

Selected Financial Information

Unaudited

December 31 (US Millions, except for share information)	2008	2007	2006	2005	2004
Financial results					
Commercial property net operating income ⁽¹⁾	\$ 1,328	\$ 1,260	\$ 800	\$ 655	\$ 647
Funds from operations	626	629	443	435	403
Net income	700	240	135	164	138
Total assets	19,457	20,473	19,314	9,513	8,800
Shareholders' equity	3,427	3,078	3,112	1,943	1,992
Per diluted common share					
Common shares outstanding	391.1	392.8	396.9	346.8	350.1
Fully diluted shares outstanding	400.8	401.1	404.0	353.9	357.2
Funds from operations excluding lease termination income and gains	1.59	1.57	1.25	1.23	1.13
Net income	1.77	0.59	0.37	0.46	0.39
Dividends paid	0.56	0.55	0.51	0.43	0.28
Shareholders' equity – book value	8.80	7.84	7.51	5.57	5.61
Common share price at year end	7.73	19.25	26.22	19.61	16.62
Operating data—Commercial properties					
Number of commercial properties	108	109	116	66	40
Leasable area (millions of sq. ft.)	65	64	76	48	38
Effective interest (millions of sq. ft.)	60	59	58	29	30
Average occupancy (%)	94.9	95.6	95.1	94.6	92.7

⁽¹⁾ Restated to reflect the impact of current discontinued operations