

The dividend payout ratio, calculated by dividing dividends per share by diluted FFO per share shows the percentage of FFO currently being paid out to shareholders in the form of dividends. A higher ratio indicates less of an ability to continue to invest or to increase dividends without an external source of funds. The difference between the dividend payout ratio and 100% shows the percentage of FFO the REIT has available to provide internal growth or to increase dividends without first seeing an increase in FFO.

Period	Dividends Per Share	Diluted FFO Per Share	Dividend Payout Ratio
2008	\$1.76	\$2.24	78.57%
2007	\$1.64	\$2.08	78.85%
2006	\$1.54	\$1.93	79.79%
2005	\$1.48	\$1.84	80.43%
2004	\$1.48	\$1.63	90.80%
2003	\$1.57	\$1.67	94.01%
2002	\$1.84	\$1.32	139.39%
2001	\$1.84	\$1.82	101.10%
2000	\$1.84	\$2.16	85.19%
1999	\$1.80	\$2.16	83.33%
1998	\$1.68	\$1.94	86.60%
1997	\$1.56	\$1.89	82.54%
1996	\$1.48	\$1.77	83.62%
1995	\$1.41	\$1.67	84.43%