

Company Data

Name	Parkway Properties
Address	188 East Capital Street Suite 1000 Jackson, MS 39201
Main Telephone	601-948-4091
Main Fax	601-949-4077
Website Address	www.pky.com
Chief Executive Officer	Steven G. Rogers
Chief Financial Officer	Marshall A. Loeb
Investor Relations Contact	Sarah P. Clark
Telephone	601-948-4091
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Company Description

Parkway Properties Inc. is a self-administered REIT specializing in the operation, acquisition, ownership, management, and leasing of office properties. Focused on the Southeastern and Southwestern United States and Chicago, Parkway owns or has an interest in 55 office properties in 11 states comprising approximately 9.6 million square feet of leasable space as of January 31, 2003. The company also offers fee-based real estate services through a wholly owned subsidiary, Parkway Realty Services.

End-of-Year Pricing & Yield Data

Price	Annual Dividend	Dividend Yield
\$35.08	\$2.60	7.4%
Total Return		
2002	Trailing 3-Year	Trailing 5-Year
13.42%	14.94%	7.46%

Data as of 12/31/02

Source: NAREIT