

Company Data

Name	The Town and Country Trust
Address	100 South Charles Street Suite 1700 Baltimore, MD 21201
Main Telephone	410-539-7600
Main Fax	410-547-0789
Website Address	www.tctrust.com
Chief Executive Officer	Harvey Schulweis
Chief Financial Officer	Alan W. Lasker
Investor Relations Contact	Alan W. Lasker
Telephone	212-407-2151
Fax	212-407-2155
E-mail	awlasker@tctrust.com

Company Description

The Town and Country Trust is a self-administered and self-managed real estate investment trust that owns and manages 15,237 units in 42 multifamily properties in major markets in the Mid-Atlantic and Southeast United States.

End-of-Year Pricing & Yield Data

Price	Annual Dividend	Dividend Yield
\$21.10	\$1.72	8.2%
Total Return		
2002	Trailing 3-Year	Trailing 5-Year
9.28%	15.07%	13.44%

Data as of 12/31/02

Source: NAREIT