

UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
WASHINGTON, DC 20549

FORM 10-Q

QUARTERLY REPORT PURSUANT TO SECTION 13 OR 15(d) OF
THE SECURITIES EXCHANGE ACT OF 1934

FOR THE QUARTERLY PERIOD ENDED SEPTEMBER 30, 2004

COMMISSION FILE NUMBER: 1-13762

RECKSON OPERATING PARTNERSHIP, L.P.
(EXACT NAME OF REGISTRANT AS SPECIFIED IN ITS CHARTER)

MARYLAND 11-3233647

(STATE OR OTHER JURISDICTION (IRS EMPLOYER IDENTIFICATION NUMBER)
OF INCORPORATION OR ORGANIZATION)

225 BROADHOLLOW ROAD, MELVILLE, NY 11747

(ADDRESS OF PRINCIPAL EXECUTIVE OFFICE) (ZIP CODE)

(631) 694-6900
(REGISTRANT'S TELEPHONE NUMBER INCLUDING AREA CODE)

INDICATE BY CHECK MARK WHETHER THE REGISTRANT (1) HAS FILED ALL REPORTS
REQUIRED TO BE FILED BY SECTION 13 OR 15(D) OF THE SECURITIES EXCHANGE ACT OF
1934 DURING THE PRECEDING 12 MONTHS (OR FOR SUCH SHORTER PERIOD THAT THE
REGISTRANT WAS REQUIRED TO FILE SUCH REPORTS) YES X NO___, AND (2) HAS BEEN
SUBJECT TO SUCH FILING REQUIREMENTS FOR THE PAST 90 DAYS. YES X NO___.

INDICATE BY CHECK MARK WHETHER THE REGISTRANT IS AN ACCELERATED FILER (AS
DEFINED IN RULE 12B-2 OF THE EXCHANGE ACT).

YES ___ NO X.

RECKSON OPERATING PARTNERSHIP, L.P.
QUARTERLY REPORT
FOR THE THREE MONTHS ENDED SEPTEMBER 30, 2004

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PART I - FINANCIAL INFORMATION
ITEM 1 - FINANCIAL STATEMENTS

RECKSON OPERATING PARTNERSHIP, L.P.
CONSOLIDATED BALANCE SHEETS
(DOLLARS IN THOUSANDS, EXCEPT FOR SHARE AMOUNTS)

	SEPTEMBER 30, 2004	DECEMBER 31, 2003
	----- (UNAUDITED)	-----
ASSETS:		
Commercial real estate properties, at cost:		
Land	\$ 398,790	\$ 378,479
Building and improvements	2,664,258	2,211,566
Developments in progress:		
Land	98,468	90,706
Development costs	27,889	68,127
Furniture, fixtures and equipment	11,862	11,338
	-----	-----
Less accumulated depreciation	3,201,267 (542,124)	2,760,216 (464,382)
	-----	-----
Investment in real estate, net of accumulated depreciation	2,659,143	2,295,834
Properties and related assets held for sale, net of accumulated depreciation	--	52,517
Investments in real estate joint ventures	6,574	5,904
Investments in mortgage notes and notes receivable ..	53,525	54,986
Investments in affiliate loans and joint ventures ..	65,435	75,544
Cash and cash equivalents	53,275	22,512
Tenant receivables	10,903	11,929
Deferred rents receivable	127,672	111,962
Prepaid expenses and other assets	60,864	34,944
Contract and land deposits and pre-acquisition costs	77	20,203
Deferred leasing and loan costs	74,880	64,345
	-----	-----
TOTAL ASSETS	\$ 3,112,348	\$ 2,750,680
	=====	=====
LIABILITIES:		
Mortgage notes payable	\$ 712,337	\$ 721,635
Liabilities associated with properties held for sale	--	881
Unsecured credit facility	90,000	169,000
Senior unsecured notes	697,911	499,445
Accrued expenses and other liabilities	108,430	89,979
Distributions payable	35,174	28,290
	-----	-----
TOTAL LIABILITIES	1,643,852	1,509,230
	-----	-----
Minority partners' interests in consolidated partnerships	212,057	233,070
	-----	-----
Commitments and contingencies	--	--
PARTNERS' CAPITAL:		
Preferred Capital, 5,321,685 and 10,854,162 units outstanding, respectively	128,892	281,690
General Partners' Capital:		
Common units, 75,535,562 and 58,275,367 units outstanding, respectively	1,076,810	682,172
Limited Partners' Capital:		
Class A common units, 3,118,556 units issued and outstanding	44,287	38,613
Class C common units, 465,854 units issued and outstanding	6,450	5,905
	-----	-----
Total Partners' Capital	1,256,439	1,008,380
	-----	-----
Total Liabilities and Partners' Capital	\$ 3,112,348	\$ 2,750,680
	=====	=====

(see accompanying notes to financial statements)

RECKSON OPERATING PARTNERSHIP, L.P.
CONSOLIDATED STATEMENTS OF INCOME
(UNAUDITED AND IN THOUSANDS, EXCEPT PER SHARE AND SHARE AMOUNTS)

	THREE MONTHS ENDED SEPTEMBER 30,		NINE MONTHS ENDED SEPTEMBER 30,	
	2004	2003	2004	2003
PROPERTY OPERATING REVENUES:				
Base rents	\$ 111,260	\$ 93,225	\$ 332,060	\$ 282,110
Tenant escalations and reimbursements	19,517	16,244	55,110	44,186
Total property operating revenues	130,777	109,469	387,170	326,296
EXPENSES:				
Property operating expenses	54,644	46,222	156,735	132,041
Marketing, general and administrative	7,681	8,163	22,122	24,527
Depreciation and amortization	29,584	25,063	86,496	79,121
Total operating expenses	91,909	79,448	265,353	235,689
Operating Income	38,868	30,021	121,817	90,607
NON-OPERATING INCOME AND EXPENSES:				
Interest income on mortgage notes and notes receivable (including \$479, \$1,100, \$1,608 and \$3,100, respectively from related parties)	1,963	1,724	5,455	4,814
Investment and other income	5,358	4,660	10,852	13,717
Interest:				
Expense incurred	(24,120)	(19,883)	(74,388)	(60,125)
Amortization of deferred financing costs	(1,005)	(807)	(2,831)	(2,513)
Total non-operating income and expenses	(17,804)	(14,306)	(60,912)	(44,107)
Income before minority interests, preferred distributions, equity (loss) in earnings of real estate joint ventures and discontinued operations	21,064	15,715	60,905	46,500
Minority partners' interests in consolidated partnerships	(4,135)	(4,117)	(14,738)	(12,580)
Equity (loss) in earnings of real estate joint ventures	112	134	520	(30)
Income before discontinued operations and preferred distributions ...	17,041	11,732	46,687	33,890
Discontinued operations:				
Gain on sales of real estate	2,342	--	11,684	--
Income from discontinued operations	106	5,068	694	12,209
Net Income	19,489	16,800	59,065	46,099
Preferred unit distributions	(3,477)	(5,589)	(12,409)	(16,770)
Redemption charges on Series A preferred units	(6,717)	--	(6,717)	--
Net income allocable to common unit holders	\$ 9,295	\$ 11,211	\$ 39,939	\$ 29,329
Net income allocable to:				
Common unit holders	\$ 9,231	\$ 8,767	\$ 39,642	\$ 23,001
Class B common unit holders	--	2,396	--	6,280
Class C common unit holders	64	48	297	48
Total	\$ 9,295	\$ 11,211	\$ 39,939	\$ 29,329
Net income per weighted average common units:				
Income from continuing operations	\$.10	\$.09	\$.39	\$.25
Discontinued operations03	.07	.18	.17
Basic net income per common unit	\$.13	\$.16	\$.57	\$.42
Class B common - income from continuing operations	\$ --	\$.13	\$ --	\$.37
Discontinued operations	--	.11	--	.26
Basic net income per Class B common unit	\$ --	\$.24	\$ --	\$.63
Class C common - income from continuing operations	\$.11	\$.09	\$.45	\$.28
Discontinued operations03	.08	.19	.23
Basic net income per Class C common unit	\$.14	\$.17	\$.64	\$.51
Weighted average common units outstanding:				
Common units	73,322,905	55,284,829	69,264,042	55,345,702
Class B common units	--	9,915,313	--	9,915,313
Class C common units	465,845	278,494	465,845	93,852

(see accompanying notes to financial statements)

RECKSON OPERATING PARTNERSHIP, L.P.
CONSOLIDATED STATEMENTS OF CASH FLOWS
(UNAUDITED AND IN THOUSANDS)

	NINE MONTHS ENDED SEPTEMBER 30,	
	2004	2003
CASH FLOWS FROM OPERATING ACTIVITIES:		
NET INCOME	\$ 59,065	\$ 46,099
Adjustments to reconcile net income to net cash provided by operating activities:		
Depreciation and amortization (including discontinued operations)	86,496	89,959
Gain on sales of real estate	(13,724)	--
Minority partners' interests in consolidated partnerships	17,271	13,404
(Equity) loss in earnings of real estate joint ventures	(520)	30
Changes in operating assets and liabilities:		
Tenant receivables	450	(654)
Prepaid expenses and other assets	(1,582)	5,203
Deferred rents receivable	(13,863)	(13,755)
Accrued expenses and other liabilities	(3,389)	3,917
Net cash provided by operating activities	130,204	144,203
CASH FLOWS FROM INVESTING ACTIVITIES:		
Additions to developments in progress	(20,454)	(15,104)
Purchases of commercial real estate	(138,894)	(40,500)
Additions to commercial real estate properties	(28,014)	(36,080)
Additions to furniture, fixtures and equipment	(528)	(192)
Payment of leasing costs	(13,951)	(13,185)
Distributions from (contributions to) investments in real estate joint ventures ...	(150)	243
Additions to mortgage notes and notes receivable	(15,619)	(15,000)
Repayments of mortgage notes and notes receivable	17,658	--
Proceeds from sales of real estate	64,337	--
Net cash used in investing activities	(135,615)	(119,818)
CASH FLOWS FROM FINANCING ACTIVITIES:		
Purchases of general partner common units	--	(4,538)
Redemption of Series A preferred units	(47,580)	--
Principal payments on secured borrowings	(259,298)	(8,932)
Payment of loan costs	(4,232)	(164)
Proceeds from issuance of senior unsecured notes	300,000	--
Repayment of senior unsecured notes	(100,000)	--
Proceeds from unsecured credit facility	312,498	112,000
Repayment of unsecured credit facility	(391,498)	(5,000)
Distribution from affiliate joint venture	10,603	--
Distributions to minority partners in consolidated partnerships	(29,786)	(16,313)
Contributions	344,786	74
Distributions	(99,819)	(106,530)
Net cash provided by (used in) financing activities	35,674	(29,403)
Net increase (decrease) in cash and cash equivalents	30,263	(5,018)
Cash and cash equivalents at beginning of period	23,012	30,576
Cash and cash equivalents at end of period	\$ 53,275	\$ 25,558

(see accompanying notes to financial statements)

RECKSON OPERATING PARTNERSHIP, L.P.
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
SEPTEMBER 30, 2004
(UNAUDITED)

1. ORGANIZATION AND FORMATION OF THE COMPANY

Reckson Operating Partnership, L.P. (The "Operating Partnership") commenced operations on June 2, 1995. Reckson Associates Realty Corp. (the "Company"), which serves as the sole general partner of the Operating Partnership, is a fully integrated, self administered and self managed real estate investment trust ("REIT"). The Operating Partnership and the Company (collectively the "Company") were formed for the purpose of continuing the commercial real estate business of Reckson Associates, the predecessor of the Operating Partnership, its affiliated partnerships and other entities.

The Operating Partnership is engaged in the ownership, management, operation, leasing and development of commercial real estate properties, principally office and to a lesser extent industrial buildings and also owns land for future development (collectively, the "Properties") located in the New York City tri-state area (the "Tri-State Area").

The Company was incorporated in Maryland in September 1994. In June 1995, the Company completed an initial public offering (the "IPO") and commenced operations.

The Company became the sole general partner of Reckson Operating Partnership, L.P. (the "Operating Partnership") by contributing substantially all of the net proceeds of the IPO in exchange for an approximate 73% interest in the Operating Partnership. At September 30, 2004, the Company's ownership percentage in the Operating Partnership was approximately 95.7%. All Properties acquired by the Company are held by or through the Operating Partnership. In conjunction with the IPO, the Operating Partnership executed various option and purchase agreements whereby it issued common units of limited partnership interest in the Operating Partnership ("OP Units") to certain continuing investors in exchange for (i) interests in certain property partnerships, (ii) fee simple and leasehold interests in properties and development land, (iii) certain other business assets and (iv) interests in Reckson Management Group, Inc. and Reckson Construction Group, Inc.

2. BASIS OF PRESENTATION

The accompanying consolidated financial statements include the consolidated financial position of the Operating Partnership and the Service Companies (as defined below) at September 30, 2004 and December 31, 2003 and the results of their operations for the three and nine months ended September 30, 2004 and 2003, respectively, and, their cash flows for the nine months ended September 30, 2004 and 2003, respectively. The Operating Partnership's investments in majority owned and controlled real estate joint ventures are reflected in the accompanying financial statements on a consolidated basis with a reduction for the minority partners' interest. The Operating Partnership also invests in real estate joint ventures where it may own less than a controlling interest. Such investments are reflected in the accompanying financial statements under the equity method of accounting. The Service Companies which provide management, development and construction services to the Company and the Operating Partnership are Reckson Management Group, Inc., RANY Management Group, Inc., Reckson Construction Group New York, Inc. and Reckson Construction & Development LLC (the "Service Companies"). All significant intercompany balances and transactions have been eliminated in the consolidated financial statements.

Minority partners' interests in consolidated partnerships represent a 49% non-affiliated interest in RT Tri-State LLC, owner of a six property suburban office portfolio, a 40% non-affiliated interest in Omni Partners, L.P., owner of a 579,000 square foot suburban office property and a 49% non-affiliated interest in Metropolitan 919 Third Avenue, LLC, owner of the property located at 919 Third Avenue, New York, NY.

Reckson Construction Group New York, Inc. and Reckson Construction & Development LLC (the successor to Reckson Construction Group, Inc.) use the percentage-of-completion method for recording amounts earned on their contracts. This method records amounts earned as revenue in the proportion that actual costs incurred to date bear to the estimate of total costs at contract completion.

The Operating Partnership follows the guidance provided for under the Financial Accounting Standards Board ("FASB") Statement No. 66, "Accounting for Sales of Real Estate" ("Statement No. 66"), which provides guidance on sales contracts that are accompanied by agreements which require the seller to develop the property in the future. Under Statement No. 66 profit is recognized and allocated to the sale of the land and the later development or construction work on the basis of estimated costs of each activity; the same rate of profit is attributed to each activity. As a result, profits are recognized and reflected over the improvement period on the basis of costs incurred (including land) as a percentage of total costs estimated to be incurred. The Operating Partnership uses the percentage of completion method, as the future costs of development and profit are reliably estimated.

The accompanying interim unaudited financial statements have been prepared by the Operating Partnership's management pursuant to the rules and regulations of the Securities and Exchange Commission. Certain information and footnote disclosure normally included in the financial statements prepared in accordance with accounting principles generally accepted in the United States ("GAAP") may have been condensed or omitted pursuant to such rules and regulations, although management believes that the disclosures are adequate to not make the information presented misleading. The unaudited financial statements as of September 30, 2004 and for the three and nine month periods ended September 30, 2004 and 2003 include, in the opinion of management, all adjustments, consisting of normal recurring adjustments, necessary to present fairly the financial information set forth herein. The results of operations for the interim periods are not necessarily indicative of the results that may be expected for the year ending December 31, 2004. These financial statements should be read in conjunction with the Operating Partnership's audited financial statements and the notes thereto included in the Operating Partnership's Form 10-K for the year ended December 31, 2003.

The Company intends to continue to qualify as a REIT under Sections 856 through 860 of the Internal Revenue Code of 1986, as amended (the "Code"). As a REIT, the Company will not generally be subject to corporate Federal income taxes as long as it satisfies certain technical requirements of the Code relating to composition of its income and assets and requirements relating to distributions of taxable income to shareholders.

The Operating Partnership considers highly liquid investments with maturity of three months or less when purchased to be cash equivalents.

Certain prior period amounts have been reclassified to conform to the current period presentation.

In October 2001, the FASB issued Statement No. 144, "Accounting for the Impairment or Disposal of Long-Lived Assets". Statement No. 144 provides accounting guidance for financial accounting and reporting for the impairment or disposal of long-lived assets. Statement No. 144 supersedes Statement No. 121, "Accounting for the Impairment of Long-Lived Assets and for Long-Lived Assets to be Disposed of". It also supersedes the accounting and reporting provisions of Accounting Principles Board Opinion No. 30, Reporting the Results of Operations--Reporting the Effects of Disposal of a Segment of a Business, and Extraordinary, Unusual and Infrequently Occurring Events and Transactions related to the disposal of a segment of a business. The Operating Partnership adopted Statement No. 144 on January 1, 2002. The adoption of this statement did not have a material effect on the results of operations or the financial position of the Operating Partnership. The adoption of Statement No. 144 does not have an impact on net income allocable to common unitholders. Statement No. 144 only impacts the presentation of the results of operations and gain on sales of depreciable real estate assets for those properties sold or held for sale during the period within the consolidated statements of income.

On July 1, 2001 and January 1, 2002, the Operating Partnership adopted FASB Statement No. 141, "Business Combinations" and FASB Statement No. 142, "Goodwill and Other Intangibles", respectively. As part of the acquisition of real estate assets, the fair value of the real estate acquired is allocated to the acquired tangible assets, consisting of land, building and building improvements, and identified intangible assets and liabilities, consisting of the value of above-market and below-market leases, other value of in-place leases, and value of tenant relationships, based in each case on their fair values.

The Operating Partnership allocates a portion of the purchase price to tangible assets including the fair value of the building and building improvements on an as-if-vacant basis and to land determined either by real estate tax assessments, independent appraisals or other relevant data. Additionally, the Operating Partnership assesses fair value of identified intangible assets and liabilities based on estimated cash flow projections that utilize appropriate discount and capitalization rates and available market information.

Estimates of future cash flows are based on a number of factors including the historical operating results, known trends, and market/economic conditions that may affect the property. If the Operating Partnership incorrectly estimates the values at acquisition or the undiscounted cash flows, initial allocation of purchase price and future impairment charges may be different.

In November 2002, the FASB issued Interpretation No. 45, "Guarantor's Accounting and Disclosure Requirements for Guarantees, Including Indirect Guarantees of Indebtedness of Others" ("FIN 45"). FIN 45 significantly changes the current practice in the accounting for, and disclosure of, guarantees. Guarantees and indemnification agreements meeting the characteristics described in FIN 45 are required to be initially recorded as a liability at fair value. FIN 45 also requires a guarantor to make significant new disclosures for virtually all guarantees even if the likelihood of the guarantor having to make payment under the guarantee is remote. The disclosure requirements within FIN 45 are effective for financial statements for annual or interim periods ending after December 15, 2002. The initial recognition and initial measurement provisions are applicable on a prospective basis to guarantees issued or modified after December 31, 2002. The Operating Partnership adopted FIN 45 on January 1, 2003. The adoption of this interpretation did not have a material effect on the results of operations or the financial position of the Operating Partnership.

In January 2003, the FASB issued Interpretation No. 46, "Consolidation of Variable Interest Entities" ("FIN 46"), which explains how to identify variable interest entities ("VIEs") and how to assess whether to consolidate such entities. The initial determination of whether an entity qualifies as a VIE shall be made as of the date at which a primary beneficiary becomes involved with the entity and reconsidered as of the date of a triggering event, as defined. The provisions of this interpretation are immediately effective for VIEs formed after January 31, 2003. In December 2003 the FASB issued FIN 46R, deferring the effective date until the period ending March 31, 2004 for interests held by public companies in VIEs created before February 1, 2003, which were non-special purpose entities. The Operating Partnership adopted FIN 46R during the period ended March 31, 2004. The Operating Partnership has determined that its consolidated and unconsolidated subsidiaries do not represent VIEs pursuant to such interpretation. The Operating Partnership will continue to monitor any changes in circumstances relating to certain of its consolidated and unconsolidated joint ventures which could result in a change in the Operating Partnership's consolidation policy.

In May 2003, the FASB issued Statement No. 150, "Accounting for Certain Financial Instruments with Characteristics of both Liabilities and Equity" ("Statement No. 150"). Statement No. 150 is effective for financial instruments entered into or modified after May 15, 2003, and otherwise is effective at the beginning of the first interim period beginning after June 15, 2003. It is to be implemented by reporting the cumulative effect of a change in an accounting principle for financial instruments created before the issuance date of the statement and still existing at the beginning of the interim period of adoption. The adoption of Statement No. 150 did not have a material effect on the Operating Partnership's financial position or results of operations.

3. MORTGAGE NOTES PAYABLE

As of September 30, 2004, the Operating Partnership had approximately \$712.3 million of mortgage notes payable, which mature at various times between 2005 and 2027. The notes are secured by 19 properties with an aggregate carrying value of approximately \$1.5 billion which are pledged as collateral against the mortgage notes payable. Approximately \$43.2 million of the \$712.3 million is recourse to the Operating Partnership and certain of the mortgage notes payable are guaranteed by certain limited partners in the Operating Partnership and / or the Company. In addition, consistent with customary practices in non-recourse lending, certain non-recourse mortgages may be recourse to the Operating Partnership under certain limited circumstances including environmental issues and breaches of material representations.

The following table sets forth the Operating Partnership's mortgage notes payable as of September 30, 2004, by scheduled maturity date (dollars in thousands):

Property	Principal Outstanding	Interest Rate	Maturity Date	Amortization Term (Years)
395 North Service Road, Melville, NY	\$ 18,995	6.45%	October, 2005	\$34 per month
200 Summit Lake Drive, Valhalla, NY	18,584	9.25%	January, 2006	25
1350 Avenue of the Americas, NY, NY	73,228	6.52%	June, 2006	30
Landmark Square, Stamford, CT (a)	43,175	8.02%	October, 2006	25
100 Summit Lake Drive, Valhalla, NY	16,600	8.50%	April, 2007	15
333 Earle Ovington Blvd, Mitchel Field, NY (b)	52,071	7.72%	August, 2007	25
810 Seventh Avenue, NY, NY (e)	80,079	7.73%	August, 2009	25
100 Wall Street, NY, NY (e)	34,701	7.73%	August, 2009	25
6900 Jericho Turnpike, Syosset, NY	7,132	8.07%	July, 2010	25
6800 Jericho Turnpike, Syosset, NY	13,514	8.07%	July, 2010	25
580 White Plains Road, Tarrytown, NY	12,308	7.86%	September, 2010	25
919 Third Ave, NY, NY (c)	242,240	6.87%	August, 2011	30
One Orlando Center, Orlando, FL (d)	37,275	6.82%	November, 2027	28
120 West 45th Street, NY, NY (d)	62,435	6.82%	November, 2027	28

Total/Weighted Average	\$ 712,337	7.24%		
	=====			

(a) Encompasses six Class A office properties.

(b) The Operating Partnership has a 60% general partnership interest in this property and its proportionate share of the aggregate principal amount is approximately \$31.2 million.

(c) The Operating Partnership has a 51% membership interest in this property and its proportionate share of the aggregate principal amount is approximately \$123.5 million.

(d) The mortgage debt on these properties, which was cross-collateralized at September 30, 2004, was repaid without penalty on November 1, 2004.

(e) The debt on these properties is cross-collateralized.

In addition, the Operating Partnership has a 60% interest in an unconsolidated joint venture property. The Operating Partnership's share of the mortgage debt at September 30, 2004 is approximately \$7.4 million. This mortgage note payable bears interest at 8.85% per annum and matures on September 1, 2005 at which time the Operating Partnership's share of the mortgage debt will be approximately \$6.9 million.

On August 9, 2004, the Operating Partnership made an advance under its Credit Facility (defined below) in the amount of \$222.5 million and, along with cash-on-hand, paid off the \$250 million balance of the mortgage debt on the property located at 1185 Avenue of the Americas in New York City.

On November 1, 2004, the Operating Partnership exercised its right to prepay the outstanding mortgage debt of approximately \$99.6 million, without penalty, on the properties located at One Orlando Center in Orlando, Florida and 120 West 45th Street in New York City. The Operating Partnership made an advance under its Credit Facility to fund such repayment.

4. SENIOR UNSECURED NOTES

On January 22, 2004, the Operating Partnership issued \$150 million of seven-year 5.15% (5.196% effective rate) senior unsecured notes. Prior to the issuance of these notes the Operating Partnership entered into several anticipatory interest rate hedge instruments to protect itself against potentially rising interest rates. At the time the notes were issued the Operating Partnership incurred a net cost of approximately \$980,000 to settle these instruments. Such costs are being amortized over the term of the notes. Net proceeds of approximately \$148 million received from this issuance were used to repay outstanding borrowings under the Credit Facility (as defined below) and to invest in short-term liquid investments.

On March 15, 2004, the Operating Partnership repaid \$100 million of its 7.4% senior unsecured notes at maturity. These notes were repaid with funds received from the Company's March 2004 common equity offering (see Note 7).

On August 13, 2004, the Operating Partnership issued \$150 million of 5.875% senior unsecured notes due August 15, 2014. Interest on the notes will be payable semi-annually on February 15 and August 15, commencing February 15, 2005. The notes were priced at 99.151% of par value to yield 5.989%. Prior to the issuance of these notes, the Operating Partnership entered into several anticipatory interest rate hedge instruments to protect itself against potentially rising interest rates. At the time the notes were issued, these instruments were settled and the Operating Partnership received a net benefit of approximately \$1.9 million. Such benefit will be amortized over the term of the notes to effectively reduce interest expense. The Operating Partnership used the net proceeds from this offering to repay a portion of the Credit Facility borrowings used to pay off the outstanding mortgage debt on 1185 Avenue of the Americas (see Note 3).

As of September 30, 2004, the Operating Partnership had outstanding approximately \$697.9 million (net of issuance discounts) of senior unsecured notes (the "Senior Unsecured Notes"). The following table sets forth the Operating Partnership's Senior Unsecured Notes and other related disclosures by scheduled maturity date (dollars in thousands):

ISSUANCE	FACE AMOUNT	COUPON RATE	TERM	MATURITY
June 17, 2002	\$ 50,000	6.00%	5 years	June 15, 2007
August 27, 1997	150,000	7.20%	10 years	August 28, 2007
March 26, 1999	200,000	7.75%	10 years	March 15, 2009
January 22, 2004	150,000	5.15%	7 years	January 15, 2011
August 13, 2004	150,000	5.875%	10 years	August 15, 2014
	\$ 700,000			

Interest on the Senior Unsecured Notes are payable semi-annually with principal and unpaid interest due on the scheduled maturity dates. In addition, certain of the Senior Unsecured Notes were issued at discounts aggregating approximately \$2.5 million. Such discounts are being amortized over the term of the Senior Unsecured Notes to which they relate.

5. UNSECURED CREDIT FACILITY

On July 1, 2004, the Operating Partnership had an outstanding \$500 million unsecured revolving credit facility (the "Credit Facility") from JPMorgan Chase Bank, as administrative agent, Wells Fargo Bank, National Association, as syndication agent, and Citicorp North America, Inc. and Wachovia Bank, National Association, as co-documentation agents. The Credit Facility, scheduled to mature in December 2005, contained options for a one-year extension subject to a fee of 25 basis points and, upon receiving additional lender commitments, an increase to the maximum revolving credit amount to \$750 million. In August 2004, the Operating Partnership amended and extended the Credit Facility to mature in August 2007 with substantially similar terms and conditions as existed prior to the amendment and extension. As of September 30, 2004, based on a pricing grid of the Operating Partnership's unsecured debt ratings, borrowings under the Credit Facility were priced off LIBOR plus 90 basis points and the Credit Facility carried a facility fee of 20 basis points per annum. In the event of a change in the Operating Partnership's unsecured credit ratings the interest rates and facility fee are subject to change. At September 30, 2004, the outstanding borrowings under the Credit Facility aggregated \$90 million and carried a weighted average interest rate of 2.64%.

The Operating Partnership utilizes the Credit Facility primarily to finance real estate investments, fund its real estate development activities and for working capital purposes. At September 30, 2004, the Operating Partnership had availability under the Credit Facility to borrow approximately an additional \$410 million, subject to compliance with certain financial covenants.

In connection with the acquisition of certain properties, contributing partners of such properties have provided guarantees on indebtedness of the Operating Partnership. As a result, the Operating Partnership maintains certain outstanding balances on its Credit Facility.

In accordance with the provisions of FASB Statement No. 144 and Emerging Issues Task Force ("EITF") 87-24, the Operating Partnership allocated approximately \$2.8 million and \$7.8 million of its unsecured interest expense to discontinued operations for the three and nine month periods ended September 30, 2003. EITF 87-24 states that "interest on debt that is required to be repaid as a result of the disposal transaction should be allocated to discontinued operations". Pursuant to the terms of our Credit Facility, the Operating Partnership was required to repay the Credit Facility to the extent of the net proceeds, as defined, received from the sales of unencumbered properties. As such, the Operating Partnership has allocated to discontinued operations the interest expense incurred on the portion of its Credit Facility, which was required to be repaid. In August 2004, the Operating Partnership amended and extended its Credit Facility, whereby such repayment requirement was eliminated.

6. COMMERCIAL REAL ESTATE INVESTMENTS

As of September 30, 2004, the Operating Partnership owned and operated 78 office properties (inclusive of eight office properties owned through joint ventures) comprising approximately 14.8 million square feet and 8 industrial / R&D properties comprising approximately 863,000 square feet located in the Tri-State Area.

As of September 30, 2004, the Operating Partnership also owned approximately 313 acres of land in 12 separate parcels of which the Operating Partnership can, based on current estimates, develop approximately 3.0 million square feet of office space. The Operating Partnership is currently evaluating alternative land uses for certain of the land holdings to realize the highest economic value. These alternatives may include rezoning certain land parcels from commercial to residential use for potential disposition. As of September 30, 2004, the Operating Partnership had invested approximately \$126.4 million in these development projects. Management has made subjective assessments as to the value and recoverability of these investments based on current and proposed development plans, market comparable land values and alternative use values. In addition, during the three and nine month periods ended September 30, 2004, the Operating Partnership has capitalized approximately \$2.7 million and \$7.8 million, respectively, related to real estate taxes, interest and other carrying costs related to these development projects. In October 2003, the Operating Partnership entered into a contract to sell a 113 acre land parcel located in New Jersey. The contract provides for a sales price ranging from \$18 million to \$36 million. The sale is contingent upon obtaining zoning for residential use of the land and other customary approvals. The proceeds ultimately received from such sale will be based upon the number of residential units permitted by the rezoning. The cost basis of the land parcel at September 30, 2004 was approximately \$5.9 million. The closing is scheduled to occur upon the rezoning, which is anticipated to occur within 12 to 24 months. There can be no assurances such rezoning will occur. During February 2004, a 3.9 acre land parcel located on Long Island was condemned by the Town of Oyster Bay. As consideration for the condemnation the Operating Partnership anticipates it will initially receive approximately \$1.8 million. The Operating Partnership's cost basis in this land parcel was approximately \$1.4 million. The Operating Partnership is currently contesting this valuation and seeking payment of additional consideration from the Town of Oyster Bay but there can be no assurances that the Operating Partnership will be successful in obtaining any such additional consideration. In July 2004, the Operating Partnership commenced the ground-up development of a 277,000 square foot Class A office building with a total anticipated investment of approximately \$60 million. There can be no assurances that the actual cost of this development will not exceed the anticipated amount. This development is located within the Operating Partnership's existing 404,000 square foot executive office park in Melville, New York.

During February 2003, the Operating Partnership, through Reckson Construction Group, Inc., entered into a contract with an affiliate of First Data Corp. to sell a 19.3-acre parcel of land located in Melville, New York and was retained by the purchaser to develop a build-to-suit 195,000 square foot office building for aggregate consideration of approximately \$47 million. This transaction closed on March 11, 2003 and development of the aforementioned office building has been completed. In accordance with FASB Statement No. 66, the Operating Partnership has recognized a book gain, before taxes, on this land sale and build-to-suit transaction of approximately \$23.8 million, of which \$0 and \$5.0 million and, \$3.3 million and \$13.4 million has been recognized during the three and nine month periods ended September 30, 2004 and 2003, respectively, and is included in investment and other income on the accompanying consolidated statements of income.

In November 2003, the Operating Partnership disposed of all but three of its 95 property, 5.9 million square foot, Long Island industrial building portfolio to members of the Rechler family (the "Disposition") for approximately \$315.5 million, comprised of \$225.1 million in cash and debt assumption and 3,932,111 OP Units valued at approximately \$90.4 million. Approximately \$204 million of cash sales proceeds from the Disposition were used to repay borrowings under the Credit Facility. For information concerning certain litigation pertaining to this transaction see Part II-Other Information; Item 1. Legal Proceedings of this Form 10-Q.

In January 2004, the Operating Partnership sold a 104,000 square foot office property, 120 Mineola Boulevard, located on Long Island for approximately \$18.5 million. Net proceeds from the sale were used to repay borrowings under the Credit Facility. As a result, the Operating Partnership recorded a gain of approximately \$5.5 million. In accordance with FASB Statement No. 144, such gain has been reflected in discontinued operations on the accompanying consolidated statements of income.

In January 2004, the Operating Partnership acquired 1185 Avenue of the Americas, a 42-story, 1.1 million square foot Class A office tower, located between 46th and 47th Streets in New York, NY for \$321 million. In connection with this acquisition, the Operating Partnership assumed a \$202 million mortgage and \$48 million of mezzanine debt. The balance of the purchase price was paid through an advance under the Credit Facility. The floating rate mortgage and mezzanine debt both matured in August 2004 at which time the Operating Partnership satisfied the outstanding debt through an advance under its Credit Facility along with the cash-on-hand. The property is encumbered by a ground lease which has a remaining term of approximately 40 years with rent scheduled to be re-set at the end of 2005 and then remain constant for the balance of the term. Pursuant to the terms of the ground lease, the Operating Partnership and the ground lessor have commenced arbitration proceedings relating to the re-setting of the ground lease. There can be no assurances as to the outcome of the rent re-set process. In accordance with FASB Statement No. 141, "Business Combinations", the Operating Partnership allocated and recorded net deferred intangible lease

income of approximately \$14.2 million, representing the net value of acquired above and below market leases, assumed lease origination costs and other value of in-place leases. The net value of the above and below market leases is amortized over the remaining terms of the respective leases to rental income which amounted to approximately \$2.0 million and \$5.8 million for the three and nine month periods ended September 30, 2004. In addition, amortization expense on the value of

lease origination costs was approximately \$700,000 and \$2.0 million for the three and nine month periods ended September 30, 2004. At acquisition, there were 31 in-place leases aggregating approximately one million square feet with a weighted average remaining lease term of approximately 6 years.

In April 2004, the Operating Partnership sold a 175,000 square foot office building, 400 Garden City Plaza, located on Long Island for approximately \$30 million, of which the Operating Partnership owned a 51% interest, and a wholly owned 9,000 square foot retail property for approximately \$2.8 million. In addition, the Operating Partnership completed the sale on two of the remaining three properties from the Disposition for approximately \$5.8 million. Proceeds from the sale were used to establish an escrow account with a qualified intermediary for a future exchange of real property pursuant to Section 1031 of the Code (a "Section 1031 Exchange"). A Section 1031 Exchange allows for the deferral of taxes related to the gain attributable to the sale of property if qualified replacement property is identified within 45 days and such qualified replacement property is then acquired within 180 days from the initial sale. As described below, the Operating Partnership has since identified and acquired an interest in a qualified replacement property for purposes of this exchange. The disposition of the other industrial property, which is subject to certain environmental issues, was conditioned upon the approval of the buyer's lender, which was not obtained. As a result, the Operating Partnership will not dispose of this property as part of the Disposition. Management believes that the cost to remediate the environmental issues will not have a material adverse effect on the Operating Partnership, but there can be no assurance in this regard.

In July 2004, the Operating Partnership acquired a 141,000 square foot Class A office property, 3 Giralda Farms, located in Madison, NJ for approximately \$22.7 million. The Operating Partnership made this acquisition through available cash-on-hand.

During September 2004, the Operating Partnership, through Reckson Construction Group, Inc., acquired the remaining 49% interest in the property located at 90 Merrick Avenue, East Meadow, NY, from the Operating Partnership's joint venture partner, Teachers Insurance and Annuity Association, for approximately \$14.9 million. This acquisition was financed, in part, from the remaining sales proceeds being held by the previously referenced qualified intermediary as the property was an identified, qualified replacement property. The balance of this acquisition was financed with cash-on-hand. As a result of this acquisition, the Operating Partnership successfully completed the Section 1031 Exchange and thereby deferred the taxes related to the gain recognized on the sale proceeds received from the sale of the two remaining industrial properties from the Disposition.

During September 2004, the Operating Partnership acquired a 215,000 square foot Class A office property, 44 Whippany Road, located in Morristown, New Jersey for approximately \$30 million. The Operating Partnership made this acquisition, in part, through funds received from the Company's September 2004 common equity offering, cash-on-hand and the issuance of approximately 34,000 OP Units which were priced at \$28.70 per OP Unit.

During September 2004, the Operating Partnership sold a 92,000 square foot industrial property, 500 Saw Mill River Road, located in Westchester County for approximately \$7.3 million. In connection with this sale the Operating Partnership recorded a gain of approximately \$2.3 million. In accordance with FASB Statement No. 144, such gain has been reflected in discontinued operations on the accompanying consolidated statements of income.

On October 1, 2004, the Operating Partnership acquired a 260,500 square foot Class A office property, 300 Broadhollow Road, located in Melville, Long Island, for approximately \$41.0 million. The Operating Partnership made this acquisition, in part, through an advance under the Credit Facility and cash-on-hand.

The Operating Partnership holds a \$17.0 million note receivable, which bears interest at 12% per annum and is secured by a minority partnership interest in Omni Partners, L.P., owner of the Omni, a 579,000 square foot Class A office property located in Uniondale, New York (the "Omni Note"). The Operating Partnership currently owns a 60% majority partnership interest in Omni Partners, L.P. and on March 14, 2007 may exercise an option to acquire the remaining 40% interest for a price based on 90% of the fair market value of the property. The Operating Partnership also holds a \$30 million junior mezzanine loan which is secured by a pledge of an indirect ownership interest of an entity which owns the ground leasehold estate under a 1.1 million square foot office complex located on Long Island, New York (the "Mezz Note"). At September 30, 2004, the Mezz Note had an outstanding balance of approximately \$27.6 million and a weighted average interest rate of 12.86% per annum. Such interest rate is based on a minimum spread over LIBOR of 1.63% per annum. The Mezz Note matures in September 2005 and the borrower has rights to extend its term for three additional one-year periods and, under certain circumstances, prepay amounts outstanding.

The Operating Partnership also held three other notes receivable which aggregated \$21.5 million which carried interest at rates ranging from 10.5% to 12% per annum. These notes are secured in part by a minority partner's preferred unit interest in the Operating Partnership, an interest in real property and a personal guarantee (the "Other Notes" and collectively with the Omni Note and the Mezz Note, the "Note Receivable Investments"). During April 2004, approximately \$2.7 million of the Other Notes, including accrued interest, were repaid by the minority partner exchanging, and the Operating Partnership redeeming, approximately 3,081 preferred units. The preferred units were redeemed at a par value of \$3.1 million. Approximately \$420,000 of the redemption proceeds was used to offset interest due from the minority partner under the Other Notes and for prepaid interest. In July 2004, the minority

partner delivered notice to the Operating Partnership stating his intention to repay \$15.5 million of the 10.5% Other Notes. As of September 30, 2004, the Operating Partnership had received approximately \$13.1 million from the preferred unit holder to be applied against amounts owned under the Other Notes, including accrued interest. Subsequent to September 30, 2004 the Operating Partnership received an additional \$2.8 million. As a result,

the remaining Other Notes aggregate \$3.5 million and carry a weighted average interest rate of 11.57%. The Operating Partnership has also agreed to extend the maturity of \$2.5 million of such debt through January 31, 2005 and the remaining \$1.0 million through January 31, 2010. As of September 30, 2004, management has made subjective assessments as to the underlying security value on the Operating Partnership's Note Receivable Investments. These assessments indicate an excess of market value over the carrying value related to the Operating Partnership's Note Receivable Investments. Based on these assessments the Operating Partnership's management believes there is no impairment to the carrying value related to the Operating Partnership's Note Receivable Investments.

The Operating Partnership also owns a 355,000 square foot office building in Orlando, Florida. This non-core real estate holding was acquired in May 1999 in connection with the Operating Partnership's initial New York City portfolio acquisition. This property was cross-collateralized under a \$99.7 million mortgage note payable along with one of the Operating Partnership's New York City buildings. On November 1, 2004, the Operating Partnership exercised its right to prepay this note in its entirety, without penalty.

The Operating Partnership also owns a 60% interest in a 172,000 square foot office building located at 520 White Plains Road in White Plains, New York (the "520JV"), which is managed by its wholly owned subsidiary. As of September 30, 2004, the 520JV had total assets of \$20.7 million, a mortgage note payable of \$11.5 million and other liabilities of \$726,000. The Operating Partnership's allocable share of the 520JV mortgage note payable is approximately \$7.4 million. This mortgage note payable bears interest at 8.85% per annum and matures on September 1, 2005. The operating agreement of the 520JV requires approvals from members on certain decisions including sale of the property, refinancing of the property's mortgage debt, and material renovations to the property. The Operating Partnership has evaluated the impact of FIN 46R on its accounting for the 520JV and has concluded that the 520JV is not a VIE. The Operating Partnership accounts for the 520JV under the equity method of accounting. In accordance with the equity method of accounting the Operating Partnership's proportionate share of the 520JV income (loss) was approximately \$112,000 and \$520,000 and \$134,000 and \$(30,000) for the three and nine month periods ended September 30, 2004 and 2003, respectively.

During September 2000, the Operating Partnership formed a joint venture (the "Tri-State JV") with Teachers Insurance and Annuity Association ("TIAA") and contributed nine Class A suburban office properties aggregating approximately 1.5 million square feet to the Tri-State JV for a 51% majority ownership interest. TIAA contributed approximately \$136 million for a 49% interest in the Tri-State JV which was then distributed to the Operating Partnership. In August 2003, the Operating Partnership acquired TIAA's 49% interest in the property located at 275 Broadhollow Road, Melville, NY, for approximately \$12.4 million. During April 2004, the Tri-State JV sold a 175,000 square foot office building located on Long Island for approximately \$30 million. Net proceeds from this sale were distributed to the members of the Tri-State JV. In addition, during September 2004, the Operating Partnership acquired TIAA's 49% interest in the property located at 90 Merrick Avenue, East Meadow, NY for approximately \$14.9 million. As a result of these transactions, the Tri-State JV owns six Class A suburban office properties aggregating approximately 943,000 square feet. The Operating Partnership is responsible for managing the day-to-day operations and business affairs of the Tri-State JV and has substantial rights in making decisions affecting the properties such as leasing, marketing and financing. The minority member has certain rights primarily intended to protect its investment. For purposes of its financial statements the Operating Partnership consolidates the Tri-State JV.

On December 21, 2001, the Operating Partnership formed a joint venture with the New York State Teachers' Retirement Systems ("NYSTRS") (the "919JV") whereby NYSTRS acquired a 49% indirect interest in the property located at 919 Third Avenue, New York, NY for \$220.5 million which included \$122.1 million of its proportionate share of secured mortgage debt and approximately \$98.4 million of cash which was then distributed to the Operating Partnership. The Operating Partnership is responsible for managing the day-to-day operations and business affairs of the 919JV and has substantial rights in making decisions affecting the property such as developing a budget, leasing and marketing. The minority member has certain rights primarily intended to protect its investment. For purposes of its financial statements the Operating Partnership consolidates the 919JV.

7. PARTNERS' CAPITAL

A Class A OP Unit and a share of common stock have similar economic characteristics as they effectively share equally in the net income or loss and distributions of the Operating Partnership. As of September 30, 2004, the Operating Partnership had issued and outstanding 3,118,556 Class A OP Units and 465,845 Class C OP Units. The Class A OP Units currently receive a quarterly distribution of \$.4246 per unit. The Class C OP Units were issued in August 2003 in connection with the contribution of real property to the Operating Partnership and currently receive a quarterly distribution of \$.4664 per unit. Subject to certain holding periods, OP Units may either be redeemed for cash or, at the election of the Company, exchanged for shares of common stock on a one-for-one basis.

On September 16, 2004, the Operating Partnership declared a quarterly cash distribution on the Operating Partnership's Class A OP Units of \$.4246 per unit which was paid on October 20, 2004 to its unitholders of record as of October 7, 2004. The distribution is based on an annualized distribution rate of \$1.6984 per unit.

On November 25, 2003 the Company exchanged all of its 9,915,313 outstanding shares of Class B common stock for an equal number of shares of its common

stock. The Board of Directors declared a final cash dividend on the Company's Class B common stock to holders of record on November 25, 2003 in the amount of \$.1758 per share which was paid on January 12, 2004. This payment covered the period from November 1, 2003 through November 25, 2003 and was based on the previous quarterly Class B common stock dividend rate of \$.6471 per share. In order to align the regular quarterly dividend payment schedule of the former holders of Class B common stock with the schedule of the holders of common stock for periods subsequent to the exchange date for the Class B common stock, the Board of

Directors also declared a cash dividend with regard to the common stock to holders of record on October 14, 2003 in the amount of \$.2585 per share which was paid on January 12, 2004. This payment covered the period from October 1, 2003 through November 25, 2003 and was based on the current quarterly common stock dividend rate of \$.4246 per share. As a result, the Company declared dividends through November 25, 2003 to all holders of common stock and Class B common stock. The Board of Directors also declared the common stock cash dividend for the portion of the fourth quarter subsequent to November 25, 2003. The holders of record of common stock on January 2, 2004, giving effect to the exchange transaction, received a dividend on the common stock in the amount of \$.1661 per share on January 12, 2004. This payment covered the period from November 26, 2003 through December 31, 2003 and was based on the current quarterly common stock dividend rate of \$.4246 per share. In connection with the Company's exchange of its Class B common stock, the Operating Partnership exchanged its Class B common units held by the Company for an equal number of OP Units. Further, with respect to the foregoing declarations on dividends on the Company's common and Class B common stock, the Operating Partnership made distributions on its OP Units and Class B common units in like amounts on the same dates.

During the nine month period ended September 30, 2004, approximately 2.5 million shares of the Company's common stock was issued in connection with the exercise of outstanding options to purchase stock under its stock option plans resulting in proceeds to the Company of approximately \$57.8 million. Such proceeds were then contributed to the Operating Partnership in exchange for an equal number of OP Units.

In March 2004, the Company completed an equity offering of 5.5 million shares of its common stock raising approximately \$149.5 million, net of an underwriting discount, or \$27.18 per share. Net proceeds received from this transaction were used to repay outstanding borrowings under the Credit Facility, repay \$100 million of the Operating Partnership's 7.4% senior unsecured notes and for general purposes including the redemption of the Company's Series A preferred stock, discussed below.

On September 14, 2004, the Company completed an equity offering of five million shares of its common stock raising approximately \$137.5 million, net of an underwriting discount, or \$27.39 per share. Net proceeds received from this transaction were used to redeem the Company's Series A preferred stock (defined below) and for general purposes.

The Board of Directors of the Company authorized the purchase of up to five million shares of the Company's common stock. Transactions conducted on the New York Stock Exchange have been, and will continue to be, effected in accordance with the safe harbor provisions of the Securities Exchange Act of 1934 and may be terminated by the Company at any time. Since the Board's initial authorization, the Company has purchased 3,318,600 shares of its common stock for an aggregate purchase price of approximately \$71.3 million. In June 2004, the Board of Directors re-set the Company's common stock repurchase program back to five million shares. No purchases were made during the nine months ended September 30, 2004.

The Company had issued and outstanding 8,834,500 shares of 7.625% Series A Convertible Cumulative Preferred Stock (the "Series A preferred stock"). The Series A preferred stock was redeemable by the Company on or after April 13, 2004 at a price of \$25.7625 per share with such price decreasing, at annual intervals, to \$25.00 per share on April 13, 2008. In addition, the Series A preferred stock, at the option of the holder, was convertible at any time into the Company's common stock at a price of \$28.51 per share. On May 13, 2004, the Company purchased on the open market and retired 140,600 shares of the Series A preferred stock for approximately \$3.4 million or \$24.45 per share. During July 2004, the Company completed an exchange with a holder of 1,350,000 shares of the Series A preferred stock for 1,304,602 shares of common stock. In addition, during August 2004, the Company announced the redemption of 2,000,000 shares of its then outstanding shares of Series A preferred stock at a redemption price of \$25.7625 per share plus accumulated and unpaid dividends. On September 20, 2004, the Company redeemed 1,841,905 of such shares for approximately \$47.9 million, including accumulated and unpaid dividends. The remaining 158,095 shares of Series A preferred stock were exchanged into common stock of the Company at the election of the Series A preferred shareholders. During September 2004, the Company announced the redemption of all of its then outstanding shares of Series A preferred stock aggregating 5,343,900 shares at a redemption price of \$25.7625 per share plus accumulated and unpaid dividends. On October 15, 2004, the Company redeemed 4,965,062 shares of Series A preferred stock for approximately \$129.9 million, including accumulated and unpaid dividends. The remaining 378,838 shares of Series A preferred stock were exchanged into common stock of the Company, at the election of the Series A preferred shareholders. In connection with the Company purchasing and exchanging its Series A preferred stock, the Operating Partnership purchased and exchanged its Series A preferred units with the Company. As a result of the 100% retirement of the Series A preferred units with the Company annual preferred distributions will decrease by approximately \$16.8 million. In accordance with the EITF Topic D-42 the Operating Partnership incurred an accounting charge during the third quarter of 2004 of approximately \$6.7 million in connection with the July 2004 exchange and September 2004 redemption of the Series A preferred units. In addition, the Operating Partnership will incur a charge of approximately \$9.1 million during the fourth quarter of 2004 in connection with the October 2004 redemption.

On January 1, 2004, the Company had issued and outstanding two million shares of Series B Convertible Cumulative Preferred Stock (the "Series B preferred stock"). The Series B preferred stock was redeemable by the Company as follows: (i) on or after June 3, 2003 to and including June 2, 2004, at \$25.50 per share and (ii) on or after June 3, 2004 and thereafter, at \$25.00 per share. The Series B preferred stock, at the option of the holder, was convertible at any

time into the Company's common stock at a price of \$26.05 per share. On January 16, 2004, the Company exercised its option to redeem the two million shares of outstanding Series B preferred stock for approximately 1,958,000 shares of its common stock. In connection with the Company exercising its option to redeem the Series B Preferred Stock, the Operating Partnership redeemed its Series B preferred units with the Company for approximately 1,958,000 OP Units.

As a result of this redemption annual preferred distributions will decrease by approximately \$4.4 million.

The Operating Partnership had issued and outstanding approximately 19,662 preferred units of limited partnership interest with a liquidation preference value of \$1,000 per unit and an annualized distribution of \$55.60 per unit (the "Preferred Units"). The Preferred Units were issued in 1998 in connection with the contribution of real property to the Operating Partnership. On April 12, 2004, the Operating Partnership redeemed approximately 3,081 Preferred Units, at the election of the holder, for approximately \$3.1 million, including accrued and unpaid dividends which is being applied to amounts owed from the unit holder under the Other Notes. In addition, during July 2004, the holder of approximately 15,381 of the outstanding Preferred Units exercised his rights to exchange them into OP Units. The Operating Partnership converted the Preferred Units, including accrued and unpaid dividends, into approximately 531,000 OP Units, which were valued at approximately \$14.7 million at the time of the conversion. Subsequent to the conversion, the OP Units were exchanged for an equal number of shares of the Company's common stock. In connection with the July 2004 exchange and conversion, the preferred unit holder delivered notice to the Operating Partnership of his intent to repay \$15.5 million of the amounts owed from the preferred unit holder under the Other Notes (see Note 6). As of September 30, 2004, there remain 1,200 Preferred Units outstanding with a stated distribution rate of 7.0%, which is subject to reduction based upon terms of their initial issuance. The terms of the Preferred Units provide for this reduction in distribution rate in order to address the effect of certain mortgages with above market interest rates which were assumed by the Operating Partnership in connection with properties contributed to the Operating Partnership in 1998. Due to this reduction, the Preferred Units are currently not entitled to receive a distribution.

The Company had historically structured long term incentive programs ("LTIP") using restricted stock and stock loans. In July 2002, as a result of certain provisions of the Sarbanes Oxley legislation, the Operating Partnership discontinued the use of stock loans in its LTIP. In connection with LTIP grants made prior to the enactment of the Sarbanes Oxley legislation the Company made stock loans to certain executive and senior officers to purchase 487,500 shares of its common stock at market prices ranging from \$18.44 per share to \$27.13 per share. The stock loans were set to bear interest at the mid-term Applicable Federal Rate and were secured by the shares purchased. Such stock loans (including accrued interest) were scheduled to vest and be ratably forgiven each year on the anniversary of the grant date based upon vesting periods ranging from four to ten years based on continued service and in part on attaining certain annual performance measures. These stock loans had an initial aggregate weighted average vesting period of approximately nine years. As of September 30, 2004, there remains 222,429 shares of common stock subject to the original stock loans which are anticipated to vest between 2005 and 2011. Approximately \$290,000 and \$846,000 of compensation expense were recorded for the three and nine month periods ended September 30, 2004, respectively, related to these LTIP grants. Such amount has been included in marketing, general and administrative expenses on the accompanying consolidated statements of income.

The outstanding stock loan balances due from executive and senior officers aggregated approximately \$4.7 million at September 30, 2004, and have been included as a reduction of general partner's capital on the accompanying consolidated balance sheets. Other outstanding loans to executive and senior officers at September 30, 2004 amounted to approximately \$1.9 million primarily related to tax payment advances on stock compensation awards and life insurance contracts made to certain executive and non-executive officers.

In November 2002 and March 2003 an award of rights was granted to certain executive officers of the Company (the "2002 Rights" and "2003 Rights", respectively, and collectively, the "Rights"). Each Right represents the right to receive, upon vesting, one share of common stock if shares are then available for grant under one of the Company's stock option plans or, if shares are not so available, an amount of cash equivalent to the value of such stock on the vesting date. The 2002 Rights vest in four equal annual installments beginning on November 14, 2003 (and shall be fully vested on November 14, 2006). The 2003 Rights will be earned as of March 13, 2005 and will vest in three equal annual installments beginning on March 13, 2005 (and shall be fully vested on March 13, 2007). Dividends on the shares will be held by the Company until such shares become vested, and will be distributed thereafter to the applicable officer. The 2002 Rights also entitle the holder thereof to cash payments in respect of taxes payable by the holder resulting from the Rights. The 2002 Rights aggregate 62,835 shares of the Company's common stock and the 2003 Rights aggregate 26,042 shares of common stock. As of September 30, 2004, there remains, reserved for future issuance, 47,126 shares of common stock related to the 2002 Rights and 26,042 shares of common stock related to the 2003 Rights. During the three and nine month periods ended September 30, 2004 the Company recorded approximately \$101,000 and \$302,000, respectively, of compensation expense related to the Rights. Such amount has been included in marketing, general and administrative expenses on the accompanying consolidated statements of income.

In March 2003, the Company established a new LTIP for its executive and senior officers. The four-year plan has a core award, which provides for annual stock based compensation based upon continued service and in part based on attaining certain annual performance measures. The plan also has a special outperformance award, which provides for compensation to be earned at the end of a four-year period if the Company attains certain four-year cumulative performance measures. Amounts earned under the special outperformance award may be paid in cash or stock at the discretion of the Compensation Committee of the Board. Performance measures are based on total shareholder returns on a relative and absolute basis. On March 13, 2003, the Company made available 827,776 shares of its common stock under one of its existing stock option plans in connection with the core award of this LTIP for eight of its executive and senior officers. On March

13, 2004, the Company met its annual performance measure with respect to the prior annual period. As a result, the Company issued to the participants 206,944 shares of its common stock related to the core component of this LTIP. As of September 30, 2004, there remains 620,832 shares of common stock reserved for future issuance under the core award of this LTIP. With respect to the core award of this LTIP, the Company recorded approximately \$699,000 and \$2.1 million of compensation expense for the three and nine month periods ended September 30, 2004, respectively. Such amount has been included in marketing, general and administrative

expenses on the accompanying consolidated statements of income. Further, no provision will be made for the special outperformance award of this LTIP until such time as achieving the requisite performance measures is determined to be probable.

The Board of Directors has approved an amendment to the LTIP to revise the peer group used to measure relative performance. The amendment eliminated the mixed office and industrial companies and added certain other "pure office" companies in order to limit the peer group to office sector companies. The Board has also approved the revision of the performance measurement dates for future vesting under the core component of the LTIP from the anniversary of the date of grant to December 31st of each year. This was done in order to have the performance measurement coincide with the performance period that the Company believes many investors use to judge the performance of the Company.

As of September 30, 2004, the Company had approximately 3.1 million shares of its common stock reserved for issuance under its stock option plans, in certain cases subject to vested terms, at a weighted average exercise price of \$23.17 per option. In addition, the Company has approximately 807,000 shares of its common stock reserved for future issuance under its stock option plans.

Net income per common partnership unit is determined by allocating net income after preferred distributions and minority partners' interest in consolidated partnerships income to the general and limited partners' based on their weighted average distribution per common partnership units outstanding during the respective periods presented.

Holders of preferred units of limited and general partnership interest are entitled to distributions based on the stated rates of return (subject to adjustment) for those units.

The Operating Partnership issues additional units to the Company, and thereby increases the Company's general partnership interest in the Operating Partnership, with terms similar to the terms of any securities (i.e., common stock or preferred stock) issued by the Company (including any securities issued by the Company upon the exercise of stock options). Any consideration received by the Company in respect of the issuance of its securities is contributed to the Operating Partnership. In addition, the Operating Partnership or a subsidiary funds the compensation of personnel, including any amounts payable under the Company's LTIP.

8. SUPPLEMENTAL DISCLOSURES OF CASH FLOWS INFORMATION (IN THOUSANDS)

	NINE MONTHS ENDED SEPTEMBER 30,	
	2004	2003
Cash paid during the period for interest ...	\$ 83,781	\$ 79,193
Interest capitalized during the period	\$ 6,008	\$ 5,804

9. SEGMENT DISCLOSURE

The Operating Partnership's portfolio consists of Class A office properties located within the New York City metropolitan area and Class A suburban office properties located and operated within the Tri-State Area (the "Core Portfolio"). The Operating Partnership's portfolio also includes one office property located in Orlando, Florida. The Company has formed an Operating Committee that reports directly to the President and Chief Financial Officer, who have been identified as the Chief Operating Decision Makers due to their final authority over resource allocation, decisions and performance assessment.

The Operating Partnership does not consider (i) interest incurred on its Credit Facility and Senior Unsecured Notes, (ii) the operating performance of the office property located in Orlando, Florida, (iii) the operating performance of those properties reflected as discontinued operations in the Operating Partnership's consolidated statements of income, and (iv) the operating results of the Service Companies as part of its Core Portfolio's property operating performance for purposes of its component disclosure set forth below.

The accounting policies of the reportable segments are the same as those described in the summary of significant account policies. In addition, amounts reflected have been adjusted to give effect to the Operating Partnership's discontinued operations in accordance with FASB Statement No. 144.

The following table sets forth the components of the Operating Partnership's revenues and expenses and other related disclosures (in thousands):

	THREE MONTHS ENDED					
	SEPTEMBER 30, 2004			SEPTEMBER 30, 2003		
	Core Portfolio	Other	CONSOLIDATED TOTALS	Core Portfolio	Other	CONSOLIDATED TOTALS
PROPERTY OPERATING REVENUES:						
Base rents, tenant escalations and reimbursements	\$ 130,719	\$ 58	\$ 130,777	\$ 107,931	\$ 1,538	\$ 109,469
EXPENSES:						
Property operating expenses	53,975	669	54,644	45,388	834	46,222
Marketing, general and administrative	4,220	3,461	7,681	3,819	4,344	8,163
Depreciation and amortization	28,513	1,071	29,584	24,037	1,026	25,063
Total Operating Expenses	86,708	5,201	91,909	73,244	6,204	79,448
Operating Income (loss).....	44,011	(5,143)	38,868	34,687	(4,666)	30,021
NON-OPERATING INCOME AND EXPENSES						
Interest, investment and other income	5,578	1,743	7,321	670	5,714	6,384
Interest:						
Expense incurred	(13,857)	(10,263)	(24,120)	(12,285)	(7,598)	(19,883)
Amortization of deferred financing costs ...	(271)	(734)	(1,005)	(262)	(545)	(807)
Total Non-Operating Income and Expenses	(8,550)	(9,254)	(17,804)	(11,877)	(2,429)	(14,306)
Income (loss) before minority interests, preferred dividends and distributions, equity in earnings of real estate joint ventures and discontinued operations	\$ 35,461	\$ (14,397)	\$ 21,064	\$ 22,810	\$ (7,095)	\$ 15,715

	NINE MONTHS ENDED					
	SEPTEMBER 30, 2004			SEPTEMBER 30, 2003		
	Core Portfolio	Other	CONSOLIDATED TOTALS	Core Portfolio	Other	CONSOLIDATED TOTALS
PROPERTY OPERATING REVENUES:						
Base rents, tenant escalations and reimbursements	\$ 383,201	\$ 3,969	\$ 387,170	\$ 321,151	\$ 5,145	\$ 326,296
EXPENSES:						
Property operating expenses	154,457	2,278	156,735	129,305	2,736	132,041
Marketing, general and administrative	12,499	9,623	22,122	11,827	12,700	24,527
Depreciation and amortization	83,327	3,169	86,496	76,037	3,084	79,121
Total Operating Expenses	250,283	15,070	265,353	217,169	18,520	235,689
Operating Income (loss).....	132,918	(11,101)	121,817	103,982	(13,375)	90,607
NON-OPERATING INCOME AND EXPENSES						
Interest, investment and other income	7,565	8,742	16,307	2,468	16,063	18,531
Interest:						
Expense incurred	(45,334)	(29,054)	(74,388)	(36,857)	(23,268)	(60,125)
Amortization of deferred financing costs ...	(858)	(1,973)	(2,831)	(896)	(1,617)	(2,513)
Total Non-Operating Income and Expenses	(38,627)	(22,285)	(60,912)	(35,285)	(8,822)	(44,107)
Income (loss) before minority interests, preferred dividends and distributions, equity (loss) in earnings of real estate joint ventures and discontinued operations	\$ 94,291	\$ (33,386)	\$ 60,905	\$ 68,697	\$ (22,197)	\$ 46,500
Total Assets	\$ 2,898,666	\$ 213,682	\$ 3,112,348	\$ 2,426,455	\$ 519,031	\$ 2,945,486

10. NON-CASH INVESTING AND FINANCING ACTIVITIES

During January 2004, in connection with the Operating Partnership's acquisition of 1185 Avenue of the Americas, New York, NY, the Operating Partnership assumed a \$202 million mortgage note payable and \$48 million of mezzanine debt.

During January 2004, as a result of the Company redeeming its Series B preferred stock, the Operating Partnership redeemed its outstanding Series B preferred units for approximately 1,958,000 OP Units.

During April 2004, the Operating Partnership redeemed approximately 3,081 Preferred Units, which were valued at approximately \$3.1 million which was applied to amounts owned from the unit holder under the Other Notes.

During July 2004, the Operating Partnership exchanged approximately 15,381 of the Preferred Units, with an aggregate stated value of approximately \$15.4 million into approximately 531,000 OP Units. Subsequent to this exchange the OP Units were exchanged for an equal number of shares of the Company's common stock.

During July 2004, the Operating Partnership exchanged 1,350,000 shares of its Series A preferred units, with a par value of approximately \$33.8 million, for 1,304,602 OP Units with a fair market value, on the date of the exchange of approximately \$36.1 million. In addition, as a result of this exchange, the Operating Partnership incurred a non-cash accounting charge of approximately \$3.4 million.

On September 20, 2004, the Operating Partnership redeemed approximately 1.8 million shares of its Series A preferred units resulting in an accounting charge of approximately \$3.4 million of which approximately \$2.0 million was non-cash.

During September 2004, 181,510 shares of the Operating Partnership's Series A preferred units was exchanged by the Series A preferred unitholders into 159,134 OP Units which was valued at approximately \$4.5 million or \$28.47 per OP Unit.

During September 2004, in connection with the Operating Partnership's acquisition of a 215,000 square foot Class A office property, the Operating Partnership issued approximately 34,000 OP Units for a total non-cash investment of approximately \$1 million.

11. RELATED PARTY TRANSACTIONS

In connection with the Disposition, four of the five remaining options (the "Remaining Option Properties") granted to the Company at the time of the IPO to purchase interests in properties owned by Rechler family members were terminated. In return the Company received an aggregate payment from the Rechler family members of \$972,000. Rechler family members have also agreed to extend the term of the remaining option on the property located at 225 Broadhollow Road, Melville, New York (the Company's current headquarters) for five years and to release the Company from approximately 15,500 square feet under its lease at this property. In connection with the restructuring of the remaining option the Rechler family members paid the Company \$1 million in return for the Company's agreement not to exercise the option during the next three years. As part of the agreement, the exercise price of the option payable by the Company was increased by \$1 million. In addition, in exchange for the right to terminate its existing lease at 225 Broadhollow Road eighteen months early, the Company amended the terms of its option to acquire such property by providing certain Rechler family members with customary tax protection in the event the Company were to acquire the property and then dispose of it within five years. This amendment was negotiated and approved by the Independent Directors of the Company.

In addition, in April 2004, the Operating Partnership completed the sale to the Rechler family of two of the three properties remaining in connection with the Disposition. The third property has subsequently been excluded from the Disposition and will not be transferred to the Rechler family (see Note 6).

As part of the Company's REIT structure it is provided management, leasing and construction related services through taxable REIT subsidiaries as defined by the Code. During the three and nine month periods ended September 30, 2004 and 2003, Reckson Construction Group, Inc. or its successor, Reckson Construction & Development, LLC billed approximately \$170,000 and \$848,000 and \$86,000 and \$317,000, respectively, of market rate services and Reckson Management Group, Inc. billed approximately \$68,000 and \$206,000 and \$67,000 and \$207,000, respectively, of market rate management fees to the Remaining Option Properties.

Reckson Management Group, Inc. leases approximately 26,000 square feet of office space at the Remaining Option Property located at 225 Broadhollow Road, Melville, New York for its corporate offices at an annual base rent of approximately \$750,000. Reckson Management Group, Inc., had also entered into a short term license agreement at the property for 6,000 square feet of temporary space which expired in January 2004. Reckson Management Group, Inc. also leases 10,722 square feet of warehouse space used for equipment, materials and inventory storage at a property owned by certain members of the Rechler family at an annual base rent of approximately \$75,000. In addition, commencing April 1, 2004, Reckson Construction & Development, LLC ("RCD") has been leasing approximately 17,000 square feet of space at the Remaining Option Property, located at 225 Broadhollow Road, Melville, New York, which was formerly occupied by an affiliate of First Data Corp. through September 30, 2006 (see Note 6). Base rent of approximately \$287,000 was paid by RCD during the six month period ended September 30, 2004. RCD anticipates it will mitigate this obligation by sub-letting the space to a third party. However, there can be no assurances that RCD will be successful in sub-leasing the aforementioned space and mitigating its aggregate costs.

A company affiliated with an Independent Director of the Company leases 15,566 square feet in a property owned by the Operating Partnership at an annual base rent of approximately \$445,000. This lease has recently been extended for an additional sixteen month period at market terms. Such extension was approved by the disinterested members of the Company's Board of Directors.

During 1997, the Operating Partnership formed FrontLine Capital Group, formerly Reckson Service Industries, Inc. ("FrontLine") and Reckson Strategic Venture Partners, LLC ("RSVP"). RSVP is a real estate venture capital fund which invested primarily in real estate and real estate operating companies outside the Operating Partnership's core office and industrial / R&D focus and whose common equity is held indirectly by FrontLine. In connection with the formation and spin-off of FrontLine, the Operating Partnership established an unsecured credit facility with FrontLine (the "FrontLine Facility") in the amount of \$100 million for FrontLine to use in its investment activities, operations and other general corporate purposes. The Operating Partnership has advanced approximately \$93.4 million under the FrontLine Facility. The Operating Partnership also approved the funding of investments of up to \$100 million relating to RSVP (the "RSVP Commitment"), through RSVP-controlled joint ventures (for REIT-qualified investments) or advances made to FrontLine under an unsecured loan facility (the "RSVP Facility") having terms similar to the FrontLine Facility (advances made under the RSVP Facility and the FrontLine Facility hereafter, the "FrontLine Loans"). During March 2001, the Operating Partnership increased the RSVP Commitment to \$110 million and as of September 30, 2004 approximately \$109.1 million had been funded through the RSVP Commitment, of which \$59.8 million represents investments by the Operating Partnership in RSVP-controlled (REIT-qualified) joint ventures and \$49.3 million represents loans made to FrontLine under the RSVP Facility. As of September 30, 2004, interest accrued (net of reserves) under the FrontLine Facility and the RSVP Facility was approximately \$19.6 million.

A committee of the Board of Directors, comprised solely of independent directors, considers any actions to be taken by the Company in connection with the FrontLine Loans and its investments in joint ventures with RSVP. During the third quarter of 2001, the Company noted a significant deterioration in FrontLine's operations and financial condition and, based on its assessment of value and recoverability and considering the findings and recommendations of the committee and its financial advisor, the Company recorded a \$163 million valuation reserve charge, inclusive of anticipated costs, in its consolidated statements of operations relating to its investments in the FrontLine Loans and joint ventures with RSVP. The Operating Partnership has discontinued the accrual of interest income with respect to the FrontLine Loans. The Operating Partnership has also reserved against its share of GAAP equity in earnings from the RSVP controlled joint ventures funded through the RSVP Commitment until such income is realized through cash distributions.

At December 31, 2001, the Company, pursuant to Section 166 of the Code, charged off for tax purposes \$70 million of the aforementioned reserve directly related to the FrontLine Facility, including accrued interest. On February 14, 2002, the Company charged off for tax purposes an additional \$38 million of the reserve directly related to the FrontLine Facility, including accrued interest, and \$47 million of the reserve directly related to the RSVP Facility, including accrued interest.

FrontLine is in default under the FrontLine Loans from the Operating Partnership and on June 12, 2002, filed a voluntary petition for relief under Chapter 11 of the United States Bankruptcy Code.

In September 2003, RSVP completed the restructuring of its capital structure and management arrangements. In connection with the restructuring, RSVP redeemed the interest of the preferred equity holders of RSVP for an aggregate of approximately \$137 million in cash and the transfer to the preferred equity holders of the assets that comprised RSVP's parking investment valued at approximately \$28.5 million. RSVP also restructured its management arrangements whereby a management company formed by its former managing directors has been retained to manage RSVP pursuant to a management agreement and the employment contracts of the managing directors with RSVP have been terminated. The management agreement provides for an annual base management fee, and disposition fees equal to 2% of the net proceeds received by RSVP on asset sales. (The base management fee and disposition fees are subject to a maximum over the term of the agreement of \$7.5 million.) In addition, the managing directors retained a one-third residual interest in RSVP's assets which is subordinated to the distribution of an aggregate amount of \$75 million to RSVP and/or the Operating Partnership in respect of its joint ventures with RSVP. The management agreement has a three-year term, subject to early termination in the event of the disposition of all of the assets of RSVP.

In connection with the restructuring, RSVP and certain of its affiliates obtained a \$60 million secured loan. In connection with this loan, the Operating Partnership agreed to indemnify the lender in respect of any environmental liabilities incurred with regard to RSVP's remaining assets in which the Operating Partnership has a joint venture interest (primarily certain student housing assets held by RSVP) and guaranteed the obligation of an affiliate of RSVP to the lender in an amount up to \$6 million plus collection costs for any losses incurred by the lender as a result of certain acts of malfeasance on the part of RSVP and/or its affiliates. The loan is scheduled to mature in 2006 and is expected to be repaid from proceeds of assets sales by RSVP and or a joint venture between RSVP and a subsidiary of the Operating Partnership.

In August 2004, American Campus Communities, Inc. ("ACC"), a student housing company owned by RSVP and the joint venture between RSVP and a subsidiary of the Operating Partnership completed an initial public offering ("IPO") of its common stock. RSVP and the joint venture between RSVP and a subsidiary of the Operating Partnership sold its entire ownership position in ACC in connection with the IPO transaction. The Operating Partnership through its ownership position in the joint venture and outstanding advances made under the RSVP facility anticipates realizing approximately \$30 million in the aggregate from the sale. To date, the Operating Partnership has received approximately \$10.6 million of such proceeds. The remaining amount is expected to be received subsequent to the United States Bankruptcy Court's approval of a Plan of re-organization of FrontLine. There can be no assurances as to the final outcome of such Plan of re-organization.

As a result of the foregoing, the net carrying value of the Operating Partnership's investments in the FrontLine Loans and joint venture investments with RSVP, inclusive of the Operating Partnership's share of previously accrued GAAP equity in earnings on those investments, is approximately \$55.2 million which was reassessed with no change by management as of September 30, 2004. Such amount has been reflected in investments in affiliate loans and joint ventures on the Operating Partnership's consolidated balance sheet.

Scott H. Rechler, who serves as Chief Executive Officer, President and a director of the Company, serves as CEO and Chairman of the Board of Directors of FrontLine and is its sole board member. Scott H. Rechler also serves as a member of the management committee of RSVP and serves as a member of the Board of Directors of ACC.

ITEM 2. MANAGEMENT'S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS

The following discussion should be read in conjunction with the historical financial statements of Reckson Operating Partnership, L.P. (the "Operating Partnership") and related notes thereto.

The Operating Partnership considers certain statements set forth herein to be forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended, with respect to the Operating Partnership's expectations for future periods. Certain forward-looking statements, including, without limitation, statements relating to the timing and success of acquisitions and the completion of development or redevelopment of properties, the financing of the Operating Partnership's operations, the ability to lease vacant space and the ability to renew or relet space under expiring leases, involve risks and uncertainties. Many of the forward-looking statements can be identified by the use of words such as "believes", "may", "expects", "anticipates", "intends" or similar expressions. Although the Operating Partnership believes that the expectations reflected in such forward-looking statements are based on reasonable assumptions, the actual results may differ materially from those set forth in the forward-looking statements and the Operating Partnership can give no assurance that its expectation will be achieved. Among those risks, trends and uncertainties are: the general economic climate, including the conditions affecting industries in which our principal tenants compete; changes in the supply of and demand for office in the New York Tri-State area; changes in interest rate levels; changes in the Operating Partnership's credit ratings; changes in the Operating Partnership's cost and access to capital; downturns in rental rate levels in our markets and our ability to lease or re-lease space in a timely manner at current or anticipated rental rate levels; the availability of financing to us or our tenants; financial condition of our tenants; changes in operating costs, including utility, security, real estate tax and insurance costs; repayment of debt owed to the Operating Partnership by third parties (including FrontLine Capital Group); risks associated with joint ventures; liability for uninsured losses or environmental matters; and other risks associated with the development and acquisition of properties, including risks that development may not be completed on schedule, that the tenants will not take occupancy or pay rent, or that development or operating costs may be greater than anticipated. Consequently, such forward-looking statements should be regarded solely as reflections of the Operating Partnership's current operating and development plans and estimates. These plans and estimates are subject to revisions from time to time as additional information becomes available, and actual results may differ from those indicated in the referenced statements.

CRITICAL ACCOUNTING POLICIES

The consolidated financial statements of the Operating Partnership include accounts of the Operating Partnership and all majority-owned subsidiaries. The preparation of financial statements in conformity with accounting principles generally accepted in the United States ("GAAP") requires management to make estimates and assumptions in certain circumstances that affect amounts reported in the Operating Partnership's consolidated financial statements and related notes. In preparing these financial statements, management has utilized information available including its past history, industry standards and the current economic environment among other factors in forming its estimates and judgments of certain amounts included in the consolidated financial statements, giving due consideration to materiality. It is possible that the ultimate outcome as anticipated by management in formulating its estimates inherent in these financial statements may not materialize. However, application of the critical accounting policies below involves the exercise of judgment and use of assumptions as to future uncertainties and, as a result, actual results could differ from these estimates. In addition, other companies may utilize different estimates, which may impact comparability of the Operating Partnership's results of operations to those of companies in similar businesses.

REVENUE RECOGNITION AND ACCOUNTS RECEIVABLE

Minimum rental revenue is recognized on a straight-line basis, which averages minimum rents over the terms of the leases. The excess of rents recognized over amounts contractually due are included in deferred rents receivable on the Operating Partnership's balance sheets. The leases also typically provide for tenant reimbursements of common area maintenance and other operating expenses and real estate taxes. Ancillary and other property related income is recognized in the period earned.

The Operating Partnership makes estimates of the collectibility of its tenant accounts receivables related to base rents, tenant escalations and reimbursements and other revenue or income. The Operating Partnership specifically analyzes tenant receivables and analyzes historical bad debts, customer credit worthiness, current economic trends, changes in customer payment terms, publicly available information and, to the extent available, guidance provided by the tenant when evaluating the adequacy of its allowance for doubtful accounts. In addition, when tenants are in bankruptcy the Operating Partnership makes estimates of the expected recovery of pre-petition administrative and damage claims. In some cases, the ultimate resolution of those claims can exceed a year. These estimates have a direct impact on the Operating Partnership's net income because a higher bad debt reserve results in less net income.

The Operating Partnership incurred approximately \$1.3 million and \$3.1 million, and \$373,000 and \$3.7 million of bad debt expense during the three and nine month periods ended September 30, 2004 and 2003, respectively, related to tenant receivables and deferred rents receivable which accordingly reduced total

revenues and reported net income during the periods presented.

The Operating Partnership records interest income on investments in mortgage notes and notes receivable on an accrual basis of accounting. The Operating Partnership does not accrue interest on impaired loans where, in the judgment of management, collection of interest according to the contractual terms is considered doubtful. Among the factors the Operating Partnership considers in making an evaluation of the collectibility of interest are: (i) the status of the loan, (ii) the value of the underlying collateral, (iii) the financial condition of the borrower and (iv) anticipated future events.

Reckson Construction & Development LLC (the successor to Reckson Construction Group, Inc.), and Reckson Construction Group New York, Inc. use the percentage-of-completion method for recording amounts earned on their contracts. This method records amounts earned as revenue in the proportion that actual costs incurred to date bear to the estimate of total costs at contract completion.

The Operating Partnership follows the guidance provided for under the Financial Accounting Standards Board ("FASB") Statement No. 66, "Accounting for Sales of Real Estate" ("Statement No. 66"), which provides guidance on sales contracts that are accompanied by agreements which require the seller to develop the property in the future. Under Statement No. 66 profit is recognized and allocated to the sale of the land and the later development or construction work on the basis of estimated costs of each activity; the same rate of profit is attributed to each activity. As a result, profits are recognized and reflected over the improvement period on the basis of costs incurred (including land) as a percentage of total costs estimated to be incurred. The Operating Partnership uses the percentage of completion method, as the future costs of development and profit are reliably estimated.

Gains on sales of real estate are recorded when title is conveyed to the buyer, subject to the buyer's financial commitment being sufficient to provide economic substance to the sale and the Operating Partnership having no substantial continuing involvement with the buyer.

REAL ESTATE

Land, buildings and improvements, furniture, fixtures and equipment are recorded at cost. Tenant improvements, which are included in buildings and improvements, are also stated at cost. Expenditures for ordinary maintenance and repairs are expensed to operations as incurred. Renovations and / or replacements, which improve or extend the life of the asset, are capitalized and depreciated over their estimated useful lives.

Depreciation is computed utilizing the straight-line method over the estimated useful lives of ten to thirty years for buildings and improvements and five to ten years for furniture, fixtures and equipment. Tenant improvements are amortized on a straight-line basis over the term of the related leases.

The Operating Partnership is required to make subjective assessments as to the useful lives of its properties for purposes of determining the amount of depreciation to reflect on an annual basis with respect to those properties. These assessments have a direct impact on the Operating Partnership's net income. Should the Operating Partnership lengthen the expected useful life of a particular asset, it would be depreciated over more years and result in less depreciation expense and higher annual net income.

Assessment by the Operating Partnership of certain other lease related costs must be made when the Operating Partnership has a reason to believe that the tenant will not be able to execute under the term of the lease as originally expected.

On July 1, 2001 and January 1, 2002, the Operating Partnership adopted FASB Statement No.141, "Business Combinations" and FASB Statement No. 142, "Goodwill and Other Intangibles", respectively. As part of the acquisition of real estate assets, the fair value of the real estate acquired is allocated to the acquired tangible assets, consisting of land, building and building improvements, and identified intangible assets and liabilities, consisting of the value of above-market and below-market leases, other value of in-place leases, and value of tenant relationships, based in each case on their fair values.

The Operating Partnership allocates a portion of the purchase price to tangible assets including the fair value of the building and building improvements on an as-if-vacant basis and to land determined either by real estate tax assessments, independent appraisals or other relevant data. Additionally, the Operating Partnership assesses fair value of identified intangible assets and liabilities based on estimated cash flow projections that utilize appropriate discount and capitalization rates and available market information.

Estimates of future cash flows are based on a number of factors including the historical operating results, known trends, and market/economic conditions that may affect the property. If the Operating Partnership incorrectly estimates the values at acquisition or the undiscounted cash flows, initial allocation of purchase price and future impairment charges may be different.

LONG LIVED ASSETS

On a periodic basis, management assesses whether there are any indicators that the value of the real estate properties may be impaired. A property's value is impaired only if management's estimate of the aggregate future cash flows (undiscounted and without interest charges) to be generated by the property are less than the carrying value of the property. Such cash flows consider factors such as expected future operating income, trends and prospects, as well as the effects of demand, competition and other factors. To the extent impairment has occurred, the loss will be measured as the excess of the carrying amount of the property over the fair value of the property.

The Operating Partnership is required to make subjective assessments as to whether there are impairments in the value of its real estate properties and other investments. These assessments have a direct impact on the Operating Partnership's net income because recognizing an impairment results in an immediate negative adjustment to net income. In determining impairment, if any, the Operating Partnership has adopted FASB Statement No. 144, "Accounting for the Impairment or Disposal of Long Lived Assets."

In accordance with the provisions of Statement No. 144, and Emerging Issues Task Force ("EITF") 87-24, the Operating Partnership allocated approximately \$2.8 million and \$7.8 million of its unsecured interest expense to discontinued operations for the three and nine months ended September 30, 2003. EITF 87-24 states that "interest on debt that is required to be repaid as a result of the disposal transaction should be allocated to discontinued operations". Pursuant to the terms of our Credit Facility, the Operating Partnership was required to repay the Credit Facility to the extent of the net proceeds, as defined, received from the sales of unencumbered properties. As such, the Operating Partnership has allocated to discontinued operations the interest expense incurred on the portion of its Credit Facility, which was required to be repaid. In August 2004, the Operating Partnership amended and extended its Credit Facility, whereby such repayment requirement was eliminated.

CASH AND CASH EQUIVALENTS

The Operating Partnership considers highly liquid investments with a maturity of three months or less when purchased to be cash equivalents.

OVERVIEW AND BACKGROUND

The Operating Partnership, which commenced operations on June 2, 1995, is engaged in the ownership, operation, acquisition, leasing, financing, management and development of office and to a lesser extent industrial properties and also owns land for future development located in the commercial real estate markets in and around the New York City tri-state area (the "Tri-State Area"). Reckson Associates Realty Corp. ("the Company"), is a self administered self managed real estate investment trust ("REIT"), and serves the sole general partner of the Operating Partnership. The Operating Partnership conducts its management, leasing, construction and development related services through the Company's taxable REIT subsidiaries. Reckson Management Group, Inc., RANY Management Group, Inc. and Reckson Construction & Development LLC (the "Service Companies") currently provide these services. The Operating Partnership and the Company (collectively the "Company") were formed for the purpose of continuing the commercial real estate business of Reckson Associates, the predecessor of the Operating Partnership, its affiliated partnerships and other entities.

As of September 30, 2004, the Company owned and operated 78 office properties (inclusive of eight office properties owned through joint ventures) comprising approximately 14.8 million square feet and 8 industrial / R&D properties comprising approximately 863,000 square feet located in the Tri-State Area.

As of September 30, 2004, the Operating Partnership also owned approximately 313 acres of land in 12 separate parcels of which the Operating Partnership can, based on current estimates, develop approximately 3.0 million square feet of office space. The Operating Partnership is currently evaluating alternative land uses for certain of the land holdings to realize the highest economic value. These alternatives may include rezoning certain land parcels from commercial to residential use for potential disposition. As of September 30, 2004, the Operating Partnership had invested approximately \$126.4 million in these development projects. Management has made subjective assessments as to the value and recoverability of these investments based on current and proposed development plans, market comparable land values and alternative use values. In addition, during the three and nine month periods ended September 30, 2004, the Operating Partnership has capitalized approximately \$2.7 million and \$7.8 million, respectively, related to real estate taxes, interest and other carrying costs related to these development projects. In October 2003, the Operating Partnership entered into a contract to sell a 113 acre land parcel located in New Jersey. The contract provides for a sales price ranging from \$18 million to \$36 million. The sale is contingent upon obtaining zoning for residential use of the land and other customary approvals. The proceeds ultimately received from such sale will be based upon the number of residential units permitted by the rezoning. The cost basis of the land parcel at September 30, 2004 was approximately \$5.9 million. The closing is scheduled to occur upon the rezoning, which is anticipated to occur within 12 to 24 months. There can be no assurances such rezoning will occur. During February 2004, a 3.9 acre land parcel located on Long Island was condemned by the Town of Oyster Bay. As consideration from the condemnation the Operating Partnership anticipates it will initially receive approximately \$1.8 million. The Operating Partnership's cost basis in this land parcel was approximately \$1.4 million. The Operating Partnership is currently contesting this valuation and seeking payment of additional consideration from the Town of Oyster Bay but there can be no assurances that the Operating Partnership will be successful in obtaining any such additional consideration. In July 2004, the Operating Partnership commenced the ground-up development of a

277,000 square foot Class A office building with a total

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anticipated investment of approximately \$60 million. There can be no assurances that the actual cost of this development will not exceed the anticipated amount. This development is located within the Operating Partnership's existing 404,000 square foot executive office park in Melville, New York.

During February 2003, the Operating Partnership, through Reckson Construction Group, Inc., entered into a contract with an affiliate of First Data Corp. to sell a 19.3-acre parcel of land located in Melville, New York and was retained by the purchaser to develop a build-to-suit 195,000 square foot office building for aggregate consideration of approximately \$47 million. This transaction closed on March 11, 2003 and development of the aforementioned office building has been completed. In accordance with FASB Statement No. 66, the Operating Partnership has recognized a book gain, before taxes, on this land sale and build-to-suit transaction of approximately \$23.8 million, of which \$0 and \$5.0 million and \$3.3 million and \$13.4 million has been recognized during the three and nine month periods ended September 30, 2004 and 2003, respectively, and is included in investment and other income on the Operating Partnership's consolidated statements of income.

In November 2003, the Operating Partnership disposed of all but three of its 95 property, 5.9 million square foot, Long Island industrial building portfolio to members of the Rechler family (the "Disposition") for approximately \$315.5 million, comprised of \$225.1 million in cash and debt assumption and 3,932,111 common units of limited partnership interest in the Operating Partnership ("OP Units") valued at approximately \$90.4 million. Approximately \$204 million of cash sales proceeds from the Disposition were used to repay borrowings under the Operating Partnership's unsecured credit facility. For information concerning certain litigation matters pertaining to this transaction see Part II-Other Information; Item 1. Legal Proceedings of this Form 10-Q.

In connection with the Disposition, four of the five remaining options (the "Remaining Option Properties") granted to the Company at the time of the IPO to purchase interests in properties owned by Rechler family members were terminated. In return the Company received an aggregate payment from the Rechler family members of \$972,000. Rechler family members have also agreed to extend the term of the remaining option on the property located at 225 Broadhollow Road, Melville, New York (the Company's current headquarters) for five years and to release the Company from approximately 15,500 square feet under its lease at this property. In connection with the restructuring of the remaining option the Rechler family members paid the Company \$1 million in return for the Company's agreement not to exercise the option during the next three years. As part of the agreement, the exercise price of the option payable by the Company was increased by \$1 million. Also, in exchange for the right to terminate its existing lease at 225 Broadhollow Road eighteen months early, the Company amended the terms of its option to acquire such property by providing certain Rechler family members with customary tax protection in the event the Company were to acquire the property and then dispose of it within five years. This amendment was negotiated and approved by the Independent Directors of the Company.

In January 2004, the Operating Partnership sold a 104,000 square foot office property, 120 Mineola Boulevard, located on Long Island for approximately \$18.5 million. Net proceeds from the sale were used to repay borrowings under the Company's unsecured credit facility. As a result, the Operating Partnership recorded a gain of approximately \$5.5 million. In accordance with FASB Statement No. 144, such gain has been reflected in discontinued operations on the Operating Partnership's consolidated statements of income.

In January 2004, the Operating Partnership acquired 1185 Avenue of the Americas, a 42-story, 1.1 million square foot Class A office tower, located between 46th and 47th Streets in New York, NY for \$321 million. In connection with this acquisition, the Operating Partnership assumed a \$202 million mortgage and \$48 million of mezzanine debt. The balance of the purchase price was paid through an advance under the Credit Facility. The floating rate mortgage and mezzanine debt both matured in August 2004 at which time the Operating Partnership satisfied the outstanding debt through an advance under its unsecured credit facility along with cash on hand. The property is encumbered by a ground lease which has a remaining term of approximately 40 years with rent scheduled to be re-set at the end of 2005 and then remain constant for the balance of the term. Pursuant to the terms of the ground lease, the Operating Partnership and the ground lessor have commenced arbitration proceedings related to the re-setting of the ground lease. There can be no assurances as to the outcome of the rent re-set process. In accordance with FASB Statement No. 141, "Business Combinations", the Operating Partnership allocated and recorded net deferred intangible lease income of approximately \$14.2 million, representing the net value of acquired above and below market leases, assumed lease origination costs and other value of in-place leases. The net value of the above and below market leases is amortized over the remaining terms of the respective leases to rental income which amounted to approximately \$2.0 million and \$5.8 million for the three and nine month periods ended September 30, 2004. In addition, amortization expense on the value of lease origination costs was approximately \$700,000 and \$2.0 million for the three and nine month periods ended September 30, 2004, respectively. At acquisition, there were 31 in-place leases aggregating approximately one million square feet with a weighted average remaining lease term of approximately 6 years.

In April 2004, the Operating Partnership sold a 175,000 square foot office building, 400 Garden City Plaza, located on Long Island for approximately \$30 million, of which the Operating Partnership owned a 51% interest, and a wholly owned 9,000 square foot retail property for approximately \$2.8 million. In addition, the Operating Partnership completed the sale on two of the remaining three properties from the Disposition for approximately \$5.8 million. Proceeds from the sale were used to establish an escrow account with a qualified intermediary for a future exchange of real property pursuant to Section 1031 of the Code (a "Section 1031 Exchange"). A Section 1031 Exchange allows for the

deferral of taxes related to the gain attributable to the sale of property if qualified replacement property is identified within 45 days and such qualified replacement property is then acquired within 180 days from the initial sale. As described below, the Operating Partnership has since identified and acquired an interest in a qualified replacement property for purposes of this exchange. The disposition

of the other industrial property, which is subject to certain environmental issues, was conditioned upon the approval of the buyer's lender, which was not obtained. As a result, the Operating Partnership will not dispose of this property as part of the Disposition. Management believes that the cost to remediate the environmental issues will not have a material adverse effect on the Operating Partnership, but there can be no assurance in this regard.

In July 2004, the Operating Partnership acquired a 141,000 square foot Class A office property, 3 Giralda Farms, located in Madison, NJ for approximately \$22.7 million. The Operating Partnership made this acquisition through available cash-on-hand. The building is 100% occupied by a tenant which intends to fully vacate the premises by June 2005. On September 30, 2004, the Operating Partnership signed a lease with an international pharmaceutical company to lease 100% of the building for 12 years, commencing on July 1, 2005, with options to renew for two additional 5 year periods.

During September 2004, the Operating Partnership, through Reckson Construction Group, Inc., acquired the remaining 49% interest in the property located at 90 Merrick Avenue, East Meadow, NY, from the Operating Partnership's joint venture partner, Teachers Insurance and Annuity Association, for approximately \$14.9 million. This acquisition was financed, in part, from the remaining sales proceeds being held by the previously referenced qualified intermediary as the property was an identified, qualified replacement property. The balance of this acquisition was financed with cash-on-hand. As a result of this acquisition, the Operating Partnership successfully completed the Section 1031 Exchange and thereby deferred the taxes related to the gain recognized on the sale proceeds received from the sale of the two remaining industrial properties from the Disposition.

During September 2004, the Operating Partnership acquired a 215,000 square foot Class A office property, 44 Whippany Road, located in Morristown, New Jersey for approximately \$30 million. The Operating Partnership made this acquisition, in part, through funds received from the Company's September 2004 common equity offering, cash-on-hand and the issuance of approximately 34,000 OP Units which were priced at \$28.70 per OP Unit.

During September 2004, the Operating Partnership sold a 92,000 square foot industrial property, 500 Saw Mill River Road, located in Westchester County for approximately \$7.3 million. In connection with this sale the Operating Partnership recorded a gain of approximately \$2.3 million. In accordance with FASB Statement No. 144, such gain has been reflected in discontinued operations on the Operating Partnership's consolidated statements of income.

On October 1, 2004, the Operating Partnership acquired a 260,500 square foot Class A office property, 300 Broadhollow Road, located in Melville, Long Island, for approximately \$41.0 million. The Operating Partnership made this acquisition, in part, through an advance under the Credit Facility and cash-on-hand.

The Operating Partnership holds a \$17.0 million note receivable, which bears interest at 12% per annum and is secured by a minority partnership interest in Omni Partners, L.P., owner of the Omni, a 579,000 square foot Class A office property located in Uniondale, New York (the "Omni Note"). The Operating Partnership currently owns a 60% majority partnership interest in Omni Partners, L.P. and on March 14, 2007 may exercise an option to acquire the remaining 40% interest for a price based on 90% of the fair market value of the property. The Operating Partnership also holds a \$30 million junior mezzanine loan which is secured by a pledge of an indirect ownership interest of an entity which owns the ground leasehold estate under a 1.1 million square foot office complex located on Long Island, New York (the "Mezz Note"). At September 30, 2004, the Mezz Note had an outstanding balance of approximately \$27.6 million and a weighted average interest rate of 12.86% per annum. Such interest rate is based on a minimum spread over LIBOR of 1.63% per annum. The Mezz Note matures in September 2005 and the borrower has rights to extend its term for three additional one-year periods and, under certain circumstances, prepay amounts outstanding.

The Operating Partnership held three other notes receivable which aggregated \$21.5 million which carried interest at rates ranging from 10.5% to 12% per annum. These notes are secured in part by a minority partner's preferred unit interest in the Operating Partnership, an interest in real property and a personal guarantee (the "Other Notes" and collectively with the Omni Note and the Mezz Note, the "Note Receivable Investments"). During April 2004, approximately \$2.7 million of the Other Notes, including accrued interest, were repaid by the minority partner exchanging, and the Operating Partnership redeeming, approximately 3,081 preferred units. The preferred units were redeemed at a par value of \$3.1 million. Approximately \$420,000 of the redemption proceeds was used to offset interest due from the minority partner under the Other Notes and for prepaid interest. In July 2004, the minority partner delivered notice to the Operating Partnership stating his intention to repay \$15.5 million of the 10.5% Other Notes. As of September 30, 2004, the Operating Partnership had received approximately \$13.1 million from the preferred unit holder to be applied against amounts owed under the Other Notes, including accrued interest. Subsequent to September 30, 2004 the Operating Partnership received an additional \$2.8 million. As a result, the remaining Other Notes aggregate \$3.5 million and carry a weighted average interest rate of 11.57%. The Operating Partnership has also agreed to extend the maturity of \$2.5 million of such debt through January 31, 2005 and the remaining \$1.0 million through January 31, 2010. As of September 30, 2004, management has made subjective assessments as to the underlying security value on the Operating Partnership's Note Receivable Investments. These assessments indicate an excess of market value over the carrying value related to the Operating Partnership's Note Receivable Investments. Based on these assessments the Operating Partnership's management believes there is no impairment to the carrying value

The Operating Partnership also owns a 355,000 square foot office building in Orlando, Florida. This non-core real estate holding was acquired in May 1999 in connection with the Operating Partnership's initial New York City portfolio acquisition. This property was cross-collateralized under a \$99.7 million mortgage note payable along with one of the Operating Partnership's New York City buildings. On November 1, 2004, the Operating Partnership exercised its right to prepay this note in its entirety, without penalty.

The Operating Partnership also owns a 60% interest in a 172,000 square foot office building located at 520 White Plains Road in White Plains, New York (the "520JV"), which is managed by its wholly owned subsidiary. As of September 30, 2004, the 520JV had total assets of \$20.7 million, a mortgage note payable of \$11.5 million and other liabilities of \$726,000. The Operating Partnership's allocable share of the 520JV mortgage note payable is approximately \$7.4 million. This mortgage note payable bears interest at 8.85% per annum and matures on September 1, 2005. The operating agreement of the 520JV requires approvals from members on certain decisions including sale of the property, refinancing of the property's mortgage debt, and material renovations to the property. The Operating Partnership has evaluated the impact of FIN 46R on its accounting for the 520JV and has concluded that the 520JV is not a VIE. The Operating Partnership accounts for the 520JV under the equity method of accounting. In accordance with the equity method of accounting the Operating Partnership's proportionate share of the 520JV income (loss) was approximately \$112,000 and \$520,000 and \$134,000 and \$(30,000) for the three and nine month periods ended September 30, 2004 and 2003, respectively.

As part of the Company's REIT structure it is provided management, leasing and construction related services through taxable REIT subsidiaries as defined by the Code. During the three and nine months ended September 30, 2004 and 2003, Reckson Construction Group, Inc. or its successor, Reckson Construction & Development, LLC billed approximately \$170,000 and \$848,000 and \$86,000 and \$317,000, respectively, of market rate services and Reckson Management Group, Inc. billed approximately \$68,000 and \$206,000 and \$67,000 and \$207,000, respectively, of market rate management fees to the Remaining Option Properties.

Reckson Management Group, Inc. leases approximately 26,000 square feet of office space at the Remaining Option Property located at 225 Broadhollow Road, Melville, New York for its corporate offices at an annual base rent of approximately \$750,000. Reckson Management Group, Inc. had also entered into a short term license agreement at the property for 6,000 square feet of temporary space which expired in January 2004. Reckson Management Group, Inc. also leases 10,722 square feet of warehouse space used for equipment, materials and inventory storage at a property owned by certain members of the Rechler family at an annual base rent of approximately \$75,000. In addition, commencing April 1, 2004, Reckson Construction & Development, LLC ("RCD") has been leasing approximately 17,000 square feet of space at the Remaining Option Property, located at 225 Broadhollow Road, Melville, New York, which was formerly occupied by an affiliate of First Data Corp. through September 30, 2006. Base rent of approximately \$287,000 was paid by RCD during the six month period ended September 30, 2004. RCD anticipates it will mitigate this obligation by sub-letting the space to a third party. However, there can be no assurances that RCD will be successful in sub-leasing the aforementioned space and mitigating its aggregate costs.

A company affiliated with an Independent Director of the Company leases 15,566 square feet in a property owned by the Operating Partnership at an annual base rent of approximately \$445,000. This lease has recently been extended for an additional sixteen-month period at market terms. Such extension was approved by the disinterested members of the Company's Board of Directors.

During July 1998, the Company formed Metropolitan Partners, LLC ("Metropolitan") for the purpose of acquiring Class A office properties in New York City. Currently the Company owns, through Metropolitan and the Operating Partnership, six Class A office properties, located in the New York City borough of Manhattan, aggregating approximately 4.5 million square feet.

During September 2000, the Operating Partnership formed a joint venture (the "Tri-State JV") with Teachers Insurance and Annuity Association ("TIAA") and contributed nine Class A suburban office properties aggregating approximately 1.5 million square feet to the Tri-State JV for a 51% majority ownership interest. TIAA contributed approximately \$136 million for a 49% interest in the Tri-State JV which was then distributed to the Operating Partnership. In August 2003, the Operating Partnership acquired TIAA's 49% interest in the property located at 275 Broadhollow Road, Melville, NY, for approximately \$12.4 million. During April 2004, the Tri-State JV sold a 175,000 square foot office building located on Long Island for approximately \$30 million. Net proceeds from this sale were distributed to the members of the Tri-State JV. In addition, during September 2004, the Operating Partnership acquired TIAA's 49% interest in the property located at 90 Merrick Avenue, East Meadow, NY for approximately \$14.9 million. As a result of these transactions, the Tri-State JV owns six Class A suburban office properties aggregating approximately 943,000 square feet. The Operating Partnership is responsible for managing the day-to-day operations and business affairs of the Tri-State JV and has substantial rights in making decisions affecting the properties such as leasing, marketing and financing. The minority member has certain rights primarily intended to protect its investment. For purposes of its financial statements the Operating Partnership consolidates the Tri-State JV.

On December 21, 2001, the Operating Partnership formed a joint venture with the New York State Teachers' Retirement Systems ("NYSTRS") (the "919JV") whereby NYSTRS acquired a 49% indirect interest in the property located at 919 Third Avenue, New York, NY for \$220.5 million which included \$122.1 million of its proportionate share of secured mortgage debt and approximately \$98.4 million of

cash which was then distributed to the Operating Partnership. The Operating Partnership is responsible for managing the day-to-day operations and business affairs of the 919JV and has substantial rights in making decisions affecting the property such as developing a budget, leasing and marketing. The minority member has certain rights primarily intended to protect its investment. For purposes of its financial statements the Operating Partnership consolidates the 919JV.

The total market capitalization of the Operating Partnership at September 30, 2004 was approximately \$3.8 billion. The Operating Partnership's total market capitalization is based on the sum of (i) the market value of the Operating Partnership's OP Units (assuming conversion) of \$28.75 per unit (based on the closing price of the Company's common stock on September 30, 2004), (ii) the liquidation preference value of the Operating Partnership's Series A preferred units of \$25 per unit, (iii) the liquidation preference value of the Operating Partnership's preferred units of \$1,000 per unit and (iv) the approximately \$1.4 billion (including its share of consolidated and unconsolidated joint venture debt and net of minority partners' interests share of consolidated joint venture debt) of debt outstanding at September 30, 2004. As a result, the Operating Partnership's total debt to total market capitalization ratio at September 30, 2004 equaled approximately 36.2%.

During 1997, the Operating Partnership formed FrontLine Capital Group, formerly Reckson Service Industries, Inc. ("FrontLine") and Reckson Strategic Venture Partners, LLC ("RSVP"). RSVP is a real estate venture capital fund, which invested primarily in real estate and real estate operating companies outside the Operating Partnership's core office and industrial / R&D focus and whose common equity is held indirectly by FrontLine. In connection with the formation and spin-off of FrontLine, the Operating Partnership established an unsecured credit facility with FrontLine (the "FrontLine Facility") in the amount of \$100 million for FrontLine to use in its investment activities, operations and other general corporate purposes. The Operating Partnership has advanced approximately \$93.4 million under the FrontLine Facility. The Operating Partnership also approved the funding of investments of up to \$100 million relating to RSVP (the "RSVP Commitment"), through RSVP-controlled joint ventures (for REIT-qualified investments) or advances made to FrontLine under an unsecured loan facility (the "RSVP Facility") having terms similar to the FrontLine Facility (advances made under the RSVP Facility and the FrontLine Facility hereafter, the "FrontLine Loans"). During March 2001, the Operating Partnership increased the RSVP Commitment to \$110 million and as of September 30, 2004, approximately \$109.1 million had been funded through the RSVP Commitment, of which \$59.8 million represents investments by the Operating Partnership in RSVP-controlled (REIT-qualified) joint ventures and \$49.3 million represents loans made to FrontLine under the RSVP Facility. As of September 30, 2004, interest accrued (net of reserves) under the FrontLine Facility and the RSVP Facility was approximately \$19.6 million.

In September 2003, RSVP completed the restructuring of its capital structure. In connection with the restructuring, RSVP redeemed the interest of the preferred equity holders of RSVP for an aggregate of \$137 million in cash and the transfer to the preferred equity holders of the assets that comprised RSVP's parking investments valued at approximately \$28.5 million. As a result of this transaction amounts formerly invested in the privatization, parking and medical office platforms have been reinvested as part of the buyout transaction.

A committee of the Board of Directors, comprised solely of independent directors, considers any actions to be taken by the Company in connection with the FrontLine Loans and its investments in joint ventures with RSVP. During the third quarter of 2001, the Company noted a significant deterioration in FrontLine's operations and financial condition and, based on its assessment of value and recoverability and considering the findings and recommendations of the committee and its financial advisor, the Company recorded a \$163 million valuation reserve charge, inclusive of anticipated costs, in its consolidated statements of operations relating to its investments in the FrontLine Loans and joint ventures with RSVP. The Operating Partnership has discontinued the accrual of interest income with respect to the FrontLine Loans. The Operating Partnership has also reserved against its share of GAAP equity in earnings from the RSVP controlled joint ventures funded through the RSVP Commitment until such income is realized through cash distributions.

At December 31, 2001, the Company, pursuant to Section 166 of the Code, charged off for tax purposes \$70 million of the aforementioned reserve directly related to the FrontLine Facility, including accrued interest. On February 14, 2002, the Company charged off for tax purposes an additional \$38 million of the reserve directly related to the FrontLine Facility, including accrued interest, and \$47 million of the reserve directly related to the RSVP Facility, including accrued interest.

FrontLine is in default under the FrontLine Loans from the Operating Partnership and on June 12, 2002, filed a voluntary petition for relief under Chapter 11 of the United States Bankruptcy Code.

RSVP also restructured its management arrangements whereby a management company formed by its former managing directors has been retained to manage RSVP pursuant to a management agreement and the employment contracts of the managing directors with RSVP have been terminated. The management agreement provides for an annual base management fee, and disposition fees equal to 2% of the net proceeds received by RSVP on asset sales. (The base management fee and disposition fees are subject to a maximum over the term of the agreement of \$7.5 million.) In addition, the managing directors retained a one-third residual interest in RSVP's assets which is subordinated to the distribution of an aggregate amount of \$75 million to RSVP and/or the Operating Partnership in respect of its joint ventures with RSVP. The management agreement has a three-year term, subject to early termination in the event of the disposition of all of the assets of RSVP.

In connection with the restructuring, RSVP and certain of its affiliates obtained a \$60 million secured loan. In connection with this loan, the Operating Partnership agreed to indemnify the lender in respect of any environmental liabilities incurred with regard to RSVP's remaining assets in which the Operating Partnership has a joint venture interest (primarily certain student housing assets held by RSVP) and guaranteed the obligation of an affiliate of

RSVP to the lender in an amount up to \$6 million plus collection costs for any losses incurred by the lender as a result of certain acts of malfeasance on the part of RSVP and/or its affiliates. The loan is scheduled to mature in 2006 and is expected to be repaid from proceeds of assets sales by RSVP and or a joint venture between RSVP and a subsidiary of the Operating Partnership.

In August 2004, American Campus Communities, Inc. ("ACC"), a student housing company owned by RSVP and the joint venture between RSVP and a subsidiary of the Operating Partnership completed an initial public offering ("IPO") of its common stock. RSVP and the joint venture between RSVP and a subsidiary of the Operating Partnership sold its entire ownership position in ACC in connection with the IPO transaction. The Operating Partnership through its ownership position in the joint venture and outstanding advances made under the RSVP facility anticipates realizing approximately \$30 million in the aggregate from the sale. To date, the Operating Partnership has received approximately \$10.6 million of such proceeds. The remaining amount is expected to be received subsequent the United States Bankruptcy Court's approval of a Plan of re-organization of FrontLine. There can be no assurances as to the final outcome of such Plan of re-organization.

As a result of the foregoing, the net carrying value of the Operating Partnership's investments in the FrontLine Loans and joint venture investments with RSVP, inclusive of the Operating Partnership's share of previously accrued GAAP equity in earnings on those investments, is approximately \$55.2 million, which was reassessed with no change by management as of September 30, 2004. Such amount has been reflected in investments in affiliate loans and joint ventures on the Operating Partnership's consolidated balance sheet.

Scott H. Rechler, who serves as Chief Executive Officer, President and a director of the Company, serves as CEO and Chairman of the Board of Directors of FrontLine and is its sole board member. Scott H. Rechler also serves as a member of the management committee of RSVP and serves as a member of the Board of Directors of ACC.

RESULTS OF OPERATIONS

The following table is a comparison of the results of operations for the three month period ended September 30, 2004 to the three month period ended September 30, 2003 (dollars in thousands):

	THREE MONTHS ENDED SEPTEMBER 30,			
	2004	2003	DOLLARS	PERCENT

PROPERTY OPERATING REVENUES:				
Base rents	\$ 111,260	\$ 93,225	\$ 18,035	19.3%
Tenant escalations and reimbursements	19,517	16,244	3,273	20.1%
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TOTAL PROPERTY OPERATING REVENUES	\$ 130,777	\$ 109,469	\$ 21,308	19.5%
	=====	=====	=====	=====
PROPERTY OPERATING EXPENSES:				
Operating expenses	\$ 32,779	\$ 27,517	\$ 5,262	19.1%
Real estate taxes	21,865	18,705	3,160	16.9%
	-----	-----	-----	-----
TOTAL PROPERTY OPERATING EXPENSES	\$ 54,644	\$ 46,222	\$ 8,422	18.2%
	=====	=====	=====	=====
INVESTMENT AND OTHER INCOME	\$ 7,321	\$ 6,384	\$ 937	14.7%
	=====	=====	=====	=====
OTHER EXPENSES:				
Interest expense incurred	\$ 24,120	\$ 19,883	\$ 4,237	21.3%
Amortization of deferred financing costs ...	1,005	807	198	24.5%
Marketing, general and administrative	7,681	8,163	(482)	(5.9)%
	-----	-----	-----	-----
TOTAL OTHER EXPENSES	\$ 32,806	\$ 28,853	\$ 3,953	13.7%
	=====	=====	=====	=====

The Operating Partnership's property operating revenues, which include base-rents and tenant escalations and reimbursements ("Property Operating Revenues") increased by \$21.3 million for the three months ended September 30, 2004 as compared to the 2003 period. Property Operating Revenues increased \$14.7 million attributable to lease up of redeveloped properties and from the acquisitions of 3 Girlada Farms in July 2004, 1185 Avenue of the Americas in January 2004 and 1055 Washington Boulevard in August 2003. In addition, Property Operating Revenues increased by \$1.3 million from built-in rent increases for existing tenants in our "same store" properties and by a \$2.0 million increase in termination fees. Property Operating Revenues also increased by approximately \$1.8 million due to a weighted average occupancy increase in our "same store" properties. Tenant escalations and reimbursements increased \$2.1 million attributable to increased operating expense and real estate tax costs being passed through to tenants. These increases in Property Operating Revenues were offset by approximately \$600,000 in same space rental rate decreases and an increase in reserves against certain tenant receivables.

The Operating Partnership's property operating expenses, real estate taxes and ground rents ("Property Expenses") increased by approximately \$8.4 million for the three months ended September 30, 2004 as compared to the 2003 period. The increase is primarily attributable to the Operating Partnership's acquisitions of 3 Girdada Farms, 1185 Avenue of the Americas and 1055 Washington Boulevard amounting to approximately \$7.7 million. The remaining increase in property operating expenses is attributable to \$700,000 in real estate taxes and operating expenses from the Operating Partnership's "same store" properties. Increases in real estate taxes is attributable to the significant increases levied by certain municipalities, particularly in New York City and Nassau County, New York which have experienced fiscal budget issues.

Investment and other income increased by \$937,000 or 14.7%. This increase is primarily attributable to the increase in successful real estate tax certiorari proceedings in the third quarter of 2004 in the amount of approximately \$1.3 million, income tax refunds through a Service Company of approximately \$1.0 million and approximately \$2.8 million received as consideration for the assignment of certain mortgage indebtedness. These increases were off-set by the gain recognized in the third quarter of 2003 related to a land sale and build-to-suit transaction of approximately \$4.2 million with no corresponding gain in 2004.

Interest expense incurred increased by \$4.2 million or 21.3%. This increase is attributable to the net increase in the Operating Partnership's senior unsecured notes of \$200 million, which resulted in approximately \$1.3 million of additional interest expense. Interest expense incurred also increased by approximately \$1.4 million from the mortgage debt on 1185 Avenue of the Americas which was acquired in January 2004 and approximately \$2.8 million of corporate interest expense allocable to discontinued operations for the three month period ended September 30, 2003 with no such allocation in the current period. This allocation resulted in an additional increase in interest expense from continuing operations. These increases were offset by decreases in interest expense of approximately \$383,000 incurred under the Operating Partnership's "same store" mortgage portfolio and a decrease in interest expense of approximately \$920,000 incurred under the Operating Partnership's unsecured credit facility as a result of a decrease in the weighted average balance outstanding. The weighted average balance outstanding under the Operating Partnership's unsecured credit facility was \$90 million for the three months ended September 30, 2004 as compared to \$352.2 million for the three months ended September 30, 2003.

Marketing, general and administrative expenses decreased by \$482,000 or 5.9%. This overall net decrease is attributable to the efficiencies the Operating Partnership achieved as a result of its November 2003 restructuring and the related termination of certain employees and settlement of the employment contracts of certain former executive officers of the Company. These overall cost savings were impacted by additional professional fees incurred during the three month period ended September 30, 2004 relating to the Operating Partnership's initiative to comply with the provisions of the Sarbanes-Oxley Act of 2002 in the amount of approximately \$200,000 with no such costs applicable to the comparative period of 2003.

Discontinued operations, net of minority interests, decreased by approximately \$2.6 million. This net decrease is attributable to the gain on sales related to those properties sold during the current period of approximately \$2.3 million, which was off-set by the decrease of income from discontinued operations for those properties sold between October 1, 2003 and June 30, 2004.

The following table is a comparison of the results of operations for the nine month period ended September 30, 2004 to the nine month period ended September 30, 2003 (dollars in thousands):

	NINE MONTHS ENDED SEPTEMBER 30,			
	2004	2003	CHANGE	
			DOLLARS	PERCENT
PROPERTY OPERATING REVENUES:				
Base rents	\$ 332,060	\$ 282,110	\$ 49,950	17.7%
Tenant escalations and reimbursements	55,110	44,186	10,924	24.7%
TOTAL PROPERTY OPERATING REVENUES	\$ 387,170	\$ 326,296	\$ 60,874	18.7%
PROPERTY OPERATING EXPENSES:				
Operating expenses	\$ 94,185	\$ 79,307	\$ 14,878	18.8%
Real estate taxes	62,550	52,734	9,816	18.6%
TOTAL PROPERTY OPERATING EXPENSES	\$ 156,735	\$ 132,041	\$ 24,694	18.7%
INVESTMENT AND OTHER INCOME	\$ 16,307	\$ 18,531	\$ (2,224)	(12.0)%
OTHER EXPENSES:				
Interest expense	\$ 74,388	\$ 60,125	\$ 14,263	23.7%
Amortization of deferred financing costs ...	2,831	2,513	318	12.7%
Marketing, general and administrative	22,122	24,527	(2,405)	(9.8)%

TOTAL OTHER EXPENSES	\$ 99,341	\$ 87,165	\$ 12,176	14.0%
	=====	=====	=====	

The Operating Partnership's Property Operating Revenues increased by \$60.9 million for the nine months ended September 30, 2004 as compared to the 2003 period. Property Operating Revenues increased \$39.3 million attributable to lease up of redeveloped properties and from the acquisitions of 3 Giralda Farms in July 2004, 1185 Avenue of the Americas in January 2004 and 1055 Washington Boulevard in August 2003. In addition, Property Operating Revenues increased by \$4.1 million from built-in rent increases for existing tenants in our "same store" properties and by a \$7.1 million increase in termination fees. Property Operating Revenues also increased by approximately \$4.4 million due to the reduction in tenant receivable write-offs and to a weighted average occupancy increase in our "same store" properties. Tenant escalations and reimbursements increased \$6.5 million attributable to increased operating expense and real estate tax costs being passed through to tenants. These increases were offset by approximately \$500,000 in same space rental rate decreases.

The Operating Partnership's Property Expenses increased by approximately \$24.7 million for the nine months ended September 30, 2004 as compared to the 2003 period. The increase is primarily attributable to the Company's acquisitions of 3 Giralda Farms, 1185 Avenue of the Americas and 1055 Washington Boulevard amounting to approximately \$21.5 million. The remaining increase in Property Expenses is attributable to approximately \$3.2 million in real estate taxes and operating expenses from the Operating Partnership's "same store" properties. Increases in real estate taxes is attributable to the significant increases levied by certain municipalities, particularly in New York City and Nassau County, New York which have experienced fiscal budget issues.

Investment and other income decreased by \$2.2 million or 12.0 % from the nine month period ended September 30, 2003 as compared to the same period of 2004. The decrease is primarily attributable to a decrease in the gain recognized on the Operating Partnership's land sale and build-to-suit transaction of approximately \$8.3 million. These decreases were off-set by increases in successful real estate tax certiorari proceedings during 2004 of approximately \$1.9 million, income tax refunds through a Service Company of approximately \$1.0 million, approximately \$2.8 million received as consideration for the assignment of certain mortgage indebtedness, and approximately \$360,000 in interest income due to net increases in the Operating Partnership's weighted average balances on its investments in mortgage notes and notes receivable.

Interest expense incurred increased by \$14.3 million or 23.7% from the nine month period ended September 30, 2003 as compared to the same period of 2004. The increase is attributable to the net increase of \$200 million in the Operating Partnership's senior unsecured notes which resulted in approximately \$2.6 million of additional interest expense and approximately \$8.0 million of interest expense incurred on the mortgage debt on 1185 Avenue of the Americas which was acquired in January 2004. In addition, during the nine month period ended September 30, 2003, the Operating Partnership allocated approximately \$7.8 million of its interest expense to discontinued operations with no such allocation in the current period. This allocation resulted in an additional increase in interest expense from continuing operations. These increases were offset by decreases in interest expense of approximately \$634,000 incurred under the Operating Partnership's "same store" mortgage portfolio, increases in capitalized interest expense of approximately \$201,000 attributable to an increase in development projects and a decrease in interest expense of approximately \$3.3 million incurred under the Operating Partnership's unsecured credit facility as a result of a decrease in the weighted average balance outstanding. The weighted average balance outstanding under the Operating Partnership's unsecured credit facility was \$99.9 million for the nine months ended September 30, 2004 as compared to \$319.7 million for the nine months ended September 30, 2003.

Marketing, general and administrative expenses decreased by \$2.4 million or 9.8% from the nine month period ended September 30, 2003 as compared to the same period of 2004. This overall net decrease is primarily attributable to the efficiencies the Operating Partnership achieved as a result of its November 2003 restructuring and the related termination of certain employees and settlement of the employment contracts of certain former executive officers of the Company. In addition, the Operating Partnership had an overall decrease in contributions and sponsorships of approximately \$250,000 from the nine month period ended 2003 as compared to the 2004 period. These overall cost savings were impacted by additional professional fees incurred during the nine month period ended September 30, 2004 relating to the Operating Partnership's initiative to comply with the provisions of section 404 of the Sarbanes-Oxley Act of 2002 in the amount of approximately \$200,000 with no such costs applicable to the comparative period of 2003.

Discontinued operations, net of minority interests, increased by approximately \$169,000. This net increase is attributable to the gain on sales of real estate for those properties sold during the current period of approximately \$11.7 million, which was off-set by the decrease of income from discontinued operations for those properties sold between October 1, 2003 and December 31, 2003.

LIQUIDITY AND CAPITAL RESOURCES

Historically, rental revenue has been the principal source of funds to pay operating expenses, debt service and non-incremental capital expenditures, excluding incremental capital expenditures of the Operating Partnership. The Operating Partnership expects to meet its short-term liquidity requirements generally through its net cash provided by operating activities along with its unsecured credit facility described below. The credit facility contains several financial covenants with which the Operating Partnership must be in compliance in order to borrow funds thereunder. During recent quarterly periods, the Operating Partnership has incurred significant leasing costs as a result of increased market demands from tenants and high levels of leasing transactions that result from the re-tenanting of scheduled expirations or space vacated as a result of early terminations of leases. The Operating Partnership is also expending costs on tenants that are renewing or extending their leases earlier than scheduled. The Operating Partnership is currently experiencing high tenanting costs including tenant improvement costs, leasing commissions and free rent in all of its markets. For the three and nine month periods ended September 30, 2004, the Operating Partnership paid \$12.8 million and \$34.4 million, respectively, for tenanting costs including tenant improvement costs and leasing commissions. As a result of these and / or other operating factors, the Operating Partnership's cash flow from operating activities was not sufficient to pay 100% of the distributions paid on its common units. To meet the short-term funding requirements relating to these leasing costs, the Operating Partnership has used proceeds of property sales or borrowings under its credit facility. Based on the Operating Partnership's forecasted leasing, it anticipates that it will continue to incur similar shortfalls. The Operating Partnership currently intends to fund any shortfalls with proceeds from non-income producing asset sales or borrowings under its credit facility. The Operating Partnership periodically reviews its distribution policy to determine the appropriateness of the Operating Partnership's distribution rate relative to the Operating Partnership's cash flows. The Operating Partnership adjusts its distribution rate based on such factors as leasing activity, market conditions and forecasted increases and decreases in its cash flow as well as required distributions of the Company's taxable income to maintain its status as a REIT. There can be no assurance that the Operating Partnership will maintain the current quarterly distribution level on its common units.

The Operating Partnership expects to meet certain of its financing requirements through long-term secured and unsecured borrowings and the issuance of debt and equity securities of the Operating Partnership. During the nine months ended September 30, 2004, the Company issued \$287.5 million of common stock and the Operating Partnership issued \$300 million of senior unsecured debt securities. There can be no assurance that there will be adequate demand for the Company's equity at the time or at the price in which the Operating Partnership desires to raise capital through the sale of additional equity. Similarly, there can be no assurance that the Operating Partnership will be able to access the unsecured debt markets at the time when the Operating Partnership desires to sell its unsecured notes. In addition, when valuations for commercial real estate properties are high, the Operating Partnership will seek to sell certain land inventory to realize value and profit created. The Operating Partnership will then seek opportunities to reinvest the capital realized from these dispositions back into value-added assets in the Operating Partnership's core Tri-State Area markets. However, there can be no assurances that the Operating Partnership will be able to identify such opportunities that meet the Operating Partnership's underwriting criteria. The Operating Partnership will refinance existing mortgage indebtedness, senior unsecured notes or indebtedness under its credit facility at maturity or retire such debt through the issuance of additional debt securities or additional equity securities. The Operating Partnership anticipates that the current balance of cash and cash equivalents and cash flows from operating activities, together with cash available from borrowings, equity offerings and proceeds from sales of land and non-income producing assets, will be adequate to meet the capital and liquidity requirements of the Operating Partnership in both the short and long-term. The Operating Partnership's senior unsecured debt is currently rated "BBB-" by Fitch, "BBB-" by Standard & Poors and "Ba1" by Moody's. The rating agencies review the ratings assigned to an issuer such as the Operating Partnership on an ongoing basis. Negative changes in the Operating Partnership's ratings would result in increases in the Operating Partnership's borrowing costs, including borrowings under the Operating Partnership's unsecured credit facility.

As a result of current economic conditions, certain tenants have either not renewed their leases upon expiration or have paid the Operating Partnership to terminate their leases. In addition, a number of U.S. companies have filed for protection under federal bankruptcy laws. Certain of these companies are tenants of the Operating Partnership. The Operating Partnership is subject to the risk that other companies that are tenants of the Operating Partnership may file for bankruptcy protection. This may have an adverse impact on the financial results and condition of the Operating Partnership. Our results reflect vacancy rates in our markets that are at the higher end of the range of historical cycles and in some instances our asking rents in our markets have trended lower and landlords have been required to grant greater concessions such as free rent and tenant improvements. Our markets have also been experiencing higher real estate taxes and utility rates. The Operating Partnership believes that these trends are beginning to adjust, and that the above average tenant costs relating to leasing are decreasing. This trend is supported by increased occupancy and reduced vacancy rates in all of our markets, by the general economic recovery in the market resulting in job growth and the limited new supply of office space.

The Operating Partnership carries comprehensive liability, fire, extended coverage and rental loss insurance on all of its properties. Six of the Operating Partnership's properties are located in New York City. As a result of the events of September 11, 2001, insurance companies were limiting coverage for acts of terrorism in "all risk" policies. In November 2002, the Terrorism Risk

Insurance Act of 2002 was signed into law, which, among other things, requires insurance companies to offer coverage for losses resulting from defined "acts of terrorism" through 2005. The Operating Partnership's current insurance coverage provides for full replacement cost of its properties, including for acts of terrorism up to \$500 million on a per occurrence basis, except for one asset which is insured up to \$393 million.

The potential impact of terrorist attacks in the New York City and Tri-State Area may adversely affect the value of the Operating Partnership's properties and its ability to generate cash flow. As a result, there may be a decrease in demand for office space in metropolitan areas that are considered at risk for future terrorist attacks, and this decrease may reduce the Operating Partnership's revenues from property rentals.

In order to qualify as a REIT for federal income tax purposes, the Company is required to make distributions to its stockholders of at least 90% of REIT taxable income. As a result, it is anticipated that the Operating Partnership will make distributions in amounts sufficient to meet this requirement. The Operating Partnership expects to use its cash flow from operating activities for distributions and for payment of recurring, non-incremental revenue-generating expenditures. The Operating Partnership intends to invest amounts accumulated for distribution in short-term liquid investments.

On July 1, 2004, the Operating Partnership had an outstanding \$500 million unsecured revolving credit facility (the "Credit Facility") from JPMorgan Chase Bank, as administrative agent, Wells Fargo Bank, National Association, as syndication agent, and Citicorp North America, Inc. and Wachovia Bank, National Association, as co-documentation agents. The Credit Facility, scheduled to mature in December 2005, contained options for a one-year extension subject to a fee of 25 basis points and, upon receiving additional lender commitments, an increase to the maximum revolving credit amount to \$750 million. In August 2004, the Operating Partnership amended and extended the Credit Facility to mature in August 2007 with substantially similar terms and conditions as existed prior to the amendment and extension. As of September 30, 2004, based on a pricing grid of the Operating Partnership's unsecured debt ratings, borrowings under the Credit Facility were priced off LIBOR plus 90 basis points and the Credit Facility carried a facility fee of 20 basis points per annum. In the event of a change in the Operating Partnership's unsecured credit ratings the interest rates and facility fee are subject to change. At September 30, 2004, the outstanding borrowings under the Credit Facility aggregated \$90 million and carried a weighted average interest rate of 2.64%.

The Operating Partnership utilizes the Credit Facility primarily to finance real estate investments, fund its real estate development activities and for working capital purposes. At September 30, 2004, the Operating Partnership had availability under the Credit Facility to borrow an additional \$410 million, subject to compliance with certain financial covenants.

In connection with the acquisition of certain properties, contributing partners of such properties have provided guarantees on indebtedness of the Operating Partnership. As a result, the Operating Partnership maintains certain outstanding balances on its Credit Facility.

On January 22, 2004, the Operating Partnership issued \$150 million of seven-year 5.15% (5.196% effective rate) senior unsecured notes. Prior to the issuance of these notes the Operating Partnership entered into several anticipatory interest rate hedge instruments to protect itself against potentially rising interest rates. At the time the notes were issued the Operating Partnership incurred a net cost of approximately \$980,000 to settle these instruments. Such costs are being amortized over the term of the senior unsecured notes. During March 2004, the Company also completed an equity offering of 5.5 million shares of its common stock raising approximately \$149.5 million, net of an underwriting discount, or \$27.18 per share. Net proceeds received from these transactions were used to repay outstanding borrowings under the Credit Facility, repay \$100 million of the Operating Partnership's 7.4% senior unsecured notes and to invest in short-term liquid investments.

On March 15, 2004, the Operating Partnership repaid \$100 million of its 7.4% senior unsecured notes at maturity. These notes were repaid with funds received from the Company's March 2004 common equity offering.

On August 9, 2004, the Operating Partnership made an advance under its Credit Facility in the amount of \$222.5 million and, along with cash-on-hand, paid off the \$250 million balance of the mortgage debt on the property located at 1185 Avenue of the Americas in New York City.

On November 1, 2004, the Operating Partnership exercised its right to prepay the outstanding mortgage debt of approximately \$99.6 million, without penalty, on the properties located at One Orlando Center in Orlando, Florida and 120 West 45th Street in New York City. The Operating Partnership made an advance under its Credit Facility to fund such repayment.

On August 13, 2004, the Operating Partnership issued \$150 million of 5.875% senior unsecured notes due August 15, 2014. Interest on the notes will be payable semi-annually on February 15 and August 15, commencing February 15, 2005. The notes were priced at 99.151% of par value to yield 5.989%. Prior to the issuance of these notes the Operating Partnership entered into several anticipatory interest rate hedge instruments to protect itself against potentially rising interest rates. At the time the notes were issued, these instruments were settled and the Operating Partnership received a net benefit of approximately \$1.9 million. Such benefit will be amortized over the term of the notes to effectively reduce interest expense. The Operating Partnership used the net proceeds from this offering to repay a portion of the Credit Facility borrowings used to pay off the outstanding mortgage debt on 1185 Avenue of the Americas.

The Operating Partnership continues to seek opportunities to acquire real estate assets in its markets. The Operating Partnership has historically sought to acquire properties where it could use its real estate expertise to create additional value subsequent to acquisition. As a result of increased market values for the Operating Partnership's commercial real estate assets, the Operating Partnership has sold certain non-core assets or interests in assets where significant value has been created. During 2003, the Operating Partnership sold assets or interests in assets with aggregate sales prices of approximately \$350.6 million. In addition, during the nine months ended September 30, 2004, the Operating Partnership has sold assets or interests in assets with aggregate sales prices of approximately \$51.4 million, net of minority partner's joint venture interest. The Operating Partnership used the proceeds from these sales primarily to pay down borrowings under the Credit Facility, for general purposes and to invest in short-term liquid investments until such time as alternative real estate investments can be made.

A Class A OP Unit and a share of common stock have similar economic characteristics as they effectively share equally in the net income or loss and distributions of the Operating Partnership. As of September 30, 2004, the Operating Partnership had issued and outstanding 3,118,556 Class A OP Units and 465,845 Class C OP Units. The Class A OP Units currently receive a quarterly distribution of \$.4246 per unit. The Class C OP Units were issued in August 2003 in connection with the contribution of real property to the Operating Partnership and currently receive a quarterly distribution of \$.4664 per unit. Subject to certain holding periods, OP Units may either be redeemed for cash or, at the election of the Company, exchanged for shares of common stock on a one-for-one basis.

On November 25, 2003, the Company exchanged all of its 9,915,313 outstanding shares of Class B common stock for an equal number of shares of its common stock. The Board of Directors declared a final cash dividend on the Company's Class B common stock to holders of record on November 25, 2003 in the amount of \$.1758 per share which was paid on January 12, 2004. This payment covered the period from November 1, 2003 through November 25, 2003 and was based on the previous quarterly Class B common stock dividend rate of \$.6471 per share. In order to align the regular quarterly dividend payment schedule of the former holders of Class B common stock with the schedule of the holders of common stock for periods subsequent to the exchange date for the Class B common stock, the Board of Directors also declared a cash dividend with regard to the common stock to holders of record on October 14, 2003 in the amount of \$.2585 per share which was paid on January 12, 2004. This payment covered the period from October 1, 2003 through November 25, 2003 and was based on the current quarterly common stock dividend rate of \$.4246 per share. As a result, the Company declared dividends through November 25, 2003 to all holders of common stock and Class B common stock. The Board of Directors also declared the common stock cash dividend for the portion of the fourth quarter subsequent to November 25, 2003. The holders of record of common stock on January 2, 2004, giving effect to the exchange transaction, received a dividend on the common stock in the amount of \$.1661 per share on January 12, 2004. This payment covered the period from November 26, 2003 through December 31, 2003 and was based on the current quarterly common stock dividend rate of \$.4246 per share. In connection with the Company's exchange of its Class B common stock, the Operating Partnership exchanged its Class B common units held by the Company for an equal number of OP Units. Further, with respect to the foregoing declarations on dividends on the Company's common and Class B common stock, the Operating Partnership made distributions on its OP Units and Class B common units in like amounts on the same dates.

During the nine month period ended September 30, 2004, approximately 2.5 million shares of the Company's common stock was issued in connection with the exercise of outstanding options to purchase stock under its stock option plans resulting in proceeds to the Company of approximately \$57.8 million. Such proceeds were then contributed to the Operating Partnership in exchange for an equal number of OP Units.

In March 2004, the Company completed an equity offering of 5.5 million shares of its common stock raising approximately \$149.5 million, net of an underwriting discount, or \$27.18 per share. Net proceeds received from this transaction were used to repay outstanding borrowings under the Credit Facility, repay \$100 million of the Operating Partnership's 7.4% senior unsecured notes and for general purposes including the redemption of the Company's Series A preferred stock, discussed below.

On September 14, 2004, the Company completed an equity offering of five million shares of its common stock raising approximately \$137 million, net of an underwriting discount, or \$27.39 per share. Net proceeds received from this transaction were used to redeem the Company's Series A preferred stock (defined below) and for general purposes.

The Board of Directors of the Company authorized the purchase of up to five million shares of the Company's common stock. Transactions conducted on the New York Stock Exchange have been, and will continue to be, effected in accordance with the safe harbor provisions of the Securities Exchange Act of 1934 and may be terminated by the Company at any time. Since the Board's initial authorization, the Company has purchased 3,318,600 shares of its common stock for an aggregate purchase price of approximately \$71.3 million. In June 2004, the Board of Directors re-set the Company's common stock repurchase program back to five million shares. No purchases were made during the nine months ended September 30, 2004.

The Company had issued and outstanding 8,834,500 shares of 7.625% Series A Convertible Cumulative Preferred Stock (the "Series A preferred stock"). The Series A preferred stock was redeemable by the Company on or after April 13, 2004 at a price of \$25.7625 per share with such price decreasing, at annual intervals, to \$25.00 per share on April 13, 2008. In addition, the Series A preferred stock, at the option of the holder, was convertible at any time into the Company's common stock at a price of \$28.51 per share. On May 13, 2004, the Company purchased on the open market and retired 140,600 shares of the Series A preferred stock for approximately \$3.4 million or \$24.45 per share. During July 2004, the Company completed an exchange with a holder of 1,350,000 shares of the Series A preferred stock for 1,304,602 shares of common stock. In addition, during August 2004, the Company announced the redemption of 2,000,000 shares of its then outstanding shares of Series A preferred stock at a redemption price of \$25.7625 per share plus accumulated and unpaid dividends. On September 20, 2004, the Company redeemed 1,841,905 of such shares for approximately \$47.9 million, including accumulated and unpaid dividends. The remaining 158,095 shares of Series A preferred stock were exchanged into common stock of the Company at the election of the Series A preferred shareholders. During September 2004, the Company announced the redemption of all of its then outstanding shares of Series A preferred stock aggregating 5,343,900 shares at a redemption price of \$25.7625 per share plus accumulated and unpaid dividends. On October 15, 2004, the Company redeemed 4,965,062 shares of Series A preferred stock for approximately \$129.9 million, including accumulated and unpaid dividends. The remaining 378,838 shares of Series A preferred stock were exchanged into common stock of the Company, at the election of the Series A preferred shareholders. In connection with the Company purchasing and exchanging its Series A preferred stock, the Operating Partnership purchased and exchanged its Series A preferred units with the Company. As a result of the 100% retirement of the Series A preferred units with the Company annual preferred distributions will decrease by approximately \$16.8 million. In accordance with the EITF Topic D-42 the Operating Partnership incurred an accounting charge during the third quarter of 2004 of approximately \$6.7 million in connection with the July 2004 exchange and September 2004 redemption of the Series A preferred units. In addition, the Operating Partnership will incur a charge of approximately \$9.1 million during the fourth quarter of 2004 in connection with the October 2004 redemption.

On January 1, 2004, the Company had issued and outstanding two million shares of Series B Convertible Cumulative Preferred Stock (the "Series B preferred stock"). The Series B preferred stock was redeemable by the Company as follows: (i) on or after June 3, 2003 to and including June 2, 2004, at \$25.50 per share and (ii) on or after June 3, 2004 and thereafter, at \$25.00 per share. The Series B preferred stock, at the option of the holder, was convertible at any time into the Company's common stock at a price of \$26.05 per share. On January 16, 2004, the Company exercised its option to redeem the two million shares of outstanding Series B preferred stock for approximately 1,958,000 shares of its common stock. In connection with the Company exercising its option to redeem the Series B Preferred Stock, the Operating Partnership redeemed its Series B preferred units with the Company for approximately 1,958,000 OP Units. As a result of this redemption annual preferred distributions will decrease by approximately \$4.4 million.

The Operating Partnership had issued and outstanding approximately 19,662 preferred units of limited partnership interest with a liquidation preference value of \$1,000 per unit and an annualized distribution of \$55.60 per unit (the "Preferred Units"). The Preferred Units were issued in 1998 in connection with the contribution of real property to the Operating Partnership. On April 12, 2004, the Operating Partnership redeemed approximately 3,081 Preferred Units, at the election of the holder, for approximately \$3.1 million, including accrued and unpaid dividends, which is being applied to amounts owed from the unit holder under the Other Notes. In addition, during July 2004, the holder of approximately 15,381 of the outstanding Preferred Units exercised his rights to exchange them into OP Units. The Operating Partnership converted the Preferred Units, including accrued and unpaid dividends, into approximately 531,000 OP Units, which were valued at approximately \$14.7 million at the time of the conversion. Subsequent to the conversion, the OP Units were exchanged for an equal number of shares of the Company's common stock. In connection with the July 2004 exchange and conversion, the preferred unit holder delivered notice to the Operating Partnership of his intent to repay \$15.5 million of the amounts owed from the preferred unit holder under the Other Notes. As of September 30, 2004, there remain 1,200 Preferred Units outstanding with a stated distribution rate of 7.0%, which is subject to reduction based upon terms of their initial issuance. The terms of the Preferred Units provide for this reduction in distribution rate in order to address the effect of certain mortgages with above market interest rates, which were assumed by the Operating Partnership in connection with properties contributed to the Operating Partnership in 1998. Due to this reduction, the Preferred Units are currently not entitled to receive a distribution.

The Operating Partnership issues additional units to the Company, and thereby increases the Company's general partnership interest in the Operating Partnership, with terms similar to the terms of any securities (i.e., common stock or preferred stock) issued by the Company (including any securities issued by the Company upon the exercise of stock options). Any consideration received by the Company in respect of the issuance of its securities is contributed to the Operating Partnership. In addition, the Operating Partnership or a subsidiary funds the compensation of personnel, including any amounts payable under the Company's LTIP.

The Operating Partnership indebtedness at September 30, 2004 totaled approximately \$1.4 billion (including its share of consolidated and unconsolidated joint venture debt and net of minority partners' interests share of consolidated joint venture debt) and was comprised of \$90 million outstanding under the Credit Facility, approximately \$697.9 million of senior unsecured notes and approximately \$580.3 million of mortgage indebtedness. Based on the

Operating Partnership's total market capitalization of approximately \$3.8 billion at September 30, 2004 (calculated based on the sum of (i) the market value of the OP Units, assuming conversion, (ii) the liquidation preference value of the Operating Partnership preferred units and (iii) the \$1.4 billion of debt), the Operating Partnership's debt represented approximately 36.2% of its total market capitalization.

CONTRACTUAL OBLIGATIONS AND COMMERCIAL COMMITMENTS

The following table sets forth the Operating Partnership significant consolidated debt obligations, by scheduled principal cash flow payments and maturity date, and its commercial commitments by scheduled maturity at September 30, 2004 (in thousands):

	MATURITY DATE						TOTAL
	2004	2005	2006	2007	2008	THEREAFTER	
Mortgage notes payable (1)	\$ 3,555	\$ 13,887	\$ 13,478	\$ 10,969	\$ 9,989	\$ 105,178	\$ 157,056
Mortgage notes payable (2) (3)	--	18,553	129,920	60,539	--	346,269	555,281
Senior unsecured notes	--	--	--	200,000	--	500,000	700,000
Unsecured credit facility	--	--	--	90,000	--	--	90,000
Land lease obligations (4)	943	3,776	3,828	3,753	3,753	78,672	94,725
Operating leases	317	1,282	1,198	844	359	--	4,000
Air rights lease obligations	83	333	333	333	333	3,680	5,095
	\$ 4,898	\$ 37,831	\$148,757	\$366,438	\$14,434	\$1,033,799	\$1,606,157

(1) Scheduled principal amortization payments.

(2) Principal payments due at maturity.

(3) In addition, the Operating Partnership has a 60% interest in an unconsolidated joint venture property. The Operating Partnership's share of the mortgage debt at September 30, 2004 is approximately \$7.4 million. This mortgage note bears interest at 8.85% per annum and matures on September 1, 2005 at which time the Operating Partnership's share of the mortgage debt will be approximately \$6.9 million.

(4) The Operating Partnership leases, pursuant to noncancellable operating leases, the land on which twelve of its buildings were constructed. The leases, certain of which contain renewal options at the direction of the Operating Partnership, expire between 2006 and 2090. The leases either contain provisions for scheduled increases in the minimum rent at specified intervals or for adjustments to rent based upon the fair market value of the underlying land or other indices at specified intervals. Minimum ground rent is recognized on a straight-line basis over the terms of the leases.

Certain of the mortgage notes payable are guaranteed by certain limited partners in the Operating Partnership and/or the Company. In addition, consistent with customary practices in non-recourse lending, certain non-recourse mortgages may be recourse to the Operating Partnership under certain limited circumstances including environmental issues and breaches of material representations.

On September 30, 2004, the Operating Partnership had approximately \$1.5 billion of debt outstanding consisting of approximately \$712.3 million of fixed rate mortgage notes payable, approximately \$697.9 million of fixed rate senior unsecured notes payable and \$90 million of variable rate debt under its Credit Facility. The \$1.5 billion of debt had a weighted average interest rate of approximately 6.65% per annum and a weighted average term of approximately 6.2 years. During the three and nine month periods ended September 30, 2004 and 2003, the Operating Partnership incurred interest costs, including capitalized interest, of \$27.1 million and \$83.2 million and \$25.6 million and \$76.7 million, respectively. The Operating Partnership's rental revenues are its principal source of funds along with its net cash provided by operating activities to meet these and future interest obligations.

On November 1, 2004, the Operating Partnership exercised its right to prepay the outstanding mortgage debt of approximately \$99.6 million, which was due in 2027, without penalty, on the properties located at One Orlando Center in Orlando, Florida and 120 West 45th Street in New York City.

At September 30, 2004, the Operating Partnership had approximately \$940,000 in outstanding undrawn standby letters of credit issued under the Credit Facility. In addition, approximately \$43.2 million, or 6.1%, of the Operating Partnership's consolidated mortgage debt is recourse to the Operating Partnership.

CORPORATE GOVERNANCE

Eight of the Operating Partnership's office properties which were acquired by the issuance of OP Units are subject to agreements limiting the Operating Partnership's ability to transfer them prior to agreed upon dates without the consent of the limited partner who transferred the respective property to the Operating Partnership. In the event the Operating Partnership transfers any of these properties prior to the expiration of these limitations, the Operating Partnership may be required to make a payment relating to taxes incurred by the limited partner. These limitations expire between 2007 and 2014.

Three of the Operating Partnership's office properties are held in joint ventures which contain certain limitations on transfer. These limitations include requiring the consent of the joint venture partner to transfer a property prior to various specified dates, rights of first offer, and buy / sell provisions.

With the recent appointment of Messrs. Crocker, Steinberg, Ruffle and Ms. McCaul

as additional independent directors and the retirement of Mr. Kevenides, the Company's Board of Directors currently consists of seven independent directors and two insiders. Mr. Peter Quick serves as the Lead Director of the Board. In addition, each of the Audit, Compensation and Nominating and Governance Committees is comprised solely of independent directors.

In May 2003, the Company revised its policy with respect to compensation of its independent directors to provide that a substantial portion of the independent director's compensation shall be in the form of common stock of the Company. Such common stock may not be sold until such time as the director is no longer a member of the Company's Board.

Recently, the Company has taken certain additional actions to enhance its corporate governance policies. These actions included opting out of the Maryland Business Combination Statute, de-staggering the Board of Directors to provide that each director is subject to election by shareholders on an annual basis and modifying the Company's "five or fewer" limitation on the ownership of its common stock so that such limitation may only be used to protect the Company's REIT status and not for anti-takeover purposes.

The Company has also adopted a policy which requires that each independent director acquire \$100,000 of common stock of the Company and a policy which requires that at least one independent director be rotated off the Board every three years.

OTHER MATTERS

The Company had historically structured long term incentive programs ("LTIP") using restricted stock and stock loans. In July 2002, as a result of certain provisions of the Sarbanes Oxley legislation, the Operating Partnership discontinued the use of stock loans in its LTIP. In connection with LTIP grants made prior to the enactment of the Sarbanes Oxley legislation the Company made stock loans to certain executive and senior officers to purchase 487,500 shares of its common stock at market prices ranging from \$18.44 per share to \$27.13 per share. The stock loans were set to bear interest at the mid-term Applicable Federal Rate and were secured by the shares purchased. Such stock loans (including accrued interest) were scheduled to vest and be ratably forgiven each year on the anniversary of the grant date based upon vesting periods ranging from four to ten years based on continued service and in part on attaining certain annual performance measures. These stock loans had an initial aggregate weighted average vesting period of approximately nine years. As of September 30, 2004, there remains 222,429 shares of common stock subject to the original stock loans which are anticipated to vest between 2005 and 2011. Approximately \$290,000 and \$846,000 of compensation expense were recorded for the three and nine month periods ended September 30, 2004, respectively, related to these LTIP grants. Such amount has been included in marketing, general and administrative expenses on the Company's consolidated statements of income.

The outstanding stock loan balances due from executive and senior officers aggregated approximately \$4.7 million at September 30, 2004, and have been included as a reduction of general partner's capital on the Operating Partnership's consolidated balance sheets. Other outstanding loans to executive and senior officers at September 30, 2004 amounted to approximately \$1.9 million primarily related to tax payment advances on stock compensation awards and life insurance contracts made to certain executive and non-executive officers.

In November 2002 and March 2003 an award of rights was granted to certain executive officers of the Company (the "2002 Rights" and "2003 Rights", respectively, and collectively, the "Rights"). Each Right represents the right to receive, upon vesting, one share of common stock if shares are then available for grant under one of the Company's stock option plans or, if shares are not so available, an amount of cash equivalent to the value of such stock on the vesting date. The 2002 Rights vest in four equal annual installments beginning on November 14, 2003 (and shall be fully vested on November 14, 2006). The 2003 Rights will be earned as of March 13, 2005 and will vest in three equal annual installments beginning on March 13, 2005 (and shall be fully vested on March 13, 2007). Dividends on the shares will be held by the Company until such shares become vested, and will be distributed thereafter to the applicable officer. The 2002 Rights also entitle the holder thereof to cash payments in respect of taxes payable by the holder resulting from the Rights. The 2002 Rights aggregate 62,835 shares of the Company's common stock and the 2003 Rights aggregate 26,042 shares of common stock. As of September 30, 2004, there remains, reserved for future issuance, 47,126 shares of common stock related to the 2002 Rights and 26,042 shares of common stock related to the 2003 Rights. During the three and nine month periods ended September 30, 2004 the Company recorded approximately \$101,000 and \$302,000, respectively, of compensation expense related to the Rights. Such amount has been included in marketing, general and administrative expenses on the Company's consolidated statements of income.

In March 2003, the Company established a new LTIP for its executive and senior officers. The four-year plan has a core award, which provides for annual stock based compensation based upon continued service and in part based on attaining certain annual performance measures. The plan also has a special outperformance award, which provides for compensation to be earned at the end of a four-year period if the Company attains certain four-year cumulative performance measures. Amounts earned under the special outperformance award may be paid in cash or stock at the discretion of the Compensation Committee of the Board. Performance measures are based on total shareholder returns on a relative and absolute basis. On March 13, 2003, the Company made available 827,776 shares of its common stock under one of its existing stock option plans in connection with the core award of this LTIP for eight of its executive and senior officers. On March 13, 2004, the Company met its annual performance measure with respect to the prior annual period. As a result, the Company issued to the participants 206,944 shares of its common stock related to the core component of this LTIP. As of September 30, 2004, there remains 620,832 shares of common stock reserved for future issuance under the core award of this LTIP. With respect to the core award of this LTIP, the Company recorded approximately \$699,000 and \$2.1 million of compensation expense for the three and nine month periods ended September 30, 2004, respectively. Such amount has been included in marketing, general and administrative expenses on the Company's consolidated statements of income. Further, no provision will be made for the special outperformance award of this LTIP until such time as achieving the requisite performance measures is determined to be probable.

The Board of Directors has approved an amendment to the LTIP to revise the peer group used to measure relative performance. The amendment eliminated the mixed office and industrial companies and added certain other "pure office" companies in order to limit the peer group to office sector companies. The Board has also approved the revision of the performance measurement dates for future vesting under the core component of the LTIP from the anniversary of the date of grant to December 31st of each year. This was done in order to have the performance measurement coincide with the performance period that the Company believes many investors use to judge the performance of the Company.

Under various Federal, state and local laws, ordinances and regulations, an owner of real estate is liable for the costs of removal or remediation of certain hazardous or toxic substances on or in such property. These laws often impose such liability without regard to whether the owner knew of, or was responsible for, the presence of such hazardous or toxic substances. The cost of any required remediation and the owner's liability therefore as to any property is generally not limited under such enactments and could exceed the value of the property and/or the aggregate assets of the owner. The presence of such substances, or the failure to properly remediate such substances, may adversely affect the owner's ability to sell or rent such property or to borrow using such property as collateral. Persons who arrange for the disposal or treatment of hazardous or toxic substances may also be liable for the costs of removal or remediation of such substances at a disposal or treatment facility, whether or not such facility is owned or operated by such person. Certain environmental laws govern the removal, encapsulation or disturbance of asbestos-containing materials ("ACMs") when such materials are in poor condition, or in the event of renovation or demolition. Such laws impose liability for release of ACMs into the air and third parties may seek recovery from owners or operators of real properties for personal injury associated with ACMs. In connection with the ownership (direct or indirect), operation, management and development of real properties, the Operating Partnership may be considered an owner or operator of such properties or as having arranged for the disposal or treatment of hazardous or toxic substances and, therefore, potentially liable for removal or remediation costs, as well as certain other related costs, including governmental fines and injuries to persons and property.

All of the Operating Partnership's properties have been subjected to a Phase I or similar environmental audit (which involved general inspections without soil sampling, ground water analysis or radon testing) completed by independent environmental consultant companies. These environmental audits have not revealed any environmental liability that would have a material adverse effect on the Operating Partnership's business.

Soil, sediment and groundwater contamination, consisting of volatile organic compounds ("VOCs") and metals, has been identified at the property at 32 Windsor Place, Central Islip, New York. The contamination is associated with industrial activities conducted by a tenant at the property over a number of years. The contamination, which was identified through an environmental investigation conducted on behalf of the Operating Partnership, has been reported to the New York State Department of Environmental Conservation. The Operating Partnership has notified the tenant of the findings and has demanded that the tenant take appropriate actions to fully investigate and remediate the contamination. Under applicable environmental laws, both the tenant and the Operating Partnership are liable for the cost of investigation and remediation. The Operating Partnership does not believe that the cost of investigation and remediation will be material and the Operating Partnership has recourse against the tenant. However, there can be no assurance that the Operating Partnership will not incur liability that would have a material adverse effect on the Operating Partnership's business.

In March 2004, the Operating Partnership received notification from the Internal Revenue Service indicating that they have selected the 2001 tax return of the Operating Partnership for examination. The examination process is currently on going.

FUNDS FROM OPERATIONS

Funds from Operations ("FFO") is defined by the National Association of Real Estate Investment Trusts ("NAREIT") as net income or loss, excluding gains or losses from sales of depreciable properties plus real estate depreciation and amortization, and after adjustments for unconsolidated partnerships and joint ventures. The Operating Partnership presents FFO because it considers it an important supplemental measure of the Operating Partnership's operating performance and believes it is frequently used by securities analysts, investors and other interested parties in the evaluation of REITs, many of which present FFO when reporting their results. FFO is intended to exclude GAAP historical cost depreciation and amortization of real estate and related assets, which assumes that the value of real estate diminishes ratably over time. Historically, however, real estate values have risen or fallen with market conditions. As a result, FFO provides a performance measure that, when compared year over year, reflects the impact to operations from trends in occupancy rates, rental rates, operating costs, development activities, interest costs and other matters without the inclusion of depreciation and amortization, providing perspective that may not necessarily be apparent from net income.

The Operating Partnership computes FFO in accordance with the standards established by NAREIT. FFO does not represent cash generated from operating activities in accordance with GAAP and is not indicative of cash available to fund cash needs. FFO should not be considered as an alternative to net income as an indicator of the Operating Partnership's operating performance or as an alternative to cash flow as a measure of liquidity. Since all companies and analysts do not calculate FFO in a similar fashion, the Operating Partnership's calculation of FFO presented herein may not be comparable to similarly titled measures as reported by other companies.

The following table presents the Operating Partnership's FFO calculation (unaudited and in thousands):

	THREE MONTHS ENDED SEPTEMBER 30,		NINE MONTHS ENDED SEPTEMBER 30,	
	2004	2003	2004	2003
Net income allocable to common unitholders	\$ 9,295	\$ 11,211	\$ 39,939	\$ 29,329
Adjustments for basic funds from operations:				
Add:				
Real estate depreciation and amortization	26,758	24,407	78,100	78,249
Minority partners' interests in consolidated partnerships	7,117	7,437	23,931	23,074
Less:				
Gain on sales of real estate	2,381	--	11,322	--
Amounts distributable to minority partners in consolidated partnerships ...	6,070	6,339	20,985	19,914
Funds From Operations ("FFO")	<u>\$ 34,719</u>	<u>\$ 36,716</u>	<u>\$ 109,663</u>	<u>\$ 110,738</u>
Weighted average units outstanding	<u>73,789</u>	<u>65,479</u>	<u>69,730</u>	<u>65,355</u>

INFLATION

The office leases generally provide for fixed base rent increases or indexed escalations. In addition, the office leases provide for separate escalations of real estate taxes, operating expenses and electric costs over a base amount. The industrial / R&D leases generally provide for fixed base rent increases, direct pass through of certain operating expenses and separate real estate tax escalations over a base amount. The Operating Partnership believes that inflationary increases in expenses will be offset by contractual rent increases and expense escalations described above. As a result of the impact of the events of September 11, 2001, the Operating Partnership has realized increased insurance costs, particularly relating to property and terrorism insurance, and security costs. The Operating Partnership has included these costs as part of its escalatable expenses. The Operating Partnership has billed these escalatable expense items to its tenants consistent with the terms of the underlying leases and believes they are collectible. To the extent the Operating Partnership's properties contain vacant space, the Operating Partnership will bear such inflationary increases in expenses.

The Credit Facility and the Mezz Note bear interest at variable rates, which will be influenced by changes in short-term interest rates, and are sensitive to inflation.

ITEM 3. QUANTITATIVE AND QUALITATIVE DISCLOSURES ABOUT MARKET RISK

The primary market risk facing the Operating Partnership is interest rate risk on its long term debt, mortgage notes and notes receivable. The Operating Partnership will, when advantageous, hedge its interest rate risk using financial derivative instruments. The Operating Partnership is not subject to foreign currency risk.

The Operating Partnership manages its exposure to interest rate risk on its variable rate indebtedness by borrowing on a short-term basis under its Credit Facility until such time as it is able to retire the short-term variable rate debt with either a long-term fixed rate debt offering, equity offerings or through sales or partial sales of assets.

The Operating Partnership will recognize all derivatives on the balance sheet at fair value. Derivatives that are not hedges will be adjusted to fair value through income. If a derivative is a hedge, depending on the nature of the hedge, changes in the fair value of the derivative will either be offset against the change in fair value of the hedged asset, liability, or firm commitment through earnings, or recognized in other comprehensive income until the hedged item is recognized in earnings. The ineffective portion of a derivative's change in fair value will be immediately recognized in earnings. On March 19, 2004, the Operating Partnership entered into two anticipatory interest rate hedge instruments which were scheduled to coincide with an August 2004 debt maturity, totaling \$100 million, to protect itself against potentially rising interest rates. On August 13, 2004, the Operating Partnership issued \$150 million of senior unsecured notes due August 15, 2014 and simultaneously settled certain interest rate hedge instruments resulting in a net benefit to the Operating Partnership of approximately \$1.9 million. Such benefit will be amortized against interest expense over the term of the notes to effectively reduce interest expense.

The fair market value ("FMV") of the Operating Partnership's long term debt, mortgage notes and notes receivable is estimated based on discounting future cash flows at interest rates that management believes reflect the risks associated with long term debt, mortgage notes and notes receivable of similar risk and duration.

The following table sets forth the Operating Partnership's long-term debt obligations by scheduled principal cash flow payments and maturity date, weighted average interest rates and estimated FMV at September 30, 2004 (dollars in thousands):

	For the Year Ended December 31,						Total (1)	FMV
	2004	2005	2006	2007	2008	Thereafter		
Long term debt:								
Fixed rate.....	\$ 3,555	\$ 32,440	\$ 143,398	\$ 271,508	\$ 9,989	\$ 951,447	\$ 1,412,337	\$1,486,609
Weighted average interest rate.....	7.45%	6.90%	7.37%	7.14%	7.23%	7.45%	7.37%	
Variable rate.....	\$ --	\$ --	\$ --	\$ 90,000	\$ --	\$ --	\$ 90,000	\$ 90,000
Weighted average interest rate.....	--	--	--	2.64%	--	--	2.64%	

(1) Includes aggregate unamortized issuance discounts of approximately \$2.1 million on certain of the senior unsecured notes which are due at maturity.

In addition, a one percent increase in the LIBOR rate would have a \$900,000 annual increase in interest expense on the \$90 million of variable rate debt due in 2007.

The following table sets forth the Operating Partnership's mortgage notes and note receivables by scheduled maturity date, weighted average interest rates and estimated FMV at September 30, 2004 (dollars in thousands):

	For the Year Ended December 31,						Total (1)	FMV
	2004	2005	2006	2007	2008	Thereafter		
Mortgage notes and notes receivable:								
Fixed rate.....	\$ 1,250	\$ 2,500	\$ --	\$ 16,990	\$ --	\$ 2,500	\$ 23,240	\$ 24,159
Weighted average interest rate.....	10.50%	12.00%	--	12.00%	--	10.50%	11.76%	
Variable rate.....	\$ --	\$ 27,592	\$ --	\$ --	\$ --	\$ --	\$ 27,592	\$ 27,592
Weighted average interest rate.....	--	12.86%	--	--	--	--	12.86%	

(1) Excludes interest receivables and unamortized acquisition costs aggregating approximately \$2.7 million dollars.

ITEM 4. CONTROLS AND PROCEDURES

We maintain disclosure controls and procedures designed to ensure that information required to be disclosed in our filings under the Securities Exchange Act of 1934 is reported within the time periods specified in the SEC's rules and forms. In this regard, the Operating Partnership has formed a Disclosure Committee currently comprised of all of the Company's executive officers as well as certain other members of senior management with knowledge of information that may be considered in the SEC reporting process. The Committee has responsibility for the development and assessment of the financial and non-financial information to be included in the reports filed by the Operating Partnership with the SEC and supports the Company's Chief Executive Officer and Chief Financial Officer in connection with their certifications contained in the Operating Partnership's SEC reports. The Committee meets regularly and reports to the Audit Committee on a quarterly or more frequent basis. The Company's Chief Executive Officer and Chief Financial Officer have evaluated, with the participation of the Operating Partnership's senior management, our disclosure controls and procedures as of the end of the period covered by this Quarterly Report on Form 10-Q. Based upon the evaluation, the Company's Chief Executive Officer and Chief Financial Officer concluded that such disclosure controls and procedures are effective.

There were no changes in our internal control over financial reporting that occurred during our most recent fiscal quarter that have materially affected, or are reasonably likely to materially affect, our internal control over financial reporting.

SELECTED PORTFOLIO INFORMATION

The following table sets forth the Operating Partnership's schedule of its top 25 tenants based on base rental revenue as of September 30, 2004:

TENANT NAME (1) (2)	WTD. AVG. TERM REMAINING (YEARS)	TOTAL SQUARE FEET	PERCENT OF PRO-RATA SHARE OF ANNUALIZED BASE RENTAL REVENUE	PERCENT OF CONSOLIDATED ANNUALIZED BASE RENTAL REVENUE
*Debevoise & Plimpton	17.3	465,420	3.2%	5.5%
King & Spalding	7.5	180,391	2.2%	2.0%
Verizon Communications Inc.	2.4	263,569	1.9%	1.7%
*American Express	9.0	129,818	1.8%	1.6%
*Schulte Roth & Zabel	16.2	279,746	1.7%	2.8%
*Fuji Photo Film USA	7.9	194,984	1.3%	1.2%
United Distillers	0.5	137,918	1.3%	1.1%
*WorldCom/MCI	2.3	244,730	1.2%	1.1%
*Bank of America/Fleet Bank	6.1	162,050	1.2%	1.1%
Dun & Bradstreet Corp.	8.0	123,000	1.2%	1.0%
Arrow Electronics Inc.	9.3	163,762	1.1%	1.0%
Amerada Hess Corporation	8.3	127,300	1.1%	0.9%
Atlantic Mutual Insurance Co., Inc. (3)	0.5	158,157	1.0%	0.9%
T.D. Waterhouse	2.9	103,381	1.0%	0.8%
Westdeutsche Landesbank	11.6	53,000	1.0%	0.8%
D.E. Shaw	11.3	79,515	0.9%	0.8%
Practicing Law Institute	9.4	77,500	0.9%	0.8%
*Banque Nationale De Paris	11.8	145,834	0.9%	1.5%
North Fork Bank	14.3	126,770	0.9%	0.7%
*Kramer Levin Nessen Kamin	0.6	158,144	0.8%	1.4%
Heller Ehrman White	0.7	64,526	0.8%	0.7%
Vytra Healthcare	3.2	105,613	0.8%	0.7%
*State Farm	4.1	189,310	0.8%	1.1%
P.R. Newswire Associates	3.6	67,000	0.8%	0.7%
Laboratory Corp. Of America	2.7	108,000	0.7%	0.7%

(1) Ranked by pro-rata share of annualized base rental revenue adjusted for pro rata share of joint venture interests.

(2) Excludes One Orlando Centre in Orlando, Florida.

(3) Daiichi Pharmaceutical Corporation has signed a long-term lease to take 141,000 square feet at 3 Giralda Farms that is currently leased to Atlantic Mutual Insurance Company.

* Part or all of space occupied by tenant is in a 51% or more owned joint venture building.

HISTORICAL NON-INCREMENTAL REVENUE-GENERATING CAPITAL EXPENDITURES,
TENANT IMPROVEMENT COSTS AND LEASING COMMISSIONS

The following table sets forth annual and per square foot non-incremental revenue-generating capital expenditures in which the Operating Partnership paid or accrued, during the respective periods, to retain revenues attributable to existing leased space (at 100% of cost) for the years 2000 through 2003 and for the nine month period ended September 30, 2004 for the Operating Partnership's consolidated office and industrial / R&D properties other than One Orlando Centre in Orlando, FL:

	2000	2001	2002	2003	Average 2000-2003	YTD 2004
Suburban Office Properties						
Total	\$ 3,289,116	\$ 4,606,069	\$ 5,283,674	\$ 6,791,336	\$ 4,992,549	\$ 4,491,046
Per Square Foot	\$ 0.33	\$ 0.45	\$ 0.53	\$ 0.67	\$ 0.49	\$ 0.44
NYC Office Properties						
Total	\$ 946,718	\$ 1,584,501	\$ 1,939,111	\$ 1,922,209	\$ 1,598,135	\$ 1,797,457
Per Square Foot	\$ 0.38	\$ 0.45	\$ 0.56	\$ 0.55	\$ 0.48	\$ 0.40
Industrial Properties						
Total	\$ 813,431	\$ 711,666	\$ 1,881,627	\$ 1,218,401(1)	\$ 1,156,281	\$ 81,389
Per Square Foot	\$ 0.11	\$ 0.11	\$ 0.28	\$ 0.23	\$ 0.18	\$ 0.09
TOTAL PORTFOLIO						
Total	\$ 5,049,265	\$ 6,902,236	\$ 9,104,412	\$ 9,931,946	\$ 7,746,965	\$ 6,369,892
Per Square Foot	\$ 0.25	\$ 0.34	\$ 0.45	\$ 0.52	\$ 0.39	\$ 0.41

(1) Excludes non-incremental capital expenditures of \$435,140 incurred during the fourth quarter 2003 for the industrial properties which were sold during the period.

The following table sets forth annual and per square foot non-incremental revenue-generating tenant improvement costs and leasing commissions which the Operating Partnership committed to perform, during the respective periods, to retain revenues attributable to existing leased space for the years 2000 through 2003 and for the nine month period ended September 30, 2004 for the Operating Partnership's consolidated office and industrial / R&D properties other than One Orlando Centre in Orlando, FL:

	2000	2001	2002	2003
Long Island Office Properties				
Tenant Improvements	\$ 2,853,706	\$ 2,722,457	\$ 1,917,466	\$ 3,774,722
Per Square Foot Improved	\$ 6.99	\$ 8.47	\$ 7.81	\$ 7.05
Leasing Commissions	\$ 2,208,604	\$ 1,444,412	\$ 1,026,970	\$ 2,623,245
Per Square Foot Leased	\$ 4.96	\$ 4.49	\$ 4.18	\$ 4.90
Total Per Square Foot	\$ 11.95	\$ 12.96	\$ 11.99	\$ 11.95
Westchester Office Properties				
Tenant Improvements	\$ 1,860,027	\$ 2,584,728	\$ 6,391,589(2)	\$ 3,732,370
Per Square Foot Improved	\$ 5.72	\$ 5.91	\$ 15.05	\$ 15.98
Leasing Commissions	\$ 412,226	\$ 1,263,012	\$ 1,975,850(2)	\$ 917,487
Per Square Foot Leased	\$ 3.00	\$ 2.89	\$ 4.65	\$ 3.93
Total Per Square Foot	\$ 8.72	\$ 8.80	\$ 19.70	\$ 19.91
Connecticut Office Properties				
Tenant Improvements	\$ 385,531	\$ 213,909	\$ 491,435	\$ 588,087
Per Square Foot Improved	\$ 4.19	\$ 1.46	\$ 3.81	\$ 8.44
Leasing Commissions	\$ 453,435	\$ 209,322	\$ 307,023	\$ 511,360
Per Square Foot Leased	\$ 4.92	\$ 1.43	\$ 2.38	\$ 7.34
Total Per Square Foot	\$ 9.11	\$ 2.89	\$ 6.19	\$ 15.78
New Jersey Office Properties				
Tenant Improvements	\$ 1,580,323	\$ 1,146,385	\$ 2,842,521	\$ 4,327,295
Per Square Foot Improved	\$ 6.71	\$ 2.92	\$ 10.76	\$ 11.57
Leasing Commissions	\$ 1,031,950	\$ 1,602,962	\$ 1,037,012	\$ 1,892,635
Per Square Foot Leased	\$ 4.44	\$ 4.08	\$ 3.92	\$ 5.06
Total Per Square Foot	\$ 11.15	\$ 7.00	\$ 14.68	\$ 16.63
New York City Office Properties				
Tenant Improvements	\$ 65,267	\$ 788,930	\$ 4,350,106	\$ 5,810,017(3)
Per Square Foot Improved	\$ 1.79	\$ 15.69	\$ 18.39	\$ 32.84
Leasing Commissions	\$ 418,185	\$ 1,098,829	\$ 2,019,837	\$ 2,950,330(3)
Per Square Foot Leased	\$ 11.50	\$ 21.86	\$ 8.54	\$ 16.68
Total Per Square Foot	\$ 13.29	\$ 37.55	\$ 26.93	\$ 49.52
Industrial Properties				
Tenant Improvements	\$ 650,216	\$ 1,366,488	\$ 1,850,812	\$ 1,249,200
Per Square Foot Improved	\$ 0.95	\$ 1.65	\$ 1.97	\$ 2.42
Leasing Commissions	\$ 436,506	\$ 354,572	\$ 890,688	\$ 574,256
Per Square Foot Leased	\$ 0.64	\$ 0.43	\$ 0.95	\$ 1.11
Total Per Square Foot	\$ 1.59	\$ 2.08	\$ 2.92	\$ 3.53
TOTAL PORTFOLIO				
Tenant Improvements	\$ 7,395,070	\$ 8,822,897	\$ 17,843,929	\$ 19,481,691
Per Square Foot Improved	\$ 4.15	\$ 4.05	\$ 7.96	\$ 10.22
Leasing Commissions	\$ 4,960,906	\$ 5,973,109	\$ 7,257,380	\$ 9,469,313
Per Square Foot Leased	\$ 3.05	\$ 2.75	\$ 3.24	\$ 4.97
Total Per Square Foot	\$ 7.20	\$ 6.80	\$ 11.20	\$ 15.19
	Average 2000-2003	YTD 2004(1)	New	Renewal
Long Island Office Properties				
Tenant Improvements	\$ 2,817,088	\$ 3,912,154	\$ 2,012,053	\$ 1,900,101
Per Square Foot Improved	\$ 7.58	\$ 8.22	\$ 14.37	\$ 5.66
Leasing Commissions	\$ 1,825,808	\$ 1,822,373	\$ 756,282	\$ 1,066,091
Per Square Foot Leased	\$ 4.63	\$ 3.83	\$ 5.40	\$ 3.18
Total Per Square Foot	\$ 12.21	\$ 12.05	\$ 19.77	\$ 8.84
Westchester Office Properties				

Tenant Improvements	\$ 3,642,178	\$ 5,516,541	\$ 4,593,189	\$ 923,352
Per Square Foot Improved	\$ 10.66	\$ 13.46	\$ 21.15	\$ 4.79
Leasing Commissions	\$ 1,142,144	\$ 2,099,540	\$ 1,667,746	\$ 431,794
Per Square Foot Leased	\$ 3.62	\$ 5.12	\$ 7.68	\$ 2.25
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Total Per Square Foot	\$ 14.28	\$ 18.58	\$ 28.83	\$ 7.04
	=====	=====	=====	=====

Connecticut Office Properties

Tenant Improvements	\$ 419,740	\$ 2,910,018	\$ 1,326,598	\$ 1,583,420
Per Square Foot Improved	\$ 4.47	\$ 12.44	\$ 26.53	\$ 8.61
Leasing Commissions	\$ 370,285	\$ 1,448,056	\$ 380,444	\$ 1,067,612
Per Square Foot Leased	\$ 4.02	\$ 6.19	\$ 7.61	\$ 5.80
	-----	-----	-----	-----
Total Per Square Foot	\$ 8.49	\$ 18.63	\$ 34.14	\$ 14.41
	=====	=====	=====	=====

New Jersey Office Properties

Tenant Improvements	\$ 2,474,131	\$ 1,194,305	\$ 1,141,315	\$ 52,990
Per Square Foot Improved	\$ 7.99	\$ 7.36	\$ 16.83	\$ 0.56
Leasing Commissions	\$ 1,391,140	\$ 692,593	\$ 460,177	\$ 232,416
Per Square Foot Leased	\$ 4.38	\$ 4.27	\$ 6.79	\$ 2.46
	-----	-----	-----	-----
Total Per Square Foot	\$ 12.37	\$ 11.63	\$ 23.62	\$ 3.02
	=====	=====	=====	=====

New York City Office Properties

Tenant Improvements	\$ 2,753,580	\$ 6,098,113(3)(4)	\$ 4,041,654	\$ 2,056,459(3)(4)
Per Square Foot Improved	\$ 17.18	\$ 21.88	\$ 29.19	\$ 14.66
Leasing Commissions	\$ 1,621,795	\$ 1,915,195(3)(4)	\$ 970,691	\$ 944,504(3)(4)
Per Square Foot Leased	\$ 14.64	\$ 6.87	\$ 7.01	\$ 6.73
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Total Per Square Foot	\$ 31.82	\$ 28.75	\$ 36.20	\$ 21.39
	=====	=====	=====	=====

Industrial Properties

Tenant Improvements	\$ 1,279,179	\$ 205,104	\$ 157,661	\$ 47,443
Per Square Foot Improved	\$ 1.75	\$ 2.11	\$ 1.73	\$ 7.46
Leasing Commissions	\$ 564,005	\$ 225,539	\$ 225,539	\$ 0
Per Square Foot Leased	\$ 0.78	\$ 2.32	\$ 2.48	\$ 0.00
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Total Per Square Foot	\$ 2.53	\$ 4.43	\$ 4.21	\$ 7.46
	=====	=====	=====	=====

TOTAL PORTFOLIO

Tenant Improvements	\$ 13,385,896	\$ 19,836,235	\$ 13,272,470	\$ 6,563,765
Per Square Foot Improved	\$ 6.66	\$ 11.96	\$ 18.84	\$ 6.88
Leasing Commissions	\$ 6,915,177	\$ 8,203,296	\$ 4,460,879	\$ 3,742,417
Per Square Foot Leased	\$ 3.54	\$ 4.95	\$ 6.33	\$ 3.93
	-----	-----	-----	-----
Total Per Square Foot	\$ 10.20	\$ 16.91	\$ 25.17	\$ 10.81
	=====	=====	=====	=====

(1) Excludes \$3.2 million of deferred leasing costs attributable to space marketed but not yet leased.

(2) Excludes tenant improvements and leasing commissions related to a 163,880 square foot leasing transaction with Fuji Photo Film U.S.A. Leasing commissions on this transaction amounted to \$5.33 per square foot and tenant improvement allowance amounted to \$40.88 per square foot.

(3) Excludes \$5.8 million of tenant improvements and \$2.2 million of leasing commissions related to a new 121,108 square foot lease to Debevoise with a lease commencement date in 2004. Sandler O'Neil leasing costs are reflected in 2Q04 numbers.

(4) Excludes 86,800 square foot Westpoint Stevens early renewal. There were no tenant improvement or leasing costs associated with this transaction. Also excludes \$1.4 million of tenant improvements and \$1.2 million of leasing commissions related to a 74,293 square foot lease to Harper Collins Publishers with a lease commencement date in 2006.

The following table sets forth the Operating Partnership's lease expiration table, as adjusted for pre-leased space, at October 1, 2004 for its Total Portfolio of properties, its Office Portfolio and its Industrial / R&D Portfolio:

TOTAL PORTFOLIO

Year of Expiration	Number of Leases Expiring	Square Feet Expiring	% of Total Portfolio Sq Ft	Cumulative % of Total Portfolio Sq Ft
2004	64	318,657	2.0%	2.0%
2005	170	1,308,031	8.4%	10.4%
2006	193	1,713,654	10.9%	21.3%
2007	117	1,288,378	8.2%	29.6%
2008	117	1,056,558	6.7%	36.3%
2009	111	1,195,610	7.6%	43.9%
2010 and thereafter	343	7,684,935	49.1%	93.0%
Total/Weighted Average	1,115	14,565,823	93.0%	
Total Portfolio Square Feet		15,657,275		

OFFICE PORTFOLIO

Year of Expiration	Number of Leases Expiring	Square Feet Expiring	% of Total Office Sq Ft	Cumulative % of Total Portfolio Sq Ft
2004	61	287,037	1.9%	1.9%
2005	168	1,260,881	8.5%	10.5%
2006	189	1,616,688	10.9%	21.4%
2007	113	1,218,886	8.2%	29.6%
2008	114	1,013,715	6.9%	36.5%
2009	110	1,150,629	7.8%	44.3%
2010 and thereafter	338	7,339,071	49.6%	93.9%
Total/Weighted Average	1,093	13,886,907	93.9%	
Total Office Portfolio Square Feet		14,793,880		

INDUSTRIAL/R&D PORTFOLIO

Year of Expiration	Number of Leases Expiring	Square Feet Expiring	% of Total Industrial/R&D Sq Ft	Cumulative % of Total Portfolio Sq Ft
2004	3	31,620	3.7%	3.7%
2005	2	47,150	5.5%	9.1%
2006	4	96,966	11.2%	20.4%
2007	4	69,492	8.0%	28.4%
2008	3	42,843	5.0%	33.4%
2009	1	44,981	5.2%	38.6%
2010 and thereafter	5	345,864	40.1%	78.6%
Total/Weighted Average	22	678,916	78.6%	
Total Industrial/R&D Portfolio Square Feet		863,395		

The following table sets forth the Operating Partnership's components of its paid or accrued non-incremental and incremental revenue-generating capital expenditures, tenant improvements and leasing costs for the periods presented as reported on its "Statements of Cash Flows - Investment Activities" contained in its consolidated financial statements (in thousands):

	NINE MONTHS ENDED SEPTEMBER 30,	
	2004	2003
Capital expenditures:		
Non-incremental	\$ 6,370	\$ 7,523
Incremental	2,690	1,674
Tenant improvements:		
Non-incremental	15,405	23,410
Incremental	3,549	3,473
Additions to commercial real estate properties	\$ 28,014	\$ 36,080
	=====	=====
Leasing costs:		
Non-incremental	\$ 12,007	\$ 9,952
Incremental	1,944	3,233
Payment of deferred leasing costs	\$ 13,951	\$ 13,185
	=====	=====
Acquisition and development costs	\$ 159,348	\$ 55,604
	=====	=====

PART II - OTHER INFORMATION

Item 1. Legal Proceedings

A number of shareholder derivative actions have been commenced purportedly on behalf of the Company against the Board of Directors in the Supreme Court of the State of New York, County of Nassau (Lowinger v. Rechler et al., Index No. 01 4162/03 (9/16/03)), the Supreme Court of the State of New York, County of Suffolk (Steiner v. Rechler et al., Index No. 03 32545 (10/2/03) and Lighter v. Rechler et al., Index No. 03 23593 (10/3/03)), the United States District Court, Eastern District of New York (Tucker v. Rechler et al., Case No. cv 03 4917 (9/26/03), Clinton Charter Township Police and Fire Retirement System v. Rechler et al., Case No. cv 03 5008 (10/1/03) and Teachers' Retirement System of Louisiana v. Rechler et al., Case No. cv 03 5178 (10/14/03)) and the Circuit Court for Baltimore County (Sekuk Global Enterprises Profit Sharing Plan v. Rechler et al., Civil No. 24-C-03007496 (10/16/03), Hoffman v. Rechler et al., 24-C-03-007876 (10/27/03) and Chirko v. Rechler et al., 24-C-03-008010 (10/30/03)), relating to the sale of the Long Island Industrial Portfolio to certain members of the Rechler family. The complaints allege, among other things, that the process by which the directors agreed to the transaction was not sufficiently independent of the Rechler family and did not involve a "market check" or third party auction process and as a result was not for adequate consideration. The Plaintiffs seek similar relief, including a declaration that the directors violated their fiduciary duties, an injunction against the transaction and damages. The Company believes that complaints are without merit.

Kramer Levin Naftalis & Frankel commenced an action against Metropolitan 919 3rd Avenue LLC in the Supreme Court of the State of New York, County of New York (Kramer Levin Naftalis & Frankel LLP v. Metropolitan 919 3rd Avenue LLC, Index No. 604512/2002 (12/16/02)) relating to alleged overcharges of approximately \$700,000 with respect to its lease at 919 3rd Avenue, New York, NY. Such overcharges were primarily incurred during the period prior to the Operating Partnership's ownership of the property. Subsequent to the filing of the complaint, the parties agreed to pursue private mediation. As of May 2004, the mediation effort was discontinued and the parties have resumed litigation. The Operating Partnership believes that the complaint is without merit.

Except as provided above, the Operating Partnership is not presently subject to any material litigation nor, to the Operating Partnership's knowledge, is any litigation threatened against the Operating Partnership, other than routine actions for negligence or other claims and administrative proceedings arising in the ordinary course of business, some of which are expected to be covered by liability insurance and all of which collectively are not expected to have a material adverse effect on the liquidity, results of operations or business or financial condition of the Operating Partnership.

Item 2. Unregistered Sales of Equity Securities and Use of Proceeds - None

Item 3. Defaults Upon Senior Securities - None

Item 4. Submission of Matters to a Vote of Securities Holders - None

Item 5. Other information

a) None

b) There have been no material changes to the procedures by which stockholders may recommend nominees to the Company's Board of Directors.

Item 6. Exhibits

Exhibits

31.1 Certification of Scott H. Rechler, Chief Executive Officer and President of Reckson Associates Realty Corp., the sole general partner of the Registrant, pursuant to Rule 13a - 14(a) or Rule 15(d) - 14(a).

31.2 Certification of Michael Maturo, Executive Vice President, Treasurer and Chief Financial Officer of Reckson Associates Realty Corp., the sole general partner of the Registrant, pursuant to Rule 13a - 14(a) or Rule 15(d) - 14(a).

32.1 Certification of Scott H. Rechler, Chief Executive Officer and President of Reckson Associates Realty Corp., the sole general partner of the Registrant, pursuant to Section 1350 of Chapter 63 of Title 18 of the United States Code.

32.2 Certification of Michael Maturo, Executive Vice President, Treasurer and Chief Financial Officer of Reckson Associates Realty Corp., the sole general partner of the Registrant, pursuant to Section 1350 of Chapter 63 of Title 18 of the United States Code.

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the Registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

RECKSON OPERATING PARTNERSHIP, L.P.

By: /s/ Scott H. Rechler

Scott H. Rechler, Chief Executive Officer and President of Reckson Associates Realty Corp., the sole general partner of the Registrant

By: /s/ Michael Maturo

Michael Maturo, Executive Vice President, Treasurer and Chief Financial Officer of Reckson Associates Realty Corp., the sole general partner of the Registrant

DATE: November 2, 2004

EXHIBIT 31.1

CERTIFICATION OF SCOTT H. RECHLER, CHIEF EXECUTIVE OFFICER AND PRESIDENT OF RECKSON ASSOCIATES REALTY CORP., THE SOLE GENERAL PARTNER OF THE REGISTRANT,

PURSUANT TO RULE 13a - 14(a)/15(d) - 14(a)

I, Scott H. Rechler, certify that:

1. I have reviewed this quarterly report on Form 10-Q of Reckson Operating Partnership, L.P.;
2. Based on my knowledge, this report does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made, in light of the circumstances under which such statements were made, not misleading with respect to the period covered by this report;
3. Based on my knowledge, the financial statements, and other financial information included in this report, fairly present in all material respects the financial condition, results of operations and cash flows of the Registrant as of, and for, the periods presented in this report;
4. The Registrant's other certifying officer and I are responsible for establishing and maintaining disclosure controls and procedures (as defined in Exchange Act Rules 13a-15(e) and 15d-15(e)) for the Registrant and have:
 - a) designed such disclosure controls and procedures, or caused such disclosure controls and procedures to be designed under our supervision, to ensure that material information relating to the Registrant, including its consolidated subsidiaries, is made known to us by others within those entities, particularly during the period in which this report is being prepared;
 - b) evaluated the effectiveness of the Registrant's disclosure controls and procedures and presented in this report our conclusions about the effectiveness of the disclosure controls and procedures, as of the end of the period covered by this report based on such evaluation; and
 - c) disclosed in this report any change in the Registrant's internal control over financial reporting that occurred during the Registrant's most recent fiscal quarter (the Registrant's fourth fiscal quarter in the case of an annual report) that has materially affected, or is reasonably likely to materially affect, the Registrant's internal control over financial reporting; and
5. The Registrant's other certifying officer and I have disclosed, based on our most recent evaluation of internal control over financial reporting, to the Registrant's auditors and the audit committee of the Registrant's board of directors (or persons performing the equivalent functions):
 - a) all significant deficiencies and material weaknesses in the design or operation of internal control over financial reporting which are reasonably likely to adversely affect the Registrant's ability to record, process, summarize and report financial information; and
 - b) any fraud, whether or not material, that involves management or other employees who have a significant role in the Registrant's internal control over financial reporting.

Date: November 2, 2004

/s/ Scott H. Rechler

Scott H. Rechler
Chief Executive Officer and President of
Reckson Associates Realty Corp.,
the sole general partner of the Registrant

EXHIBIT 31.2

CERTIFICATION OF MICHAEL MATURO, EXECUTIVE VICE PRESIDENT, TREASURER AND
CHIEF FINANCIAL OFFICER OF RECKSON ASSOCIATES REALTY CORP.,
THE SOLE GENERAL PARTNER OF THE REGISTRANT,

PURSUANT TO RULE 13a - 14(a)/15(d) - 14(a)

I, Michael Maturo, certify that:

1. I have reviewed this quarterly report on Form 10-Q of Reckson Operating Partnership, L.P.;
2. Based on my knowledge, this report does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made, in light of the circumstances under which such statements were made, not misleading with respect to the period covered by this report;
3. Based on my knowledge, the financial statements, and other financial information included in this report, fairly present in all material respects the financial condition, results of operations and cash flows of the Registrant as of, and for, the periods presented in this report;
4. The Registrant's other certifying officer and I are responsible for establishing and maintaining disclosure controls and procedures (as defined in Exchange Act Rules 13a-15(e) and 15d-15(e)) for the Registrant and have:
 - a) designed such disclosure controls and procedures, or caused such disclosure controls and procedures to be designed under our supervision, to ensure that material information relating to the Registrant, including its consolidated subsidiaries, is made known to us by others within those entities, particularly during the period in which this report is being prepared;
 - b) evaluated the effectiveness of the Registrant's disclosure controls and procedures and presented in this report our conclusions about the effectiveness of the disclosure controls and procedures, as of the end of the period covered by this report based on such evaluation; and
 - c) disclosed in this report any change in the Registrant's internal control over financial reporting that occurred during the Registrant's most recent fiscal quarter (the Registrant's fourth fiscal quarter in the case of an annual report) that has materially affected, or is reasonably likely to materially affect, the Registrant's internal control over financial reporting; and
5. The Registrant's other certifying officer and I have disclosed, based on our most recent evaluation of internal control over financial reporting, to the Registrant's auditors and the audit committee of the Registrant's board of directors (or persons performing the equivalent functions):
 - a) all significant deficiencies and material weaknesses in the design or operation of internal control over financial reporting which are reasonably likely to adversely affect the Registrant's ability to record, process, summarize and report financial information; and
 - b) any fraud, whether or not material, that involves management or other employees who have a significant role in the Registrant's internal control over financial reporting.

Date: November 2, 2004

/s/ Michael Maturo

Michael Maturo
Executive Vice President, Treasurer
and Chief Financial Officer of
Reckson Associates Realty Corp.,
the sole general partner of the Registrant

CERTIFICATION OF SCOTT H. RECHLER, CHIEF EXECUTIVE OFFICER AND PRESIDENT OF RECKSON ASSOCIATES REALTY CORP., THE SOLE GENERAL PARTNER OF THE REGISTRANT, PURSUANT TO SECTION 1350 OF CHAPTER 63 OF TITLE 18 OF THE UNITED STATES CODE

I, Scott H. Rechler, Chief Executive Officer and President of Reckson Associates Realty Corp., the sole general partner of Reckson Operating Partnership, L.P. (the "Company"), certify pursuant to Section 906 of the Sarbanes-Oxley Act of 2002, 18 U.S.C. Section 1350, that:

- 1) The Quarterly Report on Form 10-Q of the Company for the quarterly period ended September 30, 2004 (the "Report") fully complies with the requirements of Section 13(a) or 15(d) of the Securities Exchange Act of 1934 (15 U.S.C. 78m or 78o(d)); and
- 2) The information contained in the Report fairly presents, in all material respects, the financial condition and results of operations of the Company.

Dated: November 2, 2004

By /s/ Scott H. Rechler

Scott H. Rechler, Chief Executive Officer
and President of Reckson Associates
Realty Corp., the sole general partner
of the Registrant

A signed original of this written statement required by Section 906 has been provided to Reckson Operating Partnership, L.P. and will be furnished to the Securities and Exchange Commission or its staff upon request.

RECKSON OPERATING PARTNERSHIP, L.P.

EXHIBIT 32.2

CERTIFICATION OF MICHAEL MATURO, EXECUTIVE VICE PRESIDENT, TREASURER AND
CHIEF FINANCIAL OFFICER OF RECKSON ASSOCIATES REALTY CORP.,
THE SOLE GENERAL PARTNER OF THE REGISTRANT, PURSUANT TO SECTION 1350 OF
CHAPTER 63 OF TITLE 18 OF THE UNITED STATES CODE

I, Michael Maturo, Executive Vice President, Treasurer and Chief Financial Officer of Reckson Associates Realty Corp., the sole general partner of Reckson Operating Partnership, L.P. (the "Company"), certify pursuant to Section 906 of the Sarbanes-Oxley Act of 2002, 18 U.S.C. Section 1350, that:

- 1) The Quarterly Report on Form 10-Q of the Company for the quarterly period ended September 30, 2004 (the "Report") fully complies with the requirements of Section 13(a) or 15(d) of the Securities Exchange Act of 1934 (15 U.S.C. 78m or 78o(d)); and
- 2) The information contained in the Report fairly presents, in all material respects, the financial condition and results of operations of the Company.

Dated: November 2, 2004

By /s/ Michael Maturo

Michael Maturo, Executive Vice President,
Treasurer and Chief Financial Officer
of Reckson Associates Realty Corp., the
sole general partner of the Registrant

A signed original of this written statement required by Section 906 has been provided to Reckson Operating Partnership, L.P. and will be furnished to the Securities and Exchange Commission or its staff upon request.