

Company Data

Name **New Plan Excel Realty Trust**

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Floor 12
New York, NY 10036**

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Chief Executive Officer **Glenn Rufrano**

Chief Financial Officer **John Roche**

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Company Description

New Plan Excel Realty Trust focuses on the ownership and management of community and neighborhood shopping centers. The company's portfolio of 396 properties located across 35 states includes 357 community and neighborhood shopping centers, primarily anchored by grocery or name-brand discount chains, with 49.6 million square feet of gross leasable area, and 39 related retail properties, with 2.9 million square feet of gross leasable area.

End-of-Year Pricing & Yield Data

Price	Annual Dividend	Dividend Yield
\$19.09	\$1.65	8.6%
Total Return		
2002	Trailing 3-Year	Trailing 5-Year
8.95%	17.72%	6.49%

Data as of 12/31/02

Source: NAREIT