

		The Company's Share of		
	Estimated Completion Date	Estimated Project Cost	Costs Expended in Year Ended December 31, 2003	Estimated Costs to Complete
(\$ IN MILLIONS)				
Office:				
New York City:				
640 Fifth Avenue - construction of additional 47,000 square feet of office space and redevelopment of existing building	Summer 2004	\$ 62.5	\$ 29.4	\$ 14.1
CESCR:				
Crystal City Office space to be vacated by the U.S. Government Patent Office ("PTO"):				
(i) Renovation of buildings (see next page)	2005-2007	90.0 ⁽¹⁾	—	90.0
(ii) Cost to retenant	2005-2007	60.0	—	60.0
Crystal Drive Retail - construction of additional 57,000 square feet of retail space and improvements to the infrastructure including streets, signals and signs as part of "way finding" program	Fall 2004	43.0	12.5	28.7
Retail:				
4 Union Square South - redevelopment of 198,000 square feet, of which 193,000 square feet has been leased to Whole Foods, Forever 21, DSW Shoe Warehouse and Filenes	Spring 2005	54.3	14.0	34.8
Green Acres Mall - interior renovation, construction of an additional 70,000 square feet of free-standing retail space, parking decks and site-work and tenant improvements for B.J.'s Wholesale who will construct its own store ⁽²⁾	2006	63.3	1.0	62.3
Strip shopping centers:				
(i) site work and/or demolition of existing buildings as part of the redevelopment of 7 properties released to Wal-Mart and Lowes, who will construct their own stores at these sites (six of these locations were previously leased to Bradlees).	2004-2005	21.3	6.4	14.9
(ii) expansion of shopping centers in Bensalem, Kearny and Marlton aggregating 120,000 square feet (2)	2004-2005	9.5	—	9.5
715 Lexington Avenue - demolition of existing building and construction of 24,000 square feet of retail space on four floors	Summer 2005	18.1	1.6	16.5
968 Third Avenue (50% interest) - demolition of existing building and construction of 8,300 square feet of retail space on three floors	Fall 2004	5.7	—	5.7
Merchandise Mart:				
350 North Orleans, Chicago - addition of 40,000 square feet at street level and new lobby	Fall 2004	18.2	1.6	16.6
Other:				
400 North LaSalle, Chicago (85% interest) - construction of 381,000 square foot high rise rental apartment complex containing 452 apartments	Spring 2004	78.9	35.7	5.6
Penn Plaza Signage District - construction of approximately 21 signs at various locations in the Penn Plaza District, of which 7 have been completed as of December 31, 2003	Fall 2006	36.9	8.9	24.8
		\$ 561.7	\$ 111.1	\$383.5

(1) In January 2002, when the Company acquired the remaining 66% of CESCR it did not already own, it estimated that these costs would be approximately \$75.0.

(2) Subject to governmental approvals.

The Company is also in the pre-development phase of a number of other projects including (i) retail space in the Penn Plaza area, (ii) repositioning of the Hotel Pennsylvania, (iii) expansion and redevelopment of the Bergen Mall, (iv) expansion of Monmouth Mall and (v) renovation of the 2101 L Street office building.

There can be no assurance that any of the above projects will be ultimately completed, completed on time or completed for the budgeted amount.