, 44 and 64, Amendment of FASB Statement No. 13, and Technical Corrections" ("FAS 145"). FAS 145 rescinds FAS 4, FAS 44 and FAS 64 and amends FAS 13 to modify the accounting for sales-leaseback transactions. FAS 4 required the classification of gains and losses resulting from extinguishment of debt to be classified as extraordinary items. Pursuant to the adoption of FAS 145, the Company reclassified amounts shown as extraordinary for the years ended December 31, 2002 and 2001 to continuing operations.

In July 2003, the Securities and Exchange Commission (the "SEC") issued a clarification on Emerging Issues Task Force ("EITF") Abstract, Topic No. D 42, "The Effect on the Calculation of Earnings per Share for the Redemption or Induced Conversion of Preferred Stock" ("EITF 42"). This clarification of EITF 42, states for the purpose of calculating the excess of (1) fair value of the consideration transferred to the holders of the preferred stock over (2) the carrying amount of the preferred stock in the balance sheet, the carrying amount of the preferred stock should be reduced by

the issuance costs of the preferred stock. This clarification was effective in the first fiscal period ending after June 15, 2003 and requires prior periods presented to be restated. Pursuant to EITF 42, the Company restated net income available to common stockholders and net income available to common stockholders per share amounts for the years ended December 31, 2002 and 2001 by reducing net income available to common stockholders for the initial issuance costs related to the redemption of the Company's 8.75%, \$.01 par value, Series B Cumulative Preferred Stock (the "Series B Preferred Stock") on May 14, 2002 and the redemption of the Company's 9.5%, \$.01 par value, Series A Cumulative Preferred Stock, (the "Series A Preferred Stock") on April 9, 2001. The impact of the adoption of EITF 42 for the years ended December 31, 2002 and 2001 was a reduction of basic Earnings Per Share ("EPS") of \$.08 and \$.11, respectively, and a reduction of diluted EPS of \$.08 and \$.12, respectively.

#### RISK FACTORS

The Company's operations involve various risks that could adversely affect its financial condition, results of operations, cash flow, ability to pay distributions on its common stock and the market price of its common stock. These risks, among others contained in the Company's other filings with the Securities and Exchange Commission, include:

REAL ESTATE INVESTMENTS' VALUE FLUCTUATES DEPENDING ON CONDITIONS IN THE GENERAL ECONOMY AND THE REAL ESTATE BUSINESS. THESE CONDITIONS MAY LIMIT THE COMPANY'S REVENUES AND AVAILABLE CASH.

The factors that affect the value of the Company's real estate and the revenues the Company derives from its properties include, among other things:

- general economic climate;
- local conditions such as oversupply or a reduction in demand in the area;
- the attractiveness of the properties to tenants;
- tenant defaults;
- zoning or other regulatory restrictions;
- competition from other available real estate;
- our ability to provide adequate maintenance and insurance; and
- increased operating costs, including insurance premiums and real estate taxes.

MANY REAL ESTATE COSTS ARE FIXED, EVEN IF INCOME FROM PROPERTIES DECREASES.

The Company's financial results depend on leasing space in the Company's real estate properties to tenants on terms favorable to the Company. The Company's income and funds available for distribution to its stockholders will decrease if a significant number of the Company's tenants cannot pay their rent or the Company is unable to rent properties on favorable terms. In addition, if a tenant does not pay its rent, the Company might not be able to enforce its rights as landlord without delays and the Company might incur substantial legal costs. Costs associated with real estate investment, such as real estate taxes and maintenance costs, generally are not reduced when circumstances cause a reduction in income from the investment. For the year ended December 31, 2003, approximately 76.2% of the Company's gross revenues from continuing operations came from rentals of real property.

THE COMPANY MAY BE UNABLE TO SELL PROPERTIES WHEN APPROPRIATE BECAUSE REAL ESTATE INVESTMENTS ARE NOT AS LIQUID AS CERTAIN OTHER TYPES OF ASSETS.

Real estate investments generally cannot be sold quickly and, therefore, will tend to limit the Company's ability to vary its property portfolio promptly in response to changes in economic or other conditions. The inability to respond promptly to changes in the performance of the Company's property portfolio could adversely affect the Company's financial condition and ability to service debt and make distributions to its stockholders. In addition, like other companies qualifying as REITs under the Internal Revenue Code, the Company must comply with the safe harbor rules relating to the number of properties disposed of in a year, their tax bases and the cost of improvements made to the properties, or meet other tests which enable a REIT to avoid punitive taxation on the sale of assets. Thus, the Company's ability at any time to sell assets may be restricted.

THE COMPANY MAY BE UNABLE TO SELL PROPERTIES ON ADVANTAGEOUS TERMS.

The Company has sold to third parties a significant number of properties in recent years and, as part of its business, the Company intends to continue to sell properties to third parties. The Company's ability to sell properties on advantageous terms depends on factors beyond the Company's control, including competition from other sellers and the availability of attractive financing for potential buyers of the Company's properties. If the Company is unable to sell properties on favorable terms or redeploy the proceeds of property sales in accordance with the Company's

business strategy, then the Company's financial condition, results of operations, cash flow and ability to pay dividends on, and the market price of, the Company's common stock could be adversely affected.

The Company has also sold to its joint ventures a significant number of properties in recent years and, as part of its business, the Company intends to continue to sell properties to its joint ventures as opportunities arise. If the Company does not have sufficient properties available that meet the investment criteria of current or future joint ventures, or if the joint ventures have reduced or no access to capital on favorable terms, then such sales could be delayed or prevented, adversely affecting the Company's financial condition, results of operations, cash flow and ability to pay dividends on, and the market price of, the Company's common stock.

For the year ended December 31, 2003, gains on sales of properties accounted for approximately 72.8% of the Company's net income.

THE COMPANY MAY BE UNABLE TO ACQUIRE PROPERTIES ON ADVANTAGEOUS TERMS OR ACQUISITIONS MAY NOT PERFORM AS THE COMPANY EXPECTS.

The Company acquires and intends to continue to acquire primarily industrial properties. The acquisition of properties entails various risks, including the risks that the Company's investments may not perform as expected and that the Company's cost estimates for bringing an acquired property up to market standards may prove inaccurate. Further, the Company faces significant competition for attractive investment opportunities from other well-capitalized real estate investors, including both publicly-traded real estate investment trusts and private investors. This competition increases as investments in real estate become increasingly attractive relative to other forms of investment. As a result of competition, the Company may be unable to acquire additional properties as it desires or the purchase price may be significantly elevated. In addition, the Company expects to finance future acquisitions through a combination of borrowings under the Company's Unsecured Line of Credit, proceeds from equity or debt offerings by the Company and proceeds from property sales, which may not be available and which could adversely affect the Company's cash flow. Any of the above risks could adversely affect the Company's financial condition, results of operations, cash flow and ability to pay dividends on, and the market price of, the Company's common stock.

THE COMPANY MAY BE UNABLE TO COMPLETE DEVELOPMENT AND RE-DEVELOPMENT PROJECTS ON ADVANTAGEOUS TERMS.

As part of its business, the Company develops new and re-develops existing properties. In addition, the Company has sold to third parties or sold to the Company's joint ventures a significant number of development and re-development properties in recent years and the Company intends to continue to sell such properties to third parties or to sell such properties to the Company's joint ventures as opportunities arise. The real estate development and re-development business involves significant risks that could adversely affect the Company's financial condition, results of operations, cash flow and ability to pay dividends on, and the market price of the Company's common stock, which include:

- the Company may not be able to obtain financing for development projects on favorable terms and complete construction on schedule or within budget, resulting in increased debt service expense and construction costs and delays in leasing the properties and generating cash flow;
- the Company may not be able to obtain, or may experience delays in obtaining, all necessary zoning, land-use, building, occupancy and other governmental permits and authorizations;
- the properties may perform below anticipated levels, producing cash flow below budgeted amounts and limiting the Company's ability to sell such properties to third parties or to sell such properties to the Company's joint ventures;

THE COMPANY MAY BE UNABLE TO RENEW LEASES OR FIND OTHER LESSEES.

The Company is subject to the risks that, upon expiration, leases may not be renewed, the space subject to such leases may not be relet or the terms of renewal or reletting, including the cost of required renovations, may be less favorable than expiring lease terms. If the Company were unable to promptly renew a significant number of expiring leases or to promptly relet the space covered by such leases, or if the rental rates upon renewal or reletting were significantly lower than the then current rates, the Company's cash funds from operations and ability to make expected distributions to stockholders might be adversely affected. As of December 31, 2003, leases with respect to approximately 14.1 million, 10.4 million and 8.3 million square feet of GLA, representing 27.5%, 20.2% and 16.2%, of GLA expire in the remainder of 2004, 2005 and 2006, respectively.

THE COMPANY MIGHT FAIL TO QUALIFY OR REMAIN QUALIFIED AS A REIT.

First Industrial Realty Trust, Inc. intends to operate so as to qualify as a REIT under the Code. Although the Company believes that First Industrial Realty Trust, Inc. is organized and will operate in a manner so as to qualify as a REIT, qualification as a REIT involves the satisfaction of numerous requirements, some of which must be met on a recurring basis. These requirements are established under highly technical and complex Code provisions of which there are only limited judicial or administrative interpretations, and involve the determination of various factual matters and circumstances not entirely within the Company's control. If First Industrial Realty Trust, Inc. were to fail to qualify as a REIT in any taxable year, First Industrial Realty Trust, Inc. would be subject to federal income tax, including any applicable alternative minimum tax, on First Industrial Realty Trust, Inc.'s taxable income at corporate rates. This could result in a discontinuation or substantial reduction in dividends to stockholders. Unless entitled to relief under certain statutory provisions, First Industrial Realty Trust, Inc. also would be disqualified from treatment as a REIT for the four taxable years that follow.

CERTAIN PROPERTY TRANSFERS MAY GENERATE PROHIBITED TRANSACTION INCOME, RESULTING IN A PENALTY TAX ON THE GAIN ATTRIBUTABLE TO THE TRANSACTION.

As part of its business, the Company sells properties to third parties or sells properties to the Company's joint ventures as opportunities arise. Under the Code, a 100% penalty tax could be assessed on the gain resulting from sales of properties that are deemed to be prohibited transactions. The question of what constitutes a prohibited transaction is based on the facts and circumstances surrounding each transaction. The Internal Revenue Service could contend that certain sales of properties by the Company are prohibited transactions. While the Company's management does not believe that the Internal Revenue Service would prevail in such a dispute, if the matter was successfully argued by the Internal Revenue Service, the 100% penalty tax could be assessed against the profits from these transactions. In addition, any income from a prohibited transaction may adversely affect the Company's ability to satisfy the income tests for qualification as a REIT.

THE REIT DISTRIBUTION REQUIREMENTS MAY REQUIRE THE COMPANY TO TURN TO EXTERNAL FINANCING SOURCES.

First Industrial Realty Trust, Inc. could, in certain instances, have taxable income without sufficient cash to enable First Industrial Realty Trust, Inc. to meet the distribution requirements of the REIT provisions of the Code. In that situation, the Company could be required to borrow funds or sell properties on adverse terms in order to meet those distribution requirements. In addition, because First Industrial Realty Trust, Inc. must distribute to its stockholders at least 90% of the Company's REIT taxable income each year, the Company's ability to accumulate capital may be limited. Thus, in connection with future acquisitions, First Industrial Realty Trust, Inc. may be more dependent on outside sources of financing, such as debt financing or issuances of additional capital stock, which may or may not be available on favorable terms. Additional debt financings may substantially increase the Company's leverage and additional equity offerings may result in substantial dilution of stockholders' interests.

DEBT FINANCING, THE DEGREE OF LEVERAGE AND RISING INTEREST RATES COULD REDUCE THE COMPANY'S CASH FLOW.

Where possible, the Company intends to continue to use leverage to increase the rate of return on the Company's investments and to allow the Company to make more investments than it otherwise could. The Company's use of leverage presents an additional element of risk in the event that the cash flow from the Company's properties is insufficient to meet both debt payment obligations and the distribution requirements of the REIT provisions of the Code. In addition, rising interest rates would reduce the Company's cash flow by increasing the amount of interest due on its floating rate debt and on its fixed rate debt as it matures and is refinanced.

CROSS-COLLATERALIZATION OF MORTGAGE LOANS COULD RESULT IN FORECLOSURE ON SUBSTANTIALLY ALL OF THE COMPANY'S PROPERTIES IF THE COMPANY IS UNABLE TO SERVICE ITS INDEBTEDNESS.

If the Operating Partnership determines to obtain additional debt financing in the future, it may do so through mortgages on some or all of its properties. These mortgages may be on recourse, non-recourse or cross-collateralized bases. Cross-collateralization makes all of the subject properties available to the lender in order to satisfy the Company's debt. Holders of indebtedness that is so secured will have a claim against these properties. To the extent indebtedness is cross collateralized, lenders may seek to foreclose upon properties that are not the primary collateral for their loan, which may, in turn, result in acceleration of other indebtedness secured by properties. Foreclosure of properties would result in a loss of income and asset value to the Company, making it difficult for it to meet both debt payment obligations and the distribution requirements of the REIT provisions of the Code. As of December 31, 2003, none of the Company's current indebtedness was cross-collateralized.

THE COMPANY MAY HAVE TO MAKE LUMP-SUM PAYMENTS ON ITS EXISTING INDEBTEDNESS.

The Company is required to make the following lump-sum or "balloon" payments under the terms of some of its indebtedness, including the Operating Partnership's:

- \$50 million aggregate principal amount of 7.75% Notes due 2032 (the "2032 Notes")
- \$200 million aggregate principal amount of 7.60% Notes due 2028 (the "2028 Notes")
- approximately \$15 million aggregate principal amount of 7.15% Notes due 2027 (the "2027 Notes")
- \$100 million aggregate principal amount of 7.50% Notes due 2017 (the "2017 Notes")
- \$200 million aggregate principal amount of 6.875% Notes due 2012 (the "2012 Notes")
- \$100 million aggregate principal amount of 7.00% Notes due 2011 (the "Trust Notes")

The trust to which the Trust Notes were issued must exercise its right to require the Company, through the Operating Partnership, to redeem the Trust Notes on May 15, 2004 if the holder of a call option with respect to the Trust Notes fails to give written notice on or before May 1, 2004 that it intends to exercise such option.

- \$200 million aggregate principal amount of our 7.375% Notes due 2011 (the "2011 Notes")
- \$150 million aggregate principal amount of 7.60% Notes due 2007 (the "2007 Notes")
- \$150 million aggregate principal amount of 7.00% Notes due 2006 (the "2006 Notes")
- \$50 million aggregate principal amount of 6.90% Notes due 2005 (the "2005 Notes") and
- a \$300 million unsecured revolving credit facility (the "Unsecured Line of Credit") under which First Industrial Realty Trust, Inc., through the Operating Partnership, may borrow to finance the acquisition of additional properties and for other corporate purposes, including working capital.

The Unsecured Line of Credit provides for the repayment of principal in a lump-sum or "balloon" payment at maturity in 2005. Under the Unsecured Line of Credit, the Operating Partnership has the right, subject to certain conditions, to increase the aggregate commitment under the Unsecured Line of Credit by up to \$100 million. As of December 31, 2003, \$195.9 million was outstanding under the Unsecured Line of Credit at a weighted average interest rate of 2.207%.

The Company's ability to make required payments of principal on outstanding indebtedness, whether at maturity or otherwise, may depend on its ability either to refinance the applicable indebtedness or to sell properties. The Company has no commitments to refinance the 2005 Notes, the 2006 Notes, the 2007 Notes, the 2011 Notes, the 2012 Notes, the Trust Notes, the 2017 Notes, the 2027 Notes, the 2028 Notes, the 2032 Notes or the Unsecured Line of Credit. Some of the existing debt obligations, other than those discussed above, of the Company, through the Operating Partnership, are secured by the Company's properties, and therefore such obligations will permit the lender to foreclose on those properties in the event of a default.

THERE IS NO LIMITATION ON DEBT IN THE COMPANY'S ORGANIZATIONAL DOCUMENTS.

The organizational documents of First Industrial Realty Trust, Inc. do not contain any limitation on the amount or percentage of indebtedness the Company may incur. Accordingly, the Company could become more highly leveraged, resulting in an increase in debt service that could adversely affect the Company's ability to make expected distributions to stockholders and in an increased risk of default on the Company's obligations. As of December 31, 2003, the Company's ratio of debt to its total market capitalization was 44.4%. The Company computes that percentage by calculating its total consolidated debt as a percentage of the aggregate market value of all outstanding shares of the Company's common stock, assuming the exchange of all limited partnership units of the Operating Partnership for common stock, plus the aggregate stated value of all outstanding shares of preferred stock and total consolidated debt.

RISING INTEREST RATES ON THE COMPANY'S UNSECURED LINE OF CREDIT COULD DECREASE THE COMPANY'S AVAILABLE CASH.

The Company's Unsecured Line of Credit bears interest at a floating rate. As of December 31, 2003, the Company's Unsecured Line of Credit had an outstanding balance of \$195.9 million at a weighted average interest rate of 2.207%. Currently, the Company's Unsecured Line of Credit bears interest at the Prime Rate or at the London

Interbank Offered Rate plus .70%. Based on an outstanding balance on our Unsecured Line of Credit as of December 31, 2003, a 10% increase in interest rates would increase interest expense by \$.4 million on an annual basis. Increases in the interest rate payable on balances outstanding under the Unsecured Line of Credit would decrease the Company's cash available for distribution to stockholders.

EARNINGS AND CASH DIVIDENDS, ASSET VALUE AND MARKET INTEREST RATES AFFECT THE PRICE OF THE COMPANY'S COMMON STOCK.

As a real estate investment trust, the market value of the Company's common stock, in general, is based primarily upon the market's perception of the Company's growth potential and its current and potential future earnings and cash dividends. The market value of the Company's common stock is based secondarily upon the market value of the Company's underlying real estate assets. For this reason, shares of the Company's common stock may trade at prices that are higher or lower than our net asset value per share. To the extent that the Company retains operating cash flow for investment purposes, working capital reserves, or other purposes, these retained funds, while increasing the value of the Company's underlying assets, may not correspondingly increase the market price of the Company's common stock. The Company's failure to meet the market's expectations with regard to future earnings and cash dividends likely would adversely affect the market price of the Company's common stock. Further, the distribution yield on the common stock (as a percentage of the price of the common stock) relative to market interest rates may also influence the price of the Company's common stock. An increase in market interest rates might lead prospective purchasers of the Company's common stock to expect a higher distribution yield, which would adversely affect the market price of the Company's common stock. Additionally, if the market price of the Company's common stock declines significantly, then the Company might breach certain covenants with respect to its debt obligations, which could adversely affect the Company's liquidity and ability to make future acquisitions and the Company's ability to pay dividends to its stockholders.

THE COMPANY MAY INCUR UNANTICIPATED COSTS AND LIABILITIES DUE TO ENVIRONMENTAL PROBLEMS.

Under various federal, state and local laws, ordinances and regulations, an owner or operator of real estate may be liable for the costs of clean-up of certain conditions relating to the presence of hazardous or toxic materials on, in or emanating from the property, and any related damages to natural resources. Environmental laws often impose liability without regard to whether the owner or operator knew of, or was responsible for, the presence of hazardous or toxic materials. The presence of such materials, or the failure to address those conditions properly, may adversely affect the ability to rent or sell the property or to borrow using the property as collateral. Persons who dispose of or arrange for the disposal or treatment of hazardous or toxic materials may also be liable for the costs of clean-up of such materials, or for related natural resource damages, at or from an off-site disposal or treatment facility, whether or not the facility is owned or operated by those persons. No assurance can be given that existing environmental assessments with respect to any of the Company's properties reveal all environmental liabilities, that any prior owner or operator of any of the properties did not create any material environmental condition not known to the Company or that a material environmental condition does not otherwise exist as to any of the Company's properties.

THE COMPANY'S INSURANCE COVERAGE DOES NOT INCLUDE ALL POTENTIAL LOSSES.

The Company currently carries comprehensive insurance coverage including property, boiler & machinery, liability, fire, flood, terrorism, earthquake, extended coverage and rental loss as appropriate for the markets where each of the Company's properties and their business operations are located. The insurance coverage contains policy specifications and insured limits customarily carried for similar properties and business activities. The Company believes its properties are adequately insured. However, there are certain losses, including losses from earthquakes, hurricanes, floods, pollution, acts of war, acts of terrorism or riots, that are not generally insured against or that are not generally fully insured against because it is not deemed to be economically feasible or prudent to do so. If an uninsured loss or a loss in excess of insured limits occurs with respect to one or more of the Company's properties, the Company could experience a significant loss of capital invested and potential revenues in these properties, and could potentially remain obligated under any recourse debt associated with the property.

ITEM 7A. QUANTITATIVE AND QUALITATIVE DISCLOSURES ABOUT MARKET RISK

Response to this item is included in Item 7 "Management's Discussion and Analysis of Financial Condition and Results of Operations" above.

ITEM 8. FINANCIAL STATEMENTS AND SUPPLEMENTARY DATA

See Index to Financial Statements and Financial Statement Schedule on page F-1 of this Form 10-K.

ITEM 9. CHANGES IN AND DISAGREEMENTS WITH ACCOUNTANTS ON ACCOUNTING AND FINANCIAL DISCLOSURES

None.

ITEM 9A. CONTROLS AND PROCEDURES

The Company's principal executive officer and principal financial officer, after evaluating the effectiveness of the Company's disclosure controls and procedures (as defined in Exchange Act Rules 13a-14 (c) and 15d-14(c)) as of a date within 90 days before the filing date of this report, have concluded that as of such date the Company's disclosure controls and procedures were effective.

There have been no significant changes (including corrective actions with regard to significant deficiencies or material weaknesses) in the Company's internal controls or in other factors that could significantly affect these controls subsequent to the date of the evaluation referenced in the paragraph above.



PART III

ITEM 10, 11, 12, 13, 14. DIRECTORS AND EXECUTIVE OFFICERS OF THE REGISTRANT, EXECUTIVE COMPENSATION, SECURITY OWNERSHIP OF CERTAIN BENEFICIAL OWNERS AND MANAGEMENT, CERTAIN RELATIONSHIPS AND RELATED TRANSACTIONS AND PRINCIPAL ACCOUNTANT FEES AND SERVICES

The information required by Item 10, Item 11, Item 12 (other than information required by Item 201(d) of Regulation S-K which is set forth under Item 12 "Related Stockholder Matters" below), Item 13 and Item 14 will be contained in the Registrant's definitive proxy statement expected to be filed with the Securities and Exchange Commission no later than 120 days after the end of the Registrant's fiscal year, and thus is incorporated herein by reference in accordance with General Instruction G(3) to Form 10-K. Information contained in the parts of such proxy statement captioned "Stock Performance Graph", "Report of the Compensation Committee", "Report of the Audit Committee" and in statements with respect to the independence of the Audit Committee (except as such statements specifically relate to the independence of such committee's financial expert) and regarding the Audit Committee Charter are specifically not incorporated herein by reference.

ITEM 12. RELATED STOCKHOLDER MATTERS

The following information is required by section 201(d) of regulation S-K:

| PLAN CATEGORY                                                      | NUMBER OF SECURITIES TO BE ISSUED UPON EXERCISE OF OUTSTANDING OPTIONS, WARRANTS AND RIGHTS | WEIGHTED-AVERAGE EXERCISE PRICE OF OUTSTANDING OPTIONS, WARRANTS AND RIGHTS | NUMBER OF SECURITIES REMAINING AVAILABLE FOR FURTHER ISSUANCE UNDER EQUITY COMPENSATION PLANS |
|--------------------------------------------------------------------|---------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| Equity Compensation Plans Approved by Security Holders .....       | 114,500                                                                                     | \$ 22.83                                                                    | 2,356,500                                                                                     |
| Equity Compensation Plans Not Approved by Security Holders (1) ... | 2,389,513                                                                                   | \$ 30.81                                                                    | 695,552                                                                                       |
| Total                                                              | 2,504,013                                                                                   | \$ 30.45                                                                    | 3,052,052                                                                                     |

(1) See Notes 3 and 12 of the Notes to Consolidated Financial Statements contained herein for a description of the plan.

PART IV

ITEM 15. EXHIBITS, FINANCIAL STATEMENTS, FINANCIAL STATEMENT SCHEDULE AND REPORTS ON FORM 8-K

- (a) FINANCIAL STATEMENTS, FINANCIAL STATEMENT SCHEDULE AND EXHIBITS  
(1 & 2) See Index to Financial Statements and Financial Statement Schedule on page F-1 of this Form 10-K  
(3) Exhibits:

Exhibits Description

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- 3.1 Amended and Restated Articles of Incorporation of the Company (incorporated by reference to Exhibit 3.1 of the Form 10-Q of the Company for the fiscal quarter ended June 30, 1996, File No. 1-13102)
- 3.2 Amended and Restated Bylaws of the Company, dated September 4, 1997 (incorporated by reference to Exhibit 1 of the Company's Form 8-K, dated September 4, 1997, as filed on September 29, 1997, File No. 1-13102)
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- 3.7 Articles Supplementary relating to the Company's 7.90% Series E Cumulative Preferred Stock, \$.01 par value (incorporated by reference to Exhibit 3.9 of the Company's Annual Report on Form 10-K for the year ended December 31, 1997, File No. 1-13102)
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Exhibits Description

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- 4.6 Supplemental Indenture No. 2, dated as of May 22, 1997, between First Industrial, L.P. and First Trust National Association as Trustee relating to \$100 million of 7 3/8% Notes due 2011 (incorporated by reference to Exhibit 4.4 of the Form 10-Q of First Industrial, L.P. for the fiscal quarter ended March 31, 1997, File No. 333-21873)
- 4.7 Supplemental Indenture No. 3 dated October 28, 1997 between First Industrial, L.P. and First Trust National Association providing for the issuance of Medium-Term Notes due Nine Months or more from Date of Issue (incorporated by reference to Exhibit 4.1 of Form 8-K of First Industrial, L.P., dated November 3, 1997, as filed November 3, 1997, File No. 333-21873)
- 4.8 6.90% Medium-Term Note due 2005 in principal amount of \$50 million issued by First Industrial, L.P. (incorporated by reference to Exhibit 4.17 of the Company's Annual Report on Form 10-K for the year ended December 31, 1997, File No. 1-13102)
- 4.9 7.00% Medium-Term Note due 2006 in principal amount of \$150 million issued by First Industrial, L.P. (incorporated by reference to Exhibit 4.18 of the Company's Annual Report on Form 10-K for the year ended December 31, 1997, File No. 1-13102)
- 4.10 7.50% Medium-Term Note due 2017 in principal amount of \$100 million issued by First Industrial, L.P. (incorporated by reference to Exhibit 4.19 of the Company's Annual Report on Form 10-K for the year ended December 31, 1997, File No. 1-13102)
- 4.11 Trust Agreement, dated as of May 16, 1997, between First Industrial, L.P. and First Bank National Association, as Trustee (incorporated by reference to Exhibit 4.5 of the Form 10-Q of First Industrial, L.P. for the fiscal quarter ended March 31, 1997, File No. 333-21873)
- 4.12 Rights Agreement, dated as of September 16, 1997, between the Company and First Chicago Trust Company of New York, as Rights Agent (incorporated by reference to Exhibit 99.1 of Form 8-A12B as filed on September 24, 1997, File No. 1-13102)
- 4.13 7.60% Notes due 2028 in principal amount of \$200 million issued by First Industrial, L.P. (incorporated by reference to Exhibit 4.2 of the Form 8-K of First Industrial, L.P. dated July 15, 1998, File No. 333-21873)
- 4.14 Supplemental Indenture No. 5, dated as of July 14, 1998, between First Industrial, L.P. and the U.S. Bank Trust National Association, relating to First Industrial, L.P.'s 7.60% Notes due July 15, 2008 (incorporated by reference to Exhibit 4.1 of the Form 8-K of First Industrial, L.P. dated July 15, 1998, File No. 333-21873)
- 4.15 7.375% Note due 2011 in principal amount of \$200 million issued by First Industrial, L.P. (incorporated by reference to Exhibit 4.15 of First Industrial, L.P.'s Annual Report on Form 10-K for the year ended December 31, 2000, File No. 333-21873)
- 4.16 Supplemental Indenture No.6, dated as of March 19, 2001, between First Industrial, L.P. and the U.S. Bank Trust National Association, relating to First Industrial, L.P.'s 7.375% Notes due March 15, 2011 (incorporated by reference to Exhibit 4.16 of First Industrial, L.P.'s Annual Report on Form 10-K for the year ended December 31, 2000, File No. 333-21873)
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- 4.18 Second Amended and Restated Unsecured Revolving Credit Agreement, dated as of September 27, 2002, among First Industrial L.P., First Industrial Realty Trust, Inc., Bank One, NA and certain other banks (incorporated by reference to Exhibit 10.1 of the Form 10-Q of the Company for the fiscal quarter ended September 30, 2002, File No. 1-13102)
- 4.19 Supplemental Indenture No. 7 dated as of April 15, 2002, between First Industrial, L.P. and the U.S. Bank National Association, relating to First Industrial, L.P.'s 6.875% Notes due 2012 and 7.75% Notes due 2032 (incorporated by reference to Exhibit 4.1 of the Form 8-K of First Industrial, L.P. dated April 4, 2002, File No. 333-21873)
- 4.20 Form of 6.875% Notes due in 2012 in the principal amount of \$200 million issued by First Industrial, L.P. (incorporated by reference to Exhibit 4.2 of the Form 8-K of First Industrial, L.P., dated April 4, 2002, File No. 333-21873)

Exhibits Description

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- 4.21 Form of 7.75% Notes due 2032 in the principal amount of \$50.0 million issued by First Industrial, L.P. (incorporated by reference to Exhibit 4.3 of the Form 8-K of First Industrial, L.P., dated April 4, 2002, File No. 333-21873)
- 4.22 First Amendment, dated as of June 26, 2003, to Second Amended and Restated Unsecured Revolving Credit Agreement, dated as of September 27, 2002, among First Industrial, L.P. First Industrial Realty Trust, Inc., Bank One NA and certain other banks (incorporated by reference to Exhibit 10.1 of the Form 10-Q of the Company for the fiscal quarter ended June 30, 2003, File No. 1-13102)
- 4.23\* Amendment No. 1, dated as of February 25, 2004, to Rights Agreement, dated as of September 16, 1997, between the Company and Equiserve Trust Company, N.A. (f/k/a First Chicago Trust Company of New York), as Rights Agent
- 10.1 Sixth Amended and Restated Limited Partnership Agreement of First Industrial, L.P. (the "LP Agreement"), dated March 18, 1998 (incorporated by reference to Exhibit 10.1 of the Company's Annual Report on Form 10-K for the year ended December 31, 1997, File No. 1-13102)
- 10.2 First Amendment to the L.P. Agreement dated April 1, 1998 (incorporated by reference to Exhibit 10.2 of the Form 10-Q of the Company for the fiscal quarter ended March 31, 1998, File No. 1-13102)
- 10.3 Second Amendment to the L.P. Agreement dated April 3, 1998 (incorporated by reference to Exhibit 10.3 of the Form 10-Q of the Company for the fiscal quarter ended March 31, 1998, File No. 1-13102)
- 10.4 Third Amendment to the L.P. Agreement dated April 16, 1998 (incorporated by reference to Exhibit 10.4 of the Form 10-Q of the Company for the fiscal quarter ended March 31, 1998, File No. 1-13102)
- 10.5 Fourth Amendment to the L.P. Agreement dated June 24, 1998 (incorporated by reference to Exhibit 10.2 of the Form 10-Q of the Company for the fiscal quarter ended June 30, 1998, File No. 1-13102)
- 10.6 Fifth Amendment to the L.P. Agreement dated July 16, 1998 (incorporated by reference to Exhibit 10.3 of the Form 10-Q of the Company for the fiscal quarter ended June 30, 1998, File No. 1-13102)
- 10.7 Sixth Amendment to the L.P. Agreement dated August 31, 1998 (incorporated by reference to Exhibit 10.2 of the Form 10-Q of the Company for the fiscal quarter ended September 30, 1998, File No. 1-13102)
- 10.8 Seventh Amendment to the L.P. Agreement dated October 21, 1998 (incorporated by reference to Exhibit 10.3 of the Form 10-Q of the Company for the fiscal quarter ended September 30, 1998, File No. 1-13102)
- 10.9 Eighth Amendment to the L.P. Agreement dated October 30, 1998 (incorporated by reference to Exhibit 10.4 of the Form 10-Q of the Company for the fiscal quarter ended September 30, 1998, File No. 1-13102)
- 10.10 Ninth Amendment to the L.P. Agreement dated November 5, 1998 (incorporated by reference to Exhibit 10.5 of the Form 10-Q of the Company for the fiscal quarter ended September 30, 1998, File No. 1-13102)
- 10.11 Tenth Amendment to the L.P. Agreement dated January 28, 2000 (incorporated by reference to Exhibit 10.11 of the Company's Annual Report on Form 10-K for the year ended December 31, 1999, File No. 1-13102)
- 10.12 Eleventh Amendment to the L.P. Agreement dated January 28, 2000 (incorporated by reference to Exhibit 10.12 of the Company's Annual Report on Form 10-K for the year ended December 31, 1999, File No. 1-13102)
- 10.13 Twelfth Amendment to the L.P. Agreement dated June 27, 2000 (incorporated by reference to Exhibit 10.2 of the Form 10-Q of the Company for the fiscal quarter ended June 30, 2000, File No. 1-13102)
- 10.14 Thirteenth Amendment to the L.P. Agreement dated September 1, 2000 (incorporated by reference to Exhibit 10.1 of the Form 10-Q of the Company for the fiscal quarter ended September 30, 2000, File No. 1-13102)
- 10.15 Fourteenth Amendment to the L.P. Agreement dated October 13, 2000 (incorporated by reference to Exhibit 10.2 of the Form 10-Q of the Company for the fiscal quarter ended September 30, 2000, File No. 1-13102)

Exhibits Description

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- 10.16 Fifteenth Amendment to the L.P. Agreement dated October 13, 2000 (incorporated by reference to Exhibit 10.3 of the Form 10-Q of the Company for the fiscal quarter ended September 30, 2000, File No. 1-13102)
- 10.17 Sixteenth Amendment to the L.P. Agreement dated October 27, 2000 (incorporated by reference to Exhibit 10.4 of the Form 10-Q of the Company for the fiscal quarter ended September 30, 2000, File No. 1-13102)
- 10.18 Seventeenth Amendment to the L.P. Agreement dated January 25, 2001 (incorporated by reference to Exhibit 10.18 of the Company's Annual Report on Form 10-K for the year ended December 31, 2000, File No. 1-13102)
- 10.19 Eighteenth Amendment to the L.P. Agreement dated February 13, 2001 (incorporated by reference to Exhibit 10.19 of the Company's Annual Report on Form 10-K for the year ended December 31, 2000, File No. 1-13102)
- 10.20 Registration Rights Agreement, dated April 29, 1998, relating to the Company's Common Stock, par value \$.01 per share, between the Company, the Operating Partnership and Merrill Lynch, Pierce, Fenner & Smith Incorporated (incorporated by reference to Exhibit 4.1 of the Form 8-K of the Company dated May 1, 1998, File No. 1-13102)
- 10.21 Non-Competition Agreement between Jay H. Shidler and First Industrial Realty Trust, Inc. (incorporated by reference to Exhibit 10.16 of the Company's Annual Report on Form 10-K for the year ended December 31, 1994, File No. 1-13102)
- 10.22 Form of Non-Competition Agreement between each of Michael T. Tomasz, Paul T. Lambert, Michael J. Havala, Michael W. Brennan, Michael G. Damone, Duane H. Lund, and Johannson L. Yap and First Industrial Realty Trust, Inc. (incorporated by reference to Exhibit 10.14 to the Company's Registration Statement on Form S-11, File No. 33-77804)
- 10.23+ 1994 Stock Incentive Plan (incorporated by reference to Exhibit 10.37 of the Company's Annual Report on Form 10-K for the year ended December 31, 1994, File No. 1-13102)
- 10.24+ First Industrial Realty Trust, Inc. Deferred Income Plan (incorporated by reference to Exhibit 10 of the Form 10-Q of the Company for the fiscal quarter ended March 31, 1996, File No. 1-13102)
- 10.25 Contribution Agreement, dated March 19, 1996, among FR Acquisitions, Inc. and the parties listed on the signature pages thereto (incorporated by reference to Exhibit 10.1 of the Form 8-K of the Company, dated April 3, 1996, File No. 1-13102)
- 10.26 Contribution Agreement, dated January 31, 1997, among FR Acquisitions, Inc. and the parties listed on the signature pages thereto (incorporated by reference to Exhibit 10.58 of the Company's Annual Report on Form 10-K for the year ended December 31, 1996, File No. 1-13102)
- 10.27+ Employment Agreement, dated February 1, 1997, between the Company and Michael W. Brennan (incorporated by reference to Exhibit 10.60 of the Company's Annual Report on Form 10-K for the year ended December 31, 1996, File No. 1-13102)
- 10.28+ 1997 Stock Incentive Plan (incorporated by reference to Exhibit 10.62 of the Company's Annual Report on Form 10-K for the year ended December 31, 1996, File No. 1-13102)
- 10.29+ Settlement Agreement dated January 31, 2001 between First Industrial, L.P., First Industrial Realty Trust, Inc. and Gary H. Heigl (incorporated by reference to Exhibit 10.33 of the Company's Annual Report on Form 10-K for the year ended December 31, 2000, File No. 1-13102)
- 10.30+ 2001 Stock Incentive Plan (incorporated by reference to Exhibit 10.34 of the Company's Annual Report on Form 10-K for the year ended December 31, 2001, File No. 1-13102)
- 10.31 Nineteenth Amendment to the L.P. Agreement, dated June 26, 2002 (incorporated by reference to Exhibit 10.1 of the Form 10-Q of the Company for the fiscal quarter ended June 30, 2002, File No 1-13102)
- 10.32+ Employment Agreement, dated March 31, 2002, between First Industrial Realty Trust, Inc. and Michael J. Havala (incorporated by reference to Exhibit 10.1 of the Form 10-Q of First Industrial Realty Trust, Inc. for the fiscal quarter ended March 31, 2002, File No. 1-13102)
- 10.33+ Employment Agreement, dated March 31, 2002, between First Industrial Realty Trust, Inc. and Johannson L. Yap (incorporated by reference to Exhibit 10.2 of the Form 10-Q of First Industrial Realty Trust, Inc. for the fiscal quarter ended March 31, 2002, File No. 1-13102)

Exhibits Description

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- 10.34+ Employment Agreement, dated March 25, 2002, between First Industrial Realty Trust, Inc. and David P. Draft (incorporated by reference to Exhibit 10.3 of the Form 10-Q of First Industrial Realty Trust, Inc. for the fiscal quarter ended March 31, 2002, File No. 1-13102)
- 12.1\* Computation of ratios of earnings to fixed charges and preferred stock dividends of the Company
- 21.1\* Subsidiaries of the Registrant
- 23\* Consent of PricewaterhouseCoopers LLP
- 31.1\* Certification of Principal Executive Officer pursuant to Rule 13a-14(a) under the Securities Exchange Act of 1934, as amended.
- 31.2\* Certification of Principal Financial Officer pursuant to Rule 13a-14(a) under the Securities Exchange Act of 1934, as amended.
- 32\*\* Certification of the Principal Executive Officer and Principal Financial Officer pursuant to 18 U.S.C. Section 1350, as adopted pursuant to Section 906 of the Sarbanes - Oxley Act of 2002.

\* Filed herewith.

\*\* Furnished herewith.

+ Indicates a compensatory plan or arrangement contemplated by Item 14 a (3) of Form 10-K.

(b) REPORTS ON FORM 8-K

None

SIGNATURES

Pursuant to the requirements of Section 13 or 15 (d) of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned, thereunto duly authorized.

FIRST INDUSTRIAL REALTY TRUST, INC.

Date: March 5, 2004 By: /s/ Michael W. Brennan  
-----  
Michael W. Brennan  
President, Chief Executive Officer and Director  
(Principal Executive Officer)

Date: March 5, 2004 By: /s/ Michael J. Havala  
-----  
Michael J. Havala  
Chief Financial Officer  
(Principal Financial Officer)

Date: March 5, 2004 By: /s/ Scott A. Musil  
-----  
Scott A. Musil  
Senior Vice President, Controller, Treasurer and  
Assistant Secretary  
(Principal Accounting Officer)

Pursuant to the requirements of the Securities Exchange Act of 1934, this report has been signed below by the following persons on behalf of the Registrant and in the capacities and on the dates indicated.

| Signature                                             | Title                                              | Date          |
|-------------------------------------------------------|----------------------------------------------------|---------------|
| /s/ Jay H. Shidler<br>-----<br>Jay H. Shidler         | Chairman of the Board of Directors                 | March 5, 2004 |
| /s/ Michael W. Brennan<br>-----<br>Michael W. Brennan | President, Chief Executive Officer<br>and Director | March 5, 2004 |
| /s/ Michael G. Damone<br>-----<br>Michael G. Damone   | Director of Strategic Planning<br>and Director     | March 5, 2004 |
| /s/ Kevin W. Lynch<br>-----<br>Kevin W. Lynch         | Director                                           | March 5, 2004 |
| /s/ John E. Rau<br>-----<br>John E. Rau               | Director                                           | March 5, 2004 |
| /s/ Robert J. Slater<br>-----<br>Robert J. Slater     | Director                                           | March 5, 2004 |
| /s/ W. Edwin Tyler<br>-----<br>W. Edwin Tyler         | Director                                           | March 5, 2004 |
| /s/ J. Steven Wilson<br>-----<br>J. Steven Wilson     | Director                                           | March 5, 2004 |

EXHIBIT INDEX

Exhibits Description

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Exhibits Description

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- 4.22 First Amendment, dated as of June 26, 2003, to Second Amended and Restated Unsecured Revolving Credit Agreement, dated as of September 27, 2002, among First Industrial, L.P. First Industrial Realty Trust, Inc., Bank One NA and certain other banks (incorporated by reference to Exhibit 10.1 of the Form 10-Q of the Company for the fiscal quarter ended June 30, 2003, File No. 1-13102)
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- 10.6 Fifth Amendment to the L.P. Agreement dated July 16, 1998 (incorporated by reference to Exhibit 10.3 of the Form 10-Q of the Company for the fiscal quarter ended June 30, 1998, File No. 1-13102)
- 10.7 Sixth Amendment to the L.P. Agreement dated August 31, 1998 (incorporated by reference to Exhibit 10.2 of the Form 10-Q of the Company for the fiscal quarter ended September 30, 1998, File No. 1-13102)
- 10.8 Seventh Amendment to the L.P. Agreement dated October 21, 1998 (incorporated by reference to Exhibit 10.3 of the Form 10-Q of the Company for the fiscal quarter ended September 30, 1998, File No. 1-13102)
- 10.9 Eighth Amendment to the L.P. Agreement dated October 30, 1998 (incorporated by reference to Exhibit 10.4 of the Form 10-Q of the Company for the fiscal quarter ended September 30, 1998, File No. 1-13102)
- 10.10 Ninth Amendment to the L.P. Agreement dated November 5, 1998 (incorporated by reference to Exhibit 10.5 of the Form 10-Q of the Company for the fiscal quarter ended September 30, 1998, File No. 1-13102)
- 10.11 Tenth Amendment to the L.P. Agreement dated January 28, 2000 (incorporated by reference to Exhibit 10.11 of the Company's Annual Report on Form 10-K for the year ended December 31, 1999, File No. 1-13102)
- 10.12 Eleventh Amendment to the L.P. Agreement dated January 28, 2000 (incorporated by reference to Exhibit 10.12 of the Company's Annual Report on Form 10-K for the year ended December 31, 1999, File No. 1-13102)
- 10.13 Twelfth Amendment to the L.P. Agreement dated June 27, 2000 (incorporated by reference to Exhibit 10.2 of the Form 10-Q of the Company for the fiscal quarter ended June 30, 2000, File No. 1-13102)
- 10.14 Thirteenth Amendment to the L.P. Agreement dated September 1, 2000 (incorporated by reference to Exhibit 10.1 of the Form 10-Q of the Company for the fiscal quarter ended September 30, 2000, File No. 1-13102)
- 10.15 Fourteenth Amendment to the L.P. Agreement dated October 13, 2000 (incorporated by reference to Exhibit 10.2 of the Form 10-Q of the Company for the fiscal quarter ended September 30, 2000, File No. 1-13102)
- 10.16 Fifteenth Amendment to the L.P. Agreement dated October 13, 2000 (incorporated by reference to Exhibit 10.3 of the Form 10-Q of the Company for the fiscal quarter ended September 30, 2000, File No. 1-13102)

Exhibits Description

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- 10.17 Sixteenth Amendment to the L.P. Agreement dated October 27, 2000 (incorporated by reference to Exhibit 10.4 of the Form 10-Q of the Company for the fiscal quarter ended September 30, 2000, File No. 1-13102)
- 10.18 Seventeenth Amendment to the L.P. Agreement dated January 25, 2001 (incorporated by reference to Exhibit 10.18 of the Company's Annual Report on Form 10-K for the year ended December 31, 2000, File No. 1-13102)
- 10.19 Eighteenth Amendment to the L.P. Agreement dated February 13, 2001 (incorporated by reference to Exhibit 10.19 of the Company's Annual Report on Form 10-K for the year ended December 31, 2000, File No. 1-13102)
- 10.20 Registration Rights Agreement, dated April 29, 1998, relating to the Company's Common Stock, par value \$.01 per share, between the Company, the Operating Partnership and Merrill Lynch, Pierce, Fenner & Smith Incorporated (incorporated by reference to Exhibit 4.1 of the Form 8-K of the Company dated May 1, 1998, File No. 1-13102)
- 10.21 Non-Competition Agreement between Jay H. Shidler and First Industrial Realty Trust, Inc. (incorporated by reference to Exhibit 10.16 of the Company's Annual Report on Form 10-K for the year ended December 31, 1994, File No. 1-13102)
- 10.22 Form of Non-Competition Agreement between each of Michael T. Tomasz, Paul T. Lambert, Michael J. Havala, Michael W. Brennan, Michael G. Damone, Duane H. Lund, and Johannson L. Yap and First Industrial Realty Trust, Inc. (incorporated by reference to Exhibit 10.14 to the Company's Registration Statement on Form S-11, File No. 33-77804)
- 10.23 + 1994 Stock Incentive Plan (incorporated by reference to Exhibit 10.37 of the Company's Annual Report on Form 10-K for the year ended December 31, 1994, File No. 1-13102)
- 10.24 + First Industrial Realty Trust, Inc. Deferred Income Plan (incorporated by reference to Exhibit 10 of the Form 10-Q of the Company for the fiscal quarter ended March 31, 1996, File No. 1-13102)
- 10.25 Contribution Agreement, dated March 19, 1996, among FR Acquisitions, Inc. and the parties listed on the signature pages thereto (incorporated by reference to Exhibit 10.1 of the Form 8-K of the Company, dated April 3, 1996, File No. 1-13102)
- 10.26 Contribution Agreement, dated January 31, 1997, among FR Acquisitions, Inc. and the parties listed on the signature pages thereto (incorporated by reference to Exhibit 10.58 of the Company's Annual Report on Form 10-K for the year ended December 31, 1996, File No. 1-13102)
- 10.27+ Employment Agreement, dated February 1, 1997, between the Company and Michael W. Brennan (incorporated by reference to Exhibit 10.60 of the Company's Annual Report on Form 10-K for the year ended December 31, 1996, File No. 1-13102)
- 10.28+ 1997 Stock Incentive Plan (incorporated by reference to Exhibit 10.62 of the Company's Annual Report on Form 10-K for the year ended December 31, 1996, File No. 1-13102)
- 10.29+ Settlement Agreement dated January 31, 2001 between First Industrial, L.P., First Industrial Realty Trust, Inc. and Gary H. Heigl (incorporated by reference to Exhibit 10.33 of the Company's Annual Report on Form 10-K for the year ended December 31, 2000, File No. 1-13102)
- 10.30+ 2001 Stock Incentive Plan (incorporated by reference to Exhibit 10.34 of the Company's Annual Report on Form 10-K for the year ended December 31, 2001, File No. 1-13102)
- 10.31 Nineteenth Amendment to the L.P. Agreement, dated June 26, 2002 (incorporated by reference to Exhibit 10.1 of the Form 10-Q of the Company for the fiscal quarter ended June 30, 2002, File No 1-13102)
- 10.32+ Employment Agreement, dated March 31, 2002, between First Industrial Realty Trust, Inc. and Michael J. Havala (incorporated by reference to Exhibit 10.1 of the Form 10-Q of First Industrial Realty Trust, Inc. for the fiscal quarter ended March 31, 2002, File No. 1-13102)
- 10.33+ Employment Agreement, dated March 31, 2002, between First Industrial Realty Trust, Inc. and Johannson L. Yap (incorporated by reference to Exhibit 10.2 of the Form 10-Q of First Industrial Realty Trust, Inc. for the fiscal quarter ended March 31, 2002, File No. 1-13102)

Exhibits Description

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- 10.34+ Employment Agreement, dated March 25, 2002, between First Industrial Realty Trust, Inc. and David P. Draft (incorporated by reference to Exhibit 10.3 of the Form 10-Q of First Industrial Realty Trust, Inc. for the fiscal quarter ended March 31, 2002, File No. 1-13102)
- 12.1\* Computation of ratios of earnings to fixed charges and preferred stock dividends of the Company
- 21.1\* Subsidiaries of the Registrant
- 23\* Consent of PricewaterhouseCoopers LLP
- 31.1\* Certification of Principal Executive Officer pursuant to Rule 13a-14(a) under the Securities Exchange Act of 1934, as amended.
- 31.2\* Certification of Principal Financial Officer pursuant to Rule 13a-14(a) under the Securities Exchange Act of 1934, as amended.
- 32\*\* Certification of the Principal Executive Officer and Principal Financial Officer pursuant to 18 U.S.C. Section 1350, as adopted pursuant to Section 906 of the Sarbanes - Oxley Act of 2002.

\* Filed herewith.

\*\* Furnished herewith.

+ Indicates a compensatory plan or arrangement contemplated by Item 14 a (3) of Form 10-K.

FIRST INDUSTRIAL REALTY TRUST, INC.

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REPORT OF INDEPENDENT AUDITORS

To the Board of Directors and Stockholders of  
First Industrial Realty Trust, Inc.

In our opinion, the accompanying consolidated balance sheets and the related consolidated statements of operations and comprehensive income, of changes in stockholders' equity and of cash flows present fairly, in all material respects, the financial position of First Industrial Realty Trust, Inc. and its subsidiaries (the "Company") at December 31, 2003 and 2002, and the results of their operations and their cash flows for each of the three years in the period ended December 31, 2003 in conformity with accounting principles generally accepted in the United States of America. These financial statements are the responsibility of the Company's management; our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits of these statements in accordance with auditing standards generally accepted in the United States of America, which require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements, assessing the accounting principles used and significant estimates made by management, and evaluating the overall financial statement presentation. We believe that our audits provide a reasonable basis for our opinion.

As discussed in Note 3 to the consolidated financial statements, on January 1, 2002, the Company adopted the provisions of Statement of Financial Accounting Standards No. 144, "Accounting for the Impairment or Disposal of Long-Lived Assets."

PricewaterhouseCoopers LLP

Chicago, Illinois  
March 9, 2004

FIRST INDUSTRIAL REALTY TRUST, INC.  
CONSOLIDATED BALANCE SHEETS  
(DOLLARS IN THOUSANDS, EXCEPT SHARE AND PER SHARE DATA)

|                                                                                                                                                                                                                                                                                                                                                                                                           | December 31,<br>2003 | December 31,<br>2002 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|----------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                           | -----                | -----                |
| <b>ASSETS</b>                                                                                                                                                                                                                                                                                                                                                                                             |                      |                      |
| Assets:                                                                                                                                                                                                                                                                                                                                                                                                   |                      |                      |
| Investment in Real Estate:                                                                                                                                                                                                                                                                                                                                                                                |                      |                      |
| Land .....                                                                                                                                                                                                                                                                                                                                                                                                | \$ 443,942           | \$ 415,598           |
| Buildings and Improvements .....                                                                                                                                                                                                                                                                                                                                                                          | 2,180,038            | 2,158,082            |
| Furniture, Fixtures and Equipment .....                                                                                                                                                                                                                                                                                                                                                                   | 885                  | 1,258                |
| Construction in Progress .....                                                                                                                                                                                                                                                                                                                                                                            | 115,935              | 122,331              |
| Less: Accumulated Depreciation .....                                                                                                                                                                                                                                                                                                                                                                      | (349,252)            | (308,488)            |
|                                                                                                                                                                                                                                                                                                                                                                                                           | -----                | -----                |
| Net Investment in Real Estate .....                                                                                                                                                                                                                                                                                                                                                                       | 2,391,548            | 2,388,781            |
|                                                                                                                                                                                                                                                                                                                                                                                                           | -----                | -----                |
| Real Estate Held for Sale, Net of Accumulated Depreciation and<br>Amortization of \$2,135 at December 31, 2002 .....                                                                                                                                                                                                                                                                                      | -                    | 7,040                |
| Cash and Cash Equivalents .....                                                                                                                                                                                                                                                                                                                                                                           | 821                  | -                    |
| Restricted Cash .....                                                                                                                                                                                                                                                                                                                                                                                     | 82,006               | 31,118               |
| Tenant Accounts Receivable, Net .....                                                                                                                                                                                                                                                                                                                                                                     | 8,994                | 10,578               |
| Investments in Joint Ventures .....                                                                                                                                                                                                                                                                                                                                                                       | 13,186               | 12,545               |
| Deferred Rent Receivable .....                                                                                                                                                                                                                                                                                                                                                                            | 13,912               | 14,277               |
| Deferred Financing Costs, Net .....                                                                                                                                                                                                                                                                                                                                                                       | 9,818                | 12,927               |
| Prepaid Expenses and Other Assets, Net .....                                                                                                                                                                                                                                                                                                                                                              | 127,738              | 152,707              |
|                                                                                                                                                                                                                                                                                                                                                                                                           | -----                | -----                |
| Total Assets .....                                                                                                                                                                                                                                                                                                                                                                                        | \$ 2,648,023         | \$ 2,629,973         |
|                                                                                                                                                                                                                                                                                                                                                                                                           | =====                | =====                |
| <b>LIABILITIES AND STOCKHOLDERS' EQUITY</b>                                                                                                                                                                                                                                                                                                                                                               |                      |                      |
| Liabilities:                                                                                                                                                                                                                                                                                                                                                                                              |                      |                      |
| Mortgage Loans Payable, Net .....                                                                                                                                                                                                                                                                                                                                                                         | \$ 45,746            | \$ 59,989            |
| Senior Unsecured Debt, Net .....                                                                                                                                                                                                                                                                                                                                                                          | 1,212,152            | 1,211,860            |
| Unsecured Line of Credit .....                                                                                                                                                                                                                                                                                                                                                                            | 195,900              | 170,300              |
| Accounts Payable and Accrued Expenses .....                                                                                                                                                                                                                                                                                                                                                               | 77,156               | 72,807               |
| Rents Received in Advance and Security Deposits .....                                                                                                                                                                                                                                                                                                                                                     | 28,889               | 29,524               |
| Dividends Payable .....                                                                                                                                                                                                                                                                                                                                                                                   | 31,889               | 31,106               |
|                                                                                                                                                                                                                                                                                                                                                                                                           | -----                | -----                |
| Total Liabilities .....                                                                                                                                                                                                                                                                                                                                                                                   | 1,591,732            | 1,575,586            |
|                                                                                                                                                                                                                                                                                                                                                                                                           | -----                | -----                |
| Commitments and Contingencies .....                                                                                                                                                                                                                                                                                                                                                                       | -                    | -                    |
| Minority Interest .....                                                                                                                                                                                                                                                                                                                                                                                   | 167,118              | 172,061              |
| Stockholders' Equity:                                                                                                                                                                                                                                                                                                                                                                                     |                      |                      |
| Preferred Stock (\$.01 par value, 10,000,000 shares authorized, 20,000,<br>50,000 and 30,000 shares of Series C, D and E Cumulative<br>Preferred Stock, respectively, issued and outstanding at<br>December 31, 2003 and December 31, 2002, having a liquidation<br>preference of \$2,500 per share (\$50,000), \$2,500 per share<br>(\$125,000) and \$2,500 per share<br>(\$75,000), respectively) ..... | 1                    | 1                    |
| Common Stock (\$.01 par value, 100,000,000 shares authorized, 42,376,770<br>and 41,087,421 shares issued and 39,850,370 and 38,598,321 shares<br>outstanding at December 31, 2003 and December 31, 2002, .....                                                                                                                                                                                            | 424                  | 411                  |
| respectively)                                                                                                                                                                                                                                                                                                                                                                                             |                      |                      |
| Additional Paid-in-Capital .....                                                                                                                                                                                                                                                                                                                                                                          | 1,161,373            | 1,124,622            |
| Distributions in Excess of Accumulated Earnings .....                                                                                                                                                                                                                                                                                                                                                     | (172,892)            | (158,251)            |
| Unearned Value of Restricted Stock Grants .....                                                                                                                                                                                                                                                                                                                                                           | (19,035)             | (4,307)              |
| Accumulated Other Comprehensive Loss .....                                                                                                                                                                                                                                                                                                                                                                | (10,110)             | (10,559)             |
| Treasury Shares at Cost (2,526,400 shares at December 31, 2003 and<br>2,489,100 shares at December 31, 2002) .....                                                                                                                                                                                                                                                                                        | (70,588)             | (69,591)             |
|                                                                                                                                                                                                                                                                                                                                                                                                           | -----                | -----                |
| Total Stockholders' Equity .....                                                                                                                                                                                                                                                                                                                                                                          | 889,173              | 882,326              |
|                                                                                                                                                                                                                                                                                                                                                                                                           | -----                | -----                |
| Total Liabilities and Stockholders' Equity .....                                                                                                                                                                                                                                                                                                                                                          | \$ 2,648,023         | \$ 2,629,973         |
|                                                                                                                                                                                                                                                                                                                                                                                                           | =====                | =====                |

The accompanying notes are an integral part of the financial statements.

FIRST INDUSTRIAL REALTY TRUST, INC.  
CONSOLIDATED STATEMENTS OF OPERATIONS AND COMPREHENSIVE INCOME  
(DOLLARS IN THOUSANDS, EXCEPT PER SHARE DATA)

|                                                                                                                                                                               | Year Ended<br>December 31,<br>2003<br>---- | Year Ended<br>December 31,<br>2002<br>---- | Year Ended<br>December 31,<br>2001<br>---- |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|--------------------------------------------|--------------------------------------------|
| <b>Revenues:</b>                                                                                                                                                              |                                            |                                            |                                            |
| Rental Income .....                                                                                                                                                           | \$ 260,049                                 | \$ 239,484                                 | \$ 242,796                                 |
| Tenant Recoveries and Other Income .....                                                                                                                                      | 81,332                                     | 74,473                                     | 75,962                                     |
|                                                                                                                                                                               | -----                                      | -----                                      | -----                                      |
| Total Revenues .....                                                                                                                                                          | 341,381                                    | 313,957                                    | 318,758                                    |
|                                                                                                                                                                               | -----                                      | -----                                      | -----                                      |
| <b>Expenses:</b>                                                                                                                                                              |                                            |                                            |                                            |
| Real Estate Taxes .....                                                                                                                                                       | 50,476                                     | 46,391                                     | 49,166                                     |
| Repairs and Maintenance .....                                                                                                                                                 | 25,045                                     | 20,318                                     | 17,014                                     |
| Property Management .....                                                                                                                                                     | 12,187                                     | 11,436                                     | 10,974                                     |
| Utilities .....                                                                                                                                                               | 10,430                                     | 8,346                                      | 8,240                                      |
| Insurance .....                                                                                                                                                               | 3,341                                      | 2,547                                      | 1,864                                      |
| Other .....                                                                                                                                                                   | 8,094                                      | 9,107                                      | 9,016                                      |
| General and Administrative .....                                                                                                                                              | 26,953                                     | 19,610                                     | 18,609                                     |
| Amortization of Deferred Financing Costs .....                                                                                                                                | 1,764                                      | 1,925                                      | 1,809                                      |
| Depreciation and Other Amortization .....                                                                                                                                     | 82,496                                     | 68,082                                     | 62,743                                     |
| Valuation Provision on Real Estate .....                                                                                                                                      | -                                          | -                                          | 9,500                                      |
|                                                                                                                                                                               | -----                                      | -----                                      | -----                                      |
| Total Expenses .....                                                                                                                                                          | 220,786                                    | 187,762                                    | 188,935                                    |
|                                                                                                                                                                               | -----                                      | -----                                      | -----                                      |
| <b>Other Income/Expense:</b>                                                                                                                                                  |                                            |                                            |                                            |
| Interest Income .....                                                                                                                                                         | 2,416                                      | 2,378                                      | 2,790                                      |
| Interest Expense .....                                                                                                                                                        | (95,456)                                   | (90,387)                                   | (82,580)                                   |
| Loss From Early Retirement of Debt .....                                                                                                                                      | (1,466)                                    | (888)                                      | (10,309)                                   |
|                                                                                                                                                                               | -----                                      | -----                                      | -----                                      |
| Total Other Income/Expense .....                                                                                                                                              | (94,506)                                   | (88,897)                                   | (90,099)                                   |
|                                                                                                                                                                               | -----                                      | -----                                      | -----                                      |
| <b>Income from Continuing Operations Before Equity in Income of Joint Ventures and Income Allocated to Minority Interest .....</b>                                            |                                            |                                            |                                            |
|                                                                                                                                                                               | 26,089                                     | 37,298                                     | 39,724                                     |
| Equity in Income (Loss) of Joint Ventures .....                                                                                                                               | 539                                        | 463                                        | (791)                                      |
| Minority Interest Allocable to Continuing Operations .....                                                                                                                    | (958)                                      | (1,585)                                    | (1,363)                                    |
|                                                                                                                                                                               | -----                                      | -----                                      | -----                                      |
| Income from Continuing Operations .....                                                                                                                                       | 25,670                                     | 36,176                                     | 37,570                                     |
| <b>Income from Discontinued Operations (Including Gain on Sale of Real Estate of \$79,072 and \$54,657 for the Year Ended December 31, 2003 and 2002, respectively) .....</b> |                                            |                                            |                                            |
|                                                                                                                                                                               | 87,875                                     | 82,338                                     | 35,799                                     |
| Minority Interest Allocable to Discontinued Operations .....                                                                                                                  | (13,058)                                   | (12,318)                                   | (5,488)                                    |
|                                                                                                                                                                               | -----                                      | -----                                      | -----                                      |
| Income Before Gain on Sale of Real Estate .....                                                                                                                               | 100,487                                    | 106,196                                    | 67,881                                     |
| Gain on Sale of Real Estate .....                                                                                                                                             | 15,605                                     | 16,476                                     | 64,347                                     |
| Minority Interest Allocable to Gain on Sale of Real Estate .....                                                                                                              | (2,319)                                    | (2,464)                                    | (9,864)                                    |
|                                                                                                                                                                               | -----                                      | -----                                      | -----                                      |
| Net Income .....                                                                                                                                                              | 113,773                                    | 120,208                                    | 122,364                                    |
| Less: Preferred Stock Dividends .....                                                                                                                                         | (20,176)                                   | (23,432)                                   | (30,001)                                   |
| Less: Redemption of Series A Preferred Stock .....                                                                                                                            | --                                         | --                                         | (4,577)                                    |
| Less: Redemption of Series B Preferred Stock .....                                                                                                                            | --                                         | (3,707)                                    | --                                         |
|                                                                                                                                                                               | -----                                      | -----                                      | -----                                      |
| Net Income Available to Common Stockholders .....                                                                                                                             | \$ 93,597                                  | \$ 93,069                                  | \$ 87,786                                  |
|                                                                                                                                                                               | =====                                      | =====                                      | =====                                      |
| <b>Income from Continuing Operations Available to Common Stockholders Per Weighted Average Common Share Outstanding:</b>                                                      |                                            |                                            |                                            |
| Basic .....                                                                                                                                                                   | \$ 0.49                                    | \$ 0.59                                    | \$ 1.48                                    |
|                                                                                                                                                                               | =====                                      | =====                                      | =====                                      |
| Diluted .....                                                                                                                                                                 | \$ 0.49                                    | \$ 0.59                                    | \$ 1.47                                    |
|                                                                                                                                                                               | =====                                      | =====                                      | =====                                      |
| <b>Net Income Available to Common Stockholders Per Weighted Average Common Share Outstanding:</b>                                                                             |                                            |                                            |                                            |
| Basic .....                                                                                                                                                                   | \$ 2.43                                    | \$ 2.39                                    | \$ 2.26                                    |
|                                                                                                                                                                               | =====                                      | =====                                      | =====                                      |
| Diluted .....                                                                                                                                                                 | \$ 2.42                                    | \$ 2.38                                    | \$ 2.24                                    |
|                                                                                                                                                                               | =====                                      | =====                                      | =====                                      |
| Net Income .....                                                                                                                                                              | \$ 113,773                                 | \$ 120,208                                 | \$ 122,364                                 |
| <b>Other Comprehensive Income (Loss):</b>                                                                                                                                     |                                            |                                            |                                            |
| Cumulative Transition Adjustment .....                                                                                                                                        | -                                          | -                                          | (14,920)                                   |
| Settlement of Interest Rate Protection Agreement .....                                                                                                                        | -                                          | 1,772                                      | (191)                                      |
| Mark-to-Market of Interest Rate Protection Agreements and Interest Rate Swap Agreements .....                                                                                 | 251                                        | (126)                                      | (231)                                      |
| Write-Off of Unamortized Interest Rate Protection Agreement Due to Early Retirement of Debt .....                                                                             | -                                          | -                                          | 2,156                                      |
| Amortization of Interest Rate Protection Agreements .....                                                                                                                     | 198                                        | 176                                        | 805                                        |
|                                                                                                                                                                               | -----                                      | -----                                      | -----                                      |
| Comprehensive Income .....                                                                                                                                                    | \$ 114,222                                 | \$ 122,030                                 | \$ 109,983                                 |
|                                                                                                                                                                               | =====                                      | =====                                      | =====                                      |



FIRST INDUSTRIAL REALTY TRUST, INC.  
CONSOLIDATED STATEMENTS OF CHANGES IN STOCKHOLDERS' EQUITY  
(DOLLARS IN THOUSANDS, EXCEPT FOR PER SHARE DATA)

|                                                                                                                                                                                                                                                                                                                                                                            | Year Ended<br>December 31,<br>2003 | Year Ended<br>December 31,<br>2002 | Year Ended<br>December 31,<br>2001 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|------------------------------------|------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                            | -----                              | -----                              | -----                              |
| Preferred Stock - Beginning of Year .....                                                                                                                                                                                                                                                                                                                                  | \$ 1                               | \$ 1                               | \$ 18                              |
| Redemption of Series A Preferred Stock .....                                                                                                                                                                                                                                                                                                                               | -                                  | -                                  | (17)                               |
| Redemption of Series B Preferred Stock .....                                                                                                                                                                                                                                                                                                                               | -                                  | -                                  | -                                  |
|                                                                                                                                                                                                                                                                                                                                                                            | -----                              | -----                              | -----                              |
| Preferred Stock - End of Year .....                                                                                                                                                                                                                                                                                                                                        | \$ 1                               | \$ 1                               | \$ 1                               |
|                                                                                                                                                                                                                                                                                                                                                                            | =====                              | =====                              | =====                              |
| Common Stock - Beginning of Year .....                                                                                                                                                                                                                                                                                                                                     | \$ 411                             | \$ 403                             | \$ 392                             |
| Net Proceeds from the Issuance of Common Stock .....                                                                                                                                                                                                                                                                                                                       | 6                                  | 6                                  | 8                                  |
| Issuance of Restricted Stock .....                                                                                                                                                                                                                                                                                                                                         | 7                                  | 1                                  | 1                                  |
| Repurchase and Retirement of Restricted Stock .....                                                                                                                                                                                                                                                                                                                        | (1)                                | (1)                                | (1)                                |
| Conversion of Units to Common Stock .....                                                                                                                                                                                                                                                                                                                                  | 1                                  | 2                                  | 3                                  |
|                                                                                                                                                                                                                                                                                                                                                                            | -----                              | -----                              | -----                              |
| Common Stock - End of Year .....                                                                                                                                                                                                                                                                                                                                           | \$ 424                             | \$ 411                             | \$ 403                             |
|                                                                                                                                                                                                                                                                                                                                                                            | =====                              | =====                              | =====                              |
| Additional Paid-In-Capital - Beginning of Year .....                                                                                                                                                                                                                                                                                                                       | \$ 1,124,622                       | \$ 1,197,877                       | \$ 1,205,435                       |
| Net Proceeds from the Issuance of Common Stock .....                                                                                                                                                                                                                                                                                                                       | 15,111                             | 16,241                             | 18,886                             |
| Issuance of Restricted Stock .....                                                                                                                                                                                                                                                                                                                                         | 20,634                             | 3,231                              | 3,132                              |
| Repurchase and Retirement of Restricted Stock .....                                                                                                                                                                                                                                                                                                                        | (1,797)                            | (1,694)                            | (1,568)                            |
| Amortization of Stock Based Compensation .....                                                                                                                                                                                                                                                                                                                             | 54                                 | 646                                | 899                                |
| Redemption of Series A Preferred Stock .....                                                                                                                                                                                                                                                                                                                               | -                                  | -                                  | (36,701)                           |
| Redemption of Series B Preferred Stock .....                                                                                                                                                                                                                                                                                                                               | -                                  | (96,293)                           | -                                  |
| Conversion of Units to Common Stock .....                                                                                                                                                                                                                                                                                                                                  | 2,749                              | 4,614                              | 7,794                              |
|                                                                                                                                                                                                                                                                                                                                                                            | -----                              | -----                              | -----                              |
| Additional Paid-In-Capital - End of Year .....                                                                                                                                                                                                                                                                                                                             | \$ 1,161,373                       | \$ 1,124,622                       | \$ 1,197,877                       |
|                                                                                                                                                                                                                                                                                                                                                                            | =====                              | =====                              | =====                              |
| Dist. In Excess of Accum. Earnings - Beginning of Year .....                                                                                                                                                                                                                                                                                                               | \$ (158,251)                       | \$ (143,958)                       | \$ (126,962)                       |
| Preferred Stock Dividends (\$215.624 per Series C Preferred<br>Share, \$198.748 per Series D Preferred Share and \$197.500 per Series E<br>Preferred Share at December 31, 2003, 2002 and 2001, \$81.424 and \$218.750 per<br>Series B Preferred Share at December 31, 2002 and 2001, respectively, and<br>\$.652 per Series A Preferred Share at December 31, 2001) ..... | (20,176)                           | (23,432)                           | (30,001)                           |
| Distributions (\$2.7400, \$2.7250 and \$2.6525 per Share/Unit at December 31,<br>2003, 2002 and 2001, respectively) .....                                                                                                                                                                                                                                                  | (126,699)                          | (125,785)                          | (123,118)                          |
| Redemption of Series A Preferred Stock .....                                                                                                                                                                                                                                                                                                                               | -                                  | -                                  | (4,577)                            |
| Redemption of Series B Preferred Stock .....                                                                                                                                                                                                                                                                                                                               | -                                  | (3,148)                            | -                                  |
| Repurchase and Retirement of Restricted Stock .....                                                                                                                                                                                                                                                                                                                        | (67)                               | (342)                              | (375)                              |
| Net Income Before Minority Interest .....                                                                                                                                                                                                                                                                                                                                  | 130,108                            | 136,575                            | 139,079                            |
| Minority Interest:                                                                                                                                                                                                                                                                                                                                                         |                                    |                                    |                                    |
| Allocation of Income .....                                                                                                                                                                                                                                                                                                                                                 | (16,335)                           | (16,926)                           | (16,715)                           |
| Distributions (\$2.7400, \$2.7250 and \$2.6525 per Share/Unit at<br>December 31, 2003, 2002 and 2001, respectively) .....                                                                                                                                                                                                                                                  | 18,528                             | 18,765                             | 18,711                             |
|                                                                                                                                                                                                                                                                                                                                                                            | -----                              | -----                              | -----                              |
| Dist. In Excess of Accum. Earnings - End of Year .....                                                                                                                                                                                                                                                                                                                     | \$ (172,892)                       | \$ (158,251)                       | \$ (143,958)                       |
|                                                                                                                                                                                                                                                                                                                                                                            | =====                              | =====                              | =====                              |
| Unearned Value of Rest. Stock Grants - Beginning of Year .....                                                                                                                                                                                                                                                                                                             | \$ (4,307)                         | \$ (6,247)                         | \$ (8,812)                         |
| Issuance of Restricted Stock .....                                                                                                                                                                                                                                                                                                                                         | (20,641)                           | (3,232)                            | (3,133)                            |
| Amortization of Restricted Stock Grants .....                                                                                                                                                                                                                                                                                                                              | 5,913                              | 5,172                              | 5,698                              |
|                                                                                                                                                                                                                                                                                                                                                                            | -----                              | -----                              | -----                              |
| Unearned Value of Rest. Stock Grants - End of Year .....                                                                                                                                                                                                                                                                                                                   | \$ (19,035)                        | \$ (4,307)                         | \$ (6,247)                         |
|                                                                                                                                                                                                                                                                                                                                                                            | -----                              | -----                              | -----                              |
| Treasury Shares, at cost - Beginning of Year .....                                                                                                                                                                                                                                                                                                                         | \$ (69,591)                        | \$ (40,098)                        | \$ (11,699)                        |
| Purchase of Treasury Shares .....                                                                                                                                                                                                                                                                                                                                          | (997)                              | (29,493)                           | (28,399)                           |
|                                                                                                                                                                                                                                                                                                                                                                            | -----                              | -----                              | -----                              |
| Treasury Shares, at cost - End of Year .....                                                                                                                                                                                                                                                                                                                               | \$ (70,588)                        | \$ (69,591)                        | \$ (40,098)                        |
|                                                                                                                                                                                                                                                                                                                                                                            | -----                              | -----                              | -----                              |
| Accum. Other Comprehensive Income (Loss) - Beginning of Year .....                                                                                                                                                                                                                                                                                                         | \$ (10,559)                        | \$ (12,381)                        | \$ -                               |
| Cumulative Transition Adjustment .....                                                                                                                                                                                                                                                                                                                                     | -                                  | -                                  | (14,920)                           |
| Settlement of Interest Rate Protection Agreements .....                                                                                                                                                                                                                                                                                                                    | -                                  | 1,772                              | (191)                              |
| Mark-to-Market of Interest Rate Protection Agreements .....                                                                                                                                                                                                                                                                                                                | 251                                | (126)                              | (231)                              |
| Write-Off of Unamortized Interest Rate Protection Agreements<br>Due to the Early Retirement of Debt .....                                                                                                                                                                                                                                                                  | -                                  | -                                  | 2,156                              |
| Amortization of Interest Rate Protection Agreements .....                                                                                                                                                                                                                                                                                                                  | 198                                | 176                                | 805                                |
|                                                                                                                                                                                                                                                                                                                                                                            | -----                              | -----                              | -----                              |
| Accum. Other Comprehensive Income (Loss) - End of Year .....                                                                                                                                                                                                                                                                                                               | \$ (10,110)                        | \$ (10,559)                        | \$ (12,381)                        |
|                                                                                                                                                                                                                                                                                                                                                                            | =====                              | =====                              | =====                              |
| Total Stockholders' Equity at End of Year .....                                                                                                                                                                                                                                                                                                                            | \$ 889,173                         | \$ 882,326                         | \$ 995,597                         |
|                                                                                                                                                                                                                                                                                                                                                                            | =====                              | =====                              | =====                              |

The accompanying notes are an integral part of the financial statements.

FIRST INDUSTRIAL REALTY TRUST, INC.  
CONSOLIDATED STATEMENTS OF CASH FLOWS  
(DOLLARS IN THOUSANDS)

|                                                                                                                | Year Ended<br>December 31,<br>2003<br>---- | Year Ended<br>December 31,<br>2002<br>---- | Year Ended<br>December 31,<br>2001<br>---- |
|----------------------------------------------------------------------------------------------------------------|--------------------------------------------|--------------------------------------------|--------------------------------------------|
| <b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>                                                                   |                                            |                                            |                                            |
| Net Income .....                                                                                               | \$ 113,773                                 | \$ 120,208                                 | \$ 122,364                                 |
| Income Allocated to Minority Interest .....                                                                    | 16,335                                     | 16,367                                     | 16,715                                     |
|                                                                                                                | -----                                      | -----                                      | -----                                      |
| Net Income Before Minority Interest .....                                                                      | 130,108                                    | 136,575                                    | 139,079                                    |
| <b>Adjustments to Reconcile Net Income to Net Cash Provided<br/>by Operating Activities:</b>                   |                                            |                                            |                                            |
| Depreciation .....                                                                                             | 73,902                                     | 67,525                                     | 65,944                                     |
| Amortization of Deferred Financing Costs .....                                                                 | 1,764                                      | 1,925                                      | 1,809                                      |
| Other Amortization .....                                                                                       | 17,846                                     | 15,295                                     | 15,465                                     |
| Valuation Provision on Real Estate .....                                                                       | -                                          | -                                          | 9,500                                      |
| Provision for Bad Debt .....                                                                                   | (160)                                      | -                                          | -                                          |
| Loss From Early Retirement of Debt .....                                                                       | 1,466                                      | 888                                        | 10,309                                     |
| Equity in (Income) Loss of Joint Ventures .....                                                                | (539)                                      | (463)                                      | 791                                        |
| Distributions from Joint Ventures .....                                                                        | 539                                        | 463                                        | -                                          |
| Gain on Sale of Real Estate .....                                                                              | (94,677)                                   | (71,133)                                   | (64,347)                                   |
| Increase in Tenant Accounts Receivable and Prepaid<br>Expenses and Other Assets, Net .....                     | (24,380)                                   | (13,701)                                   | (20,438)                                   |
| Increase in Deferred Rent Receivable .....                                                                     | (2,597)                                    | (1,947)                                    | (3,499)                                    |
| Decrease in Accounts Payable and Accrued Expenses and<br>Rents Received in Advance and Security Deposits ..... | (6,454)                                    | (3,728)                                    | (6,070)                                    |
| Decrease (Increase) in Restricted Cash .....                                                                   | 2,742                                      | (102)                                      | (1,452)                                    |
|                                                                                                                | -----                                      | -----                                      | -----                                      |
| Net Cash Provided by Operating Activities .....                                                                | 99,560                                     | 131,597                                    | 147,091                                    |
|                                                                                                                | -----                                      | -----                                      | -----                                      |
| <b>CASH FLOWS FROM INVESTING ACTIVITIES:</b>                                                                   |                                            |                                            |                                            |
| Purchases of and Additions to Investment in Real Estate .....                                                  | (312,356)                                  | (337,399)                                  | (400,008)                                  |
| Net Proceeds from Sales of Investments in Real Estate .....                                                    | 325,585                                    | 365,687                                    | 352,975                                    |
| Contributions to and Investments in Joint Ventures .....                                                       | (5,711)                                    | (8,207)                                    | (6,025)                                    |
| Distributions from Joint Ventures .....                                                                        | 2,859                                      | 2,260                                      | 1,524                                      |
| Repayment of Mortgage Loans Receivable .....                                                                   | 75,886                                     | 20,502                                     | 9,870                                      |
| (Increase) Decrease in Restricted Cash .....                                                                   | (53,630)                                   | (8,252)                                    | 2,903                                      |
|                                                                                                                | -----                                      | -----                                      | -----                                      |
| Net Cash Provided by (Used In) Investing Activities .....                                                      | 32,633                                     | 34,591                                     | (38,761)                                   |
|                                                                                                                | -----                                      | -----                                      | -----                                      |
| <b>CASH FLOWS FROM FINANCING ACTIVITIES:</b>                                                                   |                                            |                                            |                                            |
| Net Proceeds from the Issuance of Common Stock .....                                                           | 14,799                                     | 15,895                                     | 18,521                                     |
| Repurchase of Restricted Stock .....                                                                           | (1,865)                                    | (2,037)                                    | (1,944)                                    |
| Purchase of Treasury Shares .....                                                                              | (997)                                      | (29,493)                                   | (28,399)                                   |
| Purchase of U.S. Government Securities .....                                                                   | -                                          | (13,669)                                   | (1,123)                                    |
| Proceeds from Maturity of U.S. Government Securities .....                                                     | 15,832                                     | -                                          | -                                          |
| Proceeds from Senior Unsecured Debt .....                                                                      | -                                          | 247,950                                    | 199,390                                    |
| Other Proceeds from Senior Unsecured Debt .....                                                                | -                                          | 1,772                                      | -                                          |
| Repayments of Senior Unsecured Debt .....                                                                      | -                                          | (84,930)                                   | (100,000)                                  |
| Redemption of Preferred Stock .....                                                                            | -                                          | (100,000)                                  | (41,295)                                   |
| Dividends/Distributions .....                                                                                  | (125,916)                                  | (125,875)                                  | (122,203)                                  |
| Preferred Stock Dividends .....                                                                                | (20,176)                                   | (23,432)                                   | (38,212)                                   |
| Repayments on Mortgage Loans Payable .....                                                                     | (38,529)                                   | (39,234)                                   | (15,042)                                   |
| Proceeds from Unsecured Lines of Credit .....                                                                  | 264,300                                    | 500,100                                    | 398,300                                    |
| Repayments on Unsecured Lines of Credit .....                                                                  | (238,700)                                  | (512,300)                                  | (385,800)                                  |
| Book Overdraft .....                                                                                           | -                                          | 2,885                                      | 10,709                                     |
| Cost of Debt Issuance and Prepayment Fees .....                                                                | (120)                                      | (3,820)                                    | (8,963)                                    |
|                                                                                                                | -----                                      | -----                                      | -----                                      |
| Net Cash Used in Financing Activities .....                                                                    | (131,372)                                  | (166,188)                                  | (116,061)                                  |
|                                                                                                                | -----                                      | -----                                      | -----                                      |
| Net Increase (Decrease) in Cash and Cash Equivalents .....                                                     | 821                                        | -                                          | (7,731)                                    |
| Cash and Cash Equivalents, Beginning of Period .....                                                           | -                                          | -                                          | 7,731                                      |
|                                                                                                                | -----                                      | -----                                      | -----                                      |
| Cash and Cash Equivalents, End of Period .....                                                                 | \$ 821                                     | \$ -                                       | \$ -                                       |
|                                                                                                                | =====                                      | =====                                      | =====                                      |

The accompanying notes are an integral part of the financial statements.

FIRST INDUSTRIAL REALTY TRUST, INC.  
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS  
(DOLLARS IN THOUSANDS)

1. ORGANIZATION AND FORMATION OF COMPANY

First Industrial Realty Trust, Inc. was organized in the state of Maryland on August 10, 1993. First Industrial Realty Trust, Inc. is a real estate investment trust ("REIT") as defined in the Internal Revenue Code of 1986, as amended (the "Code").

First Industrial Realty Trust, Inc. and its subsidiaries (the "Company") began operations on July 1, 1994. The Company's operations are conducted primarily through First Industrial, L.P. (the "Operating Partnership") of which the Company is the sole general partner. The Company is the sole stockholder of First Industrial Finance Corporation, First Industrial Pennsylvania Corporation, First Industrial Harrisburg Corporation, First Industrial Securities Corporation, First Industrial Mortgage Corporation, First Industrial Indianapolis Corporation, FI Development Services Corporation and First Industrial Florida Finance Corporation, which are the sole general partners of First Industrial Financing Partnership, L.P. (the "Financing Partnership"), First Industrial Pennsylvania, L.P. (the "Pennsylvania Partnership"), First Industrial Harrisburg, L.P. (the "Harrisburg Partnership"), First Industrial Securities, L.P. (the "Securities Partnership"), First Industrial Mortgage Partnership, L.P. (the "Mortgage Partnership"), First Industrial Indianapolis, L.P. (the "Indianapolis Partnership"), FI Development Services, L.P. and TK-SV, LTD., respectively, and the Operating Partnership is the sole limited partner. The Operating Partnership is also the sole member of limited liability companies and the sole stockholder of First Industrial Development Services, Inc. The Company, through separate wholly-owned limited liability companies of which the Operating Partnership is the sole member, also owns minority equity interests in, and provides asset and property management services to two joint ventures which invest in industrial properties, the September 1998 Joint Venture (hereinafter defined) and the December 2001 Joint Venture (hereinafter defined). The Company, through a wholly-owned limited liability company of which the Operating Partnership is the sole member, also owned a minority equity interest in and provided asset and property management services to a third joint venture which invested in industrial properties (the "September 1999 Joint Venture"). During September 2003, the September 1999 Joint Venture sold its remaining property. In conjunction with this final property sale, the final distribution was made to the partners. In May 2003, the Company, through wholly-owned limited liability companies of which the Operating Partnership is the sole member, entered into a joint venture arrangement (the "May 2003 Joint Venture") with an institutional investor to invest in industrial properties. As of December 31, 2003, the May 2003 Joint Venture did not own any industrial properties.

As of December 31, 2003, the Company owned 834 in-service properties located in 22 states, containing an aggregate of approximately 57.9 million square feet (unaudited) of gross leasable area ("GLA"). Of the 834 properties owned by the Company, 691 are held by the Operating Partnership, 19 are held by the Financing Partnership, 15 are held by the Securities Partnership, 15 are held by the Mortgage Partnership, 41 are held by the Pennsylvania Partnership, 10 are held by the Harrisburg Partnership, four are held by the Indianapolis Partnership, one is held by TK-SV, LTD., 11 are held by limited liability companies of which the Operating Partnership is the sole member and 27 are held by First Industrial Development Services, Inc.

2. BASIS OF PRESENTATION

First Industrial Realty Trust, Inc. is the sole general partner of the Operating Partnership, with an approximate 85.6% and 85.0% ownership interest at December 31, 2003 and 2002, respectively. Minority interest at December 31, 2003 and 2002, represents the approximate 14.4% and 15.0%, respectively, aggregate partnership interest in the Operating Partnership held by the limited partners thereof.

The consolidated financial statements of the Company at December 31, 2003 and 2002 and for each of the years ended December 31, 2003, 2002 and 2001 include the accounts and operating results of the Company and its subsidiaries. Such financial statements present the Company's minority equity interests in the September 1998 Joint Venture (hereinafter defined), the September 1999 Joint Venture (hereinafter defined) and the December 2001 Joint Venture (hereinafter defined) under the equity method of accounting. All intercompany transactions have been eliminated in consolidation.

FIRST INDUSTRIAL REALTY TRUST, INC.  
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS  
(DOLLARS IN THOUSANDS)

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

In order to conform with generally accepted accounting principles, management, in preparation of the Company's financial statements, is required to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities as of December 31, 2003 and 2002, and the reported amounts of revenues and expenses for each of the years ended December 31, 2003, 2002 and 2001. Actual results could differ from those estimates.

Cash and Cash Equivalents

Cash and cash equivalents include all cash and liquid investments with an initial maturity of three months or less. The carrying amount approximates fair value due to the short maturity of these investments.

Restricted Cash

At December 31, 2003 and 2002, restricted cash includes gross proceeds from the sales of certain properties. These sales proceeds will be disbursed as the Company exchanges into properties under Section 1031 of the Internal Revenue Code. At December 31, 2002 restricted cash also included cash reserves required to be set aside under the 1995 Mortgage Loan (hereinafter defined) for payment of real estate taxes, capital expenditures, interest, security deposit refunds, insurance and re-leasing costs. The carrying amount approximates fair value due to the short term maturity of these investments.

Investment in Real Estate and Depreciation

Investment in Real Estate is carried at cost. The Company reviews its properties on a quarterly basis for impairment and provides a provision if impairments are found. To determine if an impairment may exist, the Company reviews its properties and identifies those that have had either an event of change or event of circumstances warranting further assessment of recoverability (such as a decrease in occupancy). If further assessment of recoverability is needed, the Company estimates the future net cash flows expected to result from the use of the property and its eventual disposition, on an individual property basis. If the sum of the expected future net cash flows (undiscounted and without interest charges) is less than the carrying amount of the property on an individual property basis, the Company will recognize an impairment loss based upon the estimated fair value of such property. For properties management considers held for sale, the Company ceases depreciating the properties and values the properties at the lower of depreciated cost or fair value, less costs to dispose. If circumstances arise that were previously considered unlikely, and, as a result, the Company decides not to sell a property previously classified as held for sale, the Company will reclassify such property as held and used. Such property is measured at the lower of its carrying amount (adjusted for any depreciation and amortization expense that would have been recognized had the property been continuously classified as held and used) or fair value at the date of the subsequent decision not to sell. The Company classifies properties as held for sale when the Company has an executed contract to sell.

Interest costs, real estate taxes, compensation costs of development personnel and other directly related costs incurred during construction periods are capitalized and depreciated commencing with the date placed in service, on the same basis as the related assets. Depreciation expense is computed using the straight-line method based on the following useful lives:

|                                        | Years      |
|----------------------------------------|------------|
|                                        | -----      |
| Buildings and Improvements.....        | 31.5 to 40 |
| Land Improvements.....                 | 15         |
| Furniture, Fixtures and Equipment..... | 5 to 10    |

Construction expenditures for tenant improvements, leasehold improvements and leasing commissions (inclusive of compensation costs of leasing personnel) are capitalized and amortized over the terms of each specific lease. Repairs and maintenance are charged to expense when incurred. Expenditures for improvements are capitalized.

The Company accounts for all acquisitions entered into subsequent to June 30, 2001 in accordance with Financial Accounting Standards Board's ("FASB") Statement of Financial Accounting Standards No. 141, "Business Combinations" ("FAS 141"). Upon acquisition of a property, the Company allocates the purchase price of the property based upon the fair value of the assets acquired, which generally consist of land, buildings, tenant improvements, leasing commissions and intangible assets including in-place leases and above market and below market leases. The Company allocates the purchase price to the fair value of the tangible assets of an acquired property determined by valuing the property as if it were vacant. Acquired above and below market leases are valued based on the present value of the difference between prevailing market rates and the in-place rates over the remaining lease term.

FIRST INDUSTRIAL REALTY TRUST, INC.  
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS  
(DOLLARS IN THOUSANDS)

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, CONTINUED

The purchase price is further allocated to in-place lease values based on management's evaluation of the specific characteristics of each tenant's lease and the Company's overall relationship with the respective tenant. Acquired above and below market leases are amortized over the remaining non-cancelable terms of the respective leases. The value of in-place lease intangibles, which is included as a component of Other Assets, is amortized to expense over the remaining lease term and expected renewal periods of the respective lease. If a tenant terminates its lease early, the unamortized portion of the tenant improvements, leasing commissions above and below market leases and the in-place lease value is immediately charged to expense.

Deferred Financing Costs

Deferred financing costs include fees and costs incurred to obtain long-term financing. These fees and costs are being amortized over the terms of the respective loans. Accumulated amortization of deferred financing costs was \$8,948 and \$7,618 at December 31, 2003 and 2002, respectively. Unamortized deferred financing costs are written-off when debt is retired before the maturity date.

Investments in Joint Ventures

Investments in Joint Ventures represents the Company's minority equity interests in the September 1998 Joint Venture (hereinafter defined), the September 1999 Joint Venture (hereinafter defined) and the December 2001 Joint Venture (hereinafter defined). Investments in Joint Ventures are accounted for under the equity method of accounting, as the Company does not have operational control or a majority voting interest. Under the equity method of accounting, the Company's share of earnings or losses of the September 1998 Joint Venture (hereinafter defined), the September 1999 Joint Venture (hereinafter defined) and the December 2001 Joint Venture (hereinafter defined) is reflected in income as earned and contributions or distributions increase or decrease, respectively, the Company's Investments in Joint Ventures as paid or received, respectively. Differences between the Company's carrying value of its investments in joint ventures and the Company's underlying equity of such joint ventures are amortized over the respective lives of the underlying assets, as applicable.

Employee Benefit Plans

At December 31, 2003, the Company has three stock incentive employee compensation plans, which are described more fully in Note 12. Prior to January 1, 2003, the Company accounted for its stock incentive plans under the recognition and measurement principles of Accounting Principles Board Opinion No. 25, "Accounting for Stock Issued to Employees" ("APB 25"). Under APB 25, compensation expense is not recognized for options issued in which the strike price is equal to the fair value of the Company's stock on the date of grant. Certain options issued in 2000 were issued with a strike price less than the fair value of the Company's stock on the date of grant. Compensation expense is being recognized for the intrinsic value of these options determined at the date of grant over the vesting period. On January 1, 2003, the Company adopted the fair value recognition provisions of the FASB Financial Accounting Standards No. 123, "Accounting for Stock Based Compensation" ("FAS 123"), as amended by Financial Accounting Standards No. 148, "Accounting for Stock-Based Compensation-Transition and Disclosure". The Company is applying the fair value recognition provisions of FAS 123 prospectively to all employee option awards granted after December 31, 2002. The Company has not awarded options to employees or directors of the Company during the year ended December 31, 2003, therefore no stock-based employee compensation expense, except for expense related to restricted stock, is included in net income available to common stockholders related to the fair value recognition provisions of FAS 123.

FIRST INDUSTRIAL REALTY TRUST, INC.  
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS  
(DOLLARS IN THOUSANDS)

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, CONTINUED

Had compensation expense for the Company's Stock Incentive Plans been determined based upon the fair value at the grant date for awards under the Stock Incentive Plans consistent with the methodology prescribed under FASB Statement of Financial Accounting Standards No. 123, "Accounting for Stock-Based Compensation", as amended by FAS 148, net income and earnings per share would have been the pro forma amounts indicated in the table below:

|                                                                                                                                | For the Year Ended |           |           |
|--------------------------------------------------------------------------------------------------------------------------------|--------------------|-----------|-----------|
|                                                                                                                                | 2003               | 2002      | 2001      |
| Net Income Available to Common Stockholders - as reported .....                                                                | \$ 93,597          | \$ 93,069 | \$ 87,786 |
| Add: Stock-Based Employee Compensation Expense Included in Net Income                                                          |                    |           |           |
| Available to Common Stockholders, Net of Minority Interest - as reported .....                                                 | 46                 | 201       | 217       |
| Less: Total Stock-Based Employee Compensation Expense, Net of Minority Interest - Determined Under the Fair Value Method ..... | (1,149)            | (980)     | (666)     |
| Net Income Available to Common Stockholders - pro forma .....                                                                  | \$ 92,494          | \$ 92,290 | \$ 87,337 |
| Net Income Available to Common Stockholders per Share - as reported - Basic .....                                              | \$ 2.43            | \$ 2.39   | \$ 2.26   |
| Net Income Available to Common Stockholders per Share - pro forma - Basic .....                                                | \$ 2.40            | \$ 2.37   | \$ 2.25   |
| Net Income Available to Common Stockholders per Share - as reported - Diluted.....                                             | \$ 2.42            | \$ 2.38   | \$ 2.24   |
| Net Income Available to Common Stockholders per Share - pro forma - Diluted .....                                              | \$ 2.39            | \$ 2.36   | \$ 2.23   |

The fair value of each option grant is estimated on the date of grant using the Black-Scholes option pricing model with the following weighted average assumptions:

|                                       |     |        |        |
|---------------------------------------|-----|--------|--------|
| Expected dividend yield .....         | N/A | 8.28%  | 8.22%  |
| Expected stock price volatility ..... | N/A | 20.94% | 20.75% |
| Risk-free interest rate .....         | N/A | 3.58%  | 4.91%  |
| Expected life of options .....        | N/A | 3.00   | 3.03   |

The weighted average fair value of options granted during 2002 and 2001 is \$1.97 and \$2.49 per option, respectively. The Company did not issue any options in 2003.

Revenue Recognition

Rental income is recognized on a straight-line method under which contractual rent increases are recognized evenly over the lease term. Tenant recovery income includes payments from tenants for taxes, insurance and other property operating expenses and is recognized as revenue in the same period the related expenses are incurred by the Company.

Revenue is recognized on payments received from tenants for early lease terminations after the Company determines that all the necessary criteria have been met in accordance with FASB Statement of Financial Accounting Standards No. 13, "Accounting for Leases" ("FAS 13").

The Company provides an allowance for doubtful accounts against the portion of tenant accounts receivable which is estimated to be uncollectible. Accounts receivable in the consolidated balance sheets are shown net of an allowance for doubtful accounts of \$1,890 and \$2,050 as of December 31, 2003 and December 31, 2002, respectively. For accounts receivable the Company deems uncollectible, the Company uses the direct write-off method.

FIRST INDUSTRIAL REALTY TRUST, INC.  
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS  
(DOLLARS IN THOUSANDS)

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, CONTINUED

Gain on Sale of Real Estate

Gain on sale of real estate is recognized using the full accrual method, when appropriate. Gains relating to transactions which do not meet the full accrual method of accounting are deferred and recognized when the full accrual method of accounting criteria are met or by using the installment or deposit methods of profit recognition, as appropriate in the circumstances. As the assets are sold, their costs and related accumulated depreciation are removed from the accounts with resulting gains or losses reflected in net income or loss. Estimated future costs to be incurred by the Company after completion of each sale are included in the determination of the gains on sales.

Income Taxes

The Company has elected to be taxed as a REIT under Sections 856 through 860 of the Code. As a result, the Company generally is not subject to federal income taxation to the extent that it satisfies the requirements set forth in Section 856 of the Code (pertaining to its organization and types of income and assets) necessary to maintain its status as a REIT, and it distributes annually at least 90% of its REIT taxable income, as defined in the Code, to its stockholders and satisfies certain other requirements. Accordingly, no provision has been made for state or federal income taxes in the accompanying consolidated financial statements except for activities conducted in its taxable REIT subsidiary, First Industrial Development Services, Inc. The provision for such state and federal income taxes has been reflected in gain on sale of real estate or the gain component of income from discontinued operations in the consolidated statements of operations and comprehensive income and has not been separately stated due to its insignificance.

The Company and certain of its subsidiaries are subject to certain state and local income, excise and franchise taxes. The provision for such state and local taxes has been reflected in general and administrative expense in the consolidated statements of operations and comprehensive income and has not been separately stated due to its insignificance.

For federal income tax purposes, the cash distributions paid to stockholders may be characterized as ordinary income, return of capital (generally non-taxable) or capital gains. Distributions declared on common stock for the year ended December 31, 2003, totaling approximately \$108,171, are characterized 42.03% (\$1.1516 per share) as ordinary income, 9.73% (\$0.2666 per share) as 25 percent rate capital gain, 4.14% (\$0.1134 per share) as 20 percent rate capital gain, 18.39% (\$0.5039 per share) as a 15 percent rate capital gain and 25.71% (\$0.7045 per share) as return of capital. Of the 4.14% of such dividends that qualify as 20 percent rate capital gain, 64.66% (\$0.0733 per share or 2.677 percentage points) qualify as "qualified 5-year gain," to which, for certain taxpayers, a lower rate will apply. Distributions declared on common stock for the year ended December 31, 2002, totaling approximately \$107,020, are characterized 42.16% (\$1.1489 per share) as ordinary income, 4.47% (\$0.1218 per share) as short term capital gain, 14.11% (\$0.3845 per share) as 20 percent rate capital gain, 9.23% (\$0.2515 per share) as a 25 percent rate capital gain and 30.03% (\$0.8183 per share) as return of capital. Of the 14.11% of such dividends that qualify as 20 percent rate capital gain, 51.67% (\$0.1987 per share or 7.29 percentage points) qualify as "qualified 5-year gain," to which, for certain taxpayers, a lower rate will apply. Distributions declared for the year ended December 31, 2001, totaling approximately \$104,407, are characterized 67.7% (\$1.80 per share) as ordinary income, 6.1% (\$0.16 per share) as 20% rate capital gain, 5.7% (\$0.15 per share) as a 25% rate capital gain and 20.5% (\$0.54 per share) as return of capital.

Additionally, for tax purposes, 56.57% of the Company's 2003 preferred stock dividends qualify as ordinary income, 13.10% qualify as 25 percent rate capital gain, 5.58% qualify as 20 percent rate capital gain and 24.75% qualify as 15 percent rate capital gain. Of the 5.58% of such dividends that qualify as 20 percent rate capital gain, 64.66% (or 3.608 percentage points) qualify as a "qualified 5-year gain."

FIRST INDUSTRIAL REALTY TRUST, INC.  
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS  
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3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, CONTINUED

Earnings Per Common Share

Net income per weighted average share - basic is based on the weighted average common shares outstanding (excluding restricted stock that has not yet vested). Net income per weighted average share - diluted is based on the weighted average common shares outstanding (excluding restricted stock that has not yet vested) plus the dilutive effect of in-the-money employee stock options and restricted stock. See Note 10 for further disclosure about earnings per share.

Fair Value of Financial Instruments

The Company's financial instruments include short-term investments, tenant accounts receivable, mortgage notes receivable, accounts payable, other accrued expenses, mortgage loans payable, unsecured line of credit, senior unsecured debt and the Put Option (defined hereinafter) issued in conjunction with an initial offering of certain unsecured debt.

The fair values of the short-term investments, tenant accounts receivable, mortgage notes receivable, accounts payable and other accrued expenses were not materially different from their carrying or contract values. See Note 5 for the fair values of the mortgage loans payable, unsecured line of credit, senior unsecured debt and the Put Option (defined hereinafter) issued in conjunction with an initial offering of certain unsecured debt.

Derivative Financial Instruments

Historically, the Company has used interest rate protection agreements (the "Agreements") to fix the interest rate on anticipated offerings of senior unsecured debt or convert floating rate debt to fixed rate debt. Receipts or payments that result from the settlement of Agreements used to fix the interest rate on anticipated offerings of senior unsecured debt are amortized over the life of the senior unsecured debt. Receipts or payments resulting from Agreements used to convert floating rate debt to fixed rate debt are recognized as a component of interest expense. Agreements which qualify for hedge accounting are marked-to-market and any gain or loss is recognized in other comprehensive income (shareholders' equity). Any Agreements which no longer qualify for hedge accounting are marked-to-market and any gain or loss is recognized in net income immediately. The credit risks associated with the Agreements are controlled through the evaluation and monitoring of the creditworthiness of the counterparty. In the event that the counterparty fails to meet the terms of the Agreements, the Company's exposure is limited to the current value of the interest rate differential, not the notional amount, and the Company's carrying value of the Agreements on the balance sheet. See Note 5 for more information on the Agreements.

Discontinued Operations

On January 1, 2002, the Company adopted the FASB Statement of Financial Accounting Standards No. 144, "Accounting for the Impairment or Disposal of Long Lived Assets" ("FAS 144"). FAS 144 addresses financial accounting and reporting for the disposal of long lived assets. FAS 144 requires that the results of operations and gains or losses on the sale of property sold subsequent to December 31, 2001 that were not classified as held for sale at December 31, 2001 as well as the results of operations from properties that were classified as held for sale subsequent to December 31, 2001 be presented in discontinued operations if both of the following criteria are met: (a) the operations and cash flows of the property have been (or will be) eliminated from the ongoing operations of the Company as a result of the disposal transaction and (b) the Company will not have any significant involvement in the operations of the property after the disposal transaction. FAS 144 also requires prior period results of operations for these properties to be restated and presented in discontinued operations in prior consolidated statements of operations.

Segment Reporting

Management views the Company as a single segment.



FIRST INDUSTRIAL REALTY TRUST, INC.  
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3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, CONTINUED

Recent Accounting Pronouncements

In January 2003, the FASB issued FIN 46, which provides guidance on how to identify a variable interest entity ("VIE") and determine when the assets, liabilities, noncontrolling interests, and results of operations of a VIE are to be included in an entity's consolidated financial statements. A VIE exists when either the total equity investment at risk is not sufficient to permit the entity to finance its activities by itself, or the equity investors lack one of three characteristics associated with owning a controlling financial interest. In December 2003, the FASB reissued FIN 46 with certain modifications and clarifications. Application of this guidance was effective for interests in certain VIEs commonly referred to as special-purpose entities (SPEs) as of December 31, 2003. Application for all other types of entities is required for periods ending after March 15, 2004, unless previously applied. The Company does not believe that the application of FIN 46 will have an impact on its financial position, results of operations, or liquidity.

Reclassification

On January 1, 2003, the Company adopted the FASB's Statement of Financial Accounting Standard No. 145, "Rescission of FASB Statements No. 4, 44 and 64, Amendment of FASB Statement No. 13, and Technical Corrections" ("FAS 145"). FAS 145 rescinds FAS 4, FAS 44 and FAS 64 and amends FAS 13 to modify the accounting for sales-leaseback transactions. FAS 4 required the classification of gains and losses resulting from extinguishment of debt to be classified as extraordinary items. Pursuant to the adoption of FAS 145, the Company reclassified amounts shown as extraordinary for the years ended December 31, 2002 and 2001 to continuing operations.

In July 2003, the Securities and Exchange Commission (the "SEC") issued a clarification on Emerging Issues Task Force ("EITF") Abstract, Topic No. D 42, "The Effect on the Calculation of Earnings per Share for the Redemption or Induced Conversion of Preferred Stock" ("EITF 42"). This clarification of EITF 42, states for the purpose of calculating the excess of (1) fair value of the consideration transferred to the holders of the preferred stock over (2) the carrying amount of the preferred stock in the balance sheet, the carrying amount of the preferred stock should be reduced by the issuance costs of the preferred stock. This clarification was effective in the first fiscal period ending after June 15, 2003 and required prior periods presented to be restated. Pursuant to EITF 42, the Company restated net income available to common stockholders and net income available to common stockholders per share amounts for the years ended December 31, 2002 and 2001 by reducing net income available to common stockholders for the initial issuance costs related to the redemption of the Company's 8.75%, \$.01 par value, Series B Cumulative Preferred Stock (the "Series B Preferred Stock") on May 14, 2002 and the redemption of the Company's 9.5%, \$.01 par value, Series A Cumulative Preferred Stock, (the "Series A Preferred Stock") on April 9, 2001. The impact of the adoption of EITF 42 for the years ended December 31, 2002 and 2001 was a reduction of basic EPS of \$.08 and \$.11, respectively, and a reduction of diluted EPS of \$.08 and \$.12, respectively.

Certain 2002 and 2001 items have been reclassified to conform to the 2003 presentation.

FIRST INDUSTRIAL REALTY TRUST, INC.  
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4. INVESTMENTS IN JOINT VENTURES

On September 28, 1998, the Company, through a wholly-owned limited liability company in which the Operating Partnership is the sole member, entered into a joint venture arrangement (the "September 1998 Joint Venture") with an institutional investor to invest in industrial properties. The Company, through wholly-owned limited liability companies of the Operating Partnership, owns a ten percent equity interest in the September 1998 Joint Venture and provides property and asset management services to the September 1998 Joint Venture. On or after October 2000, under certain circumstances, the Company has the right to purchase all of the properties owned by the September 1998 Joint Venture at a price to be determined in the future. The Company has not exercised this right.

On September 2, 1999, the Company, through a wholly-owned limited liability company in which the Operating Partnership is the sole member, entered into a joint venture arrangement (the "September 1999 Joint Venture") with an institutional investor to invest in industrial properties. The Company, through wholly-owned limited liability companies of the Operating Partnership, owned a ten percent equity interest in the September 1999 Joint Venture and provides property and asset management services to the September 1999 Joint Venture. During September 2003, the September 1999 Joint Venture sold its remaining property. In conjunction with this final property sale, the final distribution was made to the partners.

On December 28, 2001, the Company, through a wholly-owned limited liability company in which the Operating Partnership is the sole member, entered into a joint venture arrangement (the "December 2001 Joint Venture") with an institutional investor to invest in industrial properties. The Company, through wholly-owned limited liability companies of the Operating Partnership, owns a 15% equity interest in the December 2001 Joint Venture and provides property management services to the December 2001 Joint Venture. Thirty of the 36 industrial properties were purchased from the Company. The Company deferred 15% of the gain resulting from these sales which is equal to the Company's economic interest in the December 2001 Joint Venture. The 15% gain deferral reduced the Company's investment in joint ventures and is amortized into income over the life of the sold property, generally 40 years. If the December 2001 Joint Venture sells any of the 30 properties that the Company sold to the December 2001 Joint Venture to a third party, the Company will recognize the unamortized portion of the deferred gain as gain on sale of real estate. If the Company repurchases any of the 30 properties that it sold to the December 2001 Joint Venture, the 15% gain deferral will be netted against the basis of the property purchased (which reduces the basis of the property).

During the years ended December 2003, 2002 and 2001, the Company invested the following amounts in its three joint ventures as well as received distributions and recognized fees from acquisition, disposition, property management and asset management services in the following amounts:

|                     | Year Ended<br>December 31,<br>2003<br>---- | Year Ended<br>December 31,<br>2002<br>---- | Year Ended<br>December 31,<br>2001<br>---- |
|---------------------|--------------------------------------------|--------------------------------------------|--------------------------------------------|
| Contributions ..... | \$ 5,558                                   | \$ 8,207                                   | \$ 6,025                                   |
| Distributions ..... | \$ 3,398                                   | \$ 2,723                                   | \$ 1,524                                   |
| Fees .....          | \$ 2,173                                   | \$ 1,863                                   | \$ 2,377                                   |

FIRST INDUSTRIAL REALTY TRUST, INC.  
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS  
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4. INVESTMENTS IN JOINT VENTURES, CONTINUED

The combined summarized financial information of the investments in joint ventures is as follow:

|                                                               | December 31,<br>2003<br>---- | December 31,<br>2002<br>---- |
|---------------------------------------------------------------|------------------------------|------------------------------|
| <b>CONDENSED COMBINED BALANCE SHEETS</b>                      |                              |                              |
| Gross Real Estate Investment                                  | \$ 348,030                   | \$ 295,470                   |
| Less: Accumulated Depreciation                                | (15,330)                     | (11,482)                     |
|                                                               | -----                        | -----                        |
| Net Real Estate                                               | 332,700                      | 283,988                      |
| Other Assets                                                  | 16,750                       | 19,379                       |
|                                                               | -----                        | -----                        |
| <b>Total Assets</b>                                           | <b>\$ 349,450</b>            | <b>\$ 303,367</b>            |
|                                                               | =====                        | =====                        |
| Long Term Debt                                                | \$ 217,413                   | \$ 184,010                   |
| Other Liabilities                                             | 6,596                        | 7,974                        |
| Equity                                                        | 125,441                      | 111,383                      |
|                                                               | -----                        | -----                        |
| <b>Total Liabilities and Equity</b>                           | <b>\$ 349,450</b>            | <b>\$ 303,367</b>            |
|                                                               | =====                        | =====                        |
| Company's share of Equity                                     | \$ 18,205                    | \$ 15,113                    |
| Basis Differentials (1)                                       | (5,019)                      | (2,568)                      |
|                                                               | -----                        | -----                        |
| Carrying Value of the Company's investments in joint ventures | <b>\$ 13,186</b>             | <b>\$ 12,545</b>             |
|                                                               | =====                        | =====                        |

(1) This amount represents the aggregate difference between the Company's historical cost basis and the basis reflected at the joint venture level. Basis differentials are primarily comprised of gain deferrals related to properties the Company sold to the Joint Ventures and certain acquisition costs which are not reflected at the joint venture level.

|                                                    | Year Ended December 31,<br>2003<br>----- | 2002<br>----- | 2001<br>----- |
|----------------------------------------------------|------------------------------------------|---------------|---------------|
| <b>CONDENSED COMBINED STATEMENTS OF OPERATIONS</b> |                                          |               |               |
| Total Revenues                                     | 35,603                                   | 34,635        | 38,983        |
| Expenses                                           |                                          |               |               |
| Operating and Other                                | 9,693                                    | 14,482        | 13,473        |
| Interest                                           | 7,353                                    | 10,554        | 15,377        |
| Depreciation and Amortization                      | 8,711                                    | 6,955         | 6,354         |
|                                                    | -----                                    | -----         | -----         |
| Total Expenses                                     | 25,757                                   | 31,991        | 35,204        |
|                                                    | -----                                    | -----         | -----         |
| Gain (Loss) on Sale of Real Estate                 | (2,069)                                  | 8,231         | (6,024)       |
|                                                    | -----                                    | -----         | -----         |
| Net Income (Loss)                                  | 7,777                                    | 10,875        | (2,245)       |
|                                                    | =====                                    | =====         | =====         |
| Company's share of Net Income (Loss)               | 539                                      | 463           | (791)         |
|                                                    | =====                                    | =====         | =====         |

FIRST INDUSTRIAL REALTY TRUST, INC.  
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5. MORTGAGE LOANS PAYABLE, NET, SENIOR UNSECURED DEBT, NET AND UNSECURED LINES OF CREDIT

Mortgage Loans Payable, Net

On December 29, 1995, the Company, through an entity in which the Operating Partnership is the sole limited partner and a wholly-owned subsidiary of the Company is the general partner (the "Mortgage Partnership"), entered into a \$40,200 mortgage loan (the "1995 Mortgage Loan"). On January 13, 2003, the Company, through the Mortgage Partnership, paid off and retired the 1995 Mortgage Loan. As this pay off and retirement was prior to the stated maturity date of the 1995 Mortgage Loan, the Company wrote off unamortized deferred financing costs in the amount of approximately \$1,466.

Under the terms of the 1995 Mortgage Loan, certain cash reserves were required to be set aside for payments of tenant security deposit refunds, payments of capital expenditures, interest, real estate taxes, insurance and re-leasing costs. At December 31, 2002, these reserves totaled \$2,742 and were included in restricted cash. On January 13, 2003, the Company, through the Mortgage Partnership, paid off and retired the 1995 Mortgage Loan at which time such cash reserves were released to the Company.

On March 20, 1996, the Company, through the Operating Partnership, assumed a \$6,424 mortgage loan and a \$2,993 mortgage loan (together, the "Assumed Loans") that are collateralized by 12 properties in Indianapolis, Indiana and one property in Indianapolis, Indiana, respectively. The Assumed Loans bear interest at a fixed rate of 9.25% and provide for monthly principal and interest payments based on a 16.75-year amortization schedule. The Assumed Loans mature on January 1, 2013. The Assumed Loans may be prepaid only after December 1999 in exchange for the greater of a 1% prepayment fee or a yield maintenance premium.

On April 16, 1998, the Company, through the Operating Partnership, assumed a mortgage loan in the principal amount of \$2,525 (the "Acquisition Mortgage Loan IV"). The Acquisition Mortgage Loan IV is collateralized by one property in Baltimore, Maryland, bears interest at a fixed rate of 8.95% and provides for monthly principal and interest payments based on a 20-year amortization schedule. The Acquisition Mortgage Loan IV matures on October 1, 2006. The Acquisition Mortgage Loan IV may be prepaid only after October 2001 in exchange for the greater of a 1% prepayment fee or a yield maintenance premium.

On July 16, 1998, the Company, through TK-SV, LTD., assumed a mortgage loan in the principal amount of \$2,566 (the "Acquisition Mortgage Loan V"). The Acquisition Mortgage Loan V is collateralized by one property in Tampa, Florida, bears interest at a fixed rate of 9.01% and provides for monthly principal and interest payments based on a 30-year amortization schedule. The Acquisition Mortgage Loan V matures on September 1, 2006. The Acquisition Mortgage Loan V may be prepaid only after August 2002 in exchange for the greater of a 1% prepayment fee or a yield maintenance premium.

On April 1, 2002, the Company, through the Operating Partnership, assumed a mortgage loan in the principal amount of \$5,814 (the "Acquisition Mortgage Loan VIII"). The Acquisition Mortgage Loan VIII is collateralized by one property in Rancho Dominguez, California, bears interest at a fixed rate of 8.26% and provides for monthly principal and interest payments based on a 22-year amortization schedule. The Acquisition Mortgage Loan VIII matures on December 1, 2019. The Acquisition Mortgage Loan VIII may be prepaid only after November 2004 in exchange for the greater of a 1% prepayment fee or yield maintenance premium.

On April 1, 2002, the Company, through the Operating Partnership, assumed a mortgage loan in the principal amount of \$6,030 (the "Acquisition Mortgage Loan IX"). The Acquisition Mortgage Loan IX is collateralized by one property in Rancho Dominguez, California, bears interest at a fixed rate of 8.26% and provides for monthly principal and interest payments based on a 22-year amortization schedule. The Acquisition Mortgage Loan IX matures on December 1, 2019. The Acquisition Mortgage Loan IX may be prepaid only after November 2004 in exchange for the greater of a 1% prepayment fee or yield maintenance premium.

FIRST INDUSTRIAL REALTY TRUST, INC.  
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5. MORTGAGE LOANS PAYABLE, NET, SENIOR UNSECURED DEBT, NET AND UNSECURED LINES OF CREDIT, CONTINUED

On May 1, 2003, the Company, through the Operating Partnership, assumed a mortgage loan in the amount of \$14,157 (the "Acquisition Mortgage Loan X"). The Acquisition Mortgage Loan X is collateralized by one property in Hagerstown, Maryland, bears interest at a fixed interest rate of 8.25% and provides for monthly principal and interest payments based on a 30-year amortization schedule. The Acquisition Mortgage Loan X matures on December 1, 2010. In conjunction with the assumption of the Acquisition Mortgage Loan X, the Company recorded a premium in the amount of \$2,927 which will be amortized over the remaining life of the Acquisition Mortgage Loan X as an adjustment to interest expense.

On September 12, 2003, the Company, through the Operating Partnership, assumed a mortgage loan in the amount of \$4,269 (the "Acquisition Mortgage Loan XI"). The Acquisition Mortgage Loan XI is collateralized by one property in Downers Grove, Illinois, bears interest at a fixed rate of 7.61% and provides for monthly principal and interest payments based on a 30-year amortization schedule. The Acquisition Mortgage Loan XI matures on May 1, 2012. In conjunction with the assumption of the Acquisition Mortgage Loan XI, the Company recorded a premium in the amount of \$621 which will be amortized over the remaining life of the Acquisition Mortgage Loan XI as an adjustment to interest expense.

On September 12, 2003, the Company, through the Operating Partnership, assumed a mortgage loan in the amount of \$2,325 (the "Acquisition Mortgage Loan XII"). The Acquisition Mortgage Loan XII is collateralized by one property in Indianapolis, Indiana, bears interest at a fixed rate of 7.54% and provides for monthly principal and interest payments based on a 30-year amortization schedule. The Acquisition Mortgage Loan XII matures on January 1, 2012. In conjunction with the assumption of the Acquisition Mortgage Loan XII, the Company recorded a premium in the amount of \$317 which will be amortized over the remaining life of the Acquisition Mortgage Loan XII as an adjustment to interest expense.

Senior Unsecured Debt, Net

On May 13, 1997, the Company, through the Operating Partnership, issued \$150,000 of senior unsecured debt which matures on May 15, 2007 and bears a coupon interest rate of 7.60% (the "2007 Notes"). The issue price of the 2007 Notes was 99.965%. Interest is paid semi-annually in arrears on May 15 and November 15. The Company also entered into an interest rate protection agreement which was used to fix the interest rate on the 2007 Notes prior to issuance. The Company settled the interest rate protection agreement for a payment of approximately \$41, which is included in other comprehensive income. The debt issue discount and the settlement amount of the interest rate protection agreement are being amortized over the life of the 2007 Notes as an adjustment to interest expense. The 2007 Notes contain certain covenants including limitation on incurrence of debt and debt service coverage.

On May 13, 1997, the Company, through the Operating Partnership, issued \$100,000 of senior unsecured debt which matures on May 15, 2027, and bears a coupon interest rate of 7.15% (the "2027 Notes"). The issue price of the 2027 Notes was 99.854%. The 2027 Notes were redeemable, at the option of the holders thereof, on May 15, 2002. The Company received redemption notices from holders representing \$84,930 of the 2027 Notes outstanding. On May 15, 2002, the Company, through the Operating Partnership, paid off and retired \$84,930 of 2027 Notes. Due to the partial payoff of the 2027 Notes, the Company has recorded a loss from the early retirement of debt in 2002 of approximately \$888 comprised of the amount paid above the carrying amount of the 2027 notes, the write-off of the pro rata unamortized deferred financing costs and legal costs. Interest is paid semi-annually in arrears on May 15 and November 15. The Company also entered into an interest rate protection agreement which was used to fix the interest rate on the 2027 Notes prior to issuance. The Company settled the interest rate protection agreement for approximately \$597 of proceeds, which is included in other comprehensive income. The debt issue discount and the settlement amount of the interest rate protection agreement are being amortized over the life of the 2027 Notes as an adjustment to interest expense. The 2027 Notes contain certain covenants including limitation on incurrence of debt and debt service coverage.

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5. MORTGAGE LOANS PAYABLE, NET, SENIOR UNSECURED DEBT, NET AND UNSECURED LINES OF CREDIT, CONTINUED

On May 22, 1997, the Company, through the Operating Partnership, issued \$100,000 of senior unsecured debt which matures on May 15, 2011 and bears a coupon interest rate of 7.375% (the "2011 PATS"). The issue price of the 2011 PATS was 99.348%. Interest is paid semi-annually in arrears on May 15 and November 15. The 2011 PATS are redeemable, at the option of the holder thereof, on May 15, 2004 (the "Put Option"). If the 2011 PATS are not redeemed on May 15, 2004, the 2011 PATS will be reissued and the interest rate on the 2011 PATS will be reset at a fixed rate until May 15, 2011 based upon a predetermined formula. The Company received approximately \$1,781 of proceeds from the holder for the Put Option. The Company amortizes the Put Option amount over the life of the Put Option as an adjustment to interest expense. The Company also entered into an interest rate protection agreement which was used to fix the interest rate on the 2011 PATS prior to issuance. The Company settled the interest rate protection agreement for a payment of approximately \$90, which is included in other comprehensive income. The debt issue discount and the settlement amount of the interest rate protection agreement are being amortized over the life of the 2011 PATS as an adjustment to interest expense. The 2011 PATS contain certain covenants including limitation on incurrence of debt and debt service coverage.

On November 20, 1997, the Company, through the Operating Partnership, issued \$50,000 of senior unsecured debt which matures on November 21, 2005 and bears a coupon interest rate of 6.90% (the "2005 Notes"). The issue price of the 2005 Notes was 100%. Interest is paid semi-annually in arrears on May 21 and November 21. The 2005 Notes contain certain covenants including limitation on incurrence of debt and debt service coverage.

On December 8, 1997, the Company, through the Operating Partnership, issued \$150,000 of senior unsecured debt which matures on December 1, 2006 and bears a coupon interest rate of 7.00% (the "2006 Notes"). The issue price of the 2006 Notes was 100%. Interest is paid semi-annually in arrears on June 1 and December 1. The Company also entered into an interest rate protection agreement which was used to fix the interest rate on the 2006 Notes prior to issuance. The Company settled the interest rate protection agreement for a payment of approximately \$2,162, which is included in other comprehensive income. The settlement amount of the interest rate protection agreement is being amortized over the life of the 2006 Notes as an adjustment to interest expense. The 2006 Notes contain certain covenants including limitation on incurrence of debt and debt service coverage.

On December 8, 1997, the Company, through the Operating Partnership, issued \$100,000 of senior unsecured debt which matures on December 1, 2017 and bears a coupon interest rate of 7.50% (the "2017 Notes"). The issue price of the 2017 Notes was 99.808%. Interest is paid semi-annually in arrears on June 1 and December 1. The Operating Partnership is amortizing the debt issue discount over the life of the 2017 Notes as an adjustment to interest expense. The 2017 Notes contain certain covenants including limitation on incurrence of debt and debt service coverage.

On March 31, 1998, the Company, through the Operating Partnership, issued \$100,000 of Dealer remarketable securities which were to mature on April 5, 2011 and bore a coupon interest rate of 6.50% (the "2011 Drs."). The issue price of the 2011 Drs. was 99.753%. The 2011 Drs. were callable at the option of J.P. Morgan, Inc., as Remarketing Dealer, on April 5, 2001. The Company received approximately \$2,760 of proceeds from the Remarketing Dealer. The Company also entered into an interest rate protection agreement which was used to fix the interest rate on the 2011 Drs. prior to issuance. The Company settled the interest rate protection agreement for a payment of approximately \$2,565, which is included in other comprehensive income. The Remarketing Dealer exercised its call option with respect to the 2011 Drs. On April 5, 2001, the Company repurchased and retired the 2011 Drs. from the Remarketing Dealer for approximately \$105,565. In conjunction with the forecasted retirement of the 2011 Drs., the Company entered into an interest rate protection agreement which fixed the retirement price of the 2011 Drs. which it designated as a cash flow hedge. On April 2, 2001, this interest rate protection agreement was settled for a payment of approximately \$562. Due to the retirement of the 2011 Drs., the Company recorded a loss from the early retirement of debt in 2001 of approximately \$9,245 comprised of the amount paid above the 2011 Drs. carrying value, the write-off of unamortized deferred financing costs, the write-off of the unamortized portion of an interest rate protection agreement which was used to fix the interest rate on the 2011 Drs. prior to issuance, the settlement of the interest rate protection agreement as discussed above, legal costs and other expenses.

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5. MORTGAGE LOANS PAYABLE, NET, SENIOR UNSECURED DEBT, NET AND UNSECURED LINES OF CREDIT, CONTINUED

On July 14, 1998, the Company, through the Operating Partnership, issued \$200,000 of senior unsecured debt which matures on July 15, 2028 and bears a coupon interest rate of 7.60% (the "2028 Notes"). The issue price of the 2028 Notes was 99.882%. Interest is paid semi-annually in arrears on January 15 and July 15. The Company also entered into interest rate protection agreements which were used to fix the interest rate on the 2028 Notes prior to issuance. The Company settled the interest rate protection agreements for a payment of approximately \$11,504, which is included in other comprehensive income. The debt issue discount and the settlement amount of the interest rate protection agreements are being amortized over the life of the 2028 Notes as an adjustment to interest expense. The 2028 Notes contain certain covenants including limitation on incurrence of debt and debt service coverage. Approximately \$50,000 of the 2028 Notes was purchased, through a broker/dealer, by an entity in which a Director of the Company owns less than a two percent interest.

On March 19, 2001, the Company, through the Operating Partnership, issued \$200,000 of senior unsecured debt which matures on March 15, 2011 and bears a coupon interest rate of 7.375% (the "2011 Notes"). The issue price of the 2011 Notes was 99.695%. Interest is paid semi-annually in arrears on September 15 and March 15. The Company also entered into an interest rate protection agreement which was used to fix the interest rate on the 2011 Notes prior to issuance, which it designated as a cash flow hedge. The Company settled the interest rate protection agreement for approximately \$371 of proceeds, which is included in other comprehensive income. The debt issue discount and the settlement amount of the interest rate protection agreement are being amortized over the life of the 2011 Notes as an adjustment to interest expense. The 2011 Notes contain certain covenants including limitations on incurrence of debt and debt service coverage.

On April 15, 2002, the Company, through the Operating Partnership, issued \$200,000 of senior unsecured debt which matures on April 15, 2012 and bears a coupon interest rate of 6.875% (the "2012 Notes"). The issue price of the 2012 Notes was 99.310%. Interest is paid semi-annually in arrears on April 15 and October 15. The Company also entered into interest rate protection agreements which were used to fix the interest rate on the 2012 Notes prior to issuance. The Company settled the interest rate protection agreements for approximately \$1,772 of proceeds, which is included in other comprehensive income. The debt issue discount and the settlement amount of the interest rate protection agreements are being amortized over the life of the 2012 Notes as an adjustment to interest expense. The 2012 Notes contain certain covenants including limitations on incurrence of debt and debt service coverage.

On April 15, 2002, the Company, through the Operating Partnership, issued \$50,000 of senior unsecured debt which matures on April 15, 2032 and bears a coupon interest rate of 7.75% (the "2032 Notes"). The issue price of the 2032 Notes was 98.660%. Interest is paid semi-annually in arrears on April 15 and October 15. The debt issue discount is being amortized over the life of the 2032 Notes as an adjustment to interest expense. The 2032 Notes contain certain covenants including limitations on incurrence of debt and debt service coverage.

Unsecured Lines of Credit

In December 1997, the Company entered into a \$300,000 unsecured revolving credit facility (the "1997 Unsecured Line of Credit") which bore interest at LIBOR plus .80% or a "Corporate Base Rate" at the Company's election, and provided for interest only payments until maturity. In June 2000, the Company amended the 1997 Unsecured Line of Credit which extended the maturity date to June 30, 2003 and included the right, subject to certain conditions, to increase the aggregate commitment up to \$400,000 (the "2000 Unsecured Line of Credit"). On September 27, 2002, the Company amended and restated the 2000 Unsecured Line of Credit (the "2002 Unsecured Line of Credit"). The 2002 Unsecured Line of Credit matures on September 30, 2005 and bears interest at a floating rate of LIBOR plus .70%, or the Prime Rate, at the Company's election. The net unamortized deferred financing costs related to the 2000 Unsecured Line of Credit and any additional deferred financing costs incurred amending the 2002 Unsecured Line of Credit are being amortized over the life of the 2002 Unsecured Line of Credit in accordance with Emerging Issues Task Force Issue 98-14, "Debtor's Accounting for Changes in Line-of-Credit or Revolving-Debt Arrangements". The 2002 Unsecured Line of Credit contains certain financial covenants relating to debt service coverage, market value net worth, dividend payout ratio and total funded indebtedness.

FIRST INDUSTRIAL REALTY TRUST, INC.  
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5. MORTGAGE LOANS PAYABLE, NET, SENIOR UNSECURED DEBT, NET AND UNSECURED LINES OF CREDIT, CONTINUED

The following table discloses certain information regarding the Company's mortgage loans, senior unsecured debt and unsecured line of credit:

|                                    | OUTSTANDING BALANCE AT |                     | ACCRUED INTEREST PAYABLE AT |                   | INTEREST RATE AT  | MATURITY DATE |
|------------------------------------|------------------------|---------------------|-----------------------------|-------------------|-------------------|---------------|
|                                    | DECEMBER 31, 2003      | DECEMBER 31, 2002   | DECEMBER 31, 2003           | DECEMBER 31, 2002 | DECEMBER 31, 2003 |               |
| <b>MORTGAGE LOANS PAYABLE, NET</b> |                        |                     |                             |                   |                   |               |
| 1995 Mortgage Loan .....           | \$ - (1)               | \$ 37,482           | \$ -                        | \$ 158            | (1)               | (1)           |
| Assumed Loans .....                | 5,442                  | 6,015               | -                           | -                 | 9.250%            | 01/01/13      |
| Acquisition Mortgage Loan IV.....  | 2,130                  | 2,215               | 16                          | 17                | 8.950%            | 10/01/06      |
| Acquisition Mortgage Loan V.....   | 2,529 (2)              | 2,598 (2)           | 18                          | 18                | 9.010%            | 09/01/06      |
| Acquisition Mortgage Loan VIII.... | 5,603                  | 5,733               | 39                          | 39                | 8.260%            | 12/01/19      |
| Acquisition Mortgage Loan IX.....  | 5,811                  | 5,946               | 40                          | 41                | 8.260%            | 12/01/19      |
| Acquisition Mortgage Loan X.....   | 16,754 (2)             | -                   | 100                         | -                 | 8.250%            | 12/01/10      |
| Acquisition Mortgage Loan XI.....  | 4,854 (2)              | -                   | -                           | -                 | 7.610%            | 05/01/12      |
| Acquisition Mortgage Loan XII....  | 2,623 (2)              | -                   | -                           | -                 | 7.540%            | 01/01/12      |
| <b>Total</b>                       | <b>\$ 45,746</b>       | <b>\$ 59,989</b>    | <b>\$ 213</b>               | <b>\$ 273</b>     |                   |               |
| <b>SENIOR UNSECURED DEBT, NET</b>  |                        |                     |                             |                   |                   |               |
| 2005 Notes.....                    | \$ 50,000              | \$ 50,000           | \$ 383                      | \$ 383            | 6.900%            | 11/21/05      |
| 2006 Notes.....                    | 150,000                | 150,000             | 875                         | 875               | 7.000%            | 12/01/06      |
| 2007 Notes.....                    | 149,982 (3)            | 149,977 (3)         | 1,457                       | 1,457             | 7.600%            | 05/15/07      |
| 2011 PATS.....                     | 99,657 (3)             | 99,610 (3)          | 942                         | 942               | 7.375%            | 05/15/11 (4)  |
| 2017 Notes.....                    | 99,866 (3)             | 99,857 (3)          | 625                         | 625               | 7.500%            | 12/01/17      |
| 2027 Notes.....                    | 15,053 (3)             | 15,052 (3)          | 138                         | 138               | 7.150%            | 05/15/27      |
| 2028 Notes.....                    | 199,807 (3)            | 199,799 (3)         | 7,009                       | 7,009             | 7.600%            | 07/15/28      |
| 2011 Notes.....                    | 199,563 (3)            | 199,502 (3)         | 4,343                       | 4,343             | 7.375%            | 03/15/11      |
| 2012 Notes.....                    | 198,856 (3)            | 198,717 (3)         | 2,903                       | 2,903             | 6.875%            | 04/15/12      |
| 2032 Notes.....                    | 49,368 (3)             | 49,346 (3)          | 818                         | 818               | 7.750%            | 04/15/32      |
| <b>Total</b>                       | <b>\$ 1,212,152</b>    | <b>\$ 1,211,860</b> | <b>\$ 19,493</b>            | <b>\$ 19,493</b>  |                   |               |
| <b>UNSECURED LINE OF CREDIT</b>    |                        |                     |                             |                   |                   |               |
| 2002 Unsecured Line of Credit....  | \$ 195,900             | \$ 170,300          | \$ 336                      | \$ 415            | 2.207%            | 09/30/05      |

(1) The 1995 Mortgage Loan was paid off and retired on January 13, 2003.

(2) At December 31, 2003 and December 31, 2002, the Acquisition Mortgage Loan V includes an unamortized premium of \$102 and \$143, respectively. At December 31, 2003 the Acquisition Mortgage Loan X, the Acquisition Mortgage Loan XI and the Acquisition Mortgage Loan XII include unamortized premiums of \$2,673, \$597 and \$305, respectively.

(3) At December 31, 2003, the 2007 Notes, 2011 PATS, 2017 Notes, 2027 Notes, 2028 Notes, 2011 Notes, 2012 Notes and the 2032 Notes are net of unamortized discounts of \$18, \$343, \$134, \$17, \$193, \$437, \$1,144 and \$632, respectively. At December 31, 2002, the 2007 Notes, 2011 PATS, 2017 Notes, 2027 Notes, 2028 Notes, 2011 Notes, 2012 Notes and the 2032 Notes are net of unamortized discounts of \$23, \$390, \$143, \$18, \$201, \$498, \$1,283 and \$654, respectively.

(4) The 2011 PATS are redeemable at the option of the holder thereof, on May 15, 2004.



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5. MORTGAGE LOANS PAYABLE, NET, SENIOR UNSECURED DEBT, NET AND UNSECURED LINES OF CREDIT, CONTINUED

The following is a schedule of the stated maturities and scheduled principal payments of the mortgage loans, senior unsecured debt and unsecured line of credit, exclusive of premiums and discounts, for the next five years ending December 31, and thereafter:

|            | Amount      |
|------------|-------------|
|            | -----       |
| 2004       | \$ 1,232    |
| 2005       | 247,249     |
| 2006       | 155,613     |
| 2007       | 151,442     |
| 2008       | 1,571       |
| Thereafter | 895,932     |
|            | -----       |
| Total      | \$1,453,039 |
|            | -----       |

Fair Value

At December 31, 2003 and 2002, the fair value of the Company's mortgage loans payable, senior unsecured debt, unsecured line of credit and Put Option were as follows:

|                                               | December 31, 2003  |               | December 31, 2002  |               |
|-----------------------------------------------|--------------------|---------------|--------------------|---------------|
|                                               | Carrying<br>Amount | Fair<br>Value | Carrying<br>Amount | Fair<br>Value |
|                                               | -----              | -----         | -----              | -----         |
| Mortgage Loans Payable .....                  | \$ 45,746          | \$ 48,939     | \$ 59,989          | \$ 63,351     |
| Senior Unsecured Debt .....                   | 1,212,152          | 1,332,958     | 1,211,860          | 1,325,937     |
| Unsecured Line of Credit (Variable Rate) .... | 195,900            | 195,900       | 95,300             | 95,300        |
| Unsecured Line of Credit (Fixed Rate) .....   | --                 | --            | 75,000             | 75,357        |
| Put Option .....                              | 95                 | 16,320        | 350                | 16,480        |
|                                               | -----              | -----         | -----              | -----         |
| Total .....                                   | \$1,453,893        | \$1,594,117   | \$1,442,499        | \$1,576,425   |
|                                               | -----              | -----         | -----              | -----         |

The fair value of the senior unsecured debt was determined by quoted market prices, if available. The fair values of the Company's senior unsecured debt not valued by quoted market prices, mortgage loans payable, the fixed rate portion of the Unsecured Line of Credit and Put Option were determined by discounting the future cash flows using the current rates at which similar loans would be made to borrowers with similar credit ratings and for the same remaining maturities. The fair value of the variable rate portion of the Unsecured Line of Credit was equal to its carrying value due to the variable interest rate nature of the loan.

Other Comprehensive Income

In conjunction with the prior issuances of senior unsecured debt, the Company entered into interest rate protection agreements to fix the interest rate on anticipated offerings of senior unsecured debt (the "Interest Rate Protection Agreements"). In the next 12 months, the Company will amortize approximately \$221 of the Interest Rate Protection Agreements into net income as an increase to interest expense.

FIRST INDUSTRIAL REALTY TRUST, INC.  
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6. STOCKHOLDERS' EQUITY

Preferred Stock

In 1995, the Company issued 1,650,000 shares of 9.5%, \$ .01 par value, Series A Cumulative Preferred Stock (the "Series A Preferred Stock") at an initial offering price of \$25 per share. On or after November 17, 2000, the Series A Preferred Stock became redeemable for cash at the option of the Company, in whole or in part, at \$25 per share, or \$41,250 in the aggregate, plus dividends accrued and unpaid to the redemption date. On March 9, 2001, the Company called for the redemption of all of the outstanding Series A Preferred Stock at the price of \$25 per share, plus accrued and unpaid dividends. The Company redeemed the Series A Preferred Stock on April 9, 2001 and paid a prorated second quarter dividend of \$.05872 per share, totaling approximately \$97.

On May 14, 1997, the Company issued 4,000,000 Depositary Shares, each representing 1/100th of a share of the Company's 8 -3/4%, \$.01 par value, Series B Cumulative Preferred Stock (the "Series B Preferred Stock"), at an initial offering price of \$25 per Depositary Share. On or after May 14, 2002, the Series B Preferred Stock became redeemable for cash at the option of the Company, in whole or in part, at a redemption price equivalent to \$25 per Depositary Share, or \$100,000 in the aggregate, plus dividends accrued and unpaid to the redemption date. On April 12, 2002, the Company called for the redemption of all of its outstanding Series B Preferred Stock at the price of \$25 per Depositary Share, plus accrued and unpaid dividends. The Company redeemed the Series B Preferred Stock on May 14, 2002 and paid a prorated second quarter dividend of \$.26736 per Depositary Share, totaling approximately \$1,069.

On June 6, 1997, the Company issued 2,000,000 Depositary Shares, each representing 1/100th of a share of the Company's 8 5/8%, \$.01 par value, Series C Cumulative Preferred Stock (the "Series C Preferred Stock"), at an initial offering price of \$25 per Depositary Share. Dividends on the Series C Preferred Stock, represented by the Depositary Shares, are cumulative from the date of initial issuance and are payable quarterly in arrears. With respect to the payment of dividends and amounts upon liquidation, dissolution or winding up, the Series C Preferred Stock ranks senior to payments on the Company's Common Stock and pari passu with the Company's Series D Preferred Stock (hereinafter defined) and Series E Preferred Stock (hereinafter defined). On or after June 6, 2007, the Series C Preferred Stock is redeemable for cash at the option of the Company, in whole or in part, at a redemption price equivalent to \$25 per Depositary Share, or \$50,000 in the aggregate, plus dividends accrued and unpaid to the redemption date. The Series C Preferred Stock has no stated maturity and is not convertible into any other securities of the Company.

On February 4, 1998, the Company issued 5,000,000 Depositary Shares, each representing 1/100th of a share of the Company's 7.95%, \$.01 par value, Series D Cumulative Preferred Stock (the "Series D Preferred Stock"), at an initial offering price of \$25 per Depositary Share. Dividends on the Series D Preferred Stock represented by the Depositary Shares are cumulative from the date of initial issuance and are payable quarterly in arrears. With respect to the dividends and amounts upon liquidation, dissolution or winding up, the Series D Preferred Stock ranks senior to payments on the Company's Common Stock and pari passu with the Company's Series C Preferred Stock and Series E Preferred Stock (hereinafter defined). On or after February 4, 2003, the Series D Preferred Stock became redeemable for cash at the option of the Company, in whole or in part, at a redemption price equivalent to \$25 per Depositary Share, or \$125,000 in the aggregate, plus dividends accrued and unpaid to the redemption date. The Series D Preferred Stock has no stated maturity and is not convertible into any other securities of the Company.

On March 18, 1998, the Company issued 3,000,000 Depositary Shares, each representing 1/100th of a share of the Company's 7.90%, \$.01 par value, Series E Cumulative Preferred Stock (the "Series E Preferred Stock"), at an initial offering price of \$25 per Depositary Share. Dividends on the Series E Preferred Stock represented by the Depositary Shares are cumulative from the date of initial issuance and are payable quarterly in arrears. With respect to the payment of dividends and amounts upon liquidation, dissolution or winding up, the Series E Preferred Stock ranks senior to payments on the Company's Common Stock and pari passu with the Company's Series C

FIRST INDUSTRIAL REALTY TRUST, INC.  
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6. STOCKHOLDERS' EQUITY, CONTINUED

Preferred Stock and Series D Preferred Stock. On or after March 18, 2003, the Series E Preferred Stock became redeemable for cash at the option of the Company, in whole or in part, at a redemption price equivalent to \$25 per Depository Share, or \$75,000 in the aggregate, plus dividends accrued and unpaid to the redemption date. The Series E Preferred Stock has no stated maturity and is not convertible into any other securities of the Company.

The following table summarizes certain information regarding the Company's preferred stock:

|                          | Stated Value at      |                      | Initial<br>Dividend<br>Rate | Optional<br>Redemption<br>Date |
|--------------------------|----------------------|----------------------|-----------------------------|--------------------------------|
|                          | December 31,<br>2003 | December 31,<br>2002 |                             |                                |
| Series C Preferred Stock | \$ 50,000            | \$ 50,000            | 8.625%                      | 6/6/07                         |
| Series D Preferred Stock | 125,000              | 125,000              | 7.950%                      | 2/4/03                         |
| Series E Preferred Stock | 75,000               | 75,000               | 7.900%                      | 3/18/03                        |
| Total                    | \$ 250,000           | \$ 250,000           |                             |                                |

Shares of Common Stock

The following table is a roll-forward of the Company's shares of common stock outstanding for the three years ended December 31, 2003:

Shares of  
Common  
Stock  
Outstanding

|                                                                        |
|------------------------------------------------------------------------|
| -----                                                                  |
| -----                                                                  |
| BALANCE AT<br>DECEMBER<br>31, 2000                                     |
| 38,844,086                                                             |
| Issuance of<br>Common<br>Stock and<br>Stock<br>Option<br>Exercises     |
| 729,054                                                                |
| Issuance of<br>Restricted<br>Stock<br>Shares                           |
| 98,149                                                                 |
| Repurchase<br>and<br>Retirement<br>of<br>Restricted<br>Stock<br>Shares |
| (59,091)                                                               |
| Purchase of<br>Treasury<br>Shares                                      |
| (1,003,300)                                                            |
| Conversion<br>of<br>Operating<br>Partnership<br>Units                  |
| 295,789                                                                |
| -----                                                                  |
| BALANCE AT<br>DECEMBER<br>31, 2001                                     |
| 38,904,687                                                             |
| =====                                                                  |
| Issuance of<br>Common<br>Stock and<br>Stock<br>Option<br>Exercises     |
| 572,677                                                                |
| Issuance of<br>Restricted<br>Stock<br>Shares                           |
| 93,980                                                                 |
| Repurchase<br>and                                                      |

Retirement  
of  
Restricted  
Stock  
Shares  
(60,419)  
Purchase of  
Treasury  
Shares  
(1,091,500)  
Conversion  
of  
Operating  
Partnership  
Units  
178,896 ---  
-----  
BALANCE AT  
DECEMBER  
31, 2002  
38,598,321  
=====

Issuance of  
Common  
Stock and  
Stock  
Option  
Exercises  
542,744  
Issuance of  
Restricted  
Stock  
Shares  
704,844  
Repurchase  
and  
Retirement  
of  
Restricted  
Stock  
Shares  
(66,183)  
Purchase of  
Treasury  
Shares  
(37,300)  
Conversion  
of  
Operating  
Partnership  
Units  
107,944 ---  
-----  
BALANCE AT  
DECEMBER  
31, 2003  
39,850,370  
=====

Non-Qualified Employee Stock Options

For the year ended December 31, 2003 certain employees of the Company exercised 531,473 non-qualified employee stock options. Gross proceeds to the Company were approximately \$14,799.

For the year ended December 31, 2002 certain employees of the Company exercised 561,418 non-qualified employee stock options. Gross proceeds to the Company were approximately \$15,895.

For the year ended December 31, 2001 certain employees of the Company exercised 717,836 non-qualified employee stock options. Gross proceeds to the Company were approximately \$18,521.

Restricted Stock

During the years ended December 31, 2003, 2002, and 2001 the Company awarded 704,844,93,980 and 98,149 restricted shares of common stock, respectively, to certain employees and certain directors of the Company. See Note 12.

Treasury Stock:

In March 2000, the Company's Board of Directors approved the repurchase of up to \$100,000 of the Company's common stock. The Company may make purchases from time to time, if price levels warrant, in the open market or in privately negotiated transactions. During the year ended December 31, 2003, the Company repurchased 37,300 shares of its common stock at a weighted average price of approximately \$26.73 per share. During the year ended December 31, 2002, the Company repurchased 1,091,500 shares of its common stock at a weighted average price of approximately \$27.02 per share. During the year ended December 31, 2001, the Company repurchased 1,003,300 shares of its common stock at a weighted average price of approximately \$28.30 per share.

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6. STOCKHOLDERS' EQUITY, CONTINUED

Shareholders' Rights Plan

On September 4, 1997, the Board of Directors of the Company declared a dividend distribution of one Preferred Share Purchase Right ("Right") for each outstanding share of Common Stock. The dividend distribution was made on October 20, 1997 to stockholders of record as of the close of business on October 19, 1997. In addition, a Right will attach to each share of Common Stock issued in the future. Each Right entitles the registered holder to purchase from the Company one one-hundredth of a share of Junior Participating Preferred Stock (the "Junior Preferred Stock"), at a price of \$125 per one one-hundredth of a share (the "Purchase Price"), subject to adjustment. The Rights become exercisable only if a person or group of affiliated or associated persons (an "Acquiring Person") acquires, or obtains the right to acquire, beneficial ownership of Common Stock or other voting securities ("Voting Stock") that have 15% or more of the voting power of the outstanding shares of Voting Stock, or if an Acquiring Person commences or makes an announcement of an intention to commence a tender offer or exchange offer to acquire beneficial ownership of Voting Stock that have 15% or more of the voting power of the outstanding shares of Voting Stock. The Rights will expire on October 19, 2007, unless redeemed earlier by the Company at \$.001 per Right, or exchanged by the Company at an exchange ratio of one share of Common Stock per Right.

In the event that a person becomes an Acquiring Person, each holder of a Right, other than the Acquiring Person, is entitled to receive, upon exercise, (1) Common Stock having a value equal to two times the Purchase Price of the Right or (2) common stock of the acquiring company having a value equal to two times the Purchase Price of the Right.

The Junior Preferred Stock ranks junior to all other series of the Company's preferred stock with respect to payment of dividends and as to distributions of assets in liquidation. Each share of Junior Preferred Stock has a quarterly dividend rate per share equal to the greater of \$1.00 or 100 times the per share amount of any dividend (other than a dividend payable in shares of Common Stock or a subdivision of the Common Stock) declared on the Common Stock, subject to certain adjustments. In the event of liquidation, the holder of the Junior Preferred Stock is entitled to receive a preferred liquidation payment per share of \$1.00 (plus accrued and unpaid dividends) or, if greater, an amount equal to 100 times the payment to be made per share of Common Stock, subject to certain adjustments.

Dividends/Distributions

The following table summarizes dividends/distributions for the past three years:

|                                          | Year Ended 2003                                 |                                    | Year Ended 2002                                 |                                    | Year Ended 2001                                 |                                    |
|------------------------------------------|-------------------------------------------------|------------------------------------|-------------------------------------------------|------------------------------------|-------------------------------------------------|------------------------------------|
|                                          | Dividend/<br>Distribution<br>per Share/<br>Unit | Total<br>Dividend/<br>Distribution | Dividend/<br>Distribution<br>per Share/<br>Unit | Total<br>Dividend/<br>Distribution | Dividend/<br>Distribution<br>per Share/<br>Unit | Total<br>Dividend/<br>Distribution |
| Common Stock/Operating Partnership Units | \$ 2.7400                                       | \$ 126,699                         | \$ 2.7250                                       | \$ 125,785                         | \$ 2.6525                                       | \$ 123,118                         |
| Series A Preferred Stock                 | \$ -                                            | \$ -                               | \$ -                                            | \$ -                               | \$ 0.6525                                       | \$ 1,077                           |
| Series B Preferred Stock                 | \$ -                                            | \$ -                               | \$ 81.4240                                      | \$ 3,256                           | \$ 218.7500                                     | \$ 8,748                           |
| Series C Preferred Stock                 | \$ 215.6240                                     | \$ 4,313                           | \$ 215.6240                                     | \$ 4,313                           | \$ 215.6240                                     | \$ 4,313                           |
| Series D Preferred Stock                 | \$ 198.7480                                     | \$ 9,937                           | \$ 198.7480                                     | \$ 9,937                           | \$ 198.7480                                     | \$ 9,937                           |
| Series E Preferred Stock                 | \$ 197.5000                                     | \$ 5,926                           | \$ 197.5000                                     | \$ 5,926                           | \$ 197.5000                                     | \$ 5,926                           |

FIRST INDUSTRIAL REALTY TRUST, INC.  
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7. ACQUISITION AND DEVELOPMENT OF REAL ESTATE

In 2003, the Company acquired 64 in-service industrial properties comprising, in the aggregate, approximately 6.6 million square feet (unaudited) of GLA and several land parcels for a total purchase price of approximately \$230,391, excluding costs incurred in conjunction with the acquisition of the properties. The Company also completed the development of 11 properties comprising approximately 1.3 million square feet (unaudited) of GLA at a cost of approximately \$64.9 million.

In 2002, the Company acquired 90 in-service industrial properties comprising, in the aggregate, approximately 5.7 million square feet (unaudited) of GLA and several land parcels for a total purchase price of approximately \$239,408, excluding costs incurred in conjunction with the acquisition of the properties. Twenty-one of the 90 industrial properties acquired, comprising approximately .6 million square feet (unaudited) of GLA, were acquired from the September 1998 Joint Venture for an aggregate purchase price of approximately \$19,340. Eight of the 90 industrial properties acquired, comprising approximately .2 million square feet (unaudited) of GLA, were acquired from the September 1999 Joint Venture for an aggregate purchase price of approximately \$13,000. The Company also completed the development of 17 properties comprising approximately 3.2 million square feet (unaudited) of GLA at a cost of approximately \$116,806.

In 2001, the Company acquired 79 in-service industrial properties comprising, in the aggregate, approximately 4.4 million square feet (unaudited) of GLA and several land parcels for a total purchase price of approximately \$227,514. Two of the 79 industrial properties acquired, comprising approximately .1 million square feet (unaudited) of GLA, were acquired from the September 1998 Joint Venture for an aggregate purchase price of approximately \$5,845. The Company also completed the development of seven properties comprising approximately 1.1 million square feet (unaudited) of GLA at a cost of approximately \$47,991.

8. SALE OF REAL ESTATE

In 2003, the Company sold 130 industrial properties comprising approximately 7.4 million square feet (unaudited) of GLA and several land parcels. Ten of the 130 sold properties comprising approximately 1.4 million square feet (unaudited) of GLA were sold to the December 2001 Joint Venture. Gross proceeds from the sales of the 130 industrial properties and several land parcels were approximately \$394,382. The gain on sale of real estate was approximately \$94,677, of which \$79,072 is shown in discontinued operations. In accordance with FAS 144, the results of operations and gain on sale of real estate for the 120 of the 130 sold properties that were not identified as held for sale at December 31, 2001 are included in discontinued operations.

In 2002, the Company sold 86 industrial properties comprising approximately 8.5 million square feet (unaudited) of GLA that were not classified as held for sale at December 31, 2001, 12 industrial properties comprising approximately .9 million square feet (unaudited) of GLA that were classified as held for sale at December 31, 2001, 16 industrial properties comprising approximately 2.5 million square feet (unaudited) of GLA that were sold to the December 2001 Joint Venture, several land parcels and assigned to third parties the right to purchase certain properties. Gross proceeds from these sales were approximately \$473,511. The gain on sale of real estate was approximately \$71,133, of which \$54,657 is shown in discontinued operations. In accordance with FAS 144, the results of operations and gain on sale of real estate for the 86 of the 114 sold industrial properties that were not identified as held for sale at December 31, 2001 and the gain associated with the assignment to third parties of the right to purchase certain properties are included in discontinued operations.

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(DOLLARS IN THOUSANDS)

8. SALE OF REAL ESTATE

In 2001, the Company sold 132 industrial properties and several land parcels. The aggregate gross sales price of these sales totaled approximately \$386,939. The Company also recognized gains in 2001 on prior period sales where the gains were previously deferred. The gain on sales totaled approximately \$64,347.

The following table discloses certain information regarding the industrial properties included in discontinued operations by the Company for the years ended December 31, 2003, 2002 and 2001.

|                                     | YEAR ENDED DECEMBER 31, |           |           |
|-------------------------------------|-------------------------|-----------|-----------|
|                                     | 2003                    | 2002      | 2001      |
| Total Revenues                      | \$ 20,178               | \$ 55,266 | \$ 67,662 |
| Operating Expenses                  | (7,290)                 | (16,890)  | (18,340)  |
| Depreciation and Amortization       | (4,085)                 | (10,695)  | (13,523)  |
| Gain on Sale of Real Estate         | 79,072                  | 54,657    | -         |
| Income from Discontinued Operations | \$ 87,875               | \$ 82,338 | \$ 35,799 |
|                                     | =====                   | =====     | =====     |

In conjunction with certain property sales, the Company provided seller financing on behalf of certain buyers. At December 31, 2003, the Company had mortgage notes receivable and accrued interest outstanding of approximately \$52,920 which is included as a component of prepaid expenses and other assets. At December 31, 2002, the Company had mortgage notes receivable and accrued interest outstanding of approximately \$84,675, which is included as a component of prepaid expenses and other assets.

In connection with the Company's periodic review of the carrying values of its properties and due to the continuing softness of the economy in certain of its markets and indications of current market values for comparable properties, the Company determined in the fourth quarter of 2001 that an impairment valuation in the amount of approximately \$9,500 should be recorded for certain properties located in the Columbus, Ohio, Des Moines, Iowa and Indianapolis, Indiana markets.

FIRST INDUSTRIAL REALTY TRUST, INC.  
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS  
(DOLLARS IN THOUSANDS)

9. SUPPLEMENTAL INFORMATION TO STATEMENTS OF CASH FLOWS

Supplemental disclosure of cash flow information:

|                                                                                                               | Year Ended<br>December 31,<br>2003 | Year Ended<br>December 31,<br>2002 | Year Ended<br>December 31,<br>2001 |
|---------------------------------------------------------------------------------------------------------------|------------------------------------|------------------------------------|------------------------------------|
|                                                                                                               | -----                              | -----                              | -----                              |
| Interest paid, net of capitalized interest .....                                                              | \$ 95,595                          | \$ 87,723                          | \$ 80,577                          |
|                                                                                                               | =====                              | =====                              | =====                              |
| Interest capitalized .....                                                                                    | \$ 761                             | \$ 7,792                           | \$ 9,950                           |
|                                                                                                               | =====                              | =====                              | =====                              |
| Supplemental schedule of noncash investing and<br>financing activities:                                       |                                    |                                    |                                    |
| Distribution payable on common stock/units .....                                                              | \$ 31,889                          | \$ 31,106                          | \$ 31,196                          |
|                                                                                                               | =====                              | =====                              | =====                              |
| Exchange of units for common shares:                                                                          |                                    |                                    |                                    |
| Minority interest .....                                                                                       | \$ (2,750)                         | \$ (4,616)                         | \$ (7,797)                         |
| Common stock .....                                                                                            | 1                                  | 2                                  | 3                                  |
| Additional paid-in-capital .....                                                                              | 2,749                              | 4,614                              | 7,794                              |
|                                                                                                               | -----                              | -----                              | -----                              |
|                                                                                                               | \$ -                               | \$ -                               | \$ -                               |
|                                                                                                               | =====                              | =====                              | =====                              |
| In conjunction with the property and land acquisitions,<br>the following assets and liabilities were assumed: |                                    |                                    |                                    |
| Purchase of real estate .....                                                                                 | \$ 230,391                         | \$ 239,408                         | \$ 227,514                         |
| Operating partnership units .....                                                                             | -                                  | (633)                              | (1,491)                            |
| Deferred purchase price .....                                                                                 | (10,425)                           | -                                  | -                                  |
| Accounts payable and accrued expenses .....                                                                   | (2,193)                            | (2,504)                            | (2,153)                            |
| Mortgage debt .....                                                                                           | (20,751)                           | (11,844)                           | -                                  |
|                                                                                                               | -----                              | -----                              | -----                              |
| Acquisition of real estate .....                                                                              | \$ 197,022                         | \$ 224,427                         | \$ 223,870                         |
|                                                                                                               | =====                              | =====                              | =====                              |
| In conjunction with certain property sales, the<br>Company provided seller financing:                         |                                    |                                    |                                    |
| Notes receivable .....                                                                                        | \$ 46,372                          | \$ 78,227                          | \$ 12,460                          |
|                                                                                                               | -----                              | -----                              | -----                              |



FIRST INDUSTRIAL REALTY TRUST, INC.  
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS  
(DOLLARS IN THOUSANDS)

10. EARNINGS PER SHARE ("EPS")

The computation of basic and diluted EPS is presented below.

|                                                                                                       | Year Ended<br>December 31,<br>2003<br>----- | Year Ended<br>December 31,<br>2002<br>----- | Year Ended<br>December 31,<br>2001<br>----- |
|-------------------------------------------------------------------------------------------------------|---------------------------------------------|---------------------------------------------|---------------------------------------------|
| <b>Numerator:</b>                                                                                     |                                             |                                             |                                             |
| Income from Continuing Operations .....                                                               | \$ 25,670                                   | \$ 36,176                                   | \$ 37,570                                   |
| Gain on Sale of Real Estate, Net of Minority Interest .....                                           | 13,286                                      | 14,012                                      | 54,483                                      |
| Less: Preferred Stock Dividends .....                                                                 | (20,176)                                    | (23,432)                                    | (30,001)                                    |
| Less: Redemption of Series A Preferred Stock .....                                                    | -                                           | -                                           | (4,577)                                     |
| Less: Redemption of Series B Preferred Stock .....                                                    | -                                           | (3,707)                                     | -                                           |
|                                                                                                       | -----                                       | -----                                       | -----                                       |
| Income from Continuing Operations Available to<br>Common Stockholders, Net of Minority Interest       |                                             |                                             |                                             |
| - For Basic and Diluted EPS .....                                                                     | 18,780                                      | 23,049                                      | 57,475                                      |
| Discontinued Operations, Net of Minority Interest .....                                               | 74,817                                      | 70,020                                      | 30,311                                      |
|                                                                                                       | -----                                       | -----                                       | -----                                       |
| Net Income Available to Common Stockholders                                                           |                                             |                                             |                                             |
| - For Basic and Diluted EPS .....                                                                     | \$ 93,597                                   | \$ 93,069                                   | \$ 87,786                                   |
|                                                                                                       | =====                                       | =====                                       | =====                                       |
| <b>Denominator:</b>                                                                                   |                                             |                                             |                                             |
| Weighted Average Shares - Basic .....                                                                 | 38,541,571                                  | 38,927,282                                  | 38,840,939                                  |
| <b>Effect of Dilutive Securities:</b>                                                                 |                                             |                                             |                                             |
| Employee and Director Common Stock Options .....                                                      | 91,599                                      | 201,868                                     | 278,527                                     |
| Employee and Director Shares of Restricted Stock .....                                                | 29,561                                      | 36,327                                      | 30,568                                      |
|                                                                                                       | -----                                       | -----                                       | -----                                       |
| Weighted Average Shares - Diluted .....                                                               | 38,662,731                                  | 39,165,477                                  | 39,150,034                                  |
|                                                                                                       | =====                                       | =====                                       | =====                                       |
| <b>Basic EPS:</b>                                                                                     |                                             |                                             |                                             |
| Income from Continuing Operations Available to<br>Common Stockholders, Net of Minority Interest ..... | \$ 0.49                                     | \$ 0.59                                     | \$ 1.48                                     |
|                                                                                                       | =====                                       | =====                                       | =====                                       |
| Discontinued Operations, Net of Minority Interest ...                                                 | \$ 1.94                                     | \$ 1.80                                     | \$ 0.78                                     |
|                                                                                                       | =====                                       | =====                                       | =====                                       |
| Net Income Available to Common Stockholders .....                                                     | \$ 2.43                                     | \$ 2.39                                     | \$ 2.26                                     |
|                                                                                                       | =====                                       | =====                                       | =====                                       |
| <b>Diluted EPS:</b>                                                                                   |                                             |                                             |                                             |
| Income from Continuing Operations Available to<br>Common Stockholders, Net of Minority Interest ..... | \$ 0.49                                     | \$ 0.59                                     | \$ 1.47                                     |
|                                                                                                       | =====                                       | =====                                       | =====                                       |
| Discontinued Operations, Net of Minority Interest ...                                                 | \$ 1.94                                     | \$ 1.79                                     | \$ 0.77                                     |
|                                                                                                       | =====                                       | =====                                       | =====                                       |
| Net Income Available to Common Stockholders .....                                                     | \$ 2.42                                     | \$ 2.38                                     | \$ 2.24                                     |
|                                                                                                       | =====                                       | =====                                       | =====                                       |

In accordance with FASB Statement of Financial Accounting Standards No. 128, "Earnings Per Share" ("FAS 128"), the basic weighted average shares outstanding for 2002 and 2001 have been adjusted to exclude restricted stock issued that has not vested. The diluted weighted average shares outstanding for 2002 and 2001 have been adjusted to exclude restricted stock issued that has not vested except for the impact of the dilution related to restricted stock outstanding for each respective year. Due to these adjustments, basic and diluted earnings per share available to common stockholders for the years ended December 31, 2002 and 2001 exceeds the basic and diluted earning per share available to common stockholders reported in 2002's Form 10-K by \$.02 per share and \$.02 per share for both the years ended December 31, 2002 and 2001.

FIRST INDUSTRIAL REALTY TRUST, INC.  
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS  
(DOLLARS IN THOUSANDS)

11. FUTURE RENTAL REVENUES

The Company's properties are leased to tenants under net and semi-net operating leases. Minimum lease payments receivable, excluding tenant reimbursements of expenses, under non-cancelable operating leases in effect as of December 31, 2003 are approximately as follows:

|            |            |
|------------|------------|
| 2004       | \$ 221,627 |
| 2005       | 172,528    |
| 2006       | 123,227    |
| 2007       | 87,588     |
| 2008       | 61,592     |
| Thereafter | 92,628     |
|            | -----      |
| Total      | \$ 759,190 |
|            | =====      |

12. EMPLOYEE BENEFIT PLANS

The Company maintains three stock incentive plans (the "Stock Incentive Plans") which are administered by the Compensation Committee of the Board of Directors. There are approximately 10.0 million shares reserved under the Stock Incentive Plans. Only officers and other employees of the Company and its affiliates generally are eligible to participate in the Stock Incentive Plans. However, Independent Directors of the Company have received automatic annual grants of options to purchase 10,000 shares at a per share exercise price equal to the fair market value of a share on the date of grant.

The Stock Incentive Plans authorize (i) the grant of stock options that qualify as incentive stock options under Section 422 of the Code, (ii) the grant of stock options that do not so qualify, (iii) restricted stock awards, (iv) performance share awards and (v) dividend equivalent rights. The exercise price of the stock options is determined by the Compensation Committee. Special provisions apply to awards granted under the Stock Incentive Plans in the event of a change in control in the Company. As of December 31, 2003, stock options and restricted stock covering 3.4 million shares were outstanding and 3.1 million shares were available under the Stock Incentive Plans. The outstanding stock options generally vest over one to three year periods and have lives of ten years. Stock option transactions are summarized as follows:

|                                  | Shares    | Weighted<br>Average<br>Exercise Price | Exercise Price<br>per Share |
|----------------------------------|-----------|---------------------------------------|-----------------------------|
|                                  | -----     | -----                                 | -----                       |
| Outstanding at December 31, 2000 | 3,023,467 | \$ 27.61                              | \$ 18.25-\$31.13            |
| Granted                          | 1,030,900 | \$ 32.98                              | \$ 31.05-\$33.125           |
| Exercised                        | (717,836) | \$ 25.99                              | \$ 20.25-\$31.125           |
| Expired or Terminated            | (387,086) | \$ 30.13                              | \$ 21.125-\$33.125          |
|                                  | -----     |                                       |                             |
| Outstanding at December 31, 2001 | 2,949,445 | \$ 29.55                              | \$ 18.25-\$33.125           |
| Granted                          | 945,600   | \$ 30.72                              | \$30.53-\$33.15             |
| Exercised                        | (561,418) | \$ 28.32                              | \$ 22.75-\$33.125           |
| Expired or Terminated            | (190,992) | \$ 30.52                              | \$ 25.125-\$33.125          |
|                                  | -----     |                                       |                             |
| Outstanding at December 31, 2002 | 3,142,635 | \$ 30.06                              | \$ 18.25-\$33.15            |
| Exercised                        | (531,473) | \$ 27.99                              | \$ 20.25-\$33.13            |
| Expired or Terminated            | (107,149) | \$ 31.34                              | \$ 25.13-\$33.13            |
|                                  | -----     |                                       |                             |
| Outstanding at December 31, 2003 | 2,504,013 | \$ 30.45                              | \$ 18.25-\$33.15            |
|                                  | =====     |                                       |                             |

FIRST INDUSTRIAL REALTY TRUST, INC.  
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS  
(DOLLARS IN THOUSANDS)

12. EMPLOYEE BENEFIT PLANS, CONTINUED

The following table summarizes currently outstanding and exercisable options as of December 31, 2003:

| Range of Exercise Price | Options Outstanding |                                             |                                 | Options Exercisable |                                 |
|-------------------------|---------------------|---------------------------------------------|---------------------------------|---------------------|---------------------------------|
|                         | Number Outstanding  | Weighted Average Remaining Contractual Life | Weighted Average Exercise Price | Number Exercisable  | Weighted Average Exercise Price |
| \$ 18.25 - \$ 27.69     | 467,422             | 4.46                                        | \$ 25.47                        | 467,422             | \$ 25.47                        |
| \$ 30.00 - \$ 33.15     | 2,036,591           | 6.76                                        | \$ 31.59                        | 1,293,302           | \$ 31.62                        |

In September 1994, the Board of Directors approved and the Company adopted a 401(k)/Profit Sharing Plan. Under the Company's 401(k)/Profit Sharing Plan, all eligible employees may participate by making voluntary contributions. The Company may make, but is not required to make, matching contributions. For the years ended December 31, 2003, 2002 and 2001, the Company made matching contributions of approximately \$109, \$99 and \$220, respectively.

During 2003, the Company awarded 692,888 shares of restricted Common Stock to certain employees and 11,956 shares of restricted Common Stock to certain Directors. These restricted shares of Common Stock had a fair value of approximately \$20,640 on the date of grant. The restricted Common Stock vests over a period from one to ten years. Compensation expense will be charged to earnings over the vesting period.

During 2002, the Company awarded 90,260 shares of restricted Common Stock to certain employees and 3,720 shares of restricted Common Stock to certain Directors. These restricted shares of Common Stock had a fair value of approximately \$3,232 on the date of grant. The restricted Common Stock vests over a period from one to ten years. Compensation expense will be charged to earnings over the vesting period.

During 2001, the Company awarded 94,450 shares of restricted Common Stock to certain employees and 3,699 shares of restricted Common Stock to certain Directors. These restricted shares of Common Stock had a fair value of approximately \$3,133 on the date of grant. The restricted Common Stock vests over a period from one to ten years. Compensation expense will be charged to earnings over the vesting period.

13. RELATED PARTY TRANSACTIONS

The Company periodically engages in transactions for which CB Richard Ellis, Inc. acts as a broker. A relative of one of the Company's officers/Directors is an employee of CB Richard Ellis, Inc. For the years ended December 31, 2003, 2002 and 2001, this relative received brokerage commissions in the amount of \$116, \$74 and \$17, respectively, from the Company.

In January and February 2001, First Industrial Development Services, Inc. ("FRDS") purchased all of the voting and non-voting shares (a total of 25,790 shares) of FRDS held by certain executive officers of the Company for approximately \$1.3 million, in connection with FRDS' election to become a wholly owned taxable REIT subsidiary of the Company. At the time of the transaction, these executive officers had equity interests in FRDS totaling 2.76%. The conversion of FRDS to a wholly-owned taxable REIT subsidiary of the Company will not have a material impact on the financial position or results of operations of the Company.

FIRST INDUSTRIAL REALTY TRUST, INC.  
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS  
(DOLLARS IN THOUSANDS)

14. COMMITMENTS AND CONTINGENCIES

In the normal course of business, the Company is involved in legal actions arising from the ownership of its properties. In management's opinion, the liabilities, if any, that may ultimately result from such legal actions are not expected to have a materially adverse effect on the consolidated financial position, operations or liquidity of the Company.

Seven properties have leases granting the tenants options to purchase the property. Such options are exercisable at various times at appraised fair market value or at a fixed purchase price generally in excess of the Company's depreciated cost of the asset. The Company has no notice of any exercise of any tenant purchase option.

The Company has committed to the construction of 26 industrial properties totaling approximately 2.6 million square feet (unaudited) of GLA. The estimated total construction costs are approximately \$156.1 million (unaudited). Of this amount, approximately \$33.9 million remains to be funded. These developments are expected to be funded with proceeds from the sale of select properties, cash flows from operations and borrowings under the Company's 2002 Unsecured Line of Credit. The Company expects to place in service all of the development projects during the next twelve months. There can be no assurance that the Company will place these projects in service during the next twelve months or that the actual completion cost will not exceed the estimated completion cost stated above.

In connection with the acquisition of a property, the Company deferred \$10,425 of the purchase price and provided a letter of credit for \$10,425 which expires in January 2004. In January 2004, the Company paid the \$10,425 of deferred purchase price and the letter of credit was returned to the Company. At December 31, 2003, the Company had 16 other letters of credit outstanding in the aggregate amount of \$7,352. These letters of credit expire between March 2004 and December 2006.

Ground and Operating Lease Agreements

Future minimum rental payments under the terms of all non-cancelable ground and operating leases under which the Company is the lessee, as of December 31, 2003, are as follows:

|            |          |
|------------|----------|
| 2004       | \$ 1,924 |
| 2005       | 1,594    |
| 2006       | 1,773    |
| 2007       | 1,084    |
| 2008       | 936      |
| Thereafter | 43,941   |
|            | -----    |
| Total      | \$51,252 |
|            | =====    |

FIRST INDUSTRIAL REALTY TRUST, INC.  
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS  
(DOLLARS IN THOUSANDS)

15. SUBSEQUENT EVENTS

On January 20, 2004, the Company and the Operating Partnership paid a fourth quarter 2003 distribution of \$.6850 per common share/unit, totaling approximately \$31,889.

On February 25, 2004, the Company declared a first quarter 2004 distribution of \$.6850 per common share/unit on its common stock/units which is payable on April 19, 2004. The Company also declared first quarter 2004 dividends of \$53.906 per share (\$.53906 per Depositary share), \$49.688 per share (\$.49688 per Depositary share) and \$49.375 per share (\$.49375 per Depositary share) on its Series C Preferred Stock, Series D Preferred Stock and Series E Preferred Stock, respectively, totaling, in the aggregate, approximately \$5,044, which is payable on March 31, 2004.

From January 1, 2004 to March 5, 2004, the Company awarded 1,221 shares of restricted common stock to certain Directors. These shares of restricted common stock had a fair value of approximately \$40 on the date of grant. The restricted common stock vests over ten years. Compensation expense will be charged to earnings over the respective vesting period.

From January 1, 2004 to March 5, 2004, the Company acquired or completed development of nine industrial properties for a total estimated investment of approximately \$48,096. The Company also sold one land parcel for approximately \$173 of gross proceeds during this period.

FIRST INDUSTRIAL REALTY TRUST, INC.  
NOTE TO CONSOLIDATED FINANCIAL STATEMENTS  
(Dollars in Thousands)

16. QUARTERLY FINANCIAL INFORMATION (UNAUDITED)

The following table summarizes quarterly financial information of the Company. The first, second and third fiscal quarters of 2003 and all fiscal quarters in 2002 have been restated in accordance with FAS 144. As a result, income from continuing operations and income from discontinued operations in this table will not agree to the income from continuing operations and income from discontinued operations presented in prior financial statements filed with the Securities and Exchange Commission.

|                                                                                                                         | Year Ended December 31, 2003 |                   |                  |                   |
|-------------------------------------------------------------------------------------------------------------------------|------------------------------|-------------------|------------------|-------------------|
|                                                                                                                         | First<br>Quarter             | Second<br>Quarter | Third<br>Quarter | Fourth<br>Quarter |
| Total Revenues.....                                                                                                     | \$ 89,789                    | \$ 80,887         | \$ 83,882        | \$ 86,823         |
| Equity in Income (Loss) of Joint Ventures.....                                                                          | 174                          | 269               | 262              | (166)             |
| Income from Continuing Operations.....                                                                                  | 10,977                       | 4,666             | 6,033            | 3,994             |
| Income from Discontinued Operations.....                                                                                | 21,690                       | 18,751            | 24,302           | 23,132            |
| Minority Interest Allocable to Discontinued Operations.....                                                             | (3,223)                      | (2,784)           | (3,572)          | (3,479)           |
| Gain on Sale of Real Estate, Net of Minority Interest.....                                                              | 1,106                        | 2,840             | 3,931            | 5,409             |
| Net Income.....                                                                                                         | 30,550                       | 23,473            | 30,694           | 29,056            |
| Preferred Stock Dividends.....                                                                                          | (5,044)                      | (5,044)           | (5,044)          | (5,044)           |
| Net Income Available to Common Stockholders.....                                                                        | \$ 25,506                    | \$ 18,429         | \$ 25,650        | \$ 24,012         |
| Income from Continuing Operations Available to Common<br>Stockholders per Weighted Average Common Share<br>Outstanding: |                              |                   |                  |                   |
| Basic.....                                                                                                              | \$ 0.18                      | \$ 0.06           | \$ 0.13          | \$ 0.11           |
| Diluted.....                                                                                                            | \$ 0.18                      | \$ 0.06           | \$ 0.13          | \$ 0.11           |
| Net Income Available to Common Stockholders per<br>Weighted Average Common Share Outstanding:                           |                              |                   |                  |                   |
| Basic.....                                                                                                              | \$ 0.66                      | \$ 0.48           | \$ 0.67          | \$ 0.62           |
| Diluted.....                                                                                                            | \$ 0.66                      | \$ 0.48           | \$ 0.66          | \$ 0.61           |

FIRST INDUSTRIAL REALTY TRUST, INC.  
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS  
(DOLLARS IN THOUSANDS)

16. QUARTERLY FINANCIAL INFORMATION (UNAUDITED), CONTINUED

|                                                                                                                         | Year Ended December 31, 2002 |                   |                  |                   |
|-------------------------------------------------------------------------------------------------------------------------|------------------------------|-------------------|------------------|-------------------|
|                                                                                                                         | First<br>Quarter             | Second<br>Quarter | Third<br>Quarter | Fourth<br>Quarter |
| Total Revenues.....                                                                                                     | \$ 74,322                    | \$ 77,946         | \$ 78,507        | \$ 83,182         |
| Equity in Income (Loss) of Joint Ventures.....                                                                          | 222                          | 354               | 559              | (672)             |
| Income from Continuing Operations.....                                                                                  | 10,125                       | 8,467             | 9,572            | 8,012             |
| Income from Discontinued Operations.....                                                                                | 18,942                       | 21,941            | 13,727           | 27,728            |
| Minority Interest Allocable to Discontinued Operations.....                                                             | (2,834)                      | (3,282)           | (2,021)          | (4,181)           |
| Gain on Sale of Real Estate, Net of Minority Interest.....                                                              | 4,540                        | 4,120             | 6,952            | (1,600)           |
| Net Income.....                                                                                                         | 30,773                       | 31,246            | 28,230           | 29,959            |
| Preferred Stock Dividends.....                                                                                          | (7,231)                      | (6,113)           | (5,044)          | (5,044)           |
| Redemption of Series B Preferred Stock.....                                                                             | -                            | (3,707)           | -                | -                 |
| Net Income Available to Common Stockholders.....                                                                        | <u>\$ 23,542</u>             | <u>\$ 21,426</u>  | <u>\$ 23,186</u> | <u>\$ 24,915</u>  |
| Income from Continuing Operations Available to Common<br>Stockholders per Weighted Average Common Share<br>Outstanding: |                              |                   |                  |                   |
| Basic.....                                                                                                              | <u>\$ 0.19</u>               | <u>\$ 0.07</u>    | <u>\$ 0.29</u>   | <u>\$ 0.04</u>    |
| Diluted.....                                                                                                            | <u>\$ 0.19</u>               | <u>\$ 0.07</u>    | <u>\$ 0.29</u>   | <u>\$ 0.04</u>    |
| Net Income Available to Common Stockholders per<br>Weighted Average Common Share Outstanding:                           |                              |                   |                  |                   |
| Basic.....                                                                                                              | <u>\$ 0.61</u>               | <u>\$ 0.55</u>    | <u>\$ 0.59</u>   | <u>\$ 0.64</u>    |
| Diluted.....                                                                                                            | <u>\$ 0.60</u>               | <u>\$ 0.54</u>    | <u>\$ 0.59</u>   | <u>\$ 0.64</u>    |

Due to the adjustments to basic and diluted weighted average shares (See Note 10), basic and diluted earnings per share available to common stockholders presented in the above table for the quarters ended March 31, 2003 and 2002, June 30, 2003 and 2002, September 30, 2003 and 2002 do not agree with the basic and diluted earnings per share available to common stockholders reported in the 2003 and 2002 Form 10Qs. The impact of the adjustments on earnings per share available to common stockholders in such quarters ranges from \$.01 per share to \$.02 per share.

REPORT OF INDEPENDENT AUDITORS ON  
FINANCIAL STATEMENT SCHEDULE

To the Board of Directors and Stockholders  
of First Industrial Realty Trust, Inc.:

Our audits of the consolidated financial statements referred to in our report dated March 9, 2004 of First Industrial Realty Trust, Inc. and its subsidiaries which report and consolidated financial statements are included in this Annual Report on Form 10-K also included an audit of the financial statement schedule listed in the Index to Financial Statements and Financial Statement Schedule on page F-1 of this Form 10-K. In our opinion, this financial statement schedule presents fairly, in all material respects, the information set forth therein when read in conjunction with the related consolidated financial statements.

As discussed in Note 3 to the consolidated financial statements, on January 1, 2002, First Industrial Realty Trust, Inc. and its subsidiaries adopted the provisions of Statement of Financial Accounting Standards No. 144, "Accounting for the Impairment or Disposal of Long-Lived Assets."

PricewaterhouseCoopers LLP

Chicago, Illinois  
March 9, 2004

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FIRST INDUSTRIAL REALTY TRUST, INC.  
SCHEDULE III:  
REAL ESTATE AND ACCUMULATED DEPRECIATION  
As Of December 31, 2003  
(Dollars in thousands)

| BUILDING ADDRESS                | LOCATION<br>(CITY/STATE) | (a)<br>ENCUMBRANCES | (b)<br>INITIAL COST |           | COSTS<br>CAPITALIZED<br>SUBSEQUENT TO<br>ACQUISITION OR<br>COMPLETION<br>AND VALUATION<br>PROVISION |
|---------------------------------|--------------------------|---------------------|---------------------|-----------|-----------------------------------------------------------------------------------------------------|
|                                 |                          |                     | LAND                | BUILDINGS |                                                                                                     |
| <b>ATLANTA</b>                  |                          |                     |                     |           |                                                                                                     |
| 4250 River Green Parkway        | Duluth, GA               |                     | \$ 264              | \$ 1,522  | 141                                                                                                 |
| 3400 Corporate Parkway          | Duluth, GA               |                     | 281                 | 1,621     | 435                                                                                                 |
| 3450 Corporate Parkway          | Duluth, GA               |                     | 506                 | 2,904     | 442                                                                                                 |
| 3500 Corporate Parkway          | Duluth, GA               |                     | 260                 | 1,500     | 176                                                                                                 |
| 3425 Corporate Parkway          | Duluth, GA               |                     | 385                 | 2,212     | 348                                                                                                 |
| 1650 GA Highway 155             | McDonough, GA            |                     | 788                 | 4,544     | 344                                                                                                 |
| 14101 Industrial Park Boulevard | Covington, GA            |                     | 285                 | 1,658     | 549                                                                                                 |
| 801-804 Blacklawn Road          | Conyers, GA              |                     | 361                 | 2,095     | 767                                                                                                 |
| 1665 Dogwood Drive              | Conyers, GA              |                     | 635                 | 3,662     | 234                                                                                                 |
| 1715 Dogwood Drive              | Conyers, GA              |                     | 288                 | 1,675     | 245                                                                                                 |
| 11235 Harland Drive             | Covington, GA            |                     | 125                 | 739       | 70                                                                                                  |
| 4050 Southmeadow Parkway        | Atlanta, GA              |                     | 401                 | 2,813     | 230                                                                                                 |
| 4051 Southmeadow Parkway        | Atlanta, GA              |                     | 726                 | 4,130     | 1,149                                                                                               |
| 4071 Southmeadow Parkway        | Atlanta, GA              |                     | 750                 | 4,460     | 981                                                                                                 |
| 3312 N. Berkeley Lake Road      | Duluth, GA               |                     | 2,937               | 16,644    | 1,891                                                                                               |
| 370 Great Southwest Parkway     | (j) Atlanta, GA          |                     | 527                 | 2,984     | 716                                                                                                 |
| 955 Cobb Place                  | Kennesaw, GA             |                     | 780                 | 4,420     | 530                                                                                                 |
| 2039 Monier Blvd                | Lithia Springs, GA       |                     | 651                 | 2,770     | 754                                                                                                 |
| 1005 Sigman Road                | Conyers, GA              |                     | 566                 | 3,134     | 147                                                                                                 |
| 2050 East Park Drive            | Conyers, GA              |                     | 452                 | 2,504     | 189                                                                                                 |
| 201 Greenwood                   | McDonough, GA            |                     | 2,066               | 304       | 20,836                                                                                              |
| 220 Greenwood Court             | McDonough, GA            |                     | 2,015               | -         | 8,819                                                                                               |
| 1255 Oakbrook Drive             | Norcross, GA             |                     | 195                 | 1,107     | 71                                                                                                  |
| 1256 Oakbrook Drive             | Norcross, GA             |                     | 336                 | 1,907     | 235                                                                                                 |
| 1265 Oakbrook Drive             | Norcross, GA             |                     | 307                 | 1,742     | 160                                                                                                 |
| 1266 Oakbrook Drive             | Norcross, GA             |                     | 234                 | 1,326     | 39                                                                                                  |
| 1275 Oakbrook Drive             | Norcross, GA             |                     | 400                 | 2,269     | 85                                                                                                  |
| 1280 Oakbrook Drive             | Norcross, GA             |                     | 281                 | 1,592     | 188                                                                                                 |
| 1300 Oakbrook Drive             | Norcross, GA             |                     | 420                 | 2,381     | 43                                                                                                  |
| 1325 Oakbrook Drive             | Norcross, GA             |                     | 332                 | 1,879     | 137                                                                                                 |
| 1351 Oakbrook Drive             | Norcross, GA             |                     | 370                 | 2,099     | 105                                                                                                 |
| 1346 Oakbrook Drive             | Norcross, GA             |                     | 740                 | 4,192     | 84                                                                                                  |
| 1412 Oakbrook Drive             | Norcross, GA             |                     | 313                 | 1,776     | 65                                                                                                  |
| 7800 The Bluffs                 | (t) Austell, GA          |                     | 490                 | 2,415     | 375                                                                                                 |
| 3060 South Park Blvd            | Ellenwood, GA            |                     | 1,600               | 12,464    | 919                                                                                                 |
| <b>BALTIMORE</b>                |                          |                     |                     |           |                                                                                                     |
| 3431 Benson                     | Baltimore, MD            |                     | 553                 | 3,062     | 111                                                                                                 |
| 1801 Portal                     | Baltimore, MD            |                     | 251                 | 1,387     | 176                                                                                                 |
| 1811 Portal                     | Baltimore, MD            |                     | 327                 | 1,811     | 340                                                                                                 |
| 1831 Portal                     | Baltimore, MD            |                     | 268                 | 1,486     | 452                                                                                                 |
| 1821 Portal                     | Baltimore, MD            |                     | 430                 | 2,380     | 1,490                                                                                               |
| 1820 Portal                     | Baltimore, MD            | (f)                 | 884                 | 4,891     | 455                                                                                                 |
| 6615 Tributary                  | Baltimore, MD            |                     | 420                 | 2,327     | 134                                                                                                 |
| 7340 Executive                  | Frederick, MD            |                     | 936                 | 5,182     | 362                                                                                                 |
| 4845 Governors Way              | Frederick, MD            |                     | 810                 | 4,487     | 304                                                                                                 |
| 8900 Yellow Brick Road          | Baltimore, MD            |                     | 447                 | 2,473     | 368                                                                                                 |
| 7476 New Ridge                  | Hanover, MD              |                     | 394                 | 2,182     | 208                                                                                                 |
| 8779 Greenwood Place            | Savage, MD               |                     | 704                 | 3,896     | 679                                                                                                 |
| 1350 Blair Drive                | Odenton, MD              |                     | 301                 | 1,706     | 244                                                                                                 |
| 1360 Blair Drive                | Odenton, MD              |                     | 321                 | 1,820     | 85                                                                                                  |
| 1370 Blair Drive                | Odenton, MD              |                     | 381                 | 2,161     | 125                                                                                                 |
| 9020 Mendenhall Court           | Columbia, MD             |                     | 530                 | 3,001     | 227                                                                                                 |
| 504 Advantage Way               | (t) Aberdeen, MD         |                     | 2,799               | 15,864    | 368                                                                                                 |
| 9700 Martin Luther King Hwy     | (t) Lanham, MD           |                     | 700                 | 1,920     | 281                                                                                                 |
| 9730 Martin Luther King Hwy     | (t) Lanham, MD           |                     | 500                 | 955       | 479                                                                                                 |
| 4600 Boston Way                 | Lanham, MD               |                     | 1,400               | 2,482     | 239                                                                                                 |
| 4621 Boston Way                 | (t) Lanham, MD           |                     | 1,100               | 3,070     | 174                                                                                                 |
| 4720 Boston Way                 | (t) Lanham, MD           |                     | 1,200               | 2,174     | 550                                                                                                 |
| 4700 Boston Way                 | Lanham, MD               |                     | 820                 | 907       | 318                                                                                                 |
| 9800 Martin Luther King Hwy     | Lanham, MD               |                     | 1,200               | 2,457     | 543                                                                                                 |

| BUILDING ADDRESS                | LOCATION<br>(CITY/STATE) | GROSS AMOUNT CARRIED<br>AT CLOSE OF PERIOD 12/31/03 |                              |       | ACCUMULATED<br>DEPRECIATION<br>12/31/03 | YEAR BUILT/<br>RENOVATED | DEPRECIABLE<br>LIVES(YEARS) |
|---------------------------------|--------------------------|-----------------------------------------------------|------------------------------|-------|-----------------------------------------|--------------------------|-----------------------------|
|                                 |                          | LAND                                                | BUILDING AND<br>IMPROVEMENTS | TOTAL |                                         |                          |                             |
| <b>ATLANTA</b>                  |                          |                                                     |                              |       |                                         |                          |                             |
| 4250 River Green Parkway        | Duluth, GA               | 264                                                 | 1,663                        | 1,926 | 417                                     | 1988                     | (p)                         |
| 3400 Corporate Parkway          | Duluth, GA               | 281                                                 | 2,056                        | 2,337 | 687                                     | 1987                     | (p)                         |
| 3450 Corporate Parkway          | Duluth, GA               | 506                                                 | 3,346                        | 3,852 | 844                                     | 1988                     | (p)                         |
| 3500 Corporate Parkway          | Duluth, GA               | 260                                                 | 1,676                        | 1,935 | 435                                     | 1991                     | (p)                         |
| 3425 Corporate Parkway          | Duluth, GA               | 385                                                 | 2,560                        | 2,944 | 715                                     | 1990                     | (p)                         |
| 1650 GA Highway 155             | McDonough, GA            | 788                                                 | 4,888                        | 5,676 | 1,294                                   | 1991                     | (p)                         |
| 14101 Industrial Park Boulevard | Covington, GA            | 285                                                 | 2,207                        | 2,492 | 471                                     | 1984                     | (p)                         |

|                             |     |                    |       |        |        |       |      |     |
|-----------------------------|-----|--------------------|-------|--------|--------|-------|------|-----|
| 801-804 Blacklawn Road      |     | Conyers, GA        | 361   | 2,862  | 3,223  | 749   | 1982 | (p) |
| 1665 Dogwood Drive          |     | Conyers, GA        | 635   | 3,895  | 4,530  | 942   | 1973 | (p) |
| 1715 Dogwood Drive          |     | Conyers, GA        | 288   | 1,920  | 2,208  | 525   | 1973 | (p) |
| 11235 Harland Drive         |     | Covington, GA      | 125   | 809    | 934    | 199   | 1988 | (p) |
| 4050 Southmeadow Parkway    |     | Atlanta, GA        | 425   | 3,019  | 3,444  | 724   | 1991 | (p) |
| 4051 Southmeadow Parkway    |     | Atlanta, GA        | 726   | 5,279  | 6,005  | 1,162 | 1989 | (p) |
| 4071 Southmeadow Parkway    |     | Atlanta, GA        | 828   | 5,363  | 6,191  | 1,311 | 1991 | (p) |
| 3312 N. Berkeley Lake Road  |     | Duluth, GA         | 3,052 | 18,420 | 21,472 | 3,703 | 1969 | (p) |
| 370 Great Southwest Parkway | (j) | Atlanta, GA        | 546   | 3,680  | 4,226  | 858   | 1986 | (p) |
| 955 Cobb Place              |     | Kennesaw, GA       | 804   | 4,926  | 5,730  | 745   | 1991 | (p) |
| 2039 Monier Blvd            |     | Lithia Springs, GA | 652   | 3,523  | 4,175  | 290   | 1999 | (p) |
| 1005 Sigman Road            |     | Conyers, GA        | 574   | 3,272  | 3,847  | 348   | 1986 | (p) |
| 2050 East Park Drive        |     | Conyers, GA        | 459   | 2,686  | 3,145  | 375   | 1998 | (p) |
| 201 Greenwood               |     | McDonough, GA      | 2,521 | 20,685 | 23,207 | 2,011 | 1999 | (p) |
| 220 Greenwood Court         |     | McDonough, GA      | 1,700 | 9,134  | 10,834 | 476   | 2000 | (p) |
| 1255 Oakbrook Drive         |     | Norcross, GA       | 197   | 1,177  | 1,374  | 70    | 1984 | (p) |
| 1256 Oakbrook Drive         |     | Norcross, GA       | 339   | 2,140  | 2,478  | 134   | 1984 | (p) |
| 1265 Oakbrook Drive         |     | Norcross, GA       | 309   | 1,901  | 2,210  | 111   | 1984 | (p) |
| 1266 Oakbrook Drive         |     | Norcross, GA       | 235   | 1,363  | 1,599  | 82    | 1984 | (p) |
| 1275 Oakbrook Drive         |     | Norcross, GA       | 403   | 2,351  | 2,754  | 140   | 1986 | (p) |
| 1280 Oakbrook Drive         |     | Norcross, GA       | 283   | 1,778  | 2,061  | 102   | 1986 | (p) |
| 1300 Oakbrook Drive         |     | Norcross, GA       | 423   | 2,422  | 2,845  | 146   | 1986 | (p) |
| 1325 Oakbrook Drive         |     | Norcross, GA       | 334   | 2,014  | 2,348  | 116   | 1986 | (p) |
| 1351 Oakbrook Drive         |     | Norcross, GA       | 373   | 2,201  | 2,574  | 138   | 1984 | (p) |
| 1346 Oakbrook Drive         |     | Norcross, GA       | 744   | 4,271  | 5,015  | 257   | 1985 | (p) |
| 1412 Oakbrook Drive         |     | Norcross, GA       | 315   | 1,840  | 2,155  | 110   | 1985 | (p) |
| 7800 The Bluffs             | (t) | Austell, GA        | 495   | 2,785  | 3,280  | 65    | 1995 | (p) |
| 3060 South Park Blvd        |     | Ellenwood, GA      | 1,603 | 13,380 | 14,983 | 305   | 1992 | (p) |

| BALTIMORE                   |     |               |       |        |        |     |           |     |
|-----------------------------|-----|---------------|-------|--------|--------|-----|-----------|-----|
| 3431 Benson                 |     | Baltimore, MD | 562   | 3,164  | 3,726  | 453 | 1988      | (p) |
| 1801 Portal                 |     | Baltimore, MD | 271   | 1,542  | 1,813  | 227 | 1987      | (p) |
| 1811 Portal                 |     | Baltimore, MD | 354   | 2,125  | 2,478  | 390 | 1987      | (p) |
| 1831 Portal                 |     | Baltimore, MD | 290   | 1,916  | 2,206  | 351 | 1990      | (p) |
| 1821 Portal                 |     | Baltimore, MD | 468   | 3,833  | 4,301  | 845 | 1986      | (p) |
| 1820 Portal                 |     | Baltimore, MD | 899   | 5,330  | 6,230  | 751 | 1982      | (p) |
| 6615 Tributary              |     | Baltimore, MD | 432   | 2,448  | 2,881  | 361 | 1987      | (p) |
| 7340 Executive              |     | Frederick, MD | 957   | 5,523  | 6,480  | 808 | 1988      | (p) |
| 4845 Governors Way          |     | Frederick, MD | 824   | 4,777  | 5,601  | 667 | 1988      | (p) |
| 8900 Yellow Brick Road      |     | Baltimore, MD | 475   | 2,812  | 3,287  | 404 | 1982      | (p) |
| 7476 New Ridge              |     | Hanover, MD   | 401   | 2,383  | 2,784  | 352 | 1987      | (p) |
| 8779 Greenwood Place        |     | Savage, MD    | 727   | 4,552  | 5,279  | 513 | 1978      | (p) |
| 1350 Blair Drive            |     | Odenton, MD   | 314   | 1,937  | 2,251  | 178 | 1991      | (p) |
| 1360 Blair Drive            |     | Odenton, MD   | 331   | 1,894  | 2,225  | 142 | 1991      | (p) |
| 1370 Blair Drive            |     | Odenton, MD   | 394   | 2,273  | 2,667  | 177 | 1991      | (p) |
| 9020 Mendenhall Court       |     | Columbia, MD  | 536   | 3,221  | 3,757  | 176 | 1981      | (p) |
| 504 Advantage Way           | (t) | Aberdeen, MD  | 2,802 | 16,229 | 19,031 | 253 | 1987/1992 | (p) |
| 9700 Martin Luther King Hwy | (t) | Lanham, MD    | 700   | 2,201  | 2,901  | 10  | 1980      | (p) |
| 9730 Martin Luther King Hwy | (t) | Lanham, MD    | 500   | 1,434  | 1,934  | 9   | 1980      | (p) |
| 4600 Boston Way             |     | Lanham, MD    | 1,400 | 2,721  | 4,121  | 22  | 1980      | (p) |
| 4621 Boston Way             | (t) | Lanham, MD    | 1,100 | 3,244  | 4,344  | 23  | 1980      | (p) |
| 4720 Boston Way             | (t) | Lanham, MD    | 1,200 | 2,724  | 3,924  | 10  | 1979      | (p) |
| 4700 Boston Way             |     | Lanham, MD    | 820   | 1,225  | 2,045  | 12  | 1979      | (p) |
| 9800 Martin Luther King Hwy |     | Lanham, MD    | 1,200 | 3,000  | 4,200  | 17  | 1978      | (p) |

| BUILDING ADDRESS                | LOCATION<br>(CITY/STATE) | (a)<br>ENCUMBRANCES | (b)<br>INITIAL COST |           | CAPITALIZED<br>SUBSEQUENT TO<br>ACQUISITION OR<br>COMPLETION<br>AND VALUATION<br>PROVISION |
|---------------------------------|--------------------------|---------------------|---------------------|-----------|--------------------------------------------------------------------------------------------|
|                                 |                          |                     | LAND                | BUILDINGS |                                                                                            |
| CENTRAL PENNSYLVANIA            |                          |                     |                     |           |                                                                                            |
| 1214-B Freedom Road             | Cranberry Township, PA   |                     | 31                  | 994       | 612                                                                                        |
| 401 Russell Drive               | Middletown, PA           |                     | 262                 | 857       | 1,845                                                                                      |
| 2700 Commerce Drive             | Middletown, PA           |                     | 196                 | 997       | 710                                                                                        |
| 2701 Commerce Drive             | Middletown, PA           |                     | 141                 | 859       | 1,172                                                                                      |
| 2780 Commerce Drive             | Middletown, PA           |                     | 113                 | 743       | 1,051                                                                                      |
| 7125 Grayson Road               | Harrisburg, PA           |                     | 1,514               | 8,779     | 88                                                                                         |
| 7253 Grayson Road               | Harrisburg, PA           |                     | 894                 | 5,168     | 215                                                                                        |
| 5020 Louise Drive               | Mechanicsburg, PA        |                     | 707                 | -         | 2,795                                                                                      |
| 7195 Grayson                    | Harrisburg, PA           |                     | 478                 | 2,771     | 105                                                                                        |
| 3380 Susquehanna Trail North    | York, PA                 |                     | 450                 | 2,550     | 137                                                                                        |
| 350 Old Silver Springs Road     | Mechanicsburg, PA        |                     | 510                 | 2,890     | 4,402                                                                                      |
| 4500 Westport Drive             | Mechanicsburg, PA        |                     | 690                 | 3,910     | 426                                                                                        |
| 16522 Hunters Green Parkway     | Hagerstown, MD           | (h)                 | 1,390               | 13,104    | 3,881                                                                                      |
| CHICAGO                         |                          |                     |                     |           |                                                                                            |
| 720-730 Landwehr Road           | Northbrook, IL           |                     | 521                 | 2,982     | 453                                                                                        |
| 20W201 101st Street             | Lemont, IL               |                     | 967                 | 5,554     | 1,141                                                                                      |
| 3600 West Pratt Avenue          | Lincolnwood, IL          |                     | 1,050               | 5,767     | 1,114                                                                                      |
| 6750 South Sayre Avenue         | Bedford Park, IL         |                     | 224                 | 1,309     | 431                                                                                        |
| 585 Slawin Court                | Mount Prospect, IL       |                     | 611                 | 3,505     | 153                                                                                        |
| 2300 Windsor Court              | Addison, IL              |                     | 688                 | 3,943     | 659                                                                                        |
| 3505 Thayer Court               | Aurora, IL               |                     | 430                 | 2,472     | 45                                                                                         |
| 305-311 Era Drive               | Northbrook, IL           |                     | 200                 | 1,154     | 157                                                                                        |
| 4330 South Racine Avenue        | Chicago, IL              |                     | 448                 | 1,893     | 520                                                                                        |
| 12241 Melrose Street            | Franklin Park, IL        |                     | 332                 | 1,931     | 1,924                                                                                      |
| 3150-3160 MacArthur Boulevard   | Northbrook, IL           |                     | 439                 | 2,518     | 112                                                                                        |
| 2942 MacArthur Boulevard        | Northbrook, IL           |                     | 315                 | 1,803     | 256                                                                                        |
| 305-307 East North Ave          | Carol Stream, IL         |                     | 126                 | -         | 2,736                                                                                      |
| 11939 S Central Avenue          | Alsip, IL                |                     | 1,208               | 6,843     | 2,166                                                                                      |
| 405 East Shawmut                | LaGrange, IL             |                     | 368                 | 2,083     | 160                                                                                        |
| 1010-50 Sesame Street           | Bensenville, IL          |                     | 979                 | 5,546     | 1,531                                                                                      |
| 5555 West 70th Place            | Bedford Park, IL         |                     | 146                 | 829       | 280                                                                                        |
| 7401 South Pulaski              | Chicago, IL              |                     | 664                 | 3,763     | 1,311                                                                                      |
| 7501 S. Pulaski                 | Chicago, IL              |                     | 360                 | 2,038     | 1,016                                                                                      |
| 385 Fenton Lane                 | West Chicago, IL         |                     | 868                 | 4,918     | 567                                                                                        |
| 335 Crossroad Parkway           | Bolingbrook, IL          |                     | 1,560               | 8,840     | 1,101                                                                                      |
| 905 Paramount                   | Batavia, IL              |                     | 243                 | 1,375     | 383                                                                                        |
| 1005 Paramount                  | Batavia, IL              |                     | 282                 | 1,600     | 360                                                                                        |
| 2120-24 Roberts                 | Broadview, IL            |                     | 220                 | 1,248     | 429                                                                                        |
| 3575 Stern Avenue               | St. Charles, IL          |                     | 431                 | 2,386     | 50                                                                                         |
| 3810 Stern Avenue               | St. Charles, IL          |                     | 589                 | 3,262     | 45                                                                                         |
| 700 Business Center Drive       | Mount Prospect, IL       |                     | 270                 | 1,492     | 120                                                                                        |
| 555 Business Center Drive       | Mount Prospect, IL       |                     | 241                 | 1,336     | 83                                                                                         |
| 800 Business Center Drive       | Mount Prospect, IL       |                     | 631                 | 3,493     | 233                                                                                        |
| 580 Slawin Court                | Mount Prospect, IL       |                     | 233                 | 1,292     | 140                                                                                        |
| 1150 Feehanville Drive          | Mount Prospect, IL       |                     | 260                 | 1,437     | 117                                                                                        |
| 1200 Business Center Drive      | Mount Prospect, IL       |                     | 765                 | 4,237     | 386                                                                                        |
| 1331 Business Center Drive      | Mount Prospect, IL       |                     | 235                 | 1,303     | 136                                                                                        |
| 19W661 101st Street             | Lemont, IL               |                     | 1,200               | 6,643     | 153                                                                                        |
| 19W751 101st Street             | Lemont, IL               |                     | 789                 | 4,368     | 224                                                                                        |
| 175 Wall Street                 | Glendale Heights, IL     |                     | 427                 | 2,363     | 43                                                                                         |
| 800-820 Thorndale Avenue        | Bensenville, IL          |                     | 751                 | 4,159     | 66                                                                                         |
| 830-890 Supreme Drive           | Bensenville, IL          |                     | 671                 | 3,714     | 165                                                                                        |
| 1400-1436 Brook Drive           | Downers Grove, IL        | (i)                 | 1,900               | 3,787     | 577                                                                                        |
| 1661 Feehanville Drive          | Mount Prospect, IL       |                     | 985                 | 5,455     | 565                                                                                        |
| 5100 West 70th Place            | (t) Bedford Park, IL     |                     | 2,250               | 5,050     | 3,122                                                                                      |
| CINCINNATI                      |                          |                     |                     |           |                                                                                            |
| 9900-9970 Princeton             | Cincinnati, OH           |                     | 545                 | 3,088     | 1,584                                                                                      |
| 2940 Highland Avenue            | Cincinnati, OH           |                     | 1,717               | 9,730     | 2,148                                                                                      |
| 4700-4750 Creek Road            | Blue Ash, OH             |                     | 1,080               | 6,118     | 1,017                                                                                      |
| 12072 Best Place                | Springboro, OH           |                     | 426                 | -         | 3,411                                                                                      |
| 901 Pleasant Valley Drive       | Springboro, OH           |                     | 304                 | 1,721     | 301                                                                                        |
| 4440 Mulhauser Road             | Cincinnati, OH           |                     | 1,067               | 39        | 5,368                                                                                      |
| 4434 Mulhauser Road             | Cincinnati, OH           |                     | 444                 | 16        | 4,519                                                                                      |
| 9449 Glades Drive               | Hamilton, OH             |                     | -                   | -         | 4,813                                                                                      |
| 420 Wards Corner Road           | (t) Loveland, OH         |                     | 600                 | 1,083     | 743                                                                                        |
| 422 Wards Corner Road           | (t) Loveland, OH         |                     | 600                 | 1,811     | 551                                                                                        |
| 10901 Kenwood                   | (t) Blue Ash, OH         |                     | 750                 | 1,650     | (50)                                                                                       |
| COLUMBUS                        |                          |                     |                     |           |                                                                                            |
| 3800 Lockbourne Industrial Pkwy | (s) Columbus, OH         |                     | 1,133               | 6,421     | 127                                                                                        |

GROSS AMOUNT CARRIED  
AT CLOSE OF PERIOD 12/31/03

| BUILDING ADDRESS     | LOCATION<br>(CITY/STATE) | GROSS AMOUNT CARRIED<br>AT CLOSE OF PERIOD 12/31/03 |                              |       | ACCUMULATED<br>DEPRECIATION<br>12/31/03 | YEAR BUILT/<br>RENOVATED | DEPRECIABLE<br>LIVES(YEARS) |
|----------------------|--------------------------|-----------------------------------------------------|------------------------------|-------|-----------------------------------------|--------------------------|-----------------------------|
|                      |                          | LAND                                                | BUILDING AND<br>IMPROVEMENTS | TOTAL |                                         |                          |                             |
| CENTRAL PENNSYLVANIA |                          |                                                     |                              |       |                                         |                          |                             |
| 1214-B Freedom Road  | Cranberry Township, PA   | 200                                                 | 1,438                        | 1,637 | 779                                     | 1982                     | (p)                         |
| 401 Russell Drive    | Middletown, PA           | 287                                                 | 2,677                        | 2,964 | 1,201                                   | 1990                     | (p)                         |
| 2700 Commerce Drive  | Middletown, PA           | 206                                                 | 1,697                        | 1,903 | 737                                     | 1990                     | (p)                         |
| 2701 Commerce Drive  | Middletown, PA           | 164                                                 | 2,008                        | 2,172 | 749                                     | 1989                     | (p)                         |

|                                 |     |                      |       |        |        |       |           |     |
|---------------------------------|-----|----------------------|-------|--------|--------|-------|-----------|-----|
| 2780 Commerce Drive             |     | Middletown, PA       | 209   | 1,698  | 1,907  | 763   | 1989      | (p) |
| 7125 Grayson Road               |     | Harrisburg, PA       | 1,514 | 8,867  | 10,380 | 2,146 | 1991      | (p) |
| 7253 Grayson Road               |     | Harrisburg, PA       | 894   | 5,383  | 6,277  | 1,416 | 1990      | (p) |
| 5020 Louise Drive               |     | Mechanicsburg, PA    | 716   | 2,786  | 3,502  | 676   | 1995      | (p) |
| 7195 Grayson                    |     | Harrisburg, PA       | 479   | 2,875  | 3,353  | 647   | 1994      | (p) |
| 3380 Susquehanna Trail North    |     | York, PA             | 467   | 2,671  | 3,137  | 456   | 1990      | (p) |
| 350 Old Silver Springs Road     |     | Mechanicsburg, PA    | 541   | 7,261  | 7,802  | 1,057 | 1968/97   | (p) |
| 4500 Westport Drive             |     | Mechanicsburg, PA    | 727   | 4,299  | 5,026  | 684   | 1996      | (p) |
| 16522 Hunters Green Parkway     |     | Hagerstown, MD       | 1,863 | 16,512 | 18,375 | 304   | 2000      | (p) |
| CHICAGO                         |     |                      |       |        |        |       |           |     |
| 720-730 Landwehr Road           |     | Northbrook, IL       | 521   | 3,435  | 3,956  | 825   | 1978      | (p) |
| 20W201 101st Street             |     | Lemont, IL           | 968   | 6,694  | 7,662  | 1,849 | 1988      | (p) |
| 3600 West Pratt Avenue          |     | Lincolnwood, IL      | 1,050 | 6,881  | 7,931  | 1,630 | 1953/88   | (p) |
| 6750 South Sayre Avenue         |     | Bedford Park, IL     | 224   | 1,740  | 1,964  | 386   | 1975      | (p) |
| 585 Slawin Court                |     | Mount Prospect, IL   | 611   | 3,658  | 4,269  | 791   | 1992      | (p) |
| 2300 Windsor Court              |     | Addison, IL          | 696   | 4,594  | 5,290  | 1,352 | 1986      | (p) |
| 3505 Thayer Court               |     | Aurora, IL           | 430   | 2,517  | 2,947  | 607   | 1989      | (p) |
| 305-311 Era Drive               |     | Northbrook, IL       | 205   | 1,307  | 1,511  | 338   | 1978      | (p) |
| 4330 South Racine Avenue        |     | Chicago, IL          | 468   | 2,393  | 2,861  | 1,688 | 1978      | (p) |
| 12241 Melrose Street            |     | Franklin Park, IL    | 469   | 3,718  | 4,187  | 817   | 1969      | (p) |
| 3150-3160 MacArthur Boulevard   |     | Northbrook, IL       | 429   | 2,640  | 3,069  | 696   | 1978      | (p) |
| 2942 MacArthur Boulevard        |     | Northbrook, IL       | 311   | 2,062  | 2,374  | 681   | 1979      | (p) |
| 305-307 East North Ave          |     | Carol Stream, IL     | 128   | 2,735  | 2,863  | 221   | 1999      | (p) |
| 11939 S Central Avenue          |     | Alsip, IL            | 1,305 | 8,911  | 10,216 | 1,319 | 1972      | (p) |
| 405 East Shawmut                |     | LaGrange, IL         | 387   | 2,222  | 2,610  | 353   | 1965      | (p) |
| 1010-50 Sesame Street           |     | Bensenville, IL      | 1,048 | 7,007  | 8,056  | 890   | 1976      | (p) |
| 5555 West 70th Place            |     | Bedford Park, IL     | 157   | 1,098  | 1,255  | 163   | 1973      | (p) |
| 7401 South Pulaski              |     | Chicago, IL          | 669   | 5,069  | 5,738  | 837   | 1975/86   | (p) |
| 7501 S. Pulaski                 |     | Chicago, IL          | 318   | 3,097  | 3,414  | 605   | 1975/86   | (p) |
| 385 Fenton Lane                 |     | West Chicago, IL     | 884   | 5,468  | 6,353  | 860   | 1990      | (p) |
| 335 Crossroad Parkway           |     | Bolingbrook, IL      | 1,585 | 9,917  | 11,501 | 1,697 | 1996      | (p) |
| 905 Paramount                   |     | Batavia, IL          | 252   | 1,749  | 2,001  | 259   | 1977      | (p) |
| 1005 Paramount                  |     | Batavia, IL          | 293   | 1,950  | 2,243  | 293   | 1978      | (p) |
| 2120-24 Roberts                 |     | Broadview, IL        | 231   | 1,666  | 1,897  | 306   | 1960      | (p) |
| 3575 Stern Avenue               |     | St. Charles, IL      | 436   | 2,431  | 2,867  | 187   | 1979/84   | (p) |
| 3810 Stern Avenue               |     | St. Charles, IL      | 596   | 3,301  | 3,897  | 254   | 1985      | (p) |
| 700 Business Center Drive       |     | Mount Prospect, IL   | 288   | 1,594  | 1,882  | 123   | 1980      | (p) |
| 555 Business Center Drive       |     | Mount Prospect, IL   | 252   | 1,409  | 1,661  | 109   | 1981      | (p) |
| 800 Business Center Drive       |     | Mount Prospect, IL   | 666   | 3,691  | 4,357  | 284   | 1988/99   | (p) |
| 580 Slawin Court                |     | Mount Prospect, IL   | 254   | 1,411  | 1,666  | 108   | 1985      | (p) |
| 1150 Feehanville Drive          |     | Mount Prospect, IL   | 273   | 1,541  | 1,814  | 125   | 1983      | (p) |
| 1200 Business Center Drive      |     | Mount Prospect, IL   | 814   | 4,575  | 5,388  | 389   | 1988/2000 | (p) |
| 1331 Business Center Drive      |     | Mount Prospect, IL   | 255   | 1,419  | 1,674  | 109   | 1985      | (p) |
| 19W661 101st Street             |     | Lemont, IL           | 1,200 | 6,795  | 7,995  | 378   | 1988      | (p) |
| 19W751 101st Street             |     | Lemont, IL           | 812   | 4,570  | 5,382  | 256   | 1991      | (p) |
| 175 Wall Street                 |     | Glendale Heights, IL | 433   | 2,400  | 2,833  | 115   | 1990      | (p) |
| 800-820 Thorndale Avenue        |     | Bensenville, IL      | 760   | 4,215  | 4,976  | 114   | 1985      | (p) |
| 830-890 Supreme Drive           |     | Bensenville, IL      | 679   | 3,871  | 4,550  | 119   | 1981      | (p) |
| 1400-1436 Brook Drive           |     | Downers Grove, IL    | 1,906 | 4,357  | 6,264  | 193   | 1972      | (p) |
| 1661 Feehanville Drive          |     | Mount Prospect, IL   | 1,044 | 5,961  | 7,005  | 452   | 1986      | (p) |
| 5100 West 70th Place            | (t) | Bedford Park, IL     | 2,282 | 8,140  | 10,422 | 167   | 1978/1988 | (p) |
| CINCINNATI                      |     |                      |       |        |        |       |           |     |
| 9900-9970 Princeton             |     | Cincinnati, OH       | 566   | 4,650  | 5,216  | 1,043 | 1970      | (p) |
| 2940 Highland Avenue            |     | Cincinnati, OH       | 1,772 | 11,823 | 13,595 | 2,460 | 1969/74   | (p) |
| 4700-4750 Creek Road            |     | Blue Ash, OH         | 1,109 | 7,105  | 8,214  | 1,662 | 1960      | (p) |
| 12072 Best Place                |     | Springboro, OH       | 443   | 3,394  | 3,837  | 677   | 1984      | (p) |
| 901 Pleasant Valley Drive       |     | Springboro, OH       | 316   | 2,010  | 2,326  | 377   | 1984/94   | (p) |
| 4440 Mulhauser Road             |     | Cincinnati, OH       | 655   | 5,819  | 6,474  | 853   | 1999      | (p) |
| 4434 Mulhauser Road             |     | Cincinnati, OH       | 463   | 4,515  | 4,978  | 555   | 1999      | (p) |
| 9449 Glades Drive               |     | Hamilton, OH         | 2     | 4,811  | 4,813  | 570   | 1999      | (p) |
| 420 Wards Corner Road           | (t) | Loveland, OH         | 603   | 1,823  | 2,426  | 62    | 1985      | (p) |
| 422 Wards Corner Road           | (t) | Loveland, OH         | 603   | 2,358  | 2,962  | 89    | 1985      | (p) |
| 10901 Kenwood                   | (t) | Blue Ash, OH         | 750   | 1,600  | 2,350  | 14    | 1960      | (p) |
| COLUMBUS                        |     |                      |       |        |        |       |           |     |
| 3800 Lockbourne Industrial Pkwy | (s) | Columbus, OH         | 1,045 | 6,636  | 7,681  | 1,697 | 1986      | (p) |

| BUILDING ADDRESS        | LOCATION<br>(CITY/STATE) | (a)<br>ENCUMBRANCES | (b)<br>INITIAL COST |           | CAPITALIZED<br>SUBSEQUENT TO<br>ACQUISITION OR<br>COMPLETION<br>AND VALUATION<br>PROVISION |
|-------------------------|--------------------------|---------------------|---------------------|-----------|--------------------------------------------------------------------------------------------|
|                         |                          |                     | LAND                | BUILDINGS |                                                                                            |
| 1819 North Walcutt Road | (s) Columbus, OH         |                     | 810                 | 4,590     | (566)                                                                                      |
| 4300 Cemetery Road      | (s) Hillard, OH          |                     | 1,103               | 6,248     | (1,794)                                                                                    |
| 4115 Leap Road          | (j) Hillard, OH          |                     | 758                 | 4,297     | 476                                                                                        |
| 3300 Lockbourne         | Columbus, OH             |                     | 708                 | 3,920     | 1,107                                                                                      |

DALLAS/FORT WORTH

|                                |                    |  |       |        |       |
|--------------------------------|--------------------|--|-------|--------|-------|
| 1275-1281 Roundtable Drive     | Dallas, TX         |  | 148   | 839    | 28    |
| 2406-2416 Walnut Ridge         | Dallas, TX         |  | 178   | 1,006  | 286   |
| 12750 Perimeter Drive          | Dallas, TX         |  | 638   | 3,618  | 245   |
| 1324-1343 Roundtable Drive     | Dallas, TX         |  | 178   | 1,006  | 293   |
| 2401-2419 Walnut Ridge         | Dallas, TX         |  | 148   | 839    | 114   |
| 4248-4252 Simonton             | Farmers Ranch, TX  |  | 888   | 5,032  | 435   |
| 900-906 Great Southwest Pkwy   | Arlington, TX      |  | 237   | 1,342  | 428   |
| 2179 Shiloh Road               | Garland, TX        |  | 251   | 1,424  | 127   |
| 2159 Shiloh Road               | Garland, TX        |  | 108   | 610    | 55    |
| 2701 Shiloh Road               | Garland, TX        |  | 818   | 4,636  | 1,228 |
| 12784 Perimeter Drive          | (k) Dallas, TX     |  | 350   | 1,986  | 576   |
| 3000 West Commerce             | Dallas, TX         |  | 456   | 2,584  | 530   |
| 3030 Hansboro                  | Dallas, TX         |  | 266   | 1,510  | 476   |
| 5222 Cockrell Hill             | Dallas, TX         |  | 296   | 1,677  | 389   |
| 405-407 113th                  | Arlington, TX      |  | 181   | 1,026  | 180   |
| 816 111th Street               | Arlington, TX      |  | 251   | 1,421  | 62    |
| 7341 Dogwood Park              | Richland Hills, TX |  | 79    | 435    | 56    |
| 7427 Dogwood Park              | Richland Hills, TX |  | 96    | 532    | 73    |
| 7348-54 Tower Street           | Richland Hills, TX |  | 88    | 489    | 66    |
| 7370 Dogwood Park              | Richland Hills, TX |  | 91    | 503    | 106   |
| 7339-41 Tower Street           | Richland Hills, TX |  | 98    | 541    | 69    |
| 7437-45 Tower Street           | Richland Hills, TX |  | 102   | 563    | 77    |
| 7331-59 Airport Freeway        | Richland Hills, TX |  | 354   | 1,958  | 351   |
| 7338-60 Dogwood Park           | Richland Hills, TX |  | 106   | 587    | 110   |
| 7450-70 Dogwood Park           | Richland Hills, TX |  | 106   | 584    | 168   |
| 7423-49 Airport Freeway        | Richland Hills, TX |  | 293   | 1,621  | 514   |
| 7400 Whitehall Street          | Richland Hills, TX |  | 109   | 603    | 114   |
| 1602-1654 Terre Colony         | Dallas, TX         |  | 458   | 2,596  | 168   |
| 3330 Duncanville Road          | Dallas, TX         |  | 197   | 1,114  | 28    |
| 6851-6909 Snowden Road         | Fort Worth, TX     |  | 1,025 | 5,810  | 330   |
| 2351-2355 Merritt Drive        | Garland, TX        |  | 101   | 574    | 66    |
| 10575 Vista Park               | Dallas, TX         |  | 366   | 2,074  | 32    |
| 701-735 North Plano Road       | Richardson, TX     |  | 696   | 3,944  | 110   |
| 2259 Merritt Drive             | Garland, TX        |  | 96    | 544    | 43    |
| 2260 Merritt Drive             | Garland, TX        |  | 319   | 1,806  | 42    |
| 2220 Merritt Drive             | Garland, TX        |  | 352   | 1,993  | 255   |
| 2010 Merritt Drive             | Garland, TX        |  | 350   | 1,981  | 159   |
| 2363 Merritt Drive             | Garland, TX        |  | 73    | 412    | 7     |
| 2447 Merritt Drive             | Garland, TX        |  | 70    | 395    | 7     |
| 2465-2475 Merritt Drive        | Garland, TX        |  | 91    | 514    | 9     |
| 2485-2505 Merritt Drive        | Garland, TX        |  | 431   | 2,440  | 87    |
| 17919 Waterview Parkway        | Dallas, TX         |  | 833   | 4,718  | 94    |
| 2081 Hutton Drive - Bldg 1     | (k) Carrollton, TX |  | 448   | 2,540  | 416   |
| 2150 Hutton Drive              | Carrollton, TX     |  | 192   | 1,089  | 244   |
| 2110 Hutton Drive              | Carrollton, TX     |  | 374   | 2,117  | 188   |
| 2025 McKenzie Drive            | Carrollton, TX     |  | 437   | 2,478  | 417   |
| 2019 McKenzie Drive            | Carrollton, TX     |  | 502   | 2,843  | 200   |
| 1420 Valwood Parkway - Bldg 1  | (j) Carrollton, TX |  | 460   | 2,608  | 509   |
| 1620 Valwood Parkway           | (k) Carrollton, TX |  | 1,089 | 6,173  | 1,093 |
| 1505 Luna Road - Bldg II       | Carrollton, TX     |  | 167   | 948    | 55    |
| 1625 West Crosby Road          | Carrollton, TX     |  | 617   | 3,498  | 764   |
| 2029-2035 McKenzie Drive       | Carrollton, TX     |  | 330   | 1,870  | 990   |
| 1840 Hutton Drive              | (j) Carrollton, TX |  | 811   | 4,597  | 542   |
| 1420 Valwood Pkwy - Bldg II    | Carrollton, TX     |  | 373   | 2,116  | 327   |
| 2015 McKenzie Drive            | Carrollton, TX     |  | 510   | 2,891  | 344   |
| 2105 McDaniel Drive            | Carrollton, TX     |  | 502   | 2,844  | 727   |
| 2009 McKenzie Drive            | Carrollton, TX     |  | 476   | 2,699  | 344   |
| 1505 Luna Road - Bldg I        | Carrollton, TX     |  | 521   | 2,953  | 105   |
| 900-1100 Avenue S              | Grand Prairie, TX  |  | 623   | 3,528  | 321   |
| 15001 Trinity Blvd             | Ft. Worth, TX      |  | 529   | 2,998  | 36    |
| Plano Crossing                 | (l) Plano, TX      |  | 1,961 | 11,112 | 132   |
| 7413A-C Dogwood Park           | Richland Hills, TX |  | 110   | 623    | 105   |
| 7450 Tower Street              | Richland Hills, TX |  | 36    | 204    | 5     |
| 7436 Tower Street              | Richland Hills, TX |  | 57    | 324    | 18    |
| 7501 Airport Freeway           | Richland Hills, TX |  | 113   | 638    | 14    |
| 7426 Tower Street              | Richland Hills, TX |  | 76    | 429    | 7     |
| 7427-7429 Tower Street         | Richland Hills, TX |  | 75    | 427    | 14    |
| 2840-2842 Handley Ederville Rd | Richland Hills, TX |  | 112   | 635    | 14    |
| 7451-7477 Airport Freeway      | Richland Hills, TX |  | 256   | 1,453  | 98    |

GROSS AMOUNT CARRIED  
AT CLOSE OF PERIOD 12/31/03

| BUILDING ADDRESS        | LOCATION<br>(CITY/STATE) | BUILDING AND IMPROVEMENTS |       |       | ACCUMULATED<br>DEPRECIATION<br>12/31/03 | YEAR BUILT/<br>RENOVATED | DEPRECIABLE<br>LIVES(YEARS) |
|-------------------------|--------------------------|---------------------------|-------|-------|-----------------------------------------|--------------------------|-----------------------------|
|                         |                          | LAND                      |       | TOTAL |                                         |                          |                             |
| 1819 North Walcutt Road | (s) Columbus, OH         | 637                       | 4,197 | 4,834 | 842                                     | 1973                     | (p)                         |
| 4300 Cemetery Road      | (s) Hillard, OH          | 764                       | 4,792 | 5,556 | 892                                     | 1968/83                  | (p)                         |

|                                |     |                    |       |        |        |     |           |     |
|--------------------------------|-----|--------------------|-------|--------|--------|-----|-----------|-----|
| 4115 Leap Road                 | (j) | Hillard, OH        | 756   | 4,774  | 5,531  | 646 | 1977      | (p) |
| 3300 Lockbourne                |     | Columbus, OH       | 710   | 5,024  | 5,734  | 722 | 1964      | (p) |
| DALLAS/FORT WORTH              |     |                    |       |        |        |     |           |     |
| 1275-1281 Roundtable Drive     |     | Dallas, TX         | 117   | 897    | 1,015  | 158 | 1966      | (p) |
| 2406-2416 Walnut Ridge         |     | Dallas, TX         | 183   | 1,287  | 1,470  | 191 | 1978      | (p) |
| 12750 Perimeter Drive          |     | Dallas, TX         | 660   | 3,842  | 4,501  | 594 | 1979      | (p) |
| 1324-1343 Roundtable Drive     |     | Dallas, TX         | 184   | 1,293  | 1,477  | 247 | 1972      | (p) |
| 2401-2419 Walnut Ridge         |     | Dallas, TX         | 153   | 948    | 1,101  | 137 | 1978      | (p) |
| 4248-4252 Simonton             |     | Farmers Ranch, TX  | 920   | 5,435  | 6,355  | 874 | 1973      | (p) |
| 900-906 Great Southwest Pkwy   |     | Arlington, TX      | 270   | 1,737  | 2,007  | 238 | 1972      | (p) |
| 2179 Shiloh Road               |     | Garland, TX        | 256   | 1,545  | 1,802  | 241 | 1982      | (p) |
| 2159 Shiloh Road               |     | Garland, TX        | 110   | 663    | 773    | 106 | 1982      | (p) |
| 2701 Shiloh Road               |     | Garland, TX        | 923   | 5,759  | 6,682  | 863 | 1981      | (p) |
| 12784 Perimeter Drive          | (k) | Dallas, TX         | 396   | 2,515  | 2,912  | 389 | 1981      | (p) |
| 3000 West Commerce             |     | Dallas, TX         | 469   | 3,101  | 3,570  | 436 | 1980      | (p) |
| 3030 Hansboro                  |     | Dallas, TX         | 276   | 1,977  | 2,252  | 335 | 1971      | (p) |
| 5222 Cockrell Hill             |     | Dallas, TX         | 306   | 2,056  | 2,363  | 287 | 1973      | (p) |
| 405-407 113th                  |     | Arlington, TX      | 185   | 1,201  | 1,386  | 245 | 1969      | (p) |
| 816 111th Street               |     | Arlington, TX      | 258   | 1,476  | 1,734  | 229 | 1972      | (p) |
| 7341 Dogwood Park              |     | Richland Hills, TX | 84    | 486    | 570    | 61  | 1973      | (p) |
| 7427 Dogwood Park              |     | Richland Hills, TX | 102   | 600    | 702    | 76  | 1973      | (p) |
| 7348-54 Tower Street           |     | Richland Hills, TX | 94    | 549    | 643    | 71  | 1978      | (p) |
| 7370 Dogwood Park              |     | Richland Hills, TX | 96    | 603    | 700    | 79  | 1987      | (p) |
| 7339-41 Tower Street           |     | Richland Hills, TX | 104   | 604    | 708    | 80  | 1980      | (p) |
| 7437-45 Tower Street           |     | Richland Hills, TX | 108   | 633    | 741    | 81  | 1977      | (p) |
| 7331-59 Airport Freeway        |     | Richland Hills, TX | 372   | 2,291  | 2,663  | 363 | 1987      | (p) |
| 7338-60 Dogwood Park           |     | Richland Hills, TX | 112   | 691    | 803    | 109 | 1978      | (p) |
| 7450-70 Dogwood Park           |     | Richland Hills, TX | 112   | 746    | 857    | 128 | 1985      | (p) |
| 7423-49 Airport Freeway        |     | Richland Hills, TX | 308   | 2,120  | 2,428  | 391 | 1985      | (p) |
| 7400 Whitehall Street          |     | Richland Hills, TX | 115   | 711    | 827    | 142 | 1994      | (p) |
| 1602-1654 Terre Colony         |     | Dallas, TX         | 468   | 2,755  | 3,223  | 287 | 1981      | (p) |
| 3330 Duncanville Road          |     | Dallas, TX         | 199   | 1,139  | 1,338  | 92  | 1987      | (p) |
| 6851-6909 Snowden Road         |     | Fort Worth, TX     | 1,038 | 6,127  | 7,165  | 584 | 1985/86   | (p) |
| 2351-2355 Merritt Drive        |     | Garland, TX        | 103   | 639    | 741    | 63  | 1986      | (p) |
| 10575 Vista Park               |     | Dallas, TX         | 371   | 2,102  | 2,472  | 171 | 1988      | (p) |
| 701-735 North Plano Road       |     | Richardson, TX     | 705   | 4,045  | 4,750  | 331 | 1972/94   | (p) |
| 2259 Merritt Drive             |     | Garland, TX        | 97    | 586    | 683    | 78  | 1986      | (p) |
| 2260 Merritt Drive             |     | Garland, TX        | 323   | 1,844  | 2,167  | 149 | 1986/99   | (p) |
| 2220 Merritt Drive             |     | Garland, TX        | 356   | 2,244  | 2,600  | 169 | 1986/2000 | (p) |
| 2010 Merritt Drive             |     | Garland, TX        | 354   | 2,136  | 2,489  | 290 | 1986      | (p) |
| 2363 Merritt Drive             |     | Garland, TX        | 74    | 418    | 492    | 34  | 1986      | (p) |
| 2447 Merritt Drive             |     | Garland, TX        | 71    | 401    | 472    | 33  | 1986      | (p) |
| 2465-2475 Merritt Drive        |     | Garland, TX        | 92    | 522    | 614    | 42  | 1986      | (p) |
| 2485-2505 Merritt Drive        |     | Garland, TX        | 436   | 2,521  | 2,957  | 212 | 1986      | (p) |
| 17919 Waterview Parkway        |     | Dallas, TX         | 843   | 4,801  | 5,644  | 404 | 1987      | (p) |
| 2081 Hutton Drive - Bldg 1     | (k) | Carrollton, TX     | 453   | 2,951  | 3,404  | 271 | 1981      | (p) |
| 2150 Hutton Drive              |     | Carrollton, TX     | 194   | 1,331  | 1,525  | 125 | 1980      | (p) |
| 2110 Hutton Drive              |     | Carrollton, TX     | 377   | 2,301  | 2,678  | 190 | 1985      | (p) |
| 2025 McKenzie Drive            |     | Carrollton, TX     | 442   | 2,890  | 3,332  | 230 | 1985      | (p) |
| 2019 McKenzie Drive            |     | Carrollton, TX     | 507   | 3,039  | 3,545  | 237 | 1985      | (p) |
| 1420 Valwood Parkway - Bldg 1  | (j) | Carrollton, TX     | 466   | 3,111  | 3,577  | 247 | 1986      | (p) |
| 1620 Valwood Parkway           | (k) | Carrollton, TX     | 1,100 | 7,255  | 8,355  | 599 | 1986      | (p) |
| 1505 Luna Road - Bldg II       |     | Carrollton, TX     | 169   | 1,001  | 1,169  | 80  | 1988      | (p) |
| 1625 West Crosby Road          |     | Carrollton, TX     | 631   | 4,248  | 4,879  | 507 | 1988      | (p) |
| 2029-2035 McKenzie Drive       |     | Carrollton, TX     | 306   | 2,884  | 3,190  | 228 | 1985      | (p) |
| 1840 Hutton Drive              | (j) | Carrollton, TX     | 819   | 5,132  | 5,951  | 375 | 1986      | (p) |
| 1420 Valwood Pkwy - Bldg II    |     | Carrollton, TX     | 377   | 2,440  | 2,817  | 185 | 1986      | (p) |
| 2015 McKenzie Drive            |     | Carrollton, TX     | 516   | 3,229  | 3,745  | 258 | 1986      | (p) |
| 2105 McDaniel Drive            |     | Carrollton, TX     | 507   | 3,566  | 4,073  | 242 | 1986      | (p) |
| 2009 McKenzie Drive            |     | Carrollton, TX     | 481   | 3,038  | 3,519  | 237 | 1987      | (p) |
| 1505 Luna Road - Bldg I        |     | Carrollton, TX     | 529   | 3,050  | 3,579  | 214 | 1988      | (p) |
| 900-1100 Avenue S              |     | Grand Prairie, TX  | 629   | 3,842  | 4,471  | 135 | 1985      | (p) |
| 15001 Trinity Blvd             |     | Ft. Worth, TX      | 534   | 3,029  | 3,563  | 101 | 1984      | (p) |
| Plano Crossing                 | (l) | Plano, TX          | 1,981 | 11,224 | 13,204 | 374 | 1998      | (p) |
| 7413A-C Dogwood Park           |     | Richland Hills, TX | 111   | 727    | 838    | 21  | 1990      | (p) |
| 7450 Tower Street              |     | Richland Hills, TX | 36    | 208    | 245    | 7   | 1977      | (p) |
| 7436 Tower Street              |     | Richland Hills, TX | 58    | 342    | 400    | 13  | 1979      | (p) |
| 7501 Airport Freeway           |     | Richland Hills, TX | 115   | 649    | 764    | 20  | 1983      | (p) |
| 7426 Tower Street              |     | Richland Hills, TX | 76    | 435    | 511    | 14  | 1978      | (p) |
| 7427-7429 Tower Street         |     | Richland Hills, TX | 76    | 440    | 516    | 14  | 1981      | (p) |
| 2840-2842 Handley Ederville Rd |     | Richland Hills, TX | 113   | 648    | 762    | 21  | 1977      | (p) |
| 7451-7477 Airport Freeway      |     | Richland Hills, TX | 259   | 1,548  | 1,807  | 63  | 1984      | (p) |

| BUILDING ADDRESS          | LOCATION<br>(CITY/STATE) | (a)<br>ENCUMBRANCES | (b)<br>INITIAL COST |           | CAPITALIZED<br>SUBSEQUENT TO<br>ACQUISITION OR<br>COMPLETION<br>AND VALUATION<br>PROVISION |
|---------------------------|--------------------------|---------------------|---------------------|-----------|--------------------------------------------------------------------------------------------|
|                           |                          |                     | LAND                | BUILDINGS |                                                                                            |
| 7415 Whitehall Street     | Richland Hills, TX       |                     | 372                 | 2,107     | 83                                                                                         |
| 7450 Whitehall Street     | Richland Hills, TX       |                     | 104                 | 591       | 10                                                                                         |
| 7430 Whitehall Street     | Richland Hills, TX       |                     | 143                 | 809       | 15                                                                                         |
| 7420 Whitehall Street     | Richland Hills, TX       |                     | 110                 | 621       | 23                                                                                         |
| 300 Wesley Way            | Richland Hills, TX       |                     | 208                 | 1,181     | 16                                                                                         |
| 2104 Hutton Drive         | Carrollton, TX           |                     | 246                 | 1,393     | 59                                                                                         |
| Addison Tech Ctr - Bldg B | Addison, TX              |                     | 1,647               | 6,400     | 173                                                                                        |
| 7337 Dogwood Park         | Richland Hills, TX       |                     | 80                  | 453       | 13                                                                                         |
| 7334 Tower Street         | Richland Hills, TX       |                     | 69                  | 393       | 12                                                                                         |
| 7451 Dogwood Park         | Richland Hills, TX       |                     | 133                 | 753       | 181                                                                                        |
| 2821 Cullen Street        | Fort Worth, TX           |                     | 71                  | 404       | 5                                                                                          |
| 1905 110th Street         | (t) Grand Prairie, TX    |                     | 700                 | 696       | (171)                                                                                      |

| DAYTON                   |                   |  |     |       |     |
|--------------------------|-------------------|--|-----|-------|-----|
| 6094-6104 Executive Blvd | Huber Heights, OH |  | 181 | 1,025 | 207 |
| 6202-6220 Executive Blvd | Huber Heights, OH |  | 268 | 1,521 | 187 |
| 6268-6294 Executive Blvd | Huber Heights, OH |  | 255 | 1,444 | 285 |
| 5749-5753 Executive Blvd | Huber Heights, OH |  | 50  | 282   | 104 |
| 6230-6266 Executive Blvd | Huber Heights, OH |  | 271 | 1,534 | 548 |
| 2200-2224 Sandridge Road | Morlane, OH       |  | 218 | 1,233 | 147 |
| 8119-8137 Uehling Lane   | Dayton, OH        |  | 103 | 572   | 69  |

| DENVER                         |                |  |       |        |       |
|--------------------------------|----------------|--|-------|--------|-------|
| 7100 North Broadway - 1        | Denver, CO     |  | 201   | 1,141  | 357   |
| 7100 North Broadway - 2        | Denver, CO     |  | 203   | 1,150  | 321   |
| 7100 North Broadway - 3        | Denver, CO     |  | 139   | 787    | 199   |
| 7100 North Broadway - 5        | Denver, CO     |  | 180   | 1,018  | 183   |
| 7100 North Broadway - 6        | Denver, CO     |  | 269   | 1,526  | 397   |
| 20100 East 32nd Avenue Parkway | Aurora, CO     |  | 333   | 1,888  | 564   |
| 5454 Washington                | Denver, CO     |  | 154   | 873    | 244   |
| 700 West 48th Street           | Denver, CO     |  | 302   | 1,711  | 197   |
| 702 West 48th Street           | Denver, CO     |  | 135   | 763    | 190   |
| 6425 North Washington          | Denver, CO     |  | 374   | 2,118  | 315   |
| 3370 North Peoria Street       | Aurora, CO     |  | 163   | 924    | 192   |
| 3390 North Peoria Street       | Aurora, CO     |  | 145   | 822    | 87    |
| 3508-3538 North Peoria Street  | Aurora, CO     |  | 260   | 1,472  | 405   |
| 3568 North Peoria Street       | Aurora, CO     |  | 222   | 1,260  | 256   |
| 4785 Elati                     | Denver, CO     |  | 173   | 981    | 249   |
| 4770 Fox Street                | Denver, CO     |  | 132   | 750    | 60    |
| 1550 W. Evans                  | Denver, CO     |  | 388   | 2,200  | 401   |
| 3751-71 Revere Street          | Denver, CO     |  | 262   | 1,486  | 72    |
| 3871 Revere                    | Denver, CO     |  | 361   | 2,047  | 106   |
| 4570 Ivy Street                | Denver, CO     |  | 219   | 1,239  | 264   |
| 5855 Stapleton Drive North     | Denver, CO     |  | 288   | 1,630  | 218   |
| 5885 Stapleton Drive North     | Denver, CO     |  | 376   | 2,129  | 248   |
| 5977-5995 North Broadway       | Denver, CO     |  | 268   | 1,518  | 96    |
| 2952-5978 North Broadway       | Denver, CO     |  | 414   | 2,346  | 596   |
| 6400 North Broadway            | Denver, CO     |  | 318   | 1,804  | 107   |
| 4721 Ironton Street            | Denver, CO     |  | 232   | 1,313  | 1,532 |
| 7100 North Broadway - 7        | Denver, CO     |  | 215   | 1,221  | 268   |
| 7100 North Broadway - 8        | Denver, CO     |  | 79    | 448    | 206   |
| 6804 East 48th Avenue          | Denver, CO     |  | 253   | 1,435  | 164   |
| 445 Bryant Street              | Denver, CO     |  | 1,831 | 10,219 | 1,579 |
| East 47th Drive - A            | Denver, CO     |  | 474   | 2,689  | 154   |
| 9500 West 49th Street - A      | Wheatridge, CO |  | 283   | 1,625  | 16    |
| 9500 West 49th Street - B      | Wheatridge, CO |  | 225   | 1,272  | 31    |
| 9500 West 49th Street - C      | Wheatridge, CO |  | 602   | 3,409  | 96    |
| 9500 West 49th Street - D      | Wheatridge, CO |  | 271   | 1,537  | 232   |
| 8100 South Park Way - A        | Littleton, CO  |  | 442   | 2,507  | 350   |
| 8100 South Park Way - B        | Littleton, CO  |  | 103   | 582    | 281   |
| 8100 South Park Way - C        | Littleton, CO  |  | 568   | 3,219  | 200   |
| 451-591 East 124th Avenue      | Littleton, CO  |  | 383   | 2,145  | 477   |
| 608 Garrison Street            | Lakewood, CO   |  | 265   | 1,501  | 406   |
| 610 Garrison Street            | Lakewood, CO   |  | 264   | 1,494  | 377   |
| 1111 West Evans (A&C)          | Denver, CO     |  | 233   | 1,321  | 126   |
| 1111 West Evans (B)            | Denver, CO     |  | 30    | 169    | 25    |
| 15000 West 6th Avenue          | Golden, CO     |  | 913   | 5,174  | 700   |
| 14998 West 6th Avenue Bldg E   | Golden, CO     |  | 565   | 3,199  | 199   |
| 14998 West 6th Avenue Bldg F   | Englewood, CO  |  | 269   | 1,525  | 216   |
| 12503 East Euclid Drive        | Denver, CO     |  | 1,219 | 6,905  | 627   |
| 6547 South Racine Circle       | Denver, CO     |  | 748   | 4,241  | 303   |
| 7800 East Iliff Avenue         | Denver, CO     |  | 188   | 1,067  | 73    |
| 2369 South Trenton Way         | Denver, CO     |  | 292   | 1,656  | 232   |
| 2422 S. Trenton Way            | Denver, CO     |  | 241   | 1,364  | 198   |

| BUILDING ADDRESS      | LOCATION<br>(CITY/STATE) | GROSS AMOUNT CARRIED<br>AT CLOSE OF PERIOD 12/31/03 |                              |       | DEPRECIATION<br>12/31/03 | YEAR BUILT/<br>RENOVATED | DEPRECIABLE<br>LIVES(YEARS) |
|-----------------------|--------------------------|-----------------------------------------------------|------------------------------|-------|--------------------------|--------------------------|-----------------------------|
|                       |                          | LAND                                                | BUILDING AND<br>IMPROVEMENTS | TOTAL |                          |                          |                             |
| 7415 Whitehall Street | Richland Hills, TX       | 375                                                 | 2,186                        | 2,561 | 76                       | 1986                     | (p)                         |
| 7450 Whitehall Street | Richland Hills, TX       | 105                                                 | 600                          | 705   | 19                       | 1978                     | (p)                         |
| 7430 Whitehall Street | Richland Hills, TX       | 144                                                 | 822                          | 966   | 26                       | 1985                     | (p)                         |

|                                |                       |       |        |        |       |      |     |
|--------------------------------|-----------------------|-------|--------|--------|-------|------|-----|
| 7420 Whitehall Street          | Richland Hills, TX    | 111   | 643    | 754    | 22    | 1985 | (p) |
| 300 Wesley Way                 | Richland Hills, TX    | 211   | 1,196  | 1,406  | 38    | 1995 | (p) |
| 2104 Hutton Drive              | Carrollton, TX        | 249   | 1,449  | 1,698  | 116   | 1990 | (p) |
| Addison Tech Ctr - Bldg B      | Addison, TX           | 1,647 | 6,573  | 8,220  | 245   | 2001 | (p) |
| 7337 Dogwood Park              | Richland Hills, TX    | 81    | 466    | 547    | 15    | 1975 | (p) |
| 7334 Tower Street              | Richland Hills, TX    | 70    | 405    | 475    | 13    | 1975 | (p) |
| 7451 Dogwood Park              | Richland Hills, TX    | 134   | 932    | 1,066  | 52    | 1977 | (p) |
| 2821 Cullen Street             | Fort Worth, TX        | 72    | 409    | 481    | 13    | 1961 | (p) |
| 1905 110th Street              | (t) Grand Prairie, TX | 705   | 520    | 1,225  | 35    | 1974 | (p) |
| DAYTON                         |                       |       |        |        |       |      |     |
| 6094-6104 Executive Blvd       | Huber Heights, OH     | 184   | 1,230  | 1,413  | 284   | 1975 | (p) |
| 6202-6220 Executive Blvd       | Huber Heights, OH     | 275   | 1,701  | 1,976  | 325   | 1996 | (p) |
| 6268-6294 Executive Blvd       | Huber Heights, OH     | 262   | 1,722  | 1,983  | 370   | 1989 | (p) |
| 5749-5753 Executive Blvd       | Huber Heights, OH     | 53    | 383    | 436    | 101   | 1975 | (p) |
| 6230-6266 Executive Blvd       | Huber Heights, OH     | 280   | 2,072  | 2,353  | 539   | 1979 | (p) |
| 2200-2224 Sandridge Road       | Morlane, OH           | 223   | 1,373  | 1,597  | 241   | 1983 | (p) |
| 8119-8137 Uehling Lane         | Dayton, OH            | 103   | 641    | 744    | 86    | 1978 | (p) |
| DENVER                         |                       |       |        |        |       |      |     |
| 7100 North Broadway - 1        | Denver, CO            | 215   | 1,484  | 1,700  | 300   | 1978 | (p) |
| 7100 North Broadway - 2        | Denver, CO            | 204   | 1,470  | 1,673  | 333   | 1978 | (p) |
| 7100 North Broadway - 3        | Denver, CO            | 140   | 985    | 1,125  | 202   | 1978 | (p) |
| 7100 North Broadway - 5        | Denver, CO            | 178   | 1,203  | 1,381  | 297   | 1978 | (p) |
| 7100 North Broadway - 6        | Denver, CO            | 271   | 1,921  | 2,192  | 388   | 1978 | (p) |
| 20100 East 32nd Avenue Parkway | Aurora, CO            | 314   | 2,470  | 2,785  | 666   | 1997 | (p) |
| 5454 Washington                | Denver, CO            | 156   | 1,115  | 1,271  | 208   | 1985 | (p) |
| 700 West 48th Street           | Denver, CO            | 307   | 1,903  | 2,210  | 348   | 1984 | (p) |
| 702 West 48th Street           | Denver, CO            | 139   | 948    | 1,087  | 191   | 1984 | (p) |
| 6425 North Washington          | Denver, CO            | 385   | 2,421  | 2,806  | 426   | 1983 | (p) |
| 3370 North Peoria Street       | Aurora, CO            | 163   | 1,116  | 1,279  | 303   | 1978 | (p) |
| 3390 North Peoria Street       | Aurora, CO            | 147   | 908    | 1,054  | 158   | 1978 | (p) |
| 3508-3538 North Peoria Street  | Aurora, CO            | 264   | 1,874  | 2,137  | 300   | 1978 | (p) |
| 3568 North Peoria Street       | Aurora, CO            | 225   | 1,514  | 1,738  | 289   | 1978 | (p) |
| 4785 Elati                     | Denver, CO            | 175   | 1,228  | 1,403  | 246   | 1972 | (p) |
| 4770 Fox Street                | Denver, CO            | 134   | 808    | 942    | 146   | 1972 | (p) |
| 1550 W. Evans                  | Denver, CO            | 385   | 2,603  | 2,988  | 409   | 1975 | (p) |
| 3751-71 Revere Street          | Denver, CO            | 267   | 1,554  | 1,821  | 265   | 1980 | (p) |
| 3871 Revere                    | Denver, CO            | 368   | 2,146  | 2,514  | 329   | 1980 | (p) |
| 4570 Ivy Street                | Denver, CO            | 220   | 1,501  | 1,721  | 326   | 1985 | (p) |
| 5855 Stapleton Drive North     | Denver, CO            | 290   | 1,846  | 2,136  | 302   | 1985 | (p) |
| 5885 Stapleton Drive North     | Denver, CO            | 380   | 2,372  | 2,753  | 395   | 1985 | (p) |
| 5977-5995 North Broadway       | Denver, CO            | 271   | 1,611  | 1,882  | 266   | 1978 | (p) |
| 2952-5978 North Broadway       | Denver, CO            | 422   | 2,935  | 3,357  | 510   | 1978 | (p) |
| 6400 North Broadway            | Denver, CO            | 325   | 1,905  | 2,230  | 303   | 1982 | (p) |
| 4721 Ironton Street            | Denver, CO            | 236   | 2,840  | 3,076  | 489   | 1969 | (p) |
| 7100 North Broadway - 7        | Denver, CO            | 217   | 1,487  | 1,704  | 309   | 1985 | (p) |
| 7100 North Broadway - 8        | Denver, CO            | 80    | 653    | 733    | 174   | 1985 | (p) |
| 6804 East 48th Avenue          | Denver, CO            | 256   | 1,597  | 1,853  | 248   | 1973 | (p) |
| 445 Bryant Street              | Denver, CO            | 1,829 | 11,800 | 13,629 | 1,855 | 1960 | (p) |
| East 47th Drive - A            | Denver, CO            | 441   | 2,876  | 3,317  | 642   | 1997 | (p) |
| 9500 West 49th Street - A      | Wheatridge, CO        | 286   | 1,638  | 1,924  | 292   | 1997 | (p) |
| 9500 West 49th Street - B      | Wheatridge, CO        | 226   | 1,302  | 1,528  | 208   | 1997 | (p) |
| 9500 West 49th Street - C      | Wheatridge, CO        | 600   | 3,507  | 4,107  | 571   | 1997 | (p) |
| 9500 West 49th Street - D      | Wheatridge, CO        | 246   | 1,794  | 2,040  | 458   | 1997 | (p) |
| 8100 South Park Way - A        | Littleton, CO         | 423   | 2,876  | 3,298  | 748   | 1997 | (p) |
| 8100 South Park Way - B        | Littleton, CO         | 104   | 862    | 966    | 239   | 1984 | (p) |
| 8100 South Park Way - C        | Littleton, CO         | 575   | 3,412  | 3,987  | 523   | 1984 | (p) |
| 451-591 East 124th Avenue      | Littleton, CO         | 383   | 2,622  | 3,005  | 381   | 1979 | (p) |
| 608 Garrison Street            | Lakewood, CO          | 267   | 1,905  | 2,172  | 302   | 1984 | (p) |
| 610 Garrison Street            | Lakewood, CO          | 266   | 1,869  | 2,135  | 318   | 1984 | (p) |
| 1111 West Evans (A&C)          | Denver, CO            | 236   | 1,444  | 1,679  | 223   | 1986 | (p) |
| 1111 West Evans (B)            | Denver, CO            | 30    | 194    | 224    | 31    | 1986 | (p) |
| 15000 West 6th Avenue          | Golden, CO            | 916   | 5,872  | 6,788  | 1,034 | 1985 | (p) |
| 14998 West 6th Avenue Bldg E   | Golden, CO            | 568   | 3,395  | 3,963  | 576   | 1995 | (p) |
| 14998 West 6th Avenue Bldg F   | Englewood, CO         | 271   | 1,740  | 2,010  | 378   | 1995 | (p) |
| 12503 East Euclid Drive        | Denver, CO            | 1,208 | 7,543  | 8,751  | 1,418 | 1986 | (p) |
| 6547 South Racine Circle       | Denver, CO            | 739   | 4,554  | 5,293  | 961   | 1996 | (p) |
| 7800 East Iliff Avenue         | Denver, CO            | 190   | 1,138  | 1,328  | 187   | 1983 | (p) |
| 2369 South Trenton Way         | Denver, CO            | 294   | 1,886  | 2,180  | 355   | 1983 | (p) |
| 2422 S. Trenton Way            | Denver, CO            | 243   | 1,560  | 1,803  | 245   | 1983 | (p) |



| BUILDING ADDRESS             | LOCATION<br>(CITY/STATE) | (a)<br>ENCUMBRANCES | (b)<br>INITIAL COST |           | CAPITALIZED<br>SUBSEQUENT TO<br>ACQUISITION OR<br>COMPLETION<br>AND VALUATION<br>PROVISION |
|------------------------------|--------------------------|---------------------|---------------------|-----------|--------------------------------------------------------------------------------------------|
|                              |                          |                     | LAND                | BUILDINGS |                                                                                            |
| 2452 South Trenton Way       | Denver, CO               |                     | 421                 | 2,386     | 128                                                                                        |
| 1600 South Abilene           | Aurora, CO               |                     | 465                 | 2,633     | 80                                                                                         |
| 1620 South Abilene           | Aurora, CO               |                     | 268                 | 1,520     | 122                                                                                        |
| 1640 South Abilene           | Aurora, CO               |                     | 368                 | 2,085     | 142                                                                                        |
| 13900 East Florida Ave       | Aurora, CO               |                     | 189                 | 1,071     | 64                                                                                         |
| 14401-14492 East 33rd Place  | Aurora, CO               |                     | 445                 | 2,519     | 176                                                                                        |
| 11701 East 53rd Avenue       | Denver, CO               |                     | 416                 | 2,355     | 66                                                                                         |
| 5401 Oswego Street           | Denver, CO               |                     | 273                 | 1,547     | 349                                                                                        |
| 3811 Joliet                  | Denver, CO               |                     | 735                 | 4,166     | 174                                                                                        |
| 2630 West 2nd Avenue         | Denver, CO               |                     | 51                  | 286       | 5                                                                                          |
| 2650 West 2nd Avenue         | Denver, CO               |                     | 221                 | 1,252     | 59                                                                                         |
| 14818 West 6th Avenue Bldg A | Golden, CO               |                     | 494                 | 2,799     | 312                                                                                        |
| 14828 West 6th Avenue Bldg B | Golden, CO               |                     | 519                 | 2,942     | 579                                                                                        |
| 12055 E 49th Ave/4955 Peoria | Denver, CO               |                     | 298                 | 1,688     | 352                                                                                        |
| 4940-4950 Paris              | Denver, CO               |                     | 152                 | 861       | 123                                                                                        |
| 4970 Paris                   | Denver, CO               |                     | 95                  | 537       | 42                                                                                         |
| 5010 Paris                   | Denver, CO               |                     | 89                  | 505       | 224                                                                                        |
| 7367 South Revere Parkway    | Englewood, CO            |                     | 926                 | 5,124     | 191                                                                                        |
| 10311 W. Hampden Ave.        | Lakewood, CO             |                     | 577                 | 2,984     | 359                                                                                        |
| 8200 East Park Meadows Drive | (j) Lone Tree, CO        |                     | 1,297               | 7,348     | 637                                                                                        |
| 3250 Quentin                 | (j) Aurora, CO           |                     | 1,220               | 6,911     | 409                                                                                        |
| 11585 E. 53rd Ave.           | (j) Denver, CO           |                     | 1,770               | 10,030    | 305                                                                                        |
| 10500 East 54th Ave.         | (k) Denver, CO           |                     | 1,253               | 7,098     | 411                                                                                        |
| 8820 W. 116th Street         | (t) Broomfield, CO       |                     | 338                 | 1,918     | 11                                                                                         |
| 8835 W. 116th Street         | (t) Broomfield, CO       |                     | 1,151               | 6,523     | 8                                                                                          |

|                    |                    |  |     |       |     |
|--------------------|--------------------|--|-----|-------|-----|
| DES MOINES         |                    |  |     |       |     |
| 2250 Delaware Ave. | (s) Des Moines, IA |  | 291 | 1,609 | 346 |

|                       |                       |  |     |       |       |
|-----------------------|-----------------------|--|-----|-------|-------|
| DETROIT               |                       |  |     |       |       |
| 1731 Thorncroft       | Troy, MI              |  | 331 | 1,904 | 32    |
| 1653 E. Maple         | Troy, MI              |  | 192 | 1,104 | 102   |
| 47461 Clipper         | Plymouth Township, MI |  | 122 | 723   | 111   |
| 47522 Galleon         | Plymouth Township, MI |  | 85  | 496   | 11    |
| 238 Executive Drive   | Troy, MI              |  | 52  | 173   | 562   |
| 256 Executive Drive   | Troy, MI              |  | 44  | 146   | 442   |
| 301 Executive Drive   | Troy, MI              |  | 71  | 293   | 614   |
| 449 Executive Drive   | Troy, MI              |  | 125 | 425   | 1,037 |
| 501 Executive Drive   | Troy, MI              |  | 71  | 236   | 644   |
| 451 Robbins Drive     | Troy, MI              |  | 96  | 448   | 1,001 |
| 1035 Crooks Road      | Troy, MI              |  | 114 | 414   | 626   |
| 1095 Crooks Road      | Troy, MI              |  | 331 | 1,017 | 1,033 |
| 1416 Meijer Drive     | Troy, MI              |  | 94  | 394   | 390   |
| 1624 Meijer Drive     | Troy, MI              |  | 236 | 1,406 | 995   |
| 1972 Meijer Drive     | Troy, MI              |  | 315 | 1,301 | 721   |
| 1621 Northwood Drive  | Troy, MI              |  | 85  | 351   | 1,039 |
| 1707 Northwood Drive  | Troy, MI              |  | 95  | 262   | 1,183 |
| 1788 Northwood Drive  | Troy, MI              |  | 50  | 196   | 574   |
| 1821 Northwood Drive  | Troy, MI              |  | 132 | 523   | 743   |
| 1826 Northwood Drive  | Troy, MI              |  | 55  | 208   | 394   |
| 1864 Northwood Drive  | Troy, MI              |  | 57  | 190   | 470   |
| 2277 Elliott Avenue   | Troy, MI              |  | 48  | 188   | 531   |
| 2451 Elliott Avenue   | Troy, MI              |  | 78  | 319   | 838   |
| 2730 Research Drive   | Rochester Hills, MI   |  | 915 | 4,215 | 747   |
| 2791 Research Drive   | Rochester Hills, MI   |  | 557 | 2,731 | 443   |
| 2871 Research Drive   | Rochester Hills, MI   |  | 324 | 1,487 | 378   |
| 2911 Research Drive   | Rochester Hills, MI   |  | 505 | 2,136 | 398   |
| 3011 Research Drive   | Rochester Hills, MI   |  | 457 | 2,104 | 349   |
| 2870 Technology Drive | Rochester Hills, MI   |  | 275 | 1,262 | 237   |
| 2900 Technology Drive | Rochester Hills, MI   |  | 214 | 977   | 492   |
| 2920 Technology Drive | Rochester Hills, MI   |  | 159 | 671   | 144   |
| 2930 Technology Drive | Rochester Hills, MI   |  | 131 | 594   | 441   |
| 2950 Technology Drive | Rochester Hills, MI   |  | 178 | 819   | 303   |
| 23014 Commerce Drive  | Farmington Hills, MI  |  | 39  | 203   | 211   |
| 23028 Commerce Drive  | Farmington Hills, MI  |  | 98  | 507   | 439   |
| 23035 Commerce Drive  | Farmington Hills, MI  |  | 71  | 355   | 215   |
| 23042 Commerce Drive  | Farmington Hills, MI  |  | 67  | 277   | 331   |
| 23065 Commerce Drive  | Farmington Hills, MI  |  | 71  | 408   | 217   |
| 23070 Commerce Drive  | Farmington Hills, MI  |  | 112 | 442   | 690   |
| 23079 Commerce Drive  | Farmington Hills, MI  |  | 68  | 301   | 237   |
| 23093 Commerce Drive  | Farmington Hills, MI  |  | 211 | 1,024 | 788   |
| 23135 Commerce Drive  | Farmington Hills, MI  |  | 146 | 701   | 283   |
| 23163 Commerce Drive  | Farmington Hills, MI  |  | 111 | 513   | 319   |
| 23177 Commerce Drive  | Farmington Hills, MI  |  | 175 | 1,007 | 747   |

| BUILDING ADDRESS       | LOCATION<br>(CITY/STATE) | GROSS AMOUNT CARRIED<br>AT CLOSE OF PERIOD 12/31/03 |                              |       | DEPRECIATION<br>12/31/03 | YEAR BUILT/<br>RENOVATED | DEPRECIABLE<br>LIVES(YEARS) |
|------------------------|--------------------------|-----------------------------------------------------|------------------------------|-------|--------------------------|--------------------------|-----------------------------|
|                        |                          | LAND                                                | BUILDING AND<br>IMPROVEMENTS | TOTAL |                          |                          |                             |
| 2452 South Trenton Way | Denver, CO               | 426                                                 | 2,509                        | 2,935 | 414                      | 1983                     | (p)                         |
| 1600 South Abilene     | Aurora, CO               | 467                                                 | 2,711                        | 3,178 | 430                      | 1986                     | (p)                         |
| 1620 South Abilene     | Aurora, CO               | 270                                                 | 1,640                        | 1,911 | 303                      | 1986                     | (p)                         |

|                              |                    |       |        |        |     |           |     |
|------------------------------|--------------------|-------|--------|--------|-----|-----------|-----|
| 1640 South Abilene           | Aurora, CO         | 382   | 2,213  | 2,595  | 358 | 1986      | (p) |
| 13900 East Florida Ave       | Aurora, CO         | 190   | 1,134  | 1,324  | 193 | 1986      | (p) |
| 14401-14492 East 33rd Place  | Aurora, CO         | 440   | 2,699  | 3,139  | 471 | 1979      | (p) |
| 11701 East 53rd Avenue       | Denver, CO         | 422   | 2,414  | 2,836  | 381 | 1985      | (p) |
| 5401 Oswego Street           | Denver, CO         | 278   | 1,891  | 2,169  | 330 | 1985      | (p) |
| 3811 Joliet                  | Denver, CO         | 752   | 4,324  | 5,076  | 535 | 1977      | (p) |
| 2630 West 2nd Avenue         | Denver, CO         | 51    | 291    | 342    | 46  | 1970      | (p) |
| 2650 West 2nd Avenue         | Denver, CO         | 223   | 1,310  | 1,532  | 221 | 1970      | (p) |
| 14818 West 6th Avenue Bldg A | Golden, CO         | 468   | 3,136  | 3,605  | 618 | 1985      | (p) |
| 14828 West 6th Avenue Bldg B | Golden, CO         | 503   | 3,536  | 4,039  | 672 | 1985      | (p) |
| 12055 E 49th Ave/4955 Peoria | Denver, CO         | 305   | 2,033  | 2,338  | 410 | 1984      | (p) |
| 4940-4950 Paris              | Denver, CO         | 156   | 981    | 1,136  | 144 | 1984      | (p) |
| 4970 Paris                   | Denver, CO         | 97    | 576    | 673    | 96  | 1984      | (p) |
| 5010 Paris                   | Denver, CO         | 91    | 727    | 818    | 93  | 1984      | (p) |
| 7367 South Revere Parkway    | Englewood, CO      | 934   | 5,307  | 6,241  | 828 | 1997      | (p) |
| 10311 W. Hampden Ave.        | Lakewood, CO       | 578   | 3,342  | 3,920  | 491 | 1999      | (p) |
| 8200 East Park Meadows Drive | (j) Lone Tree, CO  | 1,304 | 7,978  | 9,282  | 670 | 1984      | (p) |
| 3250 Quentin                 | (j) Aurora, CO     | 1,230 | 7,309  | 8,539  | 595 | 1984/2000 | (p) |
| 11585 E. 53rd Ave.           | (j) Denver, CO     | 1,780 | 10,325 | 12,105 | 595 | 1984      | (p) |
| 10500 East 54th Ave.         | (k) Denver, CO     | 1,260 | 7,501  | 8,761  | 435 | 1986      | (p) |
| 8820 W. 116th Street         | (t) Broomfield, CO | 338   | 1,928  | 2,266  | -   | 2001      | (p) |
| 8835 W. 116th Street         | (t) Broomfield, CO | 1,152 | 6,530  | 7,682  | -   | 2002      | (p) |

|                    |                    |     |       |       |     |      |     |
|--------------------|--------------------|-----|-------|-------|-----|------|-----|
| DES MOINES         |                    |     |       |       |     |      |     |
| 2250 Delaware Ave. | (s) Des Moines, IA | 277 | 1,970 | 2,246 | 364 | 1975 | (p) |

|                       |                       |     |       |       |       |      |     |
|-----------------------|-----------------------|-----|-------|-------|-------|------|-----|
| DETROIT               |                       |     |       |       |       |      |     |
| 1731 Thorncroft       | Troy, MI              | 331 | 1,936 | 2,267 | 462   | 1969 | (p) |
| 1653 E. Maple         | Troy, MI              | 192 | 1,206 | 1,398 | 353   | 1990 | (p) |
| 47461 Clipper         | Plymouth Township, MI | 122 | 834   | 955   | 275   | 1992 | (p) |
| 47522 Galleon         | Plymouth Township, MI | 85  | 507   | 592   | 119   | 1990 | (p) |
| 238 Executive Drive   | Troy, MI              | 100 | 687   | 787   | 466   | 1973 | (p) |
| 256 Executive Drive   | Troy, MI              | 85  | 547   | 632   | 386   | 1974 | (p) |
| 301 Executive Drive   | Troy, MI              | 133 | 845   | 978   | 625   | 1974 | (p) |
| 449 Executive Drive   | Troy, MI              | 218 | 1,369 | 1,587 | 876   | 1975 | (p) |
| 501 Executive Drive   | Troy, MI              | 129 | 822   | 951   | 425   | 1984 | (p) |
| 451 Robbins Drive     | Troy, MI              | 192 | 1,353 | 1,545 | 917   | 1975 | (p) |
| 1035 Crooks Road      | Troy, MI              | 143 | 1,011 | 1,154 | 596   | 1980 | (p) |
| 1095 Crooks Road      | Troy, MI              | 360 | 2,021 | 2,381 | 1,062 | 1986 | (p) |
| 1416 Meijer Drive     | Troy, MI              | 121 | 758   | 878   | 474   | 1980 | (p) |
| 1624 Meijer Drive     | Troy, MI              | 373 | 2,264 | 2,637 | 1,255 | 1984 | (p) |
| 1972 Meijer Drive     | Troy, MI              | 372 | 1,965 | 2,337 | 1,034 | 1985 | (p) |
| 1621 Northwood Drive  | Troy, MI              | 215 | 1,261 | 1,475 | 968   | 1977 | (p) |
| 1707 Northwood Drive  | Troy, MI              | 239 | 1,301 | 1,540 | 748   | 1983 | (p) |
| 1788 Northwood Drive  | Troy, MI              | 103 | 717   | 820   | 462   | 1977 | (p) |
| 1821 Northwood Drive  | Troy, MI              | 220 | 1,178 | 1,398 | 865   | 1977 | (p) |
| 1826 Northwood Drive  | Troy, MI              | 103 | 555   | 657   | 406   | 1977 | (p) |
| 1864 Northwood Drive  | Troy, MI              | 107 | 610   | 717   | 454   | 1977 | (p) |
| 2277 Elliott Avenue   | Troy, MI              | 104 | 663   | 767   | 432   | 1975 | (p) |
| 2451 Elliott Avenue   | Troy, MI              | 164 | 1,072 | 1,235 | 790   | 1974 | (p) |
| 2730 Research Drive   | Rochester Hills, MI   | 903 | 4,974 | 5,877 | 2,601 | 1988 | (p) |
| 2791 Research Drive   | Rochester Hills, MI   | 560 | 3,171 | 3,731 | 1,450 | 1991 | (p) |
| 2871 Research Drive   | Rochester Hills, MI   | 327 | 1,862 | 2,189 | 848   | 1991 | (p) |
| 2911 Research Drive   | Rochester Hills, MI   | 504 | 2,535 | 3,039 | 1,220 | 1992 | (p) |
| 3011 Research Drive   | Rochester Hills, MI   | 457 | 2,453 | 2,910 | 1,260 | 1988 | (p) |
| 2870 Technology Drive | Rochester Hills, MI   | 279 | 1,495 | 1,774 | 767   | 1988 | (p) |
| 2900 Technology Drive | Rochester Hills, MI   | 219 | 1,464 | 1,683 | 771   | 1992 | (p) |
| 2920 Technology Drive | Rochester Hills, MI   | 153 | 821   | 974   | 381   | 1992 | (p) |
| 2930 Technology Drive | Rochester Hills, MI   | 138 | 1,027 | 1,166 | 453   | 1991 | (p) |
| 2950 Technology Drive | Rochester Hills, MI   | 185 | 1,115 | 1,300 | 553   | 1991 | (p) |
| 23014 Commerce Drive  | Farmington Hills, MI  | 56  | 397   | 453   | 219   | 1983 | (p) |
| 23028 Commerce Drive  | Farmington Hills, MI  | 125 | 919   | 1,044 | 579   | 1983 | (p) |
| 23035 Commerce Drive  | Farmington Hills, MI  | 93  | 548   | 641   | 299   | 1983 | (p) |
| 23042 Commerce Drive  | Farmington Hills, MI  | 89  | 586   | 675   | 352   | 1983 | (p) |
| 23065 Commerce Drive  | Farmington Hills, MI  | 93  | 603   | 696   | 335   | 1983 | (p) |
| 23070 Commerce Drive  | Farmington Hills, MI  | 125 | 1,119 | 1,244 | 657   | 1983 | (p) |
| 23079 Commerce Drive  | Farmington Hills, MI  | 79  | 526   | 606   | 282   | 1983 | (p) |
| 23093 Commerce Drive  | Farmington Hills, MI  | 295 | 1,728 | 2,023 | 967   | 1983 | (p) |
| 23135 Commerce Drive  | Farmington Hills, MI  | 158 | 972   | 1,130 | 501   | 1986 | (p) |
| 23163 Commerce Drive  | Farmington Hills, MI  | 138 | 804   | 943   | 417   | 1986 | (p) |
| 23177 Commerce Drive  | Farmington Hills, MI  | 254 | 1,675 | 1,929 | 952   | 1986 | (p) |

| BUILDING ADDRESS               | LOCATION<br>(CITY/STATE) | (a)<br>ENCUMBRANCES | (b)<br>INITIAL COST |           | CAPITALIZED<br>SUBSEQUENT TO<br>ACQUISITION OR<br>COMPLETION<br>AND VALUATION |
|--------------------------------|--------------------------|---------------------|---------------------|-----------|-------------------------------------------------------------------------------|
|                                |                          |                     | LAND                | BUILDINGS | PROVISION                                                                     |
| 23206 Commerce Drive           | Farmington Hills, MI     |                     | 125                 | 531       | 626                                                                           |
| 23370 Commerce Drive           | Farmington Hills, MI     |                     | 59                  | 233       | 166                                                                           |
| 1451 East Lincoln Avenue       | Madison Heights, MI      |                     | 299                 | 1,703     | 487                                                                           |
| 4400 Purks Drive               | Auburn Hills, MI         |                     | 602                 | 3,410     | 3,392                                                                         |
| 4177A Varsity Drive            | Ann Arbor, MI            |                     | 90                  | 536       | 95                                                                            |
| 6515 Cobb Drive                | Sterling Heights, MI     |                     | 305                 | 1,753     | 255                                                                           |
| 32450 N Avis Drive             | Madison Heights, MI      |                     | 281                 | 1,590     | 547                                                                           |
| 12050-12300 Hubbard            | (j) Livonia, MI          |                     | 425                 | 2,410     | 690                                                                           |
| 38300 Plymouth Road            | Livonia, MI              |                     | 729                 | -         | 4,802                                                                         |
| 12707 Eckles Road              | Plymouth Township, MI    |                     | 255                 | 1,445     | 110                                                                           |
| 9300-9328 Harrison Rd          | Romulus, MI              |                     | 147                 | 834       | 376                                                                           |
| 9330-9358 Harrison Rd          | Romulus, MI              |                     | 81                  | 456       | 315                                                                           |
| 28420-28448 Highland Rd        | Romulus, MI              |                     | 143                 | 809       | 294                                                                           |
| 28450-28478 Highland Rd        | Romulus, MI              |                     | 81                  | 461       | 391                                                                           |
| 28421-28449 Highland Rd        | Romulus, MI              |                     | 109                 | 617       | 372                                                                           |
| 28451-28479 Highland Rd        | Romulus, MI              |                     | 107                 | 608       | 206                                                                           |
| 28825-28909 Highland Rd        | Romulus, MI              |                     | 70                  | 395       | 275                                                                           |
| 28933-29017 Highland Rd        | Romulus, MI              |                     | 112                 | 634       | 240                                                                           |
| 28824-28908 Highland Rd        | Romulus, MI              |                     | 134                 | 760       | 400                                                                           |
| 28932-29016 Highland Rd        | Romulus, MI              |                     | 123                 | 694       | 278                                                                           |
| 9710-9734 Harrison Rd          | Romulus, MI              |                     | 125                 | 706       | 173                                                                           |
| 9740-9772 Harrison Rd          | Romulus, MI              |                     | 132                 | 749       | 244                                                                           |
| 9840-9868 Harrison Rd          | Romulus, MI              |                     | 144                 | 815       | 201                                                                           |
| 9800-9824 Harrison Rd          | Romulus, MI              |                     | 117                 | 664       | 199                                                                           |
| 29265-29285 Airport Dr         | Romulus, MI              |                     | 140                 | 794       | 293                                                                           |
| 29185-29225 Airport Dr         | Romulus, MI              |                     | 140                 | 792       | 332                                                                           |
| 29149-29165 Airport Dr         | Romulus, MI              |                     | 216                 | 1,225     | 340                                                                           |
| 29101-29115 Airport Dr         | Romulus, MI              |                     | 130                 | 738       | 279                                                                           |
| 29031-29045 Airport Dr         | Romulus, MI              |                     | 124                 | 704       | 162                                                                           |
| 29050-29062 Airport Dr         | Romulus, MI              |                     | 127                 | 718       | 205                                                                           |
| 29120-29134 Airport Dr         | Romulus, MI              |                     | 161                 | 912       | 499                                                                           |
| 29200-29214 Airport Dr         | Romulus, MI              |                     | 170                 | 963       | 348                                                                           |
| 9301-9339 Middlebelt Rd        | Romulus, MI              |                     | 124                 | 703       | 181                                                                           |
| 26980 Trolley Industrial Drive | Taylor, MI               |                     | 450                 | 2,550     | 1,015                                                                         |
| 32975 Capitol Avenue           | Livonia, MI              |                     | 135                 | 748       | 292                                                                           |
| 2725 S. Industrial Highway     | Ann Arbor, MI            |                     | 660                 | 3,654     | 543                                                                           |
| 32920 Capitol Avenue           | Livonia, MI              |                     | 76                  | 422       | 86                                                                            |
| 11862 Brookfield Avenue        | Livonia, MI              |                     | 85                  | 471       | 128                                                                           |
| 11923 Brookfield Avenue        | Livonia, MI              |                     | 120                 | 665       | 459                                                                           |
| 11965 Brookfield Avenue        | Livonia, MI              |                     | 120                 | 665       | 78                                                                            |
| 13405 Stark Road               | Livonia, MI              |                     | 46                  | 254       | 38                                                                            |
| 1170 Chicago Road              | Troy, MI                 |                     | 249                 | 1,380     | 160                                                                           |
| 1200 Chicago Road              | Troy, MI                 |                     | 268                 | 1,483     | 142                                                                           |
| 450 Robbins Drive              | Troy, MI                 |                     | 166                 | 920       | 139                                                                           |
| 1230 Chicago Road              | Troy, MI                 |                     | 271                 | 1,498     | 142                                                                           |
| 12886 Westmore Avenue          | Livonia, MI              |                     | 190                 | 1,050     | 199                                                                           |
| 12898 Westmore Avenue          | Livonia, MI              |                     | 190                 | 1,050     | 213                                                                           |
| 33025 Industrial Road          | Livonia, MI              |                     | 80                  | 442       | 92                                                                            |
| 47711 Clipper Street           | Plymouth Township, MI    |                     | 539                 | 2,983     | 265                                                                           |
| 32975 Industrial Road          | Livonia, MI              |                     | 160                 | 887       | 182                                                                           |
| 32985 Industrial Road          | Livonia, MI              |                     | 137                 | 761       | 127                                                                           |
| 32995 Industrial Road          | Livonia, MI              |                     | 160                 | 887       | 180                                                                           |
| 12874 Westmore Avenue          | Livonia, MI              |                     | 137                 | 761       | 125                                                                           |
| 33067 Industrial Road          | Livonia, MI              |                     | 160                 | 887       | 113                                                                           |
| 1775 Bellingham                | Troy, MI                 |                     | 344                 | 1,902     | 299                                                                           |
| 1785 East Maple                | Troy, MI                 |                     | 92                  | 507       | 84                                                                            |
| 1807 East Maple                | Troy, MI                 |                     | 321                 | 1,775     | 199                                                                           |
| 980 Chicago                    | Troy, MI                 |                     | 206                 | 1,141     | 103                                                                           |
| 1840 Enterprise Drive          | Rochester Hills, MI      |                     | 573                 | 3,170     | 278                                                                           |
| 1885 Enterprise Drive          | Rochester Hills, MI      |                     | 209                 | 1,158     | 110                                                                           |
| 1935-55 Enterprise Drive       | Rochester Hills, MI      |                     | 1,285               | 7,144     | 823                                                                           |
| 5500 Enterprise Court          | Warren, MI               |                     | 675                 | 3,737     | 447                                                                           |
| 750 Chicago Road               | Troy, MI                 |                     | 323                 | 1,790     | 278                                                                           |
| 800 Chicago Road               | Troy, MI                 |                     | 283                 | 1,567     | 498                                                                           |
| 850 Chicago Road               | Troy, MI                 |                     | 183                 | 1,016     | 178                                                                           |
| 2805 S. Industrial Highway     | Ann Arbor, MI            |                     | 318                 | 1,762     | 267                                                                           |
| 6833 Center Drive              | Sterling Heights, MI     |                     | 467                 | 2,583     | 220                                                                           |
| 32201 North Avis Drive         | Madison Heights, MI      |                     | 345                 | 1,911     | 443                                                                           |
| 1100 East Mandoline Road       | Madison Heights, MI      |                     | 888                 | 4,915     | 1,258                                                                         |
| 30081 Stephenson Highway       | Madison Heights, MI      |                     | 271                 | 1,499     | 349                                                                           |
| 1120 John A. Papalas Drive     | (k) Lincoln Park, MI     |                     | 586                 | 3,241     | 596                                                                           |
| 4872 S. Lapeer Road            | Lake Orion Twsp, MI      |                     | 1,342               | 5,441     | 1,989                                                                         |
| 775 James L. Hart Parkway      | Ypsilanti, MI            |                     | 348                 | 1,536     | 864                                                                           |
| 22701 Trolley Industrial       | Taylor, MI               |                     | 795                 | -         | 7,493                                                                         |
| 1400 Allen Drive               | Troy, MI                 |                     | 209                 | 1,154     | 120                                                                           |
| 1408 Allen Drive               | Troy, MI                 |                     | 151                 | 834       | 171                                                                           |

| BUILDING ADDRESS     | LOCATION<br>(CITY/STATE) | GROSS AMOUNT CARRIED<br>AT CLOSE OF PERIOD 12/31/03 |                              |       | DEPRECIATION<br>12/31/03 | YEAR BUILT/<br>RENOVATED | DEPRECIABLE<br>LIVES(YEARS) |
|----------------------|--------------------------|-----------------------------------------------------|------------------------------|-------|--------------------------|--------------------------|-----------------------------|
|                      |                          | LAND                                                | BUILDING AND<br>IMPROVEMENTS | TOTAL |                          |                          |                             |
| 23206 Commerce Drive | Farmington Hills, MI     | 137                                                 | 1,144                        | 1,282 | 749                      | 1985                     | (p)                         |

|                                |                       |       |       |       |       |      |     |
|--------------------------------|-----------------------|-------|-------|-------|-------|------|-----|
| 23370 Commerce Drive           | Farmington Hills, MI  | 66    | 391   | 458   | 256   | 1980 | (p) |
| 1451 East Lincoln Avenue       | Madison Heights, MI   | 306   | 2,183 | 2,489 | 651   | 1967 | (p) |
| 4400 Purks Drive               | Auburn Hills, MI      | 612   | 6,792 | 7,404 | 1,237 | 1987 | (p) |
| 4177A Varsity Drive            | Ann Arbor, MI         | 90    | 631   | 721   | 198   | 1993 | (p) |
| 6515 Cobb Drive                | Sterling Heights, MI  | 305   | 2,008 | 2,313 | 464   | 1984 | (p) |
| 32450 N Avis Drive             | Madison Heights, MI   | 286   | 2,132 | 2,419 | 622   | 1974 | (p) |
| 12050-12300 Hubbard            | (j) Livonia, MI       | 428   | 3,098 | 3,526 | 856   | 1981 | (p) |
| 38300 Plymouth Road            | Livonia, MI           | 835   | 4,696 | 5,531 | 684   | 1997 | (p) |
| 12707 Eckles Road              | Plymouth Township, MI | 267   | 1,543 | 1,810 | 286   | 1990 | (p) |
| 9300-9328 Harrison Rd          | Romulus, MI           | 154   | 1,203 | 1,357 | 220   | 1978 | (p) |
| 9330-9358 Harrison Rd          | Romulus, MI           | 85    | 767   | 852   | 211   | 1978 | (p) |
| 28420-28448 Highland Rd        | Romulus, MI           | 149   | 1,097 | 1,246 | 237   | 1979 | (p) |
| 28450-28478 Highland Rd        | Romulus, MI           | 85    | 848   | 934   | 229   | 1979 | (p) |
| 28421-28449 Highland Rd        | Romulus, MI           | 114   | 984   | 1,099 | 237   | 1980 | (p) |
| 28451-28479 Highland Rd        | Romulus, MI           | 112   | 809   | 921   | 189   | 1980 | (p) |
| 28825-28909 Highland Rd        | Romulus, MI           | 73    | 667   | 740   | 144   | 1981 | (p) |
| 28933-29017 Highland Rd        | Romulus, MI           | 117   | 869   | 987   | 225   | 1982 | (p) |
| 28824-28908 Highland Rd        | Romulus, MI           | 140   | 1,154 | 1,294 | 285   | 1982 | (p) |
| 28932-29016 Highland Rd        | Romulus, MI           | 128   | 967   | 1,095 | 259   | 1982 | (p) |
| 9710-9734 Harrison Rd          | Romulus, MI           | 130   | 874   | 1,004 | 187   | 1987 | (p) |
| 9740-9772 Harrison Rd          | Romulus, MI           | 138   | 986   | 1,124 | 248   | 1987 | (p) |
| 9840-9868 Harrison Rd          | Romulus, MI           | 151   | 1,010 | 1,160 | 211   | 1987 | (p) |
| 9800-9824 Harrison Rd          | Romulus, MI           | 123   | 858   | 981   | 215   | 1987 | (p) |
| 29265-29285 Airport Dr         | Romulus, MI           | 147   | 1,080 | 1,227 | 237   | 1983 | (p) |
| 29185-29225 Airport Dr         | Romulus, MI           | 146   | 1,117 | 1,264 | 246   | 1983 | (p) |
| 29149-29165 Airport Dr         | Romulus, MI           | 226   | 1,555 | 1,781 | 344   | 1984 | (p) |
| 29101-29115 Airport Dr         | Romulus, MI           | 136   | 1,011 | 1,147 | 214   | 1985 | (p) |
| 29031-29045 Airport Dr         | Romulus, MI           | 130   | 860   | 990   | 169   | 1985 | (p) |
| 29050-29062 Airport Dr         | Romulus, MI           | 133   | 917   | 1,050 | 208   | 1986 | (p) |
| 29120-29134 Airport Dr         | Romulus, MI           | 169   | 1,404 | 1,573 | 400   | 1986 | (p) |
| 29200-29214 Airport Dr         | Romulus, MI           | 178   | 1,303 | 1,480 | 253   | 1985 | (p) |
| 9301-9339 Middlebelt Rd        | Romulus, MI           | 130   | 879   | 1,009 | 167   | 1983 | (p) |
| 26980 Trolley Industrial Drive | Taylor, MI            | 463   | 3,552 | 4,015 | 542   | 1997 | (p) |
| 32975 Capitol Avenue           | Livonia, MI           | 144   | 1,030 | 1,175 | 132   | 1978 | (p) |
| 2725 S. Industrial Highway     | Ann Arbor, MI         | 704   | 4,153 | 4,857 | 773   | 1997 | (p) |
| 32920 Capitol Avenue           | Livonia, MI           | 82    | 502   | 584   | 77    | 1973 | (p) |
| 11862 Brookfield Avenue        | Livonia, MI           | 91    | 593   | 684   | 93    | 1972 | (p) |
| 11923 Brookfield Avenue        | Livonia, MI           | 128   | 1,116 | 1,244 | 276   | 1973 | (p) |
| 11965 Brookfield Avenue        | Livonia, MI           | 128   | 734   | 863   | 112   | 1973 | (p) |
| 13405 Stark Road               | Livonia, MI           | 49    | 289   | 338   | 40    | 1980 | (p) |
| 1170 Chicago Road              | Troy, MI              | 266   | 1,523 | 1,789 | 213   | 1983 | (p) |
| 1200 Chicago Road              | Troy, MI              | 286   | 1,607 | 1,893 | 225   | 1984 | (p) |
| 450 Robbins Drive              | Troy, MI              | 178   | 1,047 | 1,225 | 159   | 1976 | (p) |
| 1230 Chicago Road              | Troy, MI              | 289   | 1,622 | 1,911 | 227   | 1996 | (p) |
| 12886 Westmore Avenue          | Livonia, MI           | 202   | 1,237 | 1,439 | 178   | 1981 | (p) |
| 12898 Westmore Avenue          | Livonia, MI           | 202   | 1,250 | 1,453 | 179   | 1981 | (p) |
| 33025 Industrial Road          | Livonia, MI           | 85    | 528   | 614   | 71    | 1980 | (p) |
| 47711 Clipper Street           | Plymouth Township, MI | 575   | 3,212 | 3,787 | 450   | 1996 | (p) |
| 32975 Industrial Road          | Livonia, MI           | 171   | 1,058 | 1,229 | 158   | 1984 | (p) |
| 32985 Industrial Road          | Livonia, MI           | 147   | 878   | 1,025 | 119   | 1985 | (p) |
| 32995 Industrial Road          | Livonia, MI           | 171   | 1,056 | 1,227 | 147   | 1983 | (p) |
| 12874 Westmore Avenue          | Livonia, MI           | 147   | 877   | 1,023 | 120   | 1984 | (p) |
| 33067 Industrial Road          | Livonia, MI           | 171   | 989   | 1,160 | 145   | 1984 | (p) |
| 1775 Bellingham                | Troy, MI              | 367   | 2,178 | 2,545 | 364   | 1987 | (p) |
| 1785 East Maple                | Troy, MI              | 98    | 585   | 683   | 82    | 1985 | (p) |
| 1807 East Maple                | Troy, MI              | 342   | 1,953 | 2,295 | 274   | 1984 | (p) |
| 980 Chicago                    | Troy, MI              | 220   | 1,230 | 1,450 | 172   | 1985 | (p) |
| 1840 Enterprise Drive          | Rochester Hills, MI   | 611   | 3,410 | 4,021 | 478   | 1990 | (p) |
| 1885 Enterprise Drive          | Rochester Hills, MI   | 223   | 1,254 | 1,477 | 176   | 1990 | (p) |
| 1935-55 Enterprise Drive       | Rochester Hills, MI   | 1,371 | 7,882 | 9,252 | 1,224 | 1990 | (p) |
| 5500 Enterprise Court          | Warren, MI            | 721   | 4,138 | 4,859 | 576   | 1989 | (p) |
| 750 Chicago Road               | Troy, MI              | 345   | 2,046 | 2,391 | 307   | 1986 | (p) |
| 800 Chicago Road               | Troy, MI              | 302   | 2,046 | 2,348 | 315   | 1985 | (p) |
| 850 Chicago Road               | Troy, MI              | 196   | 1,181 | 1,377 | 161   | 1984 | (p) |
| 2805 S. Industrial Highway     | Ann Arbor, MI         | 340   | 2,007 | 2,347 | 297   | 1990 | (p) |
| 6833 Center Drive              | Sterling Heights, MI  | 493   | 2,777 | 3,270 | 406   | 1998 | (p) |
| 32201 North Avis Drive         | Madison Heights, MI   | 349   | 2,351 | 2,700 | 374   | 1974 | (p) |
| 1100 East Mandoline Road       | Madison Heights, MI   | 897   | 6,164 | 7,061 | 908   | 1967 | (p) |
| 30081 Stephenson Highway       | Madison Heights, MI   | 274   | 1,845 | 2,119 | 263   | 1967 | (p) |
| 1120 John A. Papalas Drive     | (k) Lincoln Park, MI  | 593   | 3,830 | 4,423 | 646   | 1985 | (p) |
| 4872 S. Lapeer Road            | Lake Orion Twsp, MI   | 1,412 | 7,360 | 8,772 | 653   | 1999 | (p) |
| 775 James L. Hart Parkway      | Ypsilanti, MI         | 604   | 2,144 | 2,748 | 233   | 1999 | (p) |
| 22701 Trolley Industrial       | Taylor, MI            | 849   | 7,438 | 8,287 | 815   | 1999 | (p) |
| 1400 Allen Drive               | Troy, MI              | 212   | 1,270 | 1,483 | 97    | 1979 | (p) |
| 1408 Allen Drive               | Troy, MI              | 153   | 1,003 | 1,156 | 92    | 1979 | (p) |

| BUILDING ADDRESS           | LOCATION<br>(CITY/STATE) | (a)<br>ENCUMBRANCES | (b)<br>INITIAL COST |           | CAPITALIZED<br>SUBSEQUENT TO<br>ACQUISITION OR<br>COMPLETION<br>AND VALUATION<br>PROVISION | GROSS AMOUNT CARRIED<br>AT CLOSE OF PERIOD 12/31/03 |                              |       |
|----------------------------|--------------------------|---------------------|---------------------|-----------|--------------------------------------------------------------------------------------------|-----------------------------------------------------|------------------------------|-------|
|                            |                          |                     | LAND                | BUILDINGS |                                                                                            | LAND                                                | BUILDING AND<br>IMPROVEMENTS | TOTAL |
| 1305 Stephenson Hwy        | Troy, MI                 |                     | 345                 | 1,907     | 79                                                                                         | 350                                                 | 1,980                        | 2,331 |
| 32505 Industrial Drive     | Madison Heights, MI      |                     | 345                 | 1,910     | 50                                                                                         | 351                                                 | 1,954                        | 2,305 |
| 1799-1813 Northfield Drive | (j) Rochester(Hills, MI  |                     | 481                 | 2,665     | 122                                                                                        | 490                                                 | 2,778                        | 3,268 |

GRAND RAPIDS

|                        |                  |  |       |        |       |       |        |        |
|------------------------|------------------|--|-------|--------|-------|-------|--------|--------|
| 5050 Kendrick Court SE | Grand Rapids, MI |  | 1,721 | 11,433 | 4,581 | 1,721 | 16,014 | 17,735 |
| 5015 52nd Street SE    | Grand Rapids, MI |  | 234   | 1,321  | 109   | 234   | 1,430  | 1,664  |

HOUSTON

|                              |                 |  |       |       |       |       |        |        |
|------------------------------|-----------------|--|-------|-------|-------|-------|--------|--------|
| 2102-2314 Edwards Street     | Houston, TX     |  | 348   | 1,973 | 973   | 382   | 2,912  | 3,294  |
| 4545 Eastpark Drive          | Houston, TX     |  | 235   | 1,331 | 663   | 240   | 1,989  | 2,229  |
| 3351 Rauch St                | Houston, TX     |  | 272   | 1,541 | 256   | 278   | 1,792  | 2,070  |
| 3851 Yale St                 | Houston, TX     |  | 413   | 2,343 | 675   | 425   | 3,007  | 3,431  |
| 3337-3347 Rauch Street       | Houston, TX     |  | 227   | 1,287 | 309   | 233   | 1,591  | 1,823  |
| 8505 N Loop East             | Houston, TX     |  | 439   | 2,489 | 184   | 449   | 2,663  | 3,113  |
| 4749-4799 Eastpark Dr        | Houston, TX     |  | 594   | 3,368 | 829   | 611   | 4,181  | 4,791  |
| 4851 Homestead Road          | Houston, TX     |  | 491   | 2,782 | 894   | 504   | 3,663  | 4,167  |
| 3365-3385 Rauch Street       | Houston, TX     |  | 284   | 1,611 | 189   | 290   | 1,794  | 2,084  |
| 5050 Campbell Road           | Houston, TX     |  | 461   | 2,610 | 313   | 470   | 2,913  | 3,383  |
| 4300 Pine Timbers            | Houston, TX     |  | 489   | 2,769 | 543   | 499   | 3,300  | 3,800  |
| 7901 Blankenship             | Houston, TX     |  | 136   | 772   | 396   | 140   | 1,164  | 1,304  |
| 2500-2530 Fairway Park Drive | Houston, TX     |  | 766   | 4,342 | 671   | 792   | 4,987  | 5,779  |
| 6550 Longpointe              | Houston, TX     |  | 362   | 2,050 | 476   | 370   | 2,518  | 2,888  |
| 1815 Turning Basin Dr        | Houston, TX     |  | 487   | 2,761 | 497   | 531   | 3,214  | 3,745  |
| 1819 Turning Basin Dr        | Houston, TX     |  | 231   | 1,308 | 419   | 251   | 1,707  | 1,957  |
| 1805 Turning Basin Drive     | Houston, TX     |  | 564   | 3,197 | 648   | 616   | 3,793  | 4,408  |
| 7000 Empire Drive            | Houston, TX     |  | 450   | 2,552 | 1,122 | 452   | 3,672  | 4,124  |
| 9777 West Gulfbank Drive     | Houston, TX     |  | 1,217 | 6,899 | 1,734 | 1,216 | 8,634  | 9,850  |
| 9835A Genard Road            | Houston, TX     |  | 1,505 | 8,333 | 2,991 | 1,581 | 11,248 | 12,829 |
| 9835B Genard Road            | Houston, TX     |  | 245   | 1,357 | 462   | 256   | 1,808  | 2,064  |
| 10161 Harwin Drive           | Houston, TX     |  | 505   | 2,861 | 676   | 511   | 3,531  | 4,042  |
| 10165 Harwin Drive           | Houston, TX     |  | 218   | 1,234 | 454   | 220   | 1,685  | 1,906  |
| 10175 Harwin Drive           | Houston, TX     |  | 267   | 1,515 | 395   | 270   | 1,906  | 2,177  |
| 10325-10415 Landsbury Drive  | (k) Houston, TX |  | 696   | 3,854 | 91    | 704   | 3,936  | 4,641  |
| 8705 City Park Loop          | Houston, TX     |  | 710   | 2,983 | 196   | 714   | 3,176  | 3,889  |
| 15340 Vantage Parkway        | Houston, TX     |  | 179   | 394   | (182) | 179   | 212    | 391    |
| 15431 Vantage Parkway        | Houston, TX     |  | 179   | 394   | 300   | 179   | 694    | 873    |
| 15402 Vantage Parkway        | (t) Houston, TX |  | 358   | 788   | 203   | 358   | 991    | 1,349  |

INDIANAPOLIS

|                               |                      |     |       |        |       |       |        |        |
|-------------------------------|----------------------|-----|-------|--------|-------|-------|--------|--------|
| 2900 N Shadeland Avenue       | (s) Indianapolis, IN |     | 2,394 | 13,565 | 381   | 2,057 | 14,282 | 16,339 |
| 2400 North Shadeland          | Indianapolis, IN     |     | 142   | 802    | 138   | 149   | 933    | 1,082  |
| 2402 North Shadeland          | Indianapolis, IN     |     | 466   | 2,640  | 385   | 489   | 3,003  | 3,491  |
| 7901 West 21st St.            | Indianapolis, IN     |     | 1,063 | 6,027  | 401   | 1,048 | 6,443  | 7,491  |
| 1445 Brookville Way           | Indianapolis, IN     |     | 459   | 2,603  | 738   | 476   | 3,324  | 3,800  |
| 1440 Brookville Way           | Indianapolis, IN     |     | 665   | 3,770  | 357   | 685   | 4,107  | 4,792  |
| 1240 Brookville Way           | Indianapolis, IN     |     | 247   | 1,402  | 300   | 258   | 1,692  | 1,950  |
| 1220 Brookville Way           | Indianapolis, IN     |     | 223   | 40     | 52    | 226   | 89     | 316    |
| 1345 Brookville Way           | Indianapolis, IN     | (c) | 586   | 3,321  | 750   | 601   | 4,055  | 4,656  |
| 1350 Brookville Way           | Indianapolis, IN     |     | 205   | 1,161  | 200   | 212   | 1,354  | 1,565  |
| 1341 Sadlier Circle E Dr      | Indianapolis, IN     | (c) | 131   | 743    | 193   | 136   | 931    | 1,067  |
| 1322-1438 Sadlier Circle E Dr | Indianapolis, IN     | (c) | 145   | 822    | 339   | 152   | 1,154  | 1,306  |
| 1327-1441 Sadlier Circle E Dr | Indianapolis, IN     | (c) | 218   | 1,234  | 388   | 225   | 1,615  | 1,840  |
| 1304 Sadlier Circle E Dr      | Indianapolis, IN     | (c) | 71    | 405    | 162   | 75    | 563    | 638    |
| 1402 Sadlier Circle E Dr      | Indianapolis, IN     | (c) | 165   | 934    | 337   | 171   | 1,265  | 1,436  |
| 1504 Sadlier Circle E Dr      | Indianapolis, IN     | (c) | 219   | 1,238  | 266   | 226   | 1,498  | 1,723  |
| 1311 Sadlier Circle E Dr      | Indianapolis, IN     | (c) | 54    | 304    | 114   | 57    | 414    | 471    |
| 1365 Sadlier Circle E Dr      | Indianapolis, IN     | (c) | 121   | 688    | 240   | 126   | 922    | 1,049  |
| 1352-1354 Sadlier Circle E Dr | Indianapolis, IN     | (c) | 178   | 1,008  | 386   | 184   | 1,388  | 1,571  |
| 1335 Sadlier Circle E Dr      | Indianapolis, IN     | (c) | 81    | 460    | 123   | 85    | 579    | 664    |
| 1327 Sadlier Circle E Dr      | Indianapolis, IN     | (c) | 52    | 295    | 72    | 55    | 364    | 419    |
| 1425 Sadlier Circle E Dr      | Indianapolis, IN     | (c) | 21    | 117    | 29    | 23    | 144    | 166    |
| 1230 Brookville Way           | Indianapolis, IN     |     | 103   | 586    | 51    | 109   | 632    | 741    |
| 6951 E 30th St                | Indianapolis, IN     |     | 256   | 1,449  | 305   | 265   | 1,745  | 2,010  |
| 6701 E 30th St                | Indianapolis, IN     |     | 78    | 443    | 43    | 82    | 481    | 564    |
| 6737 E 30th St                | Indianapolis, IN     |     | 385   | 2,181  | 434   | 398   | 2,601  | 3,000  |
| 1225 Brookville Way           | Indianapolis, IN     |     | 60    | -      | 417   | 68    | 409    | 477    |
| 6555 E 30th St                | Indianapolis, IN     |     | 840   | 4,760  | 1,645 | 484   | 6,761  | 7,245  |
| 2432-2436 Shadeland           | Indianapolis, IN     |     | 212   | 1,199  | 422   | 230   | 1,603  | 1,833  |
| 8402-8440 E 33rd St           | Indianapolis, IN     |     | 222   | 1,260  | 644   | 230   | 1,895  | 2,125  |
| 8520-8630 E 33rd St           | Indianapolis, IN     |     | 326   | 1,848  | 603   | 336   | 2,442  | 2,777  |
| 8710-8768 E 33rd St           | Indianapolis, IN     |     | 175   | 993    | 442   | 187   | 1,423  | 1,610  |
| 3316-3346 N. Pagosa Court     | Indianapolis, IN     |     | 325   | 1,842  | 440   | 335   | 2,272  | 2,606  |

| BUILDING ADDRESS           | LOCATION<br>(CITY/STATE) | ACCUMULATED<br>DEPRECIATION<br>12/31/03 | YEAR BUILT/<br>RENOVATED | DEPRECIABLE<br>LIVES (YEARS) |
|----------------------------|--------------------------|-----------------------------------------|--------------------------|------------------------------|
| 1305 Stephenson Hwy        | Troy, MI                 | 152                                     | 1979                     | (p)                          |
| 32505 Industrial Drive     | Madison Heights, MI      | 151                                     | 1979                     | (p)                          |
| 1799-1813 Northfield Drive | (j) Rochester(Hills, MI  | 218                                     | 1980                     | (p)                          |

## GRAND RAPIDS

|                        |                  |       |      |     |
|------------------------|------------------|-------|------|-----|
| 5050 Kendrick Court SE | Grand Rapids, MI | 3,810 | 1988 | (p) |
| 5015 52nd Street SE    | Grand Rapids, MI | 332   | 1987 | (p) |

## HOUSTON

|                              |                 |       |           |     |
|------------------------------|-----------------|-------|-----------|-----|
| 2102-2314 Edwards Street     | Houston, TX     | 611   | 1961      | (p) |
| 4545 Eastpark Drive          | Houston, TX     | 256   | 1972      | (p) |
| 3351 Rauch St                | Houston, TX     | 313   | 1970      | (p) |
| 3851 Yale St                 | Houston, TX     | 415   | 1971      | (p) |
| 3337-3347 Rauch Street       | Houston, TX     | 325   | 1970      | (p) |
| 8505 N Loop East             | Houston, TX     | 394   | 1981      | (p) |
| 4749-4799 Eastpark Dr        | Houston, TX     | 616   | 1979      | (p) |
| 4851 Homestead Road          | Houston, TX     | 594   | 1973      | (p) |
| 3365-3385 Rauch Street       | Houston, TX     | 319   | 1970      | (p) |
| 5050 Campbell Road           | Houston, TX     | 453   | 1970      | (p) |
| 4300 Pine Timbers            | Houston, TX     | 513   | 1980      | (p) |
| 7901 Blankenship             | Houston, TX     | 238   | 1972      | (p) |
| 2500-2530 Fairway Park Drive | Houston, TX     | 876   | 1974      | (p) |
| 6550 Longpointe              | Houston, TX     | 419   | 1980      | (p) |
| 1815 Turning Basin Dr        | Houston, TX     | 477   | 1980      | (p) |
| 1819 Turning Basin Dr        | Houston, TX     | 240   | 1980      | (p) |
| 1805 Turning Basin Drive     | Houston, TX     | 576   | 1980      | (p) |
| 7000 Empire Drive            | Houston, TX     | 791   | 1980      | (p) |
| 9777 West Gulfbank Drive     | Houston, TX     | 1,611 | 1980      | (p) |
| 9835A Genard Road            | Houston, TX     | 1,042 | 1980      | (p) |
| 9835B Genard Road            | Houston, TX     | 192   | 1980      | (p) |
| 10161 Harwin Drive           | Houston, TX     | 343   | 1979/1981 | (p) |
| 10165 Harwin Drive           | Houston, TX     | 233   | 1979/1981 | (p) |
| 10175 Harwin Drive           | Houston, TX     | 336   | 1979/1981 | (p) |
| 10325-10415 Landsbury Drive  | (k) Houston, TX | 151   | 1982      | (p) |
| 8705 City Park Loop          | Houston, TX     | 101   | 1982      | (p) |
| 15340 Vantage Parkway        | Houston, TX     | 3     | 1984      | (p) |
| 15431 Vantage Parkway        | Houston, TX     | 3     | 1981      | (p) |
| 15402 Vantage Parkway        | (t) Houston, TX | 7     | 1981      | (p) |

## INDIANAPOLIS

|                               |                      |       |           |     |
|-------------------------------|----------------------|-------|-----------|-----|
| 2900 N Shadeland Avenue       | (s) Indianapolis, IN | 3,765 | 1957/1992 | (p) |
| 2400 North Shadeland          | Indianapolis, IN     | 144   | 1970      | (p) |
| 2402 North Shadeland          | Indianapolis, IN     | 545   | 1970      | (p) |
| 7901 West 21st St.            | Indianapolis, IN     | 1,073 | 1985      | (p) |
| 1445 Brookville Way           | Indianapolis, IN     | 710   | 1989      | (p) |
| 1440 Brookville Way           | Indianapolis, IN     | 815   | 1990      | (p) |
| 1240 Brookville Way           | Indianapolis, IN     | 402   | 1990      | (p) |
| 1220 Brookville Way           | Indianapolis, IN     | 22    | 1990      | (p) |
| 1345 Brookville Way           | Indianapolis, IN     | 889   | 1992      | (p) |
| 1350 Brookville Way           | Indianapolis, IN     | 279   | 1994      | (p) |
| 1341 Sadlier Circle E Dr      | Indianapolis, IN     | 227   | 1971/1992 | (p) |
| 1322-1438 Sadlier Circle E Dr | Indianapolis, IN     | 305   | 1971/1992 | (p) |
| 1327-1441 Sadlier Circle E Dr | Indianapolis, IN     | 372   | 1992      | (p) |
| 1304 Sadlier Circle E Dr      | Indianapolis, IN     | 130   | 1971/1992 | (p) |
| 1402 Sadlier Circle E Dr      | Indianapolis, IN     | 271   | 1970/1992 | (p) |
| 1504 Sadlier Circle E Dr      | Indianapolis, IN     | 277   | 1971/1992 | (p) |
| 1311 Sadlier Circle E Dr      | Indianapolis, IN     | 128   | 1971/1992 | (p) |
| 1365 Sadlier Circle E Dr      | Indianapolis, IN     | 203   | 1971/1992 | (p) |
| 1352-1354 Sadlier Circle E Dr | Indianapolis, IN     | 318   | 1970/1992 | (p) |
| 1335 Sadlier Circle E Dr      | Indianapolis, IN     | 122   | 1971/1992 | (p) |
| 1327 Sadlier Circle E Dr      | Indianapolis, IN     | 74    | 1971/1992 | (p) |
| 1425 Sadlier Circle E Dr      | Indianapolis, IN     | 28    | 1971/1992 | (p) |
| 1230 Brookville Way           | Indianapolis, IN     | 125   | 1995      | (p) |
| 6951 E 30th St                | Indianapolis, IN     | 483   | 1995      | (p) |
| 6701 E 30th St                | Indianapolis, IN     | 94    | 1995      | (p) |
| 6737 E 30th St                | Indianapolis, IN     | 568   | 1995      | (p) |
| 1225 Brookville Way           | Indianapolis, IN     | 72    | 1997      | (p) |
| 6555 E 30th St                | Indianapolis, IN     | 1,779 | 1969/1981 | (p) |
| 2432-2436 Shadeland           | Indianapolis, IN     | 340   | 1968      | (p) |
| 8402-8440 E 33rd St           | Indianapolis, IN     | 380   | 1977      | (p) |
| 8520-8630 E 33rd St           | Indianapolis, IN     | 486   | 1976      | (p) |
| 8710-8768 E 33rd St           | Indianapolis, IN     | 294   | 1979      | (p) |
| 3316-3346 N. Pagosa Court     | Indianapolis, IN     | 473   | 1977      | (p) |

| BUILDING ADDRESS             | LOCATION<br>(CITY/STATE) | (a)<br>ENCUMBRANCES | (b)<br>INITIAL COST |           | CAPITALIZED<br>SUBSEQUENT TO<br>ACQUISITION OR<br>COMPLETION<br>AND VALUATION<br>PROVISION | GROSS AMOUNT CARRIED<br>AT CLOSE OF PERIOD 12/31/03 |                              |       |
|------------------------------|--------------------------|---------------------|---------------------|-----------|--------------------------------------------------------------------------------------------|-----------------------------------------------------|------------------------------|-------|
|                              |                          |                     | LAND                | BUILDINGS |                                                                                            | LAND                                                | BUILDING AND<br>IMPROVEMENTS | TOTAL |
| 3331 Raton Court             | Indianapolis, IN         |                     | 138                 | 802       | 217                                                                                        | 138                                                 | 1,019                        | 1,157 |
| 6751 E 30th St               | Indianapolis, IN         |                     | 728                 | 2,837     | 271                                                                                        | 741                                                 | 3,095                        | 3,836 |
| 9200 East 146th Street       | Noblesville, IN          |                     | 205                 | 1,221     | 1,140                                                                                      | 191                                                 | 2,374                        | 2,566 |
| 6575 East 30th Street        | Indianapolis, IN         |                     | 118                 | -         | 2,107                                                                                      | 128                                                 | 2,097                        | 2,225 |
| 6585 East 30th Street        | Indianapolis, IN         |                     | 196                 | -         | 3,421                                                                                      | 196                                                 | 3,421                        | 3,618 |
| 9910 North by Northeast Blvd | Fishers, IN              |                     | 661                 | 3,744     | 170                                                                                        | 669                                                 | 3,906                        | 4,575 |
| 6041 Guion Road              | Indianapolis, IN         |                     | 123                 | 678       | 5                                                                                          | 124                                                 | 682                          | 806   |
| 8525 E. 33rd Street          | (t) Indianapolis, IN     |                     | 1,300               | 2,091     | 694                                                                                        | 1,302                                               | 2,784                        | 4,085 |
| 5705-97 Park Plaza Ct.       | (t) Indianapolis, IN     |                     | 600                 | 2,194     | 612                                                                                        | 607                                                 | 2,799                        | 3,406 |
| 8219 Northwest Blvd.         | Indianapolis, IN         |                     | 900                 | 3,081     | 358                                                                                        | 902                                                 | 3,438                        | 4,339 |
| 8227 Northwest Blvd.         | (t) Indianapolis, IN     |                     | 600                 | 5,502     | 387                                                                                        | 603                                                 | 5,886                        | 6,489 |
| 9319-9341 Castlegate Drive   | (t) Indianapolis, IN     |                     | 530                 | 1,235     | 496                                                                                        | 544                                                 | 1,717                        | 2,261 |
| 9332-9350 Castlegate Drive   | (t) Indianapolis, IN     |                     | 420                 | 646       | 348                                                                                        | 429                                                 | 985                          | 1,414 |
| 9210 East 146th Street       | Noblesville, IN          |                     | 552                 | 684       | 464                                                                                        | 262                                                 | 1,438                        | 1,700 |
| 6101-6119 Guion Road         | (t) Indianapolis, IN     |                     | 400                 | 661       | 176                                                                                        | 401                                                 | 836                          | 1,237 |

LOS ANGELES

|                             |                      |     |       |        |       |       |        |        |
|-----------------------------|----------------------|-----|-------|--------|-------|-------|--------|--------|
| 6407-6419 Alondra Blvd.     | Paramount, CA        |     | 137   | 774    | 85    | 140   | 855    | 995    |
| 6423-6431 Alondra Blvd.     | Paramount, CA        |     | 115   | 650    | 42    | 118   | 689    | 807    |
| 15101-15141 S. Figueroa St. | (j) Los Angeles, CA  |     | 1,163 | 6,588  | 450   | 1,175 | 7,025  | 8,200  |
| 20816-18 Higgins Court      | Torrance, CA         |     | 74    | 419    | 31    | 75    | 449    | 524    |
| 21136 South Wilmington Ave  | Carson, CA           |     | 1,234 | 6,994  | 242   | 1,246 | 7,224  | 8,470  |
| 19914 Via Baron Way         | Rancho Dominguez, CA | (d) | 1,590 | 9,010  | 181   | 1,616 | 9,165  | 10,781 |
| 2035 E. Vista Bella Way     | Rancho Dominguez, CA | (e) | 1,382 | 7,829  | 343   | 1,406 | 8,147  | 9,553  |
| 14912 Shoemaker Ave.        | Santa Fe Springs, CA |     | 42    | 236    | 9     | 46    | 241    | 288    |
| 14920 Shoemaker Ave.        | Santa Fe Springs, CA |     | 37    | 212    | 9     | 42    | 217    | 259    |
| 14928 Shoemaker Ave.        | Santa Fe Springs, CA |     | 37    | 212    | 12    | 42    | 220    | 262    |
| 14938 Shoemaker Ave.        | Santa Fe Springs, CA |     | 37    | 212    | 9     | 42    | 217    | 259    |
| 14944 Shoemaker Ave.        | Santa Fe Springs, CA |     | 326   | 1,848  | 50    | 336   | 1,888  | 2,224  |
| 14946 Shoemaker Ave.        | Santa Fe Springs, CA |     | 275   | 1,559  | 73    | 284   | 1,624  | 1,908  |
| 14948 Shoemaker Ave.        | Santa Fe Springs, CA |     | 100   | 568    | 24    | 106   | 586    | 692    |
| 14141 Alondra Blvd.         | Santa Fe Springs, CA |     | 2,570 | 14,565 | 188   | 2,598 | 14,725 | 17,323 |
| 12616 Yukon Ave.            | Hawthorne, CA        |     | 685   | 3,884  | 89    | 696   | 3,962  | 4,658  |
| 3355 El Segundo Blvd        | (k) Hawthorne, CA    |     | 267   | 1,510  | 1,132 | 418   | 2,491  | 2,910  |
| 12621 Cerise                | Hawthorne, CA        |     | 413   | 2,344  | (939) | 265   | 1,553  | 1,819  |
| 333 Turnbull Canyon Road    | City of Industry, CA |     | 2,700 | 1,824  | 314   | 2,700 | 2,138  | 4,838  |
| 42374 Avenida Alvarado      | (k) Temecula, CA     |     | 797   | 4,514  | 297   | 812   | 4,796  | 5,607  |

LOUISVILLE

|                       |                |  |     |   |       |     |       |       |
|-----------------------|----------------|--|-----|---|-------|-----|-------|-------|
| 9001 Cane Run Road    | Louisville, KY |  | 524 | - | 5,577 | 560 | 5,541 | 6,101 |
| 7700 Trade Port Drive | Louisville, KY |  | 449 | - | 6,539 | 449 | 6,539 | 6,988 |

MILWAUKEE

|                            |               |  |     |       |       |     |       |       |
|----------------------------|---------------|--|-----|-------|-------|-----|-------|-------|
| N25 W23050 Paul Road       | Pewaukee, WI  |  | 474 | 2,723 | 354   | 485 | 3,067 | 3,552 |
| N25 W23255 Paul Road       | Pewaukee, WI  |  | 571 | 3,270 | 83    | 582 | 3,342 | 3,924 |
| N27 W23293 Roundy Drive    | Pewaukee, WI  |  | 412 | 2,837 | 56    | 420 | 2,885 | 3,305 |
| 6523 N Sydney Place        | Glendale, WI  |  | 172 | 976   | 209   | 176 | 1,182 | 1,358 |
| 8800 W Bradley             | Milwaukee, WI |  | 375 | 2,125 | 151   | 388 | 2,263 | 2,651 |
| 4560 N 124th Street        | Wauwatosa, WI |  | 118 | 667   | 85    | 129 | 741   | 870   |
| 4410-80 North 132nd Street | Butler, WI    |  | 355 | -     | 4,023 | 359 | 4,019 | 4,378 |

MINNEAPOLIS/ST. PAUL

|                             |                     |  |       |       |       |       |        |        |
|-----------------------------|---------------------|--|-------|-------|-------|-------|--------|--------|
| 2700 Freeway Boulevard      | Brooklyn Center, MN |  | 392   | 2,318 | 949   | 415   | 3,244  | 3,659  |
| 6507-6545 Cecilia Circle    | Bloomington, MN     |  | 357   | 1,320 | 962   | 386   | 2,252  | 2,639  |
| 6201 West 111th Street      | Bloomington, MN     |  | 1,358 | 8,622 | 3,757 | 1,499 | 12,238 | 13,737 |
| 6403-6545 Cecilia Drive     | Bloomington, MN     |  | 366   | 1,363 | 911   | 395   | 2,245  | 2,640  |
| 6925-6943 Washington Avenue | Edina, MN           |  | 117   | 504   | 900   | 237   | 1,285  | 1,521  |
| 6955-6973 Washington Avenue | Edina, MN           |  | 117   | 486   | 587   | 207   | 983    | 1,190  |
| 7251-7267 Washington Avenue | Edina, MN           |  | 129   | 382   | 517   | 182   | 846    | 1,028  |
| 7301-7325 Washington Avenue | Edina, MN           |  | 174   | 391   | 575   | 193   | 947    | 1,140  |
| 7101 Winnetka Avenue North  | Brooklyn Park, MN   |  | 2,195 | 6,084 | 2,774 | 2,228 | 8,226  | 11,053 |
| 7600 Golden Triangle Drive  | Eden Prairie, MN    |  | 566   | 1,394 | 1,583 | 615   | 2,928  | 3,543  |
| 9901 West 74th Street       | Eden Prairie, MN    |  | 621   | 3,289 | 2,963 | 639   | 6,234  | 6,873  |
| 12220-12222 Nicollet Avenue | Burnsville, MN      |  | 105   | 425   | 372   | 114   | 789    | 902    |
| 12250-12268 Nicollet Avenue | Burnsville, MN      |  | 260   | 1,054 | 499   | 296   | 1,516  | 1,813  |
| 12224-12226 Nicollet Avenue | Burnsville, MN      |  | 190   | 770   | 343   | 207   | 1,096  | 1,303  |
| 980 Lone Oak Road           | Eagan, MN           |  | 683   | 4,103 | 973   | 683   | 5,076  | 5,759  |
| 990 Lone Oak Road           | Eagan, MN           |  | 883   | 5,575 | 1,101 | 873   | 6,686  | 7,559  |
| 1030 Lone Oak Road          | Eagan, MN           |  | 456   | 2,703 | 613   | 456   | 3,316  | 3,772  |
| 1060 Lone Oak Road          | Eagan, MN           |  | 624   | 3,700 | 855   | 624   | 4,555  | 5,180  |
| 5400 Nathan Lane            | Plymouth, MN        |  | 749   | 4,461 | 783   | 757   | 5,236  | 5,994  |
| 10120 W 76th Street         | Eden Prairie, MN    |  | 315   | 1,804 | 1,474 | 315   | 3,277  | 3,593  |

| BUILDING ADDRESS       | LOCATION<br>(CITY/STATE) | ACCUMULATED<br>DEPRECIATION<br>12/31/03 | YEAR BUILT/<br>RENOVATED | DEPRECIABLE<br>LIVES (YEARS) |
|------------------------|--------------------------|-----------------------------------------|--------------------------|------------------------------|
| 3331 Raton Court       | Indianapolis, IN         | 196                                     | 1979                     | (p)                          |
| 6751 E 30th St         | Indianapolis, IN         | 478                                     | 1997                     | (p)                          |
| 9200 East 146th Street | Noblesville, IN          | 521                                     | 1961/1981                | (p)                          |
| 6575 East 30th Street  | Indianapolis, IN         | 351                                     | 1998                     | (p)                          |

|                              |     |                  |     |      |     |
|------------------------------|-----|------------------|-----|------|-----|
| 6585 East 30th Street        |     | Indianapolis, IN | 698 | 1998 | (p) |
| 9910 North by Northeast Blvd |     | Fishers, IN      | 268 | 1994 | (p) |
| 6041 Guion Road              |     | Indianapolis, IN | 20  | 1968 | (p) |
| 8525 E. 33rd Street          | (t) | Indianapolis, IN | 134 | 1978 | (p) |
| 5705-97 Park Plaza Ct.       | (t) | Indianapolis, IN | 115 | 1977 | (p) |
| 8219 Northwest Blvd.         |     | Indianapolis, IN | 54  | 1990 | (p) |
| 8227 Northwest Blvd.         | (t) | Indianapolis, IN | 75  | 1990 | (p) |
| 9319-9341 Castlegate Drive   | (t) | Indianapolis, IN | 10  | 1983 | (p) |
| 9332-9350 Castlegate Drive   | (t) | Indianapolis, IN | 8   | 1983 | (p) |
| 9210 East 146th Street       |     | Noblesville, IN  | 259 | 1978 | (p) |
| 6101-6119 Guion Road         | (t) | Indianapolis, IN | 19  | 1976 | (p) |

LOS ANGELES

|                             |     |                      |     |           |     |
|-----------------------------|-----|----------------------|-----|-----------|-----|
| 6407-6419 Alondra Blvd.     |     | Paramount, CA        | 66  | 1985      | (p) |
| 6423-6431 Alondra Blvd.     |     | Paramount, CA        | 60  | 1985      | (p) |
| 15101-15141 S. Figueroa St. | (j) | Los Angeles, CA      | 549 | 1982      | (p) |
| 20816-18 Higgins Court      |     | Torrance, CA         | 32  | 1981      | (p) |
| 21136 South Wilmington Ave  |     | Carson, CA           | 461 | 1989      | (p) |
| 19914 Via Baron Way         |     | Rancho Dominguez, CA | 355 | 1973      | (p) |
| 2035 E. Vista Bella Way     |     | Rancho Dominguez, CA | 354 | 1972      | (p) |
| 14912 Shoemaker Ave.        |     | Santa Fe Springs, CA | 10  | 1967      | (p) |
| 14920 Shoemaker Ave.        |     | Santa Fe Springs, CA | 9   | 1967      | (p) |
| 14928 Shoemaker Ave.        |     | Santa Fe Springs, CA | 9   | 1967      | (p) |
| 14938 Shoemaker Ave.        |     | Santa Fe Springs, CA | 9   | 1967      | (p) |
| 14944 Shoemaker Ave.        |     | Santa Fe Springs, CA | 79  | 1978      | (p) |
| 14946 Shoemaker Ave.        |     | Santa Fe Springs, CA | 74  | 1978      | (p) |
| 14948 Shoemaker Ave.        |     | Santa Fe Springs, CA | 26  | 1978      | (p) |
| 14141 Alondra Blvd.         |     | Santa Fe Springs, CA | 584 | 1969      | (p) |
| 12616 Yukon Ave.            |     | Hawthorne, CA        | 143 | 1987      | (p) |
| 3355 El Segundo Blvd        | (k) | Hawthorne, CA        | 87  | 1959      | (p) |
| 12621 Cerise                |     | Hawthorne, CA        | 66  | 1959      | (p) |
| 333 Turnbull Canyon Road    |     | City of Industry, CA | 12  | 1968/1985 | (p) |
| 42374 Avenida Alvarado      | (k) | Temecula, CA         | 127 | 1987      | (p) |

LOUISVILLE

|                       |  |                |     |      |     |
|-----------------------|--|----------------|-----|------|-----|
| 9001 Cane Run Road    |  | Louisville, KY | 960 | 1998 | (p) |
| 7700 Trade Port Drive |  | Louisville, KY | 14  | 2001 | (p) |

MILWAUKEE

|                            |  |               |     |      |     |
|----------------------------|--|---------------|-----|------|-----|
| N25 W23050 Paul Road       |  | Pewaukee, WI  | 749 | 1989 | (p) |
| N25 W23255 Paul Road       |  | Pewaukee, WI  | 781 | 1987 | (p) |
| N27 W23293 Roundy Drive    |  | Pewaukee, WI  | 674 | 1989 | (p) |
| 6523 N Sydney Place        |  | Glendale, WI  | 241 | 1978 | (p) |
| 8800 W Bradley             |  | Milwaukee, WI | 426 | 1982 | (p) |
| 4560 N 124th Street        |  | Wauwatosa, WI | 122 | 1976 | (p) |
| 4410-80 North 132nd Street |  | Butler, WI    | 320 | 1999 | (p) |

MINNEAPOLIS/ST. PAUL

|                             |  |                     |       |         |     |
|-----------------------------|--|---------------------|-------|---------|-----|
| 2700 Freeway Boulevard      |  | Brooklyn Center, MN | 806   | 1981    | (p) |
| 6507-6545 Cecilia Circle    |  | Bloomington, MN     | 1,289 | 1980    | (p) |
| 6201 West 111th Street      |  | Bloomington, MN     | 4,798 | 1987    | (p) |
| 6403-6545 Cecilia Drive     |  | Bloomington, MN     | 1,340 | 1980    | (p) |
| 6925-6943 Washington Avenue |  | Edina, MN           | 1,043 | 1972    | (p) |
| 6955-6973 Washington Avenue |  | Edina, MN           | 879   | 1972    | (p) |
| 7251-7267 Washington Avenue |  | Edina, MN           | 751   | 1972    | (p) |
| 7301-7325 Washington Avenue |  | Edina, MN           | 1,047 | 1972    | (p) |
| 7101 Winnetka Avenue North  |  | Brooklyn Park, MN   | 4,241 | 1990    | (p) |
| 7600 Golden Triangle Drive  |  | Eden Prairie, MN    | 1,862 | 1989    | (p) |
| 9901 West 74th Street       |  | Eden Prairie, MN    | 2,633 | 1983/88 | (p) |
| 12220-12222 Nicollet Avenue |  | Burnsville, MN      | 366   | 1989/90 | (p) |
| 12250-12268 Nicollet Avenue |  | Burnsville, MN      | 637   | 1989/90 | (p) |
| 12224-12226 Nicollet Avenue |  | Burnsville, MN      | 467   | 1989/90 | (p) |
| 980 Lone Oak Road           |  | Eagan, MN           | 1,667 | 1992    | (p) |
| 990 Lone Oak Road           |  | Eagan, MN           | 2,031 | 1989    | (p) |
| 1030 Lone Oak Road          |  | Eagan, MN           | 757   | 1988    | (p) |
| 1060 Lone Oak Road          |  | Eagan, MN           | 1,274 | 1988    | (p) |
| 5400 Nathan Lane            |  | Plymouth, MN        | 1,135 | 1990    | (p) |
| 10120 W 76th Street         |  | Eden Prairie, MN    | 889   | 1987    | (p) |



| BUILDING ADDRESS                   | LOCATION<br>(CITY/STATE) | (a)<br>ENCUMBRANCES | (b)<br>INITIAL COST |           | CAPITALIZED<br>SUBSEQUENT TO<br>ACQUISITION OR<br>COMPLETION<br>AND VALUATION<br>PROVISION | GROSS AMOUNT CARRIED<br>AT CLOSE OF PERIOD 12/31/03 |                              |        |
|------------------------------------|--------------------------|---------------------|---------------------|-----------|--------------------------------------------------------------------------------------------|-----------------------------------------------------|------------------------------|--------|
|                                    |                          |                     | LAND                | BUILDINGS |                                                                                            | LAND                                                | BUILDING AND<br>IMPROVEMENTS | TOTAL  |
|                                    |                          |                     |                     |           |                                                                                            |                                                     |                              |        |
| 7615 Golden Triangle               | Eden Prairie, MN         |                     | 268                 | 1,532     | 1,153                                                                                      | 268                                                 | 2,685                        | 2,953  |
| 7625 Golden Triangle               | Eden Prairie, MN         |                     | 415                 | 2,375     | 1,009                                                                                      | 415                                                 | 3,384                        | 3,800  |
| 2605 Fernbrook Lane North          | Plymouth, MN             |                     | 443                 | 2,533     | 526                                                                                        | 445                                                 | 3,057                        | 3,502  |
| 12155 Nicollet Ave.                | Burnsville, MN           |                     | 286                 | -         | 1,890                                                                                      | 288                                                 | 1,888                        | 2,176  |
| 6655 Wedgewood Road                | Maple Grove, MN          |                     | 1,466               | 8,342     | 3,221                                                                                      | 1,466                                               | 11,563                       | 13,029 |
| 900 Apollo Road                    | Eagan, MN                |                     | 1,029               | 5,855     | 1,107                                                                                      | 1,030                                               | 6,961                        | 7,991  |
| 7316 Aspen Lane North              | Brooklyn Park, MN        |                     | 368                 | 2,156     | 983                                                                                        | 377                                                 | 3,129                        | 3,506  |
| 73rd Avenue North                  | Brooklyn Park, MN        |                     | 504                 | 2,856     | 379                                                                                        | 512                                                 | 3,227                        | 3,739  |
| 1905 W Country Road C              | Roseville, MN            |                     | 402                 | 2,278     | 260                                                                                        | 410                                                 | 2,530                        | 2,940  |
| 2720 Arthur Street                 | Roseville, MN            |                     | 824                 | 4,671     | 321                                                                                        | 832                                                 | 4,984                        | 5,816  |
| 10205 51st Avenue North            | Plymouth, MN             |                     | 180                 | 1,020     | 126                                                                                        | 193                                                 | 1,133                        | 1,326  |
| 4100 Peavey Road                   | Chaska, MN               |                     | 399                 | 2,261     | 887                                                                                        | 415                                                 | 3,133                        | 3,547  |
| 11300 Hamshire Ave South           | Bloomington, MN          |                     | 527                 | 2,985     | 1,828                                                                                      | 541                                                 | 4,799                        | 5,340  |
| 375 Rivertown Drive                | Woodbury, MN             |                     | 1,083               | 6,135     | 2,741                                                                                      | 1,503                                               | 8,456                        | 9,959  |
| 5205 Highway 169                   | Plymouth, MN             |                     | 446                 | 2,525     | 1,133                                                                                      | 739                                                 | 3,364                        | 4,103  |
| 6451-6595 Citywest Parkway         | Eden Prairie, MN         |                     | 525                 | 2,975     | 1,440                                                                                      | 538                                                 | 4,402                        | 4,940  |
| 7100-7198 Shady Oak Road           | Eden Prairie, MN         |                     | 715                 | 4,054     | 991                                                                                        | 736                                                 | 5,025                        | 5,761  |
| 7500-7546 Washington Square        | Eden Prairie, MN         |                     | 229                 | 1,300     | 588                                                                                        | 235                                                 | 1,882                        | 2,117  |
| 7550-7558 Washington Square        | Eden Prairie, MN         |                     | 153                 | 867       | 161                                                                                        | 157                                                 | 1,024                        | 1,181  |
| 5240-5300 Valley Industrial Blvd S | Shakopee, MN             |                     | 362                 | 2,049     | 830                                                                                        | 371                                                 | 2,869                        | 3,240  |
| 7125 Northland Terrace             | Brooklyn Park, MN        |                     | 660                 | 3,740     | 887                                                                                        | 767                                                 | 4,520                        | 5,287  |
| 6900 Shady Oak Road                | Eden Prairie, MN         |                     | 310                 | 1,756     | 438                                                                                        | 340                                                 | 2,164                        | 2,504  |
| 6477-6525 City West Parkway        | Eden Prairie, MN         |                     | 810                 | 4,590     | 491                                                                                        | 819                                                 | 5,071                        | 5,891  |
| 1157 Valley Park Drive             | Shakopee, MN             |                     | 760                 | -         | 6,127                                                                                      | 888                                                 | 5,999                        | 6,886  |
| 500-530 Kasota Avenue SE           | Minneapolis, MN          |                     | 415                 | 2,354     | 922                                                                                        | 432                                                 | 3,259                        | 3,691  |
| 770-786 Kasota Avenue SE           | Minneapolis, MN          |                     | 333                 | 1,888     | 510                                                                                        | 347                                                 | 2,383                        | 2,730  |
| 800 Kasota Avenue SE               | Minneapolis, MN          |                     | 524                 | 2,971     | 656                                                                                        | 597                                                 | 3,554                        | 4,151  |
| 2530-2570 Kasota Avenue            | St. Paul, MN             |                     | 407                 | 2,308     | 753                                                                                        | 465                                                 | 3,003                        | 3,468  |

NASHVILLE

|                            |               |     |       |       |        |       |        |        |
|----------------------------|---------------|-----|-------|-------|--------|-------|--------|--------|
| 1621 Heil Quaker Boulevard | Nashville, TN |     | 413   | 2,383 | 1,588  | 430   | 3,954  | 4,383  |
| 3099 Barry Drive           | Portland, TN  |     | 418   | 2,368 | 88     | 421   | 2,452  | 2,873  |
| 3150 Barry Drive           | Portland, TN  |     | 941   | 5,333 | 309    | 981   | 5,602  | 6,583  |
| 5599 Highway 37 West       | Portland, TN  |     | 564   | 3,196 | 81     | 571   | 3,270  | 3,841  |
| 1650 Elm Hill Pike         | Nashville, TN |     | 329   | 1,867 | 153    | 332   | 2,017  | 2,349  |
| 1102 Appleton Drive        | Nashville, TN |     | 154   | 873   | 64     | 154   | 937    | 1,091  |
| 1931 Air Lane Drive        | Nashville, TN |     | 489   | 2,785 | 297    | 493   | 3,078  | 3,571  |
| 470 Metroplex Drive        | Nashville, TN | (j) | 619   | 3,507 | 1,356  | 626   | 4,857  | 5,483  |
| 1150 Antiock Pike          | Nashville, TN |     | 661   | 3,748 | 317    | 669   | 4,058  | 4,726  |
| 4640 Cummings Park         | Nashville, TN |     | 360   | 2,040 | 225    | 365   | 2,260  | 2,625  |
| 556 Metroplex Drive        | Nashville, TN |     | 227   | 1,285 | 284    | 231   | 1,566  | 1,796  |
| 7600 Eastgate Blvd.        | Lebanon, TN   |     | 1,375 | -     | 10,167 | 1,375 | 10,167 | 11,542 |

NORTHERN NEW JERSEY

|                              |                   |  |       |        |       |       |        |        |
|------------------------------|-------------------|--|-------|--------|-------|-------|--------|--------|
| 9 Princess Road              | Lawrenceville, NJ |  | 221   | 1,254  | 140   | 234   | 1,381  | 1,615  |
| 11 Princess Road             | Lawrenceville, NJ |  | 491   | 2,780  | 576   | 516   | 3,330  | 3,846  |
| 15 Princess Road             | Lawrenceville, NJ |  | 234   | 1,328  | 455   | 247   | 1,771  | 2,018  |
| 17 Princess Road             | Lawrenceville, NJ |  | 342   | 1,936  | 81    | 345   | 2,013  | 2,358  |
| 220 Hanover Avenue           | Hanover, NJ       |  | 1,361 | 7,715  | 600   | 1,420 | 8,257  | 9,677  |
| 25 World's Fair Drive        | Franklin, NJ      |  | 285   | 1,616  | 208   | 297   | 1,813  | 2,109  |
| 14 World's Fair Drive        | Franklin, NJ      |  | 483   | 2,735  | 481   | 503   | 3,196  | 3,699  |
| 18 World's Fair Drive        | Franklin, NJ      |  | 123   | 699    | 84    | 129   | 776    | 905    |
| 23 World's Fair Drive        | Franklin, NJ      |  | 134   | 758    | 114   | 140   | 865    | 1,005  |
| 12 World's Fair Drive        | Franklin, NJ      |  | 572   | 3,240  | 392   | 593   | 3,611  | 4,204  |
| 49 Napoleon Court            | Franklin, NJ      |  | 230   | 1,306  | 90    | 238   | 1,388  | 1,626  |
| 22 World's Fair Drive        | Franklin, NJ      |  | 364   | 2,064  | 455   | 375   | 2,508  | 2,883  |
| 26 World's Fair Drive        | Franklin, NJ      |  | 361   | 2,048  | 212   | 377   | 2,244  | 2,621  |
| 24 World's Fair Drive        | Franklin, NJ      |  | 347   | 1,968  | 377   | 362   | 2,330  | 2,692  |
| 20 World's Fair Drive Lot 13 | Sumerset, NJ      |  | 9     | -      | 2,815 | 691   | 2,133  | 2,824  |
| 10 New Maple Road            | Pine Brook, NJ    |  | 2,250 | 12,750 | 196   | 2,272 | 12,924 | 15,196 |
| 60 Chapin Road               | Pine Brook, NJ    |  | 2,123 | 12,028 | 1,845 | 2,143 | 13,852 | 15,995 |
| 45 Route 46                  | Pine Brook, NJ    |  | 969   | 5,491  | 421   | 978   | 5,903  | 6,881  |
| 43 Route 46                  | Pine Brook, NJ    |  | 474   | 2,686  | 397   | 479   | 3,079  | 3,557  |
| 39 Route 46                  | Pine Brook, NJ    |  | 260   | 1,471  | 131   | 262   | 1,599  | 1,861  |
| 26 Chapin Road               | Pine Brook, NJ    |  | 956   | 5,415  | 213   | 965   | 5,618  | 6,583  |
| 30 Chapin Road               | Pine Brook, NJ    |  | 960   | 5,440  | 249   | 969   | 5,680  | 6,649  |
| 20 Hook Mountain Road        | Pine Brook, NJ    |  | 1,507 | 8,542  | 1,003 | 1,534 | 9,519  | 11,053 |
| 30 Hook Mountain Road        | Pine Brook, NJ    |  | 389   | 2,206  | 313   | 396   | 2,512  | 2,908  |
| 55 Route 46                  | Pine Brook, NJ    |  | 396   | 2,244  | 115   | 403   | 2,352  | 2,755  |
| 16 Chapin Road               | Pine Brook, NJ    |  | 885   | 5,015  | 180   | 901   | 5,179  | 6,080  |
| 20 Chapin Road               | Pine Brook, NJ    |  | 1,134 | 6,426  | 284   | 1,154 | 6,690  | 7,844  |
| Sayreville Lot 3             | Sayreville, NJ    |  | -     | -      | 0     | -     | 0      | 0      |
| Sayreville Lot 4             | Sayreville, NJ    |  | -     | -      | 4,244 | -     | 4,244  | 4,244  |
| 400 Raritan Center Parkway   | Edison, NJ        |  | 829   | 4,722  | 325   | 836   | 5,041  | 5,877  |

| BUILDING ADDRESS          | LOCATION<br>(CITY/STATE) | ACCUMULATED<br>DEPRECIATION<br>12/31/03 | YEAR BUILT/<br>RENOVATED | DEPRECIABLE<br>LIVES (YEARS) |
|---------------------------|--------------------------|-----------------------------------------|--------------------------|------------------------------|
| 7615 Golden Triangle      | Eden Prairie, MN         | 1,069                                   | 1987                     | (p)                          |
| 7625 Golden Triangle      | Eden Prairie, MN         | 884                                     | 1987                     | (p)                          |
| 2605 Fernbrook Lane North | Plymouth, MN             | 894                                     | 1987                     | (p)                          |
| 12155 Nicollet Ave.       | Burnsville, MN           | 471                                     | 1995                     | (p)                          |

|                                    |                   |       |           |     |
|------------------------------------|-------------------|-------|-----------|-----|
| 6655 Wedgewood Road                | Maple Grove, MN   | 2,149 | 1989      | (p) |
| 900 Apollo Road                    | Eagan, MN         | 1,451 | 1970      | (p) |
| 7316 Aspen Lane North              | Brooklyn Park, MN | 846   | 1978      | (p) |
| 73rd Avenue North                  | Brooklyn Park, MN | 596   | 1995      | (p) |
| 1905 W Country Road C              | Roseville, MN     | 456   | 1993      | (p) |
| 2720 Arthur Street                 | Roseville, MN     | 936   | 1995      | (p) |
| 10205 51st Avenue North            | Plymouth, MN      | 222   | 1990      | (p) |
| 4100 Peavey Road                   | Chaska, MN        | 658   | 1988      | (p) |
| 11300 Hamshire Ave South           | Bloomington, MN   | 966   | 1983      | (p) |
| 375 Rivertown Drive                | Woodbury, MN      | 1,387 | 1996      | (p) |
| 5205 Highway 169                   | Plymouth, MN      | 748   | 1960      | (p) |
| 6451-6595 Citywest Parkway         | Eden Prairie, MN  | 1,181 | 1984      | (p) |
| 7100-7198 Shady Oak Road           | Eden Prairie, MN  | 701   | 1982/2002 | (p) |
| 7500-7546 Washington Square        | Eden Prairie, MN  | 270   | 1975      | (p) |
| 7550-7558 Washington Square        | Eden Prairie, MN  | 169   | 1975      | (p) |
| 5240-5300 Valley Industrial Blvd S | Shakopee, MN      | 585   | 1973      | (p) |
| 7125 Northland Terrace             | Brooklyn Park, MN | 749   | 1996      | (p) |
| 6900 Shady Oak Road                | Eden Prairie, MN  | 346   | 1980      | (p) |
| 6477-6525 City West Parkway        | Eden Prairie, MN  | 862   | 1984      | (p) |
| 1157 Valley Park Drive             | Shakopee, MN      | 633   | 1997      | (p) |
| 500-530 Kasota Avenue SE           | Minneapolis, MN   | 498   | 1976      | (p) |
| 770-786 Kasota Avenue SE           | Minneapolis, MN   | 340   | 1976      | (p) |
| 800 Kasota Avenue SE               | Minneapolis, MN   | 541   | 1976      | (p) |
| 2530-2570 Kasota Avenue            | St. Paul, MN      | 617   | 1976      | (p) |

NASHVILLE

|                            |                   |       |      |     |
|----------------------------|-------------------|-------|------|-----|
| 1621 Heil Quaker Boulevard | Nashville, TN     | 779   | 1975 | (p) |
| 3099 Barry Drive           | Portland, TN      | 448   | 1995 | (p) |
| 3150 Barry Drive           | Portland, TN      | 1,016 | 1993 | (p) |
| 5599 Highway 31 West       | Portland, TN      | 595   | 1995 | (p) |
| 1650 Elm Hill Pike         | Nashville, TN     | 364   | 1984 | (p) |
| 1102 Appleton Drive        | Nashville, TN     | 155   | 1984 | (p) |
| 1931 Air Lane Drive        | Nashville, TN     | 565   | 1984 | (p) |
| 470 Metroplex Drive        | (j) Nashville, TN | 1,038 | 1986 | (p) |
| 1150 Antiock Pike          | Nashville, TN     | 635   | 1987 | (p) |
| 4640 Cummings Park         | Nashville, TN     | 288   | 1986 | (p) |
| 556 Metroplex Drive        | Nashville, TN     | 139   | 1983 | (p) |
| 7600 Eastgate Blvd.        | Lebanon, TN       | 197   | 2002 | (p) |

NORTHERN NEW JERSEY

|                              |                   |       |           |     |
|------------------------------|-------------------|-------|-----------|-----|
| 9 Princess Road              | Lawrenceville, NJ | 241   | 1985      | (p) |
| 11 Princess Road             | Lawrenceville, NJ | 612   | 1985      | (p) |
| 15 Princess Road             | Lawrenceville, NJ | 437   | 1986      | (p) |
| 17 Princess Road             | Lawrenceville, NJ | 363   | 1986      | (p) |
| 220 Hanover Avenue           | Hanover, NJ       | 1,393 | 1987      | (p) |
| 25 World's Fair Drive        | Franklin, NJ      | 309   | 1986      | (p) |
| 14 World's Fair Drive        | Franklin, NJ      | 597   | 1980      | (p) |
| 18 World's Fair Drive        | Franklin, NJ      | 121   | 1982      | (p) |
| 23 World's Fair Drive        | Franklin, NJ      | 159   | 1982      | (p) |
| 12 World's Fair Drive        | Franklin, NJ      | 580   | 1981      | (p) |
| 49 Napoleon Court            | Franklin, NJ      | 233   | 1982      | (p) |
| 22 World's Fair Drive        | Franklin, NJ      | 503   | 1983      | (p) |
| 26 World's Fair Drive        | Franklin, NJ      | 387   | 1984      | (p) |
| 24 World's Fair Drive        | Franklin, NJ      | 415   | 1984      | (p) |
| 20 World's Fair Drive Lot 13 | Sumerset, NJ      | 375   | 1999      | (p) |
| 10 New Maple Road            | Pine Brook, NJ    | 1,050 | 1973/1999 | (p) |
| 60 Chapin Road               | Pine Brook, NJ    | 1,546 | 1977/2000 | (p) |
| 45 Route 46                  | Pine Brook, NJ    | 547   | 1974/1987 | (p) |
| 43 Route 46                  | Pine Brook, NJ    | 257   | 1974/1987 | (p) |
| 39 Route 46                  | Pine Brook, NJ    | 136   | 1970      | (p) |
| 26 Chapin Road               | Pine Brook, NJ    | 458   | 1983      | (p) |
| 30 Chapin Road               | Pine Brook, NJ    | 515   | 1983      | (p) |
| 20 Hook Mountain Road        | Pine Brook, NJ    | 759   | 1972/1984 | (p) |
| 30 Hook Mountain Road        | Pine Brook, NJ    | 213   | 1972/1987 | (p) |
| 55 Route 46                  | Pine Brook, NJ    | 203   | 1978/1994 | (p) |
| 16 Chapin Rod                | Pine Brook, NJ    | 425   | 1987      | (p) |
| 20 Chapin Road               | Pine Brook, NJ    | 574   | 1987      | (p) |
| Sayreville Lot 3             | Sayreville, NJ    | 0     | 2002      | (p) |
| Sayreville Lot 4             | Sayreville, NJ    | 89    | 2001      | (p) |
| 400 Raritan Center Parkway   | Edison, NJ        | 274   | 1983      | (p) |

| BUILDING ADDRESS     | LOCATION<br>(CITY/STATE) | (a)<br>ENCUMBRANCES | (b)<br>INITIAL COST |           | CAPITALIZED<br>SUBSEQUENT TO<br>ACQUISITION OR<br>COMPLETION<br>AND VALUATION<br>PROVISION | GROSS AMOUNT CARRIED<br>AT CLOSE OF PERIOD 12/31/03 |              |       |
|----------------------|--------------------------|---------------------|---------------------|-----------|--------------------------------------------------------------------------------------------|-----------------------------------------------------|--------------|-------|
|                      |                          |                     | LAND                | BUILDINGS |                                                                                            | BUILDING AND                                        |              | TOTAL |
|                      |                          |                     |                     |           |                                                                                            | LAND                                                | IMPROVEMENTS |       |
| 300 Columbus Circle  | Edison, NJ               | 1,257               | 7,122               | 286       | 1,269                                                                                      | 7,396                                               | 8,665        |       |
| 400 Apgar            | Franklin Township, NJ    | 780                 | 4,420               | 411       | 796                                                                                        | 4,815                                               | 5,611        |       |
| 500 Apgar            | Franklin Township, NJ    | 361                 | 2,044               | 254       | 368                                                                                        | 2,291                                               | 2,659        |       |
| 201 Circle Dr. North | Piscataway, NJ           | 840                 | 4,760               | 396       | 857                                                                                        | 5,139                                               | 5,996        |       |
| 1 Pearl Ct.          | Allendale, NJ            | 623                 | 3,528               | 181       | 649                                                                                        | 3,682                                               | 4,331        |       |
| 2 Pearl Ct.          | Allendale, NJ            | 255                 | 1,445               | 1,006     | 403                                                                                        | 2,303                                               | 2,706        |       |
| 3 Pearl Ct.          | Allendale, NJ            | 440                 | 2,491               | 189       | 458                                                                                        | 2,662                                               | 3,119        |       |
| 4 Pearl Ct.          | Allendale, NJ            | 450                 | 2,550               | 284       | 469                                                                                        | 2,815                                               | 3,284        |       |
| 5 Pearl Ct.          | Allendale, NJ            | 505                 | 2,860               | 369       | 526                                                                                        | 3,208                                               | 3,734        |       |
| 6 Pearl Ct.          | Allendale, NJ            | 1,160               | 6,575               | 168       | 1,177                                                                                      | 6,726                                               | 7,903        |       |
| 7 Pearl Ct.          | Allendale, NJ            | 513                 | 2,907               | 77        | 520                                                                                        | 2,977                                               | 3,497        |       |
| 59 Route 17          | Allendale, NJ            | 518                 | 2,933               | 145       | 539                                                                                        | 3,056                                               | 3,595        |       |

PHILADELPHIA

|                                |               |     |       |     |     |       |       |
|--------------------------------|---------------|-----|-------|-----|-----|-------|-------|
| 212 Welsh Pool Road            | Exton, PA     | 160 | 886   | 217 | 176 | 1,087 | 1,263 |
| 230-240 Welsh Pool Road        | Exton, PA     | 154 | 851   | 150 | 170 | 985   | 1,155 |
| 264 Welsh Pool Road            | Exton, PA     | 147 | 811   | 154 | 162 | 950   | 1,112 |
| 254 Welsh Pool Road            | Exton, PA     | 152 | 842   | 626 | 184 | 1,436 | 1,620 |
| 256 Welsh Pool Road            | Exton, PA     | 82  | 452   | 386 | 94  | 826   | 920   |
| 213 Welsh Pool Road            | Exton, PA     | 149 | 827   | 258 | 173 | 1,061 | 1,234 |
| 251 Welsh Pool Road            | Exton, PA     | 144 | 796   | 167 | 159 | 948   | 1,107 |
| 253-255 Welsh Pool Road        | Exton, PA     | 113 | 626   | 138 | 125 | 752   | 877   |
| 151-161 Philips Road           | Exton, PA     | 191 | 1,059 | 270 | 229 | 1,291 | 1,520 |
| 210 Philips Road               | Exton, PA     | 182 | 1,005 | 231 | 198 | 1,220 | 1,418 |
| 216 Philips Road               | Exton, PA     | 199 | 1,100 | 268 | 220 | 1,347 | 1,567 |
| 202 Philips Road               | Exton, PA     | 174 | 966   | 203 | 214 | 1,129 | 1,343 |
| 2994-96 Samuel Drive           | Bensalem, PA  | 952 | 5,396 | 358 | 981 | 5,725 | 6,706 |
| 964 Postal Road                | Lehigh, PA    | 215 | 1,216 | 82  | 224 | 1,288 | 1,512 |
| 966 Postal Road                | Lehigh, PA    | 268 | 1,517 | 80  | 279 | 1,586 | 1,865 |
| 999 Postal Road                | Lehigh, PA    | 439 | 2,486 | 176 | 458 | 2,643 | 3,101 |
| 7331 William Avenue            | Lehigh, PA    | 311 | 1,764 | 96  | 325 | 1,846 | 2,171 |
| 7346 Penn Drive                | Lehigh, PA    | 413 | 2,338 | 142 | 430 | 2,462 | 2,892 |
| 7350 William Ave.              | Lehigh, PA    | 552 | 3,128 | 590 | 576 | 3,694 | 4,270 |
| 7377 William Ave.              | Lehigh, PA    | 290 | 1,645 | 217 | 303 | 1,849 | 2,152 |
| 7072 Snow Drift                | Lehigh, PA    | 288 | 1,632 | 326 | 300 | 1,945 | 2,246 |
| 2000 Cabot Boulevard West      | Langhorne, PA | 414 | 2,346 | 284 | 424 | 2,620 | 3,044 |
| 2005 Cabot Boulevard West      | Langhorne, PA | 315 | 1,785 | 167 | 322 | 1,945 | 2,267 |
| 2010 Cabot Boulevard West      | Langhorne, PA | 513 | 2,907 | 408 | 525 | 3,303 | 3,828 |
| 2200 Cabot Boulevard West      | Langhorne, PA | 428 | 2,427 | 171 | 438 | 2,587 | 3,026 |
| 2260-2270 Cabot Boulevard West | Langhorne, PA | 361 | 2,044 | 290 | 369 | 2,326 | 2,695 |
| 3000 Cabot Boulevard West      | Langhorne, PA | 509 | 2,886 | 493 | 521 | 3,367 | 3,888 |
| 180 Wheeler Court              | Langhorne, PA | 447 | 2,533 | 81  | 458 | 2,603 | 3,061 |
| 2512 Metropolitan Drive        | Trevose, PA   | 242 | 1,369 | 70  | 248 | 1,432 | 1,680 |
| 2510 Metropolitan Drive        | Trevose, PA   | 244 | 1,381 | 42  | 249 | 1,417 | 1,667 |
| 2515 Metropolitan Drive        | Trevose, PA   | 259 | 1,466 | 94  | 265 | 1,554 | 1,818 |
| 2555 Metropolitan Drive        | Trevose, PA   | 347 | 1,968 | 98  | 355 | 2,058 | 2,413 |
| 2450 Metropolitan Drive        | Trevose, PA   | 571 | 3,234 | 650 | 586 | 3,869 | 4,455 |
| 2495 Metropolitan Drive        | Trevose, PA   | 551 | 3,124 | 102 | 566 | 3,212 | 3,777 |
| 4667 Somerton Road             | Trevose, PA   | 637 | 3,608 | 578 | 652 | 4,171 | 4,823 |
| 835 Wheeler Way                | Langhorne, PA | 293 | 1,658 | 453 | 319 | 2,083 | 2,403 |
| 90 Southland Drive             | Bethlehem, PA | 570 | 2,047 | 619 | 579 | 2,657 | 3,236 |

PHOENIX

|                         |                 |     |       |      |     |       |       |
|-------------------------|-----------------|-----|-------|------|-----|-------|-------|
| 1045 South Edward Drive | Tempe, AZ       | 390 | 2,160 | 86   | 394 | 2,242 | 2,636 |
| 46 N. 49th Ave.         | Phoenix, AZ     | 301 | 1,704 | 672  | 306 | 2,372 | 2,677 |
| 240 N. 48th Ave.        | Phoenix, AZ     | 510 | 1,913 | (59) | 481 | 1,883 | 2,364 |
| 220 N. 48th Ave.        | (t) Phoenix, AZ | 530 | 1,726 | 141  | 530 | 1,867 | 2,397 |
| 54 N. 48th Ave.         | Phoenix, AZ     | 130 | 625   | 39   | 131 | 664   | 794   |
| 64 N. 48th Ave.         | Phoenix, AZ     | 180 | 458   | 54   | 181 | 511   | 692   |
| 236 N. 48th Ave.        | Phoenix, AZ     | 120 | 322   | 33   | 120 | 355   | 475   |
| 10 S. 48th Ave.         | Phoenix, AZ     | 510 | 1,687 | 187  | 512 | 1,872 | 2,384 |
| 115 E. Watkins St.      | (t) Phoenix, AZ | 170 | 816   | 73   | 171 | 889   | 1,059 |
| 135 E. Watkins St.      | Phoenix, AZ     | 380 | 1,962 | 127  | 381 | 2,087 | 2,469 |
| 230 N. 48th Ave.        | Phoenix, AZ     | 160 | 765   | 45   | 161 | 809   | 970   |
| 20 S. 48th Ave.         | (t) Phoenix, AZ | 80  | 827   | 51   | 81  | 877   | 958   |
| 21002 A N. 19th Ave.    | (t) Phoenix, AZ | 706 | 663   | 132  | 709 | 791   | 1,500 |
| 21002 B N. 19th Ave.    | (t) Phoenix, AZ | 694 | 597   | 130  | 697 | 725   | 1,422 |

SALT LAKE CITY

|                      |                        |       |        |       |       |        |        |
|----------------------|------------------------|-------|--------|-------|-------|--------|--------|
| 2255 South 300 West  | (n) Salt Lake City, UT | 618   | 3,504  | 376   | 612   | 3,886  | 4,498  |
| 512 Lawndale Drive   | (o) Salt Lake City, UT | 2,779 | 15,749 | 2,522 | 2,705 | 18,345 | 21,050 |
| 1270 West 2320 South | West Valley, UT        | 138   | 784    | 156   | 143   | 936    | 1,079  |
| 1275 West 2240 South | West Valley, UT        | 395   | 2,241  | 233   | 408   | 2,461  | 2,869  |

| BUILDING ADDRESS     | LOCATION<br>(CITY/STATE) | ACCUMULATED              |                          | DEPRECIABLE<br>LIVES (YEARS) |
|----------------------|--------------------------|--------------------------|--------------------------|------------------------------|
|                      |                          | DEPRECIATION<br>12/31/03 | YEAR BUILT/<br>RENOVATED |                              |
| 300 Columbus Circle  | Edison, NJ               | 400                      | 1983                     | (p)                          |
| 400 Apgar            | Franklin Township, NJ    | 207                      | 1987                     | (p)                          |
| 500 Apgar            | Franklin Township, NJ    | 126                      | 1987                     | (p)                          |
| 201 Circle Dr. North | Piscataway, NJ           | 224                      | 1987                     | (p)                          |

|             |               |     |      |     |
|-------------|---------------|-----|------|-----|
| 1 Pearl Ct. | Allendale, NJ | 115 | 1978 | (p) |
| 2 Pearl Ct. | Allendale, NJ | 68  | 1979 | (p) |
| 3 Pearl Ct. | Allendale, NJ | 89  | 1978 | (p) |
| 4 Pearl Ct. | Allendale, NJ | 94  | 1979 | (p) |
| 5 Pearl Ct. | Allendale, NJ | 112 | 1977 | (p) |
| 6 Pearl Ct. | Allendale, NJ | 214 | 1980 | (p) |
| 7 Pearl Ct. | Allendale, NJ | 95  | 1979 | (p) |
| 59 Route 17 | Allendale, NJ | 96  | 1979 | (p) |

PHILADELPHIA

|                                |               |     |           |     |
|--------------------------------|---------------|-----|-----------|-----|
| 212 Welsh Pool Road            | Exton, PA     | 163 | 1975/1997 | (p) |
| 230-240 Welsh Pool Road        | Exton, PA     | 155 | 1975/1997 | (p) |
| 264 Welsh Pool Road            | Exton, PA     | 184 | 1975/1996 | (p) |
| 254 Welsh Pool Road            | Exton, PA     | 322 | 1975/1998 | (p) |
| 256 Welsh Pool Road            | Exton, PA     | 111 | 1975/1999 | (p) |
| 213 Welsh Pool Road            | Exton, PA     | 196 | 1975/1998 | (p) |
| 251 Welsh Pool Road            | Exton, PA     | 129 | 1975/1991 | (p) |
| 253-255 Welsh Pool Road        | Exton, PA     | 121 | 1975/1980 | (p) |
| 151-161 Philips Road           | Exton, PA     | 203 | 1975/1990 | (p) |
| 210 Philips Road               | Exton, PA     | 265 | 1975/1998 | (p) |
| 216 Philips Road               | Exton, PA     | 222 | 1985      | (p) |
| 202 Philips Road               | Exton, PA     | 160 | 1972/1991 | (p) |
| 2994-96 Samuel Drive           | Bensalem, PA  | 553 | 1974      | (p) |
| 964 Postal Road                | Lehigh, PA    | 88  | 1986      | (p) |
| 966 Postal Road                | Lehigh, PA    | 109 | 1987      | (p) |
| 999 Postal Road                | Lehigh, PA    | 181 | 1988      | (p) |
| 7331 William Avenue            | Lehigh, PA    | 127 | 1989      | (p) |
| 7346 Penn Drive                | Lehigh, PA    | 169 | 1988      | (p) |
| 7350 William Ave.              | Lehigh, PA    | 293 | 1989      | (p) |
| 7377 William Ave.              | Lehigh, PA    | 126 | 1989      | (p) |
| 7072 Snow Drift                | Lehigh, PA    | 131 | 1975      | (p) |
| 2000 Cabot Boulevard West      | Langhorne, PA | 123 | 1984      | (p) |
| 2005 Cabot Boulevard West      | Langhorne, PA | 91  | 1984      | (p) |
| 2010 Cabot Boulevard West      | Langhorne, PA | 169 | 1984      | (p) |
| 2200 Cabot Boulevard West      | Langhorne, PA | 121 | 1979      | (p) |
| 2260-2270 Cabot Boulevard West | Langhorne, PA | 120 | 1980      | (p) |
| 3000 Cabot Boulevard West      | Langhorne, PA | 156 | 1986      | (p) |
| 180 Wheeler Court              | Langhorne, PA | 124 | 1974      | (p) |
| 2512 Metropolitan Drive        | Trevose, PA   | 68  | 1981      | (p) |
| 2510 Metropolitan Drive        | Trevose, PA   | 68  | 1981      | (p) |
| 2515 Metropolitan Drive        | Trevose, PA   | 80  | 1974      | (p) |
| 2555 Metropolitan Drive        | Trevose, PA   | 97  | 1981      | (p) |
| 2450 Metropolitan Drive        | Trevose, PA   | 181 | 1983      | (p) |
| 2495 Metropolitan Drive        | Trevose, PA   | 153 | 1981      | (p) |
| 4667 Somerton Road             | Trevose, PA   | 223 | 1974      | (p) |
| 835 Wheeler Way                | Langhorne, PA | 98  | 1974      | (p) |
| 90 Southland Drive             | Bethlehem, PA | 33  | 1989/1996 | (p) |

PHOENIX

|                         |                 |     |      |     |
|-------------------------|-----------------|-----|------|-----|
| 1045 South Edward Drive | Tempe, AZ       | 252 | 1976 | (p) |
| 46 N. 49th Ave.         | Phoenix, AZ     | 112 | 1986 | (p) |
| 240 N. 48th Ave.        | Phoenix, AZ     | 60  | 1977 | (p) |
| 220 N. 48th Ave.        | (t) Phoenix, AZ | 48  | 1977 | (p) |
| 54 N. 48th Ave.         | Phoenix, AZ     | 21  | 1977 | (p) |
| 64 N. 48th Ave.         | Phoenix, AZ     | 15  | 1977 | (p) |
| 236 N. 48th Ave.        | Phoenix, AZ     | 11  | 1977 | (p) |
| 10 S. 48th Ave.         | Phoenix, AZ     | 68  | 1977 | (p) |
| 115 E. Watkins St.      | (t) Phoenix, AZ | 25  | 1979 | (p) |
| 135 E. Watkins St.      | Phoenix, AZ     | 69  | 1977 | (p) |
| 230 N. 48th Ave.        | Phoenix, AZ     | 26  | 1977 | (p) |
| 20 S. 48th Ave.         | (t) Phoenix, AZ | 20  | 1977 | (p) |
| 21002 A N. 19th Ave.    | (t) Phoenix, AZ | 11  | 1981 | (p) |
| 21002 B N. 19th Ave.    | (t) Phoenix, AZ | 10  | 1981 | (p) |

SALT LAKE CITY

|                      |                        |       |         |     |
|----------------------|------------------------|-------|---------|-----|
| 2255 South 300 West  | (n) Salt Lake City, UT | 640   | 1980    | (p) |
| 512 Lawndale Drive   | (o) Salt Lake City, UT | 3,319 | 1981    | (p) |
| 1270 West 2320 South | West Valley, UT        | 153   | 1986/92 | (p) |
| 1275 West 2240 South | West Valley, UT        | 353   | 1986/92 | (p) |

| BUILDING ADDRESS          | LOCATION<br>(CITY/STATE) | (a)<br>ENCUMBRANCES | (b)<br>INITIAL COST |           | CAPITALIZED<br>SUBSEQUENT TO<br>ACQUISITION OR<br>COMPLETION<br>AND VALUATION<br>PROVISION | GROSS AMOUNT CARRIED<br>AT CLOSE OF PERIOD 12/31/03 |                              |       |
|---------------------------|--------------------------|---------------------|---------------------|-----------|--------------------------------------------------------------------------------------------|-----------------------------------------------------|------------------------------|-------|
|                           |                          |                     | LAND                | BUILDINGS |                                                                                            | LAND                                                | BUILDING AND<br>IMPROVEMENTS | TOTAL |
| 1288 West 2240 South      | West Valley, UT          |                     | 119                 | 672       | 144                                                                                        | 123                                                 | 812                          | 935   |
| 2235 South 1300 West      | West Valley, UT          |                     | 198                 | 1,120     | 271                                                                                        | 204                                                 | 1,385                        | 1,589 |
| 1293 West 2200 South      | West Valley, UT          |                     | 158                 | 896       | 209                                                                                        | 163                                                 | 1,100                        | 1,263 |
| 1279 West 2200 South      | West Valley, UT          |                     | 198                 | 1,120     | 68                                                                                         | 204                                                 | 1,182                        | 1,386 |
| 1272 West 2240 South      | West Valley, UT          |                     | 336                 | 1,905     | 382                                                                                        | 347                                                 | 2,276                        | 2,623 |
| 1149 West 2240 South      | West Valley, UT          |                     | 217                 | 1,232     | 57                                                                                         | 225                                                 | 1,282                        | 1,507 |
| 1142 West 2320 South      | West Valley, UT          |                     | 217                 | 1,232     | 292                                                                                        | 225                                                 | 1,517                        | 1,742 |
| 1152 West 2240 South      | West Valley, UT          |                     | 2,067               | -         | 3,965                                                                                      | 2,114                                               | 3,918                        | 6,032 |
| 369 Orange Street         | Salt Lake City, UT       |                     | 600                 | 2,855     | 149                                                                                        | 603                                                 | 3,001                        | 3,604 |
| 1330 W. 3300 South Avenue | Ogden, UT                |                     | 1,100               | 2,353     | 354                                                                                        | 1,100                                               | 2,707                        | 3,807 |

SAN DIEGO

|                        |                   |  |       |        |     |       |        |        |
|------------------------|-------------------|--|-------|--------|-----|-------|--------|--------|
| 9051 Siempre Viva Rd.  | (t) San Diego, CA |  | 540   | 1,598  | 138 | 540   | 1,736  | 2,276  |
| 9163 Siempre Viva Rd.  | San Diego, CA     |  | 430   | 1,621  | 111 | 431   | 1,731  | 2,162  |
| 9295 Siempre Viva Rd.  | San Diego, CA     |  | 540   | 1,569  | 127 | 540   | 1,695  | 2,236  |
| 9255 Customhouse Plaza | San Diego, CA     |  | 3,230 | 11,030 | 820 | 3,234 | 11,847 | 15,080 |
| 9375 Customhouse Plaza | San Diego, CA     |  | 430   | 1,384  | 137 | 430   | 1,520  | 1,951  |
| 9465 Customhouse Plaza | San Diego, CA     |  | 430   | 1,437  | 131 | 430   | 1,568  | 1,998  |
| 9485 Customhouse Plaza | San Diego, CA     |  | 1,200 | 2,792  | 235 | 1,202 | 3,026  | 4,227  |
| 2675 Customhouse Court | San Diego, CA     |  | 590   | 2,082  | 126 | 591   | 2,207  | 2,798  |

SOUTHERN NEW JERSEY

|                       |                     |  |     |       |       |     |       |       |
|-----------------------|---------------------|--|-----|-------|-------|-----|-------|-------|
| 2-5 North Olnev Ave.  | Cherry Hill, NJ     |  | 284 | 1,524 | 120   | 282 | 1,646 | 1,928 |
| 2 Springdale Road     | Cherry Hill, NJ     |  | 127 | 701   | 104   | 126 | 806   | 932   |
| 4 Springdale Road     | (j) Cherry Hill, NJ |  | 335 | 1,853 | 710   | 332 | 2,566 | 2,899 |
| 8 Springdale Road     | Cherry Hill, NJ     |  | 259 | 1,436 | 433   | 258 | 1,871 | 2,128 |
| 2050 Springdale Road  | Cherry Hill, NJ     |  | 279 | 1,545 | 1,240 | 277 | 2,787 | 3,063 |
| 16 Springdale Road    | Cherry Hill, NJ     |  | 241 | 1,336 | 126   | 240 | 1,463 | 1,703 |
| 5 Esterbrook Lane     | Cherry Hill, NJ     |  | 241 | 1,336 | 244   | 240 | 1,582 | 1,821 |
| 2 Pin Oak Lane        | Cherry Hill, NJ     |  | 317 | 1,757 | 667   | 314 | 2,426 | 2,741 |
| 6 Esterbrook Lane     | Cherry Hill, NJ     |  | 165 | 914   | 38    | 164 | 953   | 1,117 |
| 28 Springdale Road    | Cherry Hill, NJ     |  | 192 | 1,060 | 202   | 190 | 1,264 | 1,454 |
| 3 Esterbrook Lane     | Cherry Hill, NJ     |  | 199 | 1,102 | 467   | 198 | 1,570 | 1,768 |
| 4 Esterbrook Lane     | Cherry Hill, NJ     |  | 234 | 1,294 | 32    | 232 | 1,328 | 1,560 |
| 26 Springdale Road    | Cherry Hill, NJ     |  | 227 | 1,257 | 358   | 226 | 1,615 | 1,841 |
| 1 Keystone Ave.       | Cherry Hill, NJ     |  | 227 | 1,223 | 984   | 218 | 2,215 | 2,434 |
| 21 Olnev Ave.         | Cherry Hill, NJ     |  | 69  | 380   | 63    | 68  | 444   | 512   |
| 19 Olnev Ave.         | Cherry Hill, NJ     |  | 202 | 1,119 | 1,154 | 200 | 2,275 | 2,475 |
| 2 Keystone Ave.       | Cherry Hill, NJ     |  | 216 | 1,194 | 578   | 214 | 1,774 | 1,987 |
| 18 Olnev Ave.         | Cherry Hill, NJ     |  | 250 | 1,382 | 86    | 247 | 1,471 | 1,718 |
| 2030 Springdale Rod   | Cherry Hill, NJ     |  | 526 | 2,914 | 1,490 | 523 | 4,407 | 4,930 |
| 55 Carnegie Drive     | Cherry Hill, NJ     |  | 550 | 3,047 | 163   | 547 | 3,214 | 3,761 |
| 111 Whittendale Drive | Morrestown, NJ      |  | 515 | 2,916 | 18    | 514 | 2,934 | 3,448 |
| 9 Whittendale         | Morrestown, NJ      |  | 337 | 1,911 | 46    | 343 | 1,951 | 2,294 |
| 1931 Olney Road       | Cherry Hill, NJ     |  | 262 | 1,486 | 120   | 267 | 1,601 | 1,868 |
| 7851 Airport          | (t) Pennsauken, NJ  |  | 160 | 508   | 170   | 160 | 678   | 838   |
| 103 Central           | (t) Mt. Laurel, NJ  |  | 610 | 1,847 | (180) | 610 | 1,667 | 2,277 |
| 7860-7870 Airport     | Pennsauken, NJ      |  | 120 | 366   | 214   | 120 | 580   | 700   |
| 7100 Airport          | Pennsauken, NJ      |  | 50  | 210   | 106   | 50  | 317   | 366   |
| 7020-24 Kaighn        | Pennsauken, NJ      |  | 200 | 450   | 287   | 200 | 737   | 937   |
| 7110-7112 Airport     | Pennsauken, NJ      |  | 110 | 178   | 161   | 110 | 339   | 449   |

ST. LOUIS

|                                     |                   |  |       |       |       |       |       |       |
|-------------------------------------|-------------------|--|-------|-------|-------|-------|-------|-------|
| 8921-8971 Fost Avenue               | Hazelwood, MO     |  | 431   | 2,479 | 71    | 431   | 2,550 | 2,982 |
| 9043-9083 Frost Avenue              | Hazelwood, MO     |  | 319   | 1,838 | 914   | 319   | 2,752 | 3,070 |
| 2121 Chapin Industrial Drive        | Vinita Park, MO   |  | 606   | 4,384 | 1,356 | 614   | 5,733 | 6,346 |
| 10431-10449 Midwest Industrial Blvd | Olivette, MO      |  | 237   | 1,360 | 584   | 237   | 1,944 | 2,181 |
| 10751 Midwest Industrial Boulevard  | Olivette, MO      |  | 193   | 1,119 | 396   | 194   | 1,515 | 1,708 |
| 6951 N Hanley                       | (j) Hazelwood, MO |  | 405   | 2,295 | 1,886 | 419   | 4,167 | 4,586 |
| 1037 Warson - Bldg A                | St. Louis, MO     |  | 246   | 1,359 | 53    | 250   | 1,408 | 1,658 |
| 1037 Warson - Bldg B                | St. Louis, MO     |  | 380   | 2,103 | 70    | 387   | 2,165 | 2,552 |
| 1037 Warson - Bldg C                | St. Louis, MO     |  | 303   | 1,680 | 45    | 309   | 1,719 | 2,028 |
| 1037 Warson - Bldg D                | St. Louis, MO     |  | 353   | 1,952 | 49    | 359   | 1,994 | 2,353 |
| 6821-6857 Hazelwood Ave.            | (t) Berkeley, MO  |  | 1,095 | 6,205 | 273   | 1,096 | 6,478 | 7,573 |
| 13701 Rider Trail North             | Earth City, MO    |  | 800   | 2,099 | 467   | 802   | 2,564 | 3,366 |
| 4774 Park 36 Boulevard              | St. Louis, MO     |  | 1,074 | -     | 5,927 | 1,075 | 5,926 | 7,000 |

TAMPA

|                    |           |  |     |       |     |     |       |       |
|--------------------|-----------|--|-----|-------|-----|-----|-------|-------|
| 6614 Adamo Drive   | Tampa, FL |  | 177 | 1,005 | 65  | 181 | 1,067 | 1,247 |
| 6202 Benjamin Road | Tampa, FL |  | 203 | 1,151 | 308 | 211 | 1,450 | 1,662 |
| 6204 Benjamin Road | Tampa, FL |  | 432 | 2,445 | 344 | 454 | 2,766 | 3,220 |
| 6206 Benjamin Road | Tampa, FL |  | 397 | 2,251 | 351 | 416 | 2,583 | 2,999 |

| BUILDING ADDRESS     | LOCATION<br>(CITY/STATE) | ACCUMULATED<br>DEPRECIATION |                          |                              |
|----------------------|--------------------------|-----------------------------|--------------------------|------------------------------|
|                      |                          | 12/31/03                    | YEAR BUILT/<br>RENOVATED | DEPRECIABLE<br>LIVES (YEARS) |
| 1288 West 2240 South | West Valley, UT          | 132                         | 1986/92                  | (p)                          |
| 2235 South 1300 West | West Valley, UT          | 247                         | 1986/92                  | (p)                          |
| 1293 West 2200 South | West Valley, UT          | 226                         | 1986/92                  | (p)                          |
| 1279 West 2200 South | West Valley, UT          | 179                         | 1986/92                  | (p)                          |

|                           |                    |     |         |     |
|---------------------------|--------------------|-----|---------|-----|
| 1272 West 2240 South      | West Valley, UT    | 417 | 1986/92 | (p) |
| 1149 West 2240 South      | West Valley, UT    | 191 | 1986/92 | (p) |
| 1142 West 2320 South      | West Valley, UT    | 316 | 1997    | (p) |
| 1152 West 2240 South      | West Valley, UT    | 816 | 1999    | (p) |
| 369 Orange Street         | Salt Lake City, UT | 81  | 1980    | (p) |
| 1330 W. 3300 South Avenue | Ogden, UT          | 17  | 1982    | (p) |

SAN DIEGO

|                        |                   |     |      |     |
|------------------------|-------------------|-----|------|-----|
| 9051 Siempre Viva Rd.  | (t) San Diego, CA | 62  | 1989 | (p) |
| 9163 Siempre Viva Rd.  | San Diego, CA     | 54  | 1989 | (p) |
| 9295 Siempre Viva Rd.  | San Diego, CA     | 55  | 1989 | (p) |
| 9255 Customhouse Plaza | San Diego, CA     | 366 | 1989 | (p) |
| 9375 Customhouse Plaza | San Diego, CA     | 68  | 1989 | (p) |
| 9465 Customhouse Plaza | San Diego, CA     | 53  | 1989 | (p) |
| 9485 Customhouse Plaza | San Diego, CA     | 74  | 1989 | (p) |
| 2675 Customhouse Court | San Diego, CA     | 97  | 1989 | (p) |

SOUTHERN NEW JERSEY

|                       |                     |     |         |     |
|-----------------------|---------------------|-----|---------|-----|
| 2-5 North Olnev Ave.  | Cherry Hill, NJ     | 229 | 1963/85 | (p) |
| 2 Springdale Road     | Cherry Hill, NJ     | 107 | 1968    | (p) |
| 4 Springdale Road     | (j) Cherry Hill, NJ | 389 | 1963/85 | (p) |
| 8 Springdale Road     | Cherry Hill, NJ     | 261 | 1966    | (p) |
| 2050 Springdale Road  | Cherry Hill, NJ     | 281 | 1965    | (p) |
| 16 Springdale Road    | Cherry Hill, NJ     | 203 | 1967    | (p) |
| 5 Esterbrook Lane     | Cherry Hill, NJ     | 210 | 1966/88 | (p) |
| 2 Pin Oak Lane        | Cherry Hill, NJ     | 324 | 1968    | (p) |
| 6 Esterbrook Lane     | Cherry Hill, NJ     | 135 | 1966    | (p) |
| 28 Springdale Road    | Cherry Hill, NJ     | 167 | 1967    | (p) |
| 3 Esterbrook Lane     | Cherry Hill, NJ     | 218 | 1968    | (p) |
| 4 Esterbrook Lane     | Cherry Hill, NJ     | 190 | 1969    | (p) |
| 26 Springdale Road    | Cherry Hill, NJ     | 212 | 1968    | (p) |
| 1 Keystone Ave.       | Cherry Hill, NJ     | 290 | 1969    | (p) |
| 21 Olnev Ave.         | Cherry Hill, NJ     | 59  | 1969    | (p) |
| 19 Olnev Ave.         | Cherry Hill, NJ     | 321 | 1971    | (p) |
| 2 Keystone Ave.       | Cherry Hill, NJ     | 234 | 1970    | (p) |
| 18 Olnev Ave.         | Cherry Hill, NJ     | 207 | 1974    | (p) |
| 2030 Springdale Rod   | Cherry Hill, NJ     | 656 | 1977    | (p) |
| 55 Carnegie Drive     | Cherry Hill, NJ     | 454 | 1988    | (p) |
| 111 Whittendale Drive | Morrestown, NJ      | 294 | 1991/96 | (p) |
| 9 Whittendale         | Morrestown, NJ      | 126 | 2000    | (p) |
| 1931 Olney Road       | Cherry Hill, NJ     | 54  | 1969    | (p) |
| 7851 Airport          | (t) Pennsauken, NJ  | 3   | 1966    | (p) |
| 103 Central           | (t) Mt. Laurel, NJ  | 9   | 1970    | (p) |
| 7860-7870 Airport     | Pennsauken, NJ      | 3   | 1968    | (p) |
| 7100 Airport          | Pennsauken, NJ      | 2   | 1963    | (p) |
| 7020-24 Kaighn        | Pennsauken, NJ      | 4   | 1962    | (p) |
| 7110-7112 Airport     | Pennsauken, NJ      | 2   | 1963    | (p) |

ST. LOUIS

|                                     |                   |       |         |     |
|-------------------------------------|-------------------|-------|---------|-----|
| 8921-8971 Fost Avenue               | Hazelwood, MO     | 615   | 1971    | (p) |
| 9043-9083 Frost Avenue              | Hazelwood, MO     | 725   | 1970/77 | (p) |
| 2121 Chapin Industrial Drive        | Vinita Park, MO   | 5,662 | 1969/94 | (p) |
| 10431-10449 Midwest Industrial Blvd | Olivette, MO      | 506   | 1967    | (p) |
| 10751 Midwest Industrial Boulevard  | Olivette, MO      | 329   | 1965    | (p) |
| 6951 N Hanley                       | (j) Hazelwood, MO | 1,229 | 1965    | (p) |
| 1037 Warson - Bldg A                | St. Louis, MO     | 61    | 1968    | (p) |
| 1037 Warson - Bldg B                | St. Louis, MO     | 94    | 1968    | (p) |
| 1037 Warson - Bldg C                | St. Louis, MO     | 75    | 1968    | (p) |
| 1037 Warson - Bldg D                | St. Louis, MO     | 87    | 1968    | (p) |
| 6821-6857 Hazelwood Ave.            | (t) Berkeley, MO  | 1     | 2001    | (p) |
| 13701 Rider Trail North             | Earth City, MO    | 104   | 1985    | (p) |
| 4774 Park 36 Boulevard              | St. Louis, MO     | 13    | 2001    | (p) |

TAMPA

|                    |           |     |      |     |
|--------------------|-----------|-----|------|-----|
| 6614 Adamo Drive   | Tampa, FL | 170 | 1967 | (p) |
| 6202 Benjamin Road | Tampa, FL | 115 | 1981 | (p) |
| 6204 Benjamin Road | Tampa, FL | 452 | 1982 | (p) |
| 6206 Benjamin Road | Tampa, FL | 416 | 1983 | (p) |

| BUILDING ADDRESS                                 | LOCATION<br>(CITY/STATE) | (a)<br>ENCUMBRANCES | (b)<br>INITIAL COST |             | CAPITALIZED<br>SUBSEQUENT TO<br>ACQUISITION OR<br>COMPLETION<br>AND VALUATION<br>PROVISION | GROSS AMOUNT CARRIED<br>AT CLOSE OF PERIOD 12/31/03 |                              |                 |
|--------------------------------------------------|--------------------------|---------------------|---------------------|-------------|--------------------------------------------------------------------------------------------|-----------------------------------------------------|------------------------------|-----------------|
|                                                  |                          |                     | LAND                | BUILDINGS   |                                                                                            | LAND                                                | BUILDING AND<br>IMPROVEMENTS | TOTAL           |
| 6302 Benjamin Road                               | Tampa, FL                |                     | 214                 | 1,212       | 195                                                                                        | 224                                                 | 1,397                        | 1,621           |
| 6304 Benjamin Road                               | Tampa, FL                |                     | 201                 | 1,138       | 213                                                                                        | 209                                                 | 1,343                        | 1,552           |
| 6306 Benjamin Road                               | Tampa, FL                |                     | 257                 | 1,457       | 396                                                                                        | 269                                                 | 1,841                        | 2,110           |
| 6308 Benjamin Road                               | Tampa, FL                |                     | 345                 | 1,958       | 237                                                                                        | 362                                                 | 2,179                        | 2,540           |
| 5313 Johns Road                                  | Tampa, FL                |                     | 204                 | 1,159       | 108                                                                                        | 213                                                 | 1,258                        | 1,471           |
| 5602 Thompson Center Court                       | Tampa, FL                |                     | 115                 | 652         | 138                                                                                        | 120                                                 | 785                          | 905             |
| 5411 Johns Road                                  | Tampa, FL                |                     | 230                 | 1,304       | 235                                                                                        | 241                                                 | 1,528                        | 1,768           |
| 5525 Johns Road                                  | Tampa, FL                |                     | 192                 | 1,086       | 76                                                                                         | 200                                                 | 1,154                        | 1,354           |
| 5607 Johns Road                                  | Tampa, FL                |                     | 102                 | 579         | 68                                                                                         | 110                                                 | 640                          | 750             |
| 5709 Johns Road                                  | Tampa, FL                |                     | 192                 | 1,086       | 165                                                                                        | 200                                                 | 1,243                        | 1,443           |
| 5711 Johns Road                                  | Tampa, FL                |                     | 243                 | 1,376       | 185                                                                                        | 255                                                 | 1,548                        | 1,804           |
| 5453 W Waters Avenue                             | Tampa, FL                |                     | 71                  | 402         | 102                                                                                        | 82                                                  | 494                          | 575             |
| 5455 W Waters Avenue                             | Tampa, FL                |                     | 307                 | 1,742       | 202                                                                                        | 326                                                 | 1,925                        | 2,251           |
| 5553 W Waters Avenue                             | Tampa, FL                |                     | 307                 | 1,742       | 216                                                                                        | 326                                                 | 1,939                        | 2,265           |
| 5501 W Waters Avenue                             | Tampa, FL                |                     | 154                 | 871         | 99                                                                                         | 162                                                 | 961                          | 1,123           |
| 5503 W Waters Avenue                             | Tampa, FL                |                     | 71                  | 402         | 65                                                                                         | 75                                                  | 463                          | 538             |
| 5555 W Waters Avenue                             | Tampa, FL                |                     | 213                 | 1,206       | 110                                                                                        | 221                                                 | 1,308                        | 1,529           |
| 5557 W Waters Avenue                             | Tampa, FL                |                     | 59                  | 335         | 38                                                                                         | 62                                                  | 370                          | 432             |
| 5463 W Waters Avenue                             | Tampa, FL                | (g)                 | 497                 | 2,751       | 477                                                                                        | 560                                                 | 3,165                        | 3,725           |
| 5903 Johns Road                                  | Tampa, FL                |                     | 88                  | 497         | 81                                                                                         | 93                                                  | 573                          | 666             |
| 5461 W Waters                                    | Tampa, FL                |                     | 261                 | -           | 1,186                                                                                      | 265                                                 | 1,182                        | 1,447           |
| 5471 W. Waters                                   | Tampa, FL                |                     | 572                 | 798         | 175                                                                                        | 574                                                 | 971                          | 1,545           |
| 5505 Johns Road #7                               | Tampa, FL                |                     | 228                 | -           | 1,403                                                                                      | 228                                                 | 1,402                        | 1,630           |
| 5481 W. Waters Avenue                            | Tampa, FL                |                     | 558                 | -           | 2,298                                                                                      | 561                                                 | 2,296                        | 2,856           |
| 5483 W. Waters Avenue                            | Tampa, FL                |                     | 457                 | -           | 1,941                                                                                      | 459                                                 | 1,939                        | 2,397           |
| 5905 Breckenridge Parkway                        | Tampa, FL                |                     | 189                 | 1,070       | 39                                                                                         | 191                                                 | 1,107                        | 1,298           |
| 5907 Breckenridge Parkway                        | Tampa, FL                |                     | 61                  | 345         | 11                                                                                         | 61                                                  | 356                          | 417             |
| 5909 Breckenridge Parkway                        | Tampa, FL                |                     | 173                 | 980         | 43                                                                                         | 174                                                 | 1,022                        | 1,196           |
| 5911 Breckenridge Parkway                        | Tampa, FL                |                     | 308                 | 1,747       | 61                                                                                         | 311                                                 | 1,806                        | 2,117           |
| 5910 Breckenridge Parkway                        | Tampa, FL                |                     | 436                 | 2,472       | 75                                                                                         | 440                                                 | 2,544                        | 2,984           |
| 5912 Breckenridge Parkway                        | Tampa, FL                |                     | 460                 | 2,607       | 45                                                                                         | 464                                                 | 2,648                        | 3,112           |
| 4515-4519 George Road                            | Tampa, FL                |                     | 633                 | 3,587       | 105                                                                                        | 640                                                 | 3,686                        | 4,326           |
| 6301 Benjamin Road                               | Tampa, FL                |                     | 292                 | 1,657       | 105                                                                                        | 295                                                 | 1,759                        | 2,053           |
| 5723 Benjamin Road                               | Tampa, FL                |                     | 406                 | 2,301       | 44                                                                                         | 409                                                 | 2,341                        | 2,750           |
| 6313 Benjamin Road                               | Tampa, FL                |                     | 229                 | 1,296       | 128                                                                                        | 231                                                 | 1,423                        | 1,653           |
| 5801 Benjamin Road                               | Tampa, FL                |                     | 564                 | 3,197       | 54                                                                                         | 569                                                 | 3,247                        | 3,815           |
| 5802 Benjamin Road                               | Tampa, FL                |                     | 686                 | 3,889       | 235                                                                                        | 692                                                 | 4,119                        | 4,811           |
| 5925 Benjamin Road                               | Tampa, FL                |                     | 328                 | 1,859       | 68                                                                                         | 331                                                 | 1,925                        | 2,255           |
| OTHER                                            |                          |                     |                     |             |                                                                                            |                                                     |                              |                 |
| 2800 Airport Road                                | (m) Denton, TX           |                     | 369                 | 1,935       | 1,572                                                                                      | 490                                                 | 3,386                        | 3,876           |
| 3501 Maple Street                                | Abilene, TX              |                     | 67                  | 1,057       | 1,051                                                                                      | 266                                                 | 1,909                        | 2,175           |
| 4200 West Harry Street                           | (k) Wichita, KS          |                     | 193                 | 2,224       | 1,776                                                                                      | 532                                                 | 3,662                        | 4,193           |
| 6601 S. 33rd Street                              | McAllen, TX              |                     | 231                 | 1,276       | 49                                                                                         | 233                                                 | 1,323                        | 1,556           |
| 9601A Dessau Road                                | Austin, TX               |                     | 255                 | -           | 1,872                                                                                      | 366                                                 | 1,761                        | 2,127           |
| 9601B Dessau Road                                | Austin, TX               |                     | 248                 | -           | 1,966                                                                                      | 355                                                 | 1,859                        | 2,214           |
| 9601C Dessau Road                                | Austin, TX               |                     | 248                 | -           | 2,693                                                                                      | 355                                                 | 2,586                        | 2,941           |
| 555 Vista Blvd                                   | Sparks, NV               |                     | 1,693               | 9,592       | 136                                                                                        | 1,712                                               | 9,710                        | 11,421          |
| REDEVELOPMENTS / DEVELOPMENTS / DEVELOPABLE LAND |                          |                     | 84,588              | 29,379      | 8,711                                                                                      | 84,950                                              | 16,514                       | 101,464         |
|                                                  |                          |                     | \$432,980           | \$1,759,573 | \$ 452,641                                                                                 | \$443,942                                           | \$2,180,038                  | \$2,623,980 (r) |

| BUILDING ADDRESS           | LOCATION<br>(CITY/STATE) | ACCUMULATED<br>DEPRECIATION<br>12/31/03 | YEAR BUILT/<br>RENOVATED | DEPRECIABLE<br>LIVES (YEARS) |
|----------------------------|--------------------------|-----------------------------------------|--------------------------|------------------------------|
|                            |                          |                                         |                          |                              |
| 6304 Benjamin Road         | Tampa, FL                | 263                                     | 1984                     | (p)                          |
| 6306 Benjamin Road         | Tampa, FL                | 385                                     | 1984                     | (p)                          |
| 6308 Benjamin Road         | Tampa, FL                | 352                                     | 1984                     | (p)                          |
| 5313 Johns Road            | Tampa, FL                | 200                                     | 1991                     | (p)                          |
| 5602 Thompson Center Court | Tampa, FL                | 155                                     | 1972                     | (p)                          |
| 5411 Johns Road            | Tampa, FL                | 295                                     | 1997                     | (p)                          |
| 5525 Johns Road            | Tampa, FL                | 177                                     | 1993                     | (p)                          |
| 5607 Johns Road            | Tampa, FL                | 98                                      | 1991                     | (p)                          |
| 5709 Johns Road            | Tampa, FL                | 200                                     | 1990                     | (p)                          |
| 5711 Johns Road            | Tampa, FL                | 287                                     | 1990                     | (p)                          |
| 5453 W Waters Avenue       | Tampa, FL                | 79                                      | 1987                     | (p)                          |
| 5455 W Waters Avenue       | Tampa, FL                | 318                                     | 1987                     | (p)                          |
| 5553 W Waters Avenue       | Tampa, FL                | 322                                     | 1987                     | (p)                          |
| 5501 W Waters Avenue       | Tampa, FL                | 151                                     | 1990                     | (p)                          |
| 5503 W Waters Avenue       | Tampa, FL                | 82                                      | 1990                     | (p)                          |
| 5555 W Waters Avenue       | Tampa, FL                | 204                                     | 1990                     | (p)                          |
| 5557 W Waters Avenue       | Tampa, FL                | 58                                      | 1990                     | (p)                          |
| 5463 W Waters Avenue       | Tampa, FL                | 472                                     | 1996                     | (p)                          |
| 5903 Johns Road            | Tampa, FL                | 101                                     | 1987                     | (p)                          |
| 5461 W Waters              | Tampa, FL                | 145                                     | 1998                     | (p)                          |
| 5471 W. Waters             | Tampa, FL                | 77                                      | 1999                     | (p)                          |
| 5505 Johns Road #7         | Tampa, FL                | 188                                     | 1999                     | (p)                          |
| 5481 W. Waters Avenue      | Tampa, FL                | 248                                     | 1999                     | (p)                          |
| 5483 W. Waters Avenue      | Tampa, FL                | 235                                     | 1999                     | (p)                          |
| 5905 Breckenridge Parkway  | Tampa, FL                | 85                                      | 1982                     | (p)                          |
| 5907 Breckenridge Parkway  | Tampa, FL                | 27                                      | 1982                     | (p)                          |

|                           |           |     |      |     |
|---------------------------|-----------|-----|------|-----|
| 5909 Breckenridge Parkway | Tampa, FL | 84  | 1982 | (p) |
| 5911 Breckenridge Parkway | Tampa, FL | 141 | 1982 | (p) |
| 5910 Breckenridge Parkway | Tampa, FL | 216 | 1982 | (p) |
| 5912 Breckenridge Parkway | Tampa, FL | 205 | 1982 | (p) |
| 4515-4519 George Road     | Tampa, FL | 244 | 1985 | (p) |
| 6301 Benjamin Road        | Tampa, FL | 122 | 1986 | (p) |
| 5723 Benjamin Road        | Tampa, FL | 146 | 1986 | (p) |
| 6313 Benjamin Road        | Tampa, FL | 96  | 1986 | (p) |
| 5801 Benjamin Road        | Tampa, FL | 204 | 1986 | (p) |
| 5802 Benjamin Road        | Tampa, FL | 258 | 1986 | (p) |
| 5925 Benjamin Road        | Tampa, FL | 122 | 1986 | (p) |

OTHER

|                        |                 |       |      |     |
|------------------------|-----------------|-------|------|-----|
| 2800 Airport Road      | (m) Denton, TX  | 1,783 | 1968 | (p) |
| 3501 Maple Street      | Abilene, TX     | 946   | 1980 | (p) |
| 4200 West Harry Street | (k) Wichita, KS | 1,907 | 1972 | (p) |
| 6601 S. 33rd Street    | McAllen, TX     | 148   | 1975 | (p) |
| 9601A Dessau Road      | Austin, TX      | 197   | 1999 | (p) |
| 9601B Dessau Road      | Austin, TX      | 363   | 1999 | (p) |
| 9601C Dessau Road      | Austin, TX      | 1,088 | 1999 | (p) |
| 555 Vista Blvd         | Sparks, NV      | 384   | 1980 | (p) |

REDEVELOPMENTS / DEVELOPMENTS / DEVELOPABLE  
LAND

|            |     |
|------------|-----|
| 7,985      | (q) |
| -----      |     |
| \$ 349,252 |     |
| =====      |     |



NOTES: (a)  
See  
description  
of  
encumbrances  
in Note 5 to  
Notes to  
Consolidated  
Financial  
Statements.  
(b) Initial  
cost for each  
respective  
property is  
total  
purchase  
price  
associated  
with its  
purchase. (c)  
These  
properties  
collateralize  
the Assumed  
Loans. (d)  
This property  
collateralizes  
the  
Acquisition  
Mortgage Loan  
VIII. (e)  
This property  
collateralizes  
the  
Acquisition  
Mortgage Loan  
IX. (f) This  
property  
collateralizes  
the  
Acquisition  
Mortgage Loan  
IV. (g) This  
property  
collateralizes  
the  
Acquisition  
Mortgage Loan  
V. (h) This  
property  
collateralizes  
the  
Acquisition  
Mortgage Loan  
X. (i) This  
property  
collateralizes  
the  
Acquisition  
Mortgage Loan  
XI. (j)  
Comprised of  
two  
properties.  
(k) Comprised  
of three  
properties.  
(l) Comprised  
of four  
properties.  
(m) Comprised  
of five  
properties.  
(n) Comprised  
of seven  
properties.  
(o) Comprised  
of 28  
properties.  
(p)  
Depreciation  
is computed  
based upon  
the following  
estimated  
lives:  
Buildings,  
Improvement  
31.5 to 40  
years Tenant  
Improvements  
Leasehold  
Improvements  
Life of lease  
Furniture,  
Fixtures and  
Equipment 5

to 10 years  
(q) These properties represent developable land and redevelopments that have not been placed in service.  
(r) Excludes \$115,935 of Construction in Progress and \$885 of Furniture, Fixtures and Equipment.  
(s) During 2001, the Company recognized a valuation provision of \$9,500 on these properties.  
(t) Property is not in-service as of 12/31/03. At December 31, 2003, the aggregate cost of land and buildings and equipment for federal income tax purpose was approximately \$2.5 billion (excluding construction in progress.)

FIRST INDUSTRIAL REALTY TRUST, INC.  
SCHEDULE III:  
REAL ESTATE AND ACCUMULATED DEPRECIATION (CONTINUED)  
AS OF DECEMBER 31, 2003  
(DOLLARS IN THOUSANDS)

The changes in total real estate assets for the three years ended December 31, 2003 are as follows:

| 2003                        | 2002         | 2001         | -----                                    |
|-----------------------------|--------------|--------------|------------------------------------------|
| ----- Balance, Beginning of |              |              |                                          |
| Year.....                   |              |              | \$                                       |
| 2,706,125                   | \$ 2,748,835 | \$ 2,698,763 | Acquisition,                             |
|                             |              |              | Construction Costs and Improvements..... |
| 337,602                     | 357,704      | 397,878      | Disposition of                           |
| Assets.....                 |              |              | .....                                    |
| (302,927)                   | (400,414)    | (338,306)    | Valuation                                |
| Provision.....              |              |              | .....                                    |
| - - (9,500)                 |              |              | -----                                    |
| ----- Balance, End of       |              |              |                                          |
| Year.....                   |              |              | \$                                       |
| 2,740,800                   | \$ 2,706,125 | \$ 2,748,835 | =====                                    |
|                             |              |              | =====                                    |

The changes in accumulated depreciation for the three years ended December 31, 2003 are as follows:

| 2003                        | 2002       | 2001       | -----          |
|-----------------------------|------------|------------|----------------|
| ----- Balance, Beginning of |            |            |                |
| Year.....                   |            |            | \$             |
| 310,517                     | \$ 280,518 | \$ 244,189 | Depreciation   |
|                             |            |            | for            |
| Year.....                   |            |            | .....          |
| 73,902                      | 67,525     | 65,944     | Disposition of |
| Assets.....                 |            |            | .....          |
| (35,167)                    | (37,526)   | (29,615)   | -----          |
| ----- Balance, End of       |            |            |                |
| Year.....                   |            |            | .....          |
| \$ 349,252                  | \$ 310,517 | \$ 280,518 | =====          |
|                             |            |            | =====          |

AMENDMENT NO. 1  
TO THE  
RIGHTS AGREEMENT  
DATED AS OF SEPTEMBER 16, 1997  
BY AND BETWEEN  
FIRST INDUSTRIAL REALTY TRUST, INC.  
AND  
EQUISERVE TRUST COMPANY, N.A. (F/K/A FIRST CHICAGO TRUST  
COMPANY OF NEW YORK)

This Amendment is made and entered into as of this 25th day of February 2004 and is hereby made a part of and incorporated into the Rights Agreement, dated as of September 16, 1997 (the "Rights Agreement"), by and between First Industrial Realty Trust, Inc., a Maryland corporation (the "Company"), and Equiserve Trust Company, N.A. (f/k/a First Chicago Trust Company of New York), a New York corporation (the "Rights Agent"). Capitalized terms used herein and not otherwise defined shall have the respective meanings ascribed thereto in the Rights Agreement.

WHEREAS, the Board of Directors of the Company pursuant to Section 27 of the Rights Agreement may amend the Right Agreement without the approval of any holders of Rights Certificates; and

WHEREAS, the Board of Directors of the Company has determined to amend the Rights Agreement.

NOW THEREFORE, in consideration of the premises and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto hereby agree that:

1. Section 23 (a) of the Rights Agreement is hereby amended effective immediately by the deletion from the first sentence of the language beginning "provided, however" through the end of such sentence.

2. Counterparts. This Amendment may be executed in any number of counterparts, each of which when so executed and delivered shall constitute an original instrument, but all such counterparts shall together constitute one and the same instrument. The Amendment shall become effective and be deemed to have been executed and delivered by both the parties at such time as counterparts shall have been executed and delivered by both parties, regardless of whether each party has executed the same counterpart. It shall not be necessary when making proof of this Amendment to account for any counterparts other than a sufficient number of counterparts which, when taken together, contain signatures of all of the parties.

3. Miscellaneous. All other terms and conditions of the Rights Agreement shall remain unchanged and the Rights Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have duly executed this Amendment as of the date first written above.

FIRST INDUSTRIAL REALTY TRUST, INC.

By: /s/ Michael J. Havala  
-----  
Name: Michael J. Havala  
Title: Chief Financial Officer

EQUISERVE TRUST COMPANY,  
N.A. (F/K/A FIRST CHICAGO  
TRUST COMPANY OF NEW YORK)

By: /s/ John H. Ruocco  
-----  
Name: John H. Ruocco  
Title: Senior Account Manager

EXHIBIT 12.1

FIRST INDUSTRIAL REALTY TRUST, INC.  
 COMPUTATION OF RATIOS OF EARNINGS TO FIXED CHARGES AND PREFERRED  
 STOCK DIVIDENDS  
 (DOLLARS IN THOUSANDS)

|                                                                                                          | Year ended December 31, |            |            |
|----------------------------------------------------------------------------------------------------------|-------------------------|------------|------------|
|                                                                                                          | 2003                    | 2002       | 2001       |
| Income from Continuing Operations Before<br>Minority Interest Allocable to Continuing<br>Operations..... | \$ 42,233               | \$ 54,237  | \$ 103,280 |
| Plus: Interest Expense and Amortization of<br>Deferred Financing Costs.....                              | 97,220                  | 92,312     | 84,389     |
| Earnings Before Income Allocated to<br>Minority Interest and Fixed Charges.....                          | \$ 139,453              | \$ 146,549 | \$ 187,669 |
| Fixed Charges and Preferred Stock Dividends....                                                          | \$ 118,157              | \$ 127,243 | \$ 128,917 |
| Ratio of Earnings to Fixed Charges and<br>Preferred Stock Dividends (a).....                             | 1.18x                   | 1.15x      | 1.46x      |

(a) For purposes of computing the ratios of earnings to fixed charges and preferred stock dividends, earnings have been calculated by adding fixed charges (excluding capitalized interest) to income from continuing operations before minority interest allocable to continuing operations. Fixed charges consist of interest costs, whether expensed or capitalized and amortization of deferred financing costs.

EXHIBIT 21.1

FIRST INDUSTRIAL REALTY TRUST, INC.  
SUBSIDIARIES OF THE REGISTRANT

| NAME                                                    | STATE OF INCORPORATION FORMATION | REGISTERED NAMES IN FOREIGN JURISDICTIONS                                                                                                                                                                                                                                                  |
|---------------------------------------------------------|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| First Industrial, L.P.                                  | Delaware                         | First Industrial(Alabama), Limited Partnership<br>First Industrial (Michigan), Limited Partnership<br>First Industrial (Minnesota), Limited Partnership<br>First Industrial (Tennessee), L.P.<br>First Industrial Limited Partnership                                                      |
| First Industrial Finance Corporation                    | Maryland                         | N/A                                                                                                                                                                                                                                                                                        |
| First Industrial Financing Partnership, L.P.            | Delaware                         | First Industrial Financing Partnership, Limited Partnership<br>First Industrial Financing Partnership (Alabama), Limited Partnership<br>First Industrial Financing Partnership (Minnesota), Limited Partnership<br>First Industrial Financing Partnership (Wisconsin), Limited Partnership |
| First Industrial Enterprises of Michigan, Inc.          | Michigan                         | N/A                                                                                                                                                                                                                                                                                        |
| First Industrial Group of Michigan, Inc.                | Michigan                         | N/A                                                                                                                                                                                                                                                                                        |
| First Industrial of Michigan, Inc.                      | Michigan                         | N/A                                                                                                                                                                                                                                                                                        |
| First Industrial Associates of Michigan, Inc.           | Michigan                         | N/A                                                                                                                                                                                                                                                                                        |
| First Industrial Construction Company of Michigan, Inc. | Michigan                         | N/A                                                                                                                                                                                                                                                                                        |
| First Industrial Acquisitions, Inc.                     | Maryland                         | FR Acquisitions, Inc.                                                                                                                                                                                                                                                                      |
| First Industrial Pennsylvania Corporation               | Maryland                         | N/A                                                                                                                                                                                                                                                                                        |
| First Industrial Pennsylvania, L.P.                     | Delaware                         | N/A                                                                                                                                                                                                                                                                                        |
| First Industrial Harrisburg Corporation                 | Maryland                         | N/A                                                                                                                                                                                                                                                                                        |
| First Industrial Harrisburg, L.P.                       | Delaware                         | N/A                                                                                                                                                                                                                                                                                        |
| First Industrial Securities Corporation                 | Maryland                         | N/A                                                                                                                                                                                                                                                                                        |
| First Industrial Securities, L.P.                       | Delaware                         | First Industrial Securities,Limited Partnership                                                                                                                                                                                                                                            |
| First Industrial Mortgage Corporation                   | Maryland                         | N/A                                                                                                                                                                                                                                                                                        |
| First Industrial Mortgage Partnership, L.P.             | Delaware                         | First Industrial MP, L.P.                                                                                                                                                                                                                                                                  |
| First Industrial Indianapolis Corporation               | Maryland                         | N/A                                                                                                                                                                                                                                                                                        |
| First Industrial Indianapolis, L.P.                     | Delaware                         | N/A                                                                                                                                                                                                                                                                                        |
| FI Development Services Corporation                     | Maryland                         | N/A                                                                                                                                                                                                                                                                                        |

|                                              |          |                                                                                                                  |
|----------------------------------------------|----------|------------------------------------------------------------------------------------------------------------------|
| FI Development Services, L.P.                | Delaware | FIDS (Arizona) L.P.<br>FI Development Services, Limited Partnership<br>FI Development Services of Delaware, L.P. |
| FI Development Services Group, L.P.          | Delaware | N/A                                                                                                              |
| FR Development Services, L.L.C.              | Delaware | N/A                                                                                                              |
| First Industrial Development Services, Inc.  | Maryland | First Industrial Development Services, Inc. (Maryland)                                                           |
| FR Brokerage Services, Inc.                  | Maryland | N/A                                                                                                              |
| FR Management Services, Inc.                 | Maryland | First Industrial Management Services, Inc.                                                                       |
| First Industrial Florida Finance Corporation | Maryland | N/A                                                                                                              |
| TK-SV, Ltd.                                  | Florida  | N/A                                                                                                              |
| First Industrial Telecommunications, L.L.C.  | Delaware | N/A                                                                                                              |



CONSENT OF INDEPENDENT AUDITORS

We hereby consent to the incorporation by reference in the Registration Statements on Form S-3 (File Nos. 33-95190, 333-03999, 333-21887, 333-57355, 333-64743, 333-53835, 333-38850, 333-57992, 333-70638 and 333-104211) and the Registration Statements on Form S-8 (File Nos. 33-95188, 333-36699, 333-45317, 333-67824 and 333-100630) of First Industrial Realty Trust, Inc. of our report dated March 9, 2004 relating to the consolidated financial statements, which appears in this Annual Report on Form 10-K. We also consent to the incorporation by reference of our report dated March 9, 2004 relating to the financial statement schedule, which appears in this Form 10-K.

PricewaterhouseCoopers LLP

Chicago, Illinois  
March 15, 2004

CERTIFICATION OF PRINCIPAL EXECUTIVE OFFICER  
PURSUANT TO SECTION 302 OF THE  
SARBANES-OXLEY ACT OF 2002

I, Michael W. Brennan, certify that:

1. I have reviewed this annual report on Form 10-K of First Industrial Realty Trust, Inc.;
2. Based on my knowledge, this report does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made, in light of the circumstances under which such statements were made, not misleading with respect to the period covered by this report;
3. Based on my knowledge, the financial statements, and other financial information included in this report, fairly present in all material respects the financial condition, results of operations and cash flows of the registrant as of, and for, the periods presented in the report;
4. The registrant's other certifying officer(s) and I are responsible for establishing and maintaining disclosure controls and procedures (as defined in Exchange Act Rules 13a-15(e) and 15d-15(e)) for the registrant and have:
  - a) Designed such disclosure controls and procedures, or caused such disclosure controls and procedures to be designed under our supervision, to ensure that material information relating to the registrant, including its consolidated subsidiaries, is made known to us by others within those entities, particularly during the period in which this report is being prepared;
  - b) Evaluated the effectiveness of the registrant's disclosure controls and procedures and presented in this report our conclusions about the effectiveness of the disclosure controls and procedures, as of the end of the period covered by this report based on such evaluation; and
  - c) Disclosed in this report any change in the registrant's internal control over financial reporting that occurred during the registrant's most recent fiscal quarter (the registrant's fourth fiscal quarter in the case of an annual report on Form 10-K) that has materially affected, or is reasonably likely to materially affect, the registrant's internal control over financial reporting; and
5. The registrant's other certifying officer(s) and I have disclosed, based on our most recent evaluation of internal control over financial reporting, to the registrant's auditors and the audit committee of the registrant's board of directors (or persons fulfilling the equivalent function):
  - a) All significant deficiencies and material weaknesses in the design or operation of internal control over financial reporting which are reasonably likely to adversely affect the registrant's ability to record, process, summarize and report financial information; and
  - b) Any fraud, whether or not material, that involves management or other employees who have a significant role in the registrant's internal control over financial reporting.

Date: March 12, 2004

/s/ Michael W. Brennan

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Michael W. Brennan  
President and Chief Executive Officer

CERTIFICATION OF PRINCIPAL FINANCIAL OFFICER  
PURSUANT TO SECTION 302 OF THE  
SARBANES-OXLEY ACT OF 2002

I, Michael J. Havala, certify that:

1. I have reviewed this annual report on Form 10-K of First Industrial Realty Trust, Inc.;
2. Based on my knowledge, this report does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made, in light of the circumstances under which such statements were made, not misleading with respect to the period covered by this report;
3. Based on my knowledge, the financial statements, and other financial information included in this report, fairly present in all material respects the financial condition, results of operations and cash flows of the registrant as of, and for, the periods presented in the report;
4. The registrant's other certifying officer(s) and I are responsible for establishing and maintaining disclosure controls and procedures (as defined in Exchange Act Rules 13a-15(e) and 15d-15(e)) for the registrant and have:
  - a) Designed such disclosure controls and procedures, or caused such disclosure controls and procedures to be designed under our supervision, to ensure that material information relating to the registrant, including its consolidated subsidiaries, is made known to us by others within those entities, particularly during the period in which this report is being prepared;
  - b) Evaluated the effectiveness of the registrant's disclosure controls and procedures and presented in this report our conclusions about the effectiveness of the disclosure controls and procedures, as of the end of the period covered by this report based on such evaluation; and
  - c) Disclosed in this report any change in the registrant's internal control over financial reporting that occurred during the registrant's most recent fiscal quarter (the registrant's fourth fiscal quarter in the case of an annual report on Form 10-K) that has materially affected, or is reasonably likely to materially affect, the registrant's internal control over financial reporting; and
5. The registrant's other certifying officer(s) and I have disclosed, based on our most recent evaluation of internal control over financial reporting, to the registrant's auditors and the audit committee of the registrant's board of directors (or persons fulfilling the equivalent function):
  - a) All significant deficiencies and material weaknesses in the design or operation of internal control over financial reporting which are reasonably likely to adversely affect the registrant's ability to record, process, summarize and report financial information; and
  - b) Any fraud, whether or not material, that involves management or other employees who have a significant role in the registrant's internal control over financial reporting.

Date: March 12, 2004

/s/ Michael J. Havala  
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Michael J. Havala  
Chief Financial Officer

CERTIFICATION  
Accompanying Form 10-K Report  
of First Industrial Realty Trust, Inc.  
Pursuant to Section 906 of the Sarbanes-Oxley Act of 2002  
(Chapter 63, Title 18 U.S.C. Section. 1350(a) and (b))

Pursuant to Section 906 of the Sarbanes-Oxley Act of 2002 (Chapter 63, Title 18 U.S.C. Section 1350(a) and (b)), each of the undersigned hereby certifies, to his knowledge, that the Annual Report on Form 10-K for the period ended December 31, 2003 of First Industrial Realty Trust, Inc. (the "Company") fully complies with the requirements of Section 13(a) or Section 15(d) of the Securities Exchange Act of 1934 and that the information contained in such Report fairly presents, in all material respects, the financial condition and results of operations of the Company.

Dated: March 12, 2004

/s/ Michael W. Brennan  
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Michael W. Brennan  
Chief Executive Officer  
(Principal Executive Officer)

Dated: March 12, 2004

/s/ Michael J. Havala  
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Michael J. Havala  
Chief Financial Officer  
(Principal Financial Officer)

A SIGNED ORIGINAL OF THIS WRITTEN STATEMENT REQUIRED BY SECTION 906 HAS BEEN PROVIDED TO THE COMPANY AND WILL BE RETAINED BY THE COMPANY AND FURNISHED TO THE SECURITIES AND EXCHANGE COMMISSION OR ITS STAFF UPON REQUEST. THE INFORMATION CONTAINED IN THIS WRITTEN STATEMENT 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 OR THE SECURITIES EXCHANGE ACT OF 1934, EXCEPT AS SHALL BE EXPRESSLY SET FORTH BY SPECIFIC REFERENCE TO SUCH FILING.

