

Non-GAAP Financial Measures

Per Share Annual Normalized Funds from Operations (FFO) and Funds Available for Distribution (FAD)

| | Guidance For the Year Ending December 31, 2010 |
|---|---|
| Net income attributable to common stockholders per diluted common share | \$1.38 - \$1.47 |
| Depreciation and amortization on real estate assets, depreciation related to noncontrolling interest and gain/loss on sale of real estate assets, net | <u>1.28 - 1.28</u> |
| Funds from Operations per diluted share | 2.66 - 2.75 |
| Income tax benefit/expense, gain/loss on extinguishment of debt and merger-related expenses and deal costs, net | <u>0.03 - 0.00</u> |
| Normalized Funds from Operations per diluted share | 2.69 - 2.75 |
| Straight-lining of rental income and routine capital expenditures | <u>(0.14) - (0.13)</u> |
| Normalized Funds Available for Distribution per diluted share | <u><u>\$2.55 - \$2.62</u></u> |