2002 Dividend Taxability

Common Stock (CUSIPs 758075 40 2 and 758075 10 5)

Dividend Type	Declaration Dates	Record Dates	Payable Dates	Total Distrib Per Share	Ordinary Income	Return of Capital	Long Term Capital Gain	#Of Shares	Total $ Paid
Regular	3/22/2002	3/29/2002	4/22/2002	$0.620	$0.586862	$0.000000	$0.033138	14,624,647	$9,067,281
Regular	5/10/2002	6/28/2002	7/22/2002	$0.630	$0.596328	$0.000000	$0.033672	15,624,012	$9,843,128
Special	5/10/2002	6/28/2002	7/22/2002	$0.125	$0.118319	$0.000000	$0.006681	15,624,012	$1,953,002
Regular	8/9/2002	9/30/2002	10/21/2002	$0.630	$0.596328	$0.000000	$0.033672	15,886,421	$10,008,445
Special	8/9/2002	9/30/2003	10/21/2002	$0.125	$0.118319	$0.000000	$0.006681	15,886,421	$1,985,803
Regular	11/12/2002	12/31/2002	1/21/2003	$0.630	$0.596328	$0.000000	$0.033672	16,227,285	$10,254,690
Special	11/12/2002	12/31/2002	1/21/2003	$0.125	$0.118319	$0.000000	$0.006681	16,227,285	$2,034,661
			Total	$2.885	$2.730803	$0.000000	$0.154197		$45,147,010

Preferred Stock (CUSIP 758075 60 0)

Declaration Dates	Record Dates	Payable Dates	Total Distrib Per Share	Ordinary Income	Return of Capital	Long Term Capital Gain	#Of Shares	Total $ Paid
3/22/2002	3/29/2002	4/22/2002	$0.755	$0.714647	$0.000000	$0.040353	902,068	$681,061
5/10/2002	6/28/2002	7/22/2002	$0.755	$0.714647	$0.000000	$0.040353	902,068	$681,061
8/9/2002	9/30/2002	10/21/2002	$0.755	$0.714647	$0.000000	$0.040353	902,068	$681,061
11/12/2002	12/31/2002	1/21/2003	$0.755	$0.714647	$0.000000	$0.040353	902,068	$681,061
		Total	$3.020	$2.858588	$0.000000	$0.161412		$2,724,244

Please note that, because we are a Real Estate Investment Trust (REIT), dividends declared in the last month of a calendar year with a record date in that calendar year, but which are payable in January of the following year, are considered paid for form 1099 reporting purposes on the record date, not on the payable date, to the extend the REIT has any remaining undistributed taxable income on the record date.