SECURITIES AND EXCHANGE COMMISSION Washington, D.C. 20549

FORM 8-K

CURRENT REPORT

Pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934

Date of Report: March 5, 2003

RECKSON ASSOCIATES REALTY CORP.

and

RECKSON OPERATING PARTNERSHIP, L.P.

(Exact name of each Registrant as specified in its Charter)

Reckson Associates Realty Corp. -Maryland

Reckson Associates Realty Corp. -11-3233650

Reckson Operating Partnership, L.P. -

Delaware (State or other jurisdiction of Reckson Operating Partnership, L.P. -11-3233647

(IRS Employer ID Number)

225 Broadhollow Road

11747 (Zip Code)

Melville, New York (Address of principal executive offices)

incorporation or organization)

1-13762 (Commission File Number)

(631) 694-6900

(Registrant's telephone number, including area code)

ITEM 7. FINANCIAL STATEMENTS AND EXHIBITS

(c) Exhibits

Supplemental Operating and Financial Data for the Quarter and 99.1 Year Ended December 31, 2002

ITEM 9. REGULATION FD DISCLOSURE

For the quarter and year ended December 31, 2002, Registrants intend to make available supplement data regarding their operations that is too voluminous for a press release. Registrants are attaching the supplemental data as Exhibit 99.1 to this Current Report on Form 8-K.

Note: the information in this report (including the exhibit) is furnished pursuant to Item 9 and shall not be deemed to be "filed" for the purposes of Section 18 of the Securities Exchange Act of 1934 or otherwise subject to the liabilities of that section. This report will not be deemed an admission as to the materiality of any information in the report that is required to be disclosed solely by Regulation ${\sf FD}$.

SIGNATURES

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

RECKSON ASSOCIATES REALTY CORP.

/s/ Michael Maturo

Michael Maturo Executive Vice President and Chief Financial Officer

RECKSON OPERATING PARTNERSHIP, L.P.

By: Reckson Associates Realty Corp.,

its General Partner

Bv: /s/ Michael Maturo

Michael Maturo

Executive Vice President and Chief Financial Officer

Date: March 5, 2003

RECKSON ASSOCIATES REALTY CORP.

FOURTH QUARTER 2002 SUPPLEMENTAL OPERATING AND FINANCIAL DATA

MARCH 5, 2002

225 BROADHOLLOW ROAD, MELVILLE, NY 11747 PHONE: 631.694.6900 1.888.RECKSON FAX: 631.622.6790 WWW.RECKSON.COM

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Certain matters discussed herein are "forward-looking statements" within the meaning of the Private Securities Litigation Reform Act of 1995. Although the Company believes the expectations reflected in such forward-looking statements are based on reasonable assumptions, forward-looking statements are not guarantees of results and no assurance can be given that the expected results will be delivered. Such forward-looking statements are subject to certain risks, trends and uncertainties that could cause actual results to differ materially from those expected. Among those risks, trends and uncertainties are the general economic climate, including the conditions affecting industries in which our principal tenants compete; credit of our tenants; changes in the supply of and demand for office and industrial properties in the New York Tri-State area; changes in interest rate levels; 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; changes in operating costs, including utility and insurance costs; repayment of debt owed to the Company by third parties (including FrontLine Capital Group); risks associated with joint ventures; 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. For further information on factors that could impact Reckson, reference is made to Reckson's filings with the Securities and Exchange Commission. Reckson undertakes no responsibility to update or supplement information contained in this supplemental operating and financial data.

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Reckson Associates Realty Corp. Supplemental Operating and Financial Data for the Quarter Ended December 31, 2002

CORPORATE INFORMATION

CORPORATE PROFILE

Reckson Associates Realty Corp. is a self-administered and self-managed real estate investment trust (REIT) that is one of the largest publicly traded owners, developers and managers of Class A office and industrial properties in the New York Tri-State area.

Through a predecessor entity, Reckson commenced operations in 1958 and grew steadily by acquiring, developing and redeveloping Class A office and industrial properties throughout Long Island. In June 1995, Reckson successfully completed its initial public offering. Subsequently, the Company expanded from its Long Island base and established operating divisions in Westchester, Connecticut, New Jersey and New York City. By transporting the formula that built its success on Long Island to the other Tri-State area markets, Reckson is now positioned as the premier real estate franchise in the New York Tri-State area.

Today, Reckson owns 178 properties comprised of approximately 20.3 million square feet located throughout the New York Tri-State area markets. These properties are comprised of 13.6 million square feet of Class A office space and 6.7 million square feet of industrial space. The Company has a total market capitalization of approximately \$3.1 billion and has generated a total return to its initial Class A common shareholders of approximately 182% for the period June 2, 1995 through December 31, 2002.

Reckson is a fully integrated real estate operating company specializing in the acquisition, leasing, financing, property and asset management, design and development and construction of Class A office and industrial properties in the New York Tri-State area.

CORPORATE HEADQUARTERS

225 Broadhollow Road

Melville, New York 11747-4883 Telephone: (631) 694-6900

(888) RECKSON

Facsimile: (631) 622-6790 Web site: www.reckson.com

EXECUTIVE OFFICER CONTACTS

Co-Chief Executive Officer Donald Rechler

Chairman of the Board

Co-Chief Executive Officer Scott Rechler

Chairman of the Executive Committee

Michael Maturo

Chief Financial Officer Executive Vice President

TNVESTOR RELATIONS

Susan McGuire Vice President Investor Relations

Telephone: (631) 622-6642 (631) 622-6790 Facsimile: E-mail: smcquire@reckson.com

To request an Investor Relations package or be added to our distribution list, please contact us at:

Telephone: (631) 622-6746 Facsimile: (631) 622-6790

E-mail: investorrelations@reckson.com

Web site: www.reckson.com (Go to Information Request in the Investor

Relations section)

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CORPORATE INFORMATION

RESEARCH COVERAGE

Credit Suisse First Boston

Lawrence Raiman (212) 538-2380 Lehman Brothers David Shulman/Stuart Axelrod (212) 526-3413/(212) 526-3410

Deutsche Bank Securities

Louis Taylor (212) 469-4912 McDonald & Company Anatole Pevnev (216) 263-4783

Goldman Sachs David Kostin (212) 902-6781 Merrill Lynch Steve Sakwa (212) 449-0335

Greenstreet Advisors John Lutzius (949) 640-8780 Salomon Smith Barney Jonathan Litt/Gary Boston (212) 816-0231/(212) 816-1383

Legg Mason

David Fick/Kenneth Weinberg (410) 454-5018/(410) 454-5175

QUARTERLY REPORTING SCHEDULE

Quarterly results will be announced according to the following anticipated schedule:

First Quarter Early May
Second Quarter Early August
Third Quarter Early November
Fourth Quarter and Year End Early March

SENIOR UNSECURED DEBT RATINGS

Moody's Baa3 Standard & Poor's BBB-

STOCK LISTING

The stock of Reckson Associates Realty Corp. is traded primarily on the New York Stock Exchange under the following symbols:

Class A Common Stock: RA
Class B Common Stock: RA.B
Series A Preferred Stock: RA.A

Reckson Associates Realty Corp. Supplemental Operating and Financial Data for the Quarter Ended December 31, 2002

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REPORTING PERIOD HIGHLIGHTS

SUMMARY FOURTH QUARTER 2002 RESULTS

Reported fourth quarter diluted funds from operations ("FFO") of \$.59 per share, as compared to FFO of \$.57 per share for the fourth quarter of 2001, representing a per share increase of 3.5%.

Reported diluted FFO for the year ended December 31, 2002 of \$2.36 per share on total revenues of \$506.1 million, as compared to FFO of \$2.61 per share for the year-ended December 31, 2001, representing a per share decrease of (9.6%).

SUMMARY PORTFOLIO PERFORMANCE

Portfolio performance remained stable during the fourth quarter of 2002 with overall portfolio occupancy of 95.4% at December 31, 2002, as compared to 94.2% at September 30, 2002 and 94.6% at December 31, 2001. The Company reported occupancies at December 31, 2002 of 95.7% for the office portfolio and 94.7% for the industrial/R&D portfolio. This compares to 95.1% and 92.4%, respectively, at September 30, 2002 and 96.1% and 91.7%, respectively, at December 31, 2001.

The Company also reported same property occupancy of 95.6% for the overall portfolio at December 31, 2002, as compared to 94.2% at September 30, 2002 and

94.6% at December 31 2001. Reported same property occupancies at December 31, 2002 of 96.1% for the office portfolio and 94.6% for the industrial/R&D portfolio. This compares to 95.6% and 91.6%, respectively, at September 30, 2002 and 96.2% and 91.6%, respectively, at December 31, 2001.

During the quarter, the Company executed 63 leases encompassing 699,328 square feet, representing 3.4% of the total portfolio. For the year, the Company executed 255 leases encompassing 2.8 million square feet, representing 13.7% of the total portfolio. During the quarter and the year, the company renewed 45% and 60% of expiring square feet, respectively. As of December 31, 2002, the Company reduced total portfolio exposure to expiring leases to 7.6% in 2003 and 8.0% in 2004. This excludes the impact of the rejection of 191,972 square feet of leases by WorldCom/MCI.

Core same property net operating income ("NOI") before termination fees for the fourth quarter of 2002 increased 8.3% (cash) and 3.0% (GAAP), compared to the fourth quarter of 2001. Core same property NOI before termination fees for the year ended December 31, 2002 increased 7.7% (cash) and 0.7% (GAAP), compared to year ended December 31, 2001.

Reckson Associates Realty Corp.
Supplemental Operating and Financial Data for the Quarter Ended December 31, 2002

REPORTING PERIOD HIGHLIGHTS (continued)

Net of minority interests in joint ventures, core same property NOI before termination fees for the fourth quarter of 2002 increased 3.9% (cash) and 2.0% (GAAP), compared to the fourth quarter of 2001. Net of minority interests in joint ventures, core same property NOI before termination fees for the year ended December 31, 2002 increased 3.9% (cash) and decreased (0.3%) (GAAP), compared to year ended December 31, 2001.

Rent performance on renewal and replacement space during the fourth quarter of 2002 increased 5.8% (cash) and 9.5% (GAAP) in the office properties and decreased (8.3%) (cash) and increased 11.9% (GAAP) in the industrial/R&D properties. Rent performance on renewal and replacement space during the year ended December 31, 2002 increased 9.2% (cash) and 13.8% (GAAP) in the office properties and 1.1% (cash) and 14.4% (GAAP) in the industrial/R&D properties.

OTHER HIGHLIGHTS

Announced that the Company has entered into a sale contract with an affiliate of First Data Corp. for a 19.3 acre parcel of land located in Melville, Long Island, along with a contract for the build-to-suit construction of a 195,000 square foot office building, for an aggregate consideration of approximately \$47 million.

Subsequent to year-end, WorldCom/MCI announced the rejection of 191,972 square feet of leases totaling approximately \$5.3 million of annual GAAP revenues.

Closed on the refinancing of the Company's unsecured revolving credit facility, scheduled to mature in September of 2003, with a group of 14 banks. The facility bears interest at LIBOR plus a spread of 90 basis points, representing a reduction of 15 basis points from the previous facility.

CONSOLIDATED FINANCIAL RESULTS

The Company reported diluted earnings per Class A common share ("EPS") of \$.14 for the fourth quarter of 2002, as compared to \$.46 per Class A common share for the comparable 2001 period.

The Company also reported diluted earnings per Class A common share ("EPS") of \$.83 for the twelve months ended December 31, 2002, as compared to a loss of (\$.92) per Class A common share for the comparable 2001 period.

Reckson Associates Realty Corp.
Supplemental Operating and Financial Data for
the Quarter Ended December 31, 2002

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STOCK PERFORMANCE

The following summarizes recent activity of Reckson's Class A common stock (RA):

		3rd Quarter 2002	4th Quarter 1/1/03 to 2002 2/28/03			
High Price* Low Price* Closing Price* Average daily trading volume* Indicated dividend per share** Closing dividend yield Closing shares and units outstanding (thousands) Closing market value of shares and units outstanding (thousands)	\$ \$ \$	24.92 21.08 22.77 334,372 1.6984 7.46% 56,428	\$ \$ \$ \$	22.95 20.10 21.05 315,061 1.6984 8.07% 55,522 ,168,738	\$ \$ \$ \$	21.40 19.48 20.17 326,398 1.6984 8.42% 55,522 ,119,879

The following summarizes recent activity of Reckson's Class B common stock (RA.B):

	Qu	3rd arter 2002	Q 	4th Quarter 2002	1/03 to /28/03
High Price*	\$	25.95	\$	23.88	\$ 22.50
Low Price*	\$	22.30	\$	20.70	\$ 19.85
Closing Price*	\$	23.75	\$	22.40	\$ 20.55

Average daily trading volume*	80,700	12,266	114,705
Indicated dividend per share**	\$ 2.5884	\$ 2.5884	\$ 2.5884
Closing dividend yield	10.90%	11.56%	12.60%
Closing shares outstanding (thousands)	9,915	9,915	9,915
Closing market value of shares outstanding (thousands)	\$ 235,481	\$ 222,096	\$ 203,753

The following summarizes recent activity of Reckson's Series A preferred stock (RA.A):

	 3rd uarter 2002	 4th Quarter 2002	 1/1/03 to 2/28/03
High Price*	\$ 24.10	\$ 23.88	\$ 23.27
Low Price*	\$ 20.30	\$ 21.00	\$ 22.25
Closing Price*	\$ 23.70	\$ 22.50	\$ 22.90
Average daily trading volume*	23,419	45,452	53,707
Indicated dividend per share**	\$ 1.9064	\$ 1.9064	\$ 1.9064
Closing dividend yield	8.04%	8.47%	8.32%
Closing shares outstanding (thousands)	9,192	8,835	8,835
Closing market value of shares outstanding (thousands)	\$ 217,850	\$ 198,788	\$ 202,322

Reckson Associates Realty Corp.
Supplemental Operating and Financial Data for
the Quarter Ended December 31, 2002

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KEY FINANCIAL DATA
(Dollars in thousands, except per share data)
FOR THE THREE MONTHS ENDED OR AS OF ------
----- SHARES AND UNITS
                                             Common Shares Outstanding
- Class A 48,246,083 49,152,033 50,988,233 50,305,143 49,982,377 Common
 Shares Outstanding - Class B 9,915,313 9,915,313 10,283,513 10,283,513
 10,283,513 Operating Partnership Units Outstanding 7,276,224 7,276,224
<del>7,276,224 7,942,692 7,487,218</del>
                               Total Shares and Operating Partnership
      Units 65,437,620 66,343,570 68,547,97 68,531,348 67,753,108
 SHARE PRICE & DIVIDENDS - CLASS A
End of Period $ 21.05 $ 22.77 $ 24.90 $ 24.66 $ 23.36 High during period
  $ 22.95 $ 24.92 $ 26.00 $ 24.68 $ 24.46 Low during period $ 20.10 $
 21.08 $ 24.18 $ 22.54 $ 22.15 Dividend declared $ 0.42 $ 0.42 $ 0.42 $
0.42 $ 0.42 Closing dividend yield 8.1% 7.5% 6.8% 6.9% 7.3% SHARE PRICE
  $ 22.40 $ 23.75 $ 25.50 $ 25.76 $ 25.51 High during period $ 23.88 $
<del>25.95 $ 27.07 $ 25.76 $ 25.76 Low during period $ 20.70 $ 22.30 $ 25.30</del>
  $ 23.86 $ 23.55 Dividend declared $ 0.65 $ 0.65 $ 0.65 $ 0.65
      Closing dividend yield 11.6% 10.9% 10.2% 10.1% 10.2% MARKET
CAPITALIZATION
                                    - Market Value of Common Equity (a)
 1,390,848 $ 1,520,360 $ 1,713,015 $ 1,701,295 $ 1,604,822 Stated Value
   Preferred Equity 290,524 299,462 299,462 299,462 310,765 Total Debt
(b) 1,371,446 1,331,141 1,285,636 1,279,195 1,336,011
                                                       Total Market
    Capitalization $ 3,052,818 $ 3,150,963 $ 3,298,113 $ 3,279,952 $
                              3.251.598
 Total Debt / Total Market Capitalization 44.9% 42.2% 39.0% 39.0% 41.1%
SELECTED BALANCE SHEET DATA
                                                       Book Value of
   Real Estate Assets before Depreciation $ 2,954,527 $ 2,935,695 $
  938,968 $ 2,894,481 $ 2,880,879 Total Assets $ 2,907,920 $ 2,898,948
   2.914.000 $ 2.914.546 $ 2.994.218 Total Liabilities
1,578,835 $ 1,532,340 $ 1,518,623 $ 1,592,811 SELECTED OPERATING DATA
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\$ 122,929 \$ 121,704 \$ 121,314 Property Operating Expenses \$ 45,580 \$ 46,135 \$ 41,431 \$ 41,895 \$ 42,244 Property Operating NOI \$ 81,422 \$ 80,312 \$ 81,498 \$ 79,809 \$ 79,070 Property Gross Operating Margin 64.1% 63.5% 66.3% 65.6% 65.2% Other Revenues (excluding gain on sales of real estate) \$ 2,356 \$ 2,335 \$ 2,008 \$ 2,425 \$ 2,706 Marketing, General & Administrative Expenses \$ 8,868 \$ 7,965 \$ 7,650 \$ 7,095 \$ 7,115 as a percent of Total Revenues (excluding gain on sales of real estate) 6.9% 6.2% 6.1% 5.7% 5.7% Interest Expense \$ 22,813 \$ 22,653 \$ 22,124 \$ 20,995 \$ 22,360 Capitalized Interest \$ 1,962 \$ 1,948 \$ 1,799 \$ 2,607 \$ 2,442 Non Incremental Capital Expenditures to NOI as a percent (d) (e) 10.91%

Service Coverage Ratio 3.26 3.32 3.44 3.60 3.11 Fixed Charge Coverage

27.41% 6.64% 7.43% 8.68% FINANCIAL RATIOS

Ratio 2.55 2.58 2.66 2.72 2.44 EPS, FFO AND CAD

Property Operating Revenues \$ 127,002 \$ 126,447

Class A

^{*} New York Stock Exchange trades only

^{**} On an annual basis

Common stock: Basic Net Income per share \$ 0.14 \$ 0.25 \$ 0.47 Diluted Net Income per share \$ 0.14 \$ 0.25 \$ 0.21 \$ 0.24 \$ 0 stock: Basic Net Income per share \$ 0.21 \$ 0.38 \$ 0.32 \$ 0.37 \$ 0.71 Diluted Net Income per share \$ 0.19 \$ 0.26 \$ 0.22 \$ 0.26 \$ 0.50 Diluted FFO per share \$ 0.59 \$ 0.59 \$ 0.50 \$ 0.60 \$ 0.57 Diluted veighted average Class A & B dividends per share or unit \$.45 \$ 0.45 \$ 0.45 Diluted FFO payout ratio (Class A & B combined) 77.3% 77.4% 77.2% 76.1% 80.2% Diluted weighted average Class A dividends per share \$ 0.42 \$ 0.42 \$ 0.42 \$ 0.42 \$ 0.42 Diluted FFO payout ratio 72.4% 72.5% 72.3% 71.2% 74.9% Diluted weighted average Class dividends per share \$ 0.65 \$ 0.65 \$ 0.65 \$ 0.65 \$ 0.65 Diluted FFO Class B 110.3% 110.5% 110.3% 108.8% 114.6% Diluted CAD per share (d) \$ 0.36 \$ 0.17 \$ 0.45 \$ 0.39 \$ 0.33 Diluted weighted average Class A & B dividends per share or unit (d) \$ 0.46 \$ 0.46 \$ 0.46 0.46 \$ 0.46 Diluted CAD payout ratio (Class A & B combined) (d) 127.7% 277.1% 101.2% 117.2% 138.9% Diluted weighted average Class A per share (d) \$ 0.42 \$ 0.42 \$ 0.42 \$ 0.42 \$ 0.42 Diluted CAD payout Class A (d) 118.4% 257.0% 93.9% 108.5% 128.7% Diluted weighted average Class B dividends per share (d) \$ 0.65 \$ 0.65 \$ 0.65 \$ 0.65 \$ 0.65 Diluted CAD payout ratio Class B (d) 180.4% 391.7% 143.2% 166.0% 196.7% TRI-STATE PORTFOLIO STATISTICS Office properties 75 75 77 77 77 Office square footage 13,549,033 13,614,217 13,770,743 13,771,319 13,777,009 Office occupancy at end of quarter (c) 95.7% 95.1% 95.2% 96.2% 96.1% Industrial properties 101 101 102 102 103 Industrial square footage 6,716,394 6,720,342 6,755,843 6,755,949 6,813,536 Industrial occupancy at end of quarter 92.4% 92.0% 92.9% 91.7% Total portfolio occupancy at end of quarter (c) 95.4% 94.2% 94.2% 95.1% 94.6%

- (a) Includes Operating Partnership Units valued at the closing price of the Class A common stock
- (b) Includes pro rata share of consolidated and unconsolidated joint venture debt
- (c) Excludes properties under development
- (d) Calculated based on committed non incremental tenant improvements and leasing costs and actual non incremental capitalized improvements. In addition, for the three months ended September 30, 2002, these amounts include approximately \$11.2 million of TI and leasing costs associated with the Fuji Photo Film USA Inc, transaction. This transaction encompasses nine tenants and approximately 239,000 square feet located in Westchester County. Payout ratios would have been (Class A and B combined: 137.8%), (Class A: 127.8%) and (Class B: 194.8%) for the three months ended September 30, 2002 had these costs not been included.
- (e) For the three months ended September 30, 2002, this calculation would have yielded 13.46% exclusive of the approximately \$11.2 million of committed costs related to the Fuji Photo Film USA Inc. transaction.

Reckson Associates Realty Corp.
Supplemental Operating and Financial Data for
the Quarter Ended December 31, 2002

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STATEMENTS OF OPERATIONS
(In thousands, except per share data)
Three Months Ended The Years Ended December 31, December 31, - -----
                                                ----- REVENUES 2002 2001 2002 2001 - -----
                                                                                 ----- <del>Base Rents $ 110,969 $ 106,974 $</del>
 437,393 $ 434,671 Tenant escalations and reimbursements 16,033 14,340 60,689 59,538 Interest income on mortgage notes and notes
receivable 1,569 1,587 6,279 6,238 Investment and other income 272 736 1,731 14,199
                                                                                        Total Operating Revenues 128,843 123,637
506,092 514,646
                      EXPENSES Property operating expenses 25,756 25,041 101,165 98,060 Real estate taxes 19,824 17,203 73,876
69,222 Marketing, general and administrative 8,868 7,115 31,578 30,553
                                                                          Total Expenses 54,448 49,359 206,619 197,844
                                                                                                                           Eauity
in earnings of service companies and real estate joint ventures 515 383 1,113 2,087
                                                                                           EBITDA 74,910 74,661 300,586 318,889
Depreciation and amortization 29,428 25,507 112,341 102,108 Interest expense 22,813 22,369 88,585 93,070
   continuing operations before minority interests and discontinued operations 22,669 26,785 99,660 123,711 Minority partners'
  interests in consolidated partnerships (4,351) (3,000) (18,730) (15,975) Limited partners' minority interest in the operating
partnership (1,442) (1,909) (6,238) (9,436) Distributions to preferred unitholders (274) (481) (1,288) (2,111)
  continuing operations 16,602 21,305 73,404 96,189 Adjust for non operating items, net of limited partners' minority interest:
  Discontinued operations (281) 338 4,762 1,019 Valuation reserves on affiliate loans and joint ventures
                                                                                                           (2.783)
                                                                                                         <del>(2,335) (2,595)</del>
                               17,233 537 18,103 Extraordinary loss on extinguishment or debt (2,335)
Gain on sales of real estate
Income (loss) before dividends to preferred shareholders 13,986 36,093 76,368 (36,001) Dividends to preferred shareholders (5,374)
(5,487) (21,835) (21,866)
                                    Net income (loss) allocable to common sharcholders $ 8,612 $ 30,606 $ 54,533 $ (57,867)
 Net income (loss) allocable to: Class A Shareholders $ 6,563 $ 23,284 $ 41,604 $ (44,243) Class B Shareholders $ 2,040 $ 7,322 $
 12,929 $ (13,624) PER SHARE DATA Basic net income (loss) per weighted average common share: Class
                                                                                                   A common stock $ 0.18 $ 0.20
0.79 $ (1.19) Gain on sales of real estate
                                           - 0.26 0.01 0.29 Discontinued operations - 0.01 0.07 0.02 Extraordinary loss (0.04)
                                      Basic net income (loss) per Class A common $ 0.14 $ 0.47 $ 0.84 $ (0.92)
```

Class B common stock \$ 0.27 \$ 0.30 \$ 1.21 \$ (1.70) Gain on sales of real estate -- 0.40 0.01 0.42 Discontinued operations -- 0.01

0.11 0.02 Extraordinary loss (0.06) (0.05) (0.06)

— Basic net income (loss) per Class B common \$ 0.21 \$ 0.71 \$ 1.28 \$ (1.32)

Diluted net income (loss) per weighted average common share: Class A common \$ 0.14 \$ 0.46 \$ 0.83 \$ (0.92) Class B common \$ 0.19 \$ 0.50 \$ 0.90 \$ (1.32) Basic weighted average common shares outstanding: Class A common 48,384 49,994 49,669 48,121 Class B common 9,915 10,284 10,122 10,284 Diluted weighted average common shares outstanding: Class A common 48,551 51,005 49,968 48,121 Class B common 9,915 10,284 10,122 10,284

Reckson Associates Realty Corp.
Supplemental Operating and Financial Data for
the Quarter Ended December 31, 2002

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SUMMARY DATA
FUNDS FROM OPERATIONS ("FFO") AND FFO PAYOUT RATIOS
CASH AVAILABLE FOR DISTRIBUTION ("CAD") AND CAD PAYOUT RATIOS
   Three
  Months
 Ended The
   Years
   Ended
 December
    31.
 December
31, -----
-----
-----
-----
-----
  -----
 2002 2001
 2002 2001
-----
_____
-----
-----
 --- FUNDS
   FROM
OPERATIONS:
_____
  Diluted
  FFO per
 weighted
  average
 share or
  unit $
  0.59 $
  0.57 $
  2.36 $
   2.61
  Diluted
 weighted
  average
 Class A &
 dividends
 <del>per share</del>
 or unit $
  0.45 $
  0.46 $
  1.81 $
   1.77
  Diluted
FFO payout
   ratio
(Class A &
     В
 combined)
   <del>77.3%</del>
   80.2%
   <del>77.0%</del>
   67.9%
  Diluted
 weighted
  average
  Class A
 <del>dividends</del>
 per share
 $ 0.42 $
  0.42 $
  1.70 $
```

1.66 Diluted FFO payout ratio -

Class A 72.4% 74.9% 72.1% 63.6% **Diluted weighted** average Class B dividends per share \$0.65\$ 0.65 \$ 2.59 \$ 2.53 Diluted FFO payout ratio Class B 110.3% 114.6% 110.0% 97.0% CAD TOTAL COMMITTED TI & LEASING COSTS **INCURRED DURING** PERIOD (A) **Diluted** CAD per weighted average share or unit \$ 0.33 \$ 1.37 \$ 1.77 **Diluted**

weighted average Class A & В dividends per share or unit \$ 0.46 \$ 0.46 \$ 1.83 \$ 1.79 Diluted CAD payout ratio (Class A & combined) 127.7% 138.9% 133.6% 101.6% **Diluted** weighted average Class A dividends per share

. \$ 0.42 \$ 0.42 \$ 1.70 \$ 1.66 Diluted CAD payout ratio Class A 118.4% 128.7% 123.9% 94.0% **Diluted weighted** average Class B dividends per share \$ 0.65 \$ 0.65 \$ 2.59 \$

2.53**Diluted** CAD payout ratio Class B 180.4% 196.7% 189.0% 143.3% CAD ACTUAL PAID OR ACCRUED TI & LEASING **COSTS DURING** PERIOD Diluted CAD per weighted average share or unit \$ 0.30 \$ 0.33 \$ 1.42 \$ 1.65 **Diluted weighted** average Class A & В dividends per share or unit \$ 0.46 \$ 0.46 \$ 1.83 \$ 1.79 **Diluted** CAD payout ratio (Class A В combined) 153.8% 140.7% 129.2% 108.6% **Diluted weighted** average Class A dividends

per share \$ 0.42 \$ 0.42 \$ 1.70 \$ 1.66 Diluted CAD payout ratio Class A 142.5% 130.3% 119.8% 100.4% Diluted weighted average Class B dividends per share \$ 0.65 \$ 0.65 \$ 2.59 \$ 2.53 Diluted CAD payout ratio Class B 217.2% 199.2% 182.7% 153.1% CAD COMMITTED TI & LEASING COSTS ON **SIGNED** LEASES,

EXCLUDING EARLY RENEWALS **Diluted** CAD per weighted average share or unit \$ 0.38 \$ 1.43 **Diluted** weighted average Class A & В dividends per share or unit \$ 0.46 \$ 1.83 Diluted CAD payout ratio (Class A В combined) 122.2% 143.1%Diluted weighted average Class A dividends per share \$ 0.42 \$ $\frac{1.70}{1}$ Diluted CAD payout ratio Class A 113.2% 118.7% **Diluted** weighted average Class B dividends per share 0.65 \$ 2.59 **Diluted** CAD payout ratio Class B 172.5% 181.1%

Notes:

- (A) For the year ended December 31, 2002 these amounts include approximately \$11.2 million of TI and leasing costs associated with the Fuji Photo Film USA Inc., transaction. This transaction encompasses nine tenants and approximately 239,000 square feet located in Westchester County. Payout ratios would have been (Class A and B combined: 119.2%), (Class A: 110.5%) and (Class B: 168.6%) for the year ended December 31, 2002 had these costs not been included.
- (B) For the year ended December 31, 2002 these amounts include approximately \$11.2 million of TI and leasing costs associated with the Fuji Photo Film USA Inc., transaction. This transaction encompasses nine tenants and approximately 239,000 square feet located in Westchester County. Payout ratios would have been (Class A and B combined: 159.7%), (Class A: 106.3%) and (Class B: 162.2%) for the year ended December 31, 2002 had these costs not been

	included.	
	Reckson Associates Realty Corp. Supplemental Operating and Financial Data for the Quarter Ended December 31, 2002	
	9	
	M OPERATIONS AND FFO PAYOUT RATIO DATA ands, except per share / unit data)	
		2002 2001 2002 2001
24,911 Hinority Ventures 2,595 Les	e to common shareholders \$ 8,612 \$ 30,606 \$ 54,533 \$ (57, 108,906 100,967 Minority partners' interests in consolic interest in the operating partnership 1,410 3,599 6,948	,
From Ope		Basic Funds distributions on dilutive shares and units: Series A preferred
		Diluted FFO \$ 44,638 \$ 43,795 \$ 184,146 206,288
units 7,2	276 7,505 7,389 7,652 Common stock equivalents 168 445 29 stock 1,919	
Dilutes		res and units outstanding 76,114 77,297 78,133 79,027
share or 	unit \$ 0.45 \$ 0.46 \$ 1.81 \$ 1.77 Diluted FFO payout rationals A dividends per share \$ 0.42 \$ 0.42 \$ 1.70 \$ 1.66 Di	2.36 \$ 2.61 Diluted weighted average Class A & B dividends per > (Class A & B combined) 77.3% 80.2% 77.0% 67.9% Diluted weighted Lluted FFO payout ratio - Class A 72.4% 74.9% 72.1% 63.6% Diluted
weighted	average Class B dividends per share \$ 0.65 \$ 0.65 \$ 2.59	O \$ 2.53 Diluted FFO payout ratio — Class B 110.3% 114.6% 110.0%
weigȟted 97.0% —	CASH AVAILABLE FOR DISTRIBUTION AND CAD PAYOUT RATIO DATE TOTAL COMMITTED TI & LEASING COSTS INCURRED DURING PERIO	TA (In thousands, except per share / unit data)
weighted 07.0% CAD - 	CASH AVAILABLE FOR DISTRIBUTION AND CAD PAYOUT RATIO DATE TOTAL COMMITTED TI & LEASING COSTS INCURRED DURING PERIO line rents 6,529 9,550 26,247 41,293 Committed non-inero 4,432 33,407 14,281 Actual non-incremental capitalized in tion 23,579 22,514 92,537 117,416 Add dividends and distr	TA (In thousands, except per share / unit data) DD
weighted 07.0% CAD - Straight A) 6,230	CASH AVAILABLE FOR DISTRIBUTION AND CAD PAYOUT RATIO DATE TOTAL COMMITTED TI & LEASING COSTS INCURRED DURING PERIO line rents 6,529 9,550 26,247 41,293 Committed non-inero 4,432 33,407 14,281 Actual non-incremental capitalized in tion 23,579 22,514 92,537 117,416 Add dividends and distr	TA (In thousands, except per share / unit data) DD
weighted 07.0% CAD	CASH AVAILABLE FOR DISTRIBUTION AND CAD PAYOUT RATIO DATE TOTAL COMMITTED TI & LEASING COSTS INCURRED DURING PERIO line rents 6,529 9,550 26,247 41,293 Committed non-inero 4,432 33,407 14,281 Actual non-incremental capitalized in tion 23,579 22,514 92,537 117,416 Add dividends and distr Series B preferred stock Limited partners 22,514 \$ 92,50 weighted average shares and units outstanding: Common sh ,276 7,505 7,389 7,652 Common stock equivalents 168 445 2	TA (In thousands, except per share / unit data) DD
weighted 07.0% CAD - Straight A) 6,230 Distribut Diluted	CASH AVAILABLE FOR DISTRIBUTION AND CAD PAYOUT RATIO DATE TOTAL COMMITTED TI & LEASING COSTS INCURRED DURING PERIO line rents 6,529 9,550 26,247 41,293 Committed non-inero 4,432 33,407 14,281 Actual non incremental capitalized in tion 23,579 22,514 92,537 117,416 Add dividends and distr Series B preferred stock Limited partners 22,514 \$ 92,537 weighted average shares and units outstanding: Common sh	TA (In thousands, except per share / unit data) DD
weighted 07.0% CAD Straight A) 6,230 Distribut Diluted units 7, Stock Stock Diluted units 7, Stock	CASH AVAILABLE FOR DISTRIBUTION AND CAD PAYOUT RATIO DATE TOTAL COMMITTED TI & LEASING COSTS INCURRED DURING PERIO line rents 6,529 9,550 26,247 41,293 Committed non inero 4,432 33,407 14,281 Actual non incremental capitalized in tion 23,579 22,514 92,537 117,416 Add dividends and distr Series B preferred stock Limited partners weighted average shares and units outstanding: Common sh ,276 7,505 7,389 7,652 Common stock equivalents 168 445 2 Limited partners' preferred interest CAD per weighted average share or unit \$ 0.36 \$ 0.33 \$ 100 cm of the common sh CAD per weighted average share or unit \$ 0.36 \$ 0.33 \$ 100 cm or common sh CAD per weighted average share or unit \$ 0.36 \$ 0.33 \$ 100 cm or common sh CAD per weighted average share or unit \$ 0.36 \$ 0.33 \$ 100 cm or common sh CAD per weighted average share or unit \$ 0.36 \$ 0.33 \$ 100 cm or common sh CAD per weighted average share or unit \$ 0.36 \$ 0.33 \$ 100 cm or common sh CAD per weighted average share or unit \$ 0.36 \$ 0.33 \$ 100 cm or common sh CAD per weighted average share or unit \$ 0.36 \$ 0.33 \$ 100 cm or common sh CAD per weighted average share or unit \$ 0.36 \$ 0.33 \$ 100 cm or common sh CAD per weighted average share or unit \$ 0.36 \$ 0.33 \$ 100 cm or common sh CAD per weighted average share or unit \$ 0.36 \$ 0.33 \$ 100 cm or common sh CAD per weighted average share or unit \$ 0.36 \$ 0.33 \$ 100 cm or common sh CAD per weighted average share or unit \$ 0.36 \$ 0.33 \$ 100 cm or common sh CAD per weighted average share or unit \$ 0.36 \$ 0.33 \$ 100 cm or common sh CAD per weighted average share or unit \$ 0.36 \$ 0.33 \$ 100 cm or common sh CAD per weighted average share or unit \$ 0.36 \$ 0.33 \$ 100 cm or common sh CAD per weighted show share show show show show show show show show	TA (In thousands, except per share / unit data) DD
weighted 07.0%	CASH AVAILABLE FOR DISTRIBUTION AND CAD PAYOUT RATIO DATE TOTAL COMMITTED TI & LEASING COSTS INCURRED DURING PERIO line rents 6,529 9,550 26,247 41,293 Committed non incre 4,432 33,407 14,281 Actual non incremental capitalized in tion 23,579 22,514 92,537 117,416 Add dividends and distr Series B preferred stock Limited partners weighted average shares and units outstanding: Common sh,276 7,505 7,389 7,652 Common stock equivalents 168 445 2 Limited partners' preferred interest CAD per weighted average share or unit \$ 0.36 \$ 0.33 \$ 1 CAD per weighted average share or unit \$ 0.42 \$ 0.42 \$ 1.70 average Class A dividends per share \$ 0.42 \$ 0.42 \$ 1.70 luted weighted average Class B dividends per share \$ 0.65	TA (In thousands, except per share / unit data) DD
weighted 07.0% CAD Straight A) 6,230 Distribut Diluted units 7, Stock Stock Diluted units 7, Stock	CASH AVAILABLE FOR DISTRIBUTION AND CAD PAYOUT RATIO DATE TOTAL COMMITTED TI & LEASING COSTS INCURRED DURING PERIO line rents 6,529 9,550 26,247 41,293 Committed non incre 4,432 33,407 14,281 Actual non incremental capitalized in tion 23,579 22,514 92,537 117,416 Add dividends and distr Series B preferred stock Limited partners weighted average shares and units outstanding: Common sh,276 7,505 7,389 7,652 Common stock equivalents 168 445 2 Limited partners' preferred interest CAD per weighted average share or unit \$ 0.36 \$ 0.33 \$ 1 CAD per weighted average share or unit \$ 0.42 \$ 0.42 \$ 1.70 average Class A dividends per share \$ 0.42 \$ 0.42 \$ 1.70 luted weighted average Class B dividends per share \$ 0.65	TA (In thousands, except per share / unit data) DD
weighted 07.0%	TOTAL COMMITTED TI & LEASING COSTS INCURRED DURING PERIOD LINE rents 6,529 9,550 26,247 41,293 Committed non incre 4,432 33,407 14,281 Actual non incremental capitalized in tion 23,579 22,514 92,537 117,416 Add dividends and distrescribes B preferred stock Limited partners 22,514 \$92,537 117,416 Add dividends and distrescribes B preferred stock Limited partners 22,514 \$92,537 117,416 Add dividends and distrescribes B preferred stock Limited partners 22,514 \$92,537 117,416 Add dividends and distrescribes B preferred stock Limited partners 42,514 \$92,537 117,416 Add dividends and distrescribes B preferred stock Limited partners 50,657 7,505 7,389 7,652 Common stock equivalents 168 445 2 Limited partners 7,7652 Preferred interest 65,743 68,228 60 Preferred interest 65,743 68,228	TA (In thousands, except per share / unit data) DD
weighted 07.0%	CASH AVAILABLE FOR DISTRIBUTION AND CAD PAYOUT RATIO DATE TOTAL COMMITTED TI & LEASING COSTS INCURRED DURING PERIOR line rents 6,529 9,550 26,247 41,293 Committed non incre 4,432 33,407 14,281 Actual non incremental capitalized in tion 23,579 22,514 92,537 117,416 Add dividends and distrescribes B preferred stock Limited partners 22,514 \$ 92,50 weighted average shares and units outstanding: Common sh,276 7,505 7,389 7,652 Common stock equivalents 168 445 2 Limited partners' preferred interest 65,743 68,228 (CAD per weighted average share or unit \$ 0.36 \$ 0.33 \$ runit \$ 0.46 \$ 0.46 \$ 1.83 \$ 1.70 Diluted CAD payout ratios average Class A dividends per share \$ 0.42 \$ 0.42 \$ 1.70 luted weighted average Class B dividends per share \$ 0.65 19.0% 143.3% For the year ended December 31, 2002 these amounts inc approximately \$11.2 million of TI and leasing costs as the Fuji Photo Film USA Inc., transaction. This transa encompasses nine tenants and approximately 239,000 squ located in Westchester County. Payout ratios would hav A and B combined: 119.2%), (Class A: 110.5%) and (Clas for the year ended December 31, 2002 had these costs n included. Reckson Associates Realty Corp. Supplemental Operating and Financial Data for	TA (In thousands, except per share / unit data) DD

distributions on dilutive :	
	Diluted CAD \$ 19,585 \$ 22,235 \$ 95,683 109,922
units 7,276 7,505 7,389 7,6	nares and units outstanding: Common shares 58,299 60,278 59,791 58,405 Limited operating partnership 52 Common stock equivalents 168 445 299 433 Series A preferred stock Series B preferred thers' preferred interest
	Diluted weighted average shares and units outstanding 65,743 68,228 67,479 66,490
share or unit \$ 0.46 \$ 0.46	verage share or unit \$ 0.30 \$ 0.33 \$ 1.42 \$ 1.65 Diluted weighted average Class A & B dividends per 5 \$ 1.83 \$ 1.79 Diluted CAD payout ratio (Class A & B combined) 153.8% 140.7% 129.2% 108.6% Diluted
	ridends per share \$ 0.42 \$ 0.42 \$ 1.70 \$ 1.66 Diluted CAD payout ratio - Class A 142.5% 130.3% 119.8% age Class B dividends per share \$ 0.65 \$ 0.65 \$ 2.59 \$ 2.53 Diluted CAD payout ratio - Class B 217.2%
CAD - COMMITTED TI & LEASING (EXCLUDING EARLY RENEWAL:	
	Less: Straight line rents 6,529 26,247 Committed non-incremental capitalized tenant improvements and expire in future periods (Note B) 5,154 29,372 Actual non incremental capitalized improvements 2,653
	e for Distribution 24,655 96,572 Add dividends and distributions on dilutive shares and units: Series B preferred stock
	96,572
	es and units outstanding: Common shares 58,299 59,791 Limited operating partnership units 7,276 7,385 168 299 Series A preferred stock Series B preferred stock Limited partners' preferred
	Diluted weighted average shares and units outstanding 65,743 67,479
Diluted CAD per weighted av	erage share or unit \$ 0.38 \$ 1.43 Diluted weighted average Class A & B dividends per share or unit \$
0.46 \$ 1.83 Diluted CAD payor 0.42 \$ 1.70 Diluted CAD pay	out ratio (Class A & B combined) 122.2% 143.1% Diluted weighted average Class A dividends per share \$ Dut ratio — Class A 113.2% 118.7% Diluted weighted average Class B dividends per share \$ 0.65 \$ 2.59
Diluted CAD payout ratio Cl	
ote:	
the Fuji Photo Fi. encompasses nine located in Westch A and B combined:	.2 million of TI and leasing costs associated with lm USA Inc., transaction. This transaction tenants and approximately 239,000 square feet ester County. Payout ratios would have been (Class 159.7%), (Class A: 106.3%) and (Class B: 162.2%) d December 31, 2002 had these costs not been
Supplemental	on Associates Realty Corp. Operating and Financial Data for rter Ended December 31, 2002
	11
CONSOLIDATED BALANCE SHEETS In thousands) December 31.	2002 2001
costs 28,311 74,303 Furniture 	r, fixtures, and equipment 13,595 7,725 2,968,122 2,888,604 Less: accumulated depreciation
joint ventures 6,116 5,744 I affiliate loans and joint ven rents receivable 107,366 81	stment in real estate, net of accumulated depreciation 2,514,104 2,526,644 Investments in real estate nvestments in mortgage notes and notes receivable 54,547 56,234 Investments in service companies and tures 73,332 79,184 Cash and eash equivalents 30,827 121,975 Tenant receivables 14,050 9,633 Deferred notes 15,080 Prepaid expenses and other assets 37,235 45,495 Contract and land deposits and pre acquisition ing and loan costs (net of accumulated amortization) 70,103 64,438
	2,994,218 TOTAL ASSETS \$ 2,907,920 \$
	· ·
payable 31,575 32,988	LIABILITIES: Mortgage notes payable \$ 740,012 \$ 751,077 Unsecured credit facility 267,000 tes 499,305 449,463 Accrued expenses and other liabilities 93,783 87,683 Dividends and distributions
consolidated partnerships 2	AL LIABILITIES 1,631,675 1,592,811 MINORITY INTERESTS: Minority partners' interests in 42,934 242,608 Preferred unit interest in the operating partnership 19,662 30,965 Limited partners'
minority interest in the oper	ating partnership 71,420 81,887 TOTAL MINORITY INTERESTS 334,016 355,550
outstanding, respectively 88	### STOCKHOLDERS STOCKHOLDERS STOCKHOLDERS #### STOCKHOLDERS #

10,283,513 shares issued and outstanding, respectively 99 103 Treasury Stock, Class A common, 2,608,400 and 0 shares, respectively and Class B common, 368,200 and 0 shares, respectively (63,954) Additional paid in capital 1,005,494 1,045,142 STOCKHOLDERS' EQUITY 942,229 1,045,857 TOTAL LIABILITIES AND STOCKHOLDERS' EQUITY \$ 2,907,920 \$ 2,994,218 Reckson Associates Realty Corp. Supplemental Operating and Financial Data for the Quarter Ended December 31, 2002 12 DEBT SUMMARY AT DECEMBER 31, 2002 (Dollars in thousands) DEBT BREAKDOWN - --------- Fixed Rate Secured Debt 740,012 49.1% 7.3% 9.0 Fixed Rate Senior Unsecured Notes (a) 499,305 33.2% 7.4% 4.6 Variable Rate Unsecured Credit Facility 267,000 17.7% 4.3% 3.0 Total/Weighted Average \$1,506,317 100.0% 6.8% 6.5 ------ 2003 12,300 0 12,300 2004 13,160 2,616 100,000 115,785 2005 14,167 18,553 267,000 209,720 2006 13,785 129,920 143,705 2007 11.305 60,539 200,000 271,844 2008 10,357 0 10,357 2009 9,991 100,254 200,000 310,245 2010 7,818 28,423 36,241 2011 5,571 217,592 223,163 2012 3,527 0 3,527 Thereafter 80,125 0 80,125 Total Debt \$182,115 \$557,897 \$500,000 (a) \$267,000 \$1,507,012 ------ Interest Maturity Amortization Property \$ Outstanding Rate Date Term (Years) - -------Islip, NY 2,616 10.10% February 04 Interest only 395 North Service Road, Melville, NY 19,709 6.45% October 05 \$34k per month 200 Summit Lake Drive, Valhalla, NY 19,373 9.25% January 06 25 1350 Avenue of the Americas, NY, NY 74,631 6.52% June 06 30 Landmark Square, Stamford, Lake Drive, Valhalla, NY 19,101 8.50% April 07 15 333 Earle Ovington CT 45,090 8.02% October Blvd., Mitchel Field, NY (b) 53,864 7.72% August 07 25 810 Seventh Avenue, NY,NY 82,854 7.73% August 09 25 100 Wall Street, 35,904 7.73% August 09 25 6900 Jeriche Turnpike, Syosset, NY 7,348 8.07% July 10 25 6800 Jeriche Turnpike, Syosset, NY 13,922 8.07% July 10 25 580 White Plains Road, Tarrytown, NY 12,685 7.86% September 10 25 919 Third Avenue, NY, NY (c) 246,651 6.867% August 11 30 110 Bi County Blvd., Farmingdale, NY 3,635 9.125% November 12 20 One Orlando Center, Orlando, FL (d) 38,366 6.82% November 27 28 120 West 45th Street, NY,NY (d) 64,263 6.82% November 27 28 Total/Weighted Average \$740,012 7.26% These notes were issued at an aggregate discount of \$1,005,500, which is (a) being amortized over the term of the Senior Unsecured Notes to which they relate. Current unamortized discount is approximately \$694,678 (b) The Company has a 60% general partnership interest in this property and its proportionate share of the aggregate principal amount is approximately \$32.3 million (c) The Company has a 51% membership interest in this property and its proportionate share of the aggregate principal amount is approximately (d) Subject to interest rate adjustment on November 1, 2004 In addition, the Company has a 60% interest in an unconsolidated joint venture property. The pro rata share of this debt is approximately \$7.5 million. Reckson Associates Realty Corp. Supplemental Operating and Financial Data for the Quarter Ended December 31, 2002 13 PREFERRED SECURITIES AT DECEMBER 31, 2002 (in thousands) The following table sets forth certain information regarding the Company's preferred securites as of December 31, 2002.

-----Liquidation Current Conversion price Security Preference Value Yield Per Share Issuance date - ---5/8 % Series A **Convertible Cumulative** Preferred Stock \$220,863 7.625% \$28.51 April 1998 Series B Convertible **Cumulative Preferred** Stock 50,000 8.850% \$26.05 June 1999 Series B **Preferred** Units of **Limited Partnership Interest** 3,081 5.560% \$32.51 April 1998 Series C Preferred Units of **Limited** Partnership **Interest** 10,581 5.560% \$29.39 April 1998 Series D **Preferred** Units of **Limited** Partnership **Interest** 6,000 5.560% \$29.12 July 1998 Total \$290,525 -

Reckson Associates Realty Corp. Supplemental Operating and Financial Data for the Quarter Ended December 31, 2002

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SAME PROPERTY PERFORMANCE - CONSOLIDATED
For the 3 month period December 31, 2002 vs. December 31, 2001
(In thousands)

REGIONAL BREAKDOWN PROPERTY TYPE

BREAKDOWN

-- CASH REVENUE

(a) CASH REVENUE (a) 4Q02 4Q01 \$ Change %

Change 4Q02 4Q01 \$ Change %

\$ Change % Change - -

Island \$
35,972 \$
34,586 \$
1,386 4.0
% Office \$

Long

% Office \$
103,673 \$
94,670 \$
9,003 9.5

\$ 19,463 \$ 20,060 \$ (597) (3.0)% Industrial

Westchester

100517131 (b) \$ 9,687 \$ 9,378 \$ 309 3.3 %

Connecticut \$ 8,547 \$ 8,545 \$ 2 0.0 % R&D

\$ 3,426 \$

3,613 \$ (186) 5.2)% New Jersey \$ 12,693 \$ 12,979 \$ (286) (2.2)% New York City \$ 40,111 \$ 31,489 \$ 8,622 27.4 % Total \$ 116,786 \$ 107,661 \$ 9,126 8.5 Total \$ 116,786 \$ 107,661 \$ 9,126 8.5 GAAP REVENUE (a) GAAP REVENUE (a) 4002 4001 \$ Change % Change 4002 4001 \$ Change % **Change** Long Island \$ 37,113 \$ 35,883 \$ 1,230 3.4 % Office \$ 108,852 \$ 103,419 \$ 5,433 5.3 % Westchester \$ 21,218 \$ 20,502 \$ 716 3.5 % **Industrial** (b) \$
10,114 \$
9,736 \$
378 3.9 % Connecticut \$ 8,718 \$ 8,666 \$ 53 0.6 % R&D 3,555 \$

3,594 \$ (39)

(1.1)% New Jersey \$ 12,982 \$ 13,052 \$ (70) .5)% New York City \$ 42,488 \$ 38,645 \$ 3,843 9.9 % Total \$ 122,520 \$ 116,748 \$ 5,772 4.9 Total \$ 122,520 \$
116,748 \$
5,772 4.9 **OPERATING EXPENSES OPERATING EXPENSES** 4002 4001 \$ Change % Change 4002 4001 \$ Change % Change Long Island \$ 6,191 \$ 6,183 \$ 8 0.1 % Office \$ 22,952 \$ 21,863 \$ 1,089 5.0 % Westchester \$ 5,206 \$ 4,837 \$ 370 7.6 % Industrial
(b) \$ 780
\$ 561 \$ 220 39.2 % Connecticut \$ 2,306 \$ 2,361 \$ (55) 2.3)% R&D \$ 439 \$ 774 \$ (335) (14.4)% New Jersey \$ 2,209 \$

2,200 \$ 9 0.4 % New York City \$ 8,259 \$ 7,616 \$ 642 8.4 % Total \$ 24, 172 \$ 23, 198 \$ 974 9.0 % Total \$ 24,172 \$ 23,198 \$ 974 4.2 % REAL ESTATE TAXES REAL ESTATE **TAXES 4002** 4001 \$ Change % Change 4002 4001 \$ Change % Change Long Island \$ 6,494 \$ 6,161 \$ 243 4.0 % Office \$ 17,285 \$ 14,860 \$ 2,425 10.0% Westchester \$ 2,801 \$ 2,397 \$ 405 16.9 % The first term of the first te Connecticut \$ 776 \$ 741 \$ 35 4.7 % R&D \$ 507 \$ 504 \$ 3 0.6% New Jersey \$ 1,673 \$ 1,681 \$ (8) (0.5)%

New York City \$ 7,883 \$ 6,025 \$ 1,859 30.9 Total \$ 19,538 \$ 17,004 \$ $\frac{2}{2}$, 534 14.9% Total \$ 19,538 \$ 17,004 \$ 2,534 14.9 CASH NOI CASH NOI 4002 4001 \$ Change % Change 4002 4001 \$ Change % Change Long Island \$ 23,376 \$ 22,242 \$ 1,134 5.1 % Office \$ 63,436 \$ 57,946 \$ 5,489 9.5 Westchester \$ 11,455 \$ 12,827 \$ (1,371) (10.7)% Industrial (b) \$ 7,160 \$ 7,178 \$ (17) (0.2)% Connecticut \$ 5,465 \$ 5,443 \$ 22 0.4 % R&D \$ 2,480 \$ 2,335 \$ 145 6.2 % New Jersey \$ 8,811 \$ 9,099 \$ (288) (3.2)%

New York City \$ 23,969 \$ 17,848 \$ 6,121 34.3 % Total \$ 73,076 \$ 67,459 \$ 5,617 8.3 Total \$ 73,076 \$
67,459 \$
5,617 8.3 GAAP NOI GAAP NOI 4002 4001 \$ Change % Change 4002 4<u>0</u>01 \$ Change % Change Long Island \$ 24,518 \$ 23,539 \$ 979 4.2 % Office \$ 68,615 \$ 66,696 \$ 1,919 2.9% Westchester \$ 13,210 \$ 13,269 \$ (58) (0.4)%**Industrial** (b) \$
7,587 \$
7,535 \$ 52 0.7% Connecticut \$ 5,636 \$ 5,563 \$ 73 1.3 % R&D \$ 2,609 \$ 2,316 \$ 293 12.6% New Jersey 9,100 \$ 9,100 (9,172 \$ (72) 0.8)%

New York City \$ 26,346 \$ 25,004 \$ 1,342 5.4 % Total \$

78,810 \$ 76,547 \$ 2,264 3.0%	
Total \$ 78,810 \$ 76,547 \$	
2,264 3.0 %	

(a) Excludes lease termination fees

(b) Includes two retail properties.

Note: Including the one office property located in Orlando, Florida the cash NOI same store performance was 7.7% and the GAAP NOI same store performance was 2.6%.

Reckson Associates Realty Corp.
Supplemental Operating and Financial Data for
the Quarter Ended December 31, 2002

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SAME PROPERTY PERFORMANCE - NET OF MINORITY INTERESTS IN JOINT VENTURES For the 3 month period December 31, 2002 vs. December 31, 2001 (In thousands)

REGIONAL BREAKDOWN PROPERTY TYPE BREAKDOWN

-- CASH
REVENUE
(a) CASH
REVENUE
(a) 4Q02
4Q01 \$
Change %
Change
4Q02 4Q01
\$ Change %
Change --

--- Long Island \$ 31,504 \$ 30,196 \$ 1,307 4.3 % Office \$ 87,018 \$ 81,857 \$ 5,161 6.3 % Westchester \$ 18,033 \$

18,893 \$ (860) (4.6)% **Industrial** (b) \$ 9,687 \$ 9,378 \$ 309 3.3 % Connecticut \$ 7,324 \$ 7,359 \$ (36) (0.5)% R&D \$ 3,426 \$ 3,613 \$ (186) (5.2)% New Jersey \$ 11,447 \$ 11,806 \$ (360) (3.0)% New York City \$ 31,825 \$ 26,593 \$ 5,232 19.7 % Total \$ 100,131 \$ 94,848 \$ 5,284 5.6 Total \$ 94,848 \$ 5,284 5.6 GAAP REVENUE (a) GAAP REVENUE (a) 4002 4001 \$ Change % Change 4002 4001 \$ Change % Change Long Island \$ 32,553 \$ 31,376 \$ 1,177 3.8 % Office \$ 91,145 \$ 87,234 \$ 3,911 4.5 %

Westchester \$ 19,761 \$

19,310 \$ 451 2.3 % **Industrial** (b) \$ 10,114 \$ 9,736 \$ 378 3.9 % Connecticut \$ 7,488 \$ 7,451 \$ 37 0.5 % R&D \$ 3,555 \$ 3,594 \$ (39) (1.1)% New Jersey \$ 11,700 \$ 11,858 \$ (158) (1.3)% New York City \$ 33,312 \$ 30,569 \$ 2,743 9.0 % Total \$ 104,813 \$ 100,563 \$ 4,250 4.2 104,813 \$ 100,563 \$ 4,250 4.2 **OPERATING EXPENSES OPERATING EXPENSES** 4002 4001 \$ Change % Change 4002 4<u>0</u>01 \$ Change % Change Long Island \$ 5,255 \$ 5,184 \$ 72 1.4 % Office \$ 19,550 \$ 18,646 \$ 904 4.8 % Westchester \$ 4,944 \$ 4,594 \$ 350 7.6 % **Industrial** (b) \$ 780

\$ 561 \$ 220 39.2 % Connecticut \$ 1,995 \$ 2,073 \$ (78) (3.8)% R&D \$ 439 \$ 774 \$ (335) (43.2)% New Jersey \$ 1,935 \$ 2,012 \$ (78) .9)% New York City \$ 6,640 \$ 6,117 \$ 523 8.5 % Total \$ 20,770 \$ 19,980 \$ 789 3.9 % Total \$ 20,770 \$ 19,980 \$ 789 3.9 % **ESTATE** TAXES REAL **ESTATE** TAXES 4002 4001 \$ Change % Change 4002 4<u>001</u> \$ Change % Change Long Island \$ 5,587 \$ 5,338 \$ 249 4.7 % Office \$ 14,405 \$ 12,347 \$ 2,058 16.7% Westchester \$ 2,622 \$ 2,237 \$ 386 17.2 % **Industrial** (b) \$ 1,746 \$ 1,640 \$ 106 6.5%

Connecticut \$ 643 \$ 616 \$ 27 4.4 % R&D \$ 507 \$ 504 \$ 3 0.6% New Jersey \$
1,538 \$
1,543 \$
(5) (0.3)% New York City \$ 6,268 \$ 4,758 \$ 1,511 31.7 % Total \$ 16,658 \$ 14,491 \$ 2,167 15.0% Total \$ 16,658 \$ 14,491 \$ 2,167 15.0 CASH NOI CASH NOI 4002 4001 Change % Change 4002 4<u>0</u>01 \$ Change % **Change** Long Island \$ 20,662 \$ 19,675 \$ 987 5.0 % Office \$ 53,063 \$ 50,864 \$ 2,199 4.3 % Westchester \$ 10,466 \$ 12,062 \$ (1,596)(13.2)% Industrial (b) \$ 7,160 \$ 7,178 \$ (17) (0.2)% Connecticut \$ 4,685 \$ 4,670 \$ 15 0.3 % R&D

\$ 2,480 \$ 2,335 \$ 145 6.2 % New Jersey \$ 7,974 \$ 8,251 \$ (277) (3.4)% New York City \$ 18,917 \$ 15,718 \$ 3,199 20.3 % Total \$ 62,703 \$ 60,376 \$ 2,327 3.9 Total \$ 62,703 \$ 60,376 \$ 2,327 3.9 GAAP NOI GAAP NOI 4002 4001 \$ Change % Change 4002 4001 \$ Change % Change Long Island \$ 21,711 \$ 20,854 \$ 857 4.1 % Office \$ 57,190 \$ 56,241 \$ 949 1.7% Westchester \$ 12,194 \$ 12,479 \$ (285) (2.3)% **Industrial** (b) \$ 7,587 \$ 7,535 \$ 52 0.7% Connecticut \$ 4,849 \$ 4,761 \$ 88 1.8 % R&D \$ 2,609 \$

2,316 \$
293 12.6%
New Jersey
\$ 8,227 \$
8,303 \$

(76)
(0.9)%

New York
New York City \$
20,404 \$
19,694 \$
710 3.6 %
Total \$
67, 385 - \$ 66, 092 - \$
1,294 2.0%

Total \$
67,385 \$
66,092 \$ 1,294 2.0
%

(a) Evaludas lacas termination food
(a) Excludes lease termination fees(b) Includes two retail properties.
Note: Including the one office property located in Orlando, Florida the cas NOI same store performance was 3.3% and the GAAP NOI same store performance was 1.5%.
Reckson Associates Realty Corp.

Reckson Associates Realty Corp. Supplemental Operating and Financial Data for the Quarter Ended December 31, 2002

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SAME PROPERTY PERFORMANCE - CONSOLIDATED
For the 12 month period December 31, 2002 vs. December 31, 2001
(In thousands)

REGIONAL

Change - -

Long Island \$ 141,031 \$ 135,843 \$ 5,188 3.8 % Office \$ 404,231 \$ 372,681 \$ 31,550 8.5 Westchester \$ 78,103 \$ 78,240 (136) (0.2)% **Industrial** (b) \$
37,913 \$
36,401 \$ 1,511 4.2 % Connecticut \$ 33,530 \$ 34,446 (916) (2.7)% R&D \$ 13,929 \$ 14,305 \$ (376) (2.6)% New Jersey \$ 51,322 \$ 51,946 (623) (1.2)% New York City \$ 152,087 \$ 122, 913 29,174 23.7 % Total \$ 456,073 \$ 423,388 \$ 32,685 7.7 Total \$ 456,073 \$ 423,388 \$ 32,685 7.7 GAAP REVENUE (a) GAAP REVENUE (a) 2002 2001 \$ Change % Change 2002 2001 \$ Change % **Change**

Long Island \$ 146,476 \$ 141,951 \$ 4,525 3.2 % Office \$ 424,200 \$ 411,932 \$ 12,268 3.0% Westchester 80,595 \$ 81,177 (583) (0.7)% Industrial (b) \$
39,278 \$ 38,115 \$ 1,163 3.1% Connecticut 34,611 \$ 34,672 (61) (0.2)% R&D \$ 15,116 \$ 14,426 \$ 691 4.8% New Jersey \$ 51,760 \$ 53,248 (1,488)(2.8)% New York City \$ 165,153 \$ 153, 424 11,729 7.6 Total \$ 478,594 \$ 464,472 \$ 14, 122 3.0% Total 478,594 464, 472 \$ 14,122 **OPERATING** EXPENSES OPERATING **EXPENSES** 2002 2001 \$ Change % Change 2002 2001 \$ Change % Change

Long Island \$ 24,366 \$ 23,080 \$ Office \$ 90,520 \$ 84,623 \$ 5,896 7.0 Westchester \$ 19,922 \$ 18,955 967 5.1% **Industrial** (b) \$
2,511 \$
2,194 \$ 317 14.4 % Connecticut \$ 8,493 \$ 8, 287 206 2.5% R&D \$ 2,070 \$ 2,274 \$
(204)
(9.0)% New Jersey \$ 8,082 \$ 8,014 68 0.9% New York City \$
34,238 \$
30,756 3,482 11.3% Total \$ 95,101 \$ 89,092 \$ 6,009 6.7 Total \$ 95,191 \$ 89,092 \$ 6,009 6.7% REAL ESTATE TAXES REAL **ESTATE TAXES 2002** 2001 \$ Change % Change 2002 2001 \$ Change % Change Long Island \$

25,711 \$ 24,229 \$ 1,481 6.1% Office \$ 63,701 \$ 5,589 9.6% Westchester \$ 10,997 \$ 9,443 1,554 16.5% **Industrial** (b) \$
6,995 \$
6,597 \$ 398 6.0% Connecticut \$ 3,036 \$ 2,917 119 4.1% R&D \$ 2,044 \$ 1,993 \$ 51 2.5% New Jersey \$ 6,384 \$ 6,135 249 4.1% New York City \$ 26,613 \$
23,978
2,634 11.0% Total \$
72,739 \$ 66,702 \$ 6,037 9.1% Total \$ 72,739 \$ 66,702 \$ 6,037 9.1% NOI CASH NOI 2002 2001 \$ Change % Change 2002 2001 \$ Change % Change Long Island \$ 90,954 \$ 88,534 \$ 2,420 2.7 % Office \$ 250,011 \$ 229,946 \$

20,065 8.7 47,185 \$ 49,842 (2,657) (5.3)% Industrial (b) \$ 28,407 \$
27,610 \$
797 2.9 % Connecticut \$ 22,001 \$ 23,242 (1,241) (5.3)% R&D \$ 9,815 \$ 10,038 \$ (223) (2.2)% New 72.2)% New Jersey \$ 36,856 \$ 37,797 (941) (2.5)% New York City \$ 91,237 \$ 68,179 23,057 33.8 % Total \$ 288,233 \$ 267,594 \$ 20,638 7.7 Total \$ 288,233 \$ 267,594 \$ 20,638 7.7 GAAP NOI GAAP NOI 2002 2001 \$ Change % Change 2002 2001 \$ Change % Change Long Island \$ 96,399 \$
94,641 \$
1,757 1.9 % Office \$ 269,980 \$ 269,197 \$ 783 0.3% Westchester \$ 49,676 \$

52,779 (3,103)(5.9)% **Industrial** (b) \$ 29,772 \$ 29,324 \$ 448 1.5% Connecticut 23,082 \$ 23,468 (386) (1.6)% R&D 11,002 \$ 10,158 \$ 844 8.3% New Jersey 37,294 \$ 39,099 (1,805) (4.6)% New York City \$ 104,302 \$ 98,690 5,612 5.7 Total \$ 310,753 \$ 308,679 \$ 2,075 0.7% 310,753 \$ 308,679 \$ (a) Excludes lease termination fees and reserves against deferred rents receivable (b) Includes two retail properties Note: Including the one office property located in Orlando, Florida the cash NOI same store performance was 7.2% and the GAAP NOI same store performance was 0.4%.

Reckson Associates Realty Corp. Supplemental Operating and Financial Data for the Quarter Ended December 31, 2002

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SAME PROPERTY PERFORMANCE - NET OF MINORITY INTEREST IN JOINT VENTURES For the 12 month period December 31, 2002 vs. December 31, 2001 (In thousands)

REGIONAL BREAKDOWN **PROPERTY** TYPE BREAKDOWN -----

-- CASH REVENUE (a) CASH

REVENUE (a) 4Q02 4Q01 \$ Change % Change 4Q02 4Q01 \$ Change % Change - -Long Island \$ 123,369 \$ 118,567 \$ 4,802 4.1 % Office \$ 341,194 \$ 323, 199 17, 994 5.6% Westchester 73,435 \$ 73,902 \$ (466) (0.6)% **Industrial** (b) \$ 37,913 \$ 36,4011,511 4.2% Connecticut \$ 28,730 \$ 29,762 \$ (1,032) (3.5)% R&D 13,929 \$ 14,305 (376) 2.6% New Jersey \$ 46,237 \$ 47,178 \$ (941) (2.0)% New York City \$ 121,264 \$ 104,497 \$ 16,767 16.0 % Total \$ 393,035 \$ 373,906 19,129 Total 393, 035 373, 906 \$ 19,129 GAAP REVENUE (a) GAAP

REVENUE (a) 4002 4001 \$ Change % Change \$ Change % Change Long Island \$ 128,359 \$ 123,920 \$ 4,439 3.6 % Office \$ 355,180 \$ 348,204 6,977 2.0% Westchester \$ 75,863 \$ 76,762 \$ (899) (1.2)% **Industrial** (b) \$ 39,278 \$ 38,115 1,163 3.1% Connecticut \$ 29,766 \$ 29,883 \$ (117) (0.4)% R&D 15,116 \$ 14,426 691 4.8% New Jersey \$ 46,555 \$ 48,311 \$ (1,756) (3.6)% New York City \$ 129, 032 \$ 121,869 \$ 7,163 5.9 Total \$ 409,574 \$ 400,744 8,830 2.2% Total \$ 409,574 \$ 400,744 \$ 8,830 2.2 **OPERATING EXPENSES OPERATING EXPENSES** 4002 4001

\$ Change % Change 4002 4001 \$ Change % **Change** Long Island \$ 20,466 \$ 19,280 \$ 1,186 6.2 % Office \$ 76,627 \$ 72,351 4,276 5.9 % Westchester \$ 18,936 \$ 17,975 \$ 961 5.3 % **Industrial** (b) \$ 2,511 \$ 2,194 317 14.4 % Connecticut \$ 7,446 \$ 151 2.1 % R&D \$ 2,070 \$ 2,274 (204) (9.0)% New Jerśey \$ 7,173 \$ 7,224 \$ (51) (0.7)% New York City \$ 27,188 \$ 25,046 \$ 2,142 8.6 % Total \$ 81,209 \$ 76,819 4,389 5.7 Total \$
81,200 \$
76,819 \$
4,389 5.7 REAL **ESTATE** TAXES REAL **ESTATE** TAXES 4002 4001 \$ Change %

Change 4002 4001 \$ Change % Change Long Island \$ 22,419 \$ 21,125 \$ 1,294 6.1% Office \$ 53,141 \$ 48,303 4,838 10.0% Westchester \$ 10,294 \$ 8,802 \$ 1,492 17.0% **Industrial** (b) \$ 6,995 \$ 6,597 398 6.0% Connecticut \$ 2,521 \$ 2,426 \$ 95 3.9% R&D \$ 2,044 \$ 1,993 51 2.5% New Jersey \$ 5,863 \$ 5,603 \$ 260 4.6% York City \$ 21,083 \(^{\sh}\) 18,939 \$ 2,145 11.3% Total \$ 62,180 \$ 56,894 5,286 9.3% Total \$ 62,180 \$
56,894 \$
5,286 9.3% CASH NOI CASH NOI 4Q02 4001 \$ Change % Change 4002 4001 \$ Change % Change

Long Island \$ 80,484 \$ 78,162 \$ 2,322 3.0 % Office \$ 211,425 \$ 202,545 \$ 8,880 4.4 Westchester \$ 44,206 \$ 47,125 \$ (2,920) (6.2)% Industrial (b) \$ 28,407 \$ 27,610 \$ 797 2.9 % Connecticut \$ 18,763 \$ 20,041 \$ (1,278) (6.4)% R&D \$ 9,815 \$ 10,038 \$ (223) (2.2)% New Jersey \$ 33,201 \$ 34,352 \$ (1,151)(3.3)% New York City \$ 72,993 \$ 60,512 \$ 12,481 20.6 % Total \$ 249,647 \$ 240,193 \$ 9,454 3.9 Total \$ 249,647 \$ 240,193 \$ 9,454 3.9 GAAP NOI GAAP NOI 4002 4001 \$ Change % Change 4002 4001 \$ Change % Change

Long Island \$ 85,474 \$ 83,515 \$ 225,412 \$ 227,549 \$ (2,137)(0.9)% Westchester \$ 46,633 \$ 49,985 \$ (3,353)(6.7)% **Industrial** (b) \$ 29,772 \$ 29,324 \$ 448 1.5 % Connecticut \$ 19,799 \$ 20.162 \$ (363) (1.8)% R&D \$ 11,002 \$ 10,158 \$ 844 8.3 % New Jersev \$ 33,519 \$ 35,484 \$ (1,966)(5.5)% New York City \$ 80,761 \$ 77,884 \$ 2,877 3.7 Total \$ 266,186 \$ (845) (0.3)% Total \$ 266, 186 \$ 267, 031 \$ (845) (0.3)% -

(a) Excludes lease termination fees(b) Includes two retail properties.

Including the one office property located in Orlando, Florida the cash NOI same store performance was 3.8% and the GAAP NOI same store $\,$ performance was -0.4%.

PORTFOLIO SNAPSHOT Based on 4th quarter 2002 GAAP CONSOLIDATED AMOUNTS (a) PRO FORMA AMOUNTS (b) -----GEOGRAPHIC DISTRIBUTION - -------------------------- Square Cash Cash **GAAP** Square Cash Cash **GAAP** Feet Revenue NOI NOI Feet Revenue NOI NOI - ------------------- Long **Island** Office 19% 22% 22% 21% 18% 21% 21% 21% **Industrial** (c) 29% 9% 11% 11% 31% 11% 12% 12% Subtotal - Long Island 48% 31% 33% 32% 49% 32% 33% 33% Westchester Office 15% 15% 14% 14% 17% 15% 16% **Industrial**

> 0% 0% 1% 0% 1% 0%

- Subtotal
-
Westchester
16% 15% 14% 15% 17% 17%
15% 17% 17% 16% 16%
Connecticut
Office 5%
7% 7% 6% 5%
7% 6% 6%
Industrial
2% 1% 1% 1% 2% 0% 1% 1%
2% 0% 1% 1%

_
Connecticut
7% 8% 8% 7%
7% 7% 7% 7%
New Jersey
Office 10%
10% 11% 12% 10% 11% 12%
13%
Industrial
2% 1% 1% 1%
2% 1% 1% 1%
Cubtotal
— Subtotal
− New
− New
— New Jersey 12% 11% 12% 13% 12% 12% 13%
— New Jersey 12% 11% 12% 13% 12% 12% 13%
— New Jersey 12% 11% 12% 13% 12% 12% 13% 14% New York Gity
— New Jersey 12% 11% 12% 13% 12% 12% 13% 14% New York Gity
— New Jersey 12% 11% 12% 13% 12% 12% 13% 14% New York Gity
New Jersey 12% 11% 12% 13% 12% 12% 13% 14% New York City Office 17% 35% 33% 33% 15% 32% 31%
— New Jersey 12% 11% 12% 13% 12% 12% 13% 14% New York Gity
New Jersey 12% 11% 12% 13% 12% 12% 13% 14% New York City Office 17% 35% 33% 33% 15% 32% 31%
New Jersey 12% 11% 12% 13% 12% 12% 13% 14% New York City Office 17% 35% 33% 33% 15% 32% 31%
New Jersey 12% 11% 12% 13% 12% 12% 13% 14% New York City Office 17% 35% 33% 33% 15% 32% 31% 30%
New Jersey 12% 11% 12% 13% 12% 12% 13% 14% New York City Office 17% 35% 33% 33% 15% 32% 31% 30%
New Jersey 12% 11% 12% 13% 12% 12% 13% 14% New York City Office 17% 35% 33% 33% 15% 32% 31% 30%
New Jersey 12% 11% 12% 13% 12% 12% 13% 14% New York City Office 17% 35% 33% 33% 15% 32% 31% 30%
New Jersey 12% 11% 12% 13% 12% 12% 13% 14% New York Gity Office 17% 35% 33% 33% 15% 32% 31% 30%
New Jersey 12% 11% 12% 13% 12% 12% 13% 14% New York Gity Office 17% 35% 33% 33% 15% 32% 31% 30%
New Jersey 12% 11% 12% 13% 12% 12% 13% 14% New York Gity Office 17% 35% 33% 33% 15% 32% 31% 30%
- New Jersey 12% 11% 12% 13% 12% 12% 13% 14% New York City Office 17% 25% 33% 33% 15% 32% 31% 30%
- New Jersey 12% 11% 12% 13% 12% 12% 13% 14% New York Gity Office 17% 35% 33% 33% 15% 32% 31% 30%
New Jersey 12% 11% 12% 13% 12% 12% 13% 14% New York City Office 17% 35% 33% 33% 15% 32% 31% 30%
- New Jersey 12% 11% 12% 13% 12% 12% 13% 14% New York Gity Office 17% 35% 33% 33% 15% 32% 31% 30%
New Jersey 12% 11% 12% 13% 12% 13% 14% New York City Office 17% 35% 33% 33% 15% 32% 31% 30% Subtotal New York City 17% 35% 33% 33%
- New Jersey 12% 11% 12% 13% 12% 13% 14% New York City Office 17% 35% 33% 33% 15% 32% 31% 30%
New Jersey 12% 11% 12% 13% 12% 13% 14% New York City Office 17% 35% 33% 33% 15% 32% 31% 30% Subtotal New York City 17% 35% 33% 33%
- New Jersey 12% 11% 12% 13% 12% 13% 14% New York City Office 17% 35% 33% 33% 15% 32% 31% 30%
- New Jersey 12% 11% 12% 13% 12% 13% 14% New York City Office 17% 35% 33% 33% 15% 32% 31% 30%
- New Jersey 12% 11% 12% 13% 12% 13% 14% New York City Office 17% 35% 33% 33% 15% 32% 31% 30%
- New Jersey 12% 11% 12% 13% 12% 13% 14% New York City Office 17% 35% 33% 33% 15% 32% 31% 30%
- New Jersey 12% 11% 12% 13% 12% 13% 14% New York City Office 17% 35% 33% 33% 15% 32% 31% 30%
- New Jersey 12% 11% 12% 13% 12% 13% 14% New York City Office 17% 35% 33% 33% 15% 32% 31% 30%

PROPERTY TYPE - --------Office 66% 89% 87% 86% 64% 88% 85% 86% **Industrial** 34% 11% 13% 14% 36% 12% 15% 14% ------------------------------SUBURBAN VS CBD (OFFICE SPACE ONLY) - ------------------------------_ _ _ _ _ _ ----------

Suburban 62% 50% 50% 51% 64% 52% 52% 53% CBD 38% 50% 50% 49% 36% 48% 48% (a) Information in accordance with GAAP accounting (b) Adjusted for pro rata share of consolidated and unconsolidated joint venture properties (c) Includes 2 retail properties Note: The Company also owns a 357,000 square foot office building in Orlando, FL. Percentage calculations exclude this property Reckson Associates Realty Corp. Supplemental Operating and Financial Data for the Quarter Ended December 31, 2002 19 OCCUPANCY ANALYSIS As of December 31, 2002

NUMBER OF RENTABLE (1) OCCUPANCY **OCCUPANCY** BUILDINGS SQUARE FEET AS 0F 9/30/02 AS OF 12/31/02 ---

OFFICE LONG

ISLAND 25 3,954,921 94.2% 94.4% Eastern

Nassau 2 299, 276, 96, 6% 97.9% Central Nassau 8

1,816,703 97.3% 97.0% Western Nassau 2 67,758

92.0% 98.6% Central Suffolk

1 185,475 88.8% 90.4% Western

Suffolk 12 585,709 91.0% 91.1% NEW

JERSEY 16 969,209 92.9% 95.8%

Clifton/Passaic 1 193,574

100.0% 100.0% Parsippany 2 189,020 81.1% 85.8% Princeton / Rt. 1 Corridor 3 131,727 100.0% 100.0% Rt. 23/GSP Corridor 1 130,009 100.0% 100.0% Rt. 280 Corridor 5 536,687 84.6% 92.8% Rt. Corridor 219,550 94.8% 94.9% Short Hills 3 568,642 98.0% 98.9% NEW YORK CITY 5 3,488,484 98.4% 97.8% 100 Wall Street 1 457,678 99.2% 100.0% 1350 Avenue of the Americas 1 543,415 99.3% 91.9% 919 Third Avenue 1 1,355,239 100.0% 100.0% 120 West 45th Street 1 11,175 96.6% 97.0% 810 Seventh Avenue 1 690,977 95.2% 97.0% WESTCHESTER 21 3,047,088 94.1% 94.3% Rye Brook 6 543,751 95.4% 94.9% Tarrytown 7 1,054,677 90.3% 93.6% Valhalla 5 856,462 100.0% 95.5% White Plains 2 505,084 89.9% 92.2% Standalone 1 87,114 100.0% 100.0% **CONNECTICUT 8** 1,089,331 94.8% 97.7% Stamford 8 1,089,331 94.8% 97.7% TOTAL OFFICE 13,549,033 95.1% 95.7% **INDUSTRIAL LONG** ISLAND 76 5,086,301 95.4% 98.5% Airport **Industrial** Plaza 17 1,212,113 98.3% 98.7% Hauppauge **Industrial Park** 40 2,221,192 91.7% 98.5% Islip 6 212,524 85.7% 85.7% Melville / Farmingdale 9 902,435 100.0% 100.0% **Standalone** 538,037 100.0% 100.0% NEW JERSEY 4

189,468 100.0% .0% Western Morris County 4 189,468 100.0% 100.0% 92,000 100.0% 100.0% Standalone 1 92,000 100.0% 100.0% **TOTAL** INDUSTRIAL 81 5,367,769 95.6% 98.5% RESEARCH & DEVELOPMENT LONG ISLAND 17 717,728 95.8% 96.0% Airport **Industrial** Plaza 4 77,298 100.0% 100.0% Hauppauge **Industrial Park** 9 320,494 90.6% 91.1% Melville / Farmingdale 3 284,936 100.0% 100.0% Standalone 35,000 100.0% 100.0% NEW JERSEY 1 130,793 69.3% 69.3% Rt. 287 Corridor 1 130,793 69.3% 69.3% WESTCHESTER 1 47,690 100.0% 100.0% Standalone 1 47,690 100.0% 100.0% CONNECTICUT 1 452,414 54.3% Standalone 1 452,414 54.3% 54.3% **TOTAL** R& D 20 1,348,625 79.5% 79.6% RETAIL LONG ISLAND 2 18,537 81.8% 84.8% **Standalone** 18,537 81.8% 84.8% TOTAL RETAIL 2 18,537 81.8% 84.8%

TOTAL PORTFOLIO 178 20, 283, 964 94.2% 95.4% SQUARE FEET AS A % OF NOI AS A % OF ----------------- -------PROPERTY TYPE TOTAL PORTFOLIO PROPERTY TYPE TOTAL PORTFOLIO ------------------ OFFICE **LONG ISLAND** 29.2% 19.5% 24.9% 21.7% Eastern Nassau 2.2% 1.5% 1.8% .6% Central Nassau 13.4% 9.0% 12.1% 10.6% Western Nassau 0.5% 0.3% 0.4% 0.4% Central Suffolk 1.4% 0.9% 1.2% 1.0% Western Suffolk 11.7% 7.8% 9.4% 8.2% **NEW JERSEY** 14.5% 9.7% 13.1% 11.4% Clifton/Passaic 1.4% 1.0% 1.1% 0.9% Parsippany 1.4% 0.9% 1.4% 1.2% Princeton / Rt. 1 Corridor 1.0% 0.6% 1.0% 0.9% Rt. 23/GSP Corridor 1.0% 0.6% 0.8% 0.7% Rt. 280 Corridor 4.0% 2.6% 2.8% 2.4% Rt. 4 Corridor 1.6% 1.1% 1.5% 1.3% Short Hills 4.2% 2.8% 4.5% 3.9% NEW YORK CITY 25.7% 17.2% 38.4% 33.5% 100 Wall Street 3.4% 2.3% 4.0% 3.5% 1350 Avenue of the Americas 4.0% 2.7% 5.4% 4.7% 919 Third Avenue 10.0% 6.7% 15.3% 13.3% 120 West 45th Street .3% 2.2% 7.0% 6.1% 810 Seventh Avenue 1% 3.4% 6.8% 5.9% **WESTCHESTER** 22.5% 15.0%

15.7% 13.7% Rye Brook 4.0% 2 2.4% 2.1% Tarrytown 7.8% 5.2% 4.6% 4.0% Valhalla 6.3% 4.2% 4.9% 4.3% White Plains 3.7% 2.5% 3.2% 2.8% Standalone 0.6% 0.4% 0.6% 0.5% CONNECTICUT 8.0% 5.4% 7.8% 6.8% Stamford 8.0% 5.4% 7.8% 6.8% TOTAL OFFICE 100.0% 66.8% 100.0% 87.2% INDUSTRIAL LONG ISLAND 94.8% 25.1% 91.6% 8.9% Airport **Industrial** Plaza 22.6% 0% 24.9% 2.4% Hauppauge **Industrial Park** 41.4% 11.0% 34.1% 3.3% Islip 4.0% 1.0% 2.3% 0.2% Melville / **Farmingdale** 16.8% 4.4% 20.2% 2.0% **Standalone** 10.0% 2.7% 10.1% 1.0% NEW JERSEY 3.5% 0.9% 5.7% 0.6% Western Morris County 3.5% 0.9% 5.7% 0.6% WESTCHESTER 1.7% 0.5% 2.7% 0.3% Standalone 1.7% 0.5% 2.7% 0.3% **TOTAL** INDUSTRIAL 100.0% 26.5% 100.0% 9.7% RESEARCH & **DEVELOPMENT** LONG ISLAND 53.2% 3.5% 67.6% 2.1% **Airport Industrial** Plaza 5.7% 0.4% 6.9% 0.2% Hauppauge Industrial Park 23.8% 1.6% 29.1% 0.9% Melville / **Farmingdale** 21.1% 1.4% 26.7% 0.8% Standalone 2.6% 2% 4 9% 0 2% NEW JERSEY 9.7% 0.6% 2.6% 0.3% Rt. 287

Corridor 9.7%		
0.6% 2.6% 0.3%		
WESTCHESTER		
3.5% 0.2% 1.8%		
0.2% Standalone		
3.5% 0.2% 1.8%		
0.2% CONNECTICUT		
8.4% 2.2% 5.9%		
0.6% Standalone 33.5% 2.2% 5.9%		
0.6%		
0.0%		
TOTAL R& D		
100.0% 6.6%		
100.0% 3.1%		
RETAIL LONG		
ISLAND 100.0%		
0.1% 100.0%		
0.1% Standalone		
100.0% 0.1%		
100.0% 0.1%		
TOTAL		
RETAIL 100.0%		
0.1% 100.0%		
0.1%		
·		
TOTAL PORTFOLIO		
100.0% 100.0%		
100.0% 100.0% -		
·		
(1) Pontable car	uare feet excludes amenity and storage space	
(2) Statistics a	above exclude 800 North Magnolia Avenue, a 355,000	square foot
office build	ding (81.5% occupied) located in Orlando Florida.	., 5 .000
	, , , , , , , , , , , , , , , , , , , ,	
	Reckson Associates Realty Corp.	
	Supplemental Operating and Financial Data for	

the Quarter Ended December 31, 2002

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LEASING STATISTICS	
For the 3 months ended December 31, 20	002
EXECUTED LEASES	

(a) - -----

#
of Total Average Average
Average
Transactions
Sq. Ft. Base Rent Effective
Rent Term
Rent Term (Years)
OFFICE PORTFOLIO Long
OFFICE
TSland 12
Island 12 50,542 \$ 26.48
\$ 23.15 5.5
Westchester 14 63.945 \$ 24.64
63,945 \$ 24.64 \$ 22.84 4.7
Connecticut 7
78,951 \$ 37.62 \$ 36 80 2 4 Now
\$ 36.80 2.4 New Jersey 11 121,722 \$ 24.62 \$ 21.02 6.5 New
121,722 \$ 24.62
\$ 21.02 6.5 New
York City 5 53,545 \$ 34.04
\$ 30.25 6.0

Totals/Weighted
Totals/Weighted Average 49 368,705 \$ 29.03
Average 49 368,705 \$ 29.03
Average 49 368,705 \$ 29.03 \$ 26.35 5.1
Average 49 368,705 \$ 29.03 \$ 26.35 5.1
Average 49 368,705 \$ 29.03 \$ 26.35 5.1
Average 49 368,705 \$ 29.03 \$ 26.35 5.1 ## INDUSTRIAL PORTFOLIO Long Island 12 324,873 \$ 6.59
Average 49 368,705 \$ 29.03 \$ 26.35 5.1 ## INDUSTRIAL PORTFOLIO Long Island 12 324,873 \$ 6.59
INDUSTRIAL PORTFOLIO Long 15land 12 324,873 \$ 6.59 \$ 5.03 7.0 New Jersey 2 5,750 \$ 11.30 \$ 10.30
Average 49 368,705 \$ 29.03 \$ 26.35 5.1 ## INDUSTRIAL PORTFOLIO Long Island 12 324,873 \$ 6.59
INDUSTRIAL PORTFOLIO Long 15land 12 324,873 \$ 6.59 \$ 5.03 7.0 New Jersey 2 5,750 \$ 11.30 \$ 10.30
INDUSTRIAL PORTFOLIO Long 15land 12 324,873 \$ 6.59 \$ 5.03 7.0 New Jersey 2 5,750 \$ 11.30 \$ 10.30
INDUSTRIAL PORTFOLIO Long 15land 12 324,873 \$ 6.59 \$ 5.03 7.0 New Jersey 2 5,750 \$ 11.30 \$ 10.30
INDUSTRIAL PORTFOLIO Long 15land 12 324,873 \$ 6.59 \$ 5.03 7.0 New Jersey 2 5,750 \$ 11.30 \$ 10.30
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RESEARCH & DEVELOPMENT PORTFOLIO Long Island
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PORTFOLIO
TOTALS 63 699,328
SAME SPACE STATISTICS
Total
Base Rent GAAP Rent Property
Type Sq. Ft. Expiration
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Expiration Current (b) % Change Expiration

Office New
214,916 \$ 27.77
\$ 20 50 6 2% \$
φ 29.30 0.2% φ
26.75 \$ 29.12
8.9% Renewal
153,789 \$ 24.83
\$ 26.09 5.1% \$
24.72 \$ 27.33
10.6%
10.0%

 Total
368,705 \$ 26.54
\$ 28.08 5.8% \$
φ 20.0 0 3.00 φ
25.90 \$ 28.37
9.5% Industrial New 270,965 \$ 6.52 \$ 5.78 -11.3% \$ 5.73 \$
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8.44 18.0%
Total
Total
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TENANT
RETENTION
Leases
Sa. Ft Sa.
Sq. Ft Sq. Ft Renewal
Property
Туре
Expiring
(c) Expiring
(c)
Renewing
RCHCWING
Percentage
Percentage
Percentage
Percentage
Percentage
Percentage

(a) Includes nev	w and renewed leases during the period either renewed or released space
(c) includes ear	riy renewais
	Reckson Associates Realty Corp. Supplemental Operating and Financial Data for the Quarter Ended December 31, 2002
	21
LEASING STATIST	
	15 CHILLER DECEMBER 51, 2002
EXECUTED LEASES	
# of Total	
- # of Total Average Average Average	
Transactions Sq. Ft. Base	
Rent Effective	
Rent Term	
(Years)	
OFFICE	
PORTFOLIO Long	
Island 55	
355,304 \$ 29.44 \$ 25.64 6.6	
Westchester 65	
\$01,578 \$ 25.48 \$ 21.91 7.4	
Connecticut 21	
131,441 \$ 34.69	
\$ 33.33 3.3 New Jersey 31	
387,229 \$ 28.48	
\$ 24.31 7.5 New	
York City 32 2 64,645 \$ 47.18	
\$ 42.73 8.4	

Totals/Weighted

4
Average 204
1,740,197 \$ 30.95 \$ 27.23
7.1
7.1
- INDUSTRIAL
PORTFOLIO Long
Island 42
Island 42 864,365 \$ 6.45
\$ 5.96 6.0 New
\$ 5.96 6.0 New Jersey 2 5,750 \$ 11.30 \$ 10.30
\$ 11.30
3.2
Totals/Weighted
Average 44
070 11E & 6 10
870,115 \$ 6.48 \$ 5.99 6.0
Ψ 3.33 0.0
DESEABLH &
RESEARCH &
DEVELOPMENT
DEVELOPMENT PORTFOLIO Long
DEVELOPMENT PORTFOLIO Long Island
DEVELOPMENT PORTFOLIO Long Island Operating 7 168,971 \$ 14,98
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DEVELOPMENT PORTFOLIO Long Island Operating 7 168,971 \$ 14.98 \$ 12.62 7.9 Development 0 0 \$ 0.00 \$ 0.00 0.0 New Jersey 0 0 \$ 0.00 \$ 0.00 0.0 Totals/Weighted Average 7 168,971 \$ 14.98 \$ 12.62 7.9
DEVELOPMENT PORTFOLIO Long Island Operating 7 168,971 \$ 14.98 \$ 12.62 7.9 Development 0 0 \$ 0.00 \$ 0.00 0.0 New Jersey 0 0 \$ 0.00 \$ 0.00 0.0 Totals/Weighted Average 7 168,971 \$ 14.98 \$ 12.62 7.9
DEVELOPMENT PORTFOLIO Long Island Operating 7 168,971 \$ 14.98 \$ 12.62 7.9 Development 0 0 \$ 0.00 \$ 0.00 0.0 New Jersey 0 0 \$ 0.00 \$ 0.00 0.0 Totals/Weighted Average 7 168,971 \$ 14.98 \$ 12.62 7.9
DEVELOPMENT PORTFOLIO Long Island Operating 7 168,971 \$ 14.98 \$ 12.62 7.9 Development 0 0 \$ 0.00 \$ 0.00 0.0 New Jersey 0 0 \$ 0.00 \$ 0.00 0.0 Totals/Weighted Average 7 168,971 \$ 14.98 \$ 12.62 7.9
DEVELOPMENT PORTFOLIO Long Island Operating 7 168,971 \$ 14.98 \$ 12.62 7.9 Development 0 0 \$ 0.00 \$ 0.00 0.0 New Jersey 0 0 \$ 0.00 \$ 0.00 0.0 Totals/Weighted Average 7 168,971 \$ 14.98 \$ 12.62 7.9
DEVELOPMENT PORTFOLIO Long Island Operating 7 168,971 \$ 14.98 \$ 12.62 7.9 Development 0 0 \$ 0.00 \$ 0.00 0.0 New Jersey 0 0 \$ 0.00 \$ 0.00 0.0 Totals/Weighted Average 7 168,971 \$ 14.98 \$ 12.62 7.9
DEVELOPMENT PORTFOLIO Long Island Operating 7 168,971 \$ 14.98 \$ 12.62 7.9 Development 0 0 \$ 0.00 \$ 0.00 0.0 New Jersey 0 0 \$ 0.00 \$ 0.00 0.0 Totals/Weighted Average 7 168,971 \$ 14.98 \$ 12.62 7.9
DEVELOPMENT PORTFOLIO Long Island Operating 7 168,971 \$ 14.98 \$ 12.62 7.9 Development 0 0 \$ 0.00 \$ 0.00 0.0 New Jersey 0 0 \$ 0.00 \$ 0.00 0.0 Totals/Weighted Average 7 168,971 \$ 14.98 \$ 12.62 7.9
DEVELOPMENT PORTFOLIO Long Island Operating 7 168,971 \$ 14.98 \$ 12.62 7.9 Development 0 0 \$ 0.00 \$ 0.00 0.0 New Jersey 0 0 \$ 0.00 \$ 0.00 0.0 Totals/Weighted Average 7 168,971 \$ 14.98 \$ 12.62 7.9
DEVELOPMENT PORTFOLIO Long Island Operating 7 168,971 \$ 14.98 \$ 12.62 7.9 Development 0 0 \$ 0.00 \$ 0.00 0.0 New Jersey 0 0 \$ 0.00 \$ 0.00 0.0 Totals/Weighted Average 7 168,971 \$ 14.98 \$ 12.62 7.9
DEVELOPMENT PORTFOLIO Long Island Operating 7 168,971 \$ 14.98 \$ 12.62 7.9 Development 0 0 \$ 0.00 \$ 0.00 0.0 New Jersey 0 0 \$ 0.00 \$ 0.00 0.0 Totals/Weighted Average 7 168,971 \$ 14.98 \$ 12.62 7.9
DEVELOPMENT PORTFOLIO Long Island Operating 7 168,971 \$ 14.98 \$ 12.62 7.9 Development 0 0 \$ 0.00 \$ 0.00 0.0 New Jersey 0 0 \$ 0.00 \$ 0.00 0.0 Totals/Weighted Average 7 168,971 \$ 14.98 \$ 12.62 7.9
DEVELOPMENT PORTFOLIO Long Island Operating 7 168,971 \$ 14.98 \$ 12.62 7.9 Development 0 0 \$ 0.00 \$ 0.00 0.0 New Jersey 0 0 \$ 0.00 \$ 0.00 0.0 Totals/Weighted Average 7 168,971 \$ 14.98 \$ 12.62 7.9

SAME SPACE
STATISTICS
Total
Base Rent GAAP
Rent Property
Type Sq. Ft.
Expiration
Current (b) %
Change
Expiration
Current (b) %
Change
Office
Office
Office New 903, 470 \$ 26.12 \$ 28.75
Office New 903,470 \$ 26.12 \$ 28.75
Office New 903,470 \$ 26.12 \$ 28.75
Office New 903,470 \$ 26.12 \$ 28.75 10.1% \$ 25.67 \$ 29.40 14.9% Renewal 496-763
Office New 903,470 \$ 26.12 \$ 28.75 10.1% \$ 25.67 \$ 29.40 14.9%
Office New 903,470 \$ 26.12 \$ 28.75 10.1% \$ 25.67 \$ 29.40 14.9% Renewal 496,763 \$ 24.78 \$ 26.63 7.5% \$ 24.33 \$
Office New 903,470 \$ 26.12 \$ 28.75 10.1% \$ 25.67 \$ 29.40 14.9%
Office New 903,470 \$ 26.12 \$ 28.75 10.1% \$ 25.67 \$ 29.40 14.9% Renewal 496,763 \$ 24.78 \$ 26.63 7.5% \$ 24.33 \$
Office New 903,470 \$ 26.12 \$ 28.75 10.1% \$ 25.67 \$ 29.40 14.9% Renewal 496,763 \$ 24.78 \$ 26.63 7.5% \$ 24.33 \$
Office New 903,470 \$ 26.12 \$ 28.75 10.1% \$ 25.67 \$ 29.40 14.9% Renewal 496,763 \$ 24.78 \$ 26.63 7.5% \$ 24.33 \$
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Office New 903,470 \$ 26.12 \$ 28.75 10.1% \$ 25.67 \$ 29.40 14.9% Renewal 496,763 \$ 24.78 \$ 26.63 7.5% \$ 24.33 \$
Office New 903,470 \$ 26.12 \$ 28.75 10.1% \$ 25.67 \$ 29.40 14.9% Renewal 496,763 \$ 24.78 \$ 26.63 7.5% \$ 24.33 \$ 27.18 11.7%
Office New 903,470 \$ 26.12 \$ 28.75 10.1% \$ 25.67 \$ 29.40 14.9% Renewal 496,763 \$ 24.78 \$ 26.63 7.5% \$ 24.33 \$ 27.18 11.7%
Office New 903,470 \$ 26.12 \$ 28.75 10.1% \$ 25.67 \$ 29.40 14.9% Renewal 496,763 \$ 24.78 \$ 26.63 7.5% \$ 24.33 \$ 27.18 11.7%
Office New 903,470 \$ 26.12 \$ 28.75 10.1% \$ 25.67 \$ 29.40 14.0% Renewal 496,763 \$ 24.78 \$ 26.63 7.5% \$ 24.33 \$ 27.18 11.7%
Office New 903, 470 \$ 26.12 \$ 28.75 10.1% \$ 25.67 \$ 20.49 14.9% Renewal 496, 763 \$ 24.78 \$ 26.63 7.5% \$ 24.33 \$ 27.18 11.7%
Total 1,400,233 \$ 25.64 \$ 28.09 9.2% \$ 25.19 \$ 28.67 13.8% Industrial New
Total 1,400,233 \$ 25.64 \$ 28.09 9.2% \$ 25.19 \$ 28.67 13.8% Industrial New
Total 1,400,233 \$ 25.64 \$ 28.00 9.2% \$ 25.67 \$ 27.18 \$ 24.33 \$ 27.18 \$ 11.7%
Total 1,400,233 \$ 25.64 \$ 28.09 9.2% \$ 25.19 \$ 28.67 \$ 27.18 11.7%
Total 1,400,233 \$ 25.64 \$ 28.09 9.2% \$ 25.19 \$ 28.67 13.8% Industrial New 462,562 \$ 6.27 \$ 6.07 3.2% \$ 5.66 \$ 6.50 14.8% Renewal
Total 1,400,233 \$ 25.64 \$ 28.09 7.5% \$ 25.67 7.5% \$ 24.33 \$ 27.18 11.7%
Total 1,400,233 \$ 25.64 \$ 28.05 27.18 11.7% Total 1,400,233 \$ 25.64 \$ 26.63 7.5% \$ 24.33 \$ 27.18 11.7% Total 1,400,233 \$ 25.64 \$ 28.00 9.2% \$ 25.19 \$ 28.67 13.8% Industrial New 462,562 \$ 6.27 \$ 6.07 3.2% \$ 5.66 \$ 6.50 14.8% Renewal 407,550 \$ 5.96 \$ 6.24 4.7% \$
Total 1,400,233 \$ 25.64 \$ 28.00 9.2% \$ 25.19 \$ 28.67 13.8% Industrial New 462,562 \$ 6.27 \$ 6.07 3.2% \$ 5.66 \$ 6.50 14.8% Renewal 407,550 \$ 5.96 \$ 6.24 4.7% \$ 5.59 \$ 6.33
Total 1,400,233 \$ 25.64 \$ 28.05 27.18 11.7% Total 1,400,233 \$ 25.64 \$ 26.63 7.5% \$ 24.33 \$ 27.18 11.7% Total 1,400,233 \$ 25.64 \$ 28.00 9.2% \$ 25.19 \$ 28.67 13.8% Industrial New 462,562 \$ 6.27 \$ 6.07 3.2% \$ 5.66 \$ 6.50 14.8% Renewal 407,550 \$ 5.96 \$ 6.24 4.7% \$
Total 1,400,233 \$ 25.64 \$ 28.00 9.2% \$ 25.19 \$ 28.67 13.8% Industrial New 462,562 \$ 6.27 \$ 6.07 3.2% \$ 5.66 \$ 6.50 14.8% Renewal 407,550 \$ 5.96 \$ 6.24 4.7% \$ 5.59 \$ 6.33
Total 1,400,233 \$ 25.64 \$ 28.00 9.2% \$ 25.19 \$ 28.67 13.8% Industrial New 462,562 \$ 6.27 \$ 6.07 3.2% \$ 5.66 \$ 6.50 14.8% Renewal 407,550 \$ 5.96 \$ 6.24 4.7% \$ 5.59 \$ 6.33
Total 1,400,233 \$ 25.64 \$ 28.00 9.2% \$ 25.19 \$ 28.67 13.8% Industrial New 462,562 \$ 6.27 \$ 6.07 3.2% \$ 5.66 \$ 6.50 14.8% Renewal 407,550 \$ 5.96 \$ 6.24 4.7% \$ 5.59 \$ 6.33
Total 1,400,233 \$ 25.64 \$ 28.00 9.2% \$ 25.19 \$ 28.67 13.8% Industrial New 462,562 \$ 6.27 \$ 6.07 3.2% \$ 5.66 \$ 6.50 14.8% Renewal 407,550 \$ 5.96 \$ 6.24 4.7% \$ 5.59 \$ 6.33
Total 1,400,233 \$ 25.64 \$ 28.00 9.2% \$ 25.19 \$ 28.67 13.8% Industrial New 462,562 \$ 6.27 \$ 6.07 3.2% \$ 5.66 \$ 6.50 14.8% Renewal 407,550 \$ 5.96 \$ 6.24 4.7% \$ 5.59 \$ 6.33
Total 1,400,233 \$ 25.64 \$ 28.00 9.2% \$ 25.19 \$ 28.67 13.8% Industrial New 462,562 \$ 6.27 \$ 6.07 3.2% \$ 5.66 \$ 6.50 14.8% Renewal 407,550 \$ 5.96 \$ 6.24 4.7% \$ 5.59 \$ 6.33
Total 1,400,233 \$ 25.64 \$ 28.00 9.2% \$ 25.19 \$ 28.67 13.8% Industrial New 462,562 \$ 6.27 \$ 6.07 3.2% \$ 5.66 \$ 6.50 14.8% Renewal 407,550 \$ 5.96 \$ 6.24 4.7% \$ 5.59 \$ 6.33
Total 1,400,233 \$ 25.64 \$ 28.09 Total 1,400,233 \$ 25.64 \$ 28.00 9.2% \$ 25.19 \$ 28.67 13.8% Industrial New 462,562 \$ 6.27 \$ 6.07 3.2% \$ 5.66 \$ 6.50 14.8% Renewal 407,550 \$ 5.96 \$ 6.24 4.7% \$ 5.59 \$ 6.33 13.2%
Total 1,400,233 \$ 25.64 \$ 28.00 9.2% \$ 25.19 \$ 28.67 13.8% Industrial New 462,562 \$ 6.27 \$ 6.07 3.2% \$ 5.66 \$ 6.50 14.8% Renewal 407,550 \$ 5.96 \$ 6.24 4.7% \$ 5.59 \$ 6.33

\$ 6.15 0.5% \$ 5.63 \$ 6.42 14.0% Research & Development New 18,402 \$ 11.70 \$ 12.24 2.8% \$ 10.82 \$ 13.45 24.3% Renewal 52,830 \$ 9.12 \$ 9.71 6.5% \$ 8.84 \$ 10.05 13.7%
Total 71,232 \$ 9.81 \$ 10.36 5.6% \$ 9.35 \$ 10.93 16.9% \$ 6.40 \$ 6.47 1.1% \$ 5.91 \$ 6.76 14.4%
Totals/Weighted Average 2,341,577 \$ 17.90 \$ 19.34 8.0% \$ 17.44 \$ 19.86 13.9%
- TENANT RETENTION
Leases Sq. Ft Sq. Ft Renewal Property Type Expiring

(c)	
Expiring	
(c)	
Renewing	
Percentage	
- Office	
156	
1,019,412	
486,847 47.8%	
Industrial	
33 584,740	
472,550	
80.8%	
Research &	
Development	
4 21,503	
16,883 78.5%	
	
Totals 193	
1,625,655	
976,280 60.1%	
	
	
(a) Includes new a (b) Represents eit (c) Includes early	and renewed leases during the period ther renewed or released space renewals
	Reckson Associates Realty Corp.
	Supplemental Operating and Financial Data
	for the Quarter Ended December 31, 2002
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LEASE ACTIVITY	
As of December 31,	2002
RENEWAL	
NEW LEASES	
AT EXPLICATION	

EXPIRATION

EARLY RENEWAL EXSPANSIONS TOTAL PORTFOLIO REGION # SF # SF # SF # SF # SF - ----**OFFICE** PROPERTIES Connecticut 1 45,490 4 28,177 0 0 1 2,760 6 76,427 Long Island 5 14, 225 4 29, 703 1 5, 609 2 3,529 12 53,066 New Jersey 6 67,632 3 19,255 2 34,330 1 505 12 121,722 New York City 2 17,516 0 0 1 17,895 2 18, 134 5 53,545 Westchester 9 38,628 5 25,317 0 0 0 0 14 63,945 SUBTOTAL OFFICE 23 183,491 16 102,452 4 57,834 6 24,928 49 368,705 INDUSTRIAL **PROPERTIES** Long Island 5 254,665 4 39,700 1 16,508 2 14,000 12 324,873 New Jersey

1 2,300 1 3,450 0 0 0 0 2 5,750
SUBTOTAL INDUSTRIAL 6 256, 965 5 43, 150 1 16, 508 2 14,000 14 330,623
PORTFOLIO TOTAL 29 440,456 21 145,602 5 74,342 8 38,928 63 699,328 63% 21% 11% 5% 100%
HOLDOVERS # SF Long Island Office 6 36,806 Connecticut Office 4 7,186 New Jersey Office 2 20,126 New York City Office 2 18,882 Westchester Office 2 2,711 sub total
office 16 85,711 Long Island Industrial 0 Total Holdovers 16 85,711

EARLY **TERMINATIONS** TERMINATED RELEASED VACANT # SF SF SF -----**OFFICE PROPERTIES** Long Island **Industrial** 1 106,515 106,515 0 Long Island Office 5 29,698 2,768 26,930 New Jersey Office 2 6,001 6,001 9 New York City Office 6 71,739 20,770 50,969 Connecticut Office 1 360 7,360 0 Westchester Office 3 15,19813,486 18 236,511 156,900

DEFINITIONS:

EARLY TERMINATION: When a tenant vacates their space before contract lease end date. If tenant terminates part of their space, only the portion that has terminated is reflected.

 $\ensuremath{\mathsf{HOLDOVER}}\xspace$. Any lease agreement less than 12 months.

RENEWAL: When an existing tenant renews space for longer than 12 months. EARLY RENEWAL: When an existing tenant renews their space 12 months prior to expiration & is renewing for more than 12 months.

EXSPANSION: When an existing tenant takes additional space, renews and takes additional space and early renews and takes additional space. Only the additional space is reflected.

RELOCATIONS: When a tenant "early terminates" to move to another space/building

- A.) If the tenant relocates for less space and extends term for more than 12 months, the amount of contraction is reflected in Early Terminations and the renewal space is reflected in Renewal.
- B.) If the tenant relocates for additional space, whether or not term length is extended, the additional space only is reflected in Expansion.

Reckson Associates Realty Corp. Supplemental Operating and Financial Data for

upplemental Operating and Financial Data the Quarter Ended December 31, 2002 As of January 1, 2003 TOTAL PORTFOLIO - ----- Number of Square % of Total Cumulative Year of Leases Feet Portfolio % of Total Expiration Expiring Expiring Sq Ft Portfolio Sq Ft - ----- 2003 159 1,533,361 7.6% 7.6% 2004 192 $\frac{1,622,196}{}$ 8.0% 15.6% 2005 244 2,460,052 12.1% 27.7% 2006 223 2,649,790 13.1% 40.7% 2007 142 1,619,006 8.0% 48.7% 2008 98 1,420,9227.0% 55.7% 2009 and thereafter 276 7,963,703 39.4% 95.0% Total/Weighted Average 1,334 19,269,030 95.0% Total Portfolio Square Feet 20, 283, 964

PORTFOLIO
Square % of Total Cumulative Year of Leases Feet Office % of Total Expiration Expiring Expiring Sq
Ft Portfolio Sq Ft
2006 170 1,647,446 12.2% 40.8% 2007 110 1,255,054 9.3% 50.1% 2008 69 766,199 5.7% 55.7% 2009 and
thereafter 227 5,339,943 39.4% 95.2%
Total/Weighted Average 1,077 12,890,644 95.2%
Total Office Portfolio Square Feet 13,549,033
15, 540, USS
INDUSTRIAL/R&D PORTFOLIO

Number of		
Square % of		
Total		
Cumulative		
Year of		
Leases Feet		
Industrial/R&D		
% of Total		
Expiration		
Expiring		
Expiring Sq		
Ft Portfolio		
Sq Ft		
2003 20		
468,509 7.0%		
7.0% 2004 41		
609,645 9.1%		
16.0% 2005 33		
655, 453 9.7%		
25.7% 2006 53		
1,002,344		
14.9% 40.6%		
2007-32		
363,952 5.4%		
46.0% 2008 29		
654,723 9.7%		
55[°].7% 2009		
and		
thereafter 49		
2,623,760		
39.0% 94.7% -		
Total/Weighted		
Average 257		
6,378,386		
94.7%		
Total		
Industrial/R&D		
Portfolio		
Square Feet		
6,734,931		

LEASE EXPIRATION SCHEDULE As of January 1, 2003 LONG ISLAND OFFICE (EXCLUDING OMNI) - --------Number of Square % of Total LI Cumulative Expiring Expiring Year of Leases Feet (excluding Omni) % of Total GAAP Cash Expiration Expiring Expiring Sq Ft Portfolio Sq Ft Rent (1) Rent (2) ------ 2003 51 312,592 9.3% 9.3% \$25.77 \$27.27 2004 48 293,940 8.7% 18.0% \$23.34 \$26.08 2005 71 367,257 10.9% 28.8% \$23.94 \$27.04 2006 40 159, 434 4.7% 33.6% \$26.09 \$29.66 2007 40 427,590 12.7% 46.2% \$24.54 \$30.31 2008 25 349,954 10.4% 56.6% \$22.63 \$26.35 2009 and thereafter 68 1,266,600 37.5% 94.1% \$26.41 \$32.21 Total/Weighted Average 343 3,177,367 94.1%

Total LI Portfolio
(excluding
Omni) Square Feet
3,376,123
OMNI
Number
of Square % of Total LI
Cumulative Expiring
Expiring Year of Leases
Feet Omni % of Total GAAP
Cash Expiration
Expiring Expiring Sq
Ft Portfolio Sq Ft Rent
(1) Rent (2)
71,193 12.3% 12.3% \$31.17 \$35.07 2004 5
\$35.07 2004 5 113,793 19.7%
32.0% \$27.17 \$34.96 2005 5
\$34.96 2005 5 44,578 7.7% 39.7% \$27.94
\$35.34 2006 0
59,722 10.3% 50.0% \$26.78
\$34.63 2008 2 13,672 2.4%
52.3% \$30.40 \$33.99 2009
thereafter 12
246,335 42.6% 94.9% \$33.16 \$39.30

Total/Weighted Average 30 549,293 94.9%

Total Omni Portfolio
Square Feet 578,798
WESTCHESTER
OFFICE
Number of
Square % of Total LI
Cumulative Expiring
Expiring Year of Leases Feet
Westchester % of Total GAAP
Cash Expiration
Expiring Expiring Sq
Ft Portfolio Sq Ft Rent
(1) Rent (2)
- 2003 31 138,339 4.5%
4.5% \$21.83
\$23.71_2004 29_142,296
4.7% 9.2% \$21.48 \$23.12
2005 44 416,006 13.7% 22.9% \$23.55
\$24.96 2006
36 649,560 21.3% 44.2% \$22.59 \$24.87
2007 32 448,928 14.7%
58.9% \$25.55 \$27.42 2008
15 132,771 4.4% 63.3%
\$22.71 \$24.19 2009 and
thereafter 34 925,220 30.4%
93.6% \$25.58 \$29.26
Total/Weighted

Average 221					
2,853,120					
93.6%					
<u> </u>					
- Total					
Westchester					
Portfolio					
Square Feet					
3,047,088					
(1) Represents	annualized	straight	line rent	as of the	e lease e
(2) Represents					
	rable opera				CAPTICE

xpiration date

n date plus

(3) Tenants that have expired on 12/31/02 are not included (6,722 SF for Long Island and 20,807 SF for Westchester).

Reckson Associates Realty Corp. Supplemental Operating and Financial Data for the Quarter Ended December 31, 2002

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LEASE EXPIRATION SCHEDULE As of January 1, 2003

STAMFORD OFFICE - ---------Number of Square % of Total LI

Cumulative Expiring Expiring Year of Leases Feet Westchester % of Total GAAP Cash Expiration Expiring
Expiring Sq
Ft Portfolio Sq Ft Rent (1) Rent (2)

------ 2003 24 93,783 8.6% 8.6% \$26.14 \$26.67 2004 25 144, 127

13.2% 21.8% \$21.03 \$22.41

2005 29

252,612 23.2% 45.0% \$34.61 \$36.04 2006 25 308,463 28.3% 73.3% \$24.92 \$25.70 2007 14 100,796 9.3% 82.6% \$31.90 \$34.46 2008 6 34,223 3.1% 85.7% \$30.40 \$32.72 2009 and thereafter 8 127,632 11.7% 97.5% \$20.60 \$22.69

Total/Weighted Average 131 1,061,636 97.5%
——————————————————————————————————————
Portfolio Square Feet 1,089,331
NEW JERSEY OFFICE
OFFICE Number of Square % of Total LI Cumulative Expiring Expiring Year of Leases Feet Westchester %
OFFICE
Number of Square % of Total LI Cumulative Expiring Expiring Year of Leases Feet Westchester % of Total GAAP Cash Expiration Expiring Expiring Sq Ft Portfolio Sq Ft Rent (1) Rent (2)
Number of Square % of Total LI Cumulative Expiring Expiring Year of Leases Feet Westchester % of Total GAAP Cash Expiration Expiring Sq Ft Portfolio Sq Ft Rent (1) Rent (2)
Number of Square % of Total LI Cumulative Expiring Year of Leases Feet Westchester % of Total GAAP Cash Expiration Expiring Expiring Sq Ft Portfolio Sq Ft Rent (1) Rent (2)
Number of Square % of Total LI Cumulative Expiring Year of Leases Feet Westchester % of Total GAAP Cash Expiration Expiring Sq Ft Portfolio Sq Ft Rent (1) Rent (2)
Number of Square % of Total LI Cumulative Expiring Year of Leases Feet Westchester % of Total GAAP Cash Expiration Expiring Expiring Sq Ft Portfolio Sq Ft Rent (1) Rent (2)
Number of Square % of Total LI Cumulative Expiring Expiring Year of Leases Feet Westchester % of Total GAAP Cash Expiration Expiring Sq Ft Portfolio Sq Ft Rent (1) Rent (2)
Number of Square % of Total LI Cumulative Expiring Expiring Year of Leases Feet Westchester % of Total GAAP Cash Expiration Expiring Sq Ft Portfolio Sq Ft Rent (1) Rent (2)

284, 221 14.4% 14.4% \$27.39 \$28.13 2004 26.143,701 7.3% 21.7% \$23.71 \$24.50 2005 31 316,849 16.1% 37.8% \$24.05 \$25.04 2006 16.170,137 8.6% 46.5% \$23.92 \$25.76 2007 8 83,806 4.3% 50.7% \$22.30 \$23.80 2008 10 139,990 7.1% 57.8% \$29.47 \$32.51 2000 and thereafter 21 717,699 36.4% 94.3% \$26.55 \$20.50
Total/Weighted Average 129 1,856,403 94.3%
Total Portfolio Square Feet 1,969,209
NEW YORK CITY OFFICE

- 2003-12 164,724-4.7%		
4.7% \$35.94		
\$37.12 2004		
18 174,694		
5.0% 9.7% \$33.65 \$36.77		
2005 31		
2003 31 407,297 11.7%		
21.4% \$36.90		
\$39.34 2006		
53 359,852		
10.3% 31.7%		
\$30.29 \$32.03		
2007 14		
134,212 3.8%		
35.6% \$37.25		
\$39.77 2008		
11 95,589		
2.7% 38.3%		
\$38.02 \$43.05		
2009 and		
thereafter 84		
2,056,457		
58.9% 97.4%		
\$46.57 \$52.09		
Total/Weighted		
Average 223		
3,392,825		
97.4%		
- Total		
Portfolio		
Square Feet		
3,488,484		
(1) Renresents	annualized straightline rent as of the l	ease exn
	annualized base rent as of the lease exp.	
non-recover	rable operating expense pass-throughs	

iration date date plus

non-recoverable operating expense pass-throughs
(3) Tenants that have expired on 12/31/02 are not included (2,600 SF for CT, 30,167 SF for NJ and 17,790 SF for NYC).

Reckson Associates Realty Corp. Supplemental Operating and Financial Data for the Quarter Ended December 31, 2002

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LEASE EXPIRATION SCHEDULE As of January 1, 2003

INDUSTRIAL

- Number of Square % of Total Cumulative Expiring Expiring Year of Leases Feet Westchester % of Total GAAP Cash Expiration Expiring EXPIRITING
EXPIRING
SQ Ft
Portfolio
SQ Ft Rent
(1) Rent (2) - ------------- 2003 16 428,552 8.0% 8.0% \$6.35 \$7.31 2004 32 510,427 9.5% 17.4% \$6.46 \$7.60 2005 29 523,314 9.7% 27.1% \$6.02 \$7.78 2006 39 829,656 15.4% 42.6% \$6.70 \$8.28 2007 28 278,508 \$7.55 \$8.77 2008 25 618,947 11.5% 59.2% \$7.49 \$9.99 2009 and thereafter 38 2,115,817 39.3% 98.5% \$7.62 \$9.03 Total / **Weighted** Average 207 5,305,221 98.5%

Total Portfolio
Square Feet
5,386,306

RESEARCH & DEVELOPMENT
- Number of Square
% of Total LI
Cumulative Expiring
Expiring Year of
Leases Feet
Westchester % of Total
GAAP Cash Expiration
Expiring Expiring
Sq Ft Portfolio
Sq Ft Rent (1) Rent
(2)
2003 4-39,957
3.0% 3.0% \$ 6.60 \$
7.57 2004 9 99,218
7.4% 10.3% \$13.86
\$15.46 2005 4
132,139 9.8% 20.1%
\$10.12 \$11.70
2006 14 172,688
12.8%

\$15.90 85,444 3%[°] 39.3% \$12.60 \$13.97 2008 4 35,776 2.7% 41.9% \$17.80 \$19.14 2009 and thereafter 507,943 37.7% 79.6% \$10.83 \$13.83 Total / Weighted Average 50 $\frac{1,073,165}{}$ Total **Portfolio** Square 1,348,625 (1) Represents annualized straightline rent as of the lease expiration date (2) Represents annualized base rent as of the lease expiration date plus non-recoverable operating expense pass-throughs
 (3) Tenants that have expired on 12/31/02 are not included (4,529 SF for R&D). Reckson Associates Realty Corp. Supplemental Operating and Financial Data for the Quarter Ended December 31, 2002

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LEASE EXPIRATION COMPARISON As of December 31, 2002

32.9%

EXPIRING RENTS VS. RECKSON FORECAST RENTS(a) OFFICE PORTFOLIO

CBD PORTFOLIO 636,282 SQ. FT. EXPIRING

GAAP

Expiring	\$29.84	\$29.25
Forecasted(b)	\$37.94	\$38.62
Increase	27.1%	32.0%

SUBURBAN PORTFOLIO

Kamin Office 158,144 0.9% 1.5% Vytra

1.4 MILLION SQ. FT. EXPIRING

	Cash	GAAP
Expiring	\$26.41	\$25.01
Forecasted(b)	\$26.64	\$27.15
Increase	0.9%	8.6%

- (a) Represents leases expiring during 2002 and 2003
- (b) Company's forecast rent for space to be re-leased. There can be no assurance that the Company's properties can achieve such rents.

Reckson Associates Realty Corp.

Supplemental Operating and Financial Data for the Quarter Ended December 31, 2002 28 ______ TOP 25 TENANTS (Based on Base Rental Revenue) -------------------------______ ---- PERCENT OF PRO-RATA PERCENT OF CONSOLIDATED TOTAL SHARE OF ANNUALIZED ANNUALIZED BASE TENANT NAME (1) TENANT TYPE SQUARE FEET BASE RENTAL REVENUE RENTAL REVENUE -------------- * Debevoise & Plimpton Office 465,420 3.3% 5.6% * American Express Office 335,242 2.0% 1.8% * WorldCom/MCI Office 365,242 1.8% 1.7% Bell Atlantic Office 210,426 1.6% 1.4% * Schulte Roth & Zabel Office 238,052 1.4% 2.4% * HQ Global Office/Industrial 201,900 1.2% 1.5% United **Distillers** Office 137,918 1.1% 1.0% T.D. Waterhouse Office 139,211 1.1% 0.9% * **Prudential** Office 127,153 0.9% 0.9% * Banque Nationale De Paris Office 145,834 0.9% 1.5% * Kramer Levin Nessen

Healthcare Office 105,613 .8% 0.7% P.R. Newswire **Associates** Office 67,000 0.8% 0.7% Hoffmann -La Roche Inc. Office 120,736 0.7% 0.6% D.E. Shaw Office 89,526 0.7% 0.6% Heller Ehrman White Office 64,526 0.7% 0.6% * State Farm Office/Industrial 164,175 0.7% 1.0% EMI **Entertainment** World Office 65,844 0.7% 0.6% Laboratory Corp. of America Office 108,000 0.7% 0.6% Estee Lauder **Industrial** 374,578 0.7% 0.6% * Draft Worldwide, Inc. Office 124,008 0.7% 1.2% **Practicing Law** Institute Office 62,000 0.7% 0.6% Lockheed Martin Corp. Office 123,554 0.7% 0.6% Towers Perrin Foster Office 88,233 0.6% 0.6% Radianz (Reuters) Office 130,009 0.6%

TENANT DIVERSIFICATION (2)

TOTAL PORTFOLIO

[GRAPHIC OMITTED]

Accounting	1%
Advertising	1%
Commercial Banking	5%
Consumer Products	14%
Defense/Electronics	2%
Financial Services	13%
Government	2%
Healthcare	4%
Hospitality	1%
Insurance	8%
Legal Services	11%
Manufacturing	3%
Media/Entertainment	6%
Other Professional Services	4%
Pharmaceuticals	4%
Real Estate	4%
Research/Consulting	3%
Retail/Wholesale	2%
Technology	4%
Telecom	7%
Transportation	1%

(1) Ranked by pro rata share of annualized base rental revenue adjusted for pro rata share of joint venture interests and to reflect WorldCom/MCI leases rejected to date.

- (2) Based on annualized base rental revenue adjusted for pro rata share of joint venture interests and to reflect WorldCom/MCI leases rejected to date.
- * Part or all of space occupied by tenant is in a 51% or more owned joint venture building.

- ------

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_____ NON-INCREMENTAL REVENUE **GENERATING** CAPITAL EXPENDITURES, TENANT IMPROVEMENT COSTS AND LEASING COMMISSIONS The following table summarizes the expenditures incurred for capital expenditures for the entire portfolio and tenant improvements and leasing commissions for space leased at the Company's office and industrial properties for the years 1998 through 2001 and the twelve months ended December 31, 2002. - --------------------------------------- NON -INCREMENTAL REVENUE **GENERATING** CAPITAL **EXPENDITURES** - Average 1998 1999 2000 2001 1998-2001 2002 ------- -------------------------Suburban Office **Properties** Total

Suburban Office Properties Total \$2,004,976 \$2,298,899 \$3,289,116 \$4,606,069 \$3,049,765 \$5,283,674 Per Square

Foot \$ 0.23 \$ 0.23 \$ 33 \$ 0.45 \$ 0.31 \$ 0.53 NYC **Office Properties** Total N/A N/A \$ 946,718 \$1,584,501 \$1,265,610 \$1,939,111 Per Square Foot N/A N/A 0.38 0.45 0.42 \$ 0.56 **Industrial Properties** Total \$1,205,266 \$1,048,688 \$ 813, 431 \$ 711,666 \$ 944,763 \$1,881,627 Per Square Foot \$ 0.12 \$ 0.11 \$ 0.11 \$ 0.11 \$ 0.11 \$ 0.28 TOTAL PORTFOLIO Total \$3,210,242 \$3,347,587 \$5,049,265 \$6,902,236 \$9,104,412 Per Square Foot \$ 0.17 \$ 0.17 \$ 25 \$ 0.34 \$ 0.45 - ---------------- NON-INCREMENTAL REVENUE GENERATING TENANT IMPROVEMENTS AND LEASING COMMISSIONS (3) ----- Average YTD 1998 1999 2000 2001 1998-2001 2002 New Renewal -----Long Island Office Properties Tenant Improvements \$1,140,251 \$1,009,357 2,853,706 \$2,722,457 \$1,931,443 \$ 1,917,466 \$ 960,804 \$ 956,662 Per Square Foot Improved \$ 3.98 \$ 4.73 6.99 \$ 8.47 \$ 6.04 \$ 7.81 \$ 11.18 \$ 6.00 **Leasing Commissions \$** 418, 191 \$ 551, 762 2,208,604 \$1,444,412 \$1,155,742 \$ 1,026,970 \$ 392,462 \$ 634,508 Per Square Foot Leased \$ 1.46 \$ 2.59 4.96 \$ 4.49 3.38 \$ 4.18 \$ 4.57 \$ \$ 3.98 Total Per Square Foot \$ 5.44 \$ 7.32 11.95 \$

```
12.96 $ 9.42 $ 11.99 $
   <del>.75 $ 9.98 ==</del>
          <del>- Westchester</del>
   Office Properties
 Tenant Improvements $
   711,160 $1,316,611
  1,860,027 $2,584,728
       $1,618,132
$26,391,589(2)$4,265,406
 $2,126,183 Per Square
Foot Improved $ 4.45 $
5.62 5.72 $ 5.91 $ 5.43
  <del>15.05 $ 17.53 $ 11.73</del>
 Leasing Commissions $
   <del>286, 150 $ 457, 730</del>
  412,226 $1,263,012 $
  604,780 $ 1,975,850
  $1,618,240 $ 357,609
    Square Foot Leased
   1.79 $ 1.96 3.00 $
  2.89 $ 2.41 $ 4.65 $
6.16 $ 2.21
            Total Per
  Square Foot $ 6.24 $
7.58 8.72 $ 8.80 $ 7.84
  19.70 $ 23.69 $ 13.94
   Connecticut Office
   Properties Tenant
 Improvements $ 202,880
  $ 179,043 385,531 $
  213,909 $ 245,341 $
  491, 435 $ 489, 715 $
 1,720 Per Square Foot
 Improved $ 5.92 $ 4.88
           46 $ 4.11
    19 $ 1
   3.81 $ 4.86 $ 0.06
 Leasing Commissions $
   <del>151,063 $ 110,252</del>
  453,435 $ 209,322 $
  231,018 $ 307,023 $
 203,055 $ 103,968 Per
  Square Foot Leased $
4.41 $ 3.00 4.92 $ 1.43
  3.44 $ 2.38 $ 2.01 $
Total Per Square Foot $
  10.33 $ 7.88 9.11 $
  2.89 $ 7.55 $ 6.19 $
 6.87 $ 3.73
           = New Jersey
   Office Properties
 Tenant Improvements $
   654,877 $ 454,054
 1,580,323 $1,146,385 $
  958,910 $ 2,842,521
  $2,148,751 $ 693,770
    Per Square Foot
Improved $ 3.78 $ 2.29
  6.71 $ 2.92 $ 3.93 $
  10.76 $ 16.47 $ 5.19
 Leasing Commissions $
   396, 127 $ 787, 065
 1,031,950 $1,602,962 $
 954,526 $ 1,037,012 $
 448,363 $ 588,649 Per
  Sauare Foot Leased $
2.08 $ 3.96 4.44 $ 4.08
  $ 3.64 3.92 $ 3.44 $
Total Per Square Foot $
  5.86 $ 6.25 11.15 $
 7.00 $ 7.57 $ 14.68 $
19.91 $ 9.59
              New York
 City Office Properties
```

Tenant Improvements N/A N/A 65,267 \$ 788,930 \$ 427,099 \$ 4,350,106 \$3,407,278 \$ 942,828 Per Square Foot Improved N/A N/A 1.79 \$ 15.69 \$ 8.74 \$ 18.39 \$ 19.11 \$ 16.17 Leasing Commissions N/A N/A 418,185 \$1,998,829 \$ 758,507 \$ 2,019,837 \$1,398,069 \$ 621,768 Per Square Foot Leased N/A N/A 11,50 \$ 21.86 \$ 16.68 \$ 8.54 \$ 7.84 \$ 10.67
Total Per Square Foot N/A N/A 13.29 \$ 37.55 \$ 25.42 \$ 26.93 \$ 26.95 \$ 26.84 ====================================
======================================
Total Per Square Foot \$ 1.20 \$ 0.81 1.59 \$ 2.08 \$ 1.42 \$ 2.92 \$ 5.01 \$ 0.73
\$ 1.42 \$ 2.92 \$ 5.01 \$
\$ 1.42 \$ 2.92 \$ 5.01 \$
\$ 1.42 \$ 2.92 \$ 5.01 \$
\$ 1.42 \$ 2.92 \$ 5.01 \$ 0.73 ====================================
\$ 1.42 \$ 2.92 \$ 5.01 \$

NOTES:

- Excludes non-incremental capital expenditures, tenant improvements and leasing commissions for One Orlando Center in Orlando, Florida.
 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) All amounts represent tenant improvements and leasing costs committed on leases signed during the period.

Reckson Associates Realty Corp. Supplemental Operating and Financial Data for the Quarter Ended December 31, 2002

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ANALYSIS OF CARS of Decembe	APITAL	EXPEND			ING COS	TS (5)	
4Q02 COSTS PER YEAR-TO-							
DATE COSTS PER CAPITAL							
COSTS							
SQUARE FOOT COSTS							
SQUARE FOOT							
NON- INCREMENTAL							
CAPITAL EXPENDITURES							
Maintenance Capital							
\$2,688,038 \$ 0.13 \$							
9,104,412 \$ 9.45							
Total							
Recurring Capital							
\$2,688,038							
\$ 0.13 \$ 9,104,412 \$							
0.45 ======= =======							
INCREMENTAL							
CAPITAL EXPENDITURES							
— Property Renovations							
\$1,493,734 \$ 0.07 \$							
7,910,509 \$ 0.39							

Total Nonrecurring Capital Expenditures \$1,493,734

\$ 0.07 \$ 910,509 \$ 0.39 **ACQUISITION** AND **DEVELOPMENT COSTS** \$4,592,169 \$41,895,785 ---- 4Q02 COSTS PER YEAR-TO-DATE COSTS PER TENANT **IMPROVEMENTS** AND LEASING COSTS (1) COSTS SQUARE FOOT COSTS SQUARE FOOT COMMITTED (6) NON-INCREMENTAL **Leasing** Costs \$2,191,936 \$ 3.13 \$ 7,257,378 \$ 3.24 Tenant **Improvements** \$4,184,890 \$ 5.98 \$17,843,929 \$ 7.96 TOTAL NON INCREMENTAL \$6,376,826 \$ 9.11 \$25, 101, 307 \$ 11.20 INCREMENTAL (4) **Leasing** Costs \$ 0 \$ 0.00 \$ 773, 197 10.08 Tenant **Improvements** \$ 0 \$ 0.00 \$14,225,835 \$ 38.00

TOTAL **INCREMENTAL** \$ 0 \$ 0.00 \$17,999,032 \$ 48.08 TOTAL COMMITTED/ WTD AVG. \$6,376,826 \$ 9.11 \$43,100,339 \$ 26.60 ---- 4Q02 COSTS PER YEAR-TO-DATE COSTS PER TENANT **IMPROVEMENTS** AND LEASING COSTS (1) COSTS SQUARE FOOT COSTS SQUARE FOOT ---- PAID OR ACCRUED NON-INCREMENTAL Leasing Costs \$ 2,269,081 \$ 1.35 \$10,482,832 \$ 1.72 Tenant **Improvements** \$ 8,173,056 \$ 3.02 \$20,973,163 \$ 2.83 TOTAL NON-INCREMENTAL \$10,442,137 \$ 4.37 \$31,455,995 \$4.55 INCREMENTAL **Leasing** Costs \$

1,356,349 \$ 4.85 \$ 5,931,620 \$ 2.17 Tenant **Improvements** 4,668,240 \$ 8.61 \$10,063,706 \$ 3.49 TOTAL INCREMENTAL \$ 6,024,589 \$13.46 \$15,995,326 \$ 5.66 **TOTAL** PAID OR ACCRUED \$16,466,726 \$ 7.69 \$47,451,321 \$ 4.92 ---- 4Q02 COSTS PER YEAR-TO-DATE COSTS PER TENANT **IMPROVEMENTS** AND LEASING COSTS (1) COSTS SQUARE FOOT COSTS SQUARE FOOT -----COMMITTED TENANT IMPROVEMENTS AND LEASING COSTS ON SIGNED LEASES. **EXCLUDING** EARLY RENEWALS (6) NON-INCREMENTAL **Leasing** Costs \$ 560,891 \$ 2.65 \$ 6,626,333 \$ 8.16 Tenant **Improvements** \$ 3,739,946

\$	6.14
	398, 985
	09
	
	- TOTAL
	NON-
	REMENTAL 300,837
	8.79
	398, 985
	16.25
INCR	REMENTAL
(4)	
	easing
	:s \$ 0 \$.00 \$
	· · · · · · · · · · · · · · · · · · ·
	0.08
	enant
Impr	ovements
	\$ 0.00
	225, 835
\$ 38	3.00
Ŧ	OTAL
INCR	REMENTAL
	-\$-0.00
	999, 832
	7.08
	
	
T0	OTAL \$
	90,837 \$
	8.79
	398, 917 32 . 44
	
	
	:=====
	======
(4)	Bananak tanak Tanananak and 1inn anta annik
(1)	Represents tenant Improvements and leasing costs commit during the period.
(2)	Represents tenant improvements and leasing costs paid o
(2)	period.
(3)	Represents tenant Improvements and leasing costs commit
` ,	during the period excluding early renewals.
(4)	Represents tenant improvements and leasing costs on dev
	repositionings.
(5)	Excludes non-incremental capital expenditures, tenant i
(6)	leasing commissions for One Orlando Center in Orlando,

ted on leases signed

- r accrued during the
- ted to leases signed
- elopments and
- mprovements and Florida.
- (6) Year-to-date number 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.

Reckson Associates Realty Corp.

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Supplemental Operating and Financial Data for the Quarter Ended December 31, 2002

CAPITAL EXPENDITURES As of December 31, 2002

_____ ------------ 3Q01

4Q01 1Q02 2Q02 3Q02 4Q02 2002

TENANT

IMPROVEMENTS

```
AND LEASING
 COSTS (1)
  AMOUNT
   AMOUNT
   AMOUNT
   AMOUNT
  AMOUNT
AMOUNT YTD
AMOUNT - --
RECURRING
    NON
INCREMENTAL
 Amenities
  (Health
<del>Club, Cafe,</del>
 etc.) $
32,858 $
  3,607 $
 <del>85,670 $</del>
20,230 $
<del>$ 11,113 $</del>
  117,013
Bathrooms
 <del>132,968 $</del>
 <del>325,582 $</del>
 <del>316,963 $</del>
 55,871 $
 88,216 $
 109,192 $
  570,242
Corridors
 97,442 $
 187,429 $
 <del>161,964 $</del>
 82,480 $
 65,586 $
 102,945 $
  412,975
Elevators $
 200,094 $
 33,585 $
 24,589 $
  2,123 $
  <del>41,870 $</del>
 31,789 $
  100,372
 Exterior
Renovation
<del>$ 272,828 $</del>
 205,918 $
 214,344 $
 600,148 $
1,079,221 $
 692,151 $
 2,585,864
  Lobby $
 <del>47,176 $</del>
 89,752 $
 37,635 $
 90,566 $
 237,657 $
 181,873 $
  <del>547, 730</del>
Mechanical,
Electrical
& Plumbing
$ 385,100 $
 505,362 $
 468,287 $
 663,361 $
 625,584 $
 684,780 $
 2,442,013
  Other $
 383,304 $
 632,354 $
 140,591 $
 291,271 $
 293,218 $
 <del>395,910 $</del>
 1,120,991
  <del>Parking</del>
```

Lots \$ 113,333 \$ 446,703 \$ 12,789 \$ 150,057 \$ 269, 198 \$ 250,876 \$ 682,920 Roofs \$ 260,183 \$ 107,557 \$ 15,377 \$ 80,414 \$ 124,615 \$ 176,236 \$ 396,642 Security \$ 13,386 \$ 30,624 \$ 33,525 \$ 42,953 \$ 51,173 \$ 127,650 TOTAL RECURRING NON **INCREMENTAL** \$ 1,938,672 \$ 2,568,473 1,511,734 2,079,474 2,825,165 2,688,038 \$ 9, 104, 412 Amount Per Square Foot \$ 0.00 \$.12 \$ 0.07 \$ 0.10 \$.14 \$ 0.13 -0.45 NON-RECURRING **INCREMENTAL** (1) \$ 2,331,452 \$ 3,025,187 \$ 1,673,606 \$ 3,529,974 \$ 1,213,194 1,493,734 \$ 7,910,509 Amount Per Square Foot \$ 0.11 \$ 0.15 \$ 0.08 \$ 0.17 \$ 0.06 \$ 0.07 \$ 0.39 Rentable SF 20,695,723 20,610,545 20,546,468 20,545,786 20, 353, 759 20,283,964 20, 283, 964 # of **Buildings** 183 182 181 178 178

(1) Represents value enhancing capital expenditures.

(2) Excludes non-incremental tenant improvements and leasing commissions for One Orlando Center in Orlando, Florida.

TENANT IMPROVEMENTS AND LEASING COSTS As of December 31, 2002
3Q01 4Q01 1Q02 2Q02 3Q02 4Q02 2002 COMMITTED (1) AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT YTD AMOUNT
NON THOREMENTAL LEAGING
——————————————————————————————————————
Expenditures \$ 1,819,753 \$ 6,693,110 \$ 4,826,347 \$ 3,841,236 \$10,056,898 \$ 6,376,826 \$25,101,307 INCREMENTAL (4) LEASING COSTS \$ 1,430,544 \$ 339,337 \$ 2,910,232 \$ 392,312 \$ 470,653 \$ 0 \$ 3,773,197 TENANT IMPROVEMENTS \$
1,929,149 \$ 2,345,122 \$11,095,857 \$ 1,986,445 \$ 1,143,533 \$ 0 \$14,225,835
TOTAL COMMITTED \$ 5,179,446 \$ 9,377,569 \$18,832,436 \$ 6,219,993 \$11,671,084 \$ 6,376,826 \$43,100,339
=========
LEASING COSTS \$ 1,237,447 \$ 1,503,116 \$ 2,240,976 \$ 2,188,337 \$ 3,784,438 \$ 2,269,081 \$10,482,832 TENANT IMPROVEMENTS \$ 2,751,620 \$ 5,107,743 \$ 4,243,242 \$ 3,681,440 \$ 4,875,425 \$ 8,173,056 \$20,973,163
Total Non
Incremental \$ 3,989,067 \$ 6,610,859 \$ 6,484,218 \$ 5,869,777 \$ 8,659,863 \$ 10,442,137 \$31,455,995 INCREMENTAL (4) LEASING COSTS \$ 237,482 \$ 2,199,465 \$ 829,468 \$ 910,336 \$ 2,835,467 \$ 1,356,349 \$ 5,931,620 TENANT IMPROVEMENTS \$ 8,137,624 \$11,489,202 \$ 1,244,676 \$ 2,846,454 \$ 1,304,335 \$ 4,668,240 \$10,063,706
Total Incremental \$ 8,375,106 \$13,688,667 \$ 2,074,145 \$ 3,756,790 \$ 4,139,802 \$ 6,024,590 \$15,995,326
PAID OR ACCRUED \$12,364,173 \$20,209,526 \$ 8,558,362 \$ 9,626,567 \$12,799,665 \$16,466,727 \$47,451,321
(1) Represents tenant Improvements and leasing costs committed on leases signed
during the period. (2) Represents tenant improvements and leasing costs paid or accrued during the
period. (3) Represents tenant improvements at 100% of cost for all consolidated
properties. (4) Represents tenant improvements and leasing costs on developments and
repositionings. (5) Excludes tenant improvements and leasing commissions related to a 163.880

- (5) 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.
- (6) Excludes non-incremental tenant improvements and leasing commissions for One Orlando Center in Orlando, Florida.

Reckson Associates Realty Corp.
Supplemental Operating and Financial Data for the Quarter Ended December 31, 2002

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CLASS A OFFICE STATISTICS
LONG
ISLAND
1998 1999
2000 2001
4Q02 - - -

Average Asking Rental

Rental Rates \$27.23

\$27.69 \$28.86

\$30.06 \$29.15

Overall

Vacancy 6.7% 6.5% 4% 11.9% 12.5% **Direct** 6.1% 5.6% 6.3% 7.7% 8.1% **WESTCHESTER** 1998 1999 2000 2001 4002

Average Asking Rental Rates \$26.67 \$27.23 \$29.62 \$30.15 \$29.83 Overall **Vacancy** 19.2% 16.3% 12.0% 20.5% 18.9% Direct **Vacancy** 16.4% 15.0% 10.7% 16.3% 15.3% SOUTHERN CONNECTICUT 1998 1999 2000 2001 4002

Average **Asking** Rental Rates \$32.22 \$44.41 \$36.10

Overall **Vacancy** 4.2% 4.7% 8.1% 13.6% 17.3%

\$36.59

Direct **Vacancy** 3.6% 4.0% .2% 8.8% 8.8%

NORTHERN NEW JERSEY 1998 1999 2000 2001 4002

Average Asking Rental Rates \$27.42 \$28.52 \$29.66 \$30.92 \$30.74 Overall **Vacancy** 7.5% 7.1% 9.9% 13.4% 17.8% **Direct Vacancy**

5.3% 4.6%

34

Source: Cushman & Wakefield NEW YORK CITY CLASS A OFFICE STATISTICS AVERAGE ASKING RENTS 1998 1999 2000 2001 4Q02 Financial East \$40.21 \$37.64 \$52.90 \$48.07 \$47.64 Midtown West Side \$43.36 \$48.28 \$60.89 \$61.22 \$51.91 Midtown East Side \$47.85 \$51.18 \$61.46 \$59.81 \$54.23 6th Ave./Rockefeller Center \$51.33 \$53.12 \$65.91 \$67.15 \$62.36 FINANCIAL EAST 1998 1999 2000 2001 4Q02 ----- ----- -----_ _ _ _ _ Overall **Vacancy** 7.3% 2.1% 7.0% 16.1% Direct **Vacancy** 6.6% 3.4% 1.4% 2.3% 9.3% **MIDTOWN** WEST Overall **Vacancy** 4.3% 6.0% 2.7% 6.2% 8.3% Direct **Vacancy** 3.3% 4.6% 2.4% 4.0% 5.8% MIDTOWN FAST Overall **Vacancy** 8.0% 5.0% 2.6% 8.9%

3.8% 1.9% 3.1% 5.7% 6TH AVE/ROCK

12.5% Direct Vacancy 6.0%

CTR Overall Vacancy

5.0% 2.6%

0.9% Source: Cushman & Wakefield Breakdown of New York City Revenue: Midtown East Side 41% Midtown West Side 34% 6th Ave./Rockefeller Center 14% Financial East 11% CLASS A OFFICE STATISTICS LONG ISLAND SUBMARKET DIRECT VACANCY RATES 1998 1999 2000 2001 4Q02 ---------------------**Central** Nassau County 5.1% 5.1% 4.7% 5.6% 6.0% Western Suffolk County 7.7% 11.6% 15.4% 17.5% 12.0% Eastern Nassau County 4.9% 0.9% 1.4% 1.2% 1.1% AVERAGE ASKING RENTS 1998 1999 2000 2001 4Q02 ----------------- ------- ------ ----------**Central** Nassau County \$29.10 \$29.93 \$31.15 \$31.94 \$31.44 Western Suffolk County \$26.22

35

Direct Vacancy 1.6%

```
$28.22
 $30.06
$29.84
Eastern
County
<del>$27.49</del>
$26.23
$28.75
$29.02
$28.99
         Breakdown of Long Island office revenue:
Central Nassau 47%
                       Western Suffolk 36%
                       Eastern Nassau 8%
                      Other 9%
WESTCHESTER SUBMARKET
  DIRECT
 VACANCY
  RATES
   1998
   1999
   2000
   2001
4002 ---
 -----
 - -----
-----
 ---- --
 ----
   ---
 Central
  <del>12.3%</del>
  <del>13.5%</del>
  <del>12.0%</del>
  <del>20.6%</del>
  <del>21.6%</del>
Tarrytown
/
 Western
   7.8%
   8.0%
   6.0%
   8.4%
  <del>13.6%</del>
 Eastern
  <del>10.1%</del>
   8.1%
  <del>16.6%</del>
  White
  Plains
   CBD
  <del>22.7%</del>
  <del>22.6%</del>
  <del>11.5%</del>
  <del>15.3%</del>
  <del>15.6%</del>
  AVERAGE ASKING
 RENTS 1998 1999
 2000 2001 4Q02 -
 -----
 --- -----
  ----- Central
  <del>$22.91 $27.07</del>
  $28.49 $29.53
       <del>$29.51</del>
Tarrytown/Western
  <del>$24.66 $27.30</del>
  $27.03 $28.37
  $26.73 Eastern
  $29.35 $27.70
  $29.65 $30.62
   $31.06 White
    Plains CBD
  $26.84 $27.44
$30.62 $30.52
       <del>$31.26</del>
```

\$27.34

Breakdown of Westchester office revenue:
White Plains 19%
Tarrytown/Western 32%
Central 29%
Eastern 17

Note: The 21.6% vacancy in Central Westchester is impacted by IBM selling a 383,000 sf owner occupied building. The location of this building is not easily accessible to major thoroughfares and employee bedroom communities. Excluding this building the vacancy rate is 17%.

NEW JERSEY SUBMARKET DIRECT VACANCY RATES 1998 1999 2000 2001 4Q02 --------- ------Essex County 3.30% 6.00% 9.60% 6.80% 9.70% Bergen County 6.80% 5.30% 5.10% 9.90% 11.90% Mercer County 1.50% 5.20% 6.30% 6.20% 6.00% **AVERAGE** ASKING RENTS 1998 1999 2000 2001 4Q02 -Essex County \$27.74 \$28.78 \$28.90 \$30.24 \$28.19 Bergen County \$27.37 \$28.07 \$29.41 \$29.78 \$29.29 Mercer County \$24.49 \$27.46 \$30.32 \$30.06 \$29.81

Breakdown of New Jersey office revenue:
Essex County 50%
Bergen County 11%
Mercer County 8%
Other 31%

VALUE CREATION PIPELINE As of December 31, 2002 Anticipated Estimated Anticipated Square Feet/ investment Total Current % Stabilization Stabilized Stage / Property Acres To Date Investment(a) Leased Date (a) Return (a) - ----------**PROJECTS** UNDER **DEVELOPMENT** OR **REPOSITIONING** 2001 Orville Drive North, Bohemia, NY 71,000 5,364,000 \$ 7,280,000 0.0% Q2 2003 **TOTAL** PROJECTS UNDER DEVELOPMENT OR REPOSITIONING 71,000 \$ 5,364,000 \$ 7,280,000 0.0% 9.0% PROJECTS IN PLANNING Melville

Square II, Melville, NY 275,000 TBD **University** Square , Princeton, NJ 316,000 TBD 68 South **Service** Road, Melville, NY 277,000 TBD Reckson **Executive** Park Ryebrook (Building 7), Ryebrook, 315,000 TBD Giralda Farms , Madison Township, NJ 436,000 TBD 70 Andrews Road, Hicksville, NY 58,000 TBD TOTAL PROJECTS IN PLANNING 1,677,000 \$ 70,187,000 \$349,450,000 11% TO 12% Old Willets Path, Hauppauge, NY 2.0 Eagle Rock III, East Hanover, NJ 15.0 AIP 45, Bohemia, NY 4.2 AIP 43, Bohemia NY 3.8 East Patchogue, East Patchogue, NY 23.0 Giralda Farms , Chatham Township, NJ 113.0 Valhalla Land. Valhalla, NY 52.7 LAND 213.7 \$ 45,653,000

		
		
Toward that washed weelingtion during 2000		
Investments that reached realization during 2002		
		% LEASED
58 South Service Road, Melville, NY	277,500	74.1%
103 JFK Expressway, Short Hills, NJ	123,000	100.0%
400 Moreland Road, Commack, NY	57,050	100.0%
(a) Forward looking statement based upon managemen may differ materially.		
Reckson Associates Realty Supplemental Operating and Financ the Quarter Ended December 3	ial Data for	
37		
UNCONSOLIDATED REAL ESTATE JOINT VENTURES		
December		
31, BALANCE		
SHEETS		
(in		
thousands) 2002 2001 -		
(Unaudited)		
(Unaudited) ASSETS		
Commercial		
real estate property,		
at-cost:		
Land \$ 3,462 \$		
3,462		
Building and		
improvements		
20,800 20,711		
Furniture,		
fixtures,		
and equipment		
15 15		
		
		
- 24,277		
24,188 Less:		
accumulated		
depreciation (4,981)		
(4,981) (4,081)		
		
Investment		

in real
estate, net
of
accumulated
depreciation

19,296 20,107 Cash
and cash equivalents 425-271
Tenant receivables 75 172
75 172 Deferred rents
receivable 682-960
Prepaid expenses and other
assets 338 306 Deferred
leasing and loan costs
144-161
TOTAL ASSETS \$
20,960 \$ 21,977
LIABILITIES AND PARTNERS'
CAPITAL
LTARTH TITES:
LIABILITIES: Mortgage
HIABILITIES: Mortgage note payable \$ 12,548 \$
HIABILITIES: Mortgage note payable \$ 12,548 \$ 13,057 Accrued expenses
LIABILITIES: Mortgage note payable \$ 12,548 \$ 13,057 Accrued
HIABILITIES: Mortgage note payable \$ 12,548 \$ 13,057 Accrued expenses and other liabilities
HIABILITIES: Mortgage note payable \$ 12,548 \$ 13,057 Accrued expenses and other liabilities
LIABILITIES: Mortgage note payable \$ 12,548 \$ 13,057 Accrued expenses and other liabilities 197 995
LIABILITIES: Mortgage note payable \$ 12,548 \$ 13,057 Accrued expenses and other liabilities 197 995
LIABILITIES: Mortgage note payable \$ 12,548 \$ 13,057 Accrued expenses and other liabilities 197 995
LIABILITIES: Mortgage note payable \$ 12,548 \$ 13,057 Accrued expenses and other liabilities 197 995
LIABILITIES: Mortgage note payable \$ 12,548 \$ 13,057 Accrued expenses and other liabilities 197 995
LIABILITIES: Mortgage note payable \$ 12,548 \$ 13,057 Accrued expenses and other liabilities 197 995 TOTAL LIABILITIES 12,745 14,052 PARTNERS'
LIABILITIES: Mortgage note payable \$ 12,548 \$ 13,057 Accrued expenses and other liabilities 107 005 TOTAL LIABILITIES 12,745 14,052
LIABILITIES: Mortgage note payable \$ 12,548 \$ 13,057 Accrued expenses and other liabilities 197 905 TOTAL LIABILITIES 12,745 14,052 PARTNERS' CAPITAL
LIABILITIES: Mortgage note payable \$ 12,548 \$ 13,057 Accrued expenses and other liabilities 197 905 TOTAL LIABILITIES 12,745 14,052 PARTNERS' CAPITAL

TOTAL PARTNERS'
CAPITAL
8,215 7,925

TOTAL
LIABILITIES
AND PARTNERS!
CAPITAL \$
20,960 \$
21,977

STATEMENTS OF OPERATIONS
(in thousands)
Thurs Months
Three Months Ended Years
Ended
December 31,
December 31,
REVENUES 2002
2001 2002
2001
2001
2001
2001
2001
2001
2001
2001
2001
2001 Base Rents \$1,546 \$ 904 \$3,955 \$3,617
2001
Base Rents \$1,546 \$ 904 \$3,955 \$3,617 Other Income 1 3 \$ 10 19 Tenant escalations
2001
2001
2001
2001
2001
2001
2001
2001
2001
2001
Base Rents \$1,546 \$ 904 \$3,955 \$3,617 Other Income 1 3 \$ 10 19 Tenant escalations and reimbursements 92 159 248 322 Total Operating
Base Rents \$1,546 \$ 904 \$3,955 \$3,617 Other Income 1 3 \$ 10 10 Tenant escalations and reimbursements 92 159 248 322 Total Operating Revenues
Base Rents \$1,546 \$ 904 \$3,955 \$3,617 Other Income 1 3 \$ 10 10 Tenant escalations and reimbursements 92 159 248 322 Total Operating Revenues 1,630 1,066
Base Rents \$1,546 \$ 904 \$3,955 \$3,617 Other Income 1 3 \$ 10 10 Tenant escalations and reimbursements 92 159 248 322 Total Operating Revenues
Base Rents \$1,546 \$ 904 \$3,955 \$3,617 Other Income 1 3 \$ 10 10 Tenant escalations and reimbursements 92 159 248 322 Total Operating Revenues 1,630 1,066
Base Rents \$1,546 \$ 904 \$3,955 \$3,617 Other Income 1 3 \$ 10 10 Tenant escalations and reimbursements 92 159 248 322 Total Operating Revenues 1,630 1,066
Base Rents \$1,546 \$ 904 \$3,955 \$3,617 Other Income 1 3 \$ 10 10 Tenant escalations and reimbursements 92 159 248 322 Total Operating Revenues 1,630 1,066
Base Rents \$1,546 \$ 904 \$3,955 \$3,617 Other Income 1 3 \$ 10 10 Tenant escalations and reimbursements 92 159 248 322 Total Operating Revenues 1,630 1,066
Base Rents \$1,546 \$ 904 \$3,955 \$3,617 Other Income 1 3 \$ 10 10 Tenant escalations and reimbursements 92 159 248 322 Total Operating Revenues 1,630 1,066
Base Rents \$1,546 \$ 904 \$3,955 \$3,617 Other Income 1 3 \$ 10 10 Tenant escalations and reimbursements 92 159 248 322 Total Operating Revenues 1,630 1,066
Base Rents \$1,546 \$ 904 \$3,955 \$3,617 Other Income 1 3 \$ 10 10 Tenant escalations and reimbursements 92 159 248 322 Total Operating Revenues 1,630 1,066

	
	
Property	
operating ´	
expenses 158	
178 648 663	
Real estate	
taxes 140 118	
536 475	
Marketing,	
general and	
administrative 13 11 48 53	
Depreciation	
and	
amortization	
230 229 919	
917 Interest	
expense 279	
290-1,131	
1,189	
- Total	
Expenses 820	
926-3,282	
3,297	
	
	
Net Income	
\$ 819 \$ 240 \$	
931 \$ 661	
931 \$ 001	
	Packson Associates Poolty
	Reckson Associates Realty (Supplemental Operating and Finance
	Supplemental Operating and Finding.

Reckson Associates Realty Corp. lemental Operating and Financial Data for the Quarter Ended December 31, 2002

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RSVP (INCLUDING IT'S EQUITY INVESTMENTS)
COMBINED BALANCE SHEETS

(In thousands) (UNAUDITED) (AUDITED) DECEMBER 31, DECEMBER 31, 2002 2001 ----- -----ASSETS Cash and other assets \$ 380,964 \$

358,985 **Equity** investments \$ 106,228

\$ 135,416

Total assets \$

487,192 \$	
494, 401 ======	
LIABILITIES	
Accounts payable	
and	
accrued	
expenses \$	
20,021 10,546	
Long term	
debt \$	
251, 977 234, 449	
Other	
liabilities \$ 8,370	
15,878	
	
Total	
Total liabilities	
\$ 280,368	
\$ 260,873	
MEMBER'S	
EQUITY (a)	
_	
Preferred equity \$	
129,702	
153,340	
Common equity \$	
84,826	
87,892	
Offering costs	
(7,704)	
(7,704)	
-	
Total	
member's	
equity	
206, 824 233, 528	
	
	
Total	
liabilities and	
member's	
equity \$	
487, 192 \$ 494, 491	
(a) BSVD bas	guaranteed \$10 million of secured first mortgage debt to third
party fi	nancial institutions with respect to the Resort platform.
	Reckson Associates Realty Corp.
	Supplemental Operating and Financial Data for
	the Quarter Ended December 31, 2002
	39
RSVP	
SUMMARY OF I	NVESTED CAPITAL thousands)

(Amounts in thousands)

controlled investments:	
CONTROLLED AMOUNTS PLATFORM JOINT VENTURES ADVANCED TOTAL -	
Privatization (Prisons/Gov't offices) \$ 21,480 \$ 3,520 \$ 25,000 Student housing 18,086 3,935 22,021 Medical office 20,185 20,18	÷
Parking - 9,091 9,091 Resorts - 8,057 8,057 Net leased retail 3,180 3,180 Other assets and overhead 21,598	}
Total \$ 59,751 \$ 49,381 \$109,132	
Included in these investments is approximately \$16.5 million been contributed to the respective RSVP controlled joint ver under the RSVP Commitment to FrontLine and is being held, althe preferred investors.	ntures or advanced
Reckson Associates Realty Corp. Supplemental Operating and Financial Data the Quarter Ended December 31, 2002	for
40	
RSVP SUMMARIZED PLATFORM BALANCE SHEETS AS OF DECEMBER 31, 2002 ((Amounts in thousands)	UNAUDITED)
STUDENT MEDICAL PRIVATIZATION (3) HOUSING	
OFFICE PARKING ASSETS Real estate	
assets \$ 44,809 \$285,470 \$ 59,184 \$ 56,183 Other assets 10,187 34,977 47,859 \$ 6,241	
Total Assets \$ 54,996 \$320,447 \$107,043 \$ 62,424	
LIABILITIES Accounts payable & other liabilities \$ \$ 20,542 \$ 1,482 \$ 3,102 Property related debt 251,977 44,156 \$ 31,497	
Total Liabilities 0 272,519 45,638 34,599	
PARTNER'S CAPITAL RSVP / RAP capital 54,996 47,694 57,533 \$ 19,166 Other partners	
(2) 0 234 3,872 \$ 8,659 Total Partner's Capital 54,996	
47,928 61,405 27,825 Total Liabilities and Partner's	
Capital \$ 54,996 \$320,447 \$107,043 \$ 62,424	
NET LEASED RESORTS RETAIL OTHER (1)	
ASSETS Real estate assets \$62,282 \$ 2,866 \$ Other assets 7,701 4,832 7,452	
Total Assets \$69,983 \$ 7,698 \$ 7,452	
LIABILITIES Accounts	
payable & other liabilities \$ 4,930 \$	
1,608 \$ Property related debt 24,296 2,030 0 Total Liabilities	
29,226 3,638 0 PARTNER'S CAPITAL	
21,138 4,060 7,452 Other partners (2) 19,619 0 Total Partner's Conital	
Total Partner's Capital 40,757 4,060 7,452	
Total Liabilities and Partner's Capital \$69,983 \$ 7,698	
\$-7,452	

(1) Represents note receivable collateralized by interests in certain senior living facilities, less impairment allowances.(2) Includes amounts that are subordinated to RSVP / RAP capital

(3) Reflects carrying value values of assets received through settlement. Facility was sold on January 17, 2003.

Reckson Associates Realty Corp. Supplemental Operating and Financial Data for the Quarter Ended December 31, 2002