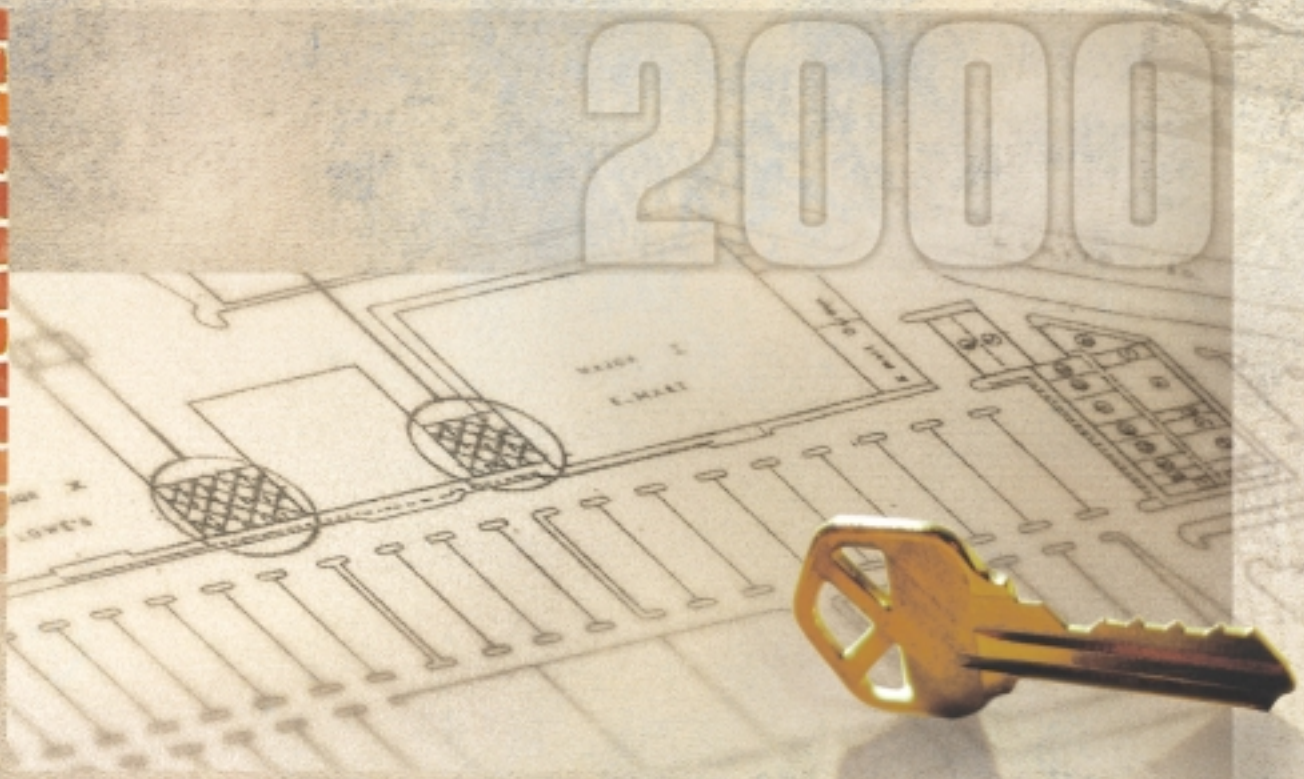
New Plan Excel Realty Trust
Annual Report



Building Success on a Solid Foundation





▲ Hall Road Crossing, Shelby, Michigan



▲ San Dimas Plaza, San Dimas, California

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FINANCIAL HIGHLIGHTS

(in thousands, except per share amounts)

For The Years Ended December 31,	2000	1999
Total Revenues	$ 423,386	$ 438,027
Net Income	$ 123,081	$ 149,513
Funds from Operations (FFO) - Diluted [1]	$ 167,682	$ 190,024
FFO per Share - Diluted [1]	$ 1.85	$ 2.06
Funds Available for Distribution	$ 150,362	$ 173,381
Cash Distributions per Common Share	$ 1.65	$ 1.63
Weighted Average Common Shares Outstanding - Diluted [2]	90,825	92,444
Interest Coverage	3.02x	3.61x
Debt Service Coverage	2.75x	3.23x
Fixed Charge Coverage	2.25x	2.58x
At Year-End		
Net Real Estate	$ 2,580,772	$ 2,664,371
Cash and Cash Equivalents	$ 1,170	$ 10,834
Total Assets	$ 2,894,431	$ 2,953,141
Total Debt	$ 1,214,976	$ 1,220,451
Minority Interest in Partnership	$ 23,909	$ 25,100
Total Stockholders' Equity	$ 1,555,610	$ 1,611,519
Total Debt / Total Market Capitalization	46.6%	43.1%
Total Debt / Total Book Assets	42.0%	41.3%

(1) FFO for 1999 has been restated to conform to the NAREIT definition effective January 1, 2000 which requires the inclusion of both recurring and non-recurring results of operations.

(2) Includes dilutive effect of the Series A Cumulative Convertible Preferred Stock.



Westminster City Center, Westminster, Colorado

New Plan Excel Realty Trust:

A Profile

The original "New Plan" of New Plan Excel Realty Trust, Inc. was the creation of Morris B. Newman, father of the Company's current Chairman, who introduced it in 1942 as a way of enabling small investors to become joint owners of large properties by pooling their savings. Under Mr. Newman's direction, New Plan Realty Corporation quickly achieved vanguard status in the field of low-risk real estate syndication.

The Company went public in 1962 and became a Real Estate Investment Trust (REIT) ten years later. New Plan Realty Trust's shares were listed on the American Stock Exchange in 1979 and on the New York Stock Exchange in 1986. Two years later, New Plan Realty Trust became the first listed REIT to be self-administered and self-managed and in 1991 became the first REIT to achieve a market value exceeding $1 billion. In 1998, New Plan Realty Trust acquired Excel Realty Trust to form the present Company, New Plan Excel Realty Trust, Inc.

Today, New Plan Excel Realty Trust is one of the country's largest real estate companies. Its national portfolio is comprised of more than 340 properties located across 31 states. The Company is focused on the ownership and management of community and neighborhood shopping centers and garden apartment communities, increasing cash flows and driving growth at its properties through its expertise in leasing and in major re-tenanting, redevelopment and expansion efforts.



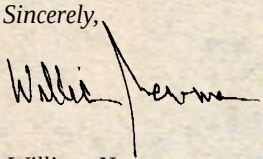
Northmall Centre, Tucson, Arizona



FROM THE CHAIRMAN OF THE BOARD

Over the past year, we have seen major change at our Company relating to both personnel and our portfolio. Glenn J. Rufrano, our new Chief Executive Officer and President, has done a masterful job in assuming the leadership of a large, complicated portfolio and has assembled a first-rate team to assist him. This team has steered our Company back to its roots, mainly by placing our entire garden apartment portfolio on the market. They have made a detailed assessment of our remaining properties, identifying each one by its need for improvement, expansion potential and its future in our holdings. All of this has been done with the endorsement of our Board, which itself has undergone change and is anticipated to soon be comprised of a majority of outside directors for the first time in our long history. This is a new era for our Company and we look forward to it with confidence.

Sincerely,



William Newman
Chairman of the Board

February 28, 2001

To Our Shareholders

Year 2000 can be best described as a year of self-evaluation and decision making regarding the future direction of our Company. As a new senior management team with a clean perspective, we were afforded the opportunity to evaluate all aspects of New Plan Excel Realty Trust from the character of our real estate assets to the infrastructure that supports our daily operations. In doing so, we set out to answer these three questions: Who are we? Where are we a market leader? How do we reinforce and advance our position?

In August, with the completion of our Portfolio Assessment, we defined the physical characteristics and market dynamics of our properties, answering the question "Who are we." Simply put, we own and operate a collection of assets — 221 shopping centers; six factory outlet centers; 55 single tenant properties; two regional malls; six commercial properties; 18 development projects, primarily retail; and 53 garden apartment communities — of varied age, geography, demographics and tenancy. With this analysis, it became apparent that we needed to address the issue of portfolio diversification. Rather than merely running a collection of assets, our goal is to create an integrated business with a value greater than the sum of its assets.

In November, we announced our business plan (the Plan) to **"Refocus the Company on its Retail Franchise,"** designed to capitalize on our "market leadership" position in community and neighborhood shopping centers. More specifically, our objective is to leverage our historic expertise and time-honored reputation, as well as our critical mass and working infrastructure, by cultivating a high-quality, predominantly grocery-anchored, portfolio of community and neighborhood shopping centers. In order to "reinforce and advance our position," we have instituted an aggressive, internally funded asset upgrade program, in addition to infrastructure and tenant relationship initiatives. These programs are outlined in the pages that follow.



We will sell our non-core retail real estate assets and our garden apartment communities in an orderly and opportunistic fashion. We will also work to monetize the assets in ERT Development Corporation, our development affiliate, and several other joint venture projects. Important progress was made relating to several of these assets at the end of 2000. Capital from the dispositions will be reinvested into our shopping centers and re-deployed to pay down debt, repurchase NXL public equity and to make selective opportunistic acquisitions.

Operating Results: Diluted FFO for the year was $167.7 million, or $1.85 per share, as compared with $190.0 million, or $2.06 per share, in 1999. Diluted FFO for both 2000 and 1999 includes non-recurring charges related to executive resignations of approximately $4.9 million, or $0.05 per share, and $8.5 million, or $0.09 per share, respectively. FFO is a widely accepted REIT performance measure and, in its simplest form, is net income plus real estate depreciation. Our 2000 net income, excluding extraordinary items, was $122.3 million versus $149.5 million in 1999. Total revenues for the recent year were $423.4 million as compared with $438.0 million the year earlier. While these results are disappointing, we have identified our weaknesses and established a solid plan that will enable us to resume favorable year-over-year growth.

Portfolio Review: We concluded the year with a portfolio of 343 properties, comprised of 290 retail and commercial properties and 53 garden apartment communities. Excluding Clearwater Mall, a property under redevelopment, the combined gross leasable area (GLA) for our retail and commercial properties exceeds 35 million square feet and on December 31, 2000 was approximately 91 percent leased at an average annual base rent (ABR) of $7.86 per square foot. Over the year, the Company executed 267 new leases and renewed 337 leases. Looking at our lease expirations over the next three years, they are favorably balanced with approximately 10 – 11 percent of the GLA expiring each year, providing stability, but also upside potential. We will strive to improve our property performance both by rolling our below market leases to current rates and by increasing occupancy. In this regard, we have established specific objectives for the next two years. Our garden apartment communities, containing 12,550 units, were also 91 percent leased at year-end.

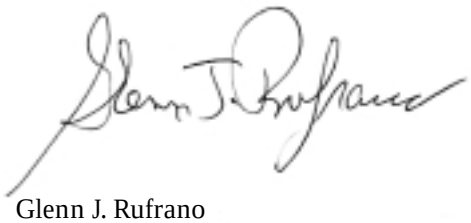
Balance Sheet: At year-end, our balance sheet was moderately leveraged with a total debt to total book assets ratio of 42 percent and more than three-quarters of our properties unencumbered. Deep-rooted in our Company is a conservative approach to finance; a philosophy that we remain committed to given the flexibility and security that our business plan requires.

Dividend: The Company's Board of Directors voted to maintain the common stock dividend at $0.4125 per share for each quarter of 2000, aggregating to an annual distribution paid of $1.65 per share. We believe this was a prudent decision and in the best long-term interest of our shareholders.

The Retailing Environment: This is a difficult retailing environment in an uncertain economy. Negative consumer attitude and a declining GDP are softening the effects of nominal inflation, stable to lower interest rates and a national budget surplus. As expected, we are seeing tenant bankruptcies and increased store closings. This is the inherent nature of retailing and, as always, we are honing our business plan and conducting our ongoing operations in consideration of tenant health.

Moving Ahead: Like all companies, our business can only flourish when our product lines, capital structure and internal infrastructure are properly coordinated and working to optimal capacity. We are realigning our product line to focus on predominantly grocery-anchored community and neighborhood shopping centers and reemphasizing the importance of proactively addressing tenant needs. We are reinvigorating our capital structure by maintaining a conservative balance sheet and offering our equity and debt holders an opportunity to invest in a leading retail real estate company with institutional trading characteristics. We are sharpening our internal infrastructure with new and experienced professionals, better organized management, upgraded systems and a goal-oriented approach to provide incentives to our employees. Our coordination is greatly improved and we will move ahead with enthusiasm and capability. We are **building success on a solid foundation** and we thank all of our stakeholders for their continuing support.

Sincerely,



Glenn J. Rufrano
Chief Executive Officer & President

February 28, 2001

Our Pride and Traditions

New Plan Excel Realty Trust's 221 community and neighborhood shopping centers constitute its signature asset class, accounting for more than two-thirds of the Company's net operating income. Strong in geographic spread and tenant mix, this portfolio has earned the Company its powerhouse status in the industry, with most properties strategically located in densely populated and growing, affluent areas. Anchored by a broad mix of national grocers and discount department stores, the shopping centers provide convenience goods and personal services for the day-to-day needs of their markets. Of these centers, 60 percent are community shopping centers and 40 percent are neighborhood shopping centers; approximately 57 percent are well supported by grocery anchors that on average exceed industry norms in sales performance and store size; and the majority were built, remodeled or expanded in the last decade.



Kmart Plaza, Mesa, Arizona

In addition to its core shopping centers, the Company's portfolio is comprised of a mix of related retail real estate assets and garden apartment communities. The Company's six factory outlet centers, which operate under the same management structure as the shopping centers, are relatively young, larger than average and well located. They also present substantial tenant cross-selling opportunities, with more than 100 of their tenants having stores at more than one of the Company's factory outlet centers. The Company also owns and operates 55 single tenant properties, the majority of which are leased by tenants with investment grade credit ratings; two regional malls located in Florida and Utah; and six commercial properties. Rounding out the portfolio are 53 garden apartment communities, containing 12,550 units located primarily in the South.

New Plan Excel Realty Trust operates with a conservative financing approach and is committed to maintaining its healthy, moderately leveraged balance sheet. The Company's debt characteristics and maturities are carefully planned and well laddered to minimize refinancing risks and to hedge against interest rate fluctuations. This philosophy has earned the Company investment grade credit ratings from both Standard & Poor's and Moody's and provides the flexibility necessary to execute on any potential opportunities. Excluding credit facilities and capital leases, the Company's debt is 95 percent fixed rate and a modest $161 million comes due through 2002.



▲ Pavilions at Eastlake, Marietta, Georgia

HEALTHY CAPITAL STRUCTURE

Total Debt	$1.2 billion
Weighted Average Maturity	7.7 years
Overall Average Interest Rate	7.5%
Interest Coverage	3.02x
Debt Service Coverage	2.75x
Fixed Charge Coverage	2.25x
Total Debt / Total Market Capitalization	46.6%
Total Debt / Total Book Assets	42.0%

TOP 10 TENANTS

Kmart Corporation

Wal-Mart Stores

The Kroger Co.

Winn-Dixie Stores

Ahold USA

The TJX Companies

Food Lion

Albertson's

Publix Super Markets

J.C. Penney Company

New Plan Excel Realty Trust's ten largest tenants account for less than 19 percent of the Company's total annualized base rent.



▲ Metro 580 Shopping Center, Pleasanton, California



▲ Miami Gardens, Miami, Florida

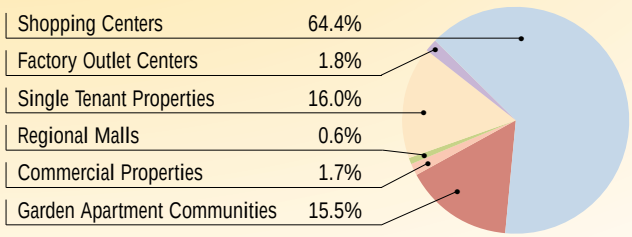


▲ Hampton Village Centre, Rochester Hills, Michigan

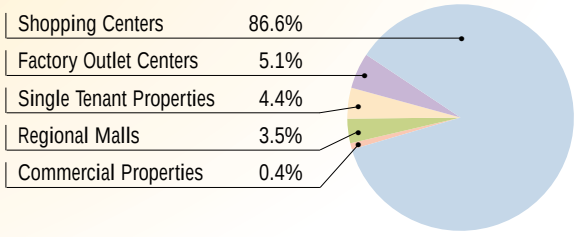


▲ Dillsburg Shopping Center, Dillsburg, Pennsylvania

PORTFOLIO BY NUMBER OF PROPERTIES



RETAIL BY GLA



The Dimension of Planning:

Renewal and New Promise

NEW FACES

The year 2000 was a year of visionary change for New Plan Excel Realty Trust, starting with an infusion of fresh, professional real estate talent in the senior management team. In February, Glenn J. Rufrano was appointed Chief Executive Officer and President following seventeen years as a partner with The O'Connor Group, a diversified real estate investment firm. John B. Roche joined the Company as Chief Financial Officer in May from The Related Companies, where he served as the Chief Financial Officer for three publicly traded real estate entities. Lastly, in September, Leonard I. Brumberg was named Executive Vice President - Retail following a tenure as Managing Director and Chief Operating Officer of City Center Retail Trust.

Also during 2000, the Company's Board of Directors took important steps in fulfilling its commitment to enriched corporate governance practices. Two outside directors were appointed: Dr. Matthew Goldstein, Chancellor of The City University of New York, and Robert A. Friedman, a retired partner of The Goldman Sachs Group, L.P.

TO "REFOCUS THE COMPANY ON ITS RETAIL FRANCHISE"

In November 2000, New Plan Excel Realty Trust set forth its long-term business plan affirming a strategic focus on its primary asset class: the 221 community and neighborhood shopping centers that constitute its retail franchise, its historic competency and its critical mass. With a mix of national, regional and local tenants providing everyday necessities, these properties are well insulated from economic turmoil and risk from additional retail formats such as e-commerce. The Plan aims to realize embedded growth in the portfolio through increased occupancy and the rolling over of below market leases to current market rents, while preserving the Company's traditionally conservative balance sheet. Success, particularly improved internal property performance, will be largely driven through aggressive asset management. The Company has identified three major strategies in the execution of its business plan: the upgrade of assets, enhanced infrastructure and reinforced tenant relationships.

The Upgrade of Assets: Recognizing the importance of improving the competitive nature of its assets, the Company has put forward the upgrade of its core shopping center portfolio as one of its top priorities and has committed to curing deferred maintenance, to investing in redevelopment opportunities and to culling non-strategic shopping centers. The Company will fund more than $20 million of capital over the next two years for the rehabilitation of parking lots, roofs and lighting, as well as for upgrading the general appearance of the shopping centers. The Company has also allocated approximately $60 million of capital for redevelopment efforts over the next three years, with projects expected to realize returns on cost of at least 12 percent. Redevelopment efforts kicked off in 2000 and were formalized with the creation of a separate asset management group, working in close



Hall Road Crossing, Shelby, Michigan



▲ Miami Gardens, Miami, Florida



▲ Roundtree Place, Ypsilanti, Michigan

partnership with the leasing department. Examples of projects completed during the year include:

- At Southfield Plaza, located in Bridgeview, Illinois, the Company completed redevelopment plans anticipated when the property was acquired in 1996. The project encompassed the construction of a new 66,000 SF Dominick's (a Safeway Company) grocer; the re-tenanting of 50,000 SF with a Hobby Lobby anchor; the addition of a drive-thru pharmacy and remodeling of the Walgreens drugstore; the construction of a 6,000 SF outparcel building; and the replacement of the center facade.
- At Fruitland Plaza, located in Salisbury, Maryland, the Company converted a single tenant space into a neighborhood shopping center anchored by a 40,000 SF Food Lion grocer.
- At Hall Road Crossing, located in Shelby, Michigan, 25,000 SF of the shopping center was re-tenanted, with Old Navy as a new anchor; and the center facade was replaced.
- At New Garden Shopping Center, located in Kennett Square, Pennsylvania, the Acme (an Albertson's Company) grocer was remodeled and expanded to 52,000 SF from 48,000; and the center facade was replaced.

The selective disposition of shopping centers will further enhance the overall quality of the Company's core shopping center portfolio. Seven shopping centers, several located outside of the Company's regional concentrations, were sold this year for an aggregate of approximately $49 million.

Enhanced Infrastructure: During 2000, the Company reorganized its leasing and property operations functions in an effort to drive productivity and improve customer service. Four super-regions and 20 sub-regions were created and property specific leasing and operations teams were formed, increasing communications between these functions. In addition, certain decision-making responsibilities were decentralized, yielding increased empowerment and accountability to field personnel across the organization.

Reinforced Tenant Relationships: Establishing robust partnerships with its tenants is a crucial dynamic in New Plan Excel Realty Trust's renewed focus on managing its properties. Relationships with the Company's over 4,000 leaseholders are being personalized to provide superior customer service, and an intensive program of corporate level encounters has been launched with the Company's major tenants to discuss incremental leasing opportunities, expansion plans and redevelopment prospects.





New Garden Shopping Center, Kennett Square, Pennsylvania, before and after remodeling and expansion.



Projects and Projections:

2001 and Beyond

The year 2001 promises to be a year of evolution, as New Plan Excel Realty Trust embarks on its strategy to concentrate its resources and talents on its core property class. The execution of its business plan over the next several years will result in a clearly defined, high-quality portfolio of community and neighborhood shopping centers, a predominance of which will be anchored by grocers.

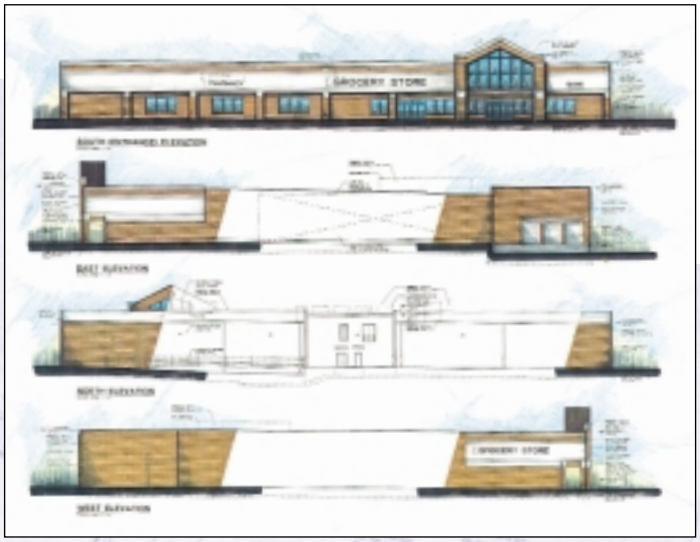
To achieve such a focused strategy, one of the Company's central responsibilities in 2001 will be the commencement of an orderly and opportunistic disposition of its non-strategic assets, including its single tenant properties, regional malls, commercial properties and garden apartment communities. The Company will also work to monetize the assets of its development affiliate, ERT Development Corporation, and several other joint venture projects. Proceeds from this capital recycling program will be used to fund redevelopment efforts, to pay down debt, repurchase equity and to make opportunistic acquisitions. The Company currently has a $75 million Share Repurchase Plan underway and has repurchased approximately $32 million of stock since inception.

The Company's leasing and property operations teams will be focusing their efforts during the year on increasing occupancy and rental rates and maximizing the retention of tenants with expiring leases. GLA due to expire in 2001 represents approximately 11 percent of the Company's GLA and, on average, is leased at below market rates, affording the Company appreciable growth opportunities.

Redevelopment projects in the pipeline for 2001 include the following:

- At Delta Center, located in Lansing, Michigan, the Company is expanding 36,000 SF of vacant space to 54,000 SF to accommodate a new Farmer Jack (a subsidiary of A&P) grocer.
- At Middletown Plaza, located in Middletown, New Jersey, the Company is constructing a new 78,000 SF ShopRite grocer; renovating and re-tenanting 36,000 SF of existing space; and replacing the center facade.
- At Central Ave Marketplace, located in Toledo, Ohio, the Company is constructing a new 54,000 SF Farmer Jack (a subsidiary of A&P) grocer.

Finally, the Company will continue to upgrade its accounting, financial and property management systems, complementing the lease-by-lease, property-by-property projection software introduced in 2000. These initiatives will ensure rapid and effective dissemination of key information throughout the organization, ultimately increasing productivity.



Delta Center Redevelopment Project: Expected completion date of December 2001. Expected total project cost of $4.1 million, with an anticipated stabilized return on cost of approximately 17 percent.

2000 Financials

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Management's Discussion and Analysis of Financial Condition and Results of Operations

Liquidity and Capital Resources

Cash flow from operations has been the principal source of capital to fund the Company's ongoing operations. The Company's issuance of common and preferred stock, use of the Company's revolving credit facilities and financing from uncollateralized notes and mortgage debt have been the principal sources of capital required to fund its growth.

In order to continue to expand and develop its portfolio of properties and other investments, the Company intends to finance future acquisitions and growth through the most advantageous sources of capital available to the Company at the time, which may include excess cash flow, the sale of common stock, preferred stock or debt securities through public offerings or private placements, the incurrence of additional indebtedness through borrowings, and the reinvestment of proceeds from the disposition of assets. The Company also may enter into joint ventures with institutions to acquire properties. The Company's financing strategy is to maintain a strong and flexible financial position by (i) maintaining a prudent level of leverage, (ii) maintaining a large pool of unencumbered properties and (iii) managing its exposure to interest rate risk represented by its floating rate debt.

As of December 31, 2000, the Company had approximately $2.7 million in available cash, cash equivalents and marketable securities.

The Company has two revolving credit facilities with The Bank of New York, each of which provides for $122.5 million in uncollateralized advances from a group of banks. One facility ("Facility #1") expires in November 2001. The other facility ("Facility #2") expires in November 2002. As of December 31, 2000, the Company had $46.25 million outstanding under Facility #1, which bears interest at LIBOR plus 72.5 basis points and $122.5 million outstanding under Facility #2 which bears interest at LIBOR plus 67.5 basis points. The covenants of these credit facilities include maintaining certain ratios such as liabilities to assets of less than 50% and maintaining a minimum unencumbered assets coverage ratio of 2 to 1. In addition, the Company has a $75.0 million term loan facility with Fleet National Bank, all of which was outstanding as of December 31, 2000. Loans drawn under this facility originally were scheduled to mature on March 5, 2001, and accrue interest at LIBOR plus 90 basis points (based on the Company's credit rating). The Fleet loan has been extended to April 14, 2001. It is anticipated that the loan will be increased to $100 million with a maturity date of November 2002. The term loan agreement prepared in connection with the facility contains covenants substantially similar to those included in the two credit facilities of the Company with The Bank of New York. On October 11, 2000, the Company entered into a two-year swap agreement with Fleet National Bank relating to $125 million of the Company's variable rate debt. The agreement effectively fixes the annual interest rate of this debt at a base rate of 6.67% plus applicable spreads associated with the Company's variable rate credit facilities.

In addition to outstanding amounts on the Company's credit facilities, debt as of December 31, 2000 consisted of $328.8 million of mortgages payable having a weighted average interest rate of 7.9% and $613.0 million of notes payable with a weighted average interest rate of 7.3%. Of this debt, $51.1 million bear variable interest rates. Additionally, the Company has $1.5 million in marketable equity securities which are sensitive to market price changes and notes receivable in the amount of Canadian $14.2 million (approximately U.S. $9.5 million as of December 31, 2000) which are sensitive to currency exchange rate fluctuations.

The Company guarantees certain indebtedness of ERT and the debt outstanding related to these guarantees as of December 31, 2000 was $53.1 million. In addition, the Company has guaranteed that ERT will provide additional funding, currently approximately $4.2 million, for the Centre at Preston Ridge, a community shopping center project in Frisco, Texas. This guarantee is reduced commensurately as funds are provided. ERT has third-party debt of $78.5 million, excluding notes payable to the Company, having a weighted average interest rate of 8.1%. In addition, ERT has third party mortgages of $5.2 million at December 31, 2000. The Company provides substantially all of the capital required to fund ERT's operations.

In November 1998, the Company filed a $1 billion shelf registration statement relating to the issuance from time to time of debt securities, preferred stock, depository shares, common stock, warrants and rights, in amounts, at initial prices and on terms to be determined at the time of offering. Under this shelf registration statement, the Company established a program for the issuance of medium-term notes due

nine months or more from date of issue. As of December 31, 2000, an aggregate principal amount of $276 million was available for issuance under the Company's medium-term notes program.

In October 1999, the Company commenced a program to repurchase up to $75 million of the Company's outstanding common stock from time to time through periodic open market transactions or through privately negotiated transactions. Through December 31, 2000, approximately 1,981,000 shares had been repurchased and retired at an average purchase price of $15.61 per share. Of this amount, approximately 750,000 shares were repurchased and retired in 2000. As of February 28, 2001, the Company had repurchased 119,200 shares at an average price of $13.40.

Management believes that other sources of funds are available to the Company. Based on management's internal evaluation of the Company's properties, many of which are free and clear of mortgages, the estimated value of these properties is considerably in excess of the outstanding mortgage indebtedness. Accordingly, management believes that potential exists for additional mortgage financing as well as unsecured borrowing capacity from banks and other lenders.

The Company had three classes of preferred stock outstanding as of December 31, 2000: (i) 1,507,000 shares of 8 1/2% Series A Cumulative Convertible Preferred Stock outstanding which have an annual distribution of $2.125 per share payable quarterly; (ii) 6,300,000 depositary shares outstanding, each representing 1/10 of a share of 8 5/8% Series B Cumulative Redeemable Preferred Stock, with an annual distribution of $2.15625 per depositary share payable quarterly; and (iii) 1,500,000 depositary shares outstanding, each representing 1/10 of one share of 7.8% Series D Cumulative Voting Step-Up Premium Rate Preferred Stock, with a liquidation preference and annual distribution of $50 and $3.90 per depositary share, respectively.

The current quarterly dividend on the Company's common stock is $.4125 per share. The maintenance of this dividend will be subject to various factors, including the discretion of the Board of Directors of the Company, the ability to pay dividends under applicable law and the effect which the payment of dividends may have from time to time on the maintenance by the Company of its status as a REIT.

In the normal course of business, the Company also faces risks that are either non-financial or non-qualitative. Such risks principally include credit risks and legal risks and are not included in the aforementioned notes.

Results of Operations

The following discussion should be read in conjunction with the Consolidated Financial Statements and the Notes thereto. Historical results and percentage relationships set forth in the Consolidated Statements of Income contained in the Consolidated Financial Statements and accompanying notes, including trends which might appear, should not be taken as indicative of future operations.

Results of Operations for the Twelve Months Ended December 31, 2000 and 1999

Revenues:

Rental income and related revenues decreased by approximately $3.2 million, or 0.8%. Between January 1, 1999 and December 31, 2000, six retail shopping centers and one residential property were acquired. These acquisitions produced revenue increases of approximately $2.9 million. During the same period, the Company sold all or a portion of 17 retail and two residential properties which accounted for revenue reductions of $4.6 million and $2.5 million, respectively. Clearwater Mall, a property with redevelopment plans under reevaluation, accounted for a revenue decline of $1.7 million. Lease settlement income declined $1.2 million. The balance of the change in revenue was an increase of $3.9 million or 3.8%.

Interest, dividend and other income decreased by approximately $11.4 million, or 48.5%. This decrease was due primarily to an increase in the loss from ERT of $14.7 million and an increase in the foreign currency loss of $1.1 million. These decreases were partially offset by higher interest income of $4.4 million earned primarily from ERT and the Company's development projects.

The decrease in equity participation in ERT, from a loss of $3.2 million in the twelve months ended December 31, 1999 to a loss of $17.9 million in the twelve months ended December 31, 2000, was primarily the result of factors relating to the two operating mall properties (The Mall at 163rd Street and Pointe Orlando), a decrease in interest income and an increase in interest expense.

The Mall at 163rd Street, a property owned by ERT, had a reduction in net income of approximately $4.7 million. This was due primarily to a reduction in rental revenue of $4.9 million because of redevelopment plans, lease settlement income of $1.9 million received in the prior period, which did not recur in the current period, offset by higher interest income of approximately $0.1 million, and an increase in the bad debt expense of $0.5 million. These increases were offset by lower operating expenses of approximately $0.6 million.

Pointe Orlando, a mall in Florida, which in three quarters of the prior year was accounted for using the equity method when ERT was a 38.5% owner, has been 100% owned and consolidated with ERT since October 1, 1999. The effect of owning 100% of Pointe Orlando for the full year of 2000 increased the loss to ERT by an additional $3.1 million to $6.3 million. Pointe Orlando had an increased loss in the twelve months ended December 31, 2000 of approximately $3.2 million. This was due primarily to lower revenues of $1.7 million, increased litigation costs of $3.9 million relating to a legal action revolving around the construction and delayed opening of the mall and an increase in bad debt expense of approximately $0.9 million. These items were offset by lower operating costs of $0.9 million and lower interest expense of $2.4 million.

ERT had a decrease in interest income of approximately $5.3 million, or 49.4%, due primarily to the acquisition and consolidation of Pointe Orlando and the elimination of the interest income charged to the previously unconsolidated entity. ERT's interest expense to New Plan Excel increased $3.7 million due to higher borrowings by ERT and this was the primary reason for the $4.4 million increase in interest, dividend and other income of the Company.

Foreign currency loss increased $1.1 million due to the decline in value of the Canadian dollar.

Expenses:

Total expenses increased $10.5 million, or 3.6%. The major areas of increase were real estate and other taxes, interest expense, depreciation and amortization, and administrative expense. These increases were partially offset by decreases in operating, bad debt and non-recurring expenses.

Interest expense increased $11.5 million, or 14.1%, due primarily to increased borrowings in connection with stock repurchases, property acquisitions and improvements and additional investments in ERT.

Real estate and other taxes increased $3.4 million, or 8.7%. Approximately $0.5 million of the increase was due to a one-time recovery of prior year's expense in 1999, which did not occur again in 2000. The remaining amount of approximately $2.9 million was due to higher property tax expenses primarily in the retail portfolio.

Depreciation expense increased $1.6 million, or 2.5%. The primary reason for the increase was the improvements to real estate put in place in 1999 and 2000 and the increase of real estate assets due to additional allocation of purchase price from the 1998 merger with Excel Realty Trust, Inc., in the prior year. The net impact of the acquisitions and dispositions during the periods was a reduction of $0.5 million.

Bad debt expense decreased $1.3 million, or 21.5%, due to the collection of amounts previously thought to be uncollectible and improved collection experience in both the retail and residential properties. The decrease was partially offset by an increase in the reserve for bad debts at the Clearwater Mall.

Non-recurring charges declined $3.6 million, or 42.4%. The $4.9 million non-recurring charges in 2000 were primarily payments made to certain former officers in connection with their resignation or retirement from the Company and their respective retirement and employment agreements. In the prior year, the $8.5 million expense was the result of the resignation of seven former Excel executives and the payments made to them in accordance with their employment agreements.

Operating expenses decreased $1.9 million, or 2.1%. The net impact of the acquisitions and dispositions was a decline of $2.0 million. The garden apartment portfolio had a decline in expenses and the retail properties had an increase in expenses. The net of the two was an increase of $0.1 million.

Administrative expenses increased $0.8 million, or 12.7%. As a percent of total assets, administrative expense decreased to 0.26% from 0.27%. As a percent of total revenues, costs increased to 1.77% from 1.52%. The major reason for the increase was related to increases in personnel costs.

Gains on the Sale of Assets:

Gains on the sale of real estate increased $1.2 million. In 2000, the Company sold 11 retail and one commercial property resulting in a gain of $9.2 million. In 1999, five retail and two residential properties were sold resulting in a gain of $8.0 million.

Impairment of Real Estate:

The estimated fair value of certain properties classified as "Real estate held for sale" was less than the book value of these properties. This resulted in an impairment of real estate expense of $3.62 million for the year. Of this impairment, $1.9 million is related to real estate held for sale during the year which is now held for use as of December 31, 2000. There was no impairment of real estate in 1999.

Extraordinary Income:

During the year there was a prepayment of a mortgage payable which had an unamortized mortgage premium associated with it. The elimination of this premium resulted in the extraordinary income of $0.8 million. There was no extraordinary income in 1999.

Twelve Months Ended December 31, 1999 Compared to the Twelve Months Ended December 31, 1998

The results of operations reflected in the Consolidated Statements of Income and Comprehensive Income include post-Merger results for the twelve months ended December 31, 1999 and the five months ended December 31, 1998. The following includes pro forma financial information for the year ended December 31, 1998 presented as if the Merger had been consummated on January 1, 1998 in order to make the comparison of 1999 and 1998 more informative. Except as stated otherwise, the discussions below relate to comparison of actual results for the twelve-month period ended December 31, 1999 to pro forma results for the twelve-month period ended December 31, 1998. The pro forma results are not necessarily indicative of what the results would have been if the Merger actually occurred on January 1, 1998.

The actual results of operations for the twelve months ended December 31, 1998 have been derived by aggregating the estimated results of operations and cash flows for the month ended January 31, 1998, the amounts reported for the three months ended April 30 and July 31, 1998, and the actual results for the five months ended December 31, 1998 (which reflect the Merger as of September 28, 1998).

	Twelve Months Ended December 31,		
(In thousands, except per share amounts)	1999 (Actual)	1998 (Pro Forma)	1998 (Actual)
Revenues			
Retail	$337,004	$322,884	$225,931
Residential	77,477	74,415	71,662
Interest, dividend and other	23,546	21,253	7,840
Total revenues	438,027	418,552	305,433
Expenses			
Operating costs	90,612	81,614	68,737
Real estate and other taxes	38,929	36,380	27,286
Interest	81,412	71,902	49,655
Depreciation and amortization	62,912	58,865	40,416
Provision for doubtful accounts	6,144	6,285	5,366
Non-recurring charges	8,497	—	—
General and administrative	6,665	7,719	3,758
Total expenses	295,171	262,765	195,218
Income before real estate sales and minority interest	142,856	155,787	110,215
Sale of real estate/securities	7,956	371	58
Minority interest in income from partnership	(1,299)	(1,684)	(457)
Net Income	$149,513	$154,474	$109,816
Net income per share:			
Basic	$ 1.43	$ 1.49	$ 1.48
Diluted	$ 1.42	$ 1.46	$ 1.47

All changes between 1998 actual results and 1999 actual results are primarily attributable to the Merger as well as the impact of property acquisitions made by Excel during 1998. Accordingly, the following discussions reflect a comparison of pro forma 1998 data to actual 1999 data.

The Company acquired 36 properties between January 1, 1998 and December 31, 1999, including 31 retail and five residential properties. These retail acquisitions produced increased revenue of $16.2 million in 1999. In addition, revenue in the current period was reduced $1.1 million because of the sale of six properties and was reduced $1.7 million because of an adjustment of common area maintenance revenue relating to certain properties. The remaining retail revenue change was an increase of $0.7 million, or 0.2%. The residential acquisitions produced increased revenue of $3.9 million and the sale of two properties reduced revenue by $0.5 million in fiscal year 1999. The remaining residential revenue change was a decrease of $0.4 million, or 0.5%.

The increase in interest, dividend and other revenues was primarily the result of the following factors. The net effect of an interest revenue increase and equity revenue decrease from ERT Development Corporation was a decrease of $2.8 million. This decrease was offset by increases in interest revenues from development notes receivable of $1.1 million, currency gains of $1.8 million, financing commitment fees revenue of $1.4 million and an insurance recovery of $0.5 million. The remaining interest, dividend and other revenue change was an increase of $0.3 million, or 1.0%.

Property acquisitions and the assumption of related debt resulted in $14.3 million of the $32.4 million increase in total expenses, including a $5.6 million increase in operating costs, $4.0 million in additional depreciation, $1.8 million in additional real estate and taxes, and $2.9 million in interest expense. The remaining $3.4 million increase in operating costs is principally attributable to increases in snow removal, professional service costs and turnover costs in the residential division during the current year. The remaining $6.6 million increase in interest expense was primarily the result of increased borrowings in connection with property acquisitions, severance costs and common stock repurchases resulting from the resignation of seven executives, all formally of Excel Realty Trust, Inc. and the purchase by the Company of Excel Realty Partners, L.P. partnership units. The decrease of $1.1 million in general and administrative costs relates primarily to staff reductions in the closing of the Company's San Diego office which was partially offset by a non-recurring increase in professional fees of approximately $0.8 million related to a terminated acquisition of another company. The $8.5 million non-recurring charge is a result of payments of $1.7 million in severance payments, $6.0 million in stock compensation expense related to the settlement of outstanding stock options and $0.8 million of other costs related to the resignation of the aforementioned seven executives in April 1999.

Five Months Ended December 31, 1998 Compared to Five Months Ended December 31, 1997

The actual results of operations for the five-month period ended December 31, 1998 only include operations of Excel from September 28, 1998 to December 31, 1998. Therefore, certain pro forma comparisons are included which have been presented as if the Merger had been consummated on August 1, 1998 and 1997, respectively. The pro forma information is not necessarily indicative of what the actual results of operations of the Company would have been had the Merger actually occurred on August 1, 1998 and 1997, respectively.

	Five Months Ended December 31,		
(In thousands, except per share amounts)	1998 (Actual)	1998 (Pro Forma)	1997 (Actual)
Total revenues	$155,921	$179,092	$100,457
Expenses:			
Operating costs	32,764	32,233	25,325
Real estate and other taxes	13,456	15,655	9,047
Interest	27,168	32,339	14,309
Depreciation and amortization	21,366	25,644	12,544
Provision for doubtful accounts	2,825	2,884	1,675
General and administrative	2,114	2,849	1,143
Total expenses	99,693	111,604	64,043
Gain/(loss) on sale of real estate/securities	34	34	(67)
Minority interest in income from partnership	(457)	(739)	—
Net income	$ 55,805	$ 66,783	$ 36,347
Net income per share:			
Basic	$ 0.63	$ 0.66	$ 0.62
Diluted	$ 0.62	$ 0.64	$ 0.61

Excel acquired 22 properties from August 1997 to September 1998 which are reflected in the pro forma results of operations for the five months ended December 31, 1998 and 1997 above. As previously discussed, however, operations of Excel are included in actual results only for the period from the Merger to December 31, 1998. In addition to the acquisitions Excel has made, the Company acquired 23 properties from August 1997 to December 1998.

Total revenues increased approximately $55.5 million to $155.9 million, or 55%. Of the increase, $42.6 million related to additional revenues from Excel as a result of the Merger. In addition to the Merger, the 23 properties that were acquired since August 1997 accounted for $9.8 million of the increased revenues in 1998 when compared to the five-month period ended December 31, 1997. The remaining $3.1 million increase was primarily a result of net increases in rentals from the remaining portfolio of properties.

Of the $155.9 million in revenue in 1998, $32.5 million related to the 54 garden apartment communities and $117.9 million related to the 301 property retail portfolio (including four office buildings and two vacant land parcels). Interest, dividend and other income accounted for $5.5 million in revenue. In 1997, $27.2 million of revenue related to the garden apartment portfolio, $71.6 million related to the retail portfolio, and $1.7 million related to interest and dividends.

Total expenses increased $35.7 million to $99.7 million, or 56%. Of the increase, $27.2 million related to additional expenses from Excel as a result of the Merger. In addition to the Merger, the properties that were acquired since August 1997 accounted for $4.8 million of additional expenses, excluding interest expense. Interest expense of $3.1 million related to the assumption of $56.7 million in mortgage debt from the property acquisitions, and $50.0 million of additional notes payable. The remaining $0.6 million relates to increased expenses from the Company's existing portfolio.

Operating costs increased $7.5 million to $32.8 million, of which the Merger accounted for $6.0 million. The properties acquired since August 1997 accounted for $2.4 million of increases and other properties accounted for a decrease in operating costs of $0.9 million. Real estate and other taxes increased $4.5 million to $13.5 million, of which $3.2 million related to Excel as a result of the Merger, $0.9 million related to the properties acquired since August 1997 and $0.4 million related to increases on the remaining portfolio. Interest expense increased $12.9 million to $27.2 million, of which $9.8 million related to the Merger and $3.1 million related to additional debt as described above. Depreciation and amortization increased $8.9 million to $21.4 million, of which $6.9 million related to the Merger and the remaining $2.0 million related to the properties acquired since August 1997. Finally, provision for doubtful accounts increased $1.1 million to $2.8 million, of which $0.4 million related to the Merger, and general and administrative costs increased $1.0 million, of which $0.9 million related to the Merger.

On a pro forma basis, total revenues increased $28.9 million to $179.1 million, or 19%. Of this increase, $28.2 million relates to the acquisition of 45 properties since August 1997. Also in 1997, the Company recognized income from its equity investment in ERT in the amount of $1.8 million, compared to a loss in 1998 of $1.1 million which is included in the expenses below. The remaining difference in revenue between the periods is $2.5 million and is primarily a result of net increases in rentals from the remaining portfolio of properties.

On a pro forma basis, total expenses increased $18.0 million to $111.6 million, or 19%. Properties acquired since August 1997 accounted for $17.3 million, including increased interest expense from Excel of $3.1 million, primarily related to additional debt related to acquisitions. General and administrative expenses increased $0.5 million on a pro forma basis, but remained 1.6% of total revenues. The remaining difference is a net decrease of $0.9 million, which primarily relates to the Company's remaining portfolio of properties.

Funds From Operations

The Company calculates funds from operations ("FFO") as net income attributable to common shareholders on a diluted basis before gain or loss on sales of real estate and securities and before extraordinary items, plus depreciation and amortization on real estate, amortized leasing commission costs and the minority interest share of income. Effective January 1, 2000, the Company adopted the NAREIT definition of FFO which requires the inclusion of both recurring and non-recurring results of operations. The 1999 and 1998 calculations have been restated to conform to the NAREIT definition to include non-recurring charges. FFO is not a substitute for cash flows from operations or net income as defined by generally accepted accounting principles, and may not be comparable to other similarly titled measures of other REITs. FFO is presented because industry analysts and the Company consider FFO to be an appropriate supplemental measure of performance of REITs. The following information is included to show the items included in the Company's FFO for the past periods indicated:

	Year Ended December 31,		Five Months Ended December 31,	Year Ended July 31,
(In thousands, except per share amounts)	2000	1999	1998	1998
Net income before extraordinary item	$122,323	$149,513	$55,805	$ 90,573
Preferred dividends	(22,635)	(22,777)	(6,914)	(5,850)
Minority interest	952	1,299	457	—
Net income applicable to common shareholders - diluted	100,640	128,035	49,348	84,723
(Gains)/loss on real estate and securities	(9,200)	(7,956)	(34)	41
Dilutive preferred A dividends	3,200	3,343	—	—
Depreciation and amortization, including depreciation relating to equity investments	69,422	66,602	21,366	31,622
Impairment of real estate	3,620	—	—	—
Funds from operations	$167,682	$190,024	$70,680	$116,386
Weighted average of common shares outstanding - diluted	90,825	92,444	79,396	59,774
FFO per share - diluted	$ 1.85	$ 2.06	$ 0.89	$ 1.95
Net cash provided by operating activities	$179,332	$165,855	$51,580	$121,507
Net cash used in investing activities	($ 9,772)	($ 87,207)	($61,099)	($113,846)
Net cash used in financing activities	($179,224)	($ 81,765)	($ 2,814)	($ 24,158)

Series A Preferred Stock has a dilutive effect on the FFO calculation. On a pro forma basis, FFO would have been $83,974 for the five months ended December 31, 1998, had the Merger been consummated on August 1, 1998.

Economic Conditions

The majority of the Company's leases contain provisions designed to mitigate the adverse impact of inflation. Such provisions include clauses enabling the Company to receive percentage rents which generally increase as prices rise but may be adversely impacted by tenant sales

decreases, and/or escalation clauses which are typically related to increases in the consumer price index or similar inflation indices. In addition, the Company believes that many of its existing lease rates are below current market levels for comparable space and that upon renewal or re-rental such rates may be increased to or get closer to current market rates. This belief is based upon an analysis of relevant market conditions, including a comparison of comparable market rental rates, and upon the fact that many of such leases have been in place for a number of years and may not contain escalation clauses sufficient to match the increase in market rental rates over such time. Most of the Company's leases require the tenant to pay its 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, the Company periodically evaluates its exposure to interest rate fluctuations, and may enter into interest rate protection agreements which mitigate, but do not eliminate, the effect of changes in interest rates on its floating rate loans.

Many regions of the United States, including regions in which the Company owns property, may experience economic recessions. Such recessions, or other adverse changes in general or local economic conditions, could result in the inability of some existing tenants of the Company to meet their lease obligations and could otherwise adversely affect the Company's ability to attract or retain tenants. The Company's shopping centers are typically anchored by discount department stores, supermarkets and drug stores which usually offer day-to-day necessities rather than high priced luxury items. These types of tenants, in the experience of the Company, generally continue to maintain their volume of sales despite a slowdown in economic conditions.

Quantitative and Qualitative Disclosures About Market Risk

As of December 31, 2000, the Company had approximately $51.1 million of outstanding floating rate mortgages. In addition, the Company had $243.7 million outstanding as of December 31, 2000 in connection with floating rate borrowings under credit facilities. The Company does not believe that the interest rate risk represented by its floating rate debt is material as of that date in relation to the approximately $1.2 billion of outstanding total debt of the Company, the approximately $2.9 billion of total assets of the Company and the approximately $2.6 billion market capitalization of the Company's common stock as of that date. In addition, as discussed below, the Company has fixed $125 million of floating rate borrowings through the use of an interest swap.

The Company was a party to one hedging agreement with respect to its floating rate debt as of December 31, 2000. On October 11, 2000, the Company entered into a two-year swap agreement with Fleet National Bank relating to $125 million of the Company's variable rate debt. The agreement effectively fixes the annual interest rate of this debt at a base rate of 6.67% plus applicable spreads associated with the Company's variable rate credit facilities. Hedging agreements enable the Company to convert floating rate liabilities into fixed rate liabilities. Hedging agreements expose the Company to the risk that the counterparties to such agreements may not perform, which could increase the Company's exposure to rising interest rates. Generally, however, the counterparties to hedging agreements that the Company enters into are major financial institutions. The Company may borrow additional money with floating interest rates in the future. Increases in interest rates, or the loss of the benefits of existing hedging agreements or any hedging agreements that the Company may enter into in the future, would increase the Company's interest expense, which would adversely affect cash flow and the ability of the Company to service its debt. Future decreases in interest rates will increase the Company's interest expense as compared to the floating rate debt underlying the Company's hedging agreements and could result in the Company making payments to unwind such agreements.

If market rates of interest on the Company's variable rate debt increase by 10% (or approximately 70 basis points), the increase in interest expense on the Company's variable rate debt would decrease future earnings and cash flows by approximately $2.2 million. If market rates of interest increase by 10%, the fair value of the Company's total outstanding debt would decrease by approximately $9.1 million. If market rates of interest on the Company's variable rate debt decrease by 10% (or approximately 70 basis points), the decrease in interest expense on the Company's variable rate debt would increase future earnings and cash flows by approximately $2.2 million. If market rates of interest decreased by 10%, the fair value of the Company's total outstanding debt would increase by approximately $9.1 million.

As of December 31, 2000, the Company had notes receivable in the total amount of Canadian $14.2 million (approximately U.S. $9.5 million as of December 31, 2000). The Company does not believe that the foreign currency exchange risk associated with these loans is material. The Company had no other material exposure to market risk (including foreign currency exchange risk, commodity price risk or equity price risk) as of December 31, 2000.

Selected Financial Data

The financial information included in the following table has been derived from the audited consolidated financial statements for the periods indicated. This information should be read together with the audited financial statements of the Company and Management's Discussion and Analysis of the Financial Condition and Results of Operations included elsewhere in this Annual Report.

On September 28, 1998, Excel Realty Trust, Inc. ("Excel") and New Plan Realty Trust (the "Trust") consummated a merger whereby a wholly owned subsidiary of Excel was merged with and into the Trust with the Trust surviving as a wholly owned subsidiary of Excel (the "Merger"). As a result of the Merger, the shareholders of the Trust immediately prior to the Merger owned approximately 65% of the Company's common stock outstanding immediately following the Merger. In connection with the merger transaction, Excel changed its name to "New Plan Excel Realty Trust, Inc."

Under generally accepted accounting principles, the Merger was accounted for as a purchase by the Trust of Excel. Therefore, all of the financial information prior to September 28, 1998 included in the following table is that of the Trust. Because the Trust had a fiscal year end of July 31 prior to the Merger, the financial information included in the following table for periods prior to September 28, 1998 is based on a fiscal year end of July 31. All of the financial information included in the following table for periods on and after September 28, 1998 relates to the Company as a combined entity. Immediately following the Merger, each of the Company and the Trust adopted a fiscal year end of December 31, beginning with a short fiscal year ending on December 31, 1998.

	Year Ended December 31,		Five Months Ended December 31,	Year Ended July 31,		
(In thousands, except per share amounts)	2000	1999	1998	1998	1997	1996
Statement of Income Data:						
Revenue	$ 423,386	$ 438,027	$ 155,921	$ 250,259	$ 206,821	$167,606
Expenses	305,691	295,171	99,693	159,645	129,781	97,484
	117,695	142,856	56,228	90,614	77,040	70,122
Minority interest	(952)	(1,299)	(457)	—	—	—
Impairment of real estate	(3,620)	—	—	—	—	—
Gain/(loss) on sales of properties and securities, net	9,200	7,956	34	(41)	(3)	399
Net income before extraordinary income	122,323	149,513	55,805	90,573	77,037	70,521
Extraordinary income	758	—	—	—	—	—
Net income after extraordinary income	123,081	149,513	55,805	90,573	77,037	70,521
Preferred dividends	(22,635)	(22,777)	(6,914)	(5,850)	(461)	—
Net income applicable to common shareholders after extraordinary income	$ 100,446	$ 126,736	$ 48,891	$ 84,723	$ 76,576	$ 70,521
Net income per common share before extraordinary income						
Basic	$ 1.14	$ 1.43	$ 0.63	$ 1.43	$ 1.31	$ 1.25
Diluted	$ 1.13	$ 1.42	$ 0.62	$ 1.42	$ 1.30	$ 1.25
Weighted average number of common shares outstanding						
Basic	87,608	88,662	77,481	59,365	58,461	56,484
Diluted	88,951	90,440	79,396	59,774	58,735	56,642
Other Data:						
Distributions per common share	$ 1.650	$ 1.625	$ 0.678	$ 1.475	$ 1.435	$ 1.395
Balance Sheet Data as of the End of Each Period:						
Total assets	$2,894,431	$2,953,141	$2,896,568	$1,386,831	$1,263,958	$948,477
Long-term debt obligations	1,214,976	1,220,451	1,105,271	576,888	478,207	238,426
Shareholders' equity	1,555,610	1,611,519	1,662,242	766,833	747,719	662,438

Consolidated Balance Sheets

December 31, 2000 and December 31, 1999

(In thousands)	December 31, 2000	December 31, 1999
ASSETS		
Real estate:		
Land	$ 532,240	$ 552,146
Building and improvements	2,310,036	2,328,499
Accumulated depreciation	(261,504)	(216,274)
Net real estate	2,580,772	2,664,371
Real Estate held for sale	9,104	—
Cash and cash equivalents	1,170	10,834
Marketable securities	1,531	1,190
Receivables:		
Trade, less allowance for doubtful accounts of $12,816 and $13,897 at December 31, 2000 and December 31, 1999, respectively	43,454	30,225
Other, net	11,620	15,825
Mortgages and notes receivable	58,553	59,142
Prepaid expenses and deferred charges	9,320	13,076
Investment in and loans to ERT Development Corporation	170,004	150,432
Other assets	8,903	8,046
Total assets	$2,894,431	$2,953,141
LIABILITIES AND STOCKHOLDERS' EQUITY		
Liabilities:		
Mortgages payable, including unamortized premium of $7,753 and $9,921 at December 31, 2000 and 1999, respectively	$328,803	$341,643
Notes payable, net of unamortized discount of $2,008 and $2,264 at December 31, 2000 and December 31, 1999, respectively	612,992	662,736
Credit facilities	243,750	188,721
Capital leases	29,431	27,351
Other liabilities	92,145	88,591
Tenant security deposits	7,791	7,480
Total liabilities	1,314,912	1,316,522
Minority interest in partnership	23,909	25,100
Commitments and contingencies	—	—
Stockholders' equity:		
Preferred stock, Series A: $.01 par value, 25,000 shares authorized: 4,600 shares designated as 8 1/2% Series A Cumulative Convertible Preferred, 1,507 outstanding at December 31, 2000 and 1999; Series B: 6,300 depository shares, each representing 1/10 of one share of 8 5/8% Series B Cumulative Redeemable Preferred, 630 outstanding at December 31, 2000 and 1999; Series D: 1,500 depositary shares, each representing 1/10 of one share of Series D Cumulative Voting Step-Up Premium Rate Preferred, 150 shares outstanding at December 31, 2000 and 1999.	23	23
Common stock, $.01 par value, 250,000 shares authorized; 87,320 and 87,555 shares issued and outstanding as of December 31, 2000 and 1999, respectively.	873	875
Additional paid-in capital	1,695,994	1,708,186
Accumulated other comprehensive income	555	214
Accumulated distribution in excess of net income	(141,835)	(97,779)
Total stockholders' equity	1,555,610	1,611,519
Total liabilities and stockholders' equity	$2,894,431	$2,953,141

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

Consolidated Statements of Income and Comprehensive Income

For the Years Ended December 31, 2000 and December 31, 1999, the Five Months Ended December 31, 1998 and the Year Ended July 31, 1998

(In thousands, except per share amounts)	Year Ended December 31, 2000	Year Ended December 31, 1999	Five Months Ended December 31, 1998	Year Ended July 31, 1998
Revenues:				
Rental income and related revenues	$411,263	$414,481	$150,411	$246,309
Interest, dividend and other income	12,123	23,546	5,510	3,950
Total revenues	423,386	438,027	155,921	250,259
Expenses:				
Operating costs	88,679	90,612	32,764	61,417
Real estate and other taxes	42,319	38,929	13,456	22,850
Interest	92,915	81,412	27,168	36,815
Depreciation and amortization	64,499	62,912	21,366	31,622
Provision for doubtful accounts	4,825	6,144	2,825	4,171
Non-recurring charge	4,945	8,497	—	—
General and administrative	7,509	6,665	2,114	2,770
Total expenses	305,691	295,171	99,693	159,645
Income before sales of real estate and securities, impairment of real estate and minority interest	117,695	142,856	56,228	90,614
Gain/(loss) on sale of real estate and securities	9,200	7,956	34	(41)
Impairment of real estate	(3,620)	—	—	—
Minority interest in income of partnership	(952)	(1,299)	(457)	—
Net income before extraordinary item	122,323	149,513	55,805	90,573
Extraordinary item, early extinguishment of debt	758	—	—	—
Net income	123,081	149,513	55,805	90,573
Other comprehensive income (loss):				
Unrealized gain (loss) on securities for the period	341	(512)	(87)	(244)
Comprehensive income	$123,422	$149,001	$55,718	$90,329
Net income available to common stock – basic	$100,446	$126,736	$48,891	$84,723
Net income available to common stock – diluted	$101,398	$128,035	$49,348	$84,723
Basic earnings per common share before extraordinary item	$1.14	$1.43	$0.63	$1.43
Diluted earnings per common share before extraordinary item	$1.13	$1.42	$0.62	$1.42
Basic earnings per common share after extraordinary item, if any	$1.15	$1.43	$0.63	$1.43
Diluted earnings per common share after extraordinary item, if any	$1.14	$1.42	$0.62	$1.42
Average shares outstanding – basic	87,608	88,662	77,481	59,365
Average shares outstanding – diluted	88,951	90,440	79,396	59,774

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

Consolidated Statements of Changes in Stockholders' Equity

For the Years Ended December 31, 2000 and December 31, 1999

(In thousands)	Preferred Stock Number	Preferred Stock Amount	Shares of Beneficial Interest/ Common Stock Number	Shares of Beneficial Interest/ Common Stock Amount	Additional Paid-In Capital	Accumulated Other Comprehensive Income	Accumulated Distributions in Excess of Net Income	Total Stockholders' Equity
Balance at July 31, 1997	150	$72,775	58,934	$738,011	—	$1,057	($ 64,074)	$ 747,769
Net income	—	—	—	—	—	—	90,573	90,573
Dividends	—	—	—	—	—	—	(93,107)	(93,107)
Dividend reinvestment	—	—	765	18,197	—	—	—	18,197
Exercise of stock options	—	—	175	3,645	—	—	—	3,645
Unrealized holding gain on marketable securities	—	—	—	—	—	(244)	—	(244)
Balance at July 31, 1998	150	$72,775	59,874	$759,853	—	$ 813	($ 66,608)	$ 766,833
Net income	—	—	—	—	—	—	55,805	55,805
Dividends	—	—	—	—	—	—	(63,801)	(63,801)
Dividend reinvestment	—	—	235	4,373	—	—	—	4,373
Merger transactions	2,755	(72,746)	28,275	(763,342)	$1,735,207	—	—	899,119
Unrealized holding gain on marketable securities	—	—	—	—	—	(87)	—	(87)
Balance at December 31, 1998	2,905	$ 29	88,384	$ 884	$1,735,207	$ 726	($ 74,604)	$1,662,242
Net income	—	—	—	—	—	—	149,513	149,513
Dividends	—	—	—	—	—	—	(172,688)	(172,688)
Dividend reinvestment	—	—	907	9	17,155	—	—	17,164
Exercise of stock options	—	—	66	1	1,334	—	—	1,335
Shares repurchased and retired	—	—	(2,457)	(25)	(45,510)	—	—	(45,535)
Conversion of preferred shares	(618)	(6)	655	6	—	—	—	—
Unrealized holding loss on marketable securities	—	—	—	—	—	(512)	—	(512)
Balance at December 31, 1999	2,287	$ 23	87,555	$ 875	$1,708,186	$ 214	($ 97,779)	$1,611,519
Net income	—	—	—	—	—	—	123,081	123,081
Dividends	—	—	—	—	—	—	(167,137)	(167,137)
Exercise of stock options	—	—	515	5	6,595	—	—	6,600
Shares repurchased and retired	—	—	(750)	(7)	(10,784)	—	—	(10,791)
Employee loans	—	—	—	—	(8,003)	—	—	(8,003)
Unrealized holding gain on marketable securities	—	—	—	—	—	341	—	341
Balance at December 31, 2000	2,287	$ 23	87,320	$ 873	$1,695,994	$ 555	($141,835)	$1,555,610

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

Consolidated Statements of Cash Flows

For the Years Ended December 31, 2000 and December 31, 1999, the Five Months Ended December 31, 1998 and the Year Ended July 31, 1998

(In thousands)	Year Ended December 31, 2000	Year Ended December 31, 1999	Five Months Ended December 31, 1998	Year Ended July 31, 1998
Cash flows from operating activities:				
Net income	$123,081	$149,513	$55,805	$90,573
Adjustments to reconcile net income to net cash provided by Operations:				
Depreciation and amortization	64,499	62,912	21,366	31,622
Amortization of net premium/discount on mortgages and Notes payable	(1,153)	(3,547)	—	—
Amortization of deferred debt and loan acquisition costs	1,035	—	—	—
Foreign currency loss (gain)	437	(674)	—	—
Provision for doubtful accounts	2,902	6,144	2,825	4,171
(Gain)/loss on sale of real estate and securities, net	(9,200)	(7,956)	(34)	41
Minority interest in income of partnership	952	1,299	457	—
Extraordinary item	(758)	—	—	—
Impairment of real estate assets	3,620	—	—	—
Equity in loss/(income) of affiliate	17,867	3,169	1,123	—
Cash received in connection with the Merger	—	—	4,892	—
Change in investment in and accrued interest on loans to ERT Development Corporation	(11,185)	(10,977)	—	—
Changes in operating assets and liabilities, net:				
Change in trade and notes receivable	(15,125)	(12,947)	(6,673)	(6,161)
Change in other receivables	(3,531)	(7,739)	(13,257)	88
Change in other liabilities	4,646	(1,950)	(18,076)	4,161
Change in sundry assets and liabilities	1,245	(11,392)	3,152	(2,988)
Net cash provided by operating activities	179,332	165,855	51,580	121,507
Cash flows from investing activities:				
Real estate acquisitions and building improvements	(33,742)	(55,719)	(34,959)	(123,036)
Proceeds from real estate sales, net	52,253	28,350	329	(67)
Advances for mortgage notes receivable, net	(4,609)	(14,373)	(26,948)	—
Loans to ERT Development Corporation	(39,324)	(28,845)	—	—
Repayments from ERT Development Corporation	13,034	—	—	—
Repayments of mortgage notes receivable	2,616	5,713	479	9,229
Sales of marketable securities	—	84	—	29
Purchases of marketable securities	—	(2)	—	(1)
Purchase of minority interest	—	(22,415)	—	—
Net cash used in investing activities	(9,772)	(87,207)	(61,099)	(113,846)
Cash flows from financing activities:				
Proceeds from issuing notes	—	224,000	135,500	50,000
Principal payments of mortgages and notes payable	(108,877)	(98,850)	(113,427)	(3,401)
Dividends paid	(167,043)	(166,443)	(28,934)	(93,107)
Proceeds from mortgages payable	48,000	—	—	—
Minority interest distributions paid	(2,143)	(3,249)	(910)	—
Issuance of common stock/beneficial interest	—	—	4,673	21,842
Proceeds from dividend reinvestment plan	—	17,164	—	—
Repayment of credit facility	(181,970)	(458,417)	—	—
Proceeds from credit facility borrowing	237,000	446,637	—	—
Proceeds from exercise of stock options	6,600	1,335	—	—
Payments for the repurchase of common stock	(10,791)	(43,942)	—	—
Repayment of loans receivable for the purchase of common stock	—	—	284	508
Net cash (used in) provided by financing activities	(179,224)	(81,765)	(2,814)	(24,158)
Net increase (decrease) in cash and cash equivalents	(9,664)	(3,117)	(12,333)	(16,497)
Cash and cash equivalents at beginning of year	10,834	13,951	26,284	42,781
Cash and cash equivalents at end of year	$ 1,170	$ 10,834	$13,951	$26,284

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

Notes to Consolidated Financial Statements

1. Summary of Significant Accounting Policies:

Organization

Excel Realty Trust, Inc. ("Excel") was formed in 1985 and subsequently reincorporated as a Maryland corporation. New Plan Realty Trust (the "Trust") was organized in 1972 as a Massachusetts business trust. On September 28, 1998, Excel and the Trust consummated a merger pursuant to an Agreement and Plan of Merger dated as of May 14, 1998, as amended as of August 7, 1998 (the "Merger Agreement"), whereby ERT Merger Sub, Inc., a wholly owned subsidiary of Excel, was merged with and into the Trust with the Trust surviving as a wholly owned subsidiary of Excel (the "Merger"). The Merger was approved by the stockholders of Excel and the shareholders of the Trust at special meetings held on September 25, 1998. In connection with the consummation of the Merger, Excel changed its name to New Plan Excel Realty Trust, Inc. (the "Company"). The Company is operated as a self-administered, self-managed real estate investment trust ("REIT") which owns and operates residential and retail properties throughout the United States.

Change in Fiscal Year

As discussed in Note 21 below, the Merger was treated as a purchase by the Trust of assets and liabilities of Excel using the purchase method of accounting in the accompanying consolidated financial statements. Because the Trust, as the accounting acquirer, had a fiscal year end of July 31, immediately following the Merger the Company and the Trust adopted a fiscal year end of December 31, beginning with a short fiscal year ending on December 31, 1998. The actual results of operations for the five-month period ended December 31, 1998 include operations of Excel only from September 28, 1998 to December 31, 1998.

Principles of Consolidation

The accompanying consolidated financial statements include the accounts of the Company, its wholly owned subsidiaries and Excel Realty Partners, L.P., a Delaware limited partnership ("ERP"). All significant intercompany transactions and balances have been eliminated. The Company uses the equity method to account for its investment in ERT Development Corporation ("ERT"), a Delaware corporation (Note 6).

Income Taxes

The Company has elected to be treated as a REIT under Sections 856 through 860 of the Internal Revenue Code of 1986. In order to maintain its qualification as a REIT, among other things, as of December 31, 2000, the Company was required to distribute at least 95% of its REIT taxable income to its stockholders and meet certain tests regarding the nature of its income and assets. This requirement was reduced to 90% beginning in 2001. As a REIT, the Company is not subject to federal income tax with respect to that portion of its income which meets certain criteria and is distributed annually to the stockholders. Accordingly, no provision for federal income taxes is included in the accompanying consolidated financial statements. The Company plans to continue to operate so that it meets the requirements for taxation as a REIT. Many of these requirements, however, are highly technical and complex. If the Company were to fail to meet these requirements, the Company would be subject to Federal income tax. The Company may be subject to tax by certain states that do not recognize a Real Estate Investment Trust as a legal entity. Provision for such taxes has been included in real estate and other taxes.

Cash Equivalents

Cash equivalents consist of short-term, highly liquid debt instruments with original maturities of three months or less. Items classified as cash equivalents include insured bank certificates of deposit and commercial paper. At times, cash balances at a limited number of banks may exceed insurable amounts. The Company believes it mitigates its risk by investing in or through major financial institutions.

Real Estate

Land, buildings and building improvements are recorded at cost. Depreciation is computed using the straight-line method over estimated useful lives of 35 and 40 years for buildings and 5 to 40 years for building improvements. Tenant improvements are depreciated using the straight-line method over the life of the lease. Expenditures for maintenance and repairs are charged to expense as incurred and significant renovations are capitalized.

The Company assesses whether there has been a permanent impairment in the value of its real estate by comparing its carrying amount to the aggregate

undiscounted future cash flows without interest charges. Such cash flows consider factors such as expected future operating income, trends and prospects as well as the effects of demand, competition and other economic factors. Such market factors include a lessee's ability to pay rent under the terms of the lease. If a property is leased at a significantly lower rent, the Company may recognize a loss if the income stream is not sufficient to recover its investment.

Deferred Leasing and Loan Acquisition Costs

Costs incurred in obtaining tenant leases are amortized on the straight-line method over the terms of the related leases. Costs incurred in obtaining long-term financing are amortized over the life of the loan and charged to interest expense over the terms of the related debt agreements which approximates the effective interest method.

Revenue Recognition

Rental revenue is recognized on the straight-line basis, which averages minimum rents over the terms of the leases. Certain of the leases provide revenues for additional rental revenue by way of percentage rents to be paid based upon the level of sales achieved by the lessee. These percentage rents are recorded once the required sales level is achieved. The leases also typically provide for tenant reimbursement of common area maintenance and other operating expenses.

Net Income Per Share of Common Stock

Basic earnings per share ("EPS") is computed by dividing income available to common stockholders by the weighted average number of common shares outstanding for the period. Diluted EPS is computed giving effect to all dilutive potential common shares that were outstanding during the period. Dilutive potential common shares consist of the incremental common shares issuable upon the conversion of convertible preferred stock (using the "if converted" method), exercise of stock options and upon conversion of ERP limited partnership interests for all periods.

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the period. Actual results could differ from those estimates. The most significant assumptions and estimates relate to depreciable lives, impairments of real estate, the recovery of mortgage notes and trade accounts receivables and recovery of the Company's interest in ERT.

Reclassifications

Certain amounts in prior years have been reclassified to conform to the classification used in 2000.

2. Recently Issued Accounting Standards:

Disclosures under SFAS No. 133

The Company adopted SFAS No. 133/138, Accounting for Derivative Instruments and Hedging Activities, effective January 1, 2001. This new accounting standard requires companies to carry all derivative instruments, including certain embedded derivatives, in the statement of financial condition at fair value. The accounting for changes in the fair value of a derivative instrument depends on whether it has been designated and qualifies as part of a hedging relationship and, if so, on the reason for holding it. The Company uses only qualifying hedges that are designated specifically to reduce exposure to interest rate risk by locking in the expected future cash payments on certain liabilities. This is typically accomplished using an interest rate swap. For financial reporting purposes, the gain or loss on the interest rate swap is recorded as a component of equity.

In connection with the adoption of SFAS No. 133/138 in January 2001, the Company will record a net transition adjustment of $2.124 million in accumulated other comprehensive income (equity) at that time. Adoption of the standard also resulted in the Company recognizing $2.124 million of derivative instrument liabilities. In general, the amount of volatility will vary with the level of derivative activities during any period.

3. Marketable Securities:

The Company has classified all investments in equity securities as available-for-sale. All investments are recorded at current market value with an offsetting adjustment to stockholders' equity.

	December 31,	
(In thousands)	2000	1999
Cost basis	$ 976	$ 976
Unrealized holding gains	555	214
Fair value	$1,531	$1,190

The weighted average method is used to determine realized gain or loss on securities sold. The fair value of marketable securities is based upon quoted market prices as of December 31, 2000 and 1999.

4. Mortgages, Notes and Other Receivables:

The Company had the following mortgages and notes receivable:

(In thousands)	December 31, 2000	1999
Notes from development companies, monthly interest from 11% to 12% per annum. Maturity dates vary depending upon the completion or sale of certain properties.	$34,344	$33,334
Note from a development company, effective interest rate of 10%, payable in Canadian dollars. Due May 2003.	9,477	11,113
Purchase money first mortgages, interest at 7.2% to 10%. Due 2000 to 2003.	12,121	10,738
Leasehold mortgages, interest at 10% to 12%. Due 2008.	2,311	2,650
Other	300	1,307
Total	$58,553	$59,142

The Company has notes receivable in the total amount of Canadian $14,178,550 and Canadian $16,050,000 at December 31, 2000 and 1999, respectively (US$9,477,000 and US$11,113,000 at December 31, 2000 and 1999, respectively) from a Canadian company which used the proceeds to acquire a 50% joint venture interest in a mixed-use commercial building known as "Atrium on the Bay", and an adjacent building in Toronto, Canada. The loan is collateralized by the Canadian company's interest in the joint venture. During 2000 Canadian $10,000,000 (US$6,407,000) was repaid to the Company. Of this amount, US$5,208,000 was applied to accrued interest and US$1,199,000 was applied to the principal balance.

The Company established $43,646,000 in credit facilities to certain developers. The total outstanding amounts on the credit facilities of $34,344,000 carry interest at 11% to 12% and are payable on the earlier of the sale of real estate or 2004.

At December 31, 2000 and 1999, $9,759,000 and $9,663,000, respectively, of the other receivables on the accompanying balance sheet represents interest and dividends receivable, most of which represents interest receivable related to notes from development companies. The Company has assessed its ability to collect these receivables and expects to realize interest and principal in accordance with the terms of the notes.

5. Excel Realty Partners, L.P.:

In 1995, ERP, a consolidated entity, was formed to own and manage certain real estate properties. A wholly owned subsidiary of the Company is the sole general partner of ERP and is entitled to receive 99% of all net income and gains before depreciation, if any, after the limited partners receive their net income and gain allocations. Properties have been contributed to ERP in exchange for limited partnership units (which may be redeemed at stipulated prices for cash or the issuance of the Company common shares at the Company's option), cash and the assumption of mortgage debt. These units can convert to Company shares at exchange ratios from 1.0 to 1.4 Company shares for each unit. At both December 31, 2000 and 1999, there were approximately 3,256,000 limited partner units outstanding of which the Company owned approximately 2,164,000 units. During 2000 the Company did not acquire any additional units. During 1999, the Company acquired an additional 634,000 units for $22.4 million in cash.

6. ERT Development Corporation:

In 1995, ERT was organized to finance, acquire, develop, hold and sell real estate in the short-term for capital gains and/or to receive fee income. The Company owns 100% of the outstanding preferred shares of ERT. An officer and director of the Company owns all the common shares. The preferred shares are entitled to receive 95% of dividends, if any, and bears 100% of the losses. Cash requirements to facilitate ERT's transactions have primarily been obtained through borrowings from the Company.

Investment in and loans to ERT are comprised of the following:

(In thousands)	December 31, 2000	1999
Investment	($ 13,641)	$ 4,226
Uncollateralized loans and accounts receivable	69,393	129,791
Collateralized Loans receivable	85,724	—
Accrued interest	28,528	16,415
	$170,004	$150,432

Interest and principal payments from ERT are primarily received upon the completion of development projects. Interest receivable from ERT was $28.5 million and $16.4 million at December 31, 2000 and 1999, respectively. Interest income recognized by the Company was $18.5 million and $14.8 million in 2000 and 1999, respectively and $2.8 million in the three months ended December 31, 1998.

For the twelve months ended December 31, 2000 and 1999, the equity in the losses of ERT recorded by the Company was ($17.9 million) and ($3.2 million), respectively and ($1.1 million) in the three months ended December 31, 1998.

Summary unaudited financial information for ERT is as follows:

	December 31,	
(In thousands)	2000	1999
Condensed Balance Sheets		
Mortgages, notes and interest receivable from developers, December 31, 2000 and 1999 interest at 10% to 12%	$ 61,339	$ 40,074
Real estate and other assets, net of depreciation	202,153	205,568
Total Assets	$263,492	$245,642
Notes and accounts payable to New Plan Excel Realty Trust, Inc.	$155,118	$128,903
Accrued interest payable to New Plan Excel Realty Trust, Inc.	28,528	16,415
Mortgages, construction and land loans	83,650	84,013
Other liabilities	9,837	12,085
Total liabilities	277,133	241,416
Total stockholders' equity	(13,641)	4,226
Total liabilities and stockholders' equity	$263,492	$245,642

	Year Ended December 31,		
	2000	1999	1998[a]
Condensed Statements of Income			
Revenues	$27,060	$20,107	$2,019
Interest expense to New Plan Excel Realty Trust, Inc.	(18,499)	(14,842)	(2,764)
Other expenses	(26,428)	(8,434)	(378)
Net loss	($17,867)	($3,169)	($1,123)

[a] *See Note 21.*

Pointe Orlando Development Company, which has been consolidated with ERT since October 1, 1999, has a term loan which had a balance of $78.5 million at December 31, 2000 of which $15.0 million was guaranteed by the Company. At December 31, 1999 Pointe Orlando had outstanding construction and land loans totaling $84.0 million of which $35.0 million was guaranteed by the Company. ERT has an investment in joint venture partnerships related to a retail development project in Frisco, Texas (The Centre at Preston Ridge). The Company has guaranteed $33.7 million of the loans on this project, which had outstanding balances, related to the guarantees, in the aggregate of $33.7 million at December 31, 2000. The Company initially had guaranteed $68.0 million of the loans on the project, of which $58.6 million was outstanding at December 31, 1999. The Company also has guaranteed that ERT will provide additional funding for the project, which guarantee now totals approximately $4.2 million. This guarantee is reduced commensurately as the funds are provided. In addition, the Company has guaranteed $1.3 million of the outstanding debt on an ERT retail development project, Vail Ranch II, in Temecula, California, all of which was outstanding at December 31, 2000.

ERT accounts for its investments in Preston Ridge and Vail Ranch II using the equity method. As of December 31, 2000, the equity in the profits (losses) of these investments recorded by ERT was $459,500 and ($147,000), respectively.

On October 2, 2000 ERT acquired ownership of two properties, Annie Land Plaza and New Market Shopping Center, from Wilton Partners, in exchange for notes and interest receivable due to ERT. In connection with the acquisition, ERT assumed mortgages on the properties in the amounts of $2,390,708 for Annie Land Plaza and $2,802,612 for New Market Shopping Center. The Company has guaranteed 100% of Annie Land Plaza's outstanding mortgage balance and 25% of New Market Shopping Center's outstanding mortgage balance. These guarantees amounted to $2,380,000 and $699,000, respectively, at December 31, 2000.

In addition, during 2000, Wilton Partners repaid in full to ERT approximately $11.0 million of notes receivable and accrued and contingent interest. ERT paid approximately $1.2 million to Wilton Partners to acquire all of its management, development and ownership interests and rights in and to The Mall at 163rd Street.

7. Mortgages Payable:

Mortgages are collateralized by real estate and an assignment of rents. As of December 31, 2000, mortgages payable bear interest at rates ranging from 3.7% to 10.75%, having a weighted average of 7.9% per annum and maturity dates from 2001 to 2029. The principal payments required to be made on mortgages payable (excluding $7,753 of unamortized premiums, net of unamortized discounts) are as follows:

(In thousands) Year	
2001	$ 43,007
2002	37,262
2003	34,960
2004	7,372
2005	50,754
Thereafter	147,695
	$321,050

8. Credit Facilities:

The Company has two revolving credit facilities with The Bank of New York, each of which provides for $122.5 million in uncollateralized advances from a group of banks. One facility ("Facility #1") expires in November 2001. The other facility ("Facility #2") expires in November 2002. As of December 31, 2000, the Company had outstanding under Facility #1, $46.250 million which bears interest at LIBOR plus 72.5 basis points and $122.5 million outstanding under Facility #2 which currently bears interest at LIBOR plus 67.5 basis points. The covenants of these credit facilities include maintaining certain ratios such as liabilities to assets of less than 50% and maintaining a minimum unencumbered assets coverage ratio of 2 to 1. In addition, the Company has a $75.0 million term loan facility with Fleet National Bank, all of which was outstanding as of December 31, 2000. Loans drawn under this facility were scheduled to mature on March 5, 2001, and accrue interest at LIBOR plus 90 basis points (based on the Company's credit rating). The loan has been extended to April 14, 2001. It is anticipated that the loan will be increased to $100 million with a maturity date in November 2002. The term loan agreement prepared in connection with the facility contains covenants substantially similar to those included in the two credit facilities of the Company with The Bank of New York.

On October 11, 2000, the Company entered into a two-year swap agreement with Fleet National Bank relating to $125 million of the Company's variable rate debt. The agreement effectively fixes the annual interest rate of this debt at a base rate of 6.67% plus applicable spreads associated with the Company's variable rate credit facilities.

9. Notes Payable:

(In thousands) Description	Face Amount	Due Date	December 31, 2000	1999
7.75% Senior notes, effective interest rate 7.95%, net of unamortized discount; December 31, 2000 and 1999 - $670 and $806; respectively	$100,000	2005	$ 99,330	$ 99,194
6.80% Senior unsecured notes, effective interest rate 6.87%, net of unamortized discount; December 31, 2000 and 1999 - $92 and $136; respectively	81,000	2002	80,908	80,864
6.875% Senior unsecured notes, effective interest rate 6.982%	75,000	2004	75,000	75,000
7.97% unsecured notes	10,000	2026	10,000	10,000
7.65% unsecured notes	25,000	2026	25,000	25,000
7.68% unsecured notes	20,000	2026	20,000	20,000
Variable rate unsecured notes (LIBOR +10 bp)	40,000	2000	—	40,000
7.35% unsecured notes	30,000	2007	30,000	30,000
6.9% unsecured notes	50,000	2028	50,000	50,000
Variable rate unsecured notes (LIBOR +5 bp)	10,000	2000	—	10,000
7.4% unsecured notes	150,000	2009	149,607	149,565
7.5% unsecured notes	25,000	2029	24,147	24,113
7.33% unsecured notes	49,000	2003	49,000	49,000
Total			$612,992	$662,736

The Notes are uncollateralized and subordinate to mortgages payable and rank equally with debt under the revolving credit facilities. Where applicable, the discount is being amortized over the life of the respective Notes using the effective interest method. Interest is payable semi-annually or quarterly and the principal is due at maturity. Among other restrictive covenants, there is a restrictive covenant that limits the amount of total indebtedness to 65% of total assets. The principal payments (excluding $2,008 of unamortized discount) required to be made on notes payable are as follows:

(In thousands) Year	
2001	$ —
2002	81,000
2003	49,000
2004	75,000
2005	100,000
Thereafter	310,000
	$615,000

10. Capital Leases:

The Company owns a leasehold interest in three shopping centers in California ("Master Leased Centers"). The term of the leases is thirty-four years. The leases bear interest at a rate of 7.5%. In addition, the Company has purchased the option to acquire fee title to the Master Leased Centers, exercisable at various times during the terms of the respective leases but subordinate to certain rights of the owner to sell the property. The owner of one of the Master Leased Centers has the option to require the Company to purchase the property after the occurrence of certain events. The payments required to be made on master leases are as follows:

(In thousands) Year	
2001	$ 2,459
2002	2,459
2003	2,459
2004	2,459
2005	2,459
Thereafter	62,695
	$74,990
Interest	(45,559)
	$29,431

11. Other Liabilities:

Comprised of the following:

(In thousands)	December 31, 2000	1999
Property and other taxes payable	$15,895	$13,385
Interest payable	11,600	11,965
Accounts payable	6,778	6,935
Dividend payable	41,694	41,599
Accrued construction costs	2,853	1,936
Deferred rent expense and rents received in advance	1,755	1,523
Amounts due seller of property	1,021	1,365
Accrued professional and personnel costs	4,936	3,805
Acquisition costs	370	235
Other	5,243	5,843
Total	$92,145	$88,591

12. Environmental Matters:

Under various federal, state and local laws, ordinances and regulations, the Company may be considered an owner or operator of real property or may have arranged for the disposal or treatment of hazardous or toxic substances and, therefore, may become liable for the costs of removal or remediation of certain hazardous substances released on or in its property or disposed of by it, as well as certain other potential costs which could relate to hazardous or toxic substances (including governmental fines and injuries to persons and property). Such liability may be imposed whether or not the Company knew of, or was responsible for, the presence of such hazardous or toxic substances. Except as discussed below, the Company is not aware of any significant environmental condition at any of its properties.

Soil and groundwater contamination exists at certain of the Company's properties. The primary contaminants of concern at these properties include perchloroethylene and trichloroethelyne (associated with the operations of on-site dry cleaners) and petroleum hydrocarbons (associated with the operations of on-site gasoline facilities). The Company currently estimates that the total remaining cost of remediation of environmental conditions for these properties will be in the range of approximately $1 million to $3 million, although there can be no assurance that this range of estimates will prove accurate. In connection with certain of these properties, the Company has entered into remediation and indemnity agreements, which obligate the prior owners of certain of the properties (including in some cases, principals of the prior owners) to perform the remediation and to indemnify the Company for any losses the Company may suffer because of the contamination or remediation. There can be no assurance that the remediation estimates of the Company will prove accurate or that the prior owners will perform their obligations under these agreements, although in certain cases funds have been set aside with respect to the performance under these agreements. In connection with certain other properties, the former tenants at the properties are in the process of performing the necessary remediation, although there can be no assurance that such remediation will be satisfactory. In connection with certain additional properties, the Company has assumed the obligation to perform the necessary remediation in connection with the Company's purchase of the properties. In addition to the environmental conditions discussed above, asbestos minerals (associated with spray applied fireproofing materials) exist at certain of the Company's properties. The Company currently estimates that the total cost of abatement of asbestos minerals at these properties would be approximately $3.2 million, although there can be no assurance that this estimate will prove accurate. The Company does not expect the environmental conditions at its properties, considered as a whole, to have a material adverse effect on the Company. Included in other liabilities in the Company's Consolidated Balance Sheet at December 31, 2000 is $3.2 million related to the clean-up of certain asbestos minerals.

13. Lease Agreements:

The Company has entered into leases, as lessee, in connection with ground leases for shopping centers which it operates, an office building which it sublets and administrative office space for the Company. These leases are accounted for as operating leases. The minimum annual rental commitments during the next five fiscal years and thereafter are approximately as follows:

(In thousands) Year	
2001	$ 1,278
2002	1,218
2003	1,409
2004	1,146
2005	1,152
Thereafter	10,107
	$16,310

For the years ended December 31, 2000 and July 31, 1998, the leases for office space included contingent rentals for real estate tax escalations and operating expenses in the amount of $0.21 million and $0.10 million, respectively. There were no contingent rentals for the twelve months ended December 31, 1999 or the five months ended December 31, 1998. In addition, ground leases provide for fixed rent escalations and renewal options.

14. Stockholders' Equity:

Preferred Stock

Holders of the 8 1/2% Series A Cumulative Convertible Preferred Stock (the "Preferred A Shares") are entitled to an annual distribution of $2.125 per share and are convertible into common shares at a price of $20.10 per share. The Preferred A Shares rank senior to the Company's common stock and are on a parity with the other preferred shares with respect to the payment of dividends and amounts payable upon liquidation, dissolution or winding down of the Company.

The Company has outstanding 6,300,000 depositary shares each representing 1/10 of a share of 8 5/8% Series B Cumulative Redeemable Preferred Stock (the "Preferred B Shares"). Holders of the Preferred B Shares are entitled to an annual dividend equal to $2.15625, payable quarterly.

The Company also has 1,500,000 depositary shares outstanding, each representing a 1/10 fractional interest in a share of 7.8% Series D Cumulative Voting Step-Up Premium Rate Preferred Stock (the "Preferred D Shares"), which are redeemable at the option of the Company on or after June 2007 at a liquidation preference of $500 per share. The Preferred D Shares pay dividends quarterly at the rate of 7.8% of the liquidation preference per annum through September 2012 and at the rate of 9.8% of the liquidation preference per annum thereafter.

Options

The Company has two active stock option plans (the "Plans") and five option plans under which grants are no longer made. Pursuant to the seven plans, options have been granted to purchase shares of common stock of the Company (the "Shares") to officers, directors, and certain key employees of the Company. The two active plans are: the 1993 Employee Plan (the "1993 Plan") and the 1994 Directors Plan (the "1994 Plan"). The exercise price of a share pursuant to each of the Plans is required to be no less than the fair market value of a share on the date of grant. The vesting schedule for the 1993 Plan is determined at the time of grant by the option committee and the grants under the 1994 Plan vest 100% at the grant date. As of December 31, 2000, approximately 1.9 million option shares are available for grant under the 1993 Plan. The total available for future grant is approximately 1.8 million option shares plus an aggregate amount equal to 2% of the total number of issued and outstanding shares of common stock as of December 31, 2001. As of December 31, 2000, approximately 147,000 option shares were available for grant under the 1994 Plan. The options outstanding at December 31, 2000 had exercise prices from $12.81 to $25.25 and a weighted average remaining contractual life of 4.2 years. The total option shares under all seven plans exercisable at December 31, 2000 is approximately 3.4 million.

Stock option and warrant activity are summarized as follows:

	Option Shares	Weighted Average Exercise Price Per Share
Outstanding at July 31, 1997	2,513,200	
Granted	1,450,250	$24.08
Exercised or forfeited	(387,500)	$21.97
Outstanding at July 31, 1998	3,575,950	
Balance from Excel at date of Merger	2,315,842	$19.71
Granted	135,500	$20.62
Exercised or forfeited	(81,402)	$21.58
Outstanding at December 31, 1998	5,945,890	
Granted	633,000	$19.92
Exercised or forfeited	(1,338,662)	$17.27
Outstanding at December 31, 1999	5,240,228	
Granted	1,992,621	$12.98
Exercised or forfeited	(1,530,141)	$18.16
Outstanding at December 31, 2000	5,702,708	$19.53
Options exercisable at December 31, 2000	3,417,907	$21.06

SFAS No. 123, Accounting for Stock-Based Compensation, requires either the recording or disclosure of compensation cost for stock-based employee compensation plans at fair value. The Company has adopted the disclosure-only provisions of SFAS No. 123. Accordingly, no compensation costs have been recognized by the Company.

Had compensation cost for the Company's stock option plans been recognized based on the fair value at the grant date for awards consistent with the provisions of SFAS No. 123, the Company's net income in the year ended December 31, 2000 would have been reduced by $2,050,000 from $123,081,000 to $121,031,000 ($1.12 per share - basic and diluted). In the year ended December 31, 1999, net income would have been reduced by $1,160,000 from $149,513,000 to $148,353,000 ($1.42 per share - basic and $1.40 per share - diluted). In the five months ended December 31, 1998 net income would have been reduced by $677,000 from $55,805,000 to $55,128,000 ($0.62 per share - basic and $0.61 per share - diluted). In the year ended July 31, 1998, net income would have been reduced by $6,425,000, from $90,573,000 to $84,148,000 ($1.41 per share - basic and diluted).

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 used for grants in the five months ended December 31, 1998, and each of the three years ended December 31, 2000 and December 31, 1999 and July 31, 1998, respectively: dividend yield of 6.70%, 8.26%, 6.14%, and 6.12%, respectively; expected volatility of 19.51%, 22.15%, 20.99% and 18.25%, respectively; risk-free interest rate of 4.93%, 6.68%, 5.57% and 5.87%, respectively; and expected life of 5.2 years, 4.6 years, 4.6 years and 6.5 years, respectively. The per share weighted average fair value at the dates of grant for options awarded for the above periods was $2.04, $1.31, $1.47 and $2.78, respectively.

Dividends Paid and Payable

Dividends declared in 1999, paid in 2000	$ 41,599
Dividends declared in 2000, paid in 2000	$125,443
Dividends declared in 2000, payable in 2001	$ 41,694

Dividend Reinvestment Plan

The Company has a Dividend Reinvestment and Share Purchase Plan (the "Plan") whereby shareholders may invest cash distributions and make optional cash payments to purchase shares of the Company. The additional shares will be purchased in the open market.

Earnings Per Share (EPS)

In accordance with the disclosure requirements of SFAS No. 128 (Note 1), a reconciliation of the numerator and denominator of basic and diluted EPS is provided as follows:

(In thousands, except per share amounts)	Year Ended December 31, 2000	Year Ended December 31, 1999	Five Months Ended December 31, 1998	Year Ended July 31, 1998
Basic EPS				
Numerator:				
Net income before extraordinary item	$122,323	$149,513	$55,805	$90,573
Preferred dividends	(22,635)	(22,777)	(6,914)	(5,850)
Net income available to common shares - basic before extraordinary item	$99,688	$126,736	$48,891	$84,723
Extraordinary item	758	—	—	—
Net income available to common shares - basic after extraordinary item	$100,446	$126,736	$48,891	$84,723
Denominator:				
Weighted average of common shares outstanding	87,608	88,662	77,481	59,365
Earnings Per Share:				
Earnings per share before extraordinary item	$1.14	$1.43	$0.63	$1.43
Earnings per share after extraordinary item, if any	$1.15	$1.43	$0.63	$1.43
Diluted EPS				
Numerator:				
Net income before extraordinary item	$122,323	$149,513	$55,805	$90,573
Preferred dividends	(22,635)	(22,777)	(6,914)	(5,850)
Minority interest	952	1,299	457	—
Net income available to common shares - diluted before extraordinary item	$100,640	$128,035	$49,348	$84,723
Extraordinary item	758	—	—	—
Net income available to common shares - diluted after extraordinary item	$101,398	$128,035	$49,348	$84,723
Denominator:				
Weighted average of common shares outstanding	87,608	88,662	77,481	59,365
Effect of diluted securities:				
Common stock options	108	22	594	409
Excel Realty Partners, L.P. third party units	1,235	1,756	1,321	—
	88,951	90,440	79,396	59,774
Earnings Per Share:				
Earnings per share before extraordinary item	$1.13	$1.42	$0.62	$1.42
Earnings per share after extraordinary item, if any	$1.14	$1.42	$0.62	$1.42

Preferred A shares are anti-dilutive for earnings per share calculations.

15. Statement of Cash Flows - Supplemental Disclosure:

During the year ended December 31, 2000, the Company did not assume any mortgages payable. In the five months ended December 31, 1998 and the years ended December 31, 1999 and July 31, 1998, the Company acquired properties by assuming mortgages payable of $4,730,000, $5,357,000 and $51,900,000, respectively. In addition, in connection with the purchase of a certain property in April 1999, the seller was issued partnership units in Excel Realty Partners, L.P. valued at $770,000. Moreover, in connection with the purchase of partnership units in Excel Realty Partners, L.P. in August 1999, $8.0 million in excess of minority interest has been included in real estate. The amounts paid for interest for the five months ended December 31, 1998 and the years ended December 31, 2000 and 1999 and July 31, 1998 were $33,061,000, $93,839,000, $84,163,000 and $34,876,000, respectively. State and local income taxes paid for the five months ended December 31, 1998 and the years ended December 31, 2000 and 1999 and July 31, 1998 were $100,000, $897,000, $352,000, and $156,000, respectively. The Company accrued $490,000 as of December 31, 2000 in order to repurchase the Company's common stock.

16. Financial Instruments:

The following fair value disclosure was determined by the Company, using available market information and discounted cash flow analyses as of December 31, 2000 and 1999, respectively. The discount rate used in calculating fair value is the sum of the current risk free rate and the risk premium on the date of acquiring the instruments. Considerable judgment is necessary to interpret market data and to develop the related estimates of fair value. Accordingly, the estimates presented are not necessarily indicative of the amounts that the Company could realize upon disposition. The use of different estimation methodologies may have a material effect on the estimated fair value amounts. The Company believes that the carrying amounts reflected in the Consolidated Balance Sheets at December 31, 2000 and 1999 approximate the fair values for cash and cash equivalents, marketable securities, receivables and other liabilities. The following are financial instruments for which Company estimates of fair value differ from carrying amounts:

	December 31, 2000		December 31, 1999	
(In thousands)	Carrying Amounts	Fair Value	Carrying Amounts	Fair Value
Mortgages and notes receivable including advances to ERT	$213,746	$215,278	$188,045	$189,737
Mortgages payable	328,803	331,382	341,643	342,757
Notes payable	612,992	653,860	662,736	691,501
Credit facilities	243,750	243,616	188,721	190,289

17. Future Minimum Annual Base Rents:

Future minimum annual base rental revenue for the next five years for the commercial real estate owned at December 31, 2000 and subject to noncancelable operating leases is as follows:

(In thousands) Year	
2001	$254,308
2002	228,876
2003	203,017
2004	177,103
2005	156,157
Thereafter	931,958

The above table assumes that all leases which expire are not renewed and tenant renewal options are not exercised, therefore neither renewal rentals nor rentals from replacement tenants are included. Future minimum annual base rentals do not include contingent rentals, which may be received under certain leases on the basis of percentage of reported tenants' sales volume, increases in consumer price indices, common area maintenance charges and real estate tax reimbursements. Contingent rentals for the five months ended December 31, 1998 and for the years ended December 31, 2000 and 1999 and July 31, 1998 amounted to approximately $15,549, $62,447, $59,581 and $34,421, respectively.

18. Retirement Plan:

The Company has a Retirement and 401(k) Savings Plan (the "Savings Plan") covering most of the officers and employees of the Company. Participants in the Savings Plan may elect to contribute a portion of their earnings to the Savings Plan and the Company makes a matching contribution to the Savings Plan to a maximum of 3% of the employee's eligible compensation. For the five months ended December 31, 1998 and the years ended December 31, 2000 and 1999 and July 31, 1998, the Company's expense for the Savings Plan was $205,000, $147,000, $607,000 and $317,000, respectively.

19. Selected Quarterly Financial Data (Unaudited):

Summarized quarterly financial data is as follows:

(In thousands, except per share amounts)	Total Revenues	Net Income After Extraordinary Item, If Any	Net Income Per Share-Basic After Extraordinary Item, If Any	Net Income Per Share-Diluted After Extraordinary Item, If Any
Year Ended December 31, 2000:				
First quarter	$105,528	$27,249[2]	$0.25[2]	$0.25[2]
Second quarter[3]	105,604	36,229[2]	0.35[2]	0.35[2]
Third quarter	102,927	32,233	0.30	0.30
Fourth quarter	109,327	27,370[2]	0.25[2]	0.25[2]
Year Ended December 31, 1999:				
First quarter	$111,166	$39,669	$0.38	$0.38
Second quarter[3]	109,421	31,788[1]	0.29[1]	0.29[1]
Third quarter	108,167	34,688	0.33	0.32
Fourth quarter	109,273	43,368	0.43	0.42

(1) Includes a non-recurring charge of $8.5 million

(2) Includes a non-recurring charge of $2.7 million in the first quarter, $0.9 million in the second quarter and $1.3 million in the fourth quarter

(3) Net income before extraordinary item $35,471; earnings per share before extraordinary item: basic and diluted $0.34

20. Segment Information:

The Company's two reportable business segments are retail and residential rental properties. At December 31, 2000, the retail segment consists of 290 shopping centers (included in this amount are six commercial properties and one retail property under redevelopment) and the residential segment consists of 53 garden apartment complexes. "Other" includes interest income from ERT and development projects and other income. Also included is general and administrative expense, equity pick-up of ERT, interest expense, gains on sale of properties and a non-recurring charge. Selected financial information for each segment is as follows:

(In thousands)	Retail	Residential	Other	Total
For Year Ended December 31, 2000				
Revenue	$ 334,975	$ 76,288	$12,123	$ 423,386
Operating expenses and minority interest	94,543	41,280	13,406	149,229
Interest expense	—	—	92,915	92,915
Depreciation and amortization	55,364	9,135	—	64,499
Gain/(loss) on sale of securities/ properties	—	—	9,200	9,200
Impairment of real estate	3,620	—	—	3,620
Extraordinary item	—	—	758	758
Net income/(loss)	$ 181,448	$ 25,873	($84,240)	$ 123,081
Real estate assets, net	$2,233,993	$346,779	—	$2,580,772
For Year Ended December 31, 1999				
Revenue	$ 337,004	$ 77,477	$23,546	$ 438,027
Operating expenses and minority interest	92,021	43,664	16,461	152,146
Interest expense	—	—	81,412	81,412
Depreciation and amortization	54,199	8,713	—	62,912
Gain/(loss) on sale of securities/ properties	—	—	7,956	7,956
Net income/(loss)	$ 190,784	$ 25,100	($66,371)	$ 149,513
Real estate assets, net	$2,318,073	$346,298	—	$2,664,371
For Five Months Ended December 31, 1998				
Revenue	$ 122,505	$ 32,471	$ 945	$ 155,921
Operating expenses and minority interest	32,984	16,518	2,114	51,616
Interest Expense	—	—	27,168	27,168
Depreciation and amortization	17,885	3,481	—	21,366
Gain/(loss) on sale of securities/ properties	—	—	34	34
Net Income/(loss)	$ 71,636	$ 12,472	($28,303)	$ 55,805
Real Estate Assets, net	$2,318,001	$349,447	—	$2,667,448
For Year Ended July 31, 1998				
Revenue	$ 176,982	$ 69,326	$ 3,951	$ 250,259
Operating expenses and minority interest	52,184	36,216	2,808	91,208
Interest expense	—	—	36,815	36,815
Depreciation	24,077	7,545	—	31,622
Gain/(loss) on sale of securities/ properties	—	—	(41)	(41)
Net income/(loss)	$ 100,721	$ 25,565	($35,713)	$ 90,573
Real estate assets, net	$ 977,617	$338,143	—	$1,315,760

21. Merger:

On September 28, 1998, New Plan Realty Trust ("Trust") and Excel Realty Trust ("Excel") merged. As provided in the Merger Agreement, Excel paid a 20% stock dividend prior to the Merger. In connection with the Merger, each share of beneficial interest, no par value, of the Trust was converted into one share of common stock, par value $.01 per share, of the Company, and each 7.8% Series A Cumulative Step-Up Premium Rate Preferred Share, par value $.01 per share, of the Trust was converted into one share of 7.8% Series D Cumulative Voting Step-Up Premium Rate Preferred Stock, par value $.01 per share, of the Company ("Series D Preferred Stock"). The Company issued an aggregate of approximately 60,000,000 shares of common stock and 150,000 shares of Series D Preferred Stock (represented by 1,500,000 depositary shares, each of which represents a one-tenth fractional interest in a share of Series D Preferred Stock) to the Trust's shareholders in the Merger.

The Merger has been accounted for as a purchase by the Trust of the assets and liabilities of Excel using the purchase method of accounting in the accompanying consolidated financial statements. This treatment was applied because the shareholders of the Trust immediately prior to the Merger owned approximately 65% of the Company's common stock outstanding immediately following the Merger, and the members of the Board of Trustees of the Trust immediately prior to the Merger comprised of nine of 15 members of the Board of Directors of the Company immediately following the Merger. As a result of the Merger, the Trust became a wholly owned subsidiary of the Company.

The accompanying consolidated financial statements reflect the results of the Trust prior to the Merger and combined the results from September 28, 1998 to December 31, 1998. All information regarding per share information prior to the Merger has been restated to reflect the conversion of shares of beneficial interest in the Trust into common stock of the Company. The Trust valued the equity of the Company (assets net of liabilities) at $899,118,300, based upon the market value at the execution of the Merger Agreement of Trust shares of beneficial interest into which outstanding Excel shares of common stock could be converted. Additionally, the Company incurred costs of $6,400,000 related to the Merger. The total consideration for the fair value of the assets and liabilities acquired are set forth below:

Consideration	Shares Outstanding	Value Per Share	Total Consideration
Common stock	28,146,906	$24.20	$ 681,155,125
Series A preferred stock	2,124,980	28.75	61,093,175
Series B preferred stock (depositary shares)	6,300,000	24.90	156,870,000
			$ 899,118,300

Assets and Liabilities Acquired	
Real estate	$1,332,715,400
Other assets	136,864,400
Mortgages and notes payable	(501,400,600)
Other liabilities	(27,957,000)
Minority interest	(41,103,900)
Allocation of purchase price	$ 899,118,300

22. Non-Recurring Charge:

During the year ended December 31, 2000, one executive retired and three executives resigned their positions. In connection with their respective retirement and employment agreements the Company recorded a non-recurring charge of $4.9 million for their severance payments. In April 1999, seven executives, all formerly of Excel Realty Trust, Inc., resigned. These resignations occurred under the terms of Resignation and Release Agreements between the executives and the Company. They provided for payment by the Company of severance benefits, the cancellation of certain "in the money" vested stock options in exchange for the payment of the value of the stock options and the repurchase of Company stock owned by these executives. As a result, $8.5 million has been recorded as a non-recurring charge in 1999. This charge comprises $1.7 million in severance payments, $6.0 million in stock compensation expense and $0.8 million of other costs.

23. Commitments and Contingencies:

The Company is a defendant in certain litigation. This includes the following:

ERT is involved in certain ongoing litigation concerning the construction, design and delayed opening of Pointe Orlando, a project now controlled by ERT. ERT initially brought actions against the contractor and architect alleging various causes of action relating to these matters. The contractor has filed a mechanic's lien claim in the approximate face amount of $7.2 million representing the unpaid balance due under its contract which, with statutory interest and attorney fees, now exceeds $10 million. The contractor has also claimed other additional damages in an unspecified amount. The architect has filed a claim for the unpaid balance of its fee in the approximate amount of $700,000, plus interest. ERT disputes these claims and is vigorously defending them. In the event that the various claims are decided in a manner adverse to ERT, the Company does not believe that such result will have a material adverse effect on the financial condition of the Company.

None of these amounts are provided for at December 31, 2000.

The Company is also a defendant in certain other litigation arising in the normal course of business activities and management does not believe that the resolution of these matters will have a materially adverse effect upon the Company.

Market Information

The Company's common stock is listed for trading on the New York Stock Exchange under the symbol "NXL." As of March 1, 2001, there were approximately 12,447 registered record holders of the Company's common stock, plus those who hold their shares in street name. The following table sets forth the high and low sales price, as reported by the New York Stock Exchange composite tape, and the cash dividends declared each calendar quarter during 2000 and 1999 with respect to the Company's common stock:

	High	Low	Cash Dividends Declared
1999:			
First quarter	$22.5625	$18.7500	$0.4025
Second quarter	20.6875	18.0000	0.4050
Third quarter	19.2500	17.6250	0.4075
Fourth quarter	18.0000	14.7500	0.4100
2000:			
First quarter	$17.3750	$11.7500	$0.4125
Second quarter	15.8125	13.0000	0.4125
Third quarter	15.5625	13.6250	0.4125
Fourth quarter	14.0625	11.8125	0.4125

Report of Independent Accountants

To the Board of Directors and Shareholders
of New Plan Excel Realty Trust, Inc.:

In our opinion, the accompanying consolidated balance sheets and the related consolidated statements of income and comprehensive income, of changes in shareholders' equity and of cash flows present fairly, in all material respects, the financial position of New Plan Excel Realty Trust, Inc. and its subsidiaries at December 31, 2000 and 1999, and the results of their operations and their cash flows for the year ended December 31, 2000 and 1999, the five months ended December 31, 2000 and the year ended July 31, 1998, 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.



New York, New York
February 23, 2001

BOARD OF DIRECTORS

William Newman,[3] age 74
Chairman of the Board

Dean R. Bernstein, age 43
Senior Vice President - Acquisitions / Dispositions

Raymond H. Bottorf,[1] age 59
Managing Partner, Global Real Estate Partners, LLC

Robert A. Friedman,[1] age 60
Principal, Sage Capital Management, LLC

Norman Gold,[2,3] age 70
Partner, Altheimer & Gray

Matthew Goldstein,[2] age 59
Chancellor, The City University of New York

Arnold Laubich, age 71
Former Chief Executive Officer and President

Melvin D. Newman, age 59
Private Investor

Glenn J. Rufrano,[3] age 51
Chief Executive Officer and President

Bruce A. Staller,[1] age 64
Registered Investment Advisor

John Wetzler,[1,2,3] age 55
President, Nautica Retail U.S.A., Inc.

Gregory A. White,[1,2,3] age 45
Senior Vice President, Conning Asset Management Company

(1) Audit Committee
(2) Executive Compensation and Stock Option Committee
(3) Nominating Committee

EXECUTIVE OFFICERS

William Newman, age 74
Chairman of the Board

Glenn J. Rufrano, age 51
Chief Executive Officer and President

John B. Roche, age 43
Chief Financial Officer

Leonard I. Brumberg, age 57
Executive Vice President - Retail

Dean R. Bernstein, age 43
Senior Vice President - Acquisitions / Dispositions

Steven F. Siegel, age 41
Senior Vice President, General Counsel and Secretary

OTHER OFFICERS AND KEY EMPLOYEES

Amer Alam
Director - Retail Accounting

Robert Altman
Senior Leasing Representative - Factory Outlet Centers

John V. Barry
Vice President - Property Operations

Michael I. Brown
Vice President, Treasurer and Controller

Sharon Burd
Director - Financial Reporting

Michael A. Carroll
Vice President - Asset Management

Joan W. Cetlin
Director - Human Resources

Michael R. Christensen
Assistant Vice President - Retail Development

Robert H. Chu
Vice President - Computer Operations

Joel F. Crystal
Senior Counsel and Assistant Secretary

Scott C. Doksansky
Vice President - Factory Outlet Centers Property Operations

Peter E. Donohue
Senior Counsel

Daniel S. Dornfeld
Vice President - Lease Administration

Melvin Dubner
Vice President - Property Operations

Deborah Hartigan
Vice President - Acquisitions / Dispositions

John E. Hattrich
Vice President - Property Operations

Jeffrey D. Heifetz
Director - Apartment Operations

Susan B. Hunt
Director - Marketing

Steven Kaufman
Senior Vice President - Leasing

William Kirshenbaum
Vice President - Internal Audit

Robert K. Lieberman
Vice President - Operations

Stacy Lipschitz
Vice President - Corporate Communications

Thomas L. Mulkey
Senior Vice President - Retail Development

David I. Ozerkis
Vice President - Construction

Renee Regensberg
Director - Residential Accounting

Steven Splain
Director - Accounting and Tax

Barry S. Sturm
Leasing Representative - Factory Outlet Centers

J. Hyatt Wight III
Vice President - Apartment Operations

Mark J. Worley
Vice President - Leasing



Six Flags Factory Outlets, Jackson Township, New Jersey

Shareholder Information

CORPORATE HEADQUARTERS

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New York, NY 10036
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INDEPENDENT AUDITORS

PricewaterhouseCoopers LLP
New York, NY

LEGAL COUNSEL

Hogan & Hartson L.L.P.
Washington, D.C.

Altheimer & Gray
Chicago, IL

MEMBERSHIPS

National Association of Real Estate Investment Trusts, Inc.

Member of International Council of Shopping Centers

EXCHANGE LISTING

New York Stock Exchange
Common stock: NXL
Series A preferred stock: NXLprA
Series B preferred stock: NXLprB

TRANSFER AGENT AND REGISTRAR

Questions about dividend payments, shareholder accounts, replacement or lost certificates, stock transfers and address or name changes should be directed to:

Fleet National Bank
c/o EquiServe, L.P.
P.O. Box 43010
Providence, RI 02940-3010
Phone: 800-730-6001
www.equiserve.com

CORPORATE COMMUNICATIONS DEPARTMENT

Shareholders seeking financial and operating information may contact:

Corporate Communications
Phone: 212-869-3000
Fax: 212-869-3989
E-mail: corporatecommunications@newplanexcel.com

Up-to-date shareholder information, including quarterly earnings and other corporate news releases, and property information can be obtained at www.newplanexcel.com.

FORM 10-K

Copies of the Company's Form 10-K for the year ended December 31, 2000 are available to shareholders without charge from our Corporate Communications Department upon written request.

ANNUAL MEETING

The Annual Meeting of Shareholders will be held at 10:00 a.m. on Wednesday, May 16, 2001 at The Princeton Club of New York, The James Madison Room, 15 West 43rd Street, New York, NY 10036.

DIVIDEND REINVESTMENT AND SHARE PURCHASE PLAN

New Plan Excel Realty Trust, Inc. offers a Dividend Reinvestment And Share Purchase Plan. The Plan provides shareholders with the opportunity to automatically reinvest their quarterly cash dividends into additional shares of NXL common stock, as well as the opportunity to purchase additional shares of NXL common stock directly.

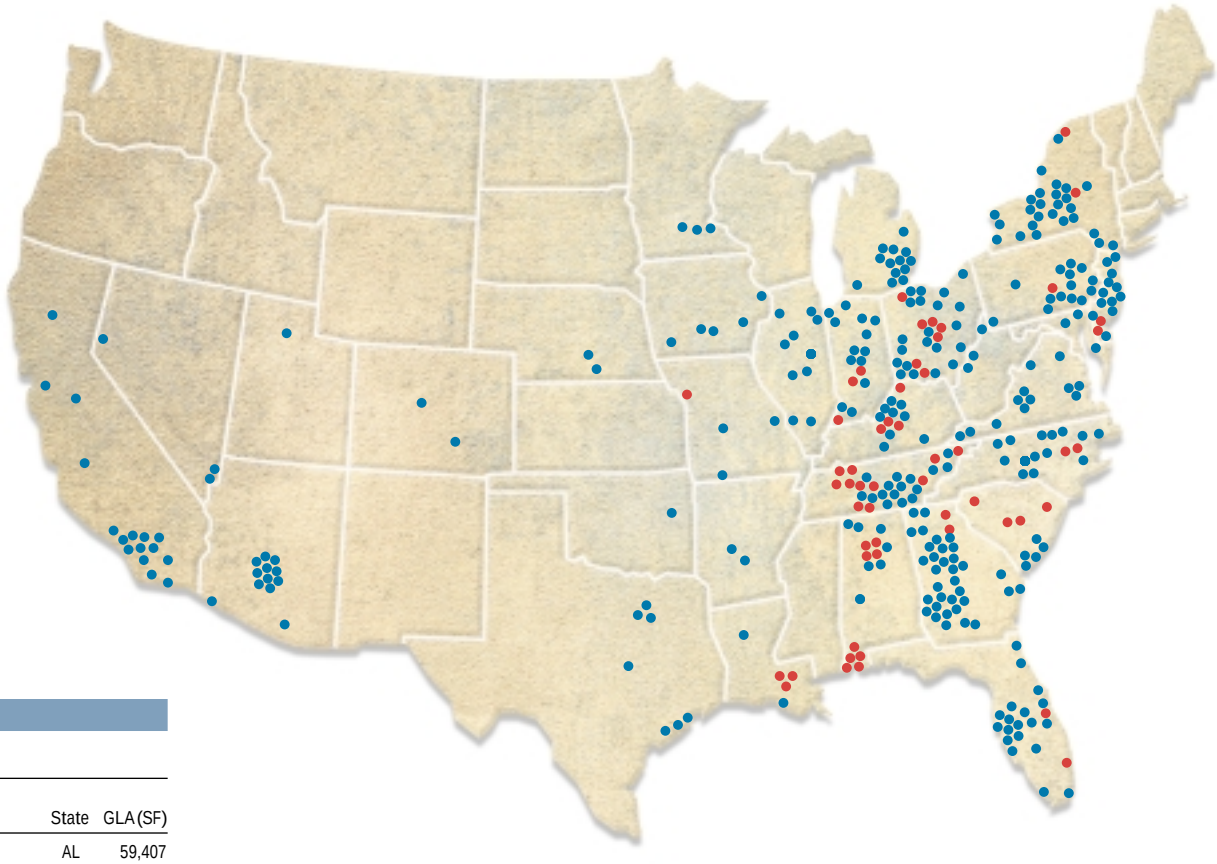
For more information or to join the Plan, please contact our Transfer Agent and Registrar. A copy of the Plan Prospectus is also available at www.newplanexcel.com.

This annual report contains certain statements that are not historical fact and may constitute forward-looking statements within the meaning of the Private Securities Litigation Reform Act of 1995. Such forward-looking statements involve known and unknown risks, uncertainties and other factors which may cause the actual results of the Company to differ materially from historical results or from any results expressed or implied by such forward-looking statements, including without limitation: national and local economic conditions; the competitive environment in which the Company operates; financing risks; property management risks; acquisition, disposition, development and joint venture risks, including risks that developments and redevelopments are not completed on time or on budget and strategies, actions and performance of affiliates that the Company may not control; potential environmental and other liabilities; and other factors affecting the real estate industry generally. The Company refers you to the documents filed by the Company from time to time with the Securities and Exchange Commission, specifically the section titled "Business-Risk Factors" in the Company's Annual Report on Form 10-K for the year ended December 31, 2000, which discuss these and other factors that could adversely affect the Company's results.

New Plan Excel Realty Trust: Property Portfolio

REAL ESTATE POWER ACROSS 31 STATES

Shopping Centers [1]	229
Single Tenant Properties	55
Retail Portfolio	284
Commercial Properties	6
Garden Apartment Communities	53
Total Properties	**343**



- Retail and Commercial Properties
- Garden Apartment Communities

RETAIL PORTFOLIO

Shopping Centers [1]

Property Name	City	State	GLA (SF)
Cloverdale Village	Florence	AL	59,407
Riverview Plaza	Gadsden	AL	147,621
Grant Mills Station	Irondale	AL	226,837
Payton Park	Sylacauga	AL	231,820
Glendale Galleria	Glendale	AZ	119,465
Kmart Plaza	Mesa	AZ	182,933
Southern Village Mesa	Mesa	AZ	84,054
Sun Valley Plaza	Mesa	AZ	107,085
Metro Marketplace	Phoenix	AZ	252,575
Northmall Centre	Tucson	AZ	168,719
Bakersfield Plaza	Bakersfield	CA	213,379
Factory Merchants Barstow	Barstow	CA	333,506
Sony/Kinko	Burbank	CA	14,176
Carmen Plaza	Camarillo	CA	129,255
Coachella Plaza	Coachella	CA	11,184
Cudahy Plaza	Cudahy	CA	138,430
Arbor Faire	Fresno	CA	199,986
Broadway Faire	Fresno	CA	60,383
Briggsmore Plaza	Modesto	CA	98,945
Montebello Plaza	Montebello	CA	288,390
Metro 580 Shopping Center	Pleasanton	CA	174,584
Rose Pavilion Shopping Center	Pleasanton	CA	292,902
San Dimas Plaza	San Dimas	CA	119,161
Bristol Plaza	Santa Ana	CA	112,379
Vail Ranch Center	Temecula	CA	99,205
Paradise Plaza	Paradise	CA	198,562
Westminster City Center	Westminster	CO	339,600
Rodney Village	Dover	DE	213,686
Brooksville Square	Brooksville	FL	96,366
Clearwater Mall	Clearwater	FL	679,671
Northgate Shopping Center	Deland	FL	186,396
Regency Park	Jacksonville	FL	329,398
Eastgate Shopping Center	Lakewales	FL	102,161
Leesburg Square	Leesburg	FL	91,682
Miami Gardens	Miami	FL	245,119
Freedom Square	Naples	FL	211,839
Southgate	New Port Ritchie	FL	262,911
Presidential Plaza	North Lauderdale	FL	67,269
Presidential West	North Lauderdale	FL	21,035
Colonial Marketplace	Orlando	FL	128,823
23rd Street Plaza	Panama City	FL	98,827
Riverwood	Port Orange	FL	93,506
Seminole Plaza	Seminole	FL	144,011
St. Augustine Outlet Center	St. Augustine	FL	334,787
Rutland Plaza	St. Petersburg	FL	149,811
Albany Plaza	Albany	GA	114,169
Southgate Plaza	Albany	GA	59,816
Eastgate Plaza	Americus	GA	44,365
Perlis Plaza	Americus	GA	165,774
Rogers Plaza	Ashburn	GA	49,672
Sweetwater Village	Austell	GA	66,197
Cedar Plaza	Cedartown	GA	83,300
Cedartown	Cedartown	GA	107,220
Cordele Square	Cordele	GA	126,927
Mr. B's	Cordele	GA	13,702
Southgate Plaza	Cordele	GA	39,292
Habersham Crossing	Cornelia	GA	161,278
Habersham Village	Cornelia	GA	147,182
Covington Gallery	Covington	GA	174,857
Market Central	Dalton	GA	34,000
Northside Plaza	Dalton	GA	67,832
Midway Village	Douglasville	GA	73,328
Westgate	Dublin	GA	190,629
Marshalls at Eastlake	Marietta	GA	55,179
New Chastain Corners	Marietta	GA	108,380
Pavilions at Eastlake	Marietta	GA	159,088
Village at Southlake	Morrow	GA	53,384
Perry Marketplace	Perry	GA	179,973
Creekwood	Rex	GA	69,778
Shops of Riverdale	Riverdale	GA	34,255
Eisenhower Square	Savannah	GA	125,120
Victory Square	Savannah	GA	168,514
Wisteria Village	Snellville	GA	164,646
University Commons	Statesboro	GA	59,814
Tift-Town	Tifton	GA	61,218
Westgate	Tifton	GA	16,307
Haymarket Mall	Des Moines	IA	234,163
Haymarket Square	Des Moines	IA	266,525
Southfield Plaza	Bridgeview	IL	199,947
King City Square	Mt. Vernon	IL	94,428
Westridge Court	Naperville	IL	446,183
Tinley Park Plaza	Tinley Park	IL	283,470
Columbus Center	Columbus	IN	270,227
Jasper Manor	Jasper	IN	194,120
Valley View Plaza	Marion	IN	29,974
Town Fair	Princeton	IN	113,940
Wabash Crossing	Wabash	IN	166,993
Woodland Plaza	Warsaw	IN	31,008
Green River	Campbellsville	KY	190,316
Kmart Plaza	Elizabethtown	KY	130,466
Highland Commons	Glasgow	KY	130,466
J*Town Center	Jeffersontown	KY	186,855
Mist Lake Plaza	Lexington	KY	217,292
London Marketplace	London	KY	169,032
Picadilly Square	Louisville	KY	96,370
Eastgate	Middletown	KY	152,855
Lexington Road Plaza	Versailles	KY	182,578
Lagniappe Village S.C.	New Iberia	LA	220,225
Liberty Plaza	Randallstown	MD	215,575
Rising Sun Towne Centre	Rising Sun	MD	63,361
Fruitland Plaza	Salisbury	MD	101,595
Maple Village	Ann Arbor	MI	280,846
Farmington Crossroads	Farmington	MI	84,310
Delta Center	Lansing	MI	173,619
Hampton Village Centre	Rochester Hills	MI	460,219
Fashion Corner	Saginaw	MI	188,877
Hall Road Crossing	Shelby	MI	175,182
Southfield S.C.	Southfield	MI	106,948
Delco Plaza	Sterling Heights	MI	154,853
Westland Crossing	Westland	MI	141,738
Roundtree Place	Ypsilanti	MI	195,413
Washtenaw Fountain Plaza	Ypsilanti	MI	136,103
Factory Merchants Branson	Branson	MO	317,410
Factory Outlet Village Osage Beach	Osage Beach	MO	400,126
Stanly County Plaza	Albermarle	NC	63,637
Village Marketplace	Asheboro	NC	87,870
Foothills Market	Jonesville	NC	49,630

(1) Includes 221 community and neighborhood shopping centers, six factory outlet centers and two regional malls.

Property Name	City	State	GLA(SF)
Chapel Square	Kannapolis	NC	45,450
Kinston Pointe	Kinston	NC	170,170
Granville Corners	Oxford	NC	136,552
Roxboro Square	Roxboro	NC	98,980
Siler Crossing	Siler City	NC	132,640
Crossroads Ctr.	Statesville	NC	340,190
Thomasville Crossing	Thomasville	NC	78,509
Anson Station	Wadesboro	NC	130,800
Roanoke Landing	Williamston	NC	156,561
Wilson	Wilson	NC	104,982
Stratford Commons	Winston-Salem	NC	72,308
Laurel Square	Bricktown	NJ	246,235
Hamilton Plaza-Kmart Plaza	Hamilton	NJ	149,060
Bennetts Mills Plaza	Jackson	NJ	115,238
Six Flags Factory Outlets	Jackson Township	NJ	292,638
Middletown Plaza	Middletown	NJ	120,558
Tinton Falls Plaza	Tinton Falls	NJ	100,582
Dover Park Plaza	Yardville	NJ	59,642
Galleria Commons S.C.	Henderson	NV	276,460
Renaissance Center East	Las Vegas	NV	145,578
Kietzke Center	Reno	NV	165,350
University Mall	Canton	NY	78,740
Cortlandville	Cortland	NY	100,300
Kmart Plaza	DeWitt	NY	115,500
D & F Plaza	Dunkirk	NY	190,518
Elmira Plaza	Elmira	NY	54,400
Genesee Valley S.C.	Genesco	NY	204,609
Pyramid Mall	Geneva	NY	233,138
Gloversville	Gloversville	NY	45,012
McKinley Plaza	Hamburg	NY	92,782
Hornell Plaza Shopping Center	Hornell	NY	253,703
Cayuga Mall	Ithaca	NY	205,526
Shops at Seneca Mall	Liverpool	NY	237,202
Transit Road Plaza	Lockport	NY	138,120
Marcy	Marcy	NY	123,380
Wallkill Plaza	Middletown	NY	203,234
Monroe Shoprite Plaza	Monroe	NY	122,394
Rockland Plaza	Nanuet	NY	248,067
South Plaza	Norwich	NY	143,665
Westgate Plaza	Oneonta	NY	71,952
Oswego Plaza	Oswego	NY	128,087
Mohawk Acres	Rome	NY	98,183
Price Chopper Plaza	Rome	NY	78,401
Westgate Manor Plaza	Rome	NY	65,813
Northland	Watertown	NY	122,666
Harbor Plaza	Ashtabula	OH	51,794
Ashland Square	Ashland	OH	163,168
Belpre Plaza	Belpre	OH	88,426
Southwood Plaza	Bowling Green	OH	82,952
Brentwood Plaza	Cincinnati	OH	232,567
Delhi	Cincinnati	OH	166,497
Western Village	Cincinnati	OH	138,625
Crown Point	Columbus	OH	147,427
River Run Centre	Coshocton	OH	82,957
South Towne Centre	Dayton	OH	308,710
Heritage Square	Dover	OH	232,132
Midway Crossing	Elyria	OH	138,675
Fairfield Center	Fairfield	OH	74,095
Silver Bridge Plaza	Gallipolis	OH	145,481
Genoa	Genoa	OH	16,500
Parkway Plaza	Maumee	OH	140,021
New Boston	New Boston	OH	238,711
Market Place	Piqua	OH	169,311
Brice Park	Reynoldsburg	OH	168,284
Central Ave Marketplace	Toledo	OH	157,383
Greentree	Upper Arlington	OH	128,501
Bethel Park	Bethel Park	PA	224,069
Dillsburg Shopping Center	Dillsburg	PA	68,849
Market Street Square	Elizabethtown	PA	169,481
New Garden	Kennett Square	PA	149,270
Stone Mill Plaza	Lancaster	PA	94,493
Crossroads Plaza	Mt. Pleasant	PA	105,723
Ivyridge	Philadelphia	PA	112,278
Roosevelt Mall	Philadelphia	PA	555,813
Johnstown Galleria Outparcel	Richard Township	PA	61,968
Hampton Square	Upper South Hampton	PA	62,933
Shops at Prospect	West Hempfield	PA	63,392
Circle Center	Hilton Head	SC	65,313
Palmetto Crossroads	Hilton Head	SC	40,916
Island Plaza	James Island	SC	167,101
Remount Village	N. Charleston	SC	60,238
Congress Crossing	Athens	TN	172,305
St. Elmo Central	Chattanooga	TN	74,978
Apison Crossing	Collegedale	TN	79,054
Saddletree Village S.C.	Columbia	TN	45,800
West Towne Square	Elizabethton	TN	99,224
Greeneville Commons	Greeneville	TN	223,118
Hazel Path	Hendersonville	TN	67,965
Kimball Crossing	Jasper	TN	280,482
Chapman-Ford Crossing	Knoxville	TN	185,604
Farrar Place Shopping Center	Manchester	TN	43,220
Georgetown Square	Murfreesboro	TN	104,117
Madison Street Station	Shelbyville	TN	56,766
Commerce Central	Tullahoma	TN	182,401
Merchant's Central	Winchester	TN	208,123
Bardin Place Center	Arlington	TX	303,900
Irving West	Irving	TX	70,056
Valley Fair Mall	W. Valley City	UT	600,584
Colonial Heights	Colonial Heights	VA	80,363
Factory Merchants Ft. Chiswell	Ft. Chiswell	VA	175,578
Hanover Square	Mechanicsville	VA	129,987
Victorian Square	Midlothian	VA	271,215
VA-KY Regional S.C.	Norton	VA	193,238
Cave Spring Corners	Roanoke	VA	171,125
Hunting Hills	Roanoke	VA	166,207
Lakeside Plaza	Salem	VA	82,036
Fredricksburg	Spotsylvania	VA	83,374
Lake Drive Plaza	Vinton	VA	148,061
Ridgeview Centre	Wise	VA	176,690
Moundsville Plaza	Moundsville	WV	174,664
Grand Central Plaza	Parkersburg	WV	74,017
Kmart Plaza	Vienna	WV	106,258
Total GLA			34,640,221

Single Tenant Properties

The Kroger Co.	Muscle Shoals	AL	42,130
The Kroger Co.	Muscle Shoals	AL	10,069
The Kroger Co.	Scottsboro	AL	42,130
The Kroger Co.	Pine Bluff	AR	60,842
Safeway	Sherwood	AR	44,617
Lucky stores	Mesa	AZ	29,827
Lucky stores	Phoenix	AZ	28,217
Q-Club	Phoenix	AZ	44,374
Q-Club	Scottsdale	AZ	44,374
Rite Aid	Yuma	AZ	25,834
Pueblo I	Pueblo	CO	12,556
Doverama at Rodney	Dover	DE	30,000
Food Lion	Brandon	FL	36,750
Kmart	Brookville	FL	94,841
Albany I	Albany	GA	72,900
Rite Aid	East Albany	GA	10,069
The Kroger Co.	East Albany	GA	34,019
Kmart	Atlantic	IA	40,318
Eagle Food Center	Coralville	IA	28,875
Eagle Food Center	Dubuque	IA	35,015
Eagle Food Center	Decatur	IL	29,000
The Kroger Co.	Ottawa	IL	44,088
Eagle Food Center	Peoria	IL	30,000
Eagle Food Center	Springfield	IL	30,000
Eagle Food Center	Sterling	IL	40,265
The Kroger Co.	Waterloo	IL	31,170
Kindercare	Beech Grove	IN	4,268
Kindercare	Fort Wayne	IN	4,584
Eagle Food Center	Hobart	IN	29,300
Kindercare	Indianapolis	IN	4,452
Kindercare	Indianapolis	IN	4,452
Kindercare	Indianapolis	IN	4,212
Eagle Food Center	Michigan City	IN	29,000
Safeway	West Monroe	LA	41,293
Mountain Jacks	Dearborne Hts.	MI	9,914
Kindercare	Kalamazoo	MI	6,260
Firstar Bank Building	Burnsville	MN	13,373
High Ridge I	High Ridge	MO	4,654
Northern Automotive	Grand Island	NE	5,671
Northern Automotive	Hastings	NE	4,000
Kmart	Somerville	NJ	55,552
Rite Aid	Rome	NY	84,000
Safeway	Muskogee	OK	45,510
The Kroger Co.	Clearfield	PA	31,170
Hardees	Hanover	PA	3,800
Acme Markets	Philadelphia	PA	34,000
The Kroger Co.	James Island	SC	42,130
Winn-Dixie Stores	Chattanooga	TN	43,848
First American Bank	Kingsport	TN	5,532
Kmart	Desoto	TX	72,897
Houston I	Houston	TX	1,675
The Omelette Shop	Houston	TX	1,675
The Kroger Co.	Missouri City	TX	44,183
El Chico	Temple	TX	6,600
Pizza Hut	Harrisonburg	VA	3,384
Total GLA			1,613,669

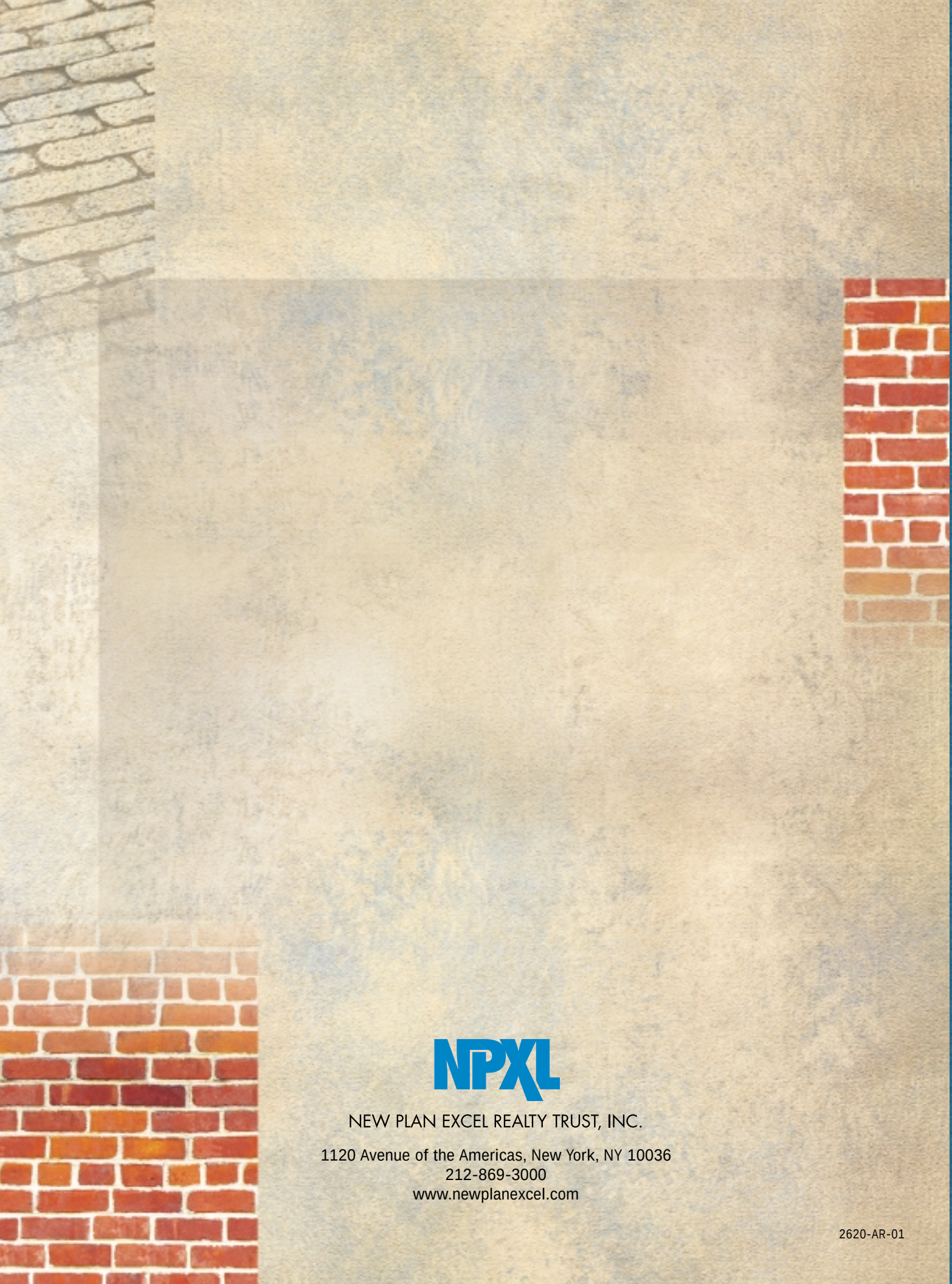
COMMERCIAL PROPERTIES

Genzyme Corp.	Scottsdale	AZ	21,560
Unity Professional Bldg.	Fridley	MN	62,518
Stillwater Office Bldg.	Stillwater	MN	9,095
Roxbury Township	Roxbury	NJ	LAND
Institute for Defense Analyses	Princeton	NJ	51,000
North Central Avenue	Hartsdale	NY	LAND
Total GLA			144,173

Retail Portfolio and Commercial Properties Total GLA **36,398,063**

GARDEN APARTMENT COMMUNITIES

Property Name	City	State	Units
Breckenridge	Birmingham	AL	120
Courts At Wildwood	Birmingham	AL	220
Devonshire Place	Birmingham	AL	284
The Club	Birmingham	AL	278
Hillcrest	Mobile	AL	140
Knollwood	Mobile	AL	704
Maison Deville	Mobile	AL	347
Maison Imperial	Mobile	AL	56
Plantation	Mobile	AL	120
Mayfair	Dover	DE	96
Rodney	Dover	DE	207
Charter Pointe	Altamonte Springs	FL	312
Lake Park	Lake Park	FL	227
Cambridge	Athens	GA	180
Tara	Athens	GA	240
Regency Club	Evansville	IN	232
Forest Hills	Indianapolis	IN	420
Hawthorne Heights	Indianapolis	IN	241
Charlestown	Louisville	KY	244
La Fontenay III	Louisville	KY	248
Poplar Level Terrace	Louisville	KY	88
Riverchase	Newport	KY	203
Forestwood	Baton Rouge	LA	272
Sherwood Acres	Baton Rouge	LA	604
Willow Bend Lake	Baton Rouge	LA	360
Deerhorn Village	Kansas City	MO	309
Cardinal Woods	Cary	NC	184
Polo Run	Raleigh	NC	279
Meadow East	Potsdam	NY	100
Mohawk Garden	Rome	NY	208
Northgate	Columbus	OH	316
Spring Creek	Columbus	OH	288
Arlington Village	Fairborn	OH	164
Chesterfield	Maumee	OH	104
Eastgreen On The Commons	Reynoldsburg	OH	360
Goldcrest	Sharonville	OH	173
Cambridge Park	Union Twp	OH	196
Governours Place	Harrisburg	PA	130
Harbour Landing	Columbia	SC	208
The Landings at Forest Acres	Columbia	SC	176
Sedgefield	Florence	SC	280
Turtle Creek	Greenville	SC	152
Hickory Lake	Antioch	TN	322
Courts at Waterford	Chattanooga	TN	318
Ashford Place	Clarksville	TN	268
Cedar Village	Clarksville	TN	170
Paddock Place	Clarksville	TN	240
The Pines	Clarksville	TN	224
Landmark Estates	East Ridge	TN	93
Miller Crest	Johnson City	TN	121
Cedar Bluff	Knoxville	TN	192
Country Place	Nashville	TN	312
Woodbridge	Nashville	TN	220
Total Units			12,550



NEW PLAN EXCEL REALTY TRUST, INC.

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