

AMB PROPERTY CORPORATION
SUPPLEMENTAL ANALYST PACKAGE
SECOND QUARTER 2004 EARNINGS CONFERENCE CALL
JULY 14, 2004

AMSTERDAM AIRPORT SCHIPHOL

AMB Capronilaan Logistics Center

AMB



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To reflect additional depreciation expense, management has restated AMB's previously issued financial statements for the years ended December 31, 2003, 2002 and 2001 filed on Form 10-K/A and for the quarters ended March 31, 2004 and June 30, 2004 filed on Form 10-Q/A on November 9, 2004. The restatement affects the company's depreciation expense, net income and earnings per share for the prior periods. The net impact of the restatement of depreciation expense on earnings per share results will reduce EPS by \$0.02 from \$1.43 to \$1.41 for 2001; by \$0.04 from \$1.37 to \$1.33 for 2002; by \$0.06 from \$1.47 to \$1.41 for 2003. The net impact on each of the three months ended March 31 and June 30, 2004 will reduce EPS by \$0.02 from \$0.19 to \$0.17 and by \$0.02 from \$0.22 to \$0.20, respectively. This restatement of depreciation expense does not impact the company's previously reported funds from operations (FFO) per fully diluted share and unit as, in accordance with NAREIT's FFO definition, the company adds back real estate-related depreciation to calculate FFO. Please see the company's October 12, 2004 earnings press release for more detail.

Cover: AMB Capronilaan Logistics Center, adjacent to Amsterdam Airport Schiphol, is a newly developed 183,892 square foot distribution facility acquired in June, 2004. During construction, AMB fully leased the facility to a major global manufacturer of computer chips.

FINANCIAL HIGHLIGHTS

(dollars in thousands, except share data)

	Quarters Ended June 30,			Six Months Ended June 30,		
	2004	Change	2003	2004	Change	2003
Operating Data						
Revenues	\$ 165,626	11.2%	\$ 148,988	\$ 331,651	10.9%	\$ 299,131
EBITDA ⁽¹⁾	117,785	7.8%	109,286	232,893	3.3%	225,462
Net income available to common stockholders (restated) ⁽³⁾	17,123	16.2%	14,740	31,922	(54.9%)	70,844
FFO ⁽²⁾	48,795	7.1%	45,547	96,285	(2.1%)	98,308
Per diluted share and unit:						
EPS (restated) ⁽³⁾	\$ 0.20	11.1%	\$ 0.18	\$ 0.38	(55.8%)	\$ 0.86
FFO ⁽²⁾	0.55	5.8%	0.52	1.08	(4.4%)	1.13
Dividends per common share	0.425	2.4%	0.415	0.85	2.4%	0.83
Ratios						
Interest coverage ⁽¹⁾	2.9 x		2.9 x	2.9 x		3.0 x
Fixed charge coverage ⁽¹⁾	2.4 x		2.3 x	2.4 x		2.4 x
FFO payout	77%		80%	79%		73%

	As of		
	June 30, 2004	March 31, 2004	December 31, 2003
Capitalization			
AMB's share of total debt	\$ 2,363,536	\$ 2,128,464	\$ 1,954,314
Preferred equity	355,846	355,846	355,846
Market equity	3,026,532	3,246,769	2,845,984
Total capitalization	<u>\$ 5,745,914</u>	<u>\$ 5,731,079</u>	<u>\$ 5,156,144</u>
Ratios			
AMB's share of total debt-to-total book capitalization (restated) ⁽³⁾	54.6%	51.8%	49.6%
AMB's share of total debt-to-total market capitalization	41.1%	37.1%	37.9%
Total common shares and units outstanding	87,396,245	87,349,167	86,556,703

⁽¹⁾ Includes discontinued operations.

⁽²⁾ See the footnotes to the Consolidated Statements of Funds from Operations.

⁽³⁾ See Table of Contents for discussion of restated amounts for prior periods.



CONSOLIDATED BALANCE SHEETS

(dollars in thousands)

	As of		
	June 30, 2004 (Restated) ⁽¹⁾	March 31, 2004 (Restated) ⁽¹⁾	December 31, 2003 (Restated) ⁽¹⁾
Assets			
Investments in real estate:			
Total investments in properties	\$ 6,062,451	\$ 5,730,654	\$ 5,491,707
Accumulated depreciation	(560,877)	(524,115)	(485,559)
Net investments in properties	5,501,574	5,206,539	5,006,148
Investment in unconsolidated joint ventures	52,579	54,006	52,009
Properties held for divestiture, net	39,246	9,628	11,751
Net investments in real estate	5,593,399	5,270,173	5,069,908
Cash and cash equivalents	146,136	150,903	156,663
Mortgages receivable	23,594	23,620	43,145
Accounts receivable, net	96,524	92,081	88,452
Other assets	76,958	69,669	51,391
Total assets	\$ 5,936,611	\$ 5,606,446	\$ 5,409,559
Liabilities and Stockholders' Equity			
Secured debt	\$ 1,552,084	\$ 1,457,630	\$ 1,363,890
Unsecured senior debt securities	1,025,000	1,025,000	925,000
Unsecured debt	9,334	9,482	9,628
Unsecured credit facilities	428,502	261,369	275,739
Accounts payable and other liabilities	256,574	208,614	187,095
Total liabilities	3,271,494	2,962,095	2,761,352
Minority interests:			
Joint venture partners	698,549	662,235	658,723
Preferred unitholders	241,899	241,873	241,899
Limited partnership unitholders	88,190	89,036	90,448
Total minority interests	1,028,638	993,144	991,070
Stockholders' equity:			
Common stock	1,533,275	1,547,995	1,553,764
Preferred stock	103,204	103,212	103,373
Total stockholders' equity	1,636,479	1,651,207	1,657,137
Total liabilities and stockholders' equity	\$ 5,936,611	\$ 5,606,446	\$ 5,409,559

⁽¹⁾ See Table of Contents for discussion of restated amounts for prior periods.



CONSOLIDATED STATEMENTS OF OPERATIONS

(dollars in thousands, except share data)

	For the Quarters Ended		For the Six Months Ended	
	June 30,		June 30,	
	2004	2003	2004	2003
	(Restated) ⁽¹⁾	(Restated) ⁽¹⁾	(Restated) ⁽¹⁾	(Restated) ⁽¹⁾
Revenues				
Rental revenues	\$ 162,704	\$ 145,433	\$ 326,300	\$ 293,215
Private capital income	2,922	3,555	5,351	5,916
Total revenues	<u>165,626</u>	<u>148,988</u>	<u>331,651</u>	<u>299,131</u>
Costs and expenses				
Property operating costs	(42,763)	(38,053)	(85,981)	(77,493)
Depreciation and amortization	(40,372)	(39,476)	(79,376)	(74,106)
General and administrative	(15,081)	(12,122)	(29,959)	(24,010)
Total costs and expenses	<u>(98,216)</u>	<u>(89,651)</u>	<u>(195,316)</u>	<u>(175,609)</u>
Operating income	<u>67,410</u>	<u>59,337</u>	<u>136,335</u>	<u>123,522</u>
Other income and expenses				
Equity in earnings of unconsolidated joint ventures	944	1,622	2,653	2,857
Interest income and other, net	486	1,384	1,992	2,491
Gains from dispositions of real estate	-	-	-	7,429
Development profits, net of taxes	3,235	-	3,235	-
Interest expense, including amortization	(39,961)	(36,242)	(79,784)	(72,157)
Total other income and expenses	<u>(35,296)</u>	<u>(33,236)</u>	<u>(71,904)</u>	<u>(59,380)</u>
Income before minority interests and discontinued operations	<u>32,114</u>	<u>26,101</u>	<u>64,431</u>	<u>64,142</u>
Minority interests' share of income:				
Joint venture partners' share of operating income	(9,259)	(8,176)	(18,127)	(15,651)
Joint venture partners' share of development profits	(749)	-	(749)	-
Preferred unitholders	(4,912)	(6,379)	(9,824)	(12,759)
Limited partnership unitholders	(702)	(532)	(1,615)	(1,831)
Total minority interests' share of income	<u>(15,622)</u>	<u>(15,087)</u>	<u>(30,315)</u>	<u>(30,241)</u>
Income from continuing operations	<u>16,492</u>	<u>11,014</u>	<u>34,116</u>	<u>33,901</u>
Discontinued operations:				
Income attributable to discontinued operations, net of minority interests	253	2,259	(503)	9,570
Gain from disposition of real estate, net of minority interests	2,161	3,662	1,875	31,691
Total discontinued operations	<u>2,414</u>	<u>5,921</u>	<u>1,372</u>	<u>41,261</u>
Net income	<u>18,906</u>	<u>16,935</u>	<u>35,488</u>	<u>75,162</u>
Preferred stock dividends	(1,783)	(2,195)	(3,566)	(4,318)
Net income available to common stockholders	<u>\$ 17,123</u>	<u>\$ 14,740</u>	<u>\$ 31,922</u>	<u>\$ 70,844</u>
Net income per common share (diluted)	<u>\$ 0.20</u>	<u>\$ 0.18</u>	<u>\$ 0.38</u>	<u>\$ 0.86</u>
Weighted average common shares (diluted)	<u>84,535,762</u>	<u>82,465,984</u>	<u>84,765,719</u>	<u>82,520,038</u>

(1) See Table of Contents for discussion of restated amounts for prior periods.



CONSOLIDATED STATEMENTS OF FUNDS FROM OPERATIONS ⁽¹⁾

(dollars in thousands, except share data)

	For the Quarters Ended		For the Six Months Ended	
	June 30,		June 30,	
	2004	2003 ⁽²⁾	2004	2003 ⁽²⁾
	(Restated) ⁽³⁾	(Restated) ⁽³⁾	(Restated) ⁽³⁾	(Restated) ⁽³⁾
Net income	\$ 18,906	\$ 16,935	\$ 35,488	\$ 75,162
Gain from disposition of real estate, net of minority interests	(2,161)	(3,662)	(1,875)	(39,120)
Real estate related depreciation and amortization:				
Total depreciation and amortization	40,372	39,476	79,376	74,106
Discontinued operations' depreciation	87	184	731	2,007
FF& E depreciation	(161)	(189)	(336)	(378)
Adjustments to derive FFO from consolidated JVs:				
Joint venture partners' minority interests (NI)	9,259	8,176	18,127	15,651
Limited partnership unitholders' minority interests (NI)	702	532	1,615	1,831
Limited partnership unitholders' minority interests (Development profits)	143	-	143	-
Discontinued operations' minority interests (NI)	558	786	786	1,451
FFO attributable to minority interests	(18,118)	(15,519)	(35,979)	(30,502)
Adjustments to derive FFO from unconsolidated JVs:				
AMB's share of net income	(944)	(1,622)	(2,653)	(2,857)
AMB's share of FFO	1,935	2,645	4,428	5,275
Preferred stock dividends	(1,783)	(2,195)	(3,566)	(4,318)
Funds from operations	<u>\$ 48,795</u>	<u>\$ 45,547</u>	<u>\$ 96,285</u>	<u>\$ 98,308</u>
FFO per common share and unit (diluted)	<u>\$ 0.55</u>	<u>\$ 0.52</u>	<u>\$ 1.08</u>	<u>\$ 1.13</u>
Weighted average common shares and units (diluted)	<u>89,288,954</u>	<u>87,302,896</u>	<u>89,520,249</u>	<u>87,364,056</u>

(1) See Supplemental Financial Measures Disclosures for a discussion of why management believes FFO is a useful supplemental measure of operating performance, of ways in which investors might use FFO when assessing AMB's financial performance, and of FFO's limitations as a measurement tool.

(2) Effective January 1, 2003, the Company discontinued its practice of deducting amortization of investments in leasehold interests from FFO as such an adjustment is not provided for in NAREIT's FFO definition. As a result, FFO for the periods presented has been adjusted to reflect the changes.

(3) See Table of Contents for discussion of restated amounts for prior periods.



EBITDA ⁽¹⁾ AND SUPPLEMENTAL CASH FLOW INFORMATION

(dollars in thousands)

	For the Quarters Ended		For the Six Months Ended	
	June 30,		June 30,	
	2004	2003	2004	2003
	(Restated) ⁽²⁾	(Restated) ⁽²⁾	(Restated) ⁽²⁾	(Restated) ⁽²⁾
Net income	\$ 18,906	\$ 16,935	\$ 35,488	\$ 75,162
Depreciation and amortization	40,372	39,476	79,376	74,106
Stock-based compensation amortization	2,919	2,038	5,476	3,979
Adjustments to derive EBITDA from unconsolidated JVs:				
AMB's share of net income	(944)	(1,622)	(2,653)	(2,857)
AMB's share of FFO	1,935	2,645	4,428	5,275
AMB's share of interest expense	955	697	1,658	1,274
Gains from dispositions of real estate	-	-	-	(7,429)
Interest, including amortization	39,961	36,242	79,784	72,157
Total minority interests' share of income	15,622	15,087	30,315	30,241
Total discontinued operations, including (gains) losses	(2,414)	(5,921)	(1,372)	(41,261)
Discontinued operations' EBITDA	473	3,709	393	14,815
EBITDA	\$ 117,785	\$ 109,286	\$ 232,893	\$ 225,462

	For the Quarters Ended		For the Six Months Ended	
	June 30,		June 30,	
	2004	2003	2004	2003
Supplemental Information:				
Straight-line rents	\$ 4,695	\$ 8,633	\$ 8,658	\$ 11,013
AMB's share of straight-line rents	\$ 2,928	\$ 8,100	\$ 6,029	\$ 9,615
AMB's share of unconsolidated JV's NOI	\$ 2,760	\$ 3,145	\$ 5,815	\$ 6,213
JV Partners' share of cash basis NOI	\$ 28,336	\$ 25,267	\$ 56,510	\$ 49,459
Discontinued operations' NOI - Held for Sale	\$ 282	\$ 218	\$ 251	\$ 445
Discontinued operations' NOI - Sold	\$ 191	\$ 3,491	\$ 142	\$ 14,370
Stock-based compensation amortization	\$ 2,919	\$ 2,038	\$ 5,476	\$ 3,979
Capitalized interest	\$ 3,435	\$ 1,994	\$ 5,929	\$ 3,591
Recurring capital expenditures:				
Tenant improvements	\$ 4,699	\$ 6,179	\$ 10,966	\$ 9,196
Lease commissions and other lease costs	5,991	5,515	12,572	10,705
Building improvements	4,086	4,190	6,888	6,863
Sub-total	14,776	15,884	30,426	26,764
JV Partners' share of capital expenditures	(2,656)	(4,388)	(7,614)	(8,255)
AMB's share of recurring capital expenditures	\$ 12,120	\$ 11,496	\$ 22,812	\$ 18,509

(1) See Supplemental Financial Measures Disclosures for a discussion of why management believes EBITDA is a useful supplemental measure of operating performance and liquidity, of ways in which investors might use EBITDA when assessing AMB's financial performance, and of EBITDA's limitations as a measurement tool.

(2) See Table of Contents for discussion of restated amounts for prior periods.



INDUSTRIAL OPERATING AND LEASING STATISTICS

(dollars in thousands, except per square foot amounts)

<u>Operating Portfolio ⁽¹⁾</u>	<u>Quarter</u>	<u>Year-to- Date</u>	<u>Same Store Pool ⁽²⁾</u>	<u>Quarter</u>	<u>Year-to- Date</u>
Square feet owned at June 30, 2004 ⁽³⁾	91,261,881	91,261,881	Square feet in same store pool at June 30, 2004	78,788,957	78,788,957
Occupancy percentage at June 30, 2004	93.6%	93.6%	% of total industrial square feet	86.3%	86.3%
Weighted average lease terms:			Occupancy percentage at period end:		
Original	6.2 years	6.2 years	June 30, 2004	93.5%	93.5%
Remaining	3.4 years	3.4 years	June 30, 2003	91.6%	91.6%
Tenant retention	71.3%	65.7%	Tenant retention	68.8%	63.5%
Same Space Leasing Activity: ⁽⁴⁾			Rent increases (decreases) on renewals and rollovers	(15.2%)	(15.2%)
Rent increases (decreases) on renewals and rollovers ⁽³⁾	(13.7%)	(13.8%)	Same space square footage commencing (millions)	4.0	8.3
Same space square footage commencing (millions)	4.5	9.0	Cash basis NOI growth % increase/(decrease):		
2nd Generation Leasing Activity:			Revenues	(4.2%)	(3.1%)
TIs and LCs per square foot:			Expenses	1.2%	0.6%
Retained	\$ 1.35	\$ 1.69	NOI	(6.1%)	(4.4%)
Re-tenanted	2.29	2.29	NOI without lease termination fees	(1.6%)	(2.3%)
Weighted average	<u>\$ 1.84</u>	<u>\$ 2.01</u>			
Square footage commencing (millions)	5.9	11.7			

(1) Includes all consolidated industrial operating properties and excludes industrial development and renovation projects. Excludes retail and other properties' square feet of 417,184 with occupancy of 85.2% and annualized base rent of \$5.7 million.

(2) The same store pool excludes properties purchased and developments stabilized after December 31, 2002. See Reporting Definitions.

(3) In addition to owned square feet as of June 30, 2004, the Company manages, through its subsidiary, AMB Capital Partners, 0.5 million additional square feet of industrial, retail and other properties. The Company also has investments in 7.8 million square feet of operating industrial properties through its investment in unconsolidated joint ventures.

(4) Consists of second generation leases renewing or re-tenanting with current and prior lease terms greater than one year.



INDUSTRIAL MARKET OPERATING STATISTICS (1)
As of June 30, 2004

	Atlanta	Chicago	Dallas/ Ft. Worth	Los Angeles (2)	No. New Jersey/ New York	San Francisco Bay Area	Miami	Seattle	On- Tarmac (3)	Total U.S. Hub and Gateway Markets	Total Other Markets	Total/ Weighted Average
Number of buildings	57	94	39	152	127	140	49	64	38	760	234	994
Rentable square feet	7,053,878	7,808,227	3,659,284	13,418,020	9,690,264	11,337,977	5,169,833	6,857,569	2,933,717	67,928,769	23,333,112	91,261,881
% of total rentable square feet	7.7%	8.6%	4.0%	14.7%	10.6%	12.4%	5.7%	7.5%	3.2%	74.4%	25.6%	100.0%
Occupancy percentage	92.6%	91.0%	89.0%	98.5%	92.0%	93.4%	92.2%	96.7%	93.4%	93.8%	93.1%	93.6%
Annualized base rent (000's)	\$26,753	\$35,655	\$12,662	\$82,699	\$61,665	\$76,476	\$32,386	\$34,816	\$44,628	\$407,740	139,933	\$547,673
% of total annualized base rent	4.8%	6.5%	2.3%	15.1%	11.3%	14.0%	5.9%	6.4%	8.1%	74.4%	25.6%	100.0%
Number of leases	206	188	112	426	364	407	232	269	254	2,458	882	3,340
Annualized base rent per square foot	\$4.09	\$5.02	\$3.89	\$6.26	\$6.92	\$7.22	\$6.80	\$5.25	\$16.29	\$6.40	\$6.44	\$6.41
Lease expirations as a % of ABR: (4)												
2004	8.6%	7.9%	10.6%	8.3%	12.0%	4.7%	4.4%	5.6%	5.7%	7.5%	7.5%	7.5%
2005	14.2%	21.1%	22.4%	15.9%	7.9%	20.0%	24.1%	14.1%	15.5%	16.5%	16.4%	16.5%
2006	18.5%	24.0%	13.4%	18.1%	14.5%	10.3%	18.4%	18.5%	15.0%	16.2%	10.2%	14.6%
Weighted average lease terms:												
Original	6.1 years	6.3 years	5.2 years	6.1 years	5.7 years	5.4 years	5.6 years	5.8 years	8.3 years	5.9 years	6.9 years	6.2 years
Remaining	3.7 years	2.4 years	3.2 years	3.2 years	3.4 years	3.2 years	2.6 years	3.3 years	4.4 years	3.2 years	3.8 years	3.4 years
Tenant retention:												
Quarter	79.2%	51.2%	37.6%	85.4%	57.7%	54.5%	78.4%	64.2%	93.9%	68.7%	80.7%	71.3%
Year-to-date	70.2%	46.9%	74.0%	68.7%	49.8%	65.0%	68.9%	68.7%	94.0%	64.7%	70.6%	65.7%
Rent increases on renewals and rollovers:												
Quarter	(18.2%)	(4.4%)	(15.2%)	(5.1%)	(1.4%)	(48.5%)	(6.5%)	(10.2%)	(2.3%)	(15.3%)	(4.0%)	(13.7%)
Same space SF leased	597,519	493,002	245,010	769,215	188,697	458,716	210,916	616,579	227,222	3,806,876	673,895	4,480,771
Year-to-date	(15.7%)	(7.1%)	(12.7%)	(3.8%)	(8.4%)	(38.5%)	(5.7%)	(8.8%)	0.0%	(15.0%)	(5.6%)	(13.8%)
Same space SF leased	903,186	1,039,609	664,511	1,499,543	567,182	1,430,080	358,169	999,723	285,452	7,747,455	1,294,171	9,041,626
Same store cash basis NOI growth:												
Quarter	(3.8%)	(5.5%)	(8.4%)	2.3%	(14.6%)	(24.5%)	2.1%	(0.9%)	5.5%	(8.7%)	2.8%	(6.1%)
Year-to-date	1.3%	(8.2%)	(6.7%)	0.8%	(12.7%)	(18.0%)	(0.7%)	(1.3%)	7.5%	(6.5%)	2.4%	(4.4%)
Sq. feet owned in same store pool (5)	6,697,846	7,497,312	3,532,884	11,908,011	7,220,726	10,926,341	4,348,139	4,857,434	2,396,750	59,385,443	19,403,514	78,788,957
AMB's pro rata share of square feet	4,415,192	5,781,045	2,724,669	9,340,281	6,099,014	8,605,205	4,296,700	3,596,859	2,390,500	47,249,465	20,528,262	67,777,727
Total market square footage (6)	7,702,408	12,047,486	4,599,801	16,920,157	10,345,679	11,969,439	6,028,072	7,033,554	-	76,646,596	30,072,398	106,718,994

(1) Includes all industrial consolidated operating properties and excludes industrial development and renovation projects.

(2) The Company also has a 19.9 acre parking lot with 2,720 parking spaces and 12 billboard signs in the Los Angeles market immediately adjacent to LAX.

(3) Includes on-tarmac airport air cargo facilities at 14 airports.

(4) See Reporting Definitions.

(5) Same store pool at June 30, 2004 excludes properties purchased or developments stabilized after December 31, 2002. See Reporting Definitions.

(6) Total market square footage includes industrial and retail operating properties, development properties, unconsolidated properties (100% SF), properties managed for third parties and reallocation of On-Tarmac properties into metro markets.



INDUSTRIAL PORTFOLIO OVERVIEW
As of June 30, 2004

	<u>Number of Buildings</u>	<u>Rentable Square Feet</u>	<u>% of Total Rentable Square Feet</u>	<u>Occupancy Percentage</u>	<u>Annualized Base Rent (000's)</u>	<u>% of Total Annualized Base Rent</u>	<u>Number of Leases</u>	<u>Annualized Base Rent per Square Foot</u>
Domestic Hub Markets	760	67,928,769	74.4 %	93.8 %	\$ 407,740	74.4 %	2,458	\$ 6.40
Other Markets								
Domestic Target Markets								
Austin	10	1,656,254	1.8	95.2	10,772	2.0	35	6.83
Baltimore/Washington DC	65	4,262,420	4.7	94.7	32,959	6.0	292	8.17
Boston	37	4,491,212	4.9	92.5	28,492	5.2	93	6.86
Minneapolis	33	3,562,738	3.9	96.3	15,679	2.9	162	4.57
Subtotal/Weighted Average	145	13,972,624	15.3	94.5	87,902	16.1	582	6.66
Domestic Non-Target Markets								
Charlotte	21	1,317,864	1.4	73.9	5,252	1.0	64	5.39
Columbus	1	240,000	0.3	40.0	273	0.0	2	2.84
Houston	1	410,000	0.4	100.0	2,172	0.4	1	5.30
Memphis	17	1,883,845	2.0	87.0	8,262	1.5	48	5.04
New Orleans	5	410,839	0.5	98.2	2,023	0.4	51	5.01
Newport News	1	60,215	0.1	76.8	566	0.1	2	12.25
Orlando	15	1,223,148	1.3	98.4	5,298	1.0	72	4.40
Portland	5	676,104	0.8	93.5	2,884	0.5	9	4.56
San Diego	5	276,167	0.3	91.4	1,929	0.4	20	7.64
Subtotal/Weighted Average	71	6,498,182	7.1	87.1	28,659	5.3	269	5.07
International Target Markets ⁽¹⁾								
Amsterdam, Netherlands	1	183,892	0.2	100.0	2,011	0.4	1	10.94
Frankfurt, Germany	1	166,917	0.2	100.0	1,424	0.3	1	8.53
Guadalajara, Mexico	5	687,088	0.8	100.0	4,077	0.7	16	5.93
Mexico City, Mexico	4	689,328	0.7	100.0	4,015	0.7	5	5.82
Paris, France	3	521,268	0.6	100.0	4,457	0.8	3	8.55
Tokyo, Japan	4	613,813	0.7	100.0	7,388	1.3	5	12.04
Subtotal/Weighted Average	18	2,862,306	3.2	100.0	23,372	4.2	31	8.17
Total Other Markets	234	23,333,112	25.6	93.1	139,933	25.6	882	6.44
Total/Weighted Average	994	91,261,881	100.0 %	93.6 %	\$ 547,673	100.0 %	3,340	\$ 6.41

(1) Annualized base rent for leases denominated in foreign currencies is translated using the currency exchange rate at June 30, 2004.



INDUSTRIAL LEASE EXPIRATIONS ⁽¹⁾
As of June 30, 2004
(dollars in thousands)

	Square Feet	Annualized Base Rent ⁽²⁾	% of Annualized Base Rent
2004	7,826,406	\$ 43,243	7.5%
2005	14,602,742	95,135	16.5%
2006	13,401,891	84,618	14.6%
2007	13,424,992	87,313	15.1%
2008	10,983,516	67,352	11.7%
2009	10,021,778	61,277	10.6%
2010	3,882,209	35,374	6.1%
2011	3,534,092	28,815	5.0%
2012	2,415,788	25,552	4.4%
2013	1,158,434	13,399	2.3%
2014 and beyond	4,508,828	35,909	6.2%
Total	<u>85,760,676</u>	<u>\$ 577,987</u>	<u>100.0%</u>

⁽¹⁾ Schedule includes in-place leases and leases with future commencement dates. Schedule also includes month-to-month leases totaling 0.3 million square feet and leases in hold-over status totaling 1.7 million square feet.

⁽²⁾ Calculated as monthly rent at expiration multiplied by 12.



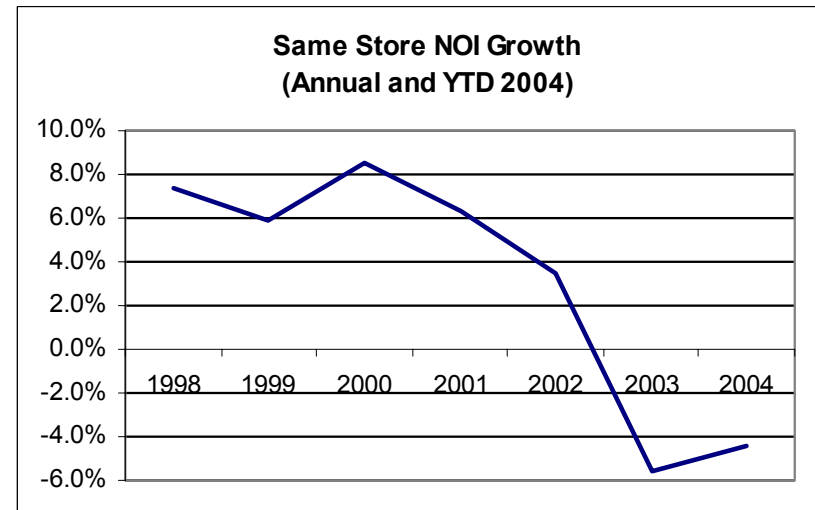
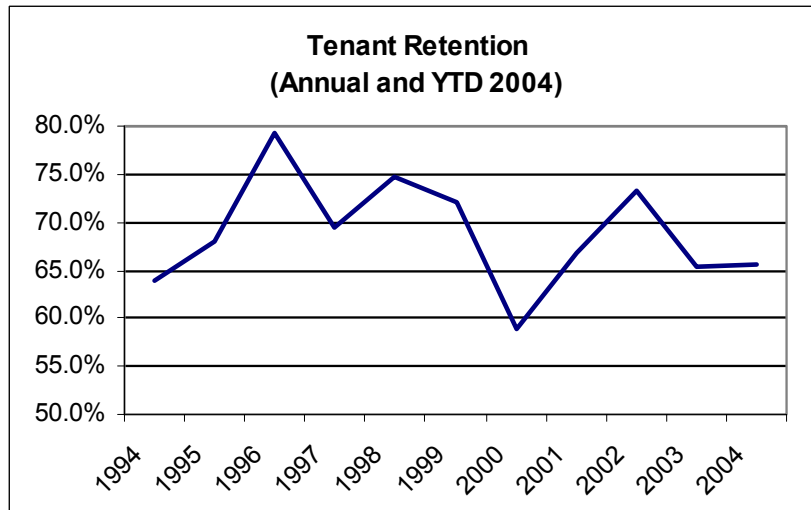
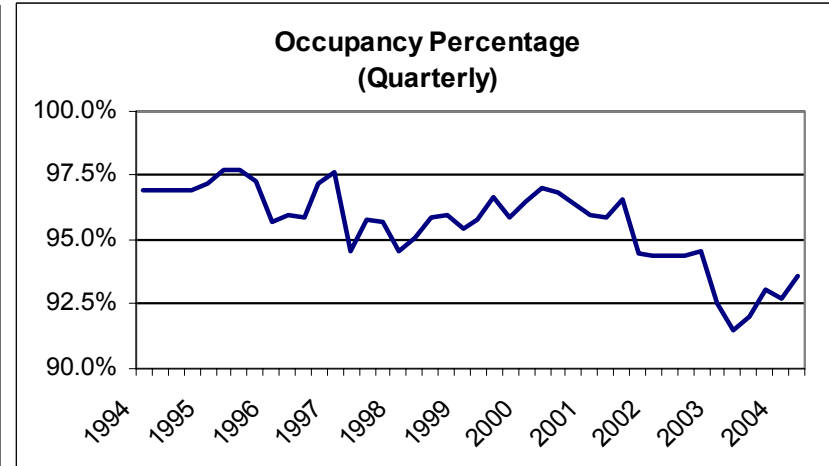
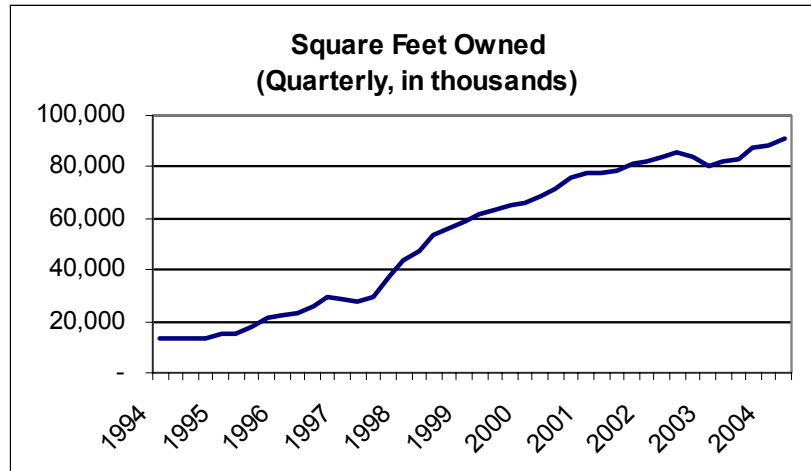
TOP 25 CUSTOMERS
As of June 30, 2004
(dollars in thousands)

Customer Name ⁽¹⁾	Number of Leases	Aggregate Rentable Square Feet	Percentage of Aggregate Leased Square Feet ⁽²⁾	Annualized Base Rent ⁽³⁾	Percentage of Aggregate Annualized Base Rent ⁽⁴⁾
United States Government ^{(5) (6)}	46	876,538	1.0%	\$ 15,756	2.9%
FedEx Corporation ⁽⁵⁾	32	773,348	0.8%	10,452	1.9%
Deutsche Post World Net ⁽⁵⁾	32	1,014,265	1.1%	8,210	1.5%
Harmonic Inc	4	285,480	0.3%	6,384	1.2%
International Paper Company	7	525,893	0.6%	4,100	0.7%
Worldwide Flight Services ⁽⁵⁾	16	349,448	0.4%	3,893	0.7%
Exel, Inc	12	412,669	0.5%	3,889	0.7%
BAX Global Inc ⁽⁵⁾	8	256,877	0.3%	3,794	0.7%
Panalpina, Inc	7	600,388	0.7%	3,478	0.6%
County of Los Angeles ⁽⁷⁾	11	213,230	0.2%	3,129	0.6%
Ford Motor Company	1	610,878	0.7%	3,034	0.6%
Forward Air Corporation	8	432,768	0.5%	2,936	0.5%
Eagle Global Logistics, L.P.	6	418,315	0.5%	2,925	0.5%
Ahold NV	7	680,565	0.7%	2,880	0.5%
La Poste	1	353,640	0.4%	2,720	0.5%
Nippon Express USA	3	367,707	0.4%	2,695	0.5%
CNF Inc	12	408,556	0.4%	2,654	0.5%
Wells Fargo and Company	4	203,445	0.2%	2,536	0.5%
United Air Lines Inc ⁽⁵⁾	5	118,825	0.1%	2,426	0.4%
Ryder Integrated Logistics	6	398,759	0.4%	2,356	0.4%
Integrated Airline Services ⁽⁵⁾	7	233,656	0.3%	2,333	0.4%
Expeditors International	5	296,594	0.3%	2,303	0.4%
Kraft Foods North America, Inc	3	370,583	0.4%	2,300	0.4%
Applied Materials, Inc	1	290,557	0.3%	2,152	0.4%
Elmhult Limited Partnership	4	661,149	0.7%	2,104	0.4%
Total		11,154,133	12.2%	\$ 101,439	18.5%

- (1) Customer(s) may be a subsidiary of or an entity affiliated with the named customer. The Company also holds a lease at our Park One property adjacent to LAX with an ABR of \$6,749, which is not included.
- (2) Computed as aggregate leased square feet divided by the aggregate leased square feet of the industrial and retail properties.
- (3) See Reporting Definitions.
- (4) Computed as aggregate annualized base rent divided by the aggregate annualized base rent of the industrial, retail and other properties.
- (5) Apron rental amounts (but not square footage) are included.
- (6) United States Government includes the United States Postal Service (USPS), United States Customs and the United States Department of Agriculture (USDA).
- (7) County of Los Angeles includes Child Support Services Department, the Fire Department, the District Attorney, the Sheriff's Department and the City of Los Angeles.



HISTORICAL INDUSTRIAL OPERATING AND LEASING STATISTICS





ACQUISITIONS
For the Quarter Ended June 30, 2004

(dollars in thousands)

<u>Property Name</u>	<u>Location</u>	<u>Number of Buildings</u>	<u>Square Feet</u>	<u>Month of Acquisition</u>	<u>Acquisition Cost</u>	<u>AMB's Ownership Percentage</u>
AMB Property Corporation						
Pre-Specified Co-Investment Properties ⁽¹⁾						
1. IAH Logistics Center	Houston, TX	1	410,000	June		100%
2. JFK Logistics Center ⁽²⁾	Queens, NY	4	526,935	June		100%
Total Pre-Specified Co-Investment Properties		<u>5</u>	<u>936,935</u>		\$ 182,325	100%
3. AMB Capronilaan Logistics Center	Amsterdam, Netherlands	1	183,892	June	23,444	100%
Total AMB Property Corporation Acquisitions		<u>6</u>	<u>1,120,827</u>		<u>205,769</u>	100%
AMB Alliance Fund II						
4. TechRidge Phase IIIA	Austin, TX	1	290,381	June	15,567	14%
AMB-AMS						
5. Fairfalls Industrial Portfolio	Various, NJ	27	889,307	June	61,472	39%
6. Cobia Distribution Center	Miami, FL	2	229,285	June	9,016	39%
Total AMB-AMS Acquisitions		<u>29</u>	<u>1,118,592</u>		<u>70,488</u>	39%
AMB Partners II						
7. Fairmeadows - Audrey	Fairfield, NJ	1	30,960	April	2,280	20%
8. Fairmeadows - Twin Elms Distribution Center	Fairfield, NJ	2	128,490	May	10,985	20%
Total AMB Partners II Acquisitions		<u>3</u>	<u>159,450</u>		<u>13,265</u>	20%
Total Second Quarter Acquisitions		<u>39</u>	<u>2,689,250</u>		<u>\$ 305,089</u> ⁽³⁾	78%
Weighted Average Stabilized Cap Rate GAAP/Cash					7.8%/7.6%	
Total Year-to-Date Acquisitions		<u>46</u>	<u>3,977,618</u>		<u>\$ 439,249</u>	79%
Weighted Average Stabilized Cap Rate GAAP/Cash					7.9%/7.6%	

⁽¹⁾ The Company anticipates contributing these properties to a new co-investment joint venture during 2004.

⁽²⁾ Includes future expected funding of \$46.2 million under holdback agreements tied to the lease-up of the properties. It is currently expected that such amounts will be funded by June 2005.

⁽³⁾ Represents the total expected investment, including closing costs and estimated acquisition capital of \$3.5 million.

DISPOSITIONS
For the Quarter Ended June 30, 2004
(dollars in thousands)

<u>Property Name</u>	<u>Location</u>	<u>Number of Buildings or Centers</u>	<u>Square Feet</u>	<u>Month of Disposition</u>	<u>Disposition Price</u>	<u>AMB's Ownership Percentage</u>
1. Charles & Chase (office)	Baltimore, MD	1	48,000	April	\$ 3,500	100%
2. Edina Warehouse	Edina, MN	1	257,214	May	9,400	100%
Total Second Quarter Dispositions		<u>2</u>	<u>305,214</u>		<u>\$ 12,900</u>	100%
Weighted Average Stabilized Cash Cap Rate					7.8%	
Total Year-to-Date Dispositions		<u>3</u>	<u>353,598</u>		<u>\$ 17,900</u>	100%
Weighted Average Stabilized Cash Cap Rate					6.7%	

DEVELOPMENT & RENOVATION ACTIVITY

For the Quarter Ended June 30, 2004

(dollars in thousands)

	<u>Location</u>	<u>Development Alliance Partner[®]</u>	<u>Square Feet</u>	<u>Stabilization Date</u>	<u>Total Investment⁽¹⁾</u>	<u>AMB's Ownership Percentage</u>
Industrial Development Stabilizations						
1. Sunset Distribution Bldg 1	Brea, CA	AMB	246,608	Q2 04	\$ 14,900	20%
2. Agave Bldg 3	Mexico City, Mexico	G Action	224,020	Q2 04	12,000	90%
Total Second Quarter Development Stabilizations			<u>470,628</u>		<u>\$ 26,900</u>	51%
Leased/Weighted Average Stabilized Cash Yield			100%		8.3%	
Total Year-to-Date Development Stabilizations			<u>470,628</u>		<u>\$ 26,900</u>	51%
Weighted Average Stabilized Cash Yield					8.3%	
	<u>Location</u>	<u>Development Alliance Partner[®]</u>	<u>Estimated Square Feet</u>	<u>Estimated Stabilization Date</u>	<u>Estimated Total Investment⁽¹⁾</u>	<u>AMB's Ownership Percentage</u>
New Projects						
None	n/a	n/a	n/a	n/a	\$ -	n/a
Total Second Quarter New Projects			<u>-</u>		<u>\$ -</u>	n/a
Weighted Average Estimated Stabilized Cash Yield					n/a	
Total Year-to-Date New Projects			<u>1,763,266</u>		<u>\$ 152,000</u>	79%
Weighted Average Estimated Stabilized Cash Yield					9.5%	

⁽¹⁾ Represents total estimated cost of renovation, expansion, or development, including initial acquisition costs, Development Alliance Partner[®] earnouts and associated carry costs. The estimates are based on the Company's current estimates and forecasts and are subject to change.



INDUSTRIAL DEVELOPMENT & RENOVATION DELIVERIES

As of June 30, 2004

(dollars in thousands)

<u>Project</u>	<u>Location</u>	<u>Development Alliance Partner⁽⁶⁾</u>	<u>Estimated Stabilization</u>	<u>Estimated Square Feet at Stabilization</u>	<u>Estimated Total Investment⁽¹⁾</u>	<u>AMB's Ownership Percentage</u>
2004 Deliveries						
1. Airport Logistics Park of Singapore Phase I ⁽⁴⁾⁽⁵⁾	Changi, Singapore	Boustead Projects	Q3	230,460	9,700	50%
2. MIA Logistics Center (IAC) ⁽³⁾	Miami, FL	AMB	Q4	147,182	9,800	100%
3. JFK Air Cargo - 179 149th Road ⁽⁴⁾	Jamaica, NY	AMB	Q4	15,578	2,000	100%
4. Somerville Distribution Center ⁽³⁾	Somerville, MA	Campanelli	Q4	197,384	14,400	20%
5. Sterling Distribution Center 1 ⁽⁴⁾	Chino, CA	Majestic Realty	Q4	1,000,000	36,300	40%
Total 2004 Deliveries				<u>1,590,604</u>	<u>72,200</u>	47%
Leased/ Funded-to-date				83%	\$59,400 ⁽²⁾	
Weighted Average Estimated Stabilized Cash Yield ⁽⁵⁾					9.4%	
2005 Deliveries						
6. Patriot Distribution Center ⁽³⁾	Mansfield, MA	National Development	Q1	423,052	23,100	20%
7. Northfield Building 600	Grapevine, TX	Seefried Properties	Q1	140,160	5,900	21%
8. Nicholas Warehouse	Elk Grove Village, IL	AMB	Q1	131,728	12,100	100%
9. Chancellor ⁽³⁾	Orlando, FL	AMB	Q2	201,600	8,500	100%
10. Agave Building 1 ⁽⁵⁾	Mexico City, Mexico	G Accion	Q2	397,210	20,100	90%
11. Airport South Building 500	Atlanta, GA	Seefried Properties	Q2	116,280	5,600	20%
12. Beacon Lakes 9	Miami, FL	Codina Development	Q3	207,000	10,200	79%
13. Sterling Distribution 2 ⁽⁴⁾	Chino, CA	Majestic Realty	Q3	490,000	17,100	40%
14. Sterling Distribution 3 ⁽⁴⁾	Chino, CA	Majestic Realty	Q3	390,000	14,100	50%
15. Encino Distribution Center ⁽⁵⁾	Mexico City, Mexico	G Accion	Q4	571,267	29,000	90%
Total 2005 Deliveries				<u>3,068,297</u>	<u>145,700</u>	64%
Leased/ Funded-to-date				31%	\$83,300 ⁽²⁾	
Weighted Average Estimated Stabilized Cash Yield ⁽⁵⁾					9.1%	
2006 Deliveries						
16. Dulles Commerce Center Building 1	Dulles, VA	Seefried Properties	Q1	118,488	8,900	20%
17. Nash Logistics Center ⁽⁴⁾	El Segundo, CA	AMB - IAC	Q1	75,000	12,000	50%
18. Narita Air Cargo 1 - Phase 1 ⁽⁵⁾	Narita, Japan	AMB Blackpine	Q1	684,842	78,300	100%
19. Beacon Lakes 6	Miami, FL	Codina Development	Q2	204,000	10,900	79%
20. MAD Logistics Center ⁽⁵⁾	Madrid, Spain	Codina Torimbia	Q3	454,779	25,800	80%
Total 2006 Deliveries				<u>1,537,109</u>	<u>135,900</u>	85%
Leased/ Funded-to-date				0%	\$28,500 ⁽²⁾	
Weighted Average Estimated Stabilized Cash Yield ⁽⁵⁾					9.3%	
Total Scheduled Deliveries⁽¹⁾						
Leased/ Funded-to-date				<u>6,196,010</u>	<u>\$ 353,800</u>	69%
Weighted Average Estimated Stabilized Cash Yield ⁽⁵⁾				37%	\$171,200 ⁽²⁾	9.2%

(1) Represents total estimated cost of renovation, expansion or development, including initial acquisition costs, Development Alliance Partner⁽⁶⁾ earnouts and associated carry costs. The estimates are based on the Company's current estimates and forecasts and are subject to change. Excludes 510 acres of land held for future development representing a potential 8.9 million square feet and other acquisition-related costs totaling \$105.6 million. Non-US Dollar investments are translated to US Dollars using the exchange rate at June 30, 2004.

(2) AMB's share of amounts funded to date for 2004, 2005 and 2006 deliveries was \$28.6 million, \$63.9 million and \$21.8 million, respectively, for a total of \$114.3 million.

(3) Represents a renovation project. See Reporting Definitions.

(4) Represents projects in unconsolidated joint ventures.

(5) The yields on international projects are on an after-tax basis.



DEVELOPMENT PROJECTS SOLD AND AVAILABLE FOR SALE

As of June 30, 2004

(dollars in thousands)

<u>Projects Sold</u>	<u>Market</u>	<u>Development Alliance Partner®</u>	<u>Month of Disposition</u>	<u>Square Feet</u>	<u>Sale Price</u>	<u>AMB's Ownership Percentage</u>	<u>AMB's Net Cash Gain</u>
1. Beacon Center, Parcel 26	Miami	AMB	April	-	\$ 60	100%	
2. Carson Town Center, SW Bldgs 10	Los Angeles	Mar Ventures	June	92,282	7,706	95%	
3. 1301 Industrial Blvd., Lot 2	Minneapolis	AMB	June	-	1,103	100%	
4. 1301 Industrial Blvd., Lot 3	Minneapolis	AMB	June	-	688	100%	
5. Beacon Lakes - MDX Land	Miami	Codina Group	June	-	4,418	79%	
Total Second Quarter Sold Projects				<u>92,282</u>	<u>\$ 13,975</u>	91%	<u>\$ 2,629</u>
Total Year-to-Date Sold Projects				<u>92,282</u>	<u>\$ 13,975</u>	91%	<u>\$ 2,629</u>

<u>Projects Available For Sale ⁽¹⁾</u>	<u>Market</u>	<u>Development Alliance Partner®</u>	<u>Estimated Completion Date ⁽²⁾</u>	<u>Estimated Square Feet at Completion</u>	<u>Estimated Total Investment ⁽³⁾</u>	<u>AMB's Ownership Percentage</u>
1. O'Hare Industrial - 701 Hilltop Drive	Itasca, IL	Hamilton Partners	Completed	60,810	\$ 2,900	100%
2. Wilsonville Phase II	Portland	Trammell Crow Company	Completed	249,625	11,000	100%
3. Axygen Headquarters	SF Bay Area	Harvest Properties	Q3 04	100,518	8,900	100%
4. Central Business Park Buildings A-G	SF Bay Area	Harvest Properties	Q3 04	127,027	11,900	100%
Total Development Projects Available for Sale				<u>537,980</u>	<u>\$ 34,700</u>	100%
Funded-to-date					\$27,600 ⁽⁴⁾	

(1) Represents build-to-suit and speculative development or redevelopment. Excludes 267 acres of land held for future development or sale and other acquisition-related costs totaling \$47.0 million.
(2) The Company intends to sell these properties within two years of completion.
(3) Represents total estimated cost of renovation, expansion, or development, including initial acquisition costs, carry and partner earnouts. The estimates are based on the Company's current estimates and forecasts and are subject to change.
(4) AMB's share of amounts funded to date was \$27.6 million.



CAPITALIZATION SUMMARY
As of June 30, 2004
(dollars in thousands, except share price)

Year	AMB Secured Debt	Joint Venture Debt	Unsecured Senior debt Securities	Unsecured Debt	Credit Facilities ⁽¹⁾	Total Debt
2004	\$ 41,448	\$ 28,326	\$ -	\$ 306	\$ -	\$ 70,080
2005	43,910	63,726	250,000	647	-	358,283
2006	82,055	66,902	75,000	698	23,000	247,655
2007	14,319	57,446	75,000	752	405,502	553,019
2008	32,604	169,230	175,000	810	-	377,644
2009	3,737	107,978	100,000	873	-	212,588
2010	69,583	136,341	75,000	941	-	281,865
2011	58,043	290,804	75,000	1,014	-	424,861
2012	4,076	162,004	-	1,093	-	167,173
2013	75,271	11,245	75,000	920	-	162,436
Thereafter	39	20,219	125,000	1,280	-	146,538
Sub-total	425,085	1,114,221	1,025,000	9,334	428,502	3,002,142
Unamortized premiums	5,269	7,509	-	-	-	12,778
Total consolidated debt	430,354	1,121,730	1,025,000	9,334	428,502	3,014,920
AMB's share of unconsolidated JV Debt ⁽²⁾	-	87,753	-	-	-	87,753
Total debt	430,354	1,209,483	1,025,000	9,334	428,502	3,102,673
JV partners' share of consolidated JV debt	-	(739,137)	-	-	-	(739,137)
AMB's share of total debt	\$ 430,354	\$ 470,346	\$ 1,025,000	\$ 9,334	\$ 428,502	\$ 2,363,536
Weighted average interest rate	7.2%	6.8%	6.5%	7.5%	1.8%	6.0%
Weighted average maturity (in years)	4.1	6.0	5.2	10.3	2.9	5.0

Market Equity			
Security	Shares	Price	Value
Common Stock	82,645,787	\$ 34.63	\$ 2,862,024
LP Units	4,750,458	34.63	164,508
Total	87,396,245		\$ 3,026,532

Preferred Stock and Units ⁽³⁾		
Security	Dividend Rate	Liquidation Preference
Series D & E preferred units	7.75%	\$ 90,789
Series F preferred units	7.95%	10,057
Series H preferred units	8.13%	42,000
Series I preferred units	8.00%	25,500
Series J preferred units	7.95%	40,000
Series K preferred units	7.95%	40,000
Series L preferred stock	6.50%	50,000
Series M preferred stock	6.75%	57,500
Weighted Average/Total	7.53%	\$ 355,846

Capitalization Ratios	
Total debt-to-total market capitalization	47.8%
AMB's share of total debt-to-total market capitalization	41.1%
Total debt plus preferred-to-total market capitalization	53.3%
AMB's share of total debt plus preferred-to-total market capitalization	47.3%

(1) Includes Euro and Yen based borrowings translated to US Dollars using the foreign exchange rates at June 30, 2004.
(2) The weighted average interest and maturity for the unconsolidated JV debt were 5.1% and 4.5 years, respectively.
(3) Non-convertible and redeemable solely at the option of the Company after a specified non-call period, generally five years from issuance.



CO-INVESTMENT CONSOLIDATED JOINT VENTURES

As of June 30, 2004

(dollars in thousands)

Joint Ventures	AMB's Ownership Percentage	Number of Buildings	Square Feet ⁽¹⁾	Gross Book Value ⁽²⁾	Property Debt	JV Partners' Share of Debt
Co-Investment Operating Joint Ventures:						
AMB Erie ⁽³⁾	50%	27	2,585,304	\$ 144,823	\$ 56,437	\$ 28,219
AMB Institutional Alliance Fund I ⁽⁴⁾	21%	104	6,200,792	423,512	212,965	168,893
AMB Partners II ⁽⁵⁾	20%	97	7,690,689	465,775	271,194	217,403
AMB-SGP ⁽⁶⁾	50%	73	8,589,823	412,554	247,591	123,445
AMB Institutional Alliance Fund II ⁽⁴⁾	20%	66	7,296,027	446,910	227,795	180,253
AMB-AMS ⁽⁷⁾	39%	29	1,118,592	67,686	14,093	8,664
Total Co-Investment Operating Joint Ventures	29%	396	33,481,227	1,961,260	1,030,075	726,877
Co-Investment Development Joint Ventures:						
AMB Erie ⁽³⁾	50%	-	-	14,340	-	-
AMB Institutional Alliance Fund I ⁽⁴⁾	21%	-	-	631	-	-
AMB Partners II ⁽⁵⁾	20%	3	432,152	18,410	-	-
AMB Institutional Alliance Fund II ⁽⁴⁾	20%	2	563,212	34,222	5,940	4,752
Total Co-Investment Development Joint Ventures	26%	5	995,364	67,603	5,940	4,752
Total Co-Investment Consolidated Joint Ventures	29%	401	34,476,591	\$2,028,863	\$ 1,036,015	\$ 731,629

Co-investment Joint Ventures	Cash NOI	Net Income (Restated) ⁽⁸⁾	FFO	Partners' Share of		
				Cash NOI	Net Income (Restated) ⁽⁸⁾	FFO
For the quarter ended June 30, 2004	\$ 38,073	\$ 12,724	\$ 24,461	\$ 27,487	\$ 7,883	\$ 17,753
For the six months ended June 30, 2004	\$ 76,726	\$ 24,735	\$ 48,489	\$ 55,341	\$ 15,655	\$ 35,387

- (1) For development properties, this represents estimated square feet at completion of development for committed phases of development and renovation projects.
- (2) Represents the book value of the property (before accumulated depreciation) owned by the joint venture entity and excludes net other assets. Development book values include uncommitted land.
- (3) AMB Erie is a co-investment partnership formed in 1998 with the Erie Insurance Group.
- (4) AMB Institutional Alliance Funds I and II are co-investment partnerships with institutional investors, which invest through private REITs.
- (5) AMB Partners II is a co-investment partnership formed in 2001 with the City and County of San Francisco Employees' Retirement System.
- (6) AMB-SGP is a co-investment partnership formed in 2001 with GIC Real Estate Pte Ltd, the real estate investment subsidiary of the Government of Singapore Investment Corporation.
- (7) AMB-AMS is a co-investment partnership with three Dutch pension funds advised by Mn Services NV.
- (8) See Table of Contents for discussion of restated amounts for prior periods.



OTHER CONSOLIDATED JOINT VENTURES

As of June 30, 2004

(dollars in thousands)

<u>Properties</u>	<u>Market</u>	<u>AMB's Ownership Percentage</u>	<u>Square Feet</u>	<u>Gross Book Value ⁽¹⁾</u>	<u>Property Debt</u>	<u>JV Partners' Share of Debt</u>
Other Industrial Operating Joint Ventures	Various	91%	4,030,441	\$ 298,616	\$ 72,916	\$ 5,828
Other Industrial Development Joint Ventures	Various	87%	1,608,043	111,262	3,639	764
Total Other Industrial Consolidated Joint Ventures		90%	<u>5,638,484</u>	<u>\$ 409,878</u>	<u>\$ 76,555</u>	<u>\$ 6,592</u>
Retail Joint Ventures:						
1. Around Lenox	Atlanta	90%	125,222	\$ 22,228	\$ 9,160	\$ 916
2. Palm Aire	Miami	100%	140,302	19,869	-	-
3. Springs Gate Land	Miami	100%	-	6,717	-	-
Total Retail Consolidated Joint Ventures		95%	<u>265,524</u>	<u>\$ 48,814</u>	<u>\$ 9,160</u>	<u>\$ 916</u>

⁽¹⁾ Represents the book value of the property (before accumulated depreciation) owned by the joint venture entity and excludes net other assets. Development book values include uncommitted land.



UNCONSOLIDATED JOINT VENTURES,
MORTGAGE INVESTMENTS AND OTHER INVESTMENT

As of June 30, 2004

(dollars in thousands)

Unconsolidated Joint Ventures	Market	Alliance Partner	Square Feet	AMB's Net Equity Investment	AMB's Ownership Percentage	AMB's Share of Debt
Other Industrial Operating Joint Ventures						
1. Elk Grove Du Page	Chicago	Hamilton Partners	4,046,721	\$ 33,005	56%	\$ 38,260
2. Pico Rivera	Los Angeles	Majestic Realty	855,600	834	50%	16,403
3. Monte Vista Spectrum	Los Angeles	Majestic Realty	576,852	373	50%	9,367
4. Industrial Fund I, LLC	Various	Citigroup	2,326,334	3,598	15%	9,748
Total Other Industrial Operating Joint Ventures			7,805,507	37,810	52%	73,778
Other Industrial Development Joint Ventures ⁽¹⁾						
5. Sterling Distribution 1 & 2	Los Angeles	Majestic Realty	1,490,000	7,366	40%	9,359
6. Sterling Distribution 3	Los Angeles	Majestic Realty	390,000	3,543	50%	-
7. Airport Logistics Park of Singapore Phase I	Singapore	Boustead Projects	230,460	2,415	50%	2,474
8. Nash Logistics Center	Los Angeles	AMB - IAC	75,000	1,445	50%	2,142
Total Other Industrial Development Joint Ventures			2,185,460	14,769	45%	13,975
Total Unconsolidated Joint Ventures			9,990,967	\$ 52,579	50%	\$ 87,753

Mortgage Investments	Market	Maturity	Mortgage Receivable ⁽²⁾	Rate	AMB's Ownership Percentage
1. Pier 1 ⁽³⁾	SF Bay Area	May 2026	\$ 12,992	13.0%	100%
2. Platinum Distribution Center	No. New Jersey	November 2006	1,300	12.0%	20%
3. North Bay Distribution Center/BAB	SF Bay Area	December 2004	7,040	5.5%	100%
4. North Bay Distribution Center/Corovan	SF Bay Area	December 2004	2,262	7.3%	100%
			<u>\$ 23,594</u>		

Other Investment	Market	Property Type	Gross Investment	AMB's Ownership Percentage
1. Park One	Los Angeles	Parking Lot	\$ 75,497	100%

(1) Square feet for development alliance joint ventures represents estimated square feet at completion of development project.

(2) The Company also holds inter-company loans that it eliminates in consolidations.

(3) AMB also has a 0.1% unconsolidated equity interest (with a 33% economic interest) in this property, and has an option to purchase the remaining equity interest beginning January 1, 2007 and expiring December 31, 2009.



REPORTING DEFINITIONS

Acquisition/non-recurring capex includes immediate building improvements that were taken into consideration when underwriting the purchase of a building or which are incurred to bring a building up to “operating standard” or to stabilization. Also includes incremental building improvements and leasing costs that are incurred in an effort to substantially increase the revenue potential of an existing building.

Annualized base rent (ABR) is calculated as monthly base rent (cash basis) per the lease, as of a certain date, multiplied by 12. If free rent is granted, then the first positive rent value is used.

AMB’s share of total debt-to-total market capitalization is calculated as AMB’s share of total debt divided by the sum of total debt plus market equity and preferred stock and units at liquidation preference. AMB’s share of total debt includes total consolidated debt plus AMB’s pro rata share of the debt of unconsolidated joint ventures less JV partners’ share of debt. Market equity assumes conversion of all OP units into common stock.

Completion/Stabilization is generally defined as properties that are 90% leased or properties for which we have held a certificate of occupancy or building has been substantially complete for at least 12 months.

Development and renovation cash yields are calculated from estimated NOI for the 12 months following occupancy stabilization (excluding straight-line rents) divided by the estimated total investment, including Development Alliance Partner® earnouts and associated carrying costs.

Fixed charge coverage is EBITDA divided by total interest expense (including capitalized interest) plus preferred dividends and distributions.

Interest coverage is EBITDA divided by total GAAP interest expense.

Occupancy percentage represents the percentage of total rentable square feet owned, which is leased, including month-to-month leases, as of the date reported. Space is considered leased when the tenant has either taken physical or economic occupancy.

Percentage pre-leased represents the percentage of signed leases only.

Renovation projects represent projects where the acquired buildings are less than 75% leased and require significant capital expenditures (generally more than 10% - 25% of acquisition cost) to bring the buildings up to operating standards and stabilization (generally 90% occupancy).

Recurring capital expenditures represents non-incremental building improvements and leasing costs required to maintain current revenues. Recurring capital expenditures do not include acquisition capital that was taken into consideration when underwriting the purchase of a building or which are incurred to bring a building up to “operating standard”.

Rent increases on renewals and rollovers are calculated as the difference, weighted by square feet, of the net ABR due the first month after a term commencement date and the net ABR due the last month prior to the termination date of the former tenant’s term. If free rent is granted, then the first positive full rent value is used as a point of comparison. The rental amounts exclude base stop amounts, holdover rent and premium rent charges. If either the previous or current lease terms are under 12 months, then they are excluded from this calculation. If the lease is the first in the unit (first generation) and there is no prior lease for comparison, then it is excluded from this calculation.

Same store NOI growth is the change in the NOI (excluding straight-line rents) of the same store properties from the prior year reporting period to the current year reporting period.

Same store properties include all properties that were owned as of the end of both the current and prior year reporting periods and excludes development properties for both the current and prior reporting periods. The same store pool is set annually and excludes properties purchased and developments stabilized after December 31, 2002.

Second generation TIs and LCs per square foot is total tenant improvements, lease commissions and other leasing costs incurred during leasing of second generation space divided by the total square feet leased. Costs incurred prior to leasing available space are not included until such space is leased. Second generation space excludes newly developed square footage or square footage vacant at acquisition.

Square feet owned represents 100% of the square footage of properties either owned directly by the Company or which the Company has a controlling interest in (e.g. consolidated joint ventures) and excludes square footage of development properties prior to completion.

Stabilized GAAP cap rates rates are calculated as NOI, including straight-line rents, stabilized to market occupancy (generally 95%) divided by total acquisition cost. The total acquisition cost basis includes the initial purchase price, the effects of marking assumed debt to market, all due diligence and closing costs, SFAS 141 adjustments, planned immediate capital expenditures (“acquisition capex”), leasing costs necessary to achieve stabilization and, if applicable, any estimated costs required to buy-out AMB’s joint venture partners. Cash rates are calculated excluding straight-line rents from NOI.

Tenant retention is the square footage of all leases renewed by existing tenants divided by the square footage of all expiring and renewed leases during the reporting period, excluding the square footage of tenants that default or buy-out prior to expiration of their lease, short-term tenants and the square footage of month-to-month leases.



SUPPLEMENTAL FINANCIAL MEASURES DISCLOSURES

EBITDA. The Company uses earnings before interest, tax, depreciation and amortization, or EBITDA, to measure both its operating performance and liquidity. The Company considers EBITDA to provide investors relevant and useful information because it permits fixed income investors to view income from its operations on an unleveraged basis before the effects of non-cash depreciation and amortization expense. By excluding interest expense, EBITDA allows investors to measure the Company's operating performance independent of its capital structure and indebtedness and, therefore, allows for a more meaningful comparison of its operating performance between quarters as well as annual periods and to compare its operating performance to that of other companies, both in the real estate industry and in other industries. The Company considers EBITDA to be a useful supplemental measure for reviewing its comparative performance with other companies because, by excluding non-cash depreciation expense, EBITDA can help the investing public compare the performance of a real estate company to that of companies in other industries. As a liquidity measure, the Company believes that EBITDA helps fixed income and equity investors to analyze its ability to meet debt service obligations and to make quarterly preferred share and unit distributions. Management uses EBITDA in the same manner as the Company expects investors to when measuring the Company's operating performance and liquidity; specifically when assessing its operating performance, and comparing that performance to other companies, both in the real estate industry and in other industries, and when evaluating its ability to meet debt service obligations and to make quarterly preferred share and unit distributions. The Company believes investors should consider EBITDA, in conjunction with net income (the primary measure of the Company's performance) and the other required GAAP measures of its performance and liquidity, to improve their understanding of the Company's operating results and liquidity, and to make more meaningful comparisons of the performance of its assets between periods and as against other companies. By excluding interest, taxes, depreciation and amortization when assessing the Company's financial performance, an investor is assessing the earnings generated by the Company's operations, but not taking into account the eliminated expenses incurred in connection with such operations. As a result, EBITDA has limitations as an analytical tool and should be used in conjunction with the Company's required GAAP presentations. EBITDA does not reflect the Company's historical cash expenditures or future cash requirements for working capital, capital expenditures or contractual commitments. EBITDA also does not reflect the cash required to make interest and principal payments on the Company's outstanding debt. While EBITDA is a relevant and widely used measure of operating performance and liquidity, it does not represent net income or cash flow from operations as defined by GAAP and it should not be considered as an alternative to those indicators in evaluating operating performance or liquidity. Further, the Company's computation of EBITDA may not be comparable to EBITDA reported by other companies.

FUNDS FROM OPERATIONS ("FFO"). The Company believes that net income, as defined by GAAP, is the most appropriate earnings measure. However, the Company considers funds from operations, or FFO, as defined by NAREIT, to be a useful supplemental measure of its operating performance. FFO is defined as net income, calculated in accordance with GAAP, less gains (or losses) from dispositions of real estate held for investment purposes and real estate-related depreciation, and adjustments to derive the Company's pro rata share of FFO of consolidated and unconsolidated joint ventures. Further, the Company does not adjust FFO to eliminate the effects of non-recurring charges. The Company believes that FFO, as defined by NAREIT, is a meaningful supplemental measure of its operating performance because historical cost accounting for real estate assets in accordance with GAAP implicitly assumes that the value of real estate assets diminishes predictably over time, as reflected through depreciation and amortization expenses. However, since real estate values have historically risen or fallen with market and other conditions, many industry investors and analysts have considered presentation of operating results for real estate companies that use historical cost accounting to be insufficient. Thus, NAREIT created FFO as a supplemental measure of operating performance for real estate investment trusts that excludes historical cost depreciation and amortization, among other items, from net income, as defined by GAAP. The Company believes that the use of FFO, combined with the required GAAP presentations, has been beneficial in improving the understanding of operating results of real estate investment trusts among the investing public and making comparisons of operating results among such companies more meaningful. The Company considers FFO to be a useful measure for reviewing comparative operating and financial performance because, by excluding gains or losses related to sales of previously depreciated operating real estate assets and real estate depreciation and amortization, FFO can help the investing public compare the operating performance of a company's real estate between periods or as compared to other companies. While FFO is a relevant and widely used measure of operating performance of real estate investment trusts, it does not represent cash flow from operations or net income as defined by GAAP and should not be considered as an alternative to those measures in evaluating the Company's liquidity or operating performance. FFO also does not consider the costs associated with capital expenditures related to the Company's real estate assets nor is FFO necessarily indicative of cash available to fund the Company's future cash requirements. Further, the Company's computation of FFO may not be comparable to FFO reported by other real estate investment trusts that do not define the term in accordance with the current NAREIT definition or that interpret the current NAREIT definition differently than the Company does.

AMB PROPERTY CORPORATION CONTACTS

Contact Name	Title	Phone	Direct Fax	E-mail address
Hamid R. Moghadam	Chairman & Chief Executive Officer	(415) 733-9401	(415) 477-2105	hmoghadam@amb.com
W. Blake Baird	President and Director	(415) 733-9407	(415) 477-2107	bbaird@amb.com
Michael A. Coke	EVP, Chief Financial Officer	(415) 733-9405	(415) 477-2032	mcoke@amb.com
Bruce H. Freedman	EVP, Real Estate Operations	(617) 619-9301	(617) 619-9401	bfreedman@amb.com
David S. Fries	EVP, Strategic Initiatives & Corporate Affairs Chairman, AMB China, Ltd.	(617) 619-9366	(617) 619-9466	dfries@amb.com
Guy F. Jaquier	EVP, Chief Investment Officer	(415) 733-9406	(415) 477-2119	gjaquier@amb.com
Eugene F. Reilly	EVP, North American Development	(617) 619-9333	(617) 619-9433	ereilly@amb.com
John T. Roberts, Jr.	President, AMB Capital Partners	(415) 733-9408	(415) 477-2172	jroberts@amb.com
Lauren L. Barr	VP, Corporate Communications	(415) 733-9477	(415) 477-2177	lbarr@amb.com

Corporate Headquarters

AMB Property Corporation
Pier 1, Bay 1
San Francisco, CA 94111
Tel: (415) 394-9000
Fax: (415) 394-9001

Other Office Locations

Amsterdam
Boston
Chicago
Shanghai
Tokyo

Investor Relations

Tel: (877) 285-3111 (toll-free)
Fax: (415) 394-9001
E-mail: ir@amb.com
Website: www.amb.com



AMB PROPERTY CORPORATION

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This supplemental analyst package and the conference call to be held in connection herewith may contain forward-looking statements about development projects, lease expirations and future business plans (such as property divestitures), which are made pursuant to the safe-harbor provisions of Section 21E of the Securities Exchange Act of 1934. Forward-looking statements involve numerous risks and uncertainties and should not be relied upon as predictions of future events. The events or circumstances reflected in our forward-looking statements might not occur. In particular, a number of factors could cause AMB's actual results to differ materially from those anticipated, including, among other things: changes in general economic conditions or in the real estate sector; non-renewal of leases by customers or renewal at lower than expected rent; difficulties in identifying properties to acquire and in effecting acquisitions on advantageous terms and the failure of acquisitions to perform as we expect; our failure to divest of properties on advantageous terms or to timely reinvest proceeds from any such divestitures; risks and uncertainties affecting property development and renovation (including construction delays, cost overruns, our inability to obtain necessary permits and financings); a downturn in California's economy or real estate conditions; losses in excess of our insurance coverage; unknown liabilities acquired from our predecessors or in connections with acquired properties; risks of doing business internationally, including unfamiliarity with new markets and currency risks; risks associated with using debt to fund acquisitions and development, including re-financing risks; our failure to obtain necessary financing; changes in local, state and federal regulatory requirements; environmental uncertainties; and our failure to qualify and maintain our status as a real estate investment trust under the Internal Revenue Code of 1986. AMB's success also depends upon economic trends generally, various market conditions and fluctuations. For further information on these and other factors that could impact AMB and the statements contained herein, please see AMB's Securities and Exchange Commission filings, including AMB's annual report on Form 10-K for the year ended December 31, 2003. Forward-looking statements reflect our analysis only and speak only as of the date hereof or the dates indicated in the statements. We assume no obligation to update or supplement forward-looking statements. The quarterly financial information contained herein is unaudited and the historical financial information contained herein is not necessarily indicative of future results.