

Bedford Property Investors, Inc.

SUPPLEMENTAL REPORTING PACKAGE

The package is also posted on the Company's website

For the Three and Twelve Months Ended December 31, 2002



270 Lafayette Circle
Lafayette, California 94549
(925) 283-8910
www.bedfordproperty.com

TABLE OF CONTENTS

	<u>PAGE</u>
4Q'02 Reference Points to Remarks on Financial and Operating Performance	1
Statements of Income	2
Balance Sheets	4
Funds From Operations	5
Comparative Operating Statistics	7
Net Operating Income - Product Type and Geographic Region	8
Square Footage - Product Type and Geographic Region	10
Annualized Base Rents - Product Type and Geographic Region	11
Lease Expiration Comparison	12
Lease Analysis	13
Leasing Activity	14
Renewal Analysis	16
New Lease Analysis	17
Appendix A - Ratios Computed for Industry Comparisons	18
Appendix B - Selected Financial Information	19
Appendix C – Acquisitions and Dispositions of Real Estate Investments, and Development Summary	20
Appendix D – Quarterly Earnings, Gain on Sale, FFO, and Dividends	21
Appendix E – Annual Earnings, Gain on Sale, FFO, and Dividends	22
Appendix F – Earnings and FFO Restated	23

Fourth Quarter 2002 Reference Points to Remarks on Financial and Operating Performance

Earnings Performance

Page 2 Fully-diluted EPS for the 4Q'02 and 4Q'01 were \$0.46 and \$0.79, respectively.

If the gain on sale of investments was excluded, the three months ended December 31, 2002 and 2001 fully-diluted EPS would be \$0.46 and \$0.43, respectively, an increase of 7%.

Page 5 Diluted FFO per share for the 4Q'02 was \$0.76, an increase of 9% from 4Q'01.

Property Operations

Page 7 Same store rental rate for 4Q'02 increased 1.5% from 4Q'01 after adjusting for occupancy. Same store NOI for 4Q'02 decreased 2.4% when compared to 4Q'01.

Page 13 At December 31, 2002 the portfolio consisted of 86 operating properties that were 94% leased.

Page 14 During 4Q'02, we renewed or released 90% of the expiring square footage at a decrease in rental rate of 13.7%.

Acquisitions and Development

Page 20 No acquisitions or sales were completed during 4Q'02.

Page 20 Development in process consists of 1 project totaling 41,390 square feet. The yield for this project is estimated to be 11%.

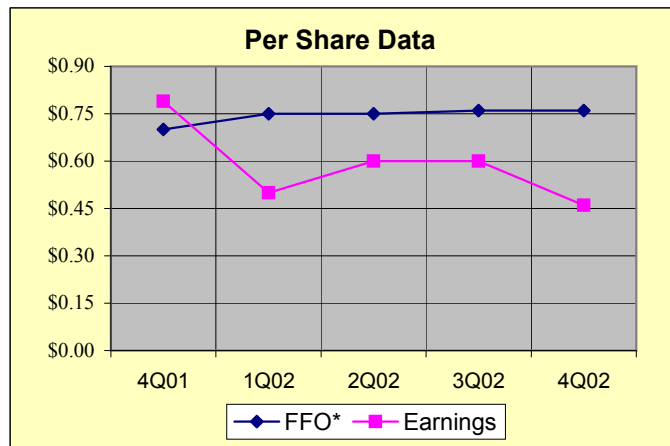
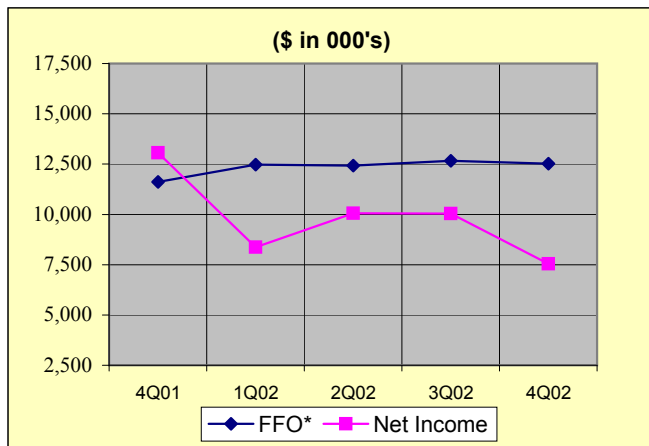
Capital

In October 2002, we obtained a \$22.6 million new mortgage from Nationwide Life Insurance Company. The loan has a nine-year term and carries a fixed interest rate of 4.61% for the first three years, with resets in years three and six. At the time of each reset, we have the option to pay off the loan without penalty.

We repurchased 401,667 shares at an average cost of \$24.49 for the year ended December 31, 2002. Of these, 347,300 shares were repurchased during the 4Q'02 at an average cost of \$24.55 per share. Since November 1998, we have repurchased a total of 7,534,522 shares at an average cost of \$18.25 per share. This represents 33% of the shares outstanding at November 30, 1998 when we began implementing our share repurchase program. In January 2002, our Board of Directors increased the maximum size of the share repurchase program from 8,000,000 to 10,000,000 shares.

BEDFORD PROPERTY INVESTORS, INC.

FUNDS FROM OPERATIONS AND NET INCOME



* See page 5 for information

STATEMENTS OF INCOME

(in thousands, except share and per share amounts)

A	B	C	D
	THREE MONTHS ENDED December 31, 2002	THREE MONTHS ENDED December 31, 2001	% CHANGE
Property operations:			
1 Rental income	\$ 25,951	\$ 24,296	7%
Rental expenses:			
2 Operating expenses	4,574	3,822	20%
3 Real estate taxes	2,142	2,182	-2%
4 Depreciation & amortization	4,979	4,357	14%
5 Income from property operations	14,256	13,935	2%
6 General & administrative expenses	(1,108)	(1,470)	-25%
7 Interest income	48	42	14%
8 Interest expense	(5,661)	(5,263)	8%
9 Other expense	-	(461)	-100%
Income from continuing operations before gain on sales of real estate investments, minority interest, and discontinued operation:	7,535	6,783	11%
11 Gain on sales of real estate investments, net	-	5,976	-100%
12 Minority interest	-	(34)	-100%
13 Income from continuing operations	7,535	12,725	-41%
Discontinued operations:			
14 Income from operating properties sold, net	-	344	-100%
15 Income from discontinued operations	-	344	-100%
16 Net income	\$ 7,535	\$ 13,069	-42%
<u>Earnings per share - diluted</u>			
17 Income from continuing operations	\$ 0.46	\$ 0.77	-40%
18 Income from discontinued operations	-	0.02	-100%
19 Net income	\$ 0.46	\$ 0.79	-42%
20 Weighted average number of shares - diluted	16,509,319	16,531,537	0%
21 Number of shares outstanding at end of period	16,443,664	16,515,200	0%

BEDFORD PROPERTY INVESTORS, INC.

STATEMENTS OF INCOME

(in thousands, except share and per share amounts)

	A	B	C	D
		TWELVE MONTHS ENDED	TWELVE MONTHS ENDED	%
		December 31, 2002	December 31, 2001	CHANGE
	Property operations:			
1	Rental income	\$ 99,740	\$ 95,842	4%
	Rental expenses:			
2	Operating expenses	17,012	15,457	10%
3	Real estate taxes	8,865	8,817	1%
4	Depreciation and amortization	17,209	15,688	10%
5	Income from property operations	56,654	55,880	1%
6	General and administrative expenses	(4,616)	(6,506)	-29%
7	Interest income	199	202	-1%
8	Interest expense	(20,555)	(21,470)	-4%
9	Other expense	-	(526)	-100%
	Income from continuing operations before gain on sales of real estate investments, minority interest, and discontinued operations	31,682	27,580	15%
10				
11	Gain on sales of real estate investments, net	-	5,976	-100%
12	Minority interest	-	(142)	-100%
13	Income from continuing operations	31,682	33,414	-5%
	Discontinued operations:			
14	Income from operating properties sold, net	746	1,536	-51%
15	Gain on sale of operating properties	3,575	-	n/a
16	Income from discontinued operations	4,321	1,536	181%
17	Net income	\$ 36,003	\$ 34,950	3%
	<u>Earnings per share - diluted</u>			
18	Income from continuing operations	\$ 1.91	\$ 1.97	-3%
19	Income from discontinued operations	0.26	0.09	189%
20	Net income	\$ 2.17	\$ 2.06	5%
21	Weighted average number of shares - diluted	16,604,069	17,045,493	-3%
22	Number of shares outstanding at end of period	16,443,664	16,515,200	0%

BEDFORD PROPERTY INVESTORS, INC.
FUNDS FROM OPERATIONS (FFO)

(in thousands, except per share data)

	A	B	C	D
		THREE MONTHS ENDED Dec. 31, 2002	THREE MONTHS ENDED Dec. 31, 2001	% CHANGE
	FUNDS FROM OPERATIONS (FFO):			
1	Net income	\$ 7,535	\$ 13,069	-42%
	<i>Adjustments:</i>			
	Depreciation and amortization:			
2	Continuing operations	4,979	4,357	14%
3	Discontinued operations	-	132	-100%
4	Minority interest	-	34	-100%
5	Gain on sale of operating properties	-	(5,976)	-100%
6	Funds From Operations	<u>\$ 12,514</u>	<u>\$ 11,616</u>	<u>8%</u>
7	Funds From Operations per Share - diluted	<u>\$ 0.76</u>	<u>\$ 0.70</u>	<u>9%</u>
	FUNDS AVAILABLE FOR DISTRIBUTION (FAD):			
8	Funds From Operations:	\$ 12,514	\$ 11,616	8%
	<i>Adjustments:</i>			
	Second generation tenant improvements and leasing commissions			
9		(1,088)	(1,142)	-5%
10	Building improvements	(845)	(1,285)	-34%
11	Straight-line rental income	(481)	(203)	137%
12	Amortization of deferred loan fees	444	329	35%
13	Funds Available for Distribution	<u>\$ 10,544</u>	<u>\$ 9,315</u>	<u>13%</u>
14	Funds Available for Distribution per Share - diluted	<u>\$ 0.64</u>	<u>\$ 0.56</u>	<u>14%</u>
15	Dividend Per Share	<u>\$ 0.50</u>	<u>\$ 0.48</u>	<u>4%</u>
16	Payout Ratio from Funds From Operations (per share)	<u>66%</u>	<u>69%</u>	<u>-5%</u>
17	Payout Ratio from Funds Available for Distribution (per share)	<u>78%</u>	<u>86%</u>	<u>-9%</u>

BEDFORD PROPERTY INVESTORS, INC.
FUNDS FROM OPERATIONS (FFO)

(in thousands, except per share data)

	A	B	C	D
		TWELVE MONTHS ENDED Dec. 31, 2002	TWELVE MONTHS ENDED Dec. 31, 2001	% CHANGE
	FUNDS FROM OPERATIONS (FFO):			
1	Net income	\$ 36,003	\$ 34,950	3%
	<i>Adjustments:</i>			
	Depreciation and amortization:			
2	Continuing operations	17,209	15,688	10%
3	Discontinued operations	446	446	0%
4	Minority interest	-	142	-100%
5	Gain on sale of operating properties	(3,575)	(5,976)	-40%
6	Funds From Operations	<u>\$ 50,083</u>	<u>\$ 45,250</u>	<u>11%</u>
7	Funds From Operations per Share - diluted	<u>\$ 3.02</u>	<u>\$ 2.65</u>	<u>14%</u>
	FUNDS AVAILABLE FOR DISTRIBUTION (FAD):			
8	Funds From Operations:	\$ 50,083	\$ 45,250	11%
	<i>Adjustments:</i>			
9	Second generation tenant improvements and leasing commissions	(3,241)	(3,504)	-8%
10	Building improvements	(2,282)	(1,756)	30%
11	Straight-line rental income	(968)	(1,055)	-8%
12	Amortization of deferred loan fees	1,362	1,573	-13%
13	Funds Available for Distribution	<u>\$ 44,954</u>	<u>\$ 40,508</u>	<u>11%</u>
14	Funds Available for Distribution per Share - diluted	<u>\$ 2.71</u>	<u>\$ 2.38</u>	<u>14%</u>
15	Dividend Per Share	<u>\$ 1.96</u>	<u>\$ 1.86</u>	<u>5%</u>
16	Payout Ratio from Funds From Operations (per share)	<u>65%</u>	<u>70%</u>	<u>-7%</u>
17	Payout Ratio from Funds Available for Distribution (per share)	<u>72%</u>	<u>78%</u>	<u>-8%</u>

BEDFORD PROPERTY INVESTORS, INC.
DECEMBER 31, 2002

A		B	C	D
		THREE MONTHS ENDED Dec. 31, 2002	THREE MONTHS ENDED Dec. 31, 2001	% CHANGE
COMPARATIVE OPERATING STATISTICS				
1	Average Percentage Leased - Portfolio	94%	96%	-2%
2	Average Percentage Leased - Same Store	95%	96%	-1%
3	Average Square Footage Owned	7,128,609	6,806,867	5%
4	Annual Rent PSF - Portfolio at the end of the period	\$12.90	\$12.56	3%
5	Same Store Rental Rate Increase (1)	1.5%	N/A	N/A
6	Same Store NOI - Percentage Decrease (1) , (2)	-2.4%	N/A	N/A
7	Average Interest Rate - Credit Facility	3.77%	5.39%	-30%
8	Average Interest Rate Mortgages (3)	6.22%	7.06%	-12%
9	(1) The increase in rate is adjusted for occupancy. The same store portfolio consisted of 77 properties for a total of 6,337,810 square feet.			
10	(2) NOI (same store) without the level rent adjustment for 4Q02 is the same as GAAP (-2.4%) when compared with 4Q01			
	(3)	Dec. 31, 2002		
		Mortgage		
	Lender	Balance	Term - Maturity	Rate
11	Prudential Insurance	\$18,157,258	7 yrs - 03/2003	7.02%
12	Union Bank	21,235,288	3 yrs - 11/2004	3.16% (4)
13	Union Bank	4,387,992	6 yrs - 01/2005	6.00% (5)
14	TIAA - CREF	25,786,354	6 yrs - 06/2005	7.17%
15	Security Life Insurance	25,672,032	5 yrs - 08/2005	2.78% (6)
16	Prudential Insurance	19,104,012	8.5 yrs - 07/2006	6.91%
17	Prudential Insurance	7,932,622	9 yrs - 07/2006	8.90%
18	TIAA - CREF	21,198,921	7 yrs - 12/2006	7.95%
19	TIAA - CREF	35,073,213	8 yrs - 06/2007	7.17%
20	TIAA - CREF	40,965,890	10 yrs - 06/2009	7.17%
21	Washington Mutual	17,422,604	10 yrs - 08/2011	5.92% (7)
22	Nationwide Insurance	22,559,788	9 yrs - 11/2011	4.61% (8)
23		<u>\$259,495,974</u>		

(4) 12 Month LIBOR + 160 basis points. The interest rate of 3.16% is fixed for 12 months, from 12/20/2002 to 12/20/2003

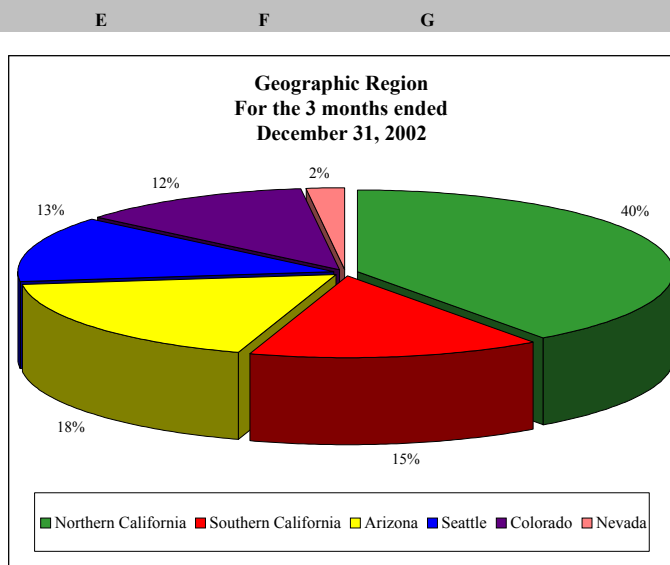
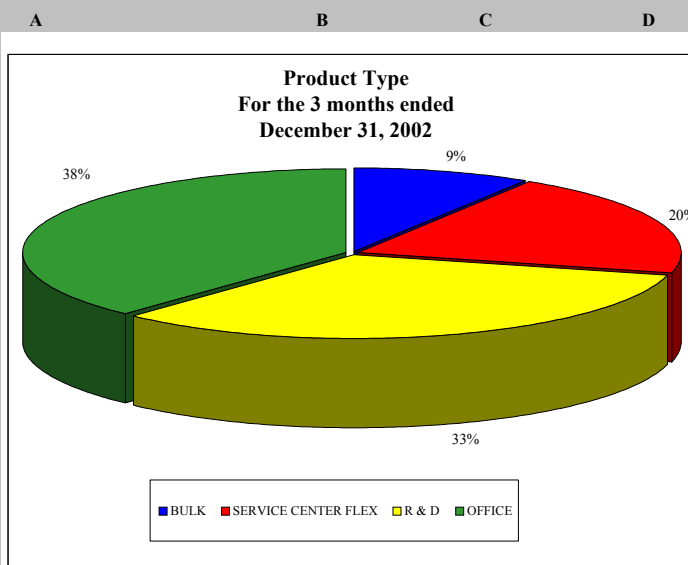
(5) 3 Month LIBOR + 250 basis points, minimum of 6%

(6) 1 Month LIBOR + 140 basis points

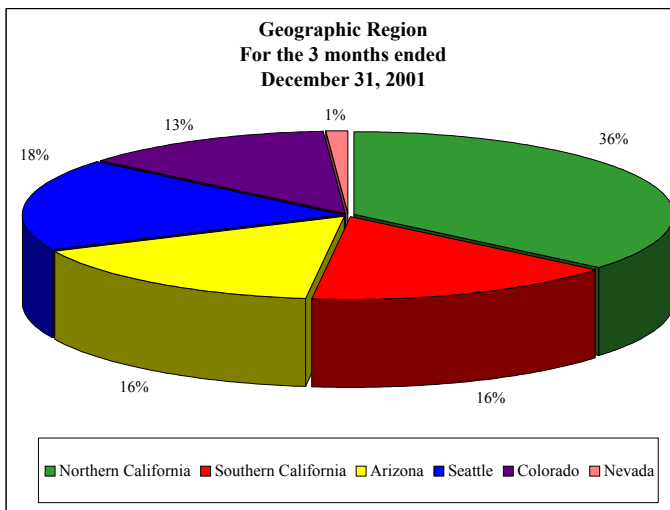
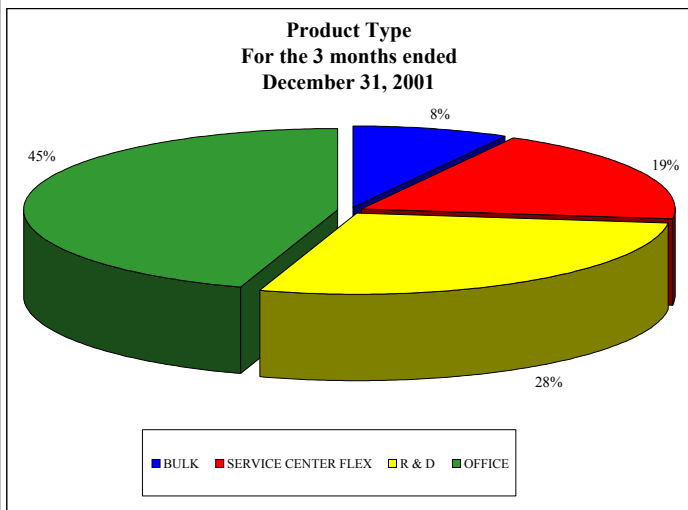
(7) Trailing 1-year Treasury + 260 basis points

(8) Interest rate is reset in years three and six

BEDFORD PROPERTY INVESTORS, INC.
OPERATING PORTFOLIO
NET OPERATING INCOME
For the Three Months Ended December 31, 2002 and December 31, 2001



	Bulk	Service Center Flex	R&D	Office	Total	Geographic %
1 Northern California	\$ 1,183,321	\$ 1,878,005	\$ 3,878,779	\$ 812,521	\$ 7,752,626	40%
2 Southern California	422,901	663,704	879,436	879,476	2,845,517	15%
3 Arizona	84,503	827,072	1,608,427	910,946	3,430,948	18%
4 Seattle	-	399,519	-	2,131,123	2,530,642	13%
5 Colorado	-	-	-	2,288,853	2,288,853	12%
6 Nevada	-	-	-	302,934	302,934	2%
7 Total	\$ 1,690,725	\$ 3,768,300	\$ 6,366,642	\$ 7,325,853	\$ 19,151,520	100%
8 Product Type %	9%	20%	33%	38%	100%	



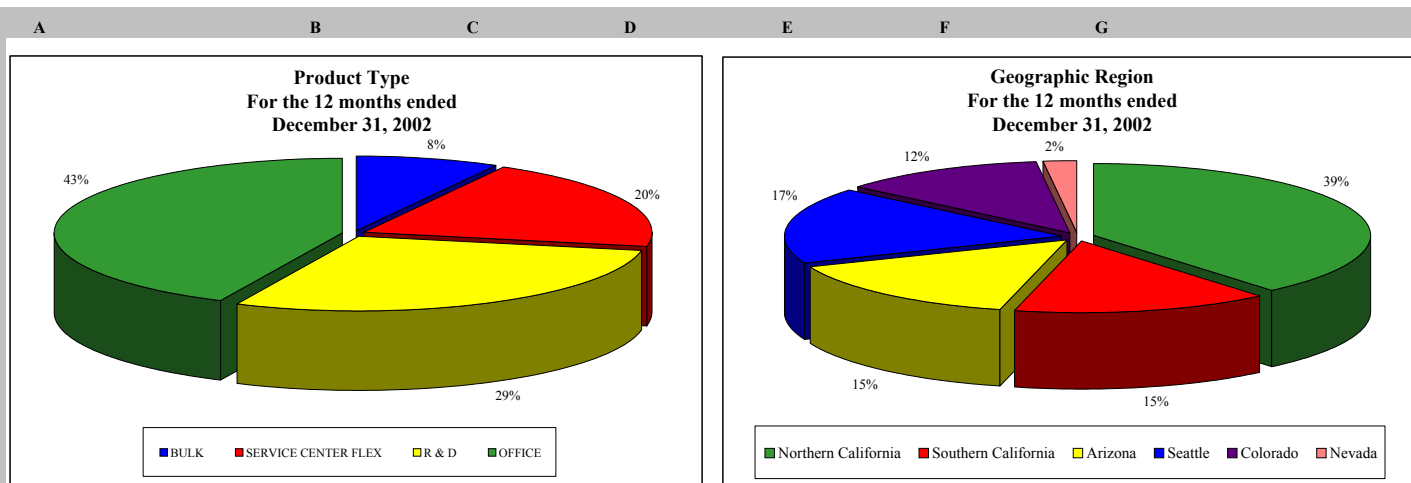
	Bulk	Service Center Flex	R&D	Office	Total	Geographic %
9 Northern California	\$ 1,025,734	\$ 1,644,359	\$ 3,264,825	\$ 852,561	\$ 6,787,479	36%
10 Southern California	348,771	504,955	1,201,725	851,841	2,907,292	16%
11 Arizona	82,827	1,085,569	872,189	972,532	3,013,117	16%
12 Seattle	-	373,928	-	2,981,462	3,355,390	18%
13 Colorado	40,927	-	-	2,428,333	2,469,260	13%
14 Nevada	-	-	-	279,051	279,051	1%
15 Total	\$ 1,498,259	\$ 3,608,811	\$ 5,338,739	\$ 8,365,780	\$ 18,811,589	100%
16 Product Type %	8%	19%	28%	45%	100%	

BEDFORD PROPERTY INVESTORS, INC.

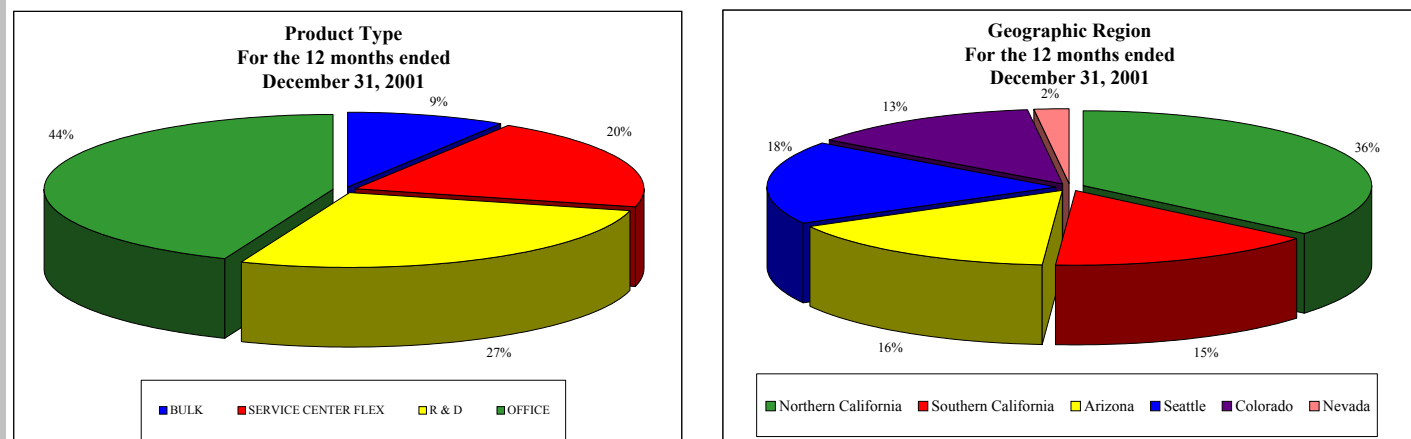
OPERATING PORTFOLIO

NET OPERATING INCOME

For the Twelve Months Ended December 31, 2002 and December 31, 2001

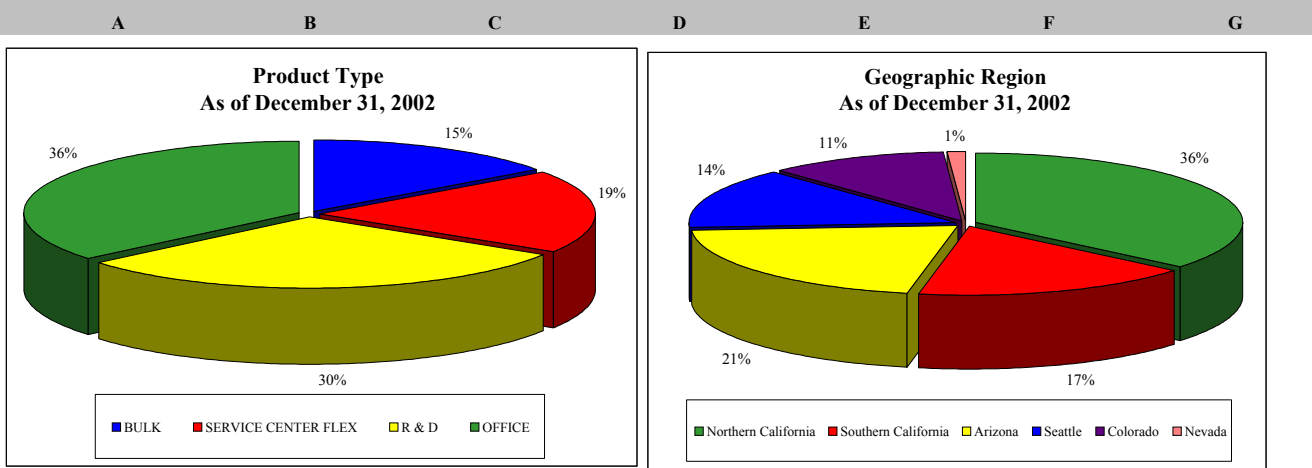


	Bulk	Service Center Flex	R&D	Office	Total	Geographic %
1 Northern California	\$ 4,582,786	\$ 7,313,416	\$ 14,070,947	\$ 3,603,717	\$ 29,570,866	39%
2 Southern California	1,623,400	2,412,816	3,855,541	3,625,348	11,517,105	15%
3 Arizona	329,454	3,667,895	4,168,374	3,618,426	11,784,149	15%
4 Seattle	-	1,559,553	-	11,269,079	12,828,632	17%
5 Colorado	-	-	-	9,501,662	9,501,662	12%
6 Nevada	-	-	-	1,233,037	1,233,037	2%
7 Total	\$ 6,535,640	\$ 14,953,680	\$ 22,094,862	\$ 32,851,269	\$ 76,435,451	100%
8 Product Type %	8%	20%	29%	43%	100%	

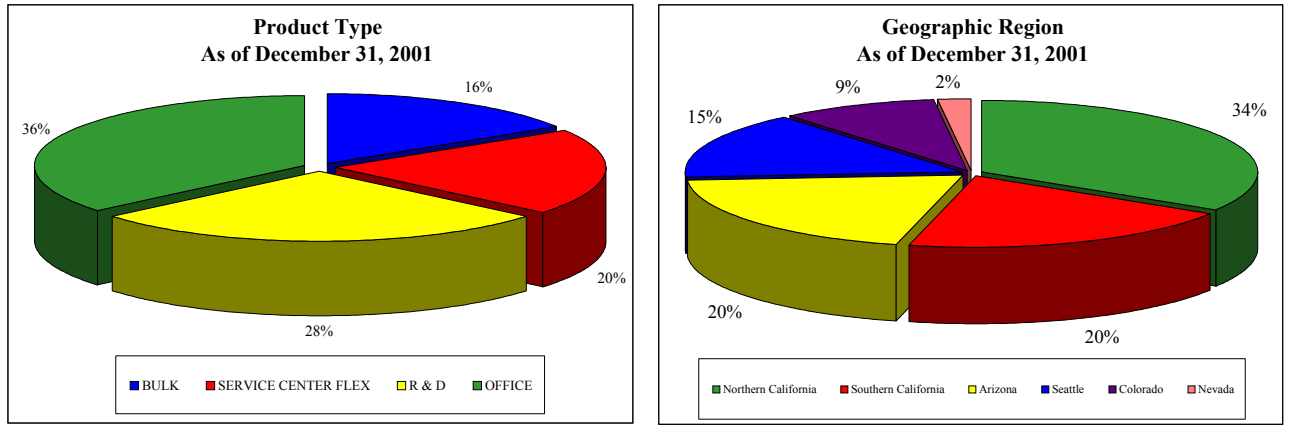


	Bulk	Service Center Flex	R&D	Office	Total	Geographic %
9 Northern California	\$ 4,165,324	\$ 6,915,967	\$ 12,887,453	\$ 2,898,177	\$ 26,866,921	36%
10 Southern California	1,506,966	2,034,968	4,569,040	3,548,692	11,659,666	15%
11 Arizona	333,775	4,766,887	2,886,516	4,222,939	12,210,117	16%
12 Seattle	-	1,420,260	-	11,979,054	13,399,314	18%
13 Colorado	671,605	-	-	9,186,579	9,858,184	13%
14 Nevada	-	-	-	1,409,383	1,409,383	2%
15 Total	\$ 6,677,670	\$ 15,138,082	\$ 20,343,009	\$ 33,244,824	\$ 75,403,585	100%
16 Product Type %	9%	20%	27%	44%	100%	

BEDFORD PROPERTY INVESTORS, INC.
OPERATING PORTFOLIO
SQUARE FOOTAGE
As of December 31, 2002 and December 31, 2001

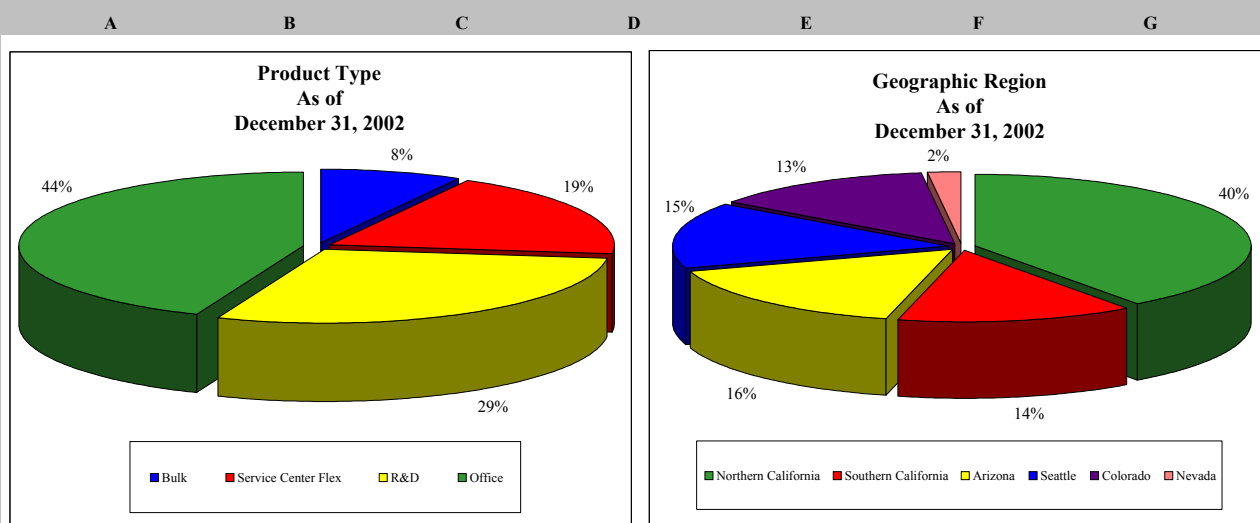


	Bulk	Service Center Flex	R&D	Office	Total	Geographic %
1 Northern California	550,369	580,693	1,189,072	225,845	2,545,979	36%
2 Southern California	451,192	233,851	282,990	248,309	1,216,342	17%
3 Arizona	71,345	420,473	657,139	344,715	1,493,672	21%
4 Seattle	-	127,299	-	886,074	1,013,373	14%
5 Colorado	-	-	-	782,736	782,736	11%
6 Nevada	-	-	-	104,324	104,324	1%
7 Total	1,072,906	1,362,316	2,129,201	2,592,003	7,156,426	100%
8 Product Type %	15%	19%	30%	36%	100%	

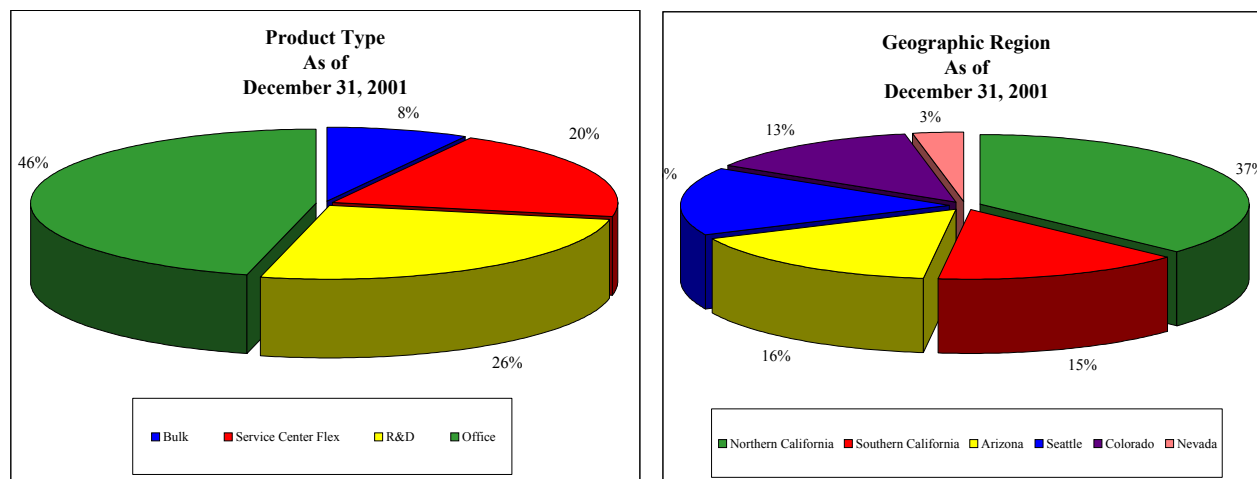


	Bulk	Service Center Flex	R&D	Office	Total	Geographic %
9 Northern California	550,369	492,549	999,268	238,991	2,281,177	34%
10 Southern California	451,192	192,125	450,255	248,309	1,341,881	20%
11 Arizona	71,345	515,273	440,986	344,715	1,372,319	20%
12 Seattle	-	127,299	-	886,074	1,013,373	15%
13 Colorado	-	-	-	625,544	625,544	9%
14 Nevada	-	-	-	104,324	104,324	2%
15 Total	1,072,906	1,327,246	1,890,509	2,447,957	6,738,618	100%
16 Product Type %	16%	20%	28%	36%	100%	

BEDFORD PROPERTY INVESTORS, INC.
OPERATING PORTFOLIO
ANNUALIZED BASE RENTS
As of December 31, 2002 and December 31, 2001



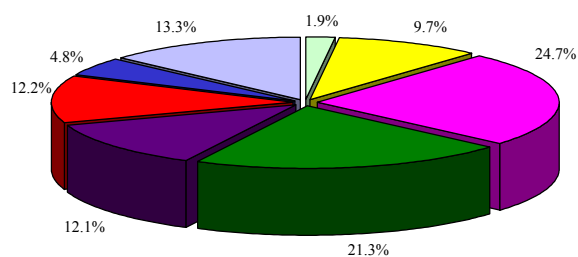
	Bulk	Service Center Flex	R&D	Office	Total	Geographic %
1 Northern California	\$ 4,798,820	\$ 8,815,135	\$ 16,512,617	\$ 4,412,362	\$ 34,538,934	40%
2 Southern California	1,855,411	2,788,836	3,364,979	3,969,037	11,978,263	14%
3 Arizona	357,802	3,557,591	5,514,075	4,751,920	14,181,388	16%
4 Seattle	-	1,316,728	-	12,118,139	13,434,867	15%
5 Colorado	-	-	-	10,969,618	10,969,618	13%
6 Nevada	-	-	-	2,061,744	2,061,744	2%
7 Total	\$ 7,012,033	\$ 16,478,290	\$ 25,391,671	\$ 38,282,820	\$ 87,164,814	100%
8 Product Type %	8%	19%	29%	44%	100%	



	Bulk	Service Center Flex	R&D	Office	Total	Geographic %
9 Northern California	\$ 4,650,346	\$ 7,888,249	\$ 13,269,476	\$ 4,385,045	\$ 30,193,116	37%
10 Southern California	1,695,264	2,057,198	4,649,769	3,920,730	12,322,961	15%
11 Arizona	357,965	4,729,784	3,048,972	4,754,270	12,890,991	16%
12 Seattle	-	1,458,617	-	11,855,804	13,314,421	16%
13 Colorado	-	-	-	10,827,421	10,827,421	13%
14 Nevada	-	-	-	1,763,770	1,763,770	3%
15 Total	\$ 6,703,575	\$ 16,133,848	\$ 20,968,217	\$ 37,507,040	\$ 81,312,680	100%
16 Product Type %	8%	20%	26%	46%	100%	

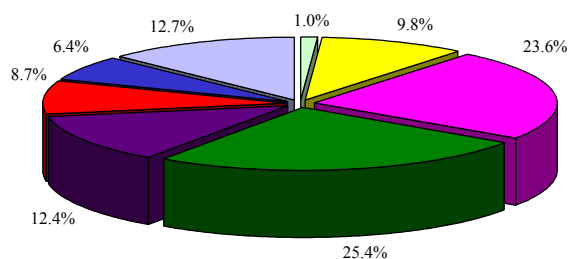
BEDFORD PROPERTY INVESTORS, INC.
OPERATING PORTFOLIO
LEASE EXPIRATION COMPARISON

**SQUARE FOOTAGE
AS OF DECEMBER 31, 2002**



Legend: 2002 (light green), 2003 (yellow), 2004 (magenta), 2005 (dark green), 2006 (purple), 2007 (red), 2008 (blue), 2009 and thereafter (light blue)

**ANNUALIZED BASE RENTS
AS OF DECEMBER 31, 2002**

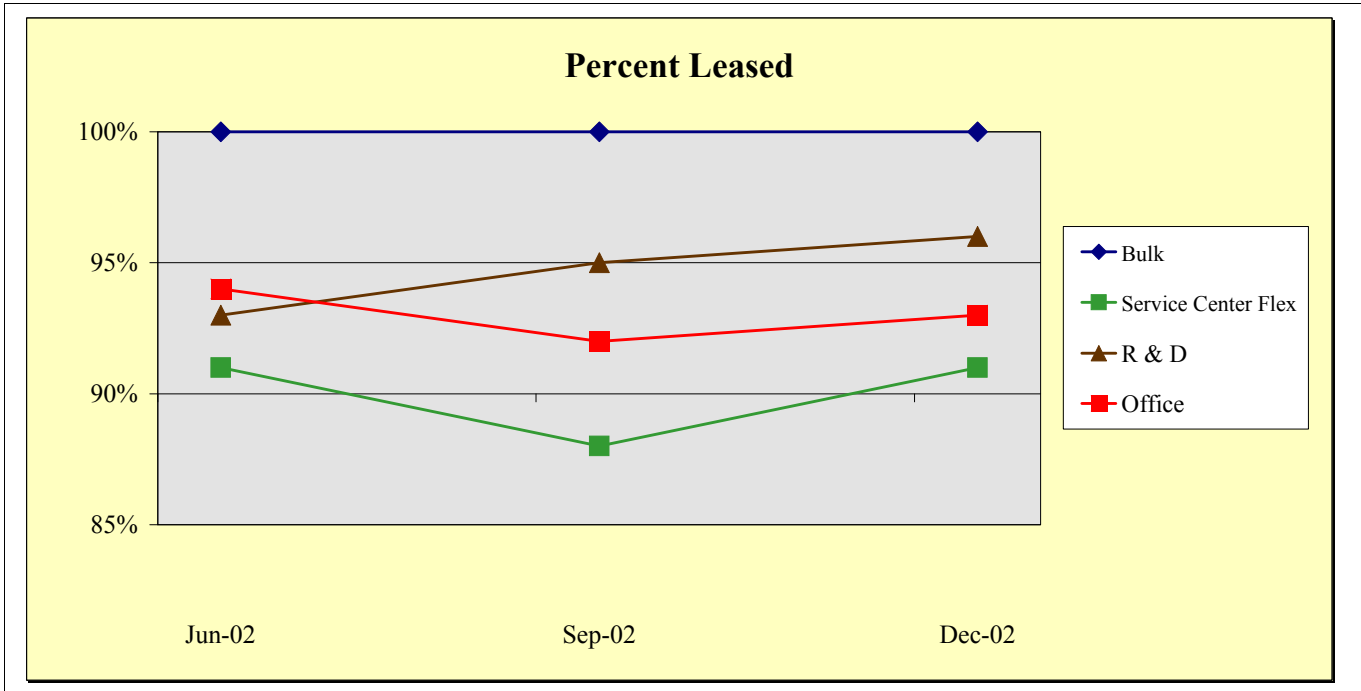


Legend: 2002 (light green), 2003 (yellow), 2004 (magenta), 2005 (dark green), 2006 (purple), 2007 (red), 2008 (blue), 2009 and thereafter (light blue)

A	B	C SQUARE FOOTAGE			E	G ANNUALIZED BASE RENTS			I
		AS OF	AS OF	AS OF		AS OF	AS OF	AS OF	
YEAR OF EXPIRATION	6/30/2002	9/30/2002	12/31/2002	12/31/2002	6/30/2002	9/30/2002	12/31/2002	12/31/2002	
1 2002	283,133	161,706	130,723	1.9%	2,932,964	1,735,761	848,209	1.0%	
2 2003	859,697	764,496	657,097	9.7%	11,727,169	9,965,906	8,523,401	9.8%	
3 2004	1,587,967	1,644,379	1,660,890	24.7%	19,198,484	19,972,856	20,531,698	23.6%	
4 2005	1,443,830	1,431,589	1,438,289	21.3%	22,069,264	22,065,213	22,228,978	25.4%	
5 2006	670,241	716,559	816,483	12.1%	8,693,668	9,665,583	10,803,147	12.4%	
6 2007	613,065	780,906	827,138	12.2%	5,002,843	7,286,386	7,598,987	8.7%	
7 2008	41,898	297,861	327,168	4.8%	639,013	5,164,842	5,556,414	6.4%	
8 2009 and thereafter	617,625	835,573	898,362	13.3%	8,320,940	10,444,403	11,073,980	12.7%	
9	<u>6,117,456</u>	<u>6,633,069</u>	<u>6,756,150</u>	<u>100.00%</u>	<u>\$ 78,584,345</u>	<u>\$ 86,300,950</u>	<u>\$ 87,164,814</u>	<u>100.00%</u>	
10 TOTAL PORTFOLIO	<u>6,478,456</u>	<u>7,112,765</u>	<u>7,156,426</u>						
11 PERCENT LEASED ⁽¹⁾	<u>94%</u>	<u>93%</u>	<u>94%</u>						

12 ⁽¹⁾ The "Percent Leased" is calculated as follows: (square footage with leases in effect as of the indicated date / the total rentable square footage).

BEDFORD PROPERTY INVESTORS, INC.
OPERATING PORTFOLIO
LEASE ANALYSIS



A	B	C			E			I		
		Number of Properties	Total Square Feet	Percent Leased ⁽¹⁾	Number of Properties	Total Square Feet	Percent Leased ⁽¹⁾	Number of Properties	Total Square Feet	Percent Leased ⁽¹⁾
		JUNE 30, 2002			SEPTEMBER 30, 2002			DECEMBER 31, 2002		
PROPERTY TYPE:										
Industrial										
1	Bulk	8	1,072,906	100%	8	1,072,906	100%	8	1,072,906	100%
2	Service Center Flex	15	1,232,446	91%	15	1,320,590	88%	16	1,362,316	91%
3	R & D	30	1,723,244	93%	32	2,127,266	95%	32	2,129,201	96%
4	Office	28	2,449,860	94%	30	2,592,003	92%	30	2,592,003	93%
5	Total	81	6,478,456	94%	85	7,112,765	93%	86	7,156,426	94%
GEOGRAPHIC REGION:										
6	Northern California	36	2,281,177	95%	36	2,545,979	97%	36	2,545,979	95%
7	Southern California	11	1,174,616	100%	11	1,174,616	100%	12	1,216,342	100%
8	Arizona	19	1,277,519	87%	21	1,491,737	88%	21	1,493,672	95%
9	Seattle	8	1,013,373	98%	8	1,013,373	94%	8	1,013,373	94%
10	Colorado	6	627,447	93%	8	782,736	82%	8	782,736	83%
11	Nevada	1	104,324	80%	1	104,324	80%	1	104,324	95%
12	Total	81	6,478,456	94%	85	7,112,765	93%	86	7,156,426	94%
13	⁽¹⁾ The "Percent Leased" is calculated as follows: (square footage with leases in effect as of the indicated date / the total rentable square footage).									

BEDFORD PROPERTY INVESTORS, INC.

OPERATING PORTFOLIO

LEASING ACTIVITY

For the Three Months Ended December 31, 2002

A	B	C	D	E	F	G	H	
	Expiring Leases		Renewed and Released					
	Sq. Ft.	Wtd. Ave. Rent	Sq. Ft.	% of Expiring SF	# of Leases	Wtd. Ave. Rent	Rental Rate Growth	
QTR ENDED 12/31/02								
	<u>Office</u>							
1	Renewed	20,567	\$18.28	20,567	70%	2	\$18.27	-0.1%
2	Released	477	37.44	477	1%	1	30.19	-19.4%
3	Vacant	8,505	-	-	-	2	-	-
4	Total Office	29,549	\$18.71	21,044	71%	5	\$18.54	-0.9%
	<u>Flex</u>							
5	Renewed	70,206	\$14.06	70,206	74%	12	\$10.38	-26.2%
6	Released	13,671	18.20	13,671	14%	6	13.04	-28.4%
7	Vacant	10,987	-	-	-	3	-	-
8	Total Flex	94,864	\$14.73	83,877	88%	21	\$10.81	-26.6%
	<u>R & D</u>							
9	Renewed	55,122	\$9.60	55,122	100%	1	\$9.89	3.0%
10	Released	-	-	-	-	-	-	-
11	Vacant	-	-	-	-	-	-	-
12	Total R & D	55,122	\$9.60	55,122	100%	1	\$9.89	3.0%
	<u>Bulk</u>							
13	Renewed	-	-	-	-	-	-	-
14	Released	15,696	\$4.62	15,696	100%	1	\$5.28	14.3%
15	Vacant	-	-	-	-	-	-	-
16	Total Bulk	15,696	\$4.62	15,696	100%	1	\$5.28	14.3%
	<u>Total Portfolio</u>							
17	Renewed	145,895	\$12.97	145,895	75%	15	\$11.31	-12.8%
18	Released	29,844	11.37	29,844	15%	8	9.23	-18.8%
19	Vacant	19,492	-	-	-	5	-	-
20		195,231	\$12.70	175,739	90%	28	\$10.95	-13.7%
21	# of Leases Expiring	28						
22	# of Leases Renewed	15						
23	# of New Leases	8						

BEDFORD PROPERTY INVESTORS, INC.

OPERATING PORTFOLIO

LEASING ACTIVITY

For the Twelve Months Ended December 31, 2002

	A	B	C	D	E	F	G	H
	Expiring Leases		Renewed and Released					
	Sq. Ft.	Wtd. Ave. Rent	Sq. Ft.	% of Expiring SF	# of Leases	Wtd. Ave. Rent	Rental Rate Growth	
YTD ENDED 12/31/02								
<u>Office</u>								
1	Renewed	83,313	\$15.11	83,313	49%	7	\$16.46	8.9%
2	Released	38,631	19.17	38,631	23%	10	18.37	-4.2%
3	Vacant	48,117	-	-	-	6	-	-
4	Total Office	170,061	\$16.40	121,944	72%	23	\$17.06	4.1%
<u>Flex</u>								
5	Renewed	281,203	\$13.17	281,203	70%	37	\$10.75	-18.4%
6	Released	58,418	12.15	58,418	14%	21	11.32	-6.8%
7	Vacant	63,676	-	-	-	11	-	-
8	Total Flex	403,297	\$12.99	339,621	84%	69	\$10.85	-16.5%
<u>R & D</u>								
9	Renewed	142,634	\$9.87	142,634	64%	3	\$9.58	-3.0%
10	Released	80,259	12.99	80,259	36%	3	12.21	-6.0%
11	Vacant	-	-	-	-	-	-	-
12	Total R & D	222,893	\$10.99	222,893	100%	6	\$10.52	-4.3%
<u>Bulk</u>								
13	Renewed	129,708	\$5.80	129,708	81%	9	\$5.92	2.1%
14	Released	29,616	4.26	29,616	19%	2	5.51	29.3%
15	Vacant	-	-	-	-	-	-	-
16	Total Bulk	159,324	\$5.52	159,324	100%	11	\$5.84	6.0%
<u>Total Portfolio</u>								
17	Renewed	636,858	\$11.18	636,858	67%	56	\$10.25	-8.3%
18	Released	206,924	12.66	206,924	21%	36	12.15	-4.0%
19	Vacant	111,793	-	-	-	17	-	-
20		955,575	\$11.54	843,782	88%	109	\$ 10.72	-7.2%
21	# of Leases Expiring	109						
22	# of Leases Renewed	56						
23	# of New Leases	36						

BEDFORD PROPERTY INVESTORS, INC.
OPERATING PORTFOLIO
RENEWAL ANALYSIS

	A	B	C	D	E	F	G	H	I
		LEASES UP FOR RENEWAL		LEASES RENEWED		PERCENTAGE	AVERAGE	GROWTH IN	AVERAGE
TYPE		NUMBER	SQUARE FEET	NUMBER	SQUARE FEET	RENEWED ⁽¹⁾	TERM	BASE	CAPITAL
							IN YEARS	RENT	EXPENDITURES
									PER SQUARE
									FOOT
QUARTER ENDED 3/31/02									
1	Office	11	79,694	3	31,891	40%	2.4	7.3%	\$0.89
2	Service Center Flex	19	92,021	8	54,265	59%	0.8	1.8%	-
3	R & D	1	37,586	-	-	-	-	-	-
4	Bulk	5	62,712	4	48,792	78%	1.6	6.9%	0.20
5		<u>36</u>	<u>272,013</u>	<u>15</u>	<u>134,948</u>	<u>50%</u>	<u>1.5</u>	<u>4.9%</u>	<u>\$0.28</u>
QUARTER ENDED 6/30/02									
6	Office	5	55,637	2	30,855	55%	2.9	18.8%	\$0.38
7	Service Center Flex	16	71,205	9	57,201	80%	1.2	-6.5%	0.51
8	R & D	4	130,185	2	87,512	67%	4.8	-6.6%	4.51
9	Bulk	3	58,108	3	58,108	100%	3.2	-1.7%	0.32
10		<u>28</u>	<u>315,135</u>	<u>16</u>	<u>233,676</u>	<u>74%</u>	<u>3.3</u>	<u>-1.0%</u>	<u>\$1.94</u>
QUARTER ENDED 9/30/02									
11	Office	2	5,181	-	-	-	-	-	-
12	Service Center Flex	13	145,207	8	99,531	69%	4.6	-24.6%	4.18
13	R & D	-	-	-	-	-	-	-	-
14	Bulk	2	22,808	2	22,808	100%	3.2	1.3%	0.46
15		<u>17</u>	<u>173,196</u>	<u>10</u>	<u>122,339</u>	<u>71%</u>	<u>4.3</u>	<u>-22.0%</u>	<u>\$3.49</u>
QUARTER ENDED 12/31/02									
16	Office	5	29,549	2	20,567	70%	1.8	-0.1%	\$0.62
17	Service Center Flex	21	94,864	12	70,206	74%	2.0	-26.2%	0.77
18	R & D	1	55,122	1	55,122	100%	3.0	3.0%	4.16
19	Bulk	1	15,696	-	-	-	-	-	-
20		<u>28</u>	<u>195,231</u>	<u>15</u>	<u>145,895</u>	<u>75%</u>	<u>2.3</u>	<u>-12.8%</u>	<u>\$2.03</u>
YEAR TO DATE 12/31/02									
21	Office	23	170,061	7	83,313	49%	2.4	8.9%	\$0.63
22	Service Center Flex	69	403,297	37	281,203	70%	2.5	-18.4%	1.78
23	R & D	6	222,893	3	142,634	64%	4.1	-3.0%	4.37
24	Bulk	11	159,324	9	129,708	81%	2.6	2.1%	0.30
25		<u>109</u>	<u>955,575</u>	<u>56</u>	<u>636,858</u>	<u>67%</u>	<u>2.9</u>	<u>-8.3%</u>	<u>\$1.91</u>

26 ⁽¹⁾The "Percentage Renewed" is calculated as follows: (square feet of leases renewed / square feet of leases up for renewal).
The square feet of leases up for renewal is defined as follows: square feet of leases renewed + square feet of space vacated due to lease expirations.

BEDFORD PROPERTY INVESTORS, INC.
OPERATING PORTFOLIO
NEW LEASE ANALYSIS

	A	B	C	D	E	F	G	H
		NUMBER	SQUARE FEET	SQUARE FEET		WEIGHTED	AVERAGE	AVERAGE
TYPE		OF NEW	OF FIRST	OF SECOND	TOTAL	AVG. CAPITAL	TERM	BASE
		LEASES	GENERATION	GENERATION	SPACE	EXPENDITURES	IN YEARS	RENT
			SPACE	SPACE		PER SQ FOOT		
QUARTER ENDED 3/31/02								
1	Office	7	-	38,033	38,033	\$4.40	3.1	\$16.78
2	Service Center Flex	13	-	39,085	39,085	4.45	3.1	10.64
3	R & D	1	-	37,586	37,586	19.95	7.0	12.74
4	Bulk	2	-	27,840	27,840	0.07	1.6	4.91
5		<u>23</u>	<u>-</u>	<u>142,544</u>	<u>142,544</u>	<u>\$7.67</u>	<u>3.9</u>	<u>\$11.71</u>
QUARTER ENDED 6/30/02								
6	Office	4	-	20,075	20,075	\$13.81	3.8	\$13.77
7	Service Center Flex	6	-	19,379	19,379	2.58	3.5	7.59
8	R & D	2	-	42,673	42,673	10.10	3.7	11.74
9	Bulk	-	-	-	-	-	-	-
10		<u>12</u>	<u>-</u>	<u>82,127</u>	<u>82,127</u>	<u>\$9.23</u>	<u>3.7</u>	<u>\$11.26</u>
QUARTER ENDED 9/30/02								
11	Office	6	-	36,901	36,901	\$15.62	3.3	\$15.02
12	Service Center Flex	4	-	15,052	15,052	3.67	3.2	10.94
13	R & D	-	-	-	-	-	-	-
14	Bulk	-	-	-	-	-	-	-
15		<u>10</u>	<u>-</u>	<u>51,953</u>	<u>51,953</u>	<u>\$12.16</u>	<u>3.3</u>	<u>\$13.84</u>
QUARTER ENDED 12/31/02								
16	Office	2	-	6,439	6,439	\$37.13	4.9	\$15.01
17	Service Center Flex	8	-	36,534	36,534	5.98	3.7	11.23
18	R & D	-	-	-	-	-	-	-
19	Bulk	1	-	15,696	15,696	2.73	5.2	5.28
20		<u>11</u>	<u>-</u>	<u>58,669</u>	<u>58,669</u>	<u>\$8.53</u>	<u>4.2</u>	<u>\$10.05</u>
YEAR TO DATE 12/31/02								
21	Office	19	-	101,448	101,448	\$12.42	3.4	\$15.43
22	Service Center Flex	31	-	110,050	110,050	4.52	3.4	10.34
23	R & D	3	-	80,259	80,259	14.71	5.2	12.21
24	Bulk	3	-	43,536	43,536	1.03	2.9	5.04
25		<u>56</u>	<u>-</u>	<u>335,293</u>	<u>335,293</u>	<u>\$8.90</u>	<u>3.8</u>	<u>\$11.64</u>

Appendix A

BEDFORD PROPERTY INVESTORS, INC.
December 31, 2002

A	B	C	D	E	
	Three months Ended Dec. 31, 2002	Three months Ended Dec. 31, 2001	Twelve months Ended Dec. 31, 2002	Twelve months Ended Dec. 31, 2001	
RATIOS COMPUTED FOR INDUSTRY COMPARISONS:					
<u>COVERAGE RATIOS</u>					
1	Debt Service Coverage Ratio before common dividends (Funds from Operations + Interest / Interest + Principal)	2.57	2.45	2.65	2.42
2	Debt Service Coverage Ratio after common dividends (Funds From Operations + Interest / Interest + Principal + Common Div)	1.19	1.15	1.20	1.14
3	Dividend Coverage Ratio (Funds Available for Distribution / Dividend Declared)	1.28	1.17	1.38	1.28
4	Interest Coverage Ratio (Funds From Operations + Interest / Interest)	3.19	2.94	3.29	2.84
<u>DEBT RATIOS</u>					
5	FFO / Debt	(1) 13.0%	14.4%	13.0%	14.0%
6	Debt / Capitalization Ratio (book value)	58.2%	53.8%	58.2%	53.8%
7	Debt / Capitalization Ratio (market value)	47.6%	46.4%	47.6%	46.4%
<u>RETURN PERCENTAGES</u>					
8	Return on Permanent Capital After Interest Expense (Funds From Operations / Capitalization [Average Debt + Average Book Value])	(1) 7.6%	7.7%	8.1%	7.5%
9	Return on Permanent Capital Before Interest Expense (Funds From Operations + Interest Expense / Capitalization [Average Debt + Average Book Value])	(1) 11.0%	11.3%	11.4%	11.2%
10	Return on Real Estate Investments (Net Operating Income / Average Real Estate Investments Excluding Development and Land [gross book value])	(1) 10.9%	11.9%	11.3%	11.8%
11	Return on Total Assets Net Operating Income / Average Total Assets [book value]	(1) 11.1%	12.1%	11.6%	11.8%
12	Return on Book Value (Funds From Operations / Average Equity [book value])	(1) 17.8%	16.7%	17.9%	15.9%
<u>NON-OPERATING EXPENSES</u>					
13	Gen. and Admin. Expenses / Average Total Assets	(1) 0.6%	0.9%	0.7%	1.0%
14	Gen and Admin. Expenses / Revenues	4.3%	5.8%	4.5%	6.5%
<u>DIVIDENDS</u>					
15	Common Dividends Declared / Funds Available for Distribution (Common Dividends Declared / FAD)	78.0%	85.5%	72.7%	78.3%
16	Common Dividends Paid / Funds Available for Distribution (Common Dividends Paid / FAD)	79.4%	86.1%	72.0%	78.4%
17	(1) The percentages for the three and twelve month periods have been annualized.				

Appendix B

BEDFORD PROPERTY INVESTORS, INC.

December 31, 2002

(in thousands, except share and per share data)

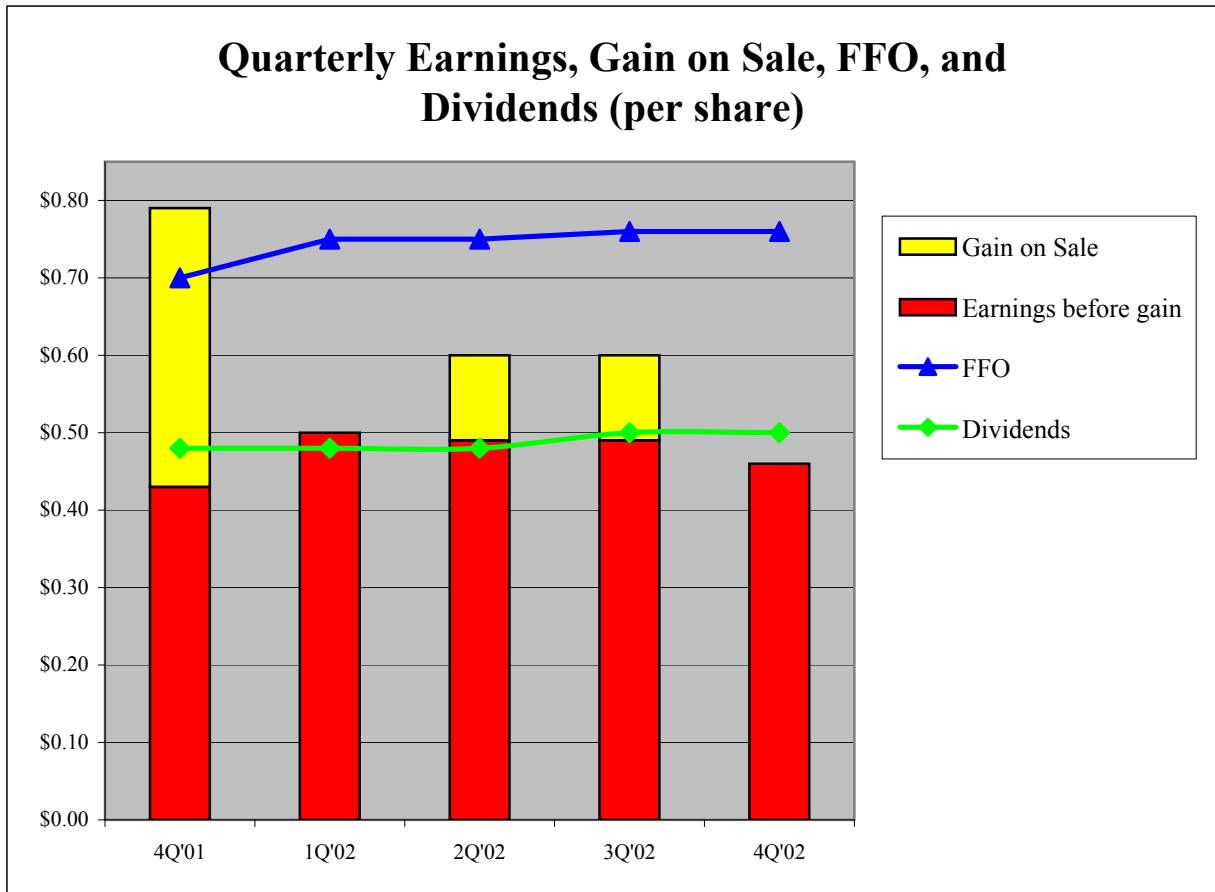
A	B	C	D	E	F	G	
	Three months Ended Dec. 31, 2002	Three months Ended Dec. 31, 2001	Change	Twelve months Ended Dec. 31, 2002	Twelve months Ended Dec. 31, 2001	Change	
SELECTED FINANCIAL INFORMATION:							
1	Revenues	25,951	25,315	3%	101,902	99,949	2%
2	Net Operating Income	19,235	19,029	1%	75,460	74,618	1%
3	Funds From Operations	12,514	11,616	8%	50,083	45,250	11%
4	Gross Margin - Same Store Properties	74.1%	74.9%	-1%	n/a	n/a	
5	Industrial Bulk	80.8%	80.2%	1%	n/a	n/a	
6	Industrial Service Center Flex	76.2%	77.4%	-1%	n/a	n/a	
7	Industrial R&D	82.9%	84.1%	-1%	n/a	n/a	
8	Office	67.6%	68.6%	-1%	n/a	n/a	
9	Interest Expense	5,661	5,523	2%	20,960	22,538	-7%
10	Average Development Costs	5,181	24,508	-79%	16,891	24,006	-30%
11	Interest Capitalized	36	305	-88%	633	1,303	-51%
12	Scheduled Principal Payments	1,364	1,171	16%	5,170	4,128	25%
13	Common Dividends & Distributions Paid	8,375	8,020	4%	32,386	31,767	2%
14	Common Dividends & Distributions Declared	8,222	7,962	3%	32,680	31,725	3%
15	General and Administrative Expenses	1,108	1,470	-25%	4,616	6,506	-29%
					As of Dec. 31, 2002	As of Dec. 31, 2001	Change
16	Real Estate Investments Before Depreciation (cost)				725,188	654,062	11%
17	Total Assets				694,331	630,805	10%
18	Debt				384,177	322,991	19%
19	Equity (book value, including minority interest)				276,057	277,015	0%
20	Shares Outstanding				16,443,664	16,515,200	0%
21	Total Diluted Shares (outstanding and OP units)				16,443,664	16,587,260	-1%
22	Price at End of Period				\$25.69	\$22.50	14%
23	Diluted Equity (market value) (line 21*line 22)				422,438	373,213	13%
24	Fully Diluted Total Market Capitalization (market value of equity & debt) (line 18 + line 23)				806,615	696,204	16%

Appendix C

BEDFORD PROPERTY INVESTORS, INC.
December 31, 2002

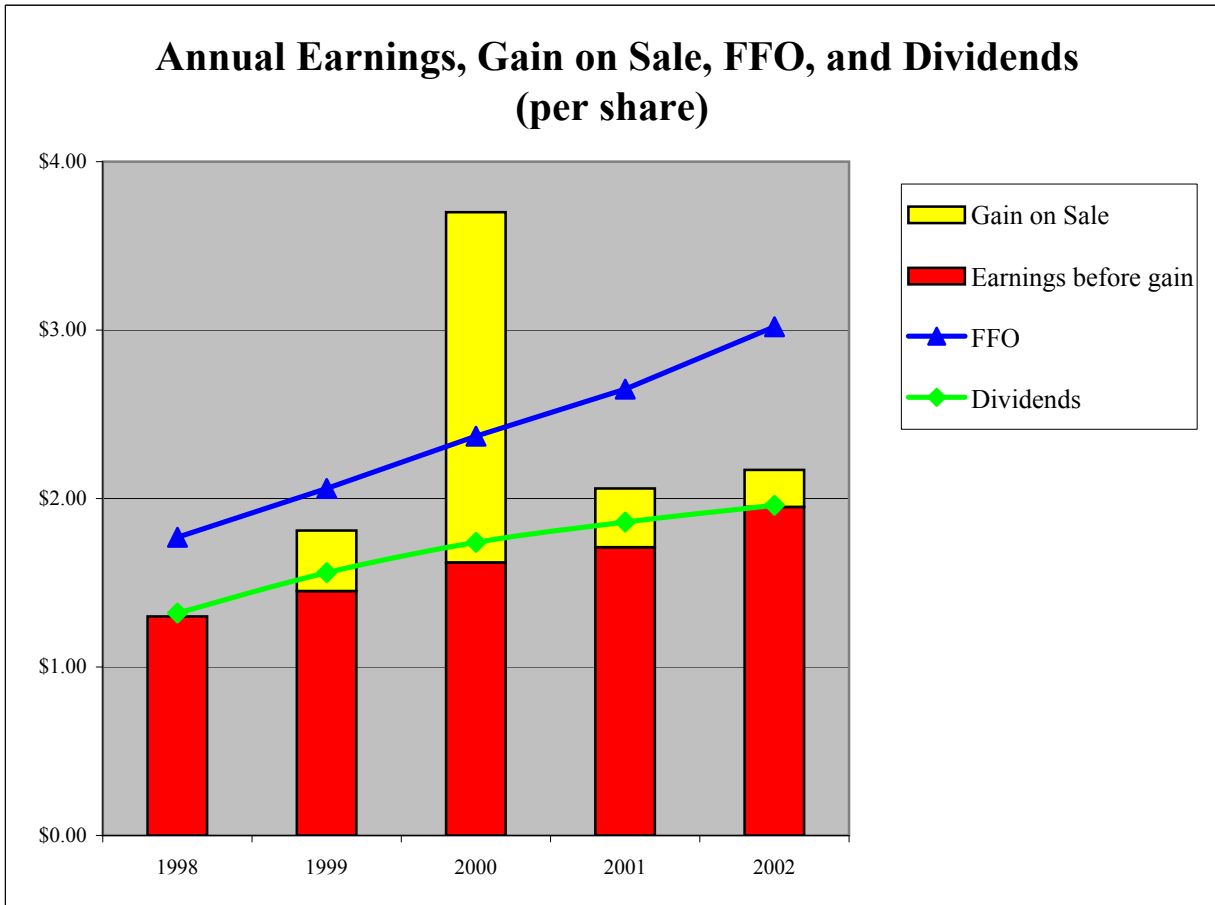
A	B	C	D	E	F	G	H	I	J	
ACQUISITIONS										
	<u>Product Type</u>	<u>Property and Location</u>	<u>Date</u>	<u>Contract Price</u>	<u>Total Price</u>	<u>Sq. Ft.</u>	<u>Total Price PSF</u>	<u>2002 NOI</u>	<u>Year-One Yield</u>	<u>Occupied</u>
<u>Operating Properties</u>										
1	R&D	4025 & 4121 E. Cotton Center Blvd. Phoenix, AZ	7/26/2002	\$24,305,000	\$24,512,357	214,218	\$114	\$2,255,720 ⁽¹⁾	9.20% ⁽¹⁾	100%
2	Service Center/Flex	South San Francisco Business Ctr. South San Francisco, CA	8/16/2002	22,000,000	22,042,595	112,384	196	2,164,374	9.82%	96%
3	R&D	Philips Business Center San Jose, CA	9/10/2002	40,000,000	40,028,121	217,824	184	3,968,912	9.92%	100%
4	Total Operating Properties			\$86,305,000	\$86,583,073	544,426	\$159	\$8,389,006	9.69%	99%
<u>Land</u>										
5	Land	Southshore Business Center Portland, OR	9/16/2002	952,990	955,629	5.2 acres	n/a	n/a	n/a	n/a
6	Grand Total			\$87,257,990	\$87,538,702					
7	⁽¹⁾ 2002 NOI and Year-One Yield include seller subsidy income.									
DISPOSITIONS										
	<u>Product Type</u>	<u>Property and Location</u>	<u>Date</u>	<u>Contract Price</u>	<u>Net Sale Price</u>	<u>Sq. Ft.</u>	<u>Contract Price PSF</u>	<u>2002 NOI</u>	<u>Buyer's Cap Rate</u>	<u>Gain On Sale</u>
8	R&D	6960 Flanders Drive ⁽²⁾ San Diego, CA	4/18/2002	\$3,725,000	\$3,512,216	33,144	\$112	\$360,971	9.69%	\$262,377
9	R&D	Vista 1 & 2, 2230 Oakridge Way ⁽²⁾⁽³⁾ Vista, CA	4/18/2002	8,370,000	8,018,837	134,121	62	867,689	10.37%	60,139
10	Service Center/Flex	Cimarron Industrial Park ⁽²⁾⁽⁴⁾ Scottsdale, AZ	5/15/2002	7,835,150	7,549,547	94,800	83	570,616	7.28%	1,475,114
11	Second Quarter Subtotal			\$19,930,150	\$19,080,600	262,065	\$76	\$1,799,276	9.03%	\$1,797,630
12	Office/R&D/Flex	Monterey Commerce Center Monterey, CA	9/25/2002	\$12,800,000	\$12,391,609	102,291	\$125	\$1,306,532	10.21%	\$1,777,633
13	Third Quarter Subtotal			\$12,800,000	\$12,391,609	102,291	\$125	\$1,306,532	10.21%	\$1,777,633
14	Grand Total			\$32,730,150	\$31,472,209	364,356	\$90	\$3,105,808	9.49%	\$3,575,263
15	⁽²⁾ 2002 NOI for 6960 Flanders, Vista 1, Oak Ridge Way and Cimarron is based on 2002 Budget.									
16	⁽³⁾ 2002 NOI for Vista 2 is annualized assuming in-place income through 9/30/02 and a market lease rate from 10/1/02-12/31/02. Cap Rate is 9.45% based on 2002 budgeted income for Vista I, Vista II and 2230 Oak Ridge Way combined.									
17	⁽⁴⁾ Cimarron contract price was \$7,790,000. BPI received purchase price adjustment of \$45,150, equating to an adjusted price of \$7,835,150.									
DEVELOPMENT										
A. Shell complete - Lease-up in process										
	<u>Product Type</u>	<u>Project</u>	<u>Shell Complete</u>	<u>Total Project Cost</u>	<u>Square Feet</u>	<u>Total Project Cost PSF</u>	<u>Estimated Yield</u>	<u>Leased (%)</u>		
18	Service Flex	Jurupa Business Center - Phase II Ontario, CA	Dec-02	\$4,612,000	41,390	\$111	11.0%	0%		
19	Total			\$4,612,000	41,390	\$111	11.0%	0%		

Appendix D



	A	B	C	D	E	F
	(\$ per share)					
	<u>4Q'01</u>	<u>1Q'02</u>	<u>2Q'02</u>	<u>3Q'02</u>	<u>4Q'02</u>	
Earnings before						
1 gain on sale	0.43	0.50	0.49	0.49	0.46	
2 Gain on sale	0.36	-	0.11	0.11		
3 Total net income	0.79	0.50	0.60	0.60	0.46	
Funds from Operations						
4 (FFO)	0.70	0.75	0.75	0.76	0.76	
Funds Available for						
5 Distribution (FAD)	0.56	0.71	0.66	0.70	0.64	
6 Dividends	0.48	0.48	0.48	0.50	0.50	
7 Stock price at period end	22.50	25.60	27.10	24.76	25.69	

Appendix E



	A	B	C	D	E	F
	(\$ per share)					
	<u>1998</u>	<u>1999</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>	
Earnings before						
1 gain on sale	1.30	1.45	1.62	1.71	1.95	
2 Gain on sale	-	0.36	2.08	0.35	0.22	
3 Total net income	1.30	1.81	3.70	2.06	2.17	
Funds from Operations						
4 (FFO)	1.77	2.06	2.37	2.65	3.02	
Funds Available for						
5 Distribution (FAD)	1.55	1.78	2.01	2.38	2.71	
6 Dividends	1.32	1.56	1.74	1.86	1.96	
7 Stock price at period end	16.875	17.063	20.25	22.50	25.69	

Appendix F

BEDFORD PROPERTY INVESTORS, INC.
Earnings and FFO restated
December 31, 2002

(in thousands, except per share data)

A	B	C	D	E	F	G	H	I	J
		<u>4Q'97</u>	<u>YE 1998</u>	<u>YE 1999</u>	<u>YE 2000</u>	<u>YE 2001</u>	<u>1Q'02</u>	<u>**2Q'02</u>	<u>Grand Total</u>
	Net income								
1	As previously reported	\$6,995	\$31,496	\$39,855	\$68,087	\$36,723	\$8,051	\$9,660	\$200,867
2	Restated	6,458	29,695	38,659	68,307	34,950	8,375	10,057	196,501
3	Difference	<u>(537)</u>	<u>(1,801)</u>	<u>(1,196)</u>	<u>220</u>	<u>(1,773)</u>	<u>324</u>	<u>397</u>	<u>(4,366)</u>
4	Difference (%)	-8%	-6%	-3%	0%	-5%	4%	4%	-2%
	Earnings per Share-diluted								
5	As previously reported	\$0.35	\$1.38	\$1.86	\$3.69	\$2.16	\$0.48	\$0.58	
6	Restated	0.33	1.30	1.81	3.70	2.06	0.50	0.60	
7	Difference	<u>(0.02)</u>	<u>(0.08)</u>	<u>(0.05)</u>	<u>0.01</u>	<u>(0.10)</u>	<u>0.02</u>	<u>0.02</u>	
8	Difference (%)	-6%	-6%	-3%	0%	-5%	4%	3%	
	FFO per Share- diluted								
9	As previously reported	\$0.41	\$1.85	\$2.12	\$2.37	\$2.76	\$0.73	\$0.73	
10	Restated	0.38	1.77	2.06	2.37	2.65	0.75	0.75	
11	Difference	<u>(0.03)</u>	<u>(0.08)</u>	<u>(0.06)</u>	<u>0.00</u>	<u>(0.11)</u>	<u>0.02</u>	<u>0.02</u>	
12	Difference (%)	-7%	-4%	-3%	0%	-4%	3%	3%	

13 ** Previously announced in press release dated 7/22/02 and conference call on 7/23/02