
FIRST QUARTER 2016

Supplemental Information



Investor and Media Contact
American Assets Trust
Robert F. Barton
Executive Vice President and Chief Financial Officer
858-350-2607

AMERICAN
ASSETS
TRUST 

**American Assets Trust, Inc.'s Portfolio is concentrated in high-barrier-to-entry markets
with favorable supply/demand characteristics**



Market	Retail	Office	Multifamily	Mixed-Use	
	Square Feet	Square Feet	Units	Square Feet	Suites
San Diego	1,195,690	705,650	922 ⁽¹⁾	—	—
San Francisco	35,156	516,985	—	—	—
Oahu	549,308	—	—	96,707	369
Monterey	675,678	—	—	—	—
San Antonio	589,362	—	—	—	—
Portland	—	941,186	657	—	—
Seattle	—	494,753	—	—	—
Total	3,045,194	2,658,574	1,579	96,707	369

Note: Circled areas represent all markets in which American Assets Trust, Inc. (the "Company") currently owns and operates its real estate assets. Size of circle denotes approximation of square feet / units. Net rentable square footage may be adjusted from the prior periods to reflect re-measurement of leased space at the properties.

Data is as of March 31, 2016.

(1) Includes 122 RV spaces.

	Square Feet	%
Retail	3.0 million	53%
Office	2.7 million	47%
Totals	5.7 million	

FIRST QUARTER 2016 SUPPLEMENTAL INFORMATION	
1. FINANCIAL HIGHLIGHTS	
Consolidated Balance Sheets	5
Consolidated Statements of Income	6
Funds From Operations (FFO), FFO As Adjusted & Funds Available for Distribution	7
Same-Store Portfolio Net Operating Income (NOI)	9
Same-Store Portfolio NOI Comparison excluding Redevelopment	10
Same-Store Portfolio NOI Comparison with Redevelopment	11
NOI By Region	12
NOI Breakdown	13
Property Revenue and Operating Expenses	14
Segment Capital Expenditures	16
Summary of Outstanding Debt	17
Market Capitalization	18
Summary of Development Opportunities	19
2. PORTFOLIO DATA	
Property Report	21
Retail Leasing Summary	23
Office Leasing Summary	24
Multifamily Leasing Summary	25
Mixed-Use Leasing Summary	27
Lease Expirations	28
Portfolio Leased Statistics	30
Top Tenants - Retail	31
Top Tenants - Office	32
3. APPENDIX	
Glossary of Terms	34

This Supplemental Information contains forward-looking statements within the meaning of the Private Securities Litigation Reform Act of 1995 (set forth in Section 27A of the Securities Act of 1933, as amended, or the Securities Act, and Section 21E of the Securities Exchange Act of 1934, as amended, or the Exchange Act). Forward-looking statements involve numerous risks and uncertainties and you should not rely on them as predictions of future events. Forward-looking statements depend on assumptions, data or methods which may be incorrect or imprecise and we may not be able to realize them. We do not guarantee that the transactions and events described will happen as described (or that they will happen at all). The following factors, among others, could cause actual results and future events to differ materially from those set forth or contemplated in the forward-looking statements: adverse economic or real estate developments in our markets; our failure to generate sufficient cash flows to service our outstanding indebtedness; defaults on, early terminations of or non-renewal of leases by tenants, including significant tenants; difficulties in identifying properties to acquire and completing acquisitions; difficulties in completing dispositions; our failure to successfully operate acquired properties and operations; our inability to develop or redevelop our properties due to market conditions; fluctuations in interest rates and increased operating costs; risks related to joint venture arrangements; our failure to obtain necessary outside financing; on-going litigation; general economic conditions; financial market fluctuations; risks that affect the general retail, office, multifamily and mixed-use environment; the competitive environment in which we operate; decreased rental rates or increased vacancy rates; conflicts of interests with our officers or directors; lack of insufficient amounts of insurance; environmental uncertainties and risks related to adverse weather conditions and natural disasters; other factors affecting the real estate industry generally; limitations imposed on our business and our ability to satisfy complex rules in order for us to continue to qualify as a REIT for U.S. federal income tax purposes; and changes in governmental regulations or interpretations thereof, such as real estate and zoning laws and increases in real property tax rates and taxation of REITs.

While forward-looking statements reflect our good faith beliefs, they are not guarantees of future performance. We disclaim any obligation to publicly update or revise any forward-looking statement to reflect changes in underlying assumptions or factors, or new information, data or methods, future events or other changes. For a further discussion of these and other factors that could impact our future results, refer to our most recent Annual Report on Form 10-K and other risks described in documents subsequently filed by us from time to time with the Securities and Exchange Commission.

FINANCIAL HIGHLIGHTS

CONSOLIDATED BALANCE SHEETS

(Amounts in thousands, except shares and per share data)

	<u>March 31, 2016</u> (unaudited)	<u>December 31, 2015</u> (audited)
ASSETS		
Real estate, at cost		
Operating real estate	\$ 2,167,426	\$ 2,163,444
Construction in progress	86,189	73,121
Held for development	9,461	9,463
	<u>2,263,076</u>	<u>2,246,028</u>
Accumulated depreciation	(426,076)	(411,166)
Net real estate	1,837,000	1,834,862
Cash and cash equivalents	44,007	39,925
Restricted cash	9,295	11,623
Accounts receivable, net	7,586	7,518
Deferred rent receivable, net	38,633	38,422
Other assets, net	41,305	41,939
TOTAL ASSETS	<u>\$ 1,977,826</u>	<u>\$ 1,974,289</u>
LIABILITIES AND EQUITY		
LIABILITIES:		
Secured notes payable, net	\$ 494,883	\$ 579,000
Unsecured notes payable, net	545,883	446,613
Unsecured line of credit	20,000	30,000
Accounts payable and accrued expenses	37,014	31,821
Security deposits payable	6,065	5,956
Other liabilities and deferred credits, net	53,580	51,972
Total liabilities	<u>1,157,425</u>	<u>1,145,362</u>
EQUITY:		
American Assets Trust, Inc. stockholders' equity		
Common stock, \$0.01 par value, 490,000,000 shares authorized, 45,407,402 and 45,407,719 shares issued and outstanding at March 31, 2016 and December 31, 2015, respectively	454	454
Additional paid in capital	864,038	863,432
Accumulated dividends in excess of net income	(67,724)	(64,066)
Accumulated other comprehensive income	(3,143)	(258)
Total American Assets Trust, Inc. stockholders' equity	<u>793,625</u>	<u>799,562</u>
Noncontrolling interests	26,776	29,365
Total equity	<u>820,401</u>	<u>828,927</u>
TOTAL LIABILITIES AND EQUITY	<u>\$ 1,977,826</u>	<u>\$ 1,974,289</u>

CONSOLIDATED STATEMENTS OF INCOME

(Unaudited, amounts in thousands, except shares and per share data)

	Three Months Ended	
	March 31,	
	2016	2015
REVENUE:		
Rental income	\$ 67,245	\$ 62,753
Other property income	3,486	3,282
Total revenue	70,731	66,035
EXPENSES:		
Rental expenses	18,453	16,620
Real estate taxes	6,633	6,048
General and administrative	4,549	5,016
Depreciation and amortization	17,453	15,107
Total operating expenses	47,088	42,791
OPERATING INCOME	23,643	23,244
Interest expense	(12,946)	(11,795)
Other income (expense), net	24	(70)
NET INCOME	10,721	11,379
Net income attributable to restricted shares	(43)	(43)
Net income attributable to unitholders in the Operating Partnership	(3,027)	(3,309)
NET INCOME ATTRIBUTABLE TO AMERICAN ASSETS TRUST, INC. STOCKHOLDERS	<u>\$ 7,651</u>	<u>\$ 8,027</u>
EARNINGS PER COMMON SHARE		
Basic income attributable to common stockholders per share	\$ 0.17	\$ 0.18
Weighted average shares of common stock outstanding - basic	45,233,873	43,419,762
Diluted income attributable to common stockholders per share	\$ 0.17	\$ 0.18
Weighted average shares of common stock outstanding - diluted	63,133,389	61,321,447

FUNDS FROM OPERATIONS, FFO AS ADJUSTED & FUNDS AVAILABLE FOR DISTRIBUTION

(Unaudited, amounts in thousands, except shares and per share data)

	Three Months Ended March 31,	
	2016	2015
<u>Funds from Operations (FFO)</u> ⁽¹⁾		
Net income	\$ 10,721	\$ 11,379
Depreciation and amortization of real estate assets	17,453	15,107
FFO, as defined by NAREIT	28,174	26,486
Less: Nonforfeitable dividends on incentive stock awards	(42)	(40)
FFO attributable to common stock and common units	<u>\$ 28,132</u>	<u>\$ 26,446</u>
FFO per diluted share/unit	<u>\$ 0.45</u>	<u>\$ 0.43</u>
Weighted average number of common shares and common units, diluted ⁽²⁾	<u>63,136,341</u>	<u>61,329,952</u>
<u>Funds Available for Distribution (FAD)</u> ⁽¹⁾	<u>\$ 21,381</u>	<u>\$ 20,244</u>
<u>Dividends</u>		
Dividends declared and paid	\$ 15,827	\$ 14,350
Dividends declared and paid per share/unit	\$ 0.2500	\$ 0.2325

FUNDS FROM OPERATIONS, FFO AS ADJUSTED & FUNDS AVAILABLE FOR DISTRIBUTION (CONTINUED)

(Unaudited, amounts in thousands, except shares and per share data)

	Three Months Ended	
	March 31,	
	2016	2015
Funds Available for Distribution (FAD) ⁽¹⁾		
FFO	\$ 28,174	\$ 26,486
Adjustments:		
Tenant improvements, leasing commissions and maintenance capital expenditures	(7,549)	(6,722)
Net effect of straight-line rents ⁽³⁾	(250)	(707)
Amortization of net above (below) market rents ⁽⁴⁾	(830)	(728)
Net effect of other lease intangibles ⁽⁵⁾	135	20
Amortization of debt issuance costs and debt fair value adjustment	1,125	1,045
Non-cash compensation expense	618	890
Nonforfeitable dividends on incentive stock awards	(42)	(40)
FAD	\$ 21,381	\$ 20,244
Summary of Capital Expenditures		
Tenant improvements and leasing commissions	\$ 2,716	\$ 4,436
Maintenance capital expenditures	4,833	2,286
	\$ 7,549	\$ 6,722

Notes:

- (1) See Glossary of Terms.
- (2) For the three months ended March 31, 2016 and 2015, the weighted average common shares and common units used to compute FFO per diluted share/unit include operating partnership common units and unvested restricted stock awards that are subject to time vesting. The shares/units used to compute FFO per diluted share/unit include additional shares/units which were excluded from the computation of diluted EPS, as they were anti-dilutive for the periods presented.
- (3) Represents the straight-line rent income recognized during the period offset by cash received during the period and the provision for bad debts recorded for deferred rent receivable balances.
- (4) Represents the adjustment related to the acquisition of buildings with above (below) market rents.
- (5) Represents adjustments related to amortization of lease incentives paid to tenants and amortization of lease intangibles and straight-line rent expense for our leases of the Annex at The Landmark at One Market and retail space at Waikiki Beach Walk - Retail.

SAME-STORE PORTFOLIO NET OPERATING INCOME (NOI)

(Unaudited, amounts in thousands)

	Three Months Ended March 31, 2016				
	Retail	Office	Multifamily	Mixed-Use	Total
Real estate rental revenue					
Same-store portfolio	\$ 24,364	\$ 18,133	\$ 4,706	\$ 14,746	\$ 61,949
Non-same store portfolio ⁽¹⁾	7	7,187	1,588	—	8,782
Total	24,371	25,320	6,294	14,746	70,731
Real estate expenses					
Same-store portfolio	6,020	5,113	1,587	8,484	21,204
Non-same store portfolio ⁽¹⁾	60	2,589	1,233	—	3,882
Total	6,080	7,702	2,820	8,484	25,086
Net Operating Income (NOI), GAAP basis					
Same-store portfolio	18,344	13,020	3,119	6,262	40,745
Non-same store portfolio ⁽¹⁾	(53)	4,598	355	—	4,900
Total	\$ 18,291	\$ 17,618	\$ 3,474	\$ 6,262	\$ 45,645
Same-store portfolio NOI, GAAP basis	\$ 18,344	\$ 13,020	\$ 3,119	\$ 6,262	\$ 40,745
Net effect of straight-line rents ⁽²⁾	157	65	—	(33)	189
Amortization of net above (below) market rents ⁽³⁾	(318)	(588)	—	50	(856)
Net effect of other lease intangibles ⁽⁴⁾	—	76	—	(37)	39
Same-store portfolio NOI, cash basis	\$ 18,183	\$ 12,573	\$ 3,119	\$ 6,242	\$ 40,117

Notes:

- (1) Same-store portfolio and non-same store portfolio are determined based on properties held on March 31, 2016 and 2015. See Glossary of Terms.
- (2) Represents the straight-line rent income recognized during the period offset by cash received during the period and the provision for bad debts recorded for deferred rent receivable balances.
- (3) Represents the adjustment related to the acquisition of buildings with above (below) market rents.
- (4) Represents adjustments related to amortization of lease incentives paid to tenants and amortization of lease intangibles and straight-line rent expense for our lease of the Annex at The Landmark at One Market and retail space at Waikiki Beach Walk - Retail.

SAME-STORE PORTFOLIO NOI COMPARISON EXCLUDING REDEVELOPMENT

(Unaudited, amounts in thousands)

	Three Months Ended		Change
	March 31,		
	2016	2015	
Cash Basis:			
Retail	\$ 18,183	\$ 17,595	3.3%
Office	12,573	11,247	11.8
Multifamily	3,119	2,826	10.4
Mixed-Use	6,242	5,797	7.7
	<u>\$ 40,117</u>	<u>\$ 37,465</u>	<u>7.1%</u>
GAAP Basis:			
Retail	\$ 18,344	\$ 17,876	2.6%
Office	13,020	12,371	5.2
Multifamily	3,119	2,826	10.4
Mixed-Use	6,262	5,747	9.0
	<u>\$ 40,745</u>	<u>\$ 38,820</u>	<u>5.0%</u>

SAME-STORE PORTFOLIO NOI COMPARISON WITH REDEVELOPMENT

(Unaudited, amounts in thousands)

	Three Months Ended		Change
	March 31,		
	2016	2015	
Cash Basis:			
Retail	\$ 18,183	\$ 17,595	3.3%
Office	16,917	15,573	8.6
Multifamily	3,119	2,826	10.4
Mixed-Use	6,242	5,797	7.7
	<u>\$ 44,461</u>	<u>\$ 41,791</u>	<u>6.4%</u>
GAAP Basis:			
Retail	\$ 18,344	\$ 17,876	2.6%
Office	17,616	16,758	5.1
Multifamily	3,119	2,826	10.4
Mixed-Use	6,262	5,747	9.0
	<u>\$ 45,341</u>	<u>\$ 43,207</u>	<u>4.9%</u>

NOI BY REGION

(Unaudited, amounts in thousands)

	Three Months Ended March 31, 2016				
	Retail	Office	Multifamily	Mixed-Use	Total
Southern California					
NOI, GAAP basis ⁽¹⁾	\$ 7,623	\$ 4,277	\$ 3,118	\$ —	\$ 15,018
Net effect of straight-line rents ⁽²⁾	25	(310)	—	—	(285)
Amortization of net above (below) market rents ⁽³⁾	(198)	—	—	—	(198)
Net effect of other lease intangibles ⁽⁴⁾	—	93	—	—	93
NOI, cash basis	7,450	4,060	3,118	—	14,628
Northern California					
NOI, GAAP basis ⁽¹⁾	2,700	4,925	—	—	7,625
Net effect of straight-line rents ⁽²⁾	27	224	—	—	251
Amortization of net above (below) market rents ⁽³⁾	(97)	(194)	—	—	(291)
Net effect of other lease intangibles ⁽⁴⁾	—	74	—	—	74
NOI, cash basis	2,630	5,029	—	—	7,659
Hawaii					
NOI, GAAP basis ⁽¹⁾	4,559	—	—	6,262	10,821
Net effect of straight-line rents ⁽²⁾	144	—	—	(33)	111
Amortization of net above (below) market rents ⁽³⁾	53	—	—	50	103
Net effect of other lease intangibles ⁽⁴⁾	—	—	—	(37)	(37)
NOI, cash basis	4,756	—	—	6,242	10,998
Oregon					
NOI, GAAP basis ⁽¹⁾	—	4,142	356	—	4,498
Net effect of straight-line rents ⁽²⁾	—	(240)	(67)	—	(307)
Amortization of net above (below) market rents ⁽³⁾	—	(70)	—	—	(70)
Net effect of other lease intangibles ⁽⁴⁾	—	5	—	—	5
NOI, cash basis	—	3,837	289	—	4,126
Texas					
NOI, GAAP basis ⁽¹⁾	3,409	—	—	—	3,409
Net effect of straight-line rents ⁽²⁾	(39)	—	—	—	(39)
Amortization of net above (below) market rents ⁽³⁾	(76)	—	—	—	(76)
NOI, cash basis	3,294	—	—	—	3,294
Washington					
NOI, GAAP basis ⁽¹⁾	—	4,274	—	—	4,274
Net effect of straight-line rents ⁽²⁾	—	19	—	—	19
Amortization of net above (below) market rents ⁽³⁾	—	(298)	—	—	(298)
NOI, cash basis	—	3,995	—	—	3,995
Total					
NOI, GAAP basis ⁽¹⁾	18,291	17,618	3,474	6,262	45,645
Net effect of straight-line rents ⁽²⁾	157	(307)	(67)	(33)	(250)
Amortization of net above (below) market rents ⁽³⁾	(318)	(562)	—	50	(830)
Net effect of other lease intangibles ⁽⁴⁾	—	172	—	(37)	135
NOI, cash basis	\$ 18,130	\$ 16,921	\$ 3,407	\$ 6,242	\$ 44,700

Notes:

(1) See Glossary of Terms.

(2) Represents the straight-line rent income recognized during the period offset by cash received during the period and the provision for bad debts recorded for deferred rent receivable balances.

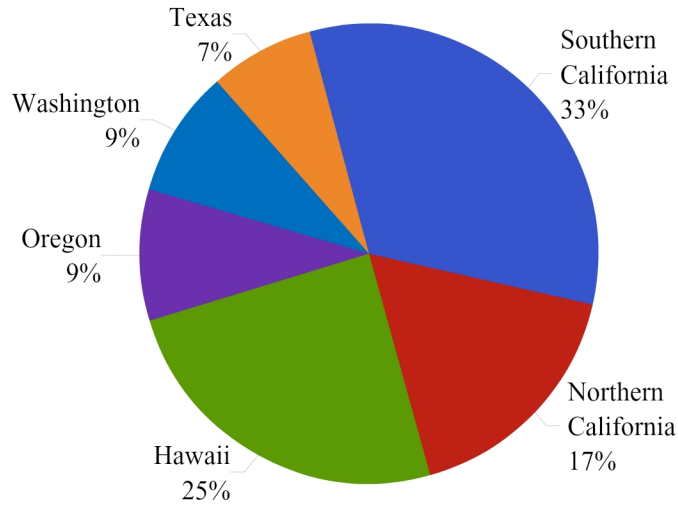
(3) Represents the adjustment related to the acquisition of buildings with above (below) market rents.

(4) Represents adjustments related to amortization of lease incentives paid to tenants and amortization of lease intangibles and straight-line rent expense for our leases of the Annex at The Landmark at One Market and retail space at Waikiki Beach Walk - Retail.

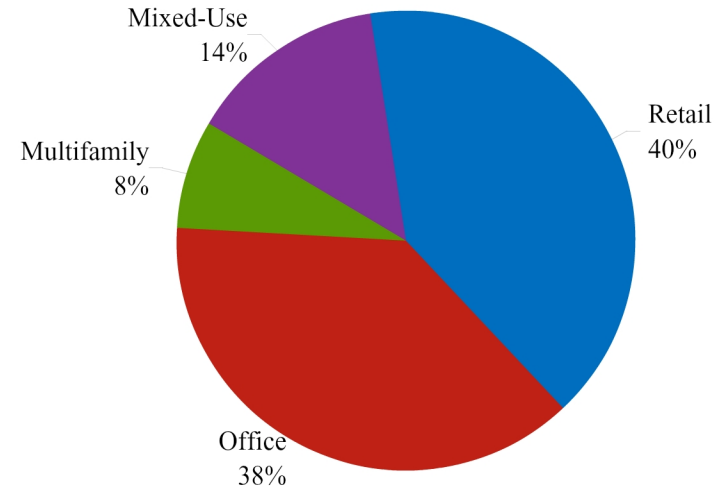
Three Months Ended March 31, 2016

Portfolio NOI, Cash Basis Breakdown

Portfolio Diversification by Geographic Region

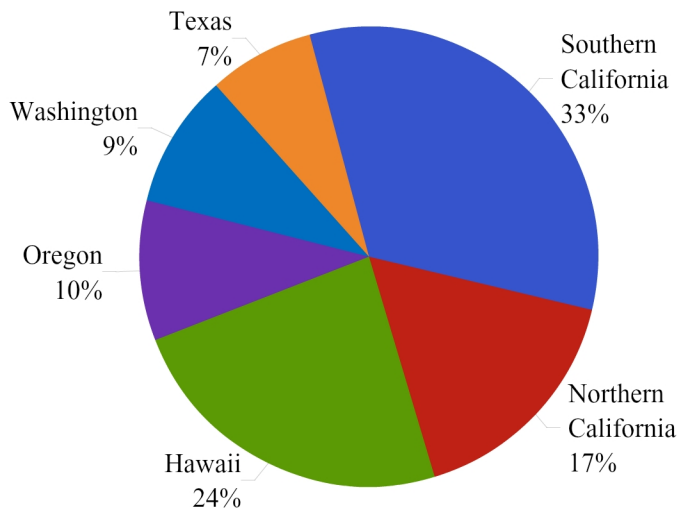


Portfolio Diversification by Segment

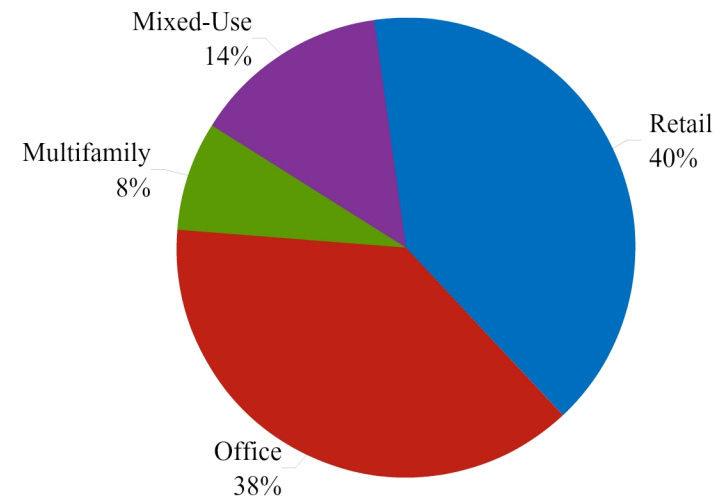


Portfolio NOI, GAAP Basis Breakdown

Portfolio Diversification by Geographic Region



Portfolio Diversification by Segment



PROPERTY REVENUE AND OPERATING EXPENSES

(Unaudited, amounts in thousands)

Property	Three Months Ended March 31, 2016			
	Base Rent ⁽¹⁾	Additional Property Income ⁽²⁾	Billed Expense Reimbursements ⁽³⁾	Property Operating Expenses ⁽⁴⁾
Retail Portfolio				
Carmel Country Plaza	\$ 911	\$ 18	\$ 201	\$ (172)
Carmel Mountain Plaza	3,077	41	733	(749)
South Bay Marketplace	566	31	163	(153)
Lomas Santa Fe Plaza	1,318	12	298	(327)
Solana Beach Towne Centre	1,508	15	468	(442)
Del Monte Center	2,399	188	833	(1,088)
Geary Marketplace	299	1	145	(147)
The Shops at Kalakaua	469	24	35	(65)
Waikele Center	4,295	339	994	(1,335)
Alamo Quarry Market	3,403	39	1,397	(1,545)
Subtotal Retail Portfolio	\$ 18,245	\$ 708	\$ 5,267	\$ (6,023)
Office Portfolio				
Torrey Reserve Campus ⁽⁵⁾	\$ 4,214	\$ 39	\$ 161	\$ (1,209)
Solana Beach Corporate Centre	1,886	3	68	(511)
The Landmark at One Market	5,923	26	118	(1,919)
One Beach Street	982	—	70	(171)
First & Main	2,561	165	602	(1,067)
Lloyd District Portfolio ⁽⁵⁾	2,545	460	35	(1,383)
City Center Bellevue	4,259	706	399	(1,369)
Subtotal Office Portfolio	\$ 22,370	\$ 1,399	\$ 1,453	\$ (7,629)
Multifamily Portfolio				
Loma Palisades	\$ 2,961	\$ 179	\$ —	\$ (1,019)
Imperial Beach Gardens	783	66	—	(291)
Mariner's Point	370	29	—	(129)
Santa Fe Park RV Resort	292	25	—	(148)
Hassalo on Eighth ⁽⁶⁾	1,537	155	—	(1,232)
Subtotal Multifamily Portfolio	\$ 5,943	\$ 454	\$ —	\$ (2,819)

PROPERTY REVENUE AND OPERATING EXPENSES (CONTINUED)

(Unaudited, amounts in thousands)

Property	Three Months Ended March 31, 2016			
	Base Rent ⁽¹⁾	Additional Property Income ⁽²⁾	Billed Expense Reimbursements ⁽³⁾	Property Operating Expenses ⁽⁴⁾
Mixed-Use Portfolio				
Waikiki Beach Walk - Retail	\$ 2,689	\$ 1,079	\$ 921	\$ (1,530)
Waikiki Beach Walk - Embassy Suites™	9,419	673	—	(7,009)
Subtotal Mixed-Use Portfolio	\$ 12,108	\$ 1,752	\$ 921	\$ (8,539)
Total	\$ 58,666	\$ 4,313	\$ 7,641	\$ (25,009)

Notes:

- (1) Base rent for our retail and office portfolio and the retail portion of our mixed-use portfolio represents base rent for the three months ended March 31, 2016 (before abatements) and excludes the impact of straight-line rent and above (below) market rent adjustments. Total abatements for our retail and office portfolio were approximately \$14 and \$674, respectively, for the three months ended March 31, 2016. There were no abatements for the retail portion of our mixed-use portfolio for the three months ended March 31, 2016. In the case of triple net or modified gross leases, annualized base rent does not include tenant reimbursements for real estate taxes, insurance, common area or other operating expenses. Multifamily portfolio base rent represents base rent (including parking, before abatements) less vacancy allowance and employee rent credits and includes additional rents (additional rents include insufficient notice penalties, month-to-month charges and pet rent). There were \$171 of abatements for our multifamily portfolio for the three months ended March 31, 2016. For Waikiki Beach Walk - Embassy Suites™, base rent is equal to the actual room revenue for the three months ended March 31, 2016.
- (2) Represents additional property-related income for the three months ended March 31, 2016, which includes: (i) percentage rent, (ii) other rent (such as storage rent, license fees and association fees) and (iii) other property income (such as late fees, default fees, lease termination fees, parking revenue, the reimbursement of general excise taxes, laundry income and food and beverage sales).
- (3) Represents billed tenant expense reimbursements for the three months ended March 31, 2016.
- (4) Represents property operating expenses for the three months ended March 31, 2016. Property operating expenses includes all rental expenses, except non cash rent expense and the provision for bad debt recorded for deferred rent receivables.
- (5) Base rent shown includes amounts related to American Assets Trust, L.P.'s leases at Torrey Reserve Campus and Lloyd District Portfolio. This intercompany rent is eliminated in the consolidated statement of operations. The base rent and abatements were both \$238 for the three months ended March 31, 2016.
- (6) The Hassalo on Eighth property is comprised of three multifamily buildings: Velomor, Aster Tower and Elwood.

SEGMENT CAPITAL EXPENDITURES

(Unaudited, amounts in thousands)

Three Months Ended March 31, 2016

Segment	Tenant Improvements and Leasing Commissions	Maintenance Capital Expenditures	Total Tenant Improvements, Leasing Commissions and Maintenance Capital Expenditures	Redevelopment and Expansions	New Development	Total Capital Expenditures
Retail Portfolio	\$ 902	\$ 570	\$ 1,472	\$ —	\$ 3,942	\$ 5,414
Office Portfolio	1,756	3,624	5,380	211	5,338	10,929
Multifamily Portfolio	—	632	632	—	712	1,344
Mixed-Use Portfolio	58	7	65	—	—	65
Total	\$ 2,716	\$ 4,833	\$ 7,549	\$ 211	\$ 9,992	\$ 17,752

SUMMARY OF OUTSTANDING DEBT

(Unaudited, amounts in thousands)

Debt	Amount Outstanding at March 31, 2016	Interest Rate	Annual Debt Service	Maturity Date	Balance at Maturity
Imperial Beach Gardens ⁽¹⁾	20,000	6.16 %	20,630	September 1, 2016	20,000
Mariner's Point ⁽¹⁾	7,700	6.09 %	7,940	September 1, 2016	7,700
South Bay Marketplace ⁽¹⁾	23,000	5.48 %	24,176	February 10, 2017	23,000
Waikiki Beach Walk - Retail ⁽¹⁾	130,310	5.39 %	7,117	July 1, 2017	130,310
Solana Beach Corporate Centre III-IV ⁽²⁾	35,800	6.39 %	2,798	August 1, 2017	35,136
Loma Palisades ⁽¹⁾	73,744	6.09 %	4,553	July 1, 2018	73,744
One Beach Street ⁽¹⁾	21,900	3.94 %	875	April 1, 2019	21,900
Torrey Reserve - North Court ⁽²⁾	20,664	7.22 %	1,836	June 1, 2019	19,443
Torrey Reserve - VCI, VCII, VCIII ⁽²⁾	6,968	6.36 %	560	June 1, 2020	6,439
Solana Beach Corporate Centre I-II ⁽²⁾	11,072	5.91 %	855	June 1, 2020	10,169
Solana Beach Towne Centre ⁽²⁾	36,905	5.91 %	2,849	June 1, 2020	33,898
City Center Bellevue ⁽¹⁾	111,000	3.98 %	4,479	November 1, 2022	111,000
Secured Notes Payable / Weighted Average ⁽³⁾	\$ 499,063	5.37%	\$ 78,668		\$ 492,739
Series A Notes ⁽⁴⁾	\$ 150,000	3.88 %	\$ 6,060	October 31, 2021	\$ 150,000
Series B Notes	100,000	4.45 %	4,450	February 2, 2025	100,000
Series C Notes	100,000	4.50 %	4,500	April 1, 2025	100,000
Term Loan A ⁽⁵⁾	100,000	3.08 %	3,125	January 9, 2019	100,000
Term Loan B ⁽⁶⁾	100,000	3.15 %	2,641	March 1, 2023	100,000
Unsecured Notes Payable / Weighted Average ⁽⁷⁾	\$ 550,000	3.82%	\$ 20,776		\$ 550,000
Unsecured Line of Credit ⁽⁸⁾	\$ 20,000	1.75%			

Notes:

- (1) Interest only.
- (2) Principal payments based on a 30-year amortization schedule.
- (3) The Secured Notes Payable total does not include the unamortized fair value adjustment of \$3.5 million and debt issuance costs, net of \$0.7 million.
- (4) \$150 million of 4.04% Senior Guaranteed Notes, Series A, due October 31, 2021. Net of the settlement of the forward-starting interest rate swap, the fixed interest rate in accordance with GAAP for the Series A Notes is approximately 3.88% per annum, through maturity.
- (5) Term Loan A matures on January 9, 2019 and we have two 12-month options remaining to extend its maturity to 2019. Term Loan A accrues interest at a variable rate, which we fixed as part of an interest rate swap for an all-in interest rate of 3.08%, subject to adjustments based on our consolidated leverage ratio.
- (6) Term Loan B matures on March 1, 2023. Term Loan B accrues interest at a variable rate, which we fixed as part of an interest rate swap for an all-in interest rate of 3.15%, subject to adjustments based on our consolidated leverage ratio.
- (7) The Unsecured Notes Payable total does not include debt issuance costs, net of \$4.1 million.
- (8) The unsecured revolving line of credit (the "Revolver Loan") has a capacity of \$250 million plus an accordion feature that may allow us to increase the availability thereunder up to an additional \$250 million, subject to meeting specified requirements and obtaining additional commitments from lenders. The Revolver Loan initially matures on January 9, 2018 and we have two six-month options to extend its maturity to January 9, 2019. The Revolver Loan currently accrues interest at LIBOR, plus a spread which ranges from 1.35%-1.95%, based on our consolidated leverage ratio.

MARKET CAPITALIZATION

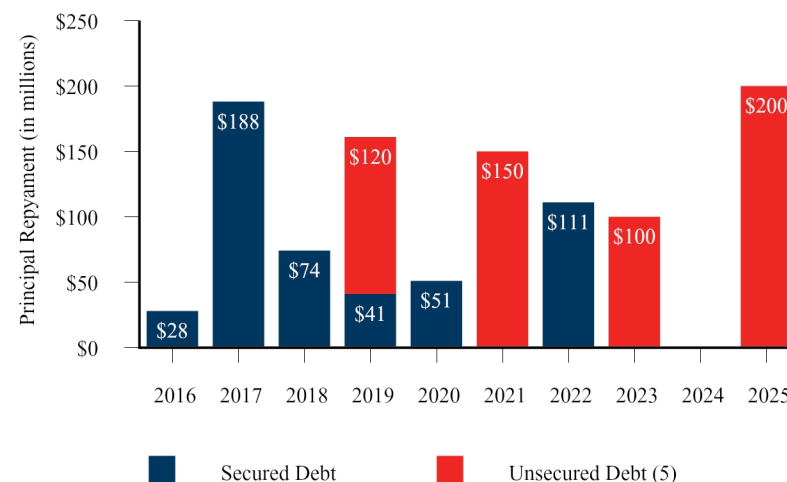
(Unaudited, amounts in thousands, except per share data)

Market data	March 31, 2016
Common shares outstanding	45,407
Common units outstanding	17,900
Common shares and common units outstanding	63,307
Market price per common share	\$ 39.92
Equity market capitalization	\$ 2,527,215
Total debt	\$ 1,069,063
Total market capitalization	\$ 3,596,278
Less: Cash on hand	\$ (44,007)
Total enterprise value	\$ 3,552,271
Total assets, gross	\$ 2,403,902
Total unencumbered assets, gross	\$ 1,621,339
Total debt/Total capitalization	29.7%
Total debt/Total enterprise value	30.1%
Net debt/Total enterprise value ⁽¹⁾	28.9%
Total debt/Total assets, gross	44.5%
Net debt/Total assets, gross ⁽¹⁾	42.6%
Total unencumbered assets, gross/Unsecured debt	284.4%
Total debt/EBITDA ⁽²⁾⁽³⁾	6.5x
Net debt/EBITDA ⁽¹⁾⁽²⁾⁽³⁾	6.2x
Interest coverage ratio ⁽⁴⁾	3.4x
Fixed charge coverage ratio ⁽⁴⁾	3.4x

Notes:

- (1) Net debt is equal to total debt less cash on hand.
- (2) See Glossary of Terms for discussion of EBITDA.
- (3) As used here, EBITDA represents the actual for the three months ended March 31, 2016 annualized.
- (4) Calculated as EBITDA divided by interest on borrowed funds, including capitalized interest and excluding debt fair value adjustments and loan fee amortization.
- (5) Assumes the exercise of the two 12-month options remaining to extend the maturity of the unsecured term loan.

Debt Maturity Schedule
as of March 31, 2016



Weighted Average Fixed Interest Rate	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
	6.1%	5.6%	6.1%	3.8%	6.0%	3.9%	4.0%	3.2%	—%	4.5%

Total Weighted Average Fixed Interest Rate: 4.6%

Weighted Average Term to Maturity: 4.9 years

Credit Ratings

Rating Agency	Rating	Outlook
Fitch	BBB	Stable
Moody's	Baa3	Stable
Standard & Poors	BBB-	Stable

SUMMARY OF DEVELOPMENT OPPORTUNITIES

Our portfolio has numerous potential opportunities to create future shareholder value. These opportunities could be subject to government approvals, lender consents, tenant consents, market conditions, availability of debt and/or equity financing, etc. Many of these opportunities are in their preliminary stages and may not ultimately come to fruition. This schedule will update as we modify various assumptions and markets conditions change. Square footages and units set forth below are estimates only and ultimately may differ materially from actual square footages and units.

<u>In-Process Development Projects</u>			Project Costs (in thousands) ⁽²⁾						
Property	Location	Start Date	Estimated Completion Date	Estimated Stabilization Date ⁽¹⁾	Estimated Rentable Square Feet	Three Months Ended March 31, 2016	Cost Incurred to Date	Total Estimated Investment	Estimated Stabilized Yield ⁽³⁾
<u>Office Property:</u>									
Torrey Point (previously Sorrento Pointe)	San Diego, CA	2015	2017	2018	88,000	\$4,888	\$16,947	\$52,500	7.5% - 8.6%

<u>Development/Redevelopment Pipeline</u>				
Property	Property Type	Location	Estimated Rentable Square Feet	Multifamily Units
Solana Beach Corporate Centre (Building 5)	Retail	Solana Beach, CA	10,000	N/A
Lomas Santa Fe Plaza	Retail	Solana Beach, CA	45,000	N/A
Solana Beach - Highway 101 ⁽⁴⁾	Mixed Use	Solana Beach, CA	48,000	36
Lloyd District Portfolio - multiple phases ⁽⁵⁾	Mixed Use	Portland, OR	TBD	TBD

Notes:

- (1) Based on management's estimation of stabilized occupancy (90%).
- (2) For all properties, project costs exclude capitalized interest cost which is calculated in accordance with Accounting Standards Codification 835-20-50-1.
- (3) The estimated stabilized yield is calculated based on total estimated project costs, as defined above, when the project has reached stabilized occupancy.
- (4) Represents commercial portion of development opportunity for Solana Beach - Highway 101.
- (5) The Lloyd District Portfolio was acquired in 2011 consisting of approximately 600,000 rentable square feet on more than 16 acres located in the Lloyd District of Portland, Oregon. The portion of the property that has been designated for additional development to include a high density, transit oriented, mixed-use urban village, with the potential to be in excess of approximately three million square feet. The entitlement for such development opportunity allows a 12:1 Floor Area Ratio with a 250 foot height limit and provides for retail, office and/or multifamily development. Additional development plans are in the early stages and will continue to progress as demand and economic conditions allow.

PORTFOLIO DATA

PROPERTY REPORT

As of March 31, 2016

Retail and Office Portfolios

Property	Location	Year Built/ Renovated	Number of Buildings	Net Rentable Square Feet ⁽¹⁾	Percentage Leased ⁽²⁾	Annualized Base Rent ⁽³⁾	Annualized Base Rent per Leased Square Foot ⁽⁴⁾	Retail Anchor Tenant(s) ⁽⁵⁾	Other Principal Retail Tenants ⁽⁶⁾
Retail Properties									
Carmel Country Plaza	San Diego, CA	1991	9	78,098	96.2%	\$ 3,643,622	\$48.50		Sharp Healthcare, San Diego County Credit Union
Carmel Mountain Plaza ⁽⁷⁾	San Diego, CA	1994/2014	15	528,416	98.6	12,376,567	23.75	Sears	Sports Authority, Saks Fifth Avenue Off 5th
South Bay Marketplace ⁽⁷⁾	San Diego, CA	1997	9	132,877	100.0	2,265,539	17.05		Ross Dress for Less, Grocery Outlet
Lomas Santa Fe Plaza	Solana Beach, CA	1972/1997	9	209,569	94.1	5,287,219	26.81		Vons, Home Goods
Solana Beach Towne Centre	Solana Beach, CA	1973/2000/2004	12	246,730	97.5	6,033,489	25.08		Dixieline Probuild, Marshalls
Del Monte Center ⁽⁷⁾	Monterey, CA	1967/1984/2006	16	675,678	98.1	10,170,658	15.34	Macy's, KLA Monterrey	Century Theatres, Macy's Furniture Gallery
Geary Marketplace	Walnut Creek, CA	2012	3	35,156	100.0	1,196,322	34.03		Sprouts Farmer Market, Freebirds Wild Burrito
The Shops at Kalakaua	Honolulu, HI	1971/2006	3	11,671	100.0	1,886,844	161.67		Hawaii Beachware & Fashion, Diesel U.S.A. Inc.
Waialele Center	Waipahu, HI	1993/2008	9	537,637	100.0	17,209,804	32.01	Lowe's, Kmart, Sports Authority	UFC Gym, Old Navy
Alamo Quarry Market ⁽⁷⁾	San Antonio, TX	1997/1999	16	589,362	99.9	13,782,314	23.41	Regal Cinemas	Bed Bath & Beyond, Whole Foods Market
Subtotal/Weighted Average Retail Portfolio			<u>101</u>	<u>3,045,194</u>	<u>98.6%</u>	<u>\$ 73,852,378</u>	<u>\$24.60</u>		
Office Properties									
Torrey Reserve Campus	San Diego, CA	1996-2000/2014 -present	12	493,435	89.5%	\$ 16,931,969	\$38.34		
Solana Beach Corporate Centre	Solana Beach, CA	1982/2005	4	212,215	96.4	7,192,663	35.16		
The Landmark at One Market ⁽⁸⁾	San Francisco, CA	1917/2000	1	419,371	100.0	23,691,934	56.49		
One Beach Street	San Francisco, CA	1924/1972/1987 /1992	1	97,614	100.0	3,931,890	40.28		
First & Main	Portland, OR	2010	1	360,641	98.7	10,260,109	28.82		
Lloyd District Portfolio	Portland, OR	1940-2011/ present	6	580,545	74.5	9,926,294	22.95		
City Center Bellevue	Bellevue, WA	1987	1	494,753	96.3	17,137,461	35.97		
Subtotal/Weighted Average Office Portfolio			<u>26</u>	<u>2,658,574</u>	<u>91.3%</u>	<u>\$ 89,072,320</u>	<u>\$36.70</u>		
Total/Weighted Average Retail and Office Portfolio			<u>127</u>	<u>5,703,768</u>	<u>95.2%</u>	<u>\$ 162,924,698</u>	<u>\$30.00</u>		

PROPERTY REPORT (CONTINUED)

As of March 31, 2016

Property	Location	Year Built/ Renovated	Number of Buildings	Units	Percentage Leased ⁽²⁾	Annualized Base Rent ⁽³⁾	Average Monthly Base Rent per Leased Unit ⁽⁴⁾
Loma Palisades	San Diego, CA	1958/2001-2008	80	548	98.2%	\$ 12,025,824	\$ 1,862
Imperial Beach Gardens	Imperial Beach, CA	1959/2008	26	160	96.3	3,247,692	\$ 1,756
Mariner's Point	Imperial Beach, CA	1986	8	88	96.6	1,505,940	\$ 1,476
Santa Fe Park RV Resort ⁽⁹⁾	San Diego, CA	1971/2007-2008	1	126	89.0	1,300,452	\$ 966
Hassalo on Eighth - Velomor	Portland, OR	2015	1	177	85.3	2,717,028	\$ 1,500
Hassalo on Eighth - Aster Tower	Portland, OR	2015	1	337	44.8	2,450,700	\$ 1,353
Hassalo on Eighth - Elwood	Portland, OR	2015	1	143	43.4	969,336	\$ 1,302
Total/Weighted Average Multifamily Portfolio			118	1,579	79.4%	\$ 24,216,972	\$ 1,610

Mixed-Use Portfolio

Retail Portion	Location	Year Built/ Renovated	Number of Buildings	Net Rentable Square Feet ⁽¹⁾	Percentage Leased ⁽²⁾	Annualized Base Rent ⁽³⁾	Annualized Base Rent per Leased Square Foot ⁽⁴⁾	Retail Anchor Tenant(s) ⁽⁵⁾	Other Principal Retail Tenants ⁽⁶⁾
Waikiki Beach Walk - Retail	Honolulu, HI	2006	3	96,707	97.8%	\$ 10,709,209	\$ 113.23		Yard House, Roy's

Hotel Portion	Location	Year Built/ Renovated	Number of Buildings	Units	Average Occupancy ⁽¹⁰⁾	Average Daily Rate ⁽¹⁰⁾	Annualized Revenue per Available Room ⁽¹⁰⁾
Waikiki Beach Walk - Embassy Suites™	Honolulu, HI	2008/2014	2	369	87.0%	\$ 322.49	\$ 280.49

Notes:

- The net rentable square feet for each of our retail properties and the retail portion of our mixed-use property is the sum of (1) the square footages of existing leases, plus (2) for available space, the field-verified square footage. The net rentable square feet for each of our office properties is the sum of (1) the square footages of existing leases, plus (2) for available space, management's estimate of net rentable square feet based, in part, on past leases. The net rentable square feet included in such office leases is generally determined consistently with the Building Owners and Managers Association, or BOMA, 1996 measurement guidelines. Net rentable square footage may be adjusted from the prior periods to reflect re-measurement of leased space at the properties.
- Percentage leased for each of our retail and office properties and the retail portion of the mixed-use property includes square footage under leases as of March 31, 2016, including leases which may not have commenced as of March 31, 2016. Percentage leased for our multifamily properties includes total units rented as of March 31, 2016.
- Annualized base rent is calculated by multiplying base rental payments (defined as cash base rents (before abatements)) for the month ended March 31, 2016 by 12. In the case of triple net or modified gross leases, annualized base rent does not include tenant reimbursements for real estate taxes, insurance, common area or other operating expenses.
- Annualized base rent per leased square foot is calculated by dividing annualized base rent, by square footage under lease as of March 31, 2016. Annualized base rent per leased unit is calculated by dividing annualized base rent by units under lease as of March 31, 2016.
- Retail anchor tenants are defined as retail tenants leasing 50,000 square feet or more.
- Other principal retail tenants are defined as the two tenants leasing the most square footage, excluding anchor tenants.
- Net rentable square feet at certain of our retail properties includes pad sites leased pursuant to the ground leases in the following table:

Property	Number of Ground Leases	Square Footage Leased Pursuant to Ground Leases	Aggregate Annualized Base Rent
Carmel Mountain Plaza	6	125,477	\$ 1,193,816
South Bay Marketplace	1	2,824	\$ 91,320
Del Monte Center	2	295,100	\$ 201,291
Alamo Quarry Market	4	31,994	\$ 470,075

- This property contains 419,371 net rentable square feet consisting of The Landmark at One Market (375,151 net rentable square feet) as well as a separate long-term leasehold interest in approximately 44,220 net rentable square feet of space located in an adjacent six-story leasehold known as the Annex. We currently lease the Annex from an affiliate of the Paramount Group pursuant to a long-term master lease effective through June 30, 2021, which we have the option to extend until 2031 pursuant to two five-year extension options.
- The Santa Fe Park RV Resort is subject to seasonal variation, with higher rates of occupancy occurring during the summer months. During the 12 months ended March 31, 2016, the highest average monthly occupancy rate for this property was 98%, occurring in July 2015. The number of units at the Santa Fe Park RV Resort includes 122 RV spaces and four apartments.
- Average occupancy represents the percentage of available units that were sold during the three months ended March 31, 2016, and is calculated by dividing the number of units sold by the product of the total number of units and the total number of days in the period. Average daily rate represents the average rate paid for the units sold and is calculated by dividing the total room revenue (i.e., excluding food and beverage revenues or other hotel operations revenues such as telephone, parking and other guest services) for the three months ended March 31, 2016 by the number of units sold. Revenue per available room, or RevPAR, represents the total unit revenue per total available units for the three months ended March 31, 2016 and is calculated by multiplying average occupancy by the average daily rate. RevPAR does not include food and beverage revenues or other hotel operations revenues such as telephone, parking and other guest services.

RETAIL LEASING SUMMARY

As of March 31, 2016

Total Lease Summary - Comparable ⁽¹⁾

Quarter	Number of Leases Signed	% of Comparable Leases Signed	Net Rentable Square Feet Signed	Contractual Rent Per Sq. Ft. ⁽²⁾	Prior Rent Per Sq. Ft. ⁽³⁾	Annual Change in Rent	Cash Basis % Change Over Prior Rent	Straight-Line Basis % Change Over Prior Rent	Weighted Average Lease Term ⁽⁴⁾	Tenant Improvements & Incentives	Tenant Improvements & Incentives Per Sq. Ft.
1st Quarter 2016	16	100%	81,056	\$34.54	\$33.82	\$ 58,295	2.1%	9.1%	4.9	\$ 7,000	\$0.09
4th Quarter 2015	13	100%	78,994	\$23.57	\$22.69	\$ 69,119	3.9%	20.2%	7.9	\$ 370,000	\$4.68
3rd Quarter 2015	18	100%	57,546	\$32.46	\$26.55	\$ 340,390	22.3%	29.2%	6.8	\$ 143,000	\$2.48
2nd Quarter 2015	18	100%	68,629	\$34.19	\$28.55	\$ 387,154	19.8%	17.5%	4.3	\$ 154,612	\$2.25
Total 12 months	65	100%	286,225	\$31.01	\$28.02	\$ 854,958	10.7%	17.5%	6.0	\$ 674,612	\$2.36

New Lease Summary - Comparable ⁽¹⁾

Quarter	Number of Leases Signed	% of Comparable Leases Signed	Net Rentable Square Feet Signed	Contractual Rent Per Sq. Ft. ⁽²⁾	Prior Rent Per Sq. Ft. ⁽³⁾	Annual Change in Rent	Cash Basis % Change Over Prior Rent	Straight-Line Basis % Change Over Prior Rent	Weighted Average Lease Term ⁽⁴⁾	Tenant Improvements & Incentives	Tenant Improvements & Incentives Per Sq. Ft.
1st Quarter 2016	—	—%	—	\$0.00	\$0.00	\$ —	—%	—%	—	\$ —	\$0.00
4th Quarter 2015	1	8%	12,256	\$14.25	\$11.75	\$ 30,666	21.3%	57.7%	10.4	\$ 85,792	\$7.00
3rd Quarter 2015	2	11%	2,400	\$48.00	\$43.56	\$ 10,660	10.2%	29.1%	3.7	\$ 122,000	\$50.83
2nd Quarter 2015	6	33%	6,801	\$50.06	\$40.71	\$ 63,586	23.0%	33.6%	4.4	\$ 90,612	\$13.32
Total 12 months	9	14%	21,457	\$29.38	\$24.49	\$ 104,912	20.0%	39.6%	7.7	\$ 298,404	\$13.91

Renewal Lease Summary - Comparable ⁽¹⁾⁽⁵⁾

Quarter	Number of Leases Signed	% of Comparable Leases Signed	Net Rentable Square Feet Signed	Contractual Rent Per Sq. Ft. ⁽²⁾	Prior Rent Per Sq. Ft. ⁽³⁾	Annual Change in Rent	Cash Basis % Change Over Prior Rent	Straight-Line Basis % Change Over Prior Rent	Weighted Average Lease Term ⁽⁴⁾	Tenant Improvements & Incentives	Tenant Improvements & Incentives Per Sq. Ft.
1st Quarter 2016	16	100%	81,056	\$34.54	\$33.82	\$ 58,295	2.1%	9.1%	4.9	\$ 7,000	\$0.09
4th Quarter 2015	12	92%	66,738	\$25.28	\$24.70	\$ 38,453	2.3%	16.8%	7.4	\$ 284,208	\$4.26
3rd Quarter 2015	16	89%	55,146	\$31.78	\$25.81	\$ 329,730	23.2%	29.2%	7.0	\$ 21,000	\$0.38
2nd Quarter 2015	12	67%	61,828	\$32.44	\$27.21	\$ 323,568	19.2%	14.9%	4.3	\$ 64,000	\$1.04
Total 12 months	56	86%	264,768	\$31.14	\$28.31	\$ 750,046	10.0%	16.0%	5.8	\$ 376,208	\$1.42

Total Lease Summary - Comparable and Non-Comparable ⁽¹⁾

Quarter	Number of Leases Signed	Net Rentable Square Feet Signed	Contractual Rent Per Sq. Ft. ⁽²⁾	Weighted Average Lease Term ⁽⁴⁾	Tenant Improvements & Incentives	Tenant Improvements & Incentives Per Sq. Ft.
1st Quarter 2016	19	99,198	\$33.95	5.8	\$ 1,563,910	\$15.77
4th Quarter 2015	21	90,943	\$24.65	7.7	\$ 2,078,755	\$22.86
3rd Quarter 2015	22	69,835	\$29.89	6.1	\$ 2,518,200	\$36.06
2nd Quarter 2015	20	72,715	\$33.50	4.3	\$ 156,612	\$2.15
Total 12 months	82	332,691	\$30.46	6.1	\$ 6,317,477	\$18.99

Notes:

- (1) Comparable leases represent those leases signed on spaces for which there was a previous lease, including leases signed for the retail portion of our mixed-use property.
- (2) Contractual rent represents contractual minimum rent under the new lease for the first twelve months of the term.
- (3) Prior rent represents the minimum rent paid under the previous lease in the final twelve months of the term.
- (4) Weighted average is calculated on the basis of square footage.
- (5) Excludes renewals at fixed contractual rates specified in the lease.

OFFICE LEASING SUMMARY

As of March 31, 2016

Total Lease Summary - Comparable ⁽¹⁾

Quarter	Number of Leases Signed	% of Comparable Leases Signed	Net Rentable Square Feet Signed	Contractual Rent Per Sq. Ft. ⁽²⁾	Prior Rent Per Sq. Ft. ⁽³⁾	Annual Change in Rent	Cash Basis % Change Over Prior Rent	Straight-Line Basis % Change Over Prior Rent	Weighted Average Lease Term ⁽⁴⁾	Tenant Improvements & Incentives	Tenant Improvements & Incentives Per Sq. Ft.
1st Quarter 2016	19	100%	52,050	\$41.38	\$37.87	\$ 182,885	9.3%	17.6%	4.3	\$ 677,219	\$13.01
4th Quarter 2015	15	100%	92,002	\$36.91	\$35.37	\$ 141,780	4.4%	10.6%	3.7	\$ 974,621	\$10.59
3rd Quarter 2015	15	100%	55,312	\$35.10	\$32.97	\$ 117,556	6.4%	16.2%	3.8	\$ 917,808	\$16.59
2nd Quarter 2015	16	100%	129,173	\$60.13	\$42.93	\$ 2,222,587	40.1%	50.0%	3.7	\$ 1,263,855	\$9.78
Total 12 months	65	100%	328,537	\$46.44	\$38.33	\$ 2,664,808	21.2%	29.7%	3.8	\$ 3,833,503	\$11.67

New Lease Summary - Comparable ⁽¹⁾

Quarter	Number of Leases Signed	% of Comparable Leases Signed	Net Rentable Square Feet Signed	Contractual Rent Per Sq. Ft. ⁽²⁾	Prior Rent Per Sq. Ft. ⁽³⁾	Annual Change in Rent	Cash Basis % Change Over Prior Rent	Straight-Line Basis % Change Over Prior Rent	Weighted Average Lease Term ⁽⁴⁾	Tenant Improvements & Incentives	Tenant Improvements & Incentives Per Sq. Ft.
1st Quarter 2016	5	26%	14,680	\$40.22	\$37.29	\$ 43,038	7.9%	19.8%	5.5	\$ 388,840	\$26.49
4th Quarter 2015	5	33%	15,647	\$40.09	\$32.27	\$ 122,337	24.2%	31.0%	4.1	\$ 345,044	\$22.05
3rd Quarter 2015	4	27%	16,491	\$32.70	\$29.47	\$ 53,271	11.0%	34.4%	4.5	\$ 735,133	\$44.58
2nd Quarter 2015	6	38%	35,716	\$40.87	\$39.87	\$ 35,791	2.5%	21.1%	6.0	\$ 636,997	\$17.84
Total 12 months	20	31%	82,534	\$38.97	\$35.89	\$ 254,437	8.6%	24.8%	5.3	\$ 2,106,014	\$25.52

Renewal Lease Summary - Comparable ⁽¹⁾⁽⁵⁾

Quarter	Number of Leases Signed	% of Comparable Leases Signed	Net Rentable Square Feet Signed	Contractual Rent Per Sq. Ft. ⁽²⁾	Prior Rent Per Sq. Ft. ⁽³⁾	Annual Change in Rent	Cash Basis % Change Over Prior Rent	Straight-Line Basis % Change Over Prior Rent	Weighted Average Lease Term ⁽⁴⁾	Tenant Improvements & Incentives	Tenant Improvements & Incentives Per Sq. Ft.
1st Quarter 2016	14	74%	37,370	\$41.84	\$38.10	\$ 139,847	9.8%	16.8%	3.8	\$ 288,379	\$7.72
4th Quarter 2015	10	67%	76,355	\$36.26	\$36.01	\$ 19,443	0.7%	6.6%	3.6	\$ 629,577	\$8.25
3rd Quarter 2015	11	73%	38,821	\$36.11	\$34.46	\$ 64,285	4.8%	10.1%	3.5	\$ 182,675	\$4.71
2nd Quarter 2015	10	63%	93,457	\$67.49	\$44.09	\$ 2,186,796	53.1%	59.5%	2.8	\$ 626,858	\$6.71
Total 12 months	45	69%	246,003	\$48.95	\$39.15	\$ 2,410,371	25.0%	31.2%	3.3	\$ 1,727,489	\$7.03

Total Lease Summary - Comparable and Non-Comparable

Quarter	Number of Leases Signed	Net Rentable Square Feet Signed	Contractual Rent Per Sq. Ft. ⁽²⁾	Weighted Average Lease Term ⁽⁴⁾	Tenant Improvements & Incentives	Tenant Improvements & Incentives Per Sq. Ft.
1st Quarter 2016	25	72,802	\$41.06	4.9	\$ 1,484,597	\$20.39
4th Quarter 2015	19	103,220	\$36.83	3.8	\$ 1,265,802	\$12.26
3rd Quarter 2015	23	84,573	\$34.65	5.5	\$ 2,126,512	\$25.14
2nd Quarter 2015	22	153,839	\$55.93	4.0	\$ 2,321,713	\$15.09
Total 12 months	89	414,434	\$44.22	4.4	\$ 7,198,624	\$17.37

Notes:

- (1) Comparable leases represent those leases signed on spaces for which there was a previous lease.
- (2) Contractual rent represents contractual minimum rent under the new lease for the first twelve months of the term.
- (3) Prior rent represents the minimum rent paid under the previous lease in the final twelve months of the term.
- (4) Weighted average is calculated on the basis of square footage.
- (5) Excludes renewals at fixed contractual rates specified in the lease.

MULTIFAMILY LEASING SUMMARY

As of March 31, 2016

Lease Summary - Loma Palisades

Quarter	Number of Leased Units	Percentage leased ⁽¹⁾	Annualized Base Rent ⁽²⁾	Average Monthly Base Rent per Leased Unit ⁽³⁾
1st Quarter 2016	538	98.2%	\$12,025,824	\$1,862
4th Quarter 2015	523	95.4%	\$11,778,588	\$1,878
3rd Quarter 2015	526	96.0%	\$11,654,256	\$1,846
2nd Quarter 2015	530	96.7%	\$11,236,224	\$1,767

Lease Summary - Imperial Beach Gardens

Quarter	Number of Leased Units	Percentage leased ⁽¹⁾	Annualized Base Rent ⁽²⁾	Average Monthly Base Rent per Leased Unit ⁽³⁾
1st Quarter 2016	154	96.3%	\$3,247,692	\$1,756
4th Quarter 2015	151	94.4%	\$2,994,060	\$1,652
3rd Quarter 2015	157	98.1%	\$3,050,376	\$1,620
2nd Quarter 2015	152	95.0%	\$2,957,808	\$1,622

Lease Summary - Mariner's Point

Quarter	Number of Leased Units	Percentage leased ⁽¹⁾	Annualized Base Rent ⁽²⁾	Average Monthly Base Rent per Leased Unit ⁽³⁾
1st Quarter 2016	85	96.6%	\$1,505,940	\$1,476
4th Quarter 2015	86	97.7%	\$1,426,332	\$1,382
3rd Quarter 2015	87	98.9%	\$1,420,908	\$1,361
2nd Quarter 2015	85	96.6%	\$1,403,760	\$1,376

Lease Summary - Santa Fe Park RV Resort

Quarter	Number of Leased Units	Percentage leased ⁽¹⁾	Annualized Base Rent ⁽²⁾	Average Monthly Base Rent per Leased Unit ⁽³⁾
1st Quarter 2016	112	89.0%	\$1,300,452	\$966
4th Quarter 2015	121	96.0%	\$1,111,080	\$765
3rd Quarter 2015	93	74.0%	\$966,720	\$864
2nd Quarter 2015	115	91.0%	\$1,312,308	\$954

MULTIFAMILY LEASING SUMMARY (CONTINUED)

As of March 31, 2016

Lease Summary - Hassalo on Eighth - Velomor ⁽⁴⁾

Quarter	Number of Leased Units	Percentage leased ⁽¹⁾	Annualized Base Rent ⁽²⁾	Average Monthly Base Rent per Leased Unit ⁽³⁾
1st Quarter 2016	151	85.3%	\$2,717,028	\$1,500
4th Quarter 2015	145	81.9%	\$2,755,404	\$1,584
3rd Quarter 2015	141	79.7%	\$2,427,804	\$1,434

Lease Summary - Hassalo on Eighth - Aster Tower ⁽⁵⁾

Quarter	Number of Leased Units	Percentage leased ⁽¹⁾	Annualized Base Rent ⁽²⁾	Average Monthly Base Rent per Leased Unit ⁽³⁾
1st Quarter 2016	151	44.8%	\$2,450,700	\$1,353
4th Quarter 2015	98	29.1%	\$1,702,260	\$1,447

Lease Summary - Hassalo on Eighth - Elwood ⁽⁵⁾

Quarter	Number of Leased Units	Percentage leased ⁽¹⁾	Annualized Base Rent ⁽²⁾	Average Monthly Base Rent per Leased Unit ⁽³⁾
1st Quarter 2016	62	43.4%	\$969,336	\$1,302
4th Quarter 2015	35	24.5%	\$550,452	\$1,309

Total Multifamily Lease Summary

Quarter	Number of Leased Units	Percentage leased ⁽¹⁾	Annualized Base Rent ⁽²⁾	Average Monthly Base Rent per Leased Unit ⁽³⁾
1st Quarter 2016	1,253	79.4%	\$24,216,972	\$1,610
4th Quarter 2015	1,159	73.4%	\$22,318,176	\$1,605
3rd Quarter 2015	1,004	91.4%	\$19,520,064	\$1,619
2nd Quarter 2015	882	95.7%	\$16,910,100	\$1,597

Notes:

- (1) Percentage leased for our multifamily properties includes total units rented as of each respective quarter end date.
- (2) Annualized base rent is calculated by multiplying base rental payments (defined as cash base rents (before abatements)) as of each respective quarter end date.
- (3) Annualized base rent per leased unit is calculated by dividing annualized base rent, by units under lease as of each respective quarter end date.
- (4) The Velomor building at Hassalo on Eighth was placed into operations and available for occupancy in July 2015.
- (5) The Aster Tower and Elwood buildings were placed into operations and available for occupancy in October 2015.

MIXED-USE LEASING SUMMARY

As of March 31, 2016

Lease Summary - Retail Portion

Quarter	Number of Leased Square Feet	Percentage leased ⁽¹⁾	Annualized Base Rent ⁽²⁾	Annualized base Rent per Leased Square Foot ⁽³⁾
1st Quarter 2016	94,601	97.8%	\$10,709,209	\$113
4th Quarter 2015	96,707	100.0%	\$10,902,402	\$113
3rd Quarter 2015	96,707	100.0%	\$10,877,523	\$112
2nd Quarter 2015	96,707	100.0%	\$10,837,220	\$112

Lease Summary - Hotel Portion

Quarter	Number of Leased Units	Average Occupancy ⁽⁴⁾	Average Daily Rate ⁽⁴⁾	Annualized Revenue per Available Room ⁽⁴⁾
1st Quarter 2016	321	87.0%	\$322	\$280
4th Quarter 2015	330	89.5%	\$318	\$285
3rd Quarter 2015	339	91.8%	\$346	\$318
2nd Quarter 2015	324	87.8%	\$296	\$260

Notes:

- (1) Percentage leased for mixed-use property includes square footage under leases as of March 31, 2016, including leases which may not have commenced as of March 31, 2016.
- (2) Annualized base rent is calculated by multiplying base rental payments (defined as cash base rents (before abatements)) for the month ended March 31, 2016 by 12. In the case of triple net or modified gross leases, annualized base rent does not include tenant reimbursements for real estate taxes, insurance, common area or other operating expenses.
- (3) Annualized base rent per leased square foot is calculated by dividing annualized base rent, by square footage under lease as of March 31, 2016.
- (4) Average occupancy represents the percentage of available units that were sold during the three months ended March 31, 2016, and is calculated by dividing the number of units sold by the product of the total number of units and the total number of days in the period. Average daily rate represents the average rate paid for the units sold and is calculated by dividing the total room revenue (i.e., excluding food and beverage revenues or other hotel operations revenues such as telephone, parking and other guest services) for each respective quarter period by the number of units sold. Revenue per available room, or RevPAR, represents the total unit revenue per total available units for each respective quarter period and is calculated by multiplying average occupancy by the average daily rate. RevPAR does not include food and beverage revenues or other hotel operations revenues such as telephone, parking and other guest services.

LEASE EXPIRATIONS

As of March 31, 2016

Assumes no exercise of lease options

Year	Office				Retail				Mixed-Use (Retail Portion Only)				Total		
	Expiring Sq. Ft.	% of Office Sq. Ft.	% of Total Sq. Ft.	Annualized Base Rent Per Sq. Ft. ⁽¹⁾	Expiring Sq. Ft.	% of Retail Sq. Ft.	% of Total Sq. Ft.	Annualized Base Rent Per Sq. Ft. ⁽¹⁾	Expiring Sq. Ft.	Mixed-Use Sq. Ft.	% of Total Sq. Ft.	% of Annualized Base Rent Per Sq. Ft. ⁽¹⁾	Expiring Sq. Ft.	Total Sq. Ft.	% of Annualized Base Rent Per Sq. Ft. ⁽¹⁾
Month to Month	14,180	0.5%	0.2%	\$3.06	11,401	0.4%	0.2%	\$31.38	1,690	1.7%	—%	—	27,271	0.5%	\$14.71
2016	190,170	7.2	3.3	\$31.66	89,902	3.0	1.5	\$34.67	9,237	9.6	0.2	\$136.10	289,309	5.0	\$35.93
2017	379,290	14.3	6.5	\$38.01	339,466	11.1	5.9	\$26.35	9,967	10.3	0.2	\$167.07	728,723	12.6	\$34.34
2018	292,423	11.0	5.0	\$48.70	1,029,244	33.8	17.7	\$20.26	12,739	13.2	0.2	\$133.37	1,334,406	23.0	\$27.57
2019	300,504	11.3	5.2	\$41.67	348,461	11.4	6.0	\$28.29	19,801	20.5	0.3	\$113.72	668,766	11.5	\$36.83
2020	348,500	13.1	6.0	\$40.26	265,687	8.7	4.6	\$21.21	19,337	20.0	0.3	\$75.81	633,524	10.9	\$33.36
2021	250,912	9.4	4.3	\$41.79	126,565	4.2	2.2	\$42.00	10,366	10.7	0.2	\$292.98	387,843	6.7	\$48.57
2022	26,231	1.0	0.5	\$31.69	174,454	5.7	3.0	\$32.45	11,464	11.9	0.2	\$76.72	212,149	3.7	\$34.75
2023	131,684	5.0	2.3	\$31.38	63,827	2.1	1.1	\$23.77	—	—	—	—	195,511	3.4	\$28.90
2024	136,841	5.1	2.4	\$32.88	241,687	7.9	4.2	\$24.20	—	—	—	—	378,528	6.5	\$27.34
2025	210,280	7.9	3.6	\$29.09	162,586	5.3	2.8	\$22.94	—	—	—	—	372,866	6.4	\$26.41
Thereafter	67,009 ⁽²⁾	2.5	1.2	\$25.84	137,376	4.5	2.4	\$21.94	—	—	—	—	204,385	3.5	\$23.22
Signed Leases Not Commenced	80,156	3.0	1.4	—	11,747	0.4	0.2	—	—	—	—	—	91,903	1.6	—
Available	230,394	8.7	4.0	—	42,791	1.4	0.7	—	2,106	2.2	—	—	275,291	4.7	—
Total ⁽³⁾	<u>2,658,574</u>	<u>100.0%</u>	45.8%	\$33.50	<u>3,045,194</u>	<u>100.0%</u>	52.5%	\$24.25	<u>96,707</u>	<u>100.0%</u>	1.7%	\$126.73	<u>5,800,475</u>	<u>100.0%</u>	\$30.20

Assumes all lease options are exercised

Year	Office				Retail				Mixed-Use (Retail Portion Only)				Total		
	Expiring Sq. Ft.	% of Office Sq. Ft.	% of Total Sq. Ft.	Annualized Base Rent Per Sq. Ft. ⁽¹⁾	Expiring Sq. Ft.	% of Retail Sq. Ft.	% of Total Sq. Ft.	Annualized Base Rent Per Sq. Ft. ⁽¹⁾	Expiring Sq. Ft.	Mixed-Use Sq. Ft.	% of Total Sq. Ft.	% of Annualized Base Rent Per Sq. Ft. ⁽¹⁾	Expiring Sq. Ft.	Total Sq. Ft.	% of Annualized Base Rent Per Sq. Ft. ⁽¹⁾
Month to Month	14,180	0.5%	0.2%	\$3.06	11,401	0.4%	0.2%	\$31.38	1,690	1.7%	—%	—	27,271	0.5%	\$14.71
2016	166,599	6.3	2.9	\$31.75	66,900	2.2	1.2	\$34.38	5,209	5.4	0.1	\$137.26	238,708	4.1	\$34.79
2017	112,505	4.2	1.9	\$39.22	92,181	3.0	1.6	\$34.35	8,927	9.2	0.2	\$162.74	213,613	3.7	\$42.28
2018	68,058	2.6	1.2	\$38.00	68,424	2.2	1.2	\$36.55	12,739	13.2	0.2	\$133.37	149,221	2.6	\$45.48
2019	49,877	1.9	0.9	\$43.28	86,207	2.8	1.5	\$36.51	8,111	8.4	0.1	\$156.99	144,195	2.5	\$45.63
2020	152,805	5.7	2.6	\$36.57	83,259	2.7	1.4	\$28.15	3,015	3.1	0.1	\$284.95	239,079	4.1	\$36.77
2021	137,541	5.2	2.4	\$34.19	83,953	2.8	1.4	\$44.06	14,394	14.9	0.2	\$248.65	235,888	4.1	\$50.79
2022	244,062	9.2	4.2	\$35.79	92,980	3.1	1.6	\$36.81	11,894	12.3	0.2	\$80.46	348,936	6.0	\$37.58
2023	169,682	6.4	2.9	\$44.58	143,410	4.7	2.5	\$32.92	—	—	—	—	313,092	5.4	\$39.24
2024	120,228	4.5	2.1	\$34.03	212,539	7.0	3.7	\$28.62	—	—	—	—	332,767	5.7	\$30.57
2025	154,827	5.8	2.7	\$34.96	99,529	3.3	1.7	\$29.74	—	—	—	—	254,356	4.4	\$32.92
Thereafter	957,660 ⁽²⁾	36.0	16.5	\$40.19	1,949,873	64.0	33.6	\$20.08	28,622	29.6	0.5	\$60.10	2,936,155	50.6	\$27.03
Signed Leases Not Commenced	80,156	3.0	1.4	—	11,747	0.4	0.2	—	—	—	—	—	91,903	1.6	—
Available	230,394	8.7	4.0	—	42,791	1.4	0.7	—	2,106	2.2	—	—	275,291	4.7	—
Total ⁽³⁾	<u>2,658,574</u>	<u>100.0%</u>	45.8%	\$33.50	<u>3,045,194</u>	<u>100.0%</u>	52.5%	\$24.25	<u>96,707</u>	<u>100.0%</u>	1.7%	\$126.73	<u>5,800,475</u>	<u>100.0%</u>	\$30.20

LEASE EXPIRATIONS (CONTINUED)

As of March 31, 2016

Notes:

- (1) Annualized base rent per leased square foot is calculated by dividing (i) annualized base rent for leases expiring during the applicable period, by (ii) square footage under such expiring leases. Annualized base rent is calculated by multiplying (i) base rental payments (defined as cash base rents (before abatements)) for the month ended March 31, 2016 for the leases expiring during the applicable period by (ii) 12 months.
- (2) The expirations include 35,638 square feet currently leased by multiple tenants at Lloyd District Portfolio through various expiration dates, for which The State of Oregon, by and through its Department of Environmental Quality has signed an agreement to lease such space beginning November 1, 2016 through October 31, 2031 with options to extend the lease through October 31, 2041.
- (3) Individual items may not add up to total due to rounding.

PORTFOLIO LEASED STATISTICS

Type	At March 31, 2016			At March 31, 2015		
	Size	Leased ⁽¹⁾	Leased %	Size	Leased ⁽¹⁾	Leased %
Overall Portfolio ⁽²⁾ Statistics						
Retail Properties (square feet)	3,045,194 ⁽³⁾	3,002,403	98.6%	3,075,754	3,030,735	98.5%
Office Properties (square feet)	2,658,574	2,428,180	91.3%	2,660,260	2,465,299	92.7%
Multifamily Properties (units)	1,579	1,253	79.4%	922	889	96.4%
Mixed-Use Properties (square feet)	96,707	94,601	97.8%	96,707	96,707	100.0%
Mixed-Use Properties (units)	369	321 ⁽⁴⁾	87.0%	369	328 ⁽⁴⁾	89.0%
Same-Store ⁽²⁾ Statistics						
Retail Properties (square feet)	3,045,194	3,002,403	98.6%	3,075,754	3,030,735	98.5%
Office Properties (square feet)	1,584,594 ⁽⁵⁾	1,553,991	98.1%	1,584,622 ⁽⁵⁾	1,521,288	96.0%
Multifamily Properties (units)	922 ⁽⁶⁾	889	96.4%	922 ⁽⁶⁾	889	96.4%
Mixed-Use Properties (square feet)	96,707	94,601	97.8%	96,707	96,707	100.0%
Mixed-Use Properties (units)	369	321 ⁽⁴⁾	87.0%	369	328 ⁽⁴⁾	89.0%

Notes:

- (1) Leased square feet includes square feet under lease as of each date, including leases which may not have commenced as of that date. Leased units for our multifamily properties include total units rented as of that date.
- (2) See Glossary of Terms.
- (3) Excludes Rancho Carmel Plaza, which was sold on August 6, 2015.
- (4) Represents average occupancy for the three months ended March 31, 2016 and 2015.
- (5) The same-store portfolio excludes Torrey Reserve Campus and Lloyd District Portfolio due to significant redevelopment activity.
- (6) The same-store portfolio excludes Hassalo on Eighth; the Velomor building was placed into operations and available for occupancy in July 2015 and the Aster Tower and Elwood buildings were placed into operations and available for occupancy in October 2015.

TOP TENANTS - RETAIL

As of March 31, 2016

Tenant	Property(ies)	Lease Expiration	Total Leased Square Feet	Rentable Square Feet as a Percentage of Total Retail	Rentable Square Feet as a Percentage of Total	Annualized Base Rent	Annualized Base Rent as a Percentage of Total Retail	Annualized Base Rent as a Percentage of Total
1 Kmart	Waikele Center	6/30/2018	119,590	3.9%	2.1%	\$ 4,544,420	6.2%	2.6%
2 Lowe's	Waikele Center	5/31/2018	155,000	5.1	2.7	4,460,079	6.0	2.5
3 Sports Authority	Waikele Center, Carmel Mountain Plaza	7/18/2018 11/30/2018	90,722	3.0	1.6	2,133,950	2.9	1.2
4 Nordstrom Rack	Carmel Mountain Plaza, Alamo Quarry Market	9/30/2022 10/31/2022	69,047	2.3	1.2	1,990,316	2.7	1.1
5 Sprouts Farmers Market	Solana Beach Towne Centre, Carmel Mountain Plaza, Geary Marketplace	6/30/2019 3/31/2025 9/30/2032	71,431	2.3	1.2	1,919,436	2.6	1.1
6 Marshalls	Carmel Mountain Plaza, Solana Beach Towne Centre	1/31/2019 1/31/2025	68,055	2.2	1.2	1,258,083	1.7	0.7
7 Old Navy	Waikele Center, Alamo Quarry Market, South Bay Marketplace	7/31/2016 9/30/2017 4/30/2021	59,780	2.0	1.0	*	*	*
8 Vons	Lomas Santa Fe Plaza	12/31/2017	49,895	1.6	0.9	1,216,700	1.6	0.7
9 Regal Cinemas	Alamo Quarry Market	3/31/2018	72,447	2.4	1.2	1,122,929	1.5	0.6
10 Gap	Del Monte Center, Waikele Center, Alamo Quarry Market	9/20/2020 2/28/2022 4/30/2024	36,614	1.2	0.6	982,039	1.3	0.6
Top 10 Retail Tenants Total			792,581	26.0%	13.7%	\$ 19,627,952	26.5%	11.1%

* Data withheld at tenant's request.

TOP TENANTS - OFFICE

As of March 31, 2016

	Tenant	Property	Lease Expiration	Total Leased Square Feet	Rentable Square Feet as a Percentage of Total Office	Rentable Square Feet as a Percentage of Total	Annualized Base Rent	Annualized Base Rent as a Percentage of Total Office	Annualized Base Rent as a Percentage of Total
1	salesforce.com	The Landmark at One Market	6/30/2019 4/30/2020 5/31/2021	254,118	9.6%	4.4%	\$ 13,478,140	15.1%	7.7%
2	Autodesk, Inc.	The Landmark at One Market	12/31/2017 12/31/2018	114,664	4.3	2.0	7,969,801	8.9	4.5
3	Veterans Benefits Administration	First & Main	8/31/2020	93,572	3.5	1.6	3,006,453	3.4	1.7
4	Insurance Company of the West	Torrey Reserve Campus	12/31/2016	81,040	3.0	1.4	2,757,086	3.1	1.6
5	Clearesult Operating, LLC (as successor to Portland Energy Conservation)	First & Main	4/30/2025	101,848	3.8	1.8	2,555,328	2.9	1.5
6	Alliant International University	One Beach Street	10/31/2019	64,161	2.4	1.1	2,303,851	2.6	1.3
7	Caradigm USA LLC	City Center Bellevue	8/14/2017	68,956	2.6	1.2	2,298,303	2.6	1.3
8	Treasury Call Center	First & Main	8/31/2020	63,648	2.4	1.1	2,184,302	2.5	1.2
9	HDR Engineering, Inc.	City Center Bellevue	12/31/2017	56,024	2.1	1.0	2,100,900	2.4	1.2
10	California Bank & Trust	Torrey Reserve Campus	2/29/2024	34,731	1.3	0.6	1,672,878	1.9	1.0
Top 10 Office Tenants Total				932,762	35.0%	16.2%	\$ 40,327,042	45.4%	23.0%

APPENDIX

GLOSSARY OF TERMS

Earnings Before Interest, Taxes, Depreciation, and Amortization (EBITDA): EBITDA is a non-GAAP measure that means net income or loss plus depreciation and amortization, net interest expense, income taxes, gain or loss on sale of real estate and impairments of real estate, if any. EBITDA is presented because it approximates a key performance measure in our debt covenants, but it should not be considered an alternative measure of operating results or cash flow from operations as determined in accordance with GAAP. The reconciliation of net income to EBITDA for the three months ended March 31, 2016 and 2015 is as follows:

	Three Months Ended March 31,	
	2016	2015
Net income	\$ 10,721	\$ 11,379
Depreciation and amortization	17,453	15,107
Interest expense	12,946	11,795
Interest income	(15)	(14)
Income tax expense	87	84
EBITDA	\$ 41,192	\$ 38,351

Funds From Operations (FFO): FFO is a supplemental measure of real estate companies' operating performances. The National Association of Real Estate Investment Trusts (NAREIT) defines FFO as follows: net income, computed in accordance with GAAP plus depreciation and amortization of real estate assets and excluding extraordinary items, gains and losses on sale of real estate and impairment losses. NAREIT developed FFO as a relative measure of performance and liquidity of an equity REIT in order to recognize that the value of income-producing real estate historically has not depreciated on the basis determined under GAAP. However, FFO does not represent cash flows from operating activities in accordance with GAAP (which, unlike FFO, generally reflects all cash effects of transactions and other events in the determination of net income); should not be considered an alternative to net income as an indication of our performance; and is not necessarily indicative of cash flow as a measure of liquidity or ability to pay dividends. We consider FFO a meaningful, additional measure of operating performance primarily because it excludes the assumption that the value of real estate assets diminishes predictably over time, and because industry analysts have accepted it as a performance measure. Comparison of our presentation of FFO to similarly titled measures for other REITs may not necessarily be meaningful due to possible differences in the application of the NAREIT definition used by such REITs.

GLOSSARY OF TERMS (CONTINUED)

Funds Available for Distribution (FAD): FAD is a supplemental measure of our liquidity. We compute FAD by subtracting from FFO As Adjusted tenant improvements, leasing commissions and maintenance capital expenditures, eliminating the net effect of straight-line rents, amortization of above (below) market rents for acquisition properties, the effects of other lease intangibles, adding noncash amortization of deferred financing costs and debt fair value adjustments, adding noncash compensation expense, and adding (subtracting) unrealized losses (gains) on marketable securities. FAD provides an additional perspective on our ability to fund cash needs and make distributions by adjusting FFO for the impact of certain cash and noncash items, as well as adjusting FFO for recurring capital expenditures and leasing costs. However, other REITs may use different methodologies for calculating FAD and, accordingly, our FAD may not be comparable to other REITs.

Net Operating Income (NOI): We define NOI as operating revenues (rental income, tenant reimbursements, lease termination fees, ground lease rental income and other property income) less property and related expenses (property expenses, ground lease expense, property marketing costs, real estate taxes and insurance). NOI excludes general and administrative expenses, interest expense, depreciation and amortization, acquisition-related expense, other nonproperty income and losses, gains and losses from property dispositions, extraordinary items, tenant improvements and leasing commissions. Other REITs may use different methodologies for calculating NOI, and accordingly, our NOI may not be comparable to other REITs. Since NOI excludes general and administrative expenses, interest expense, depreciation and amortization, acquisition-related expenses, other nonproperty income and losses, gains and losses from property dispositions, and extraordinary items, it provides a performance measure that, when compared year over year, reflects the revenues and expenses directly associated with owning and operating commercial real estate and the impact to operations from trends in occupancy rates, rental rates, and operating costs, providing a perspective on operations not immediately apparent from net income. However, NOI should not be viewed as an alternative measure of our financial performance since it does not reflect general and administrative expenses, interest expense, depreciation and amortization costs, other nonproperty income and losses, the level of capital expenditures and leasing costs necessary to maintain the operating performance of the properties, or trends in development and construction activities which are significant economic costs and activities that could materially impact our results from operations.

	Three Months Ended	
	March 31,	
	2016	2015
Reconciliation of NOI to net income		
Total NOI	\$ 45,645	\$ 43,367
General and administrative	(4,549)	(5,016)
Depreciation and amortization	(17,453)	(15,107)
Interest expense	(12,946)	(11,795)
Other income (expense), net	24	(70)
Net income	10,721	11,379
Net income attributable to restricted shares	(43)	(43)
Net loss attributable to unitholders in the Operating Partnership	(3,027)	(3,309)
Net income attributable to American Assets Trust, Inc. stockholders	\$ 7,651	\$ 8,027

Overall Portfolio: Includes all operating properties owned by us as of March 31, 2016.

GLOSSARY OF TERMS (CONTINUED)

Same-Store Portfolio, Non-Same Store Portfolio and Redevelopment Same-Store: Information provided on a same-store basis includes the results of properties that we owned and operated for the entirety of both periods being compared except for properties for which significant redevelopment or expansion occurred during either of the periods being compared, properties under development, properties classified as held for development and properties classified as discontinued operations. Information provided on a redevelopment same-store basis includes the results of properties undergoing significant redevelopment for the entirety or portion of both periods being compared. The following table shows the properties included in the same-store, non-same store and redevelopment same-store portfolio for the comparative periods presented.

	Comparison of Three Months Ended March 31, 2016 to 2015		
	Same-Store	Non Same-Store	Redevelopment Same-Store
<u>Retail Properties</u>			
Carmel Country Plaza	X		X
Carmel Mountain Plaza	X		X
South Bay Marketplace	X		X
Lomas Santa Fe Plaza	X		X
Solana Beach Towne Centre	X		X
Del Monte Center	X		X
Geary Marketplace	X		X
The Shops at Kalakaua	X		X
Waialele Center	X		X
Alamo Quarry Market	X		X
<u>Office Properties</u>			
Torrey Reserve Campus		X	X
Solana Beach Corporate Centre	X		X
The Landmark at One Market	X		X
One Beach Street	X		X
First & Main	X		X
Lloyd District Portfolio		X	X
City Center Bellevue	X		X
<u>Multifamily Properties</u>			
Loma Palisades	X		X
Imperial Beach Gardens	X		X
Mariner's Point	X		X
Santa Fe Park RV Resort	X		X
Hassalo on Eighth		X	
<u>Mixed-Use Properties</u>			
Waikiki Beach Walk - Retail	X		X
Waikiki Beach Walk - Embassy Suites™	X		X
<u>Development Properties</u>			
Torrey Point (formerly Sorrento Pointe) - Land		X	
Torrey Reserve - Land		X	
Solana Beach Corporate Centre - Land		X	
Solana Beach - Highway 101 - Land		X	
Lloyd District Portfolio - Land		X	

Tenant Improvements and Incentives: Represents not only the total dollars committed for the improvement (fit-out) of a space as it relates to a specific lease but may also include base building costs (i.e. expansion, escalators, new entrances, etc.) which are required to make the space leasable. Incentives include amounts paid to tenants as an inducement to sign a lease that do not represent building improvements.