

**UNITED STATES
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 (Date of Earliest Event Reported):

February 9, 2021



American Assets Trust, Inc.

(Exact name of registrant as specified in its charter)

Maryland
(State or other jurisdiction
of incorporation)

001-35030
(Commission
File No.)

27-3338708
(I.R.S. Employer
Identification No.)

11455 El Camino Real, Suite 200
San Diego, California 92130
(Address of principal executive offices and Zip Code)

(858) 350-2600
(Registrant's telephone number, including area code)

Not Applicable
(Former name or former address, if changed since last report.)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
 - Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
 - Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
 - Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))
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Securities registered pursuant to Section 12(b) of the Act:

<u>Name of Registrant</u>	<u>Title of each class</u>	<u>Trading Symbol</u>	<u>Name of each exchange on which registered</u>
American Assets Trust, Inc.	Common Stock, par value \$0.01 per share	AAT	New York Stock Exchange

Indicate by check mark whether the registrant is an emerging growth company as defined in Rule 405 of the Securities Act of 1933 (§230.405 of this chapter) or Rule 12b-2 of the Securities Exchange Act of 1934 (§240.12b-2 of this chapter).

Emerging growth company

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act.

Item 2.02 Results of Operations and Financial Condition.

On February 9, 2021, American Assets Trust, Inc. (the "Company") issued a press release regarding its financial results for the quarter and fiscal year ending December 31, 2020. Also on February 9, 2021, the Company made available on the "Investors" page of its website at www.americanassetstrust.com certain supplemental information concerning the Company's financial results and operations for the quarter and fiscal year ending December 31, 2020. Copies of the press release and supplemental information are attached hereto as Exhibits 99.1 and 99.2, respectively.

Exhibits 99.1 and 99.2, are being furnished pursuant to Item 2.02 and shall not be deemed "filed" for any purpose, including for the purposes of Section 18 of the Securities Exchange Act of 1934, as amended (the "Exchange Act"), or otherwise subject to the liabilities of that section. Such information shall not be incorporated by reference into any filing of the Company, whether made before or after the date hereof, regardless of any general incorporation language in such filing.

Item 7.01 Regulation FD Disclosure.

As discussed in Item 2.02 above, the Company issued a press release regarding its financial results for the quarter and fiscal year ending December 31, 2020 and made available on its website certain supplement information relating thereto.

The information being furnished pursuant to Item 7.01 and shall not be deemed "filed" for any purpose, including for the purposes of Section 18 of the Exchange Act, or otherwise subject to the liabilities of that section. Such information shall not be incorporated by reference into any filing of the Company, whether made before or after the date hereof, regardless of any general incorporation language in such filing.

Item 9.01 Financial Statements and Exhibits.

(d) Exhibits:

The following exhibits are filed herewith:

<u>Exhibit Number</u>	<u>Exhibit Description</u>
99.1**	Press release issued by American Assets Trust, Inc. on February 9, 2021.
99.2**	American Assets Trust, Inc. Supplemental Information for the quarter ended December 31, 2020.
104	Cover Page Interactive Data File (the cover page XBRL tags are embedded within the Inline XBRL document).

** Furnished herewith

SIGNATURES

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

American Assets Trust, Inc.

By: /s/ Robert F. Barton

Robert F. Barton

Executive Vice President, CFO

February 9, 2021



American Assets Trust, Inc. Reports Fourth Quarter and Year-End 2020 Financial Results and COVID-19 Operational Update

Net income available to common stockholders of \$2.9 million and \$27.7 million for the three months and year ended December 31, 2020, respectively, or \$0.05 and \$0.46 per diluted share, respectively
Funds From Operations per diluted share decreased 27% and 14% year-over-year for the three months and year ended December 31, 2020, respectively, or \$0.41 and \$1.89 per diluted share, respectively
Collected 92% to date of rents that were due during the fourth quarter of 2020

SAN DIEGO, California - 2/9/2021 - American Assets Trust, Inc. (NYSE: AAT) (the "company") today reported financial results for its fourth quarter and year ended December 31, 2020.

Fourth Quarter Highlights

- Net income available to common stockholders of \$2.9 million and \$27.7 million for the three months and year ended December 31, 2020, respectively, or \$0.05 and \$0.46 per diluted share, respectively.
- Funds From Operations decreased 27% and 14% year-over-year to \$0.41 and \$1.89 per diluted share for the three months and year ended December 31, 2020, respectively, compared to the same periods in 2019.
- Same-store cash NOI decreased 3.1% and 3.1% year-over-year for the three months and year ended December 31, 2020, respectively. Excluding lease termination fees, same-store cash NOI would have been (3.2)% and (3.7)% for the three months and year ended December 31, 2020, respectively.
- For the three months ended December 31, 2020, we have collected 99% of office rents, 82% of retail rents (including the retail component of Waikiki Beach Walk) and 95% of multifamily rents, that were due during the fourth quarter.
- Total collections increased to 92% in the fourth quarter compared to 90% in the third quarter and 87% in the second quarter.
- Leased approximately 22,000 comparable office square feet at an average straight-line basis and cash-basis contractual rent increase of 4% and 5%, respectively, during the three months ended December 31, 2020.
- Leased approximately 147,000 comparable retail square feet at an average straight-line basis and cash-basis contractual rent decrease of 7% and 12%, respectively, during the three months ended December 31, 2020.

Inaugural Public Bond Offering

- Closed inaugural public bond offering of \$500 million in principal amount of 3.375% senior unsecured notes due 2031.
- With proceeds from the inaugural public bond offering, we repaid the \$150 million Senior Guaranteed Notes, Series A, with make-whole payment thereon, and the \$100 million outstanding on our revolving line of credit.
- As of January 31, 2021, cash on the balance sheet was approximately \$378.5 million with no debt obligations maturing during the remainder of 2021.

Financial Results

Net income attributable to common stockholders was \$2.9 million, or \$0.05 per basic and diluted share for the three months ended December 31, 2020 compared to \$12.8 million, or \$0.22 per basic and diluted share for the three months ended December 31, 2019. For the year ended December 31, 2020, net income attributed to common stockholders was \$27.7 million, or \$0.46 per basic and diluted share compared to \$45.7 million, or \$0.84 per basic and diluted share for the year ended December 31, 2019. The year-over-year decrease in net income attributable to common stockholders is primarily due to the increase in collectability related adjustments (bad debt reserve) of rent receivables of approximately \$16.7 million primarily at Alamo Quarry Market, Carmel Mountain Plaza, Del Monte Center, and Waikiki Beach Walk Retail due to, in large part, collection challenges with our movie theatres, gyms, and a reduction in Hawaii tourism, a decrease in lease termination fees at Carmel Mountain Plaza attributed to the termination of our former ground lease, and a decrease in revenue at our Waikiki Beach Walk Retail and Embassy Suites Hotel due to the COVID-19 pandemic causing a decline in occupancy, partially offset by an incremental increase in revenue from the acquisition of La Jolla Commons on June 20, 2019 and an increase in annualized base rents at The Landmark at One Market, Lloyd District Portfolio, City Center Bellevue, and Torrey Point.

During the fourth quarter of 2020, the company generated Funds From Operations ("FFO") for common stockholders of \$31.1 million, or \$0.41 per diluted share, compared to \$42.9 million, or \$0.56 per diluted share, for the fourth quarter of 2019. For the year ended December 31, 2020, the company generated FFO for common stockholders of \$143.5 million, or \$1.89 per diluted share, compared to \$155.4 million, or \$2.20 per diluted share, for the year ended December 31, 2019. The decrease in FFO from the corresponding period in 2019 was primarily due to the above described increase in reserve for collectability related adjustments (bad debt reserve) of rent receivables, a decrease in lease termination fees, and a decrease in revenue at our Waikiki Beach Walk Retail and Embassy Suites Hotel, partially offset by an increase in revenue and annualized base rents in our office segment.

FFO is a non-GAAP supplemental earnings measure which the company considers meaningful in measuring its operating performance. A reconciliation of FFO to net income is attached to this press release.

Leasing

The portfolio leased status as of the end of the indicated quarter was as follows:

	December 31, 2020	September 30, 2020	December 31, 2019
Total Portfolio			
Office	93.0%	93.8%	95.0%
Retail	90.7%	95.0%	97.8%
Multifamily	86.2%	87.5%	92.8%
Mixed-Use:			
Retail	89.2%	87.8%	97.9%
Hotel	51.3%	52.8%	91.7%
Same-Store Portfolio			
Office ⁽¹⁾	95.3%	96.1%	96.4%
Retail ⁽²⁾	89.2%	94.2%	97.6%
Multifamily	86.2%	87.5%	92.8%

(1) Same-store office leased percentages includes the 830 building at Lloyd District Portfolio which was placed into operations on August 1, 2019 after renovating the building. Same-store office leased percentages excludes One Beach Street due to significant redevelopment activity.

(2) Same-store retail leased percentages exclude Waikale Center, due to significant redevelopment activity.

During the fourth quarter of 2020, the company signed 33 leases for approximately 174,100 square feet of office and retail space, as well as 369 multifamily apartment leases. Renewals accounted for 100% of the comparable office leases, 95% of the comparable retail leases, and 60% of the residential leases.

Office and Retail

On a comparable space basis (i.e. leases for which there was a former tenant) during the fourth quarter of 2020 and trailing four quarters ended December 31, 2020, our retail and office leasing spreads are shown below:

		Number of Leases Signed	Comparable Leased Sq. Ft.	Average Cash Basis % Change Over Prior Rent	Average Cash Contractual Rent Per Sq. Ft.	Prior Average Cash Contractual Rent Per Sq. Ft.	Straight-Line Basis % Change Over Prior Rent
Office	Q4 2020	7	22,000	5.0%	\$46.36	\$44.13	3.6%
	Last 4 Quarters	33	298,000	18.6%	\$47.30	\$39.90	21.9%
Retail	Q4 2020	22	147,000	(11.6)%	\$31.75	\$35.90	(6.6)%
	Last 4 Quarters	69	303,000	(7.4)%	\$32.22	\$34.77	(2.4)%

Multifamily

The average monthly base rent per leased unit for same-store properties for the fourth quarter of 2020 was \$2,245 compared to an average monthly base rent per leased unit of \$2,089 for the fourth quarter of 2019, which is an increase of approximately 7%.

Same-Store Cash Net Operating Income

For the three months and year ended December 31, 2020, same-store cash NOI decreased 3.1% and 3.1%, respectively, compared to the three months and year ended December 31, 2019. The same-store cash NOI by segment was as follows (in thousands):

	Three Months Ended ⁽¹⁾ December 31,			Year Ended ⁽²⁾ December 31,		
	2020	2019	Change	2020	2019	Change
Cash Basis:						
Office ⁽³⁾	\$ 25,736	\$ 24,988	3.0	\$ 80,967	\$ 72,095	12.3 %
Retail ⁽³⁾	13,783	15,897	(13.3) %	48,513	60,774	(20.2)
Multifamily	6,816	6,937	(1.7)	28,605	30,291	(5.6)
Mixed-Use	—	—	—	—	—	—
Same-store Cash NOI ⁽⁴⁾	\$ 46,335	\$ 47,822	(3.1) %	\$ 158,085	\$ 163,160	(3.1) %

(1) Same-store portfolio excludes (i) Waikēle Center due to significant redevelopment activity; (ii) One Beach Street due to significant redevelopment activity; (iii) Waikiki Beach Walk - Embassy Suites™ and Waikiki Beach Walk - Retail, due to significant spalling repair activity; and (iv) land held for development.

(2) Same-store portfolio excludes (i) Waikēle Center due to significant redevelopment activity; (ii) La Jolla Commons, which was acquired on June 20, 2019; (iii) One Beach Street due to significant redevelopment activity; (iv) Waikiki Beach Walk - Embassy Suites™ and Waikiki Beach Walk - Retail, due to significant spalling repair activity; and (v) land held for development.

(3) Same-store cash NOI for the three months and year ended December 31, 2020 includes cash lease termination fees received of \$0.4 million and \$2.1 million, respectively. Excluding lease termination fees for the three months and year ended December 31, 2020, office same-store cash NOI would have been 3.2% and 12.6%, respectively.

(4) Excluding lease termination fees for the three months and year ended December 31, 2020, same-store cash NOI would have been (3.2)% and (3.7)%, respectively.

Same-store cash NOI is a non-GAAP supplemental earnings measure which the company considers meaningful in measuring its operating performance. A reconciliation of same-store cash NOI to net income is attached to this press release.

Balance Sheet and Liquidity

At December 31, 2020, the company had gross real estate assets of \$3.2 billion and liquidity of \$387.3 million, comprised of cash and cash equivalents of \$137.3 million and \$250.0 million of availability on its line of credit, which the company believes is sufficient to meet the company's short-term liquidity requirements. At December 31, 2020, the company has only 1 out of 28 assets encumbered by a mortgage. After the repayment of the \$150 million Senior Guaranteed Notes, Series A on January 26, 2021, the company has no debt obligations maturing during the remainder of 2021.

Dividends

The company declared dividends on its shares of common stock of \$0.25 per share for the fourth quarter of 2020. The dividends were paid on December 24, 2020.

In addition, the company has declared a dividend on its common stock of \$0.28 per share for the first quarter of 2021. The dividend will be paid in cash on March 25, 2021 to stockholders of record on March 11, 2021. The company increased the dividend from \$0.25 per share in the fourth quarter of 2020 to \$0.28 per share in the first quarter of 2021 based on the company's rent collection in the fourth quarter.

COVID-19 Operational Update

Operations

As of December 31, 2020, we have entered into lease modifications that resulted in COVID-19 adjustments (including rent deferrals and other monetary lease concessions) for approximately 2.6% of the rent originally contracted for the three months ended December 31, 2020. Furthermore, as of December 31, 2020 and specific to the impact of COVID-19 on our retail sector (including the retail component of Waikiki Beach Walk Retail and Embassy Suites Hotel) for the three months ended December 31, 2020, we have recorded an allowance for doubtful accounts against accounts receivable of approximately 12% and an allowance for doubtful accounts against deferred rent receivables (straight-line rent receivables) of approximately 19%.

Rent Collection for the Fourth Quarter of 2020 and January 2021⁽¹⁾

	October	November	December	Q4 Average	January
Office	99.0%	98.9%	98.6%	98.8%	98.5%
Retail	87.4%	89.4%	88.1%	88.3%	86.3%
Multifamily	95.3%	95.0%	95.4%	95.2%	95.0%
Mixed-Use ⁽²⁾	32.4%	36.6%	36.9%	35.3%	36.9%
Average	91.8%	92.5%	92.1%	92.1%	91.2%

(1) Data as of February 6, 2021.

(2) Includes only the retail portion of Waikiki Beach Walk Retail and Embassy Suites Hotel.

Rent Deferrals

As of December 31, 2020, we have entered into deferral agreements for \$8.6 million of recurring rents related to the second, third, and fourth quarters of 2020. The weighted average payback period of the deferral agreements is approximately 42 months. Revenue from approximately 68% of tenants with deferral agreements is recognized on a straight-line basis comprising approximately 40% of the deferred amount.

Conference Call

The company will hold a conference call to discuss the results for the fourth quarter and year end 2020 on Wednesday, February 10, 2021 at 8:00 a.m. Pacific Time ("PT"). To participate in the event by telephone, please dial 1-877-868-5513 and use the pass code 4228256. A telephonic replay of the conference call will be available beginning at 2:00 p.m. PT on Wednesday, February 10, 2021 through Wednesday, February 17, 2021. To access the replay, dial 1-855-859-2056 and use the pass code 4228256. A live on-demand audio webcast of the conference call will be available on the company's website at www.americanassetstrust.com. A replay of the call will also be available on the company's website.

Supplemental Information

Supplemental financial information regarding the company's fourth quarter and year end 2020 results may be found on the "Investors" page of the company's website at www.americanassetstrust.com. This supplemental information provides additional detail on items such as property occupancy, financial performance by property and debt maturity schedules.

Financial Information
American Assets Trust, Inc.
Consolidated Balance Sheets
(In Thousands, Except Share Data)

	December 31, 2020	December 31, 2019
Assets		
Real estate, at cost		
Operating real estate	\$ 3,155,280	\$ 3,096,886
Construction in progress	91,047	91,264
Held for development	547	547
	3,246,874	3,188,697
Accumulated depreciation	(754,140)	(665,222)
Net real estate	2,492,734	2,523,475
Cash and cash equivalents	137,333	99,303
Restricted cash	1,716	10,148
Accounts receivable, net	6,938	12,016
Deferred rent receivables, net	72,476	52,171
Other assets, net	106,112	93,220
Total assets	\$ 2,817,309	\$ 2,790,333
Liabilities and equity		
Liabilities:		
Secured notes payable, net	\$ 110,923	\$ 161,879
Unsecured notes payable, net	1,196,677	1,195,780
Unsecured line of credit, net	99,151	—
Accounts payable and accrued expenses	59,262	62,576
Security deposits payable	6,590	8,316
Other liabilities and deferred credits, net	91,300	68,110
Total liabilities	1,563,903	1,496,661
Commitments and contingencies		
Equity:		
American Assets Trust, Inc. stockholders' equity		
Common stock, \$0.01 par value, 490,000,000 shares authorized, 60,476,292 and 60,068,228 shares issued and outstanding at December 31, 2020 and December 31, 2019, respectively	605	601
Additional paid-in capital	1,445,644	1,452,014
Accumulated dividends in excess of net income	(176,560)	(144,378)
Accumulated other comprehensive income	1,753	5,680
Total American Assets Trust, Inc. stockholders' equity	1,271,442	1,313,917
Noncontrolling interests	(18,036)	(20,245)
Total equity	1,253,406	1,293,672
Total liabilities and equity	\$ 2,817,309	\$ 2,790,333

American Assets Trust, Inc.
Unaudited Consolidated Statements of Operations
(In Thousands, Except Shares and Per Share Data)

	Three Months Ended December 31,		Year Ended December 31,	
	2020	2019	2020	2019
Revenue:				
Rental income	\$ 78,253	\$ 94,231	\$ 330,312	\$ 343,865
Other property income	3,094	4,716	14,261	22,876
Total revenue	81,347	98,947	344,573	366,741
Expenses:				
Rental expenses	20,421	25,356	79,178	91,967
Real estate taxes	10,444	10,750	41,941	40,013
General and administrative	6,644	6,376	26,581	24,871
Depreciation and amortization	27,423	26,472	108,292	96,205
Total operating expenses	64,932	68,954	255,992	253,056
Operating income	16,415	29,993	88,581	113,685
Interest expense	(13,335)	(13,796)	(53,440)	(54,008)
Gain on sale of real estate	—	—	—	633
Other income (expense), net	708	288	447	(122)
Net income	3,788	16,485	35,588	60,188
Net income attributable to restricted shares	(123)	(104)	(383)	(381)
Net income attributable to unitholders in the Operating Partnership	(767)	(3,536)	(7,545)	(14,089)
Net income attributable to American Assets Trust, Inc. stockholders	\$ 2,898	\$ 12,845	\$ 27,660	\$ 45,718
Net income per share				
Basic income attributable to common stockholders per share	\$ 0.05	\$ 0.22	\$ 0.46	\$ 0.84
Weighted average shares of common stock outstanding - basic	59,951,055	59,663,771	59,806,309	54,110,949
Diluted income attributable to common stockholders per share	\$ 0.05	\$ 0.22	\$ 0.46	\$ 0.84
Weighted average shares of common stock outstanding - diluted	76,132,592	76,054,319	76,119,763	70,786,132
Dividends declared per common share	\$ 0.25	\$ 0.30	\$ 1.00	\$ 1.14

Reconciliation of Net Income to Funds From Operations

The company's FFO attributable to common stockholders and operating partnership unitholders and reconciliation to net income is as follows (in thousands except shares and per share data, unaudited):

	Three Months Ended December 31, 2020		Year Ended December 31, 2020	
Funds From Operations (FFO)				
Net income	\$	3,788	\$	35,588
Depreciation and amortization of real estate assets		27,423		108,292
FFO, as defined by NAREIT	\$	31,211	\$	143,880
Less: Nonforfeitable dividends on restricted stock awards		(122)		(377)
FFO attributable to common stock and units	\$	31,089	\$	143,503
FFO per diluted share/unit	\$	0.41	\$	1.89
Weighted average number of common shares and units, diluted		76,132,963		76,122,842

Reconciliation of Same-Store Cash NOI to Net Income

The company's reconciliation of Same-Store Cash NOI to Net Income is as follows (in thousands, unaudited):

	Three Months Ended ⁽¹⁾ December 31,		Year Ended ⁽²⁾ December 31,	
	2020	2019	2020	2019
Same-store cash NOI	46,335	\$ 47,822	\$ 158,085	\$ 163,160
Non-same-store cash NOI	3,240	8,607	38,438	48,628
Tenant improvement reimbursements ⁽³⁾	137	3,498	5,230	11,945
Cash NOI	\$ 49,712	\$ 59,927	\$ 201,753	\$ 223,733
Non-cash revenue and other operating expenses ⁽⁴⁾	770	2,914	21,701	11,028
General and administrative	(6,644)	(6,376)	(26,581)	(24,871)
Depreciation and amortization	(27,423)	(26,472)	(108,292)	(96,205)
Interest expense	(13,335)	(13,796)	(53,440)	(54,008)
Gain on sale of real estate	—	—	—	633
Other income (expense), net	708	288	447	(122)
Net income	\$ 3,788	\$ 16,485	\$ 35,588	\$ 60,188

Number of properties included in same-store analysis	25	25	24	24
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- (1) Same-store portfolio includes the 830 building at Lloyd District Portfolio which was placed into operations on August 1, 2019 after renovating the building. Same-store portfolio excludes (i) Waikēle Center, due to significant redevelopment activity; (ii) One Beach Street, due to significant redevelopment activity; (iii) Waikēle Beach Walk - Embassy Suites™ and Waikēle Beach Walk - Retail, due to significant spalling repair activity; and (iv) land held for development.
- (2) Same-store portfolio includes the 830 building at Lloyd District Portfolio which was placed into operations on August 1, 2019 after renovating the building. Same-store portfolio excludes (i) Waikēle Center, due to significant redevelopment activity; (ii) La Jolla Commons, which was acquired on June 20, 2019; (iii) One Beach Street, due to significant redevelopment activity; (iv) Waikēle Beach Walk - Embassy Suites™ and Waikēle Beach Walk - Retail, due to significant spalling repair activity; and (v) land held for development.
- (3) Tenant improvement reimbursements are excluded from same-store cash NOI to provide a more accurate measure of operating performance.
- (4) Represents adjustments related to the straight-line rent income recognized during the period offset by cash received during the period and the provision for bad debts recorded for deferred rent receivable balances; net change in lease receivables, the amortization of above (below) market rents, the amortization of lease incentives paid to tenants, the amortization of other lease intangibles, lease termination fees at Carmel Mountain Plaza, and straight-line rent expense for our lease of the Annex at The Landmark at One Market.

Reported results are preliminary and not final until the filing of the company's Form 10-K with the Securities and Exchange Commission and, therefore, remain subject to adjustment.

Use of Non-GAAP Information

Funds from Operations

The company calculates FFO in accordance with the standards established by the National Association of Real Estate Investment Trusts, or NAREIT. FFO represents net income (computed in accordance with GAAP), excluding gains (or losses) from sales of depreciable operating property, impairment losses, real estate related depreciation and amortization (excluding amortization of deferred financing costs) and after adjustments for unconsolidated partnerships and joint ventures.

FFO is a supplemental non-GAAP financial measure. Management uses FFO as a supplemental performance measure because it believes that FFO is beneficial to investors as a starting point in measuring the company's operational performance. Specifically, in excluding real estate related depreciation and amortization and gains and losses from property dispositions, which do not relate to or are not indicative of operating performance, FFO provides a performance measure that, when compared year-over-year, captures trends in occupancy rates, rental rates and operating costs. The company also believes that, as a widely recognized measure of the performance of REITs, FFO will be used by investors as a basis to compare the company's operating performance with that of other REITs. However, because FFO excludes depreciation and amortization and captures neither the changes in the value of the company's properties that result from use or market conditions nor the level of capital expenditures and leasing commissions necessary to maintain the operating performance of the company's properties, all of which have real economic effects and could materially impact the company's results from operations, the utility of FFO as a measure of the company's performance is limited. In addition, other equity REITs may not calculate FFO in accordance with the NAREIT definition as the company does, and, accordingly, the company's FFO may not be comparable to such other REITs' FFO. Accordingly, FFO should be considered only as a supplement to net income as a measure of the company's performance. FFO should not be used as a measure of the company's liquidity, nor is it indicative of funds available to fund the company's cash needs, including the company's ability to pay dividends or service indebtedness. FFO also should not be used as a supplement to or substitute for cash flow from operating activities computed in accordance with GAAP.

Cash Net Operating Income

The company uses cash net operating income ("NOI") internally to evaluate and compare the operating performance of the company's properties. The company believes cash NOI provides useful information to investors regarding the company's financial condition and results of operations because it reflects only those income and expense items that are incurred at the property level, and when compared across periods, can be used to determine trends in earnings of the company's properties as this measure is not affected by (1) the non-cash revenue and expense recognition items, (2) the cost of funds of the property owner, (3) the impact of depreciation and amortization expenses as well as gains or losses from the sale of operating real estate assets that are included in net income computed in accordance with GAAP or (4) general and administrative expenses and other gains and losses that are specific to the property owner. The company believes the exclusion of these items from net income is useful because the resulting measure captures the actual revenue generated and actual expenses incurred in operating the company's properties as well as trends in occupancy rates, rental rates and operating costs. Cash NOI is a measure of the operating performance of the company's properties but does not measure the company's performance as a whole. Cash NOI is therefore not a substitute for net income as computed in accordance with GAAP.

Cash NOI, is a non-GAAP financial measure of performance. The company defines cash NOI as operating revenues (rental income, tenant reimbursements, lease termination fees, ground lease rental income and other property income) less property and related expenses (property expenses, ground lease expense, property marketing costs, real estate taxes and insurance), adjusted for non-cash revenue and operating expense items such as straight-line rent, net change in lease receivables, amortization of lease intangibles, amortization of lease incentives and other adjustments. Cash NOI also excludes general and administrative expenses, depreciation and amortization, interest expense, other nonproperty income and losses, acquisition-related expense, gains and losses from property dispositions, extraordinary items, tenant improvements, and leasing commissions. Other REITs may use different methodologies for calculating cash NOI, and accordingly, the company's cash NOI may not be comparable to the cash NOIs of other REITs.

About American Assets Trust, Inc.

American Assets Trust, Inc. is a full service, vertically integrated and self-administered real estate investment trust, or REIT, headquartered in San Diego, California. The company has over 50 years of experience in acquiring, improving, developing and managing premier office, retail, and residential properties throughout the United States in some of the nation's most dynamic, high-barrier-to-entry markets primarily in Southern California, Northern California, Oregon, Washington, Texas and Hawaii. The company's office portfolio comprises approximately 3.4 million rentable square feet, and its retail portfolio comprises approximately 3.1 million square feet. In addition, the company owns one mixed-use property (including approximately 97,000 rentable square feet of retail space and a 369-room all-suite hotel) and 2,112 multifamily units. In 2011, the company was formed to succeed to the real estate business of American Assets, Inc., a privately held corporation founded in 1967 and, as such, has significant experience, long-standing relationships and extensive knowledge of its core markets, submarkets and asset classes. For additional information, please visit www.americanassetstrust.com.

Forward Looking Statements

This press release may contain forward-looking statements within the meaning of the federal securities laws, which are based on current expectations, forecasts and assumptions that involve risks and uncertainties that could cause actual outcomes and results to differ materially. Forward-looking statements relate to expectations, beliefs, projections, future plans and strategies, anticipated events or trends and similar expressions concerning matters that are not historical facts. In some cases, you can identify forward-looking statements by the use of forward-looking terminology such as "may," "will," "should," "expects," "intends," "plans," "anticipates," "believes," "estimates," "predicts," or "potential" or the negative of these words and phrases or similar words or phrases which are predictions of or indicate future events or trends and which do not relate solely to historical matters. While forward-looking statements reflect the company's good faith beliefs, assumptions and expectations, they are not guarantees of future performance. Currently, one of the most significant risk factors, is the potential adverse effect of the current COVID-19 pandemic on the financial condition, results of operations, cash flows and performance of the company, its tenants and guests, the real estate market and the global economy and financial markets. The extent to which COVID-19 impacts the company, its tenants and guests will depend on future developments, which are highly uncertain and cannot be predicted with confidence, including the scope, severity and duration of the pandemic, the actions taken to contain the pandemic or mitigate its impact, and the direct and indirect economic effects of the pandemic and containment measures, among others. For a further discussion of these and other factors that could cause the company's future results to differ materially from any forward-looking statements, see the section entitled "Risk Factors" in the company's most recent annual report on Form 10-K, and other risks described in documents subsequently filed by the company from time to time with the Securities and Exchange Commission. The company disclaims any obligation to publicly update or revise any forward-looking statement to reflect changes in underlying assumptions or factors, of new information, data or methods, future events or other changes.

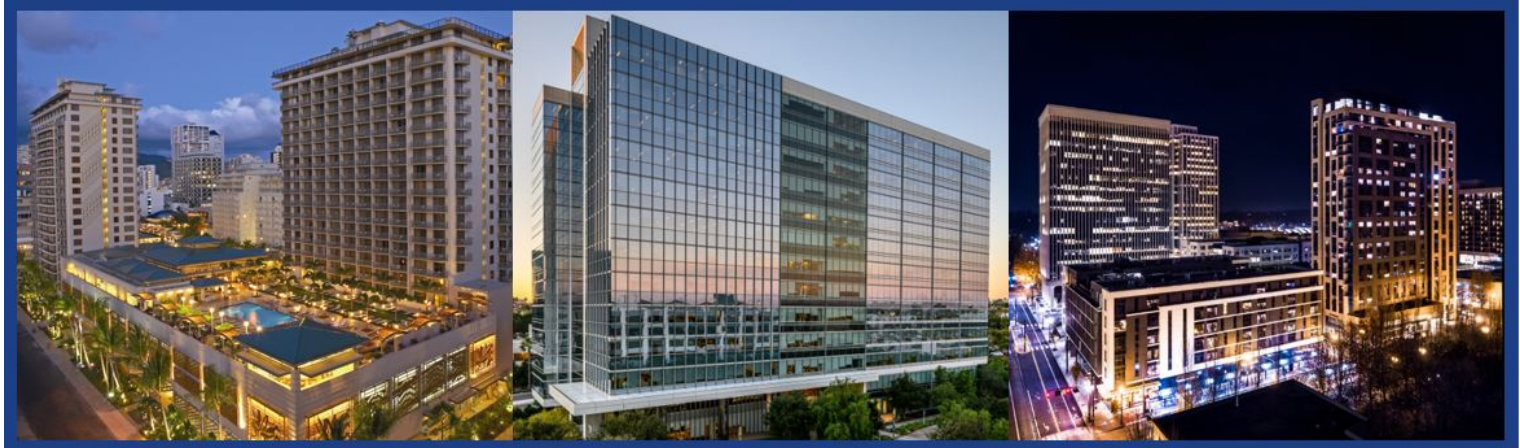
Source: American Assets Trust, Inc.

Investor and Media Contact:

American Assets Trust
Robert F. Barton
Executive Vice President and Chief Financial Officer
858-350-2607

FOURTH QUARTER 2020

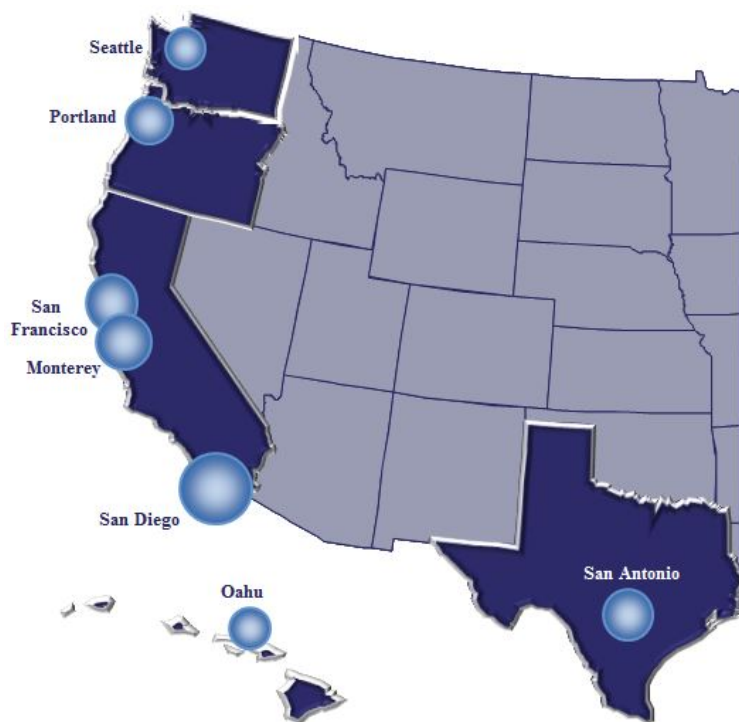
Supplemental Information



Investor and Media Contact
American Assets Trust, Inc.
Robert F. Barton
Executive Vice President and Chief Financial Officer
858-350-2607

AMERICAN
ASSETS
TRUST 

**American Assets Trust, Inc.'s Portfolio is concentrated in high-barrier-to-entry markets
with favorable supply/demand characteristics**



Market	Office	Retail	Multifamily	Mixed-Use	
	Square Feet	Square Feet	Units	Square Feet	Suites
San Diego	1,550,673	1,322,012	1,455 ⁽¹⁾	—	—
San Francisco	522,696	35,159	—	—	—
Oahu	—	429,718	—	96,707	369
Monterey	—	673,155	—	—	—
San Antonio	—	588,148	—	—	—
Portland	876,243	44,236	657	—	—
Seattle	497,666	—	—	—	—
Total	3,447,278	3,092,428	2,112	96,707	369

Note: Circled areas represent all markets in which American Assets Trust, Inc. currently owns and operates its real estate properties. Size of circle denotes approximation of square feet / units. Net rentable square footage may be adjusted from the prior periods to reflect re-measurement of leased space at the properties.

Data is as of December 31, 2020.

(1) Includes 122 RV spaces.

(2) Percentage of Net Operating Income (NOI) calculated for the three months ended December 31, 2020. Reconciliation of NOI to net income is included in the Glossary of Terms.

	Square Feet	%	NOI % ⁽²⁾
Office	3.4 million	52%	63%
Retail	3.1 million	48%	26%
Totals	6.5 million		

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This Supplemental Information contains forward-looking statements within the meaning of the Private Securities Litigation Reform Act of 1995 (set forth in Section 27A of the Securities Act of 1933, as amended, or the Securities Act, and Section 21E of the Securities Exchange Act of 1934, as amended, or the Exchange Act). Forward-looking statements involve numerous risks and uncertainties and you should not rely on them as predictions of future events. Forward-looking statements depend on assumptions, data or methods which may be incorrect or imprecise and we may not be able to realize them. We do not guarantee that the transactions and events described will happen as described (or that they will happen at all). The following factors, among others, could cause actual results and future events to differ materially from those set forth or contemplated in the forward-looking statements: adverse economic or real estate developments in our markets; our failure to generate sufficient cash flows to service our outstanding indebtedness; defaults on, early terminations of or non-renewal of leases by tenants, including significant tenants; difficulties in identifying properties to acquire and completing acquisitions; difficulties in completing dispositions; our failure to successfully operate acquired properties and operations; our inability to develop or redevelop our properties due to market conditions; fluctuations in interest rates and increased operating costs; risks related to joint venture arrangements; our failure to obtain necessary outside financing; on-going litigation; general economic conditions; financial market fluctuations; risks that affect the general retail, office, multifamily and mixed-use environment; the competitive environment in which we operate; decreased rental rates or increased vacancy rates; conflicts of interests with our officers or directors; lack or insufficient amounts of insurance; environmental uncertainties and risks related to adverse weather conditions and natural disasters; other factors affecting the real estate industry generally; limitations imposed on our business and our ability to satisfy complex rules in order for us to continue to qualify as a REIT for U.S. federal income tax purposes; and changes in governmental regulations or interpretations thereof, such as real estate and zoning laws and increases in real property tax rates and taxation of REITs. Currently, one of the most significant risk factors, is the potential adverse effect of the current COVID-19 pandemic on our financial condition, results of operations, cash flows and performance or that of, our tenants and guests, the real estate market and the global economy and financial markets. The extent to which COVID-19 impacts us, our tenants and guests will depend on future developments, which are highly uncertain and cannot be predicted with confidence, including the scope, severity and duration of the pandemic, the actions taken to contain the pandemic or mitigate its impact, and the direct and indirect economic effects of the pandemic and containment measures, among others.

While forward-looking statements reflect our good faith beliefs, they are not guarantees of future performance. We disclaim any obligation to publicly update or revise any forward-looking statement to reflect changes in underlying assumptions or factors, or new information, data or methods, future events or other changes. For a further discussion of these and other factors that could impact our future results, refer to our most recent Annual Report on Form 10-K and other risks described in documents subsequently filed by us from time to time with the Securities and Exchange Commission.

FINANCIAL HIGHLIGHTS

(Amounts in thousands, except shares and per share data)

	<u>December 31, 2020</u>	<u>December 31, 2019</u>
ASSETS		
Real estate, at cost		
Operating real estate	\$ 3,155,280	\$ 3,096,886
Construction in progress	91,047	91,264
Held for development	547	547
	<u>3,246,874</u>	<u>3,188,697</u>
Accumulated depreciation	(754,140)	(665,222)
Net real estate	2,492,734	2,523,475
Cash and cash equivalents	137,333	99,303
Restricted cash	1,716	10,148
Accounts receivable, net	6,938	12,016
Deferred rent receivable, net	72,476	52,171
Other assets, net	106,112	93,220
TOTAL ASSETS	<u>\$ 2,817,309</u>	<u>\$ 2,790,333</u>
LIABILITIES AND EQUITY		
LIABILITIES:		
Secured notes payable, net	\$ 110,923	\$ 161,879
Unsecured notes payable, net	1,196,677	1,195,780
Unsecured line of credit, net	99,151	—
Accounts payable and accrued expenses	59,262	62,576
Security deposits payable	6,590	8,316
Other liabilities and deferred credits, net	91,300	68,110
Total liabilities	<u>1,563,903</u>	<u>1,496,661</u>
Commitments and contingencies		
EQUITY:		
American Assets Trust, Inc. stockholders' equity		
Common stock, \$0.01 par value, 490,000,000 shares authorized, 60,476,292 and 60,068,228 shares issued and outstanding at December 31, 2020 and December 31, 2019, respectively	605	601
Additional paid in capital	1,445,644	1,452,014
Accumulated dividends in excess of net income	(176,560)	(144,378)
Accumulated other comprehensive income	1,753	5,680
Total American Assets Trust, Inc. stockholders' equity	<u>1,271,442</u>	<u>1,313,917</u>
Noncontrolling interests	(18,036)	(20,245)
Total equity	<u>1,253,406</u>	<u>1,293,672</u>
TOTAL LIABILITIES AND EQUITY	<u>\$ 2,817,309</u>	<u>\$ 2,790,333</u>

CONSOLIDATED STATEMENTS OF OPERATIONS

(Amounts in thousands, except shares and per share data)

	Three Months Ended December 31,		Year Ended December 31,	
	2020	2019	2020	2019
REVENUE:				
Rental income	\$ 78,253	\$ 94,231	\$ 330,312	\$ 343,865
Other property income	3,094	4,716	14,261	22,876
Total revenue	81,347	98,947	344,573	366,741
EXPENSES:				
Rental expenses	20,421	25,356	79,178	91,967
Real estate taxes	10,444	10,750	41,941	40,013
General and administrative	6,644	6,376	26,581	24,871
Depreciation and amortization	27,423	26,472	108,292	96,205
Total operating expenses	64,932	68,954	255,992	253,056
OPERATING INCOME	16,415	29,993	88,581	113,685
Interest expense	(13,335)	(13,796)	(53,440)	(54,008)
Gain on sale of real estate	—	—	—	633
Other (expense) income, net	708	288	447	(122)
NET INCOME	3,788	16,485	35,588	60,188
Net income attributable to restricted shares	(123)	(104)	(383)	(381)
Net income attributable to unitholders in the Operating Partnership	(767)	(3,536)	(7,545)	(14,089)
NET INCOME ATTRIBUTABLE TO AMERICAN ASSETS TRUST, INC. STOCKHOLDERS	\$ 2,898	\$ 12,845	\$ 27,660	\$ 45,718
EARNINGS PER COMMON SHARE				
Basic income from operations attributable to common stockholders per share	\$ 0.05	\$ 0.22	\$ 0.46	\$ 0.84
Weighted average shares of common stock outstanding - basic	59,951,055	59,663,771	59,806,309	54,110,949
Diluted income from continuing operations attributable to common stockholders per share	\$ 0.05	\$ 0.22	\$ 0.46	\$ 0.84
Weighted average shares of common stock outstanding - diluted	76,132,592	76,054,319	76,119,763	70,786,132

FUNDS FROM OPERATIONS, FFO AS ADJUSTED & FUNDS AVAILABLE FOR DISTRIBUTION

(Amounts in thousands, except shares and per share data)

	Three Months Ended December 31,		Year Ended December 31,	
	2020	2019	2020	2019
Funds from Operations (FFO) ⁽¹⁾				
Net income	\$ 3,788	\$ 16,485	\$ 35,588	\$ 60,188
Depreciation and amortization of real estate assets	27,423	26,472	108,292	96,205
Gain on sale of real estate	—	—	—	(633)
FFO, as defined by NAREIT	31,211	42,957	143,880	155,760
Less: Nonforfeitable dividends on restricted stock awards	(122)	(103)	(377)	(376)
FFO attributable to common stock and common units	<u>\$ 31,089</u>	<u>\$ 42,854</u>	<u>\$ 143,503</u>	<u>\$ 155,384</u>
FFO per diluted share/unit	<u>\$ 0.41</u>	<u>\$ 0.56</u>	<u>\$ 1.89</u>	<u>\$ 2.20</u>
Weighted average number of common shares and common units, diluted ⁽²⁾	<u>76,132,963</u>	<u>76,056,823</u>	<u>76,122,842</u>	<u>70,788,597</u>
Funds Available for Distribution (FAD) ⁽¹⁾	<u>\$ 21,457</u>	<u>\$ 17,311</u>	<u>\$ 68,916</u>	<u>\$ 58,115</u>
Dividends				
Dividends declared and paid	\$ 19,164	\$ 22,938	\$ 76,510	\$ 80,605
Dividends declared and paid per share/unit	\$ 0.25	\$ 0.30	\$ 1.00	\$ 1.14

FUNDS FROM OPERATIONS, FFO AS ADJUSTED & FUNDS AVAILABLE FOR DISTRIBUTION (CONTINUED)

(Amounts in thousands, except shares and per share data)

	Three Months Ended December 31,		Year Ended December 31,	
	2020	2019	2020	2019
Funds Available for Distribution (FAD),⁽¹⁾				
FFO	\$ 31,211	\$ 42,957	\$ 143,880	\$ 155,760
Adjustments:				
Tenant improvements, leasing commissions and maintenance capital expenditures	(11,784)	(24,118)	(60,669)	(92,185)
Net effect of straight-line rents ⁽³⁾	(4,985)	(2,011)	(19,155)	(3,102)
Amortization of net above (below) market rents ⁽⁴⁾	(1,143)	(1,005)	(3,932)	(3,786)
Net effect of other lease assets ⁽⁵⁾	5,358	102	1,385	(4,140)
Amortization of debt issuance costs and debt fair value adjustment	368	371	1,477	1,467
Non-cash compensation expense	2,554	1,118	6,307	4,477
Nonforfeitable dividends on restricted stock awards	(122)	(103)	(377)	(376)
FAD	\$ 21,457	\$ 17,311	\$ 68,916	\$ 58,115
Summary of Capital Expenditures				
Tenant improvements and leasing commissions	\$ 7,264	\$ 12,687	\$ 40,272	\$ 52,924
Maintenance capital expenditures	4,520	11,431	20,397	39,261
	\$ 11,784	\$ 24,118	\$ 60,669	\$ 92,185

Notes:

- (1) See Glossary of Terms.
- (2) For the three months and year ended December 31, 2020 and 2019, the weighted average common shares and common units used to compute FFO per diluted share/unit include operating partnership common units and unvested restricted stock awards that are subject to time vesting. The shares/units used to compute FFO per diluted share/unit include additional shares/units which were excluded from the computation of diluted EPS, as they were anti-dilutive for the periods presented.
- (3) Represents the straight-line rent income recognized during the period offset by cash received during the period and the provision for bad debts recorded for deferred rent receivable balances.
- (4) Represents the adjustment related to the acquisition of buildings with above (below) market rents.
- (5) Represents adjustments related to amortization of lease incentives paid to tenants, amortization of lease intangibles, net change in lease receivables, lease termination fees at Carmel Mountain Plaza and straight-line rent expense for our leases at the Annex at The Landmark at One Market.

SAME-STORE NET OPERATING INCOME (NOI)

(Amounts in thousands)

	Three Months Ended December 31, 2020				
	Office	Retail	Multifamily	Mixed-Use	Total
Real estate rental revenue					
Same-store	\$ 44,107	\$ 16,890	\$ 12,475	\$ —	\$ 73,472
Non-same store ⁽¹⁾	237	3,451	—	4,187	7,875
Total	44,344	20,341	12,475	4,187	81,347
Real estate expenses					
Same-store	12,020	5,651	5,648	—	23,319
Non-same store ⁽¹⁾	415	1,690	—	5,441	7,546
Total	12,435	7,341	5,648	5,441	30,865
Net Operating Income (NOI)					
Same-store	32,087	11,239	6,827	—	50,153
Non-same store ⁽¹⁾	(178)	1,761	—	(1,254)	329
Total	\$ 31,909	\$ 13,000	\$ 6,827	\$ (1,254)	\$ 50,482
Same-store NOI	\$ 32,087	\$ 11,239	\$ 6,827	\$ —	\$ 50,153
Net effect of straight-line rents ⁽²⁾	(7,020)	1,814	(88)	—	(5,294)
Amortization of net above (below) market rents ⁽³⁾	(524)	(575)	—	—	(1,099)
Net effect of other lease assets ⁽⁴⁾	1,329	1,306	77	—	2,712
Tenant improvement reimbursements ⁽⁵⁾	(136)	(1)	—	—	(137)
Same-store cash NOI ⁽⁵⁾	\$ 25,736	\$ 13,783	\$ 6,816	\$ —	\$ 46,335

Notes:

- (1) Same-store and non-same store classifications are determined based on properties held on December 31, 2020 and 2019. See Glossary of Terms.
- (2) Represents the straight-line rent income recognized during the period offset by cash received during the period and the provision for bad debts recorded for deferred rent receivable balances.
- (3) Represents the adjustment related to the acquisition of buildings with above (below) market rents.
- (4) Represents adjustments related to amortization of lease incentives paid to tenants, amortization of lease intangibles, net change in lease receivables, and straight-line rent expense for our leases at The Landmark at One Market.
- (5) Tenant improvement reimbursements are excluded from same-store cash NOI to provide a more accurate measure of operating performance.

NOI and same-store cash NOI are non-GAAP supplemental earnings measures which we consider meaningful in measuring our operating performance. Reconciliations of NOI and same-store cash NOI to net income are included in the Glossary of Terms.

SAME-STORE NET OPERATING INCOME (NOI) (CONTINUED)

(Amounts in thousands)

	Year Ended December 31, 2020				
	Office	Retail	Multifamily	Mixed-Use	Total
Real estate rental revenue					
Same-store	\$ 133,209	\$ 72,402	\$ 50,327	\$ —	\$ 255,938
Non-same store ⁽¹⁾	44,345	15,878	—	28,412	88,635
Total	177,554	88,280	50,327	28,412	344,573
Real estate expenses					
Same-store	34,825	21,021	22,074	—	77,920
Non-same store ⁽¹⁾	12,599	6,353	—	24,247	43,199
Total	47,424	27,374	22,074	24,247	121,119
Net Operating Income (NOI)					
Same-store	98,384	51,381	28,253	—	178,018
Non-same store ⁽¹⁾	31,746	9,525	—	4,165	45,436
Total	\$ 130,130	\$ 60,906	\$ 28,253	\$ 4,165	\$ 223,454
Same-store NOI	\$ 98,384	\$ 51,381	\$ 28,253	\$ —	\$ 178,018
Net effect of straight-line rents ⁽²⁾	(12,887)	70	(26)	—	(12,843)
Amortization of net above (below) market rents ⁽³⁾	(1,583)	(1,392)	—	—	(2,975)
Net effect of other lease assets ⁽⁴⁾	2,279	(1,542)	378	—	1,115
Tenant improvement reimbursements ⁽⁵⁾	(5,226)	(4)	—	—	(5,230)
Same-store cash NOI ⁽⁵⁾	\$ 80,967	\$ 48,513	\$ 28,605	\$ —	\$ 158,085

Notes:

- (1) Same-store and non-same store classifications are determined based on properties held on December 31, 2020 and 2019. See Glossary of Terms.
- (2) Represents the straight-line rent income recognized during the period offset by cash received during the period and the provision for bad debts recorded for deferred rent receivable balances.
- (3) Represents the adjustment related to the acquisition of buildings with above (below) market rents.
- (4) Represents adjustments related to amortization of lease incentives paid to tenants, amortization of lease intangibles, net change in lease receivables, and straight-line rent expense for our leases at The Landmark at One Market.
- (5) Tenant improvement reimbursements are excluded from Same-store Cash NOI to provide a more accurate measure of operating performance.

NOI and same-store cash NOI are non-GAAP supplemental earnings measures which we consider meaningful in measuring our operating performance. Reconciliations of NOI and same-store cash NOI to net income are included in the Glossary of Terms.

SAME-STORE CASH NOI COMPARISON EXCLUDING REDEVELOPMENT

(Amounts in thousands)

	Three Months Ended December 31,			Year Ended December 31,		
	2020	2019	Change	2020	2019	Change
Cash Basis:						
Office	\$ 25,736	\$ 24,988	3.0 %	\$ 80,967	\$ 72,095	12.3 %
Retail	13,783	15,897	(13.3)	48,513	60,774	(20.2)
Multifamily	6,816	6,937	(1.7)	28,605	30,291	(5.6)
Mixed-Use	—	—	—	—	—	—
Same-store Cash NOI ⁽¹⁾⁽²⁾	\$ 46,335	\$ 47,822	(3.1)%	\$ 158,085	\$ 163,160	(3.1)%

Notes:

(1) Excluding lease termination fees, for the three months and year ended December 31, 2020 and 2019, same-store cash NOI would be (3.2)% and (3.7)%, respectively.

(2) See Glossary of Terms.

Same-store cash NOI is a non-GAAP supplemental earnings measure which we consider meaningful in measuring our operating performance. A reconciliation of same-store cash NOI to net income is included in the Glossary of Terms.

SAME-STORE CASH NOI COMPARISON WITH REDEVELOPMENT

(Amounts in thousands)

	Three Months Ended December 31,			Year Ended December 31,		
	2020	2019	Change	2020	2019	Change
Cash Basis:						
Office	\$ 25,580	\$ 25,125	1.8 %	\$ 80,433	\$ 74,515	7.9 %
Retail	17,073	18,356	(7.0)	57,770	69,889	(17.3)
Multifamily	6,816	6,937	(1.7)	28,605	30,291	(5.6)
Mixed-Use	—	—	—	—	—	—
Same-store Cash NOI with Redevelopment ⁽¹⁾ ⁽²⁾	\$ 49,469	\$ 50,418	(1.9)%	\$ 166,808	\$ 174,695	(4.5)%

Notes:

(1) Excluding lease termination fees, for the three months and year ended December 31, 2020 and 2019, same-store cash NOI with redevelopment would be (2.0)% and (5.1)%, respectively.

(2) See Glossary of Terms.

Same-store cash NOI with redevelopment is a non-GAAP supplemental earnings measure which we consider meaningful in measuring our operating performance. A reconciliation of same-store cash NOI with redevelopment to net income is included in the Glossary of Terms.

(Amounts in thousands)

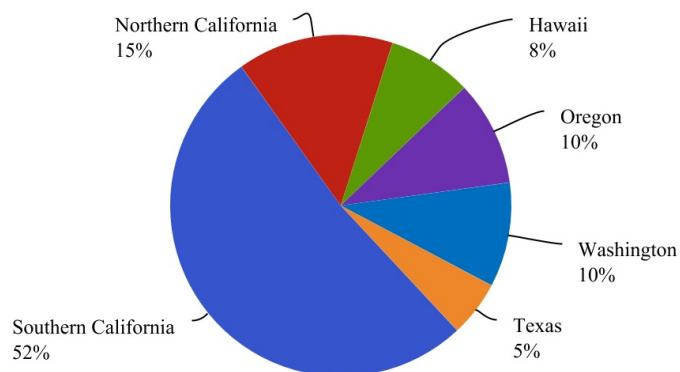
	Three Months Ended December 31, 2020				
	Office	Retail	Multifamily	Mixed-Use	Total
Cash Basis:					
Southern California	12,142	7,630	6,001	—	25,773
Northern California	4,698	2,642	—	—	7,340
Hawaii	—	3,802	—	133	3,935
Oregon	3,950	168	815	—	4,933
Texas	—	2,831	—	—	2,831
Washington	4,900	—	—	—	4,900
Total Cash NOI	<u>\$ 25,690</u>	<u>\$ 17,073</u>	<u>\$ 6,816</u>	<u>\$ 133</u>	<u>\$ 49,712</u>

Cash NOI is a non-GAAP supplemental earnings measure which we consider meaningful in measuring our operating performance. A reconciliation of cash NOI to net income is included in the Glossary of Terms.

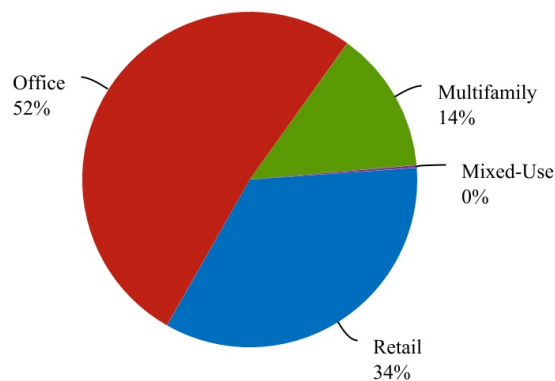
Three Months Ended December 31, 2020

Cash NOI Breakdown

Portfolio Diversification by Geographic Region



Portfolio Diversification by Segment



Cash NOI is a non-GAAP supplemental earnings measure which we consider meaningful in measuring our operating performance. A reconciliation of cash NOI to net income is included in the Glossary of Terms.

PROPERTY REVENUE AND OPERATING EXPENSES

(Amounts in thousands)

Three Months Ended December 31, 2020

Property	Base Rent ⁽¹⁾	Additional Property Income ⁽²⁾	Billed Expense Reimbursements ⁽³⁾	Property Operating Expenses ⁽⁴⁾	Rental Adjustments ⁽⁵⁾	Cash NOI ⁽⁶⁾
Office Portfolio						
La Jolla Commons	\$ 7,086	\$ 159	\$ 2,595	\$ (2,814)	\$ (803)	\$ 6,223
Torrey Reserve Campus ⁽⁷⁾	5,559	195	264	(1,566)	(528)	3,924
Torrey Point	784	76	—	(326)	(61)	473
Solana Crossing	2,107	7	59	(633)	9	1,549
The Landmark at One Market	9,336	68	49	(2,696)	(2,016)	4,741
One Beach Street	238	—	10	(290)	(1)	(43)
First & Main	2,599	131	312	(967)	(1,071)	1,004
Lloyd District Portfolio ⁽⁷⁾	3,948	313	159	(1,255)	(105)	3,060
City Center Bellevue	5,318	420	171	(1,562)	553	4,900
Subtotal Office Portfolio	\$ 36,975	\$ 1,369	\$ 3,619	\$ (12,109)	\$ (4,023)	\$ 25,831
Retail Portfolio						
Carmel Country Plaza	\$ 895	\$ 22	\$ 231	\$ (253)	\$ (76)	\$ 819
Carmel Mountain Plaza	3,412	108	793	(1,013)	(489)	2,811
South Bay Marketplace	520	267	172	(209)	(125)	625
Gateway Marketplace	637	2	205	(236)	(1)	607
Lomas Santa Fe Plaza	1,326	8	343	(435)	3	1,245
Solana Beach Towne Centre	1,481	43	544	(576)	31	1,523
Del Monte Center	2,101	720	768	(1,409)	140	2,320
Geary Marketplace	223	90	156	(151)	4	322
The Shops at Kalakaua	574	17	48	(92)	(35)	512
Waialele Center	2,643	641	882	(1,688)	812	3,290
Alamo Quarry Market	3,357	406	63	(1,172)	177	2,831
Hassalo on Eighth - Retail	165	39	49	(106)	21	168
Subtotal Retail Portfolio	\$ 17,334	\$ 2,363	\$ 4,254	\$ (7,340)	\$ 462	\$ 17,073

PROPERTY REVENUE AND OPERATING EXPENSES (CONTINUED)

(Amounts in thousands)

Property	Three Months Ended December 31, 2020					
	Base Rent ⁽¹⁾	Additional Property Income ⁽²⁾	Billed Expense Reimbursements ⁽³⁾	Property Operating Expenses ⁽⁴⁾	Rental Adjustments ⁽⁵⁾	Cash NOI ⁽⁶⁾
Multifamily Portfolio						
Loma Palisades	\$ 3,507	\$ 195	\$ —	\$ (1,509)	\$ (20)	\$ 2,173
Imperial Beach Gardens	919	48	—	(368)	—	599
Mariner's Point	460	34	—	(197)	(6)	291
Santa Fe Park RV Resort	311	20	—	(233)	—	98
Pacific Ridge Apartments	4,375	205	—	(1,763)	23	2,840
Hassalo on Eighth - Multifamily	2,319	283	—	(1,580)	(207)	815
Subtotal Multifamily Portfolio	\$ 11,891	\$ 785	\$ —	\$ (5,650)	\$ (210)	\$ 6,816
Mixed-Use Portfolio						
Waikiki Beach Walk - Retail	\$ (933)	\$ 681	\$ 797	\$ (1,618)	\$ 1,493	\$ 420
Waikiki Beach Walk - Embassy Suites™	3,257	281	—	(3,824)	(1)	(287)
Subtotal Mixed-Use Portfolio	\$ 2,324	\$ 962	\$ 797	\$ (5,442)	\$ 1,492	\$ 133
Subtotal Development Properties	\$ —	\$ 11	\$ —	\$ (130)	\$ (22)	\$ (141)
Total	\$ 68,524	\$ 5,490	\$ 8,670	\$ (30,671)	\$ (2,301)	\$ 49,712

Cash NOI is a non-GAAP supplemental earnings measure which the company considers meaningful in measuring its operating performance. A reconciliation of total cash NOI to net income is included in the Glossary of Terms.

Notes:

- (1) Base rent for our office and retail portfolio and the retail portion of our mixed-use portfolio represents base rent for the three months ended December 31, 2020 (before deferrals, abatements, and tenant improvement reimbursements) and excludes the impact of straight-line rent and above (below) market rent adjustments. Total abatements for our office and retail portfolio were approximately \$4,964 and \$1,382, respectively, for the three months ended December 31, 2020. Total abatements for our mixed-use portfolio was approximately \$931 for the three months ended December 31, 2020. In the case of triple net or modified gross leases, annualized base rent does not include tenant reimbursements for real estate taxes, insurance, common area or other operating expenses. Multifamily portfolio base rent represents base rent (including parking, before abatements) less vacancy allowance and employee rent credits and includes additional rents (additional rents include insufficient notice penalties, month-to-month charges and pet rent). There were \$287 of abatements for our multifamily portfolio for the three months ended December 31, 2020. For Waikiki Beach Walk - Embassy Suites™, base rent is equal to the actual room revenue for the three months ended December 31, 2020. Total tenant improvement reimbursements for our office and retail portfolio were approximately \$136 and \$1, respectively, for the three months ended December 31, 2020. There were no tenant improvement reimbursements for the retail portion of our mixed-use portfolio for the three months ended December 31, 2020.
- (2) Represents additional property-related income for the three months ended December 31, 2020, which includes: (i) percentage rent, (ii) other rent (such as storage rent, license fees and association fees) and (iii) other property income (such as late fees, default fees, lease termination fees, parking revenue, the reimbursement of general excise taxes, laundry income and food and beverage sales).
- (3) Represents billed tenant expense reimbursements for the three months ended December 31, 2020.
- (4) Represents property operating expenses for the three months ended December 31, 2020. Property operating expenses includes all rental expenses, except non cash rent expense.
- (5) Represents various rental adjustments related to base rent (deferrals, abatements, tenant improvement reimbursements, and net change in lease receivables).
- (6) See Glossary of Terms.
- (7) Base rent shown includes amounts related to American Assets Trust, L.P.'s corporate leases at Torrey Reserve Campus and Lloyd District Portfolio. This intercompany rent is eliminated in the consolidated statement of operations. The base rent and abatements were both \$403 for the three months ended December 31, 2020.

SEGMENT CAPITAL EXPENDITURES

(Amounts in thousands)

Segment	Three Months Ended December 31, 2020					
	Tenant Improvements and Leasing Commissions	Maintenance Capital Expenditures	Total Tenant Improvements, Leasing Commissions and Maintenance Capital Expenditures	Redevelopment and Expansions	New Development	Total Capital Expenditures
Office Portfolio	\$ 6,068	\$ 3,043	\$ 9,111	\$ 2,447	\$ 1,271	\$ 12,829
Retail Portfolio	1,182	303	1,485	1	—	1,486
Multifamily Portfolio	—	953	953	—	—	953
Mixed-Use Portfolio	14	221	235	—	—	235
Total	\$ 7,264	\$ 4,520	\$ 11,784	\$ 2,448	\$ 1,271	\$ 15,503

Segment	Year Ended December 31, 2020					
	Tenant Improvements and Leasing Commissions	Maintenance Capital Expenditures	Total Tenant Improvements, Leasing Commissions and Maintenance Capital Expenditures	Redevelopment and Expansions	New Development	Total Capital Expenditures
Office Portfolio	\$ 35,732	\$ 8,745	\$ 44,477	\$ 4,096	\$ 4,309	\$ 52,882
Retail Portfolio	4,504	4,089	8,593	3	—	8,596
Multifamily Portfolio	—	3,897	3,897	—	—	3,897
Mixed-Use Portfolio	36	3,666	3,702	—	—	3,702
Total	\$ 40,272	\$ 20,397	\$ 60,669	\$ 4,099	\$ 4,309	\$ 69,077

SUMMARY OF OUTSTANDING DEBT

(Amounts in thousands)

Debt	Amount Outstanding at December 31, 2020	Interest Rate	Annual Debt Service ⁽¹⁾	Maturity Date
City Center Bellevue ⁽²⁾	111,000	3.98 %	4,479	November 1, 2022
Secured Notes Payable / Weighted Average ⁽³⁾	\$ 111,000	3.98 %	\$ 4,479	
Term Loan A ⁽⁴⁾	\$ 100,000	4.13 %	\$ 1,461	January 9, 2022
Series A Notes ⁽⁵⁾	150,000	3.88 %	155,050	October 31, 2021
Term Loan B ⁽⁶⁾	100,000	2.75 %	2,749	March 1, 2023
Term Loan C ⁽⁷⁾	50,000	2.74 %	1,371	March 1, 2023
Series F Notes ⁽⁸⁾	100,000	3.85 %	3,780	July 19, 2024
Series B Notes	100,000	4.45 %	4,450	February 2, 2025
Series C Notes	100,000	4.50 %	4,500	April 1, 2025
Series D Notes ⁽⁹⁾	250,000	3.87 %	10,725	March 1, 2027
Series E Notes ⁽¹⁰⁾	100,000	4.18 %	4,240	May 23, 2029
Series G Notes ⁽¹¹⁾	150,000	3.88 %	5,865	July 30, 2030
Unsecured Notes Payable / Weighted Average ⁽¹²⁾	\$ 1,200,000	3.88 %	\$ 194,191	
Unsecured Line of Credit ⁽¹³⁾	\$ 100,000	1.32 %		

Notes:

- (1) Includes interest and principal payments due over the next twelve months.
- (2) Interest only.
- (3) The Secured Notes Payable total does not include debt issuance costs, net of \$0.1 million.
- (4) Term Loan A had an initial stated maturity of January 9, 2021, subject to our option to extend Term Loan A up to three times, with each such extension for a one-year period. In October 2020, we exercised our first option to extend the maturity date of Term Loan A from January 9, 2021 to January 9, 2022. Term Loan A accrues interest at a variable rate, which we fixed as part of an interest rate swap for an effective interest rate of 4.13% through January 9, 2021, subject to adjustments based on our consolidated leverage ratio.
- (5) \$150 million of 4.04% Senior Guaranteed Notes, Series A, due October 31, 2021. Net of the settlement of the forward-starting interest rate swap, the effective interest rate for the Series A Notes is approximately 3.88% per annum, through maturity. On January 26, 2021, we prepaid the entirety of the Series A Notes with make-whole premium thereon.
- (6) Term Loan B matures on March 1, 2023. Term Loan B accrues interest at a variable rate, which we fixed as part of an interest rate swap for an all-in interest rate of 2.75%, subject to adjustments based on our consolidated leverage ratio.
- (7) Term Loan C matures on March 1, 2023. Term Loan C accrues interest at a variable rate, which we fixed as part of an interest rate swap for an all-in interest rate of 2.74%, subject to adjustments based on our consolidated leverage ratio.
- (8) \$100 million of 3.78% Senior Guaranteed Notes, Series F, due July 19, 2024. Net of the settlement of the treasury lock contract, the effective interest rate for the Series F Notes is approximately 3.85%, through maturity.
- (9) \$250 million of 4.29% Senior Guaranteed Notes, Series D, due March 1, 2027. Net of the settlement of the forward-starting interest rate swap, the effective interest rate for the Series D Notes is approximately 3.87% per annum, through maturity.
- (10) \$100 million of 4.24% Senior Guaranteed Notes, Series E, due May 23, 2029. Net of the settlement of the treasury lock contract, the effective interest rate for the Series E Notes is approximately 4.18%, through maturity.
- (11) \$150 million of 3.91% Senior Guaranteed Notes, Series G, due July 30, 2030. Net of the settlement of the treasury lock contract, the effective interest rate for the Series G Notes is approximately 3.88% through maturity.
- (12) The Unsecured Notes Payable total does not include debt issuance costs, net of \$3.3 million.
- (13) The unsecured revolving line of credit (the "Revolver Loan") has a capacity of \$350 million plus an accordion feature that may allow us to increase the availability thereunder up to an additional \$250 million, subject to meeting specified requirements and obtaining additional commitments from lenders. The Revolver Loan matures on January 9, 2022, subject to our option to extend the Revolver Loan up to two times, with each such extension for a six-month period. The Revolver Loan currently accrues interest at LIBOR, plus a spread which ranges from 1.05%-1.50%, based on our consolidated leverage ratio. The Revolver Loan total does not include debt issuance costs, net of \$0.8 million. On January 26, 2021, we repaid the \$100 million outstanding balance on the Revolver Loan.

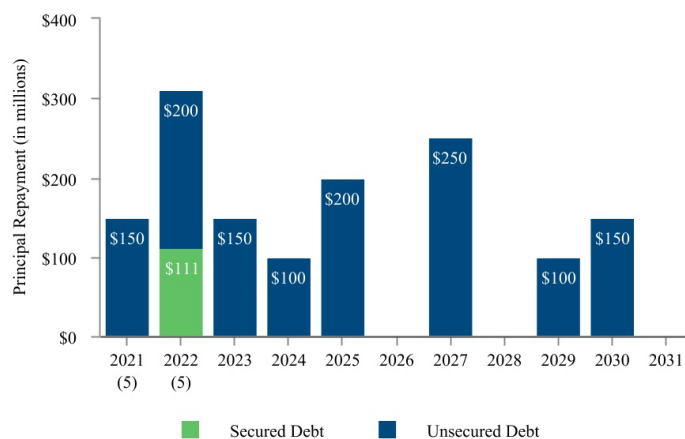
(Amounts in thousands, except per share data)

Market data	December 31, 2020	
Common shares outstanding		60,476
Common units outstanding		16,181
Common shares and common units outstanding		76,657
Market price per common share	\$	28.88
Equity market capitalization	\$	2,213,854
Total debt	\$	1,411,000
Total market capitalization	\$	3,624,854
Less: Cash on hand	\$	(137,333)
Total enterprise value	\$	3,487,521
Total unencumbered assets, gross	\$	3,286,234
Total debt/Total capitalization		38.9 %
Total debt/Total enterprise value		40.5 %
Net debt/Total enterprise value ⁽¹⁾		36.5 %
Total unencumbered assets, gross/Unsecured debt		253.0 %
	Quarter Annualized	Trailing 12 Months
Total debt/Adjusted EBITDA ⁽²⁾⁽³⁾	7.9 x	7.2 x
Net debt/Adjusted EBITDA ⁽¹⁾⁽²⁾⁽³⁾	7.2 x	6.5 x
Interest coverage ratio ⁽⁴⁾	3.4 x	3.8 x
Fixed charge coverage ratio ⁽⁴⁾	3.4 x	3.8 x

Notes:

- (1) Net debt is equal to total debt less cash on hand.
- (2) See Glossary of Terms for discussion of EBITDA and Adjusted EBITDA.
- (3) As used here, Adjusted EBITDA represents the actual for the three months ended December 31, 2020, annualized.
- (4) Calculated as Adjusted EBITDA divided by interest on borrowed funds, including capitalized interest and excluding debt fair value adjustments and loan fee amortization.
- (5) On January 26, 2021, we prepaid the \$150 million Senior Guaranteed Notes, Series A, due October 31, 2021 and repaid the \$100 million outstanding balance on our unsecured line of credit.

Debt Maturity Schedule as of December 31, 2020



Weighted Average Fixed Interest Rate	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
	3.9 %	4.1 %	2.7 %	3.8 %	4.5 %	— %	3.9 %	— %	4.2 %	3.9 %	— %

Total Weighted Average Fixed Interest Rate: 3.9%
 Weighted Average Term to Maturity: 4.4 years

Credit Ratings

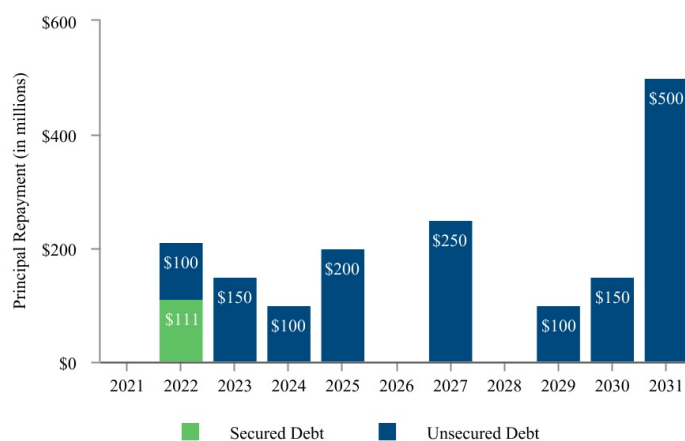
Rating Agency	Rating	Outlook
Fitch	BBB	Stable
Moody's	Baa3	Stable
Standard & Poors	BBB-	Stable

Subsequent to Inaugural Public Bond Offering

(Amounts in thousands, except per share data)

Market data	January 31, 2021
Common shares outstanding	60,475
Common units outstanding	16,181
Common shares and common units outstanding	76,656
Market price per common share	\$ 27.63
Equity market capitalization	\$ 2,118,005
Total debt	\$ 1,661,000
Total market capitalization	\$ 3,779,005
Less: Cash on hand	\$ (378,530)
Total enterprise value	\$ 3,400,475

**Debt Maturity Schedule
as of January 31, 2021 (6)**



Weighted Average Fixed Interest Rate	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
	— %	4.1 %	2.7 %	3.8 %	4.5 %	— %	3.9 %	— %	4.2 %	3.9 %	3.4 %

Total Weighted Average Fixed Interest Rate: 3.7%
Weighted Average Term to Maturity: 7.4 years

Notes:

(6) Debt Maturity Schedule reflects the issuance of \$500 million of 3.375% senior unsecured notes due February 1, 2031, the prepayment of the \$150 million Senior Guaranteed Notes, Series A, due October 31, 2021, with make-whole thereon, and repayment of the \$100 million outstanding balance on our unsecured line of credit each in January 2021.

Our portfolio has numerous potential opportunities to create future shareholder value. These opportunities could be subject to government approvals, lender consents, tenant consents, market conditions, availability of debt and/or equity financing, etc. Many of these opportunities are in their preliminary stages and may not ultimately come to fruition. This schedule will update as we modify various assumptions and markets conditions change. Square footages and units set forth below are estimates only and ultimately may differ materially from actual square footages and units.

Development Projects								Project Costs (in thousands) ⁽³⁾	
Property	Location	Start Date	Completion Date	Estimated Stabilized Yield ⁽¹⁾	Rentable Square Feet	Percent Leased	Estimated Stabilization Date ⁽²⁾	Cost Incurred to Date	Total Estimated Investment
Office Property:									
La Jolla Commons	University Town Center, San Diego, CA	April 2021	September 2023	6.5% - 7.5%	213,000	—%	2024	\$24,740	\$175,000
One Beach Street	San Francisco, CA	February 2021	August 2023	TBD	102,000	15.4%	2024	\$1,380	\$42,800

Development/Redevelopment Pipeline					
Property	Property Type	Location	Estimated Rentable Square Feet	Multifamily Units	Opportunity
Waikale Center	Retail	Honolulu, HI	90,000	N/A	Development of 90,000 square feet retail building (former KMart Space)
Lomas Santa Fe Plaza	Retail	Solana Beach, CA	45,000	N/A	Development of 45,000 square feet retail building
Lloyd District Portfolio - multiple phases ⁽⁴⁾	Mixed Use	Portland, OR			
Phase 2A - Oregon Square			33,000	N/A	Remodel and repurpose a 33,000 square feet office building into flexible creative office space
Phase 2B - Oregon Square			385,000	TBD	Development of build-to-suit office towers and/or mixed-use residential towers

Notes:

- (1) The estimated stabilized yield is calculated based on total estimated project costs, as defined above, when the project has reached stabilized occupancy.
- (2) Based on management's estimation of stabilized occupancy (90%).
- (3) Project costs exclude capitalized interest cost which is calculated in accordance with Accounting Standards Codification 835-20-50-1.
- (4) The Lloyd District Portfolio was acquired in 2011, consisting of approximately 600,000 rentable square feet on more than 16 acres located in the Lloyd District of Portland, Oregon. The portion of the property that has been designated for additional development is expected to include a high density, transit oriented, mixed-use urban village, with the potential to be in excess of approximately three million square feet. The entitlement for such development opportunity allows a 12:1 Floor Area Ratio with a 250 foot height limit and provides for retail, office and/or multifamily development. Additional development plans are in the early stages and will continue to progress as demand and economic conditions allow.

PORTFOLIO DATA

As of December 31, 2020

Office and Retail Portfolios

Property	Location	Year Built/ Renovated	Number of Buildings	Net Rentable Square Feet ⁽¹⁾	Percentage Leased ⁽²⁾	Annualized Base Rent ⁽³⁾	Annualized Base Rent per Square Foot ⁽⁴⁾	Retail Anchor Tenant(s) ⁽⁵⁾	Other Principal Retail Tenants ⁽⁶⁾
Office Properties									
La Jolla Commons	San Diego, CA	2008/2014	2	724,186	98.0%	\$ 39,961,852	\$56.31		
Torrey Reserve Campus	San Diego, CA	1996-2000/2014-2016	14	521,678	85.0%	22,113,241	49.87		
Torrey Point	San Diego, CA	2017	2	92,195	94.6	3,246,011	37.22		
Solana Crossing	Solana Beach, CA	1982/2005	4	212,614	93.0	8,689,159	43.94		
The Landmark at One Market	San Francisco, CA	1917/2000	1	422,426	100.0	37,345,312	88.41		
One Beach Street	San Francisco, CA	1924/1972/1987/1992	1	100,270	15.4	950,488	61.55		
First & Main	Portland, OR	2010	1	360,314	93.0	10,442,975	31.16		
Lloyd District Portfolio	Portland, OR	1940-2015	3	515,929	99.8	16,454,913	31.96		
City Center Bellevue	Bellevue, WA	1987	1	497,666	96.5	23,679,927	49.31		
Subtotal/Weighted Average Office Portfolio ⁽⁸⁾			29	3,447,278	93.0%	\$ 162,883,878	\$50.81		
Retail Properties									
Carmel Country Plaza	San Diego, CA	1991	9	78,098	89.4%	\$ 3,731,651	\$53.45		Sharp Healthcare, San Diego County Credit Union
Carmel Mountain Plaza ⁽⁹⁾	San Diego, CA	1994/2014	15	528,416	95.0	13,373,531	26.64	At Home Stores	Dick's Sporting Goods, Saks Fifth Avenue Off 5th
South Bay Marketplace ⁽⁹⁾	San Diego, CA	1997	9	132,877	94.4	1,914,333	15.26		Ross Dress for Less, Grocery Outlet
Gateway Marketplace	San Diego, CA	1997/2016	3	127,861	100.0	2,483,725	19.43	Hobby Lobby	Smart & Final, Aldi
Lomas Santa Fe Plaza	Solana Beach, CA	1972/1997	9	208,030	94.7	5,907,553	29.99		Vons, Home Goods
Solana Beach Towne Centre	Solana Beach, CA	1973/2000/2004	12	246,730	94.4	6,250,003	26.83		Dixieline Probuild, Marshalls
Del Monte Center ⁽⁹⁾	Monterey, CA	1967/1984/2006	16	673,155	81.7	8,403,833	15.28	Macy's	Century Theatres, Whole Foods Market
Geary Marketplace	Walnut Creek, CA	2012	3	35,159	100.0	1,187,924	33.79		Sprouts Farmer Market, Habit Burger Grill
The Shops at Kalakaua	Honolulu, HI	1971/2006	3	11,671	100.0	1,894,936	162.36		Hawaii Beachware & Fashion, Diesel U.S.A. Inc.
Waikele Center	Waipahu, HI	1993/2008	9	418,047	100.0	11,524,589	27.57	Lowe's, Safeway	UFC Gym, Old Navy
Alamo Quarry Market ⁽⁹⁾	San Antonio, TX	1997/1999	16	588,148	85.5	12,461,757	24.78	Regal Cinemas	Whole Foods Market, Nordstrom Rack
Hassalo on Eighth	Portland, OR	2015	3	44,236	71.0	940,668	29.95		Providence Health & Services, Sola Salons
Subtotal/Weighted Average Retail Portfolio ⁽⁸⁾			107	3,092,428	90.7%	\$ 70,074,503	\$24.98		
Total/Weighted Average Office and Retail Portfolio ⁽⁸⁾			136	6,539,706	91.9%	\$ 232,958,381	\$38.76		

As of December 31, 2020

Property	Location	Year Built/ Renovated	Number of Buildings	Units	Percentage Leased ⁽²⁾	Annualized Base Rent ⁽³⁾	Average Monthly Base Rent per Leased Unit ⁽⁴⁾
Loma Palisades	San Diego, CA	1958/2001-2008	80	548	95.3%	\$ 14,420,472	\$ 2,301
Imperial Beach Gardens	Imperial Beach, CA	1959/2008	26	160	94.4	3,920,016	\$ 2,163
Mariner's Point	Imperial Beach, CA	1986	8	88	96.6	1,860,348	\$ 1,824
Santa Fe Park RV Resort ⁽¹⁰⁾	San Diego, CA	1971/2007-2008	1	126	77.8	1,250,460	\$ 1,063
Pacific Ridge Apartments	San Diego, CA	2013	3	533	93.1	18,171,132	\$ 3,052
Hassalo on Eighth - Velomor	Portland, OR	2015	1	177	68.4	2,467,308	\$ 1,698
Hassalo on Eighth - Aster Tower	Portland, OR	2015	1	337	75.1	5,109,600	\$ 1,682
Hassalo on Eighth - Elwood	Portland, OR	2015	1	143	65.7	1,702,044	\$ 1,510
Total/Weighted Average Multifamily Portfolio			121	2,112	86.2%	\$ 48,901,380	\$ 2,238

Mixed-Use Portfolio									
Retail Portion	Location	Year Built/ Renovated	Number of Buildings	Net Rentable Square Feet ⁽¹⁾	Percentage Leased ⁽²⁾	Annualized Base Rent ⁽³⁾	Annualized Base Rent per Leased Square Foot ⁽⁴⁾	Retail Anchor Tenant(s) ⁽⁵⁾	Other Principal Retail Tenants ⁽⁶⁾
Waikiki Beach Walk - Retail	Honolulu, HI	2006	3	96,707	89.2 %	\$ 9,411,407	\$ 109.10		Yard House, Roy's

Hotel Portion	Location	Year Built/ Renovated	Number of Buildings	Units	Average Occupancy ⁽¹¹⁾	Average Daily Rate ⁽¹¹⁾	Annualized Revenue per Available Room ⁽¹¹⁾
Waikiki Beach Walk - Embassy Suites TM	Honolulu, HI	2008/2020	2	369	46.8 %	\$ 205.17	\$ 96.05

Notes:

- The net rentable square feet for each of our retail properties and the retail portion of our mixed-use property is the sum of (1) the square footages of existing leases, plus (2) for available space, the field-verified square footage. The net rentable square feet for each of our office properties is the sum of (1) the square footages of existing leases, plus (2) for available space, management's estimate of net rentable square feet based, in part, on past leases. The net rentable square feet included in such office leases is generally determined consistently with the Building Owners and Managers Association, or BOMA, 2010 measurement guidelines. Net rentable square footage may be adjusted from the prior periods to reflect re-measurement of leased space at the properties.
- Percentage leased for each of our retail and office properties and the retail portion of the mixed-use property includes square footage under leases as of December 31, 2020, including leases which may not have commenced as of December 31, 2020. Percentage leased for our multifamily properties includes total units rented as of December 31, 2020.
- Annualized base rent is calculated by multiplying base rental payments (defined as cash base rents (before abatements)) under commenced leases for the month ended December 31, 2020 by 12. In the case of triple net or modified gross leases, annualized base rent does not include tenant reimbursements for real estate taxes, insurance, common area or other operating expenses. The foregoing notwithstanding, the annualized base rent for La Jolla Commons has been adjusted for this presentation to reflect that the contractual triple net leases were instead structured as modified gross leases, by adding the contractual annualized triple net base rent of \$29,797,416 to our estimate of annual triple net operating expenses of \$10,164,436 for an estimated annualized base rent on a modified gross lease basis of \$39,961,852 for La Jolla Commons.
- Annualized base rent per leased square foot is calculated by dividing annualized base rent, by square footage under lease as of December 31, 2020. Annualized base rent per leased unit is calculated by dividing annualized base rent by units under lease as of December 31, 2020. The foregoing notwithstanding, the annualized base rent per leased square foot for La Jolla Commons has been adjusted for this presentation to reflect that the contractual triple net leases were instead structured as modified gross leases. See footnote 3 for further explanation.
- Retail anchor tenants are defined as retail tenants leasing 50,000 square feet or more.
- Other principal retail tenants are defined as the two tenants leasing the most square footage, excluding anchor tenants.
- This property contains 422,426 net rentable square feet consisting of The Landmark at One Market (378,206 net rentable square feet) as well as a separate long-term leasehold interest in approximately 44,220 net rentable square feet of space located in an adjacent six-story leasehold known as the Annex. We currently lease the Annex from an affiliate of the Paramount Group pursuant to a long-term master lease effective through June 30, 2026, which we have the option to extend until 2031 pursuant to one five-year extension option.

(8) Lease data for signed but not commenced leases as of December 31, 2020 is in the following table:

	Leased Square Feet Under Signed But Not Commenced Leases (a)	Annualized Base Rent (b)	Annualized Base Rent per Leased Square Foot (b)	Pro Forma Annualized Base Rent per Leased Square Foot (c)
Office Portfolio	32,253	\$ 1,897,001	\$ 58.82	\$ 51.40
Retail Portfolio	4,403	\$ 148,793	\$ 33.79	\$ 25.04
Total Retail and Office Portfolio	36,656	\$ 2,045,794	\$ 55.81	\$ 39.10

(a) Office portfolio leases signed but not commenced of 32,253 square feet are expected to commence during the first quarter of 2021. Retail portfolio leases signed but not commenced of 505 and 3,898 square feet are expected to commence during the first and second quarters of 2021, respectively.

(b) Annualized base rent is calculated by multiplying base rental payments (defined as cash base rents (before abatements)) for signed but not commenced leases as of December 31, 2020 by 12. In the case of triple net or modified gross leases, annualized base rent does not include tenant reimbursements for real estate taxes, insurance, common area or other operating expenses. The foregoing notwithstanding, the annualized base rent for signed but not commenced leases as of December 31, 2020 at La Jolla Commons has been adjusted for this presentation to reflect that the contractual triple net leases were instead structured as modified gross leases. Annualized base rent per leased square foot is calculated by dividing annualized base rent, by square footage for signed by not commenced leases.

(c) Pro forma annualized base rent is calculated by dividing annualized base rent for commenced leases and for signed but not commenced leases as of December 31, 2020, by square footage under lease as of December 31, 2020.

(9) Net rentable square feet at certain of our retail properties includes pad sites leased pursuant to the ground leases in the following table:

Property	Number of Ground Leases	Square Footage Leased Pursuant to Ground Leases	Aggregate Annualized Base Rent
Carmel Mountain Plaza	5	17,607	\$ 741,962
South Bay Marketplace	1	2,824	\$ 102,276
Del Monte Center	1	212,500	\$ 96,000
Alamo Quarry Market	3	20,694	\$ 385,506

(10) The Santa Fe Park RV Resort is subject to seasonal variation, with higher rates of occupancy occurring during the summer months. During the 12 months ended December 31, 2020, the highest average monthly occupancy rate for this property was 94%, occurring in July 2020. The number of units at the Santa Fe Park RV Resort includes 122 RV spaces and four apartments.

(11) Average occupancy represents the percentage of available units that were sold during the three months ended December 31, 2020, and is calculated by dividing the number of units sold by the product of the total number of units and the total number of days in the period. Average daily rate represents the average rate paid for the units sold and is calculated by dividing the total room revenue (i.e., excluding food and beverage revenues or other hotel operations revenues such as telephone, parking and other guest services) for the three months ended December 31, 2020 by the number of units sold. Revenue per available room, or RevPAR, represents the total unit revenue per total available units for the three months ended December 31, 2020 and is calculated by multiplying average occupancy by the average daily rate. RevPAR does not include food and beverage revenues or other hotel operations revenues such as telephone, parking and other guest services.

OFFICE LEASING SUMMARY

As of December 31, 2020

Total Lease Summary - Comparable ⁽¹⁾

Quarter	Number of Leases Signed	% of Comparable Leases Signed	Net Rentable Square Feet Signed	Contractual Rent Per Sq. Ft. ⁽²⁾	Prior Rent Per Sq. Ft. ⁽³⁾	Annual Change in Rent	Cash Basis % Change Over Prior Rent	Straight-Line Basis % Change Over Prior Rent	Weighted Average Lease Term ⁽⁴⁾	Tenant Improvements & Incentives	Tenant Improvements & Incentives Per Sq. Ft.
4th Quarter 2020	7	100%	21,949	\$46.36	\$44.13	\$ 48,864	5.0 %	3.6 %	2.5	\$ —	\$0.00
3rd Quarter 2020	9	100%	55,152	\$46.01	\$43.11	\$ 160,333	6.7 %	10.8 %	3.7	\$ 600,270	\$10.88
2nd Quarter 2020	6	100%	39,534	\$57.17	\$43.21	\$ 551,898	32.3 %	65.5 %	1.6	\$ 377,001	\$9.54
1st Quarter 2020	11	100%	181,104	\$45.66	\$37.68	\$ 1,444,545	21.2 %	19.2 %	8.8	\$ 3,694,865	\$20.40
Total 12 months	33	100%	297,739	\$47.30	\$39.90	\$ 2,205,640	18.6 %	21.9 %	6.4	\$ 4,672,136	\$15.69

New Lease Summary - Comparable ⁽¹⁾

Quarter	Number of Leases Signed	% of Comparable Leases Signed	Net Rentable Square Feet Signed	Contractual Rent Per Sq. Ft. ⁽²⁾	Prior Rent Per Sq. Ft. ⁽³⁾	Annual Change in Rent	Cash Basis % Change Over Prior Rent	Straight-Line Basis % Change Over Prior Rent	Weighted Average Lease Term ⁽⁴⁾	Tenant Improvements & Incentives	Tenant Improvements & Incentives Per Sq. Ft.
4th Quarter 2020	—	—%	—	\$0.00	\$0.00	\$ —	— %	— %	—	\$ —	\$0.00
3rd Quarter 2020	—	—%	—	\$0.00	\$0.00	\$ —	— %	— %	—	\$ —	\$0.00
2nd Quarter 2020	1	17%	1,749	\$38.00	\$34.13	\$ 6,771	11.3 %	21.4 %	5.2	\$ 89,409	\$51.12
1st Quarter 2020	3	27%	7,995	\$49.70	\$46.50	\$ 25,606	6.9 %	10.4 %	5.3	\$ 255,914	\$32.01
Total 12 months	4	12%	9,744	\$47.60	\$44.28	\$ 32,377	7.5 %	11.9 %	5.3	\$ 345,323	\$35.44

Renewal Lease Summary - Comparable ⁽¹⁾⁽⁵⁾

Quarter	Number of Leases Signed	% of Comparable Leases Signed	Net Rentable Square Feet Signed	Contractual Rent Per Sq. Ft. ⁽²⁾	Prior Rent Per Sq. Ft. ⁽³⁾	Annual Change in Rent	Cash Basis % Change Over Prior Rent	Straight-Line Basis % Change Over Prior Rent	Weighted Average Lease Term ⁽⁴⁾	Tenant Improvements & Incentives	Tenant Improvements & Incentives Per Sq. Ft.
4th Quarter 2020	7	100%	21,949	\$46.36	\$44.13	\$ 48,864	5.0 %	3.6 %	2.5	\$ —	\$0.00
3rd Quarter 2020	9	100%	55,152	\$46.01	\$43.11	\$ 160,333	6.7 %	10.8 %	3.7	\$ 600,270	\$10.88
2nd Quarter 2020	5	83%	37,785	\$58.06	\$43.63	\$ 545,127	33.1 %	67.3 %	1.4	\$ 287,592	\$7.61
1st Quarter 2020	8	73%	173,109	\$45.47	\$37.28	\$ 1,418,939	22.0 %	19.7 %	9.0	\$ 3,438,951	\$19.87
Total 12 months	29	88%	287,995	\$47.29	\$39.75	\$ 2,173,263	19.0 %	22.3 %	6.5	\$ 4,326,813	\$15.03

Total Lease Summary - Comparable and Non-Comparable

Quarter	Number of Leases Signed	Net Rentable Square Feet Signed	Contractual Rent Per Sq. Ft. ⁽²⁾	Weighted Average Lease Term ⁽⁴⁾	Tenant Improvements & Incentives	Tenant Improvements & Incentives Per Sq. Ft.
4th Quarter 2020	8	23,082	\$46.65	2.5	\$ 36,306	\$1.57
3rd Quarter 2020	10	59,196	\$46.28	4.1	\$ 1,004,770	\$16.97
2nd Quarter 2020	7	47,743	\$57.80	2.4	\$ 1,115,811	\$23.37
1st Quarter 2020	17	208,041	\$45.09	8.8	\$ 5,704,727	\$27.42
Total 12 months	42	338,062	\$47.20	6.6	\$ 7,861,614	\$23.25

Notes:

- (1) Comparable leases represent those leases signed on spaces for which there was a previous lease.
- (2) Contractual rent represents contractual minimum rent under the new lease for the first twelve months of the term.
- (3) Prior rent represents the minimum rent paid under the previous lease in the final twelve months of the term.
- (4) Weighted average is calculated on the basis of square footage.
- (5) Excludes renewals at fixed contractual rates specified in the lease.

As of December 31, 2020

Total Lease Summary - Comparable ⁽¹⁾

Quarter	Number of Leases Signed	% of Leases Signed	Net Rentable Square Feet Signed	Contractual Rent Per Sq. Ft. ⁽²⁾	Prior Rent Per Sq. Ft. ⁽³⁾	Annual Change in Rent	Cash Basis % Change Over Prior Rent	Straight-Line Basis % Change Over Prior Rent	Weighted Average Lease Term ⁽⁴⁾	Tenant Improvements & Incentives	Tenant Improvements & Incentives Per Sq. Ft.
4th Quarter 2020	22	100%	146,791	\$31.75	\$35.90	\$ (610,205)	(11.6)%	(6.6)%	2.4	\$ 1,199,330	\$8.17
3rd Quarter 2020	21	100%	71,419	\$29.29	\$31.23	\$ (138,787)	(6.2)%	(3.6)%	2.6	\$ 142,000	\$1.99
2nd Quarter 2020	12	100%	23,364	\$43.60	\$43.23	\$ 8,682	0.9%	2.2%	2.9	\$ 51,889	\$2.22
1st Quarter 2020	14	100%	61,916	\$32.41	\$32.99	\$ (36,351)	(1.8)%	7.0%	3.8	\$ 728,927	\$11.77
Total 12 months	69	100%	303,490	\$32.22	\$34.77	\$ (776,661)	(7.4)%	(2.4)%	2.8	\$ 2,122,146	\$6.99

New Lease Summary - Comparable ⁽¹⁾

Quarter	Number of Leases Signed	% of Comparable Leases Signed	Net Rentable Square Feet Signed	Contractual Rent Per Sq. Ft. ⁽²⁾	Prior Rent Per Sq. Ft. ⁽³⁾	Annual Change in Rent	Cash Basis % Change Over Prior Rent	Straight-Line Basis % Change Over Prior Rent	Weighted Average Lease Term ⁽⁴⁾	Tenant Improvements & Incentives	Tenant Improvements & Incentives Per Sq. Ft.
4th Quarter 2020	1	5%	2,856	\$30.41	\$43.85	\$ (38,375)	(30.6)%	(20.5)%	10.0	\$ 126,400	\$44.26
3rd Quarter 2020	—	—%	—	\$0.00	\$0.00	\$ —	—%	—%	—	\$ —	\$0.00
2nd Quarter 2020	1	8%	505	\$36.00	\$36.71	\$ (360)	(1.9)%	(4.5)%	3.0	\$ 9,889	\$19.58
1st Quarter 2020	2	14%	8,794	\$32.12	\$34.16	\$ (17,925)	(6.0)%	2.5%	7.3	\$ 199,700	\$22.71
Total 12 months	4	6%	12,155	\$31.88	\$36.54	\$ (56,660)	(12.8)%	(4.4)%	7.8	\$ 335,989	\$27.64

Renewal Lease Summary - Comparable ⁽¹⁾⁽⁵⁾

Quarter	Number of Leases Signed	% of Comparable Leases Signed	Net Rentable Square Feet Signed	Contractual Rent Per Sq. Ft. ⁽²⁾	Prior Rent Per Sq. Ft. ⁽³⁾	Annual Change in Rent	Cash Basis % Change Over Prior Rent	Straight-Line Basis % Change Over Prior Rent	Weighted Average Lease Term ⁽⁴⁾	Tenant Improvements & Incentives	Tenant Improvements & Incentives Per Sq. Ft.
4th Quarter 2020	21	95%	143,935	\$31.77	\$35.75	\$ (571,830)	(11.1)%	(6.3)%	2.2	\$ 1,072,930	\$7.45
3rd Quarter 2020	21	100%	71,419	\$29.29	\$31.23	\$ (138,787)	(6.2)%	(3.6)%	2.6	\$ 142,000	\$1.99
2nd Quarter 2020	11	92%	22,859	\$43.77	\$43.37	\$ 9,042	0.9%	2.3%	2.9	\$ 42,000	\$1.84
1st Quarter 2020	12	86%	53,122	\$32.45	\$32.80	\$ (18,426)	(1.1)%	7.8%	3.3	\$ 529,227	\$9.96
Total 12 months	65	94%	291,335	\$32.23	\$34.70	\$ (720,001)	(7.1)%	(2.3)%	2.6	\$ 1,786,157	\$6.13

Total Lease Summary - Comparable and Non-Comparable ⁽¹⁾

Quarter	Number of Leases Signed	Net Rentable Square Feet Signed	Contractual Rent Per Sq. Ft. ⁽²⁾	Weighted Average Lease Term ⁽⁴⁾	Tenant Improvements & Incentives	Tenant Improvements & Incentives Per Sq. Ft.
4th Quarter 2020	25	150,988	\$31.80	2.5	\$ 1,510,710	\$10.01
3rd Quarter 2020	21	71,419	\$29.29	2.6	\$ 142,000	\$1.99
2nd Quarter 2020	13	25,314	\$43.48	3.5	\$ 140,224	\$5.54
1st Quarter 2020	17	66,426	\$32.90	4.0	\$ 1,259,098	\$18.95
Total 12 months	76	314,147	\$32.40	2.9	\$ 3,052,032	\$9.72

Notes:

- (1) Comparable leases represent those leases signed on spaces for which there was a previous lease, including leases signed for the retail portion of our mixed-use property.
- (2) Contractual rent represents contractual minimum rent under the new lease for the first twelve months of the term.
- (3) Prior rent represents the minimum rent paid under the previous lease in the final twelve months of the term.
- (4) Weighted average is calculated on the basis of square footage.
- (5) Excludes renewals at fixed contractual rates specified in the lease.

As of December 31, 2020

Lease Summary - Loma Palisades

Quarter	Number of Leased Units	Percentage leased ⁽¹⁾	Annualized Base Rent ⁽²⁾	Average Monthly Base Rent per Leased Unit ⁽³⁾
4th Quarter 2020	522	95.3%	\$14,420,472	\$2,301
3rd Quarter 2020	517	94.3%	\$14,340,048	\$2,312
2nd Quarter 2020	487	88.9%	\$12,778,476	\$2,186
1st Quarter 2020	536	97.8%	\$13,644,120	\$2,122

Lease Summary - Imperial Beach Gardens

Quarter	Number of Leased Units	Percentage leased ⁽¹⁾	Annualized Base Rent ⁽²⁾	Average Monthly Base Rent per Leased Unit ⁽³⁾
4th Quarter 2020	151	94.4%	\$3,920,016	\$2,163
3rd Quarter 2020	157	98.1%	\$3,810,600	\$2,023
2nd Quarter 2020	150	93.8%	\$3,579,300	\$1,987
1st Quarter 2020	152	95.0%	\$3,638,724	\$1,995

Lease Summary - Mariner's Point

Quarter	Number of Leased Units	Percentage leased ⁽¹⁾	Annualized Base Rent ⁽²⁾	Average Monthly Base Rent per Leased Unit ⁽³⁾
4th Quarter 2020	85	96.6%	\$1,860,348	\$1,824
3rd Quarter 2020	82	93.2%	\$1,833,660	\$1,863
2nd Quarter 2020	77	87.5%	\$1,706,196	\$1,847
1st Quarter 2020	83	94.3%	\$1,746,528	\$1,754

Lease Summary - Santa Fe Park RV Resort

Quarter	Number of Leased Units	Percentage leased ⁽¹⁾	Annualized Base Rent ⁽²⁾	Average Monthly Base Rent per Leased Unit ⁽³⁾
4th Quarter 2020	98	77.8%	\$1,250,460	\$1,063
3rd Quarter 2020	94	74.6%	\$1,669,836	\$1,480
2nd Quarter 2020	102	81.0%	\$1,466,676	\$1,198
1st Quarter 2020	92	73.0%	\$1,305,348	\$1,183

Lease Summary - Pacific Ridge Apartments

Quarter	Number of Leased Units	Percentage leased ⁽¹⁾	Annualized Base Rent ⁽²⁾	Average Monthly Base Rent per Leased Unit ⁽³⁾
4th Quarter 2020	496	93.1%	\$18,171,132	\$3,052
3rd Quarter 2020	507	95.1%	\$18,164,184	\$2,986
2nd Quarter 2020	432	81.1%	\$15,349,020	\$2,959
1st Quarter 2020	522	97.9%	\$17,782,764	\$2,840

ULTIFAMILY LEASING SUMMARY (CONTINUED)

As of December 31, 2020

Lease Summary - Hassalo on Eighth - Velomor

Quarter	Number of Leased Units	Percentage leased ⁽¹⁾	Annualized Base Rent ⁽²⁾	Average Monthly Base Rent per Leased Unit ⁽³⁾
4th Quarter 2020	121	68.4%	\$2,467,308	\$1,698
3rd Quarter 2020	134	75.7%	\$2,668,716	\$1,660
2nd Quarter 2020	144	81.4%	\$3,073,524	\$1,778
1st Quarter 2020	155	87.5%	\$3,024,684	\$1,627

Lease Summary - Hassalo on Eighth - Aster Tower

Quarter	Number of Leased Units	Percentage leased ⁽¹⁾	Annualized Base Rent ⁽²⁾	Average Monthly Base Rent per Leased Unit ⁽³⁾
4th Quarter 2020	253	75.1%	\$5,109,600	\$1,682
3rd Quarter 2020	262	77.7%	\$5,341,092	\$1,700
2nd Quarter 2020	293	86.9%	\$5,965,116	\$1,697
1st Quarter 2020	302	89.6%	\$6,301,200	\$1,739

Lease Summary - Hassalo on Eighth - Elwood

Quarter	Number of Leased Units	Percentage leased ⁽¹⁾	Annualized Base Rent ⁽²⁾	Average Monthly Base Rent per Leased Unit ⁽³⁾
4th Quarter 2020	94	65.7%	\$1,702,044	\$1,510
3rd Quarter 2020	95	66.4%	\$1,923,936	\$1,689
2nd Quarter 2020	112	78.3%	\$2,047,152	\$1,524
1st Quarter 2020	122	85.3%	\$2,365,236	\$1,616

Total Multifamily Lease Summary

Quarter	Number of Leased Units	Percentage leased ⁽¹⁾	Annualized Base Rent ⁽²⁾	Average Monthly Base Rent per Leased Unit ⁽³⁾
4th Quarter 2020	1,820	86.2%	\$48,901,380	\$2,238
3rd Quarter 2020	1,848	87.5%	\$49,752,072	\$2,244
2nd Quarter 2020	1,797	85.1%	\$45,965,460	\$2,131
1st Quarter 2020	1,964	93.0%	\$49,808,604	\$2,113

Notes:

- (1) Percentage leased for our multifamily properties includes total units rented as of each respective quarter end date.
- (2) Annualized base rent is calculated by multiplying base rental payments (defined as cash base rents (before abatements)) as of each respective quarter end date.
- (3) Annualized base rent per leased unit is calculated by dividing annualized base rent, by units under lease as of each respective quarter end date.

As of December 31, 2020

Lease Summary - Retail Portion

Quarter	Number of Leased Square Feet	Percentage leased ⁽¹⁾	Annualized Base Rent ⁽²⁾	Annualized Base Rent per Leased Square Foot ⁽³⁾
4th Quarter 2020	86,300	89.2%	\$9,411,407	\$109
3rd Quarter 2020	84,937	87.8%	\$10,534,918	\$124
2nd Quarter 2020	92,531	95.7%	\$11,141,336	\$120
1st Quarter 2020	95,216	98.5%	\$11,411,642	\$120

Lease Summary - Hotel Portion

Quarter	Number of Leased Units	Average Occupancy ⁽⁴⁾	Average Daily Rate ⁽⁴⁾	Annualized Revenue per Available Room ⁽⁴⁾
4th Quarter 2020	173	46.8%	\$205	\$96
3rd Quarter 2020	244	66.0%	\$209	\$138
2nd Quarter 2020	63	17.0%	\$202	\$34
1st Quarter 2020	278	75.4%	\$321	\$242

Notes:

- (1) Percentage leased for mixed-use property includes square footage under leases as of December 31, 2020, including leases which may not have commenced as of December 31, 2020.
- (2) Annualized base rent is calculated by multiplying base rental payments (defined as cash base rents (before abatements)) for the month ended December 31, 2020 by 12. In the case of triple net or modified gross leases, annualized base rent does not include tenant reimbursements for real estate taxes, insurance, common area or other operating expenses.
- (3) Annualized base rent per leased square foot is calculated by dividing annualized base rent, by square footage under lease as of December 31, 2020.
- (4) Average occupancy represents the percentage of available units that were sold during the three months ended December 31, 2020, and is calculated by dividing the number of units sold by the product of the total number of units and the total number of days in the period. Average daily rate represents the average rate paid for the units sold and is calculated by dividing the total room revenue (i.e., excluding food and beverage revenues or other hotel operations revenues such as telephone, parking and other guest services) for each respective quarter period by the number of units sold. Revenue per available room, or RevPAR, represents the total unit revenue per total available units for each respective quarter period and is calculated by multiplying average occupancy by the average daily rate. RevPAR does not include food and beverage revenues or other hotel operations revenues such as telephone, parking and other guest services.

LEASE EXPIRATIONS

As of December 31,
2020

Assumes no exercise of lease options

Year	Office				Retail				Mixed-Use (Retail Portion Only)				Total		
	Expiring Sq. Ft.	% of	% of	Annualized	Expiring Sq. Ft.	% of	% of	Annualized	Expiring Sq. Ft.	% of	% of	Annualized	Expiring Sq. Ft.	Total Sq. Ft.	Base Rent Per Sq. Ft. ⁽¹⁾
		Office Sq. Ft.	Total Sq. Ft.	Base Rent Per Sq. Ft. ⁽¹⁾		Retail Sq. Ft.	Total Sq. Ft.	Base Rent Per Sq. Ft. ⁽¹⁾		Mixed-Use Sq. Ft.	Total Sq. Ft.	Base Rent Per Sq. Ft. ⁽¹⁾			
Month to Month	21,967	0.6 %	0.3 %	\$1.70	19,646	0.6 %	0.3 %	\$47.42	3,824	4.0 %	0.1 %	\$40.86	45,437	0.7 %	\$24.76
2021	194,502	5.6	2.9	\$43.81	114,651	3.7	1.7	\$44.78	20,354	21.0	0.3	\$168.02	329,507	5.0	\$51.82
2022	302,164	8.8	4.6	\$47.29	398,771	12.9	6.0	\$31.37	6,271	6.5	0.1	\$150.63	707,206	10.7	\$39.23
2023	342,044	9.9	5.2	\$53.55	220,112	7.1	3.3	\$21.22	4,578	4.7	0.1	\$8.37	566,734	8.5	\$40.63
2024	195,724	5.7	2.9	\$46.64	450,829	14.6	6.8	\$28.56	12,886	13.3	0.2	\$144.30	659,439	9.9	\$36.19
2025	322,809	9.4	4.9	\$37.99	291,278	9.4	4.4	\$29.32	16,312	16.9	0.2	\$83.06	630,399	9.5	\$35.15
2026	279,493	8.1	4.2	\$42.10	211,112	6.8	3.2	\$26.27	—	—	—	\$—	490,605	7.4	\$35.29
2027	206,340	6.0	3.1	\$50.35	103,097	3.3	1.6	\$26.17	13,255	13.7	0.2	61.75	322,692	4.9	\$43.09
2028	142,954	4.1	2.2	\$49.03	560,587	18.1	8.4	\$14.40	8,820	9.1	0.1	92.92	712,361	10.7	\$22.32
2029	754,185	21.9	11.4	\$61.78	181,689	5.9	2.7	\$19.15	—	—	—	\$—	935,874	14.1	\$53.50
2030	193,031	5.6	2.9	\$32.72	43,630	1.4	0.7	\$19.63	—	—	—	—	236,661	3.6	\$30.31
Thereafter	218,385	6.3	3.3	\$37.03	204,338	6.6	3.1	\$23.30	—	—	—	—	422,723	6.4	\$30.39
Signed Leases Not Commenced	32,253	0.9	0.5	—	4,403	0.1	0.1	—	—	—	—	—	36,656	0.6	—
Available	241,427	7.0	3.6	—	288,285	9.3	4.3	—	10,407	10.8	0.2	—	540,119	8.1	—
Total ⁽²⁾	3,447,278	100.0 %	51.9 %	\$44.30	3,092,428	100.0 %	46.6 %	\$22.66	96,707	100.0 %	1.5 %	\$97.32	6,636,413	100.0 %	\$34.99

Assumes all lease options are exercised

Year	Office				Retail				Mixed-Use (Retail Portion Only)				Total		
	Expiring Sq. Ft.	% of	% of	Annualized	Expiring Sq. Ft.	% of	% of	Annualized	Expiring Sq. Ft.	% of	% of	Annualized	Expiring Sq. Ft.	Total Sq. Ft.	Base Rent Per Sq. Ft. ⁽¹⁾
		Office Sq. Ft.	Total Sq. Ft.	Base Rent Per Sq. Ft. ⁽¹⁾		Retail Sq. Ft.	Total Sq. Ft.	Base Rent Per Sq. Ft. ⁽¹⁾		Mixed-Use Sq. Ft.	Total Sq. Ft.	Base Rent Per Sq. Ft. ⁽¹⁾			
Month to Month	21,967	0.6 %	0.3 %	\$1.70	19,646	0.6 %	0.3 %	\$47.42	3,824	4.0 %	0.1 %	\$40.86	45,437	0.7 %	\$24.76
2021	166,186	4.8	2.5	\$43.93	87,983	2.8	1.3	\$43.71	20,354	21.0	0.3	\$168.02	274,523	4.1	\$53.06
2022	75,373	2.2	1.1	\$47.46	112,165	3.6	1.7	\$39.17	6,271	6.5	0.1	\$150.63	193,809	2.9	\$46.00
2023	105,582	3.1	1.6	\$43.66	91,513	3.0	1.4	\$22.69	4,578	4.7	0.1	\$8.37	201,673	3.0	\$33.34
2024	29,896	0.9	0.5	\$41.86	209,137	6.8	3.2	\$29.53	7,484	7.7	0.1	\$189.65	246,517	3.7	\$35.89
2025	71,882	2.1	1.1	\$40.79	94,713	3.1	1.4	\$30.60	4,754	4.9	0.1	\$180.46	171,349	2.6	\$39.03
2026	49,471	1.4	0.7	\$36.92	42,974	1.4	0.6	\$27.43	—	—	—	\$—	92,445	1.4	\$32.51
2027	133,002	3.9	2.0	\$37.05	142,587	4.6	2.1	\$28.29	13,255	13.7	0.2	61.75	288,844	4.4	\$33.86
2028	145,374	4.2	2.2	\$45.58	138,079	4.5	2.1	\$22.88	1,906	2.0	—	209.64	285,359	4.3	\$35.69
2029	155,107	4.5	2.3	\$48.95	123,123	4.0	1.9	\$31.56	5,402	5.6	0.1	\$81.47	283,632	4.3	\$42.02
2030	230,313	6.7	3.5	\$37.28	65,058	2.1	1.0	\$33.69	11,558	12.0	0.2	43.00	306,929	4.6	\$36.73
Thereafter	1,989,445	57.7	30.0	\$52.00	1,672,762	54.1	25.2	\$21.10	6,914	7.1	0.1	\$60.75	3,669,121	55.3	\$37.93
Signed Leases Not Commenced	32,253	0.9	0.5	—	4,403	0.1	0.1	—	—	—	—	—	36,656	0.6	—
Available	241,427	7.0	3.6	—	288,285	9.3	4.3	—	10,407	10.8	0.2	—	540,119	8.1	—
Total ⁽²⁾	3,447,278	100.0 %	51.9 %	\$44.30	3,092,428	100.0 %	46.6 %	\$22.66	96,707	100.0 %	1.5 %	\$97.32	6,636,413	100.0 %	\$34.99

As of December 31, 2020

Notes:

- (1) Annualized base rent per leased square foot is calculated by dividing (i) annualized base rent for leases expiring during the applicable period, by (ii) square footage under such expiring leases. Annualized base rent is calculated by multiplying (i) base rental payments (defined as cash base rents (before abatements)) for the month ended December 31, 2020 for the leases expiring during the applicable period by (ii) 12 months.
- (2) Individual items may not add up to total due to rounding.

Type	At December 31, 2020			At December 31, 2019		
	Size	Leased ⁽¹⁾	Leased %	Size	Leased ⁽¹⁾	Leased %
Overall Portfolio⁽²⁾ Statistics						
Office Properties (square feet)	3,447,278	3,205,851	93.0 %	3,443,879	3,270,595	95.0 %
Retail Properties (square feet)	3,092,428	2,804,143	90.7 %	3,093,650	3,026,619	97.8 %
Multifamily Properties (units)	2,112	1,820	86.2 %	2,112	1,960	92.8 %
Mixed-Use Properties (square feet)	96,707	86,300	89.2 %	96,707	94,701	97.9 %
Mixed-Use Properties (units)	369	189 ⁽³⁾	51.3 %	369	338 ⁽³⁾	91.7 %
Same-Store⁽²⁾ Statistics						
Office Properties (square feet) ⁽⁴⁾	3,347,008	3,190,404	95.3 %	3,346,265	3,226,707	96.4 %
Retail Properties (square feet) ⁽⁵⁾	2,674,381	2,386,096	89.2 %	2,675,603	2,610,522	97.6 %
Multifamily Properties (units)	2,112	1,820	86.2 %	2,112	1,960	92.8 %

Notes:

- (1) Leased square feet includes square feet under lease as of each date, including leases which may not have commenced as of that date. Leased units for our multifamily properties include total units rented as of that date.
- (2) See Glossary of Terms.
- (3) Represents average occupancy for the year ended December 31, 2020 and 2019.
- (4) The same-store portfolio includes the 830 building at Lloyd District Portfolio which was placed into operations on August 1, 2019. The same-store portfolio excludes One Beach Street due to significant redevelopment activity.
- (5) The same-store portfolio excludes Waikele Center due to significant redevelopment activity.

As of December 31, 2020

Tenant	Property	Lease Expiration	Total Leased Square Feet	Rentable Square Feet as a Percentage of Total Office	Rentable Square Feet as a Percentage of Total	Annualized Base Rent	Annualized Base Rent as a Percentage of Total Office	Annualized Base Rent as a Percentage of Total
1 Google LLC	The Landmark at One Market	12/31/2029	253,198	7.3 %	3.8 %	\$ 24,178,824	14.8 %	10.0 %
2 LPL Holdings, Inc.	La Jolla Commons	4/30/2029	421,001	12.2	6.3	18,143,812	11.1	7.5
3 Autodesk, Inc. (1)	The Landmark at One Market	12/31/2022 12/31/2023	138,615	4.0	2.1	12,273,512	7.5	5.1
4 Smartsheet, Inc. (2)	City Center Bellevue	12/31/2026 4/30/2029	124,217	3.6	1.9	6,572,101	4.0	2.7
5 VMware, Inc. (3)	City Center Bellevue	11/30/2022 5/31/2025 9/30/2027	109,985	3.2	1.7	5,579,954	3.4	2.3
6 Illumina, Inc.	La Jolla Commons	10/31/2027	73,176	2.1	1.1	4,302,751	2.6	1.8
7 Clearresult Operating, LLC	First & Main	4/30/2025	101,848	3.0	1.5	2,902,976	1.8	1.2
8 State of Oregon: Department of Environmental Quality	Lloyd District Portfolio	10/31/2031	87,787	2.5	1.3	2,766,541	1.7	1.1
9 Genentech, Inc.	Lloyd District Portfolio	10/31/2026	66,852	1.9	1.0	2,203,442	1.4	0.9
10 Internal Revenue Service	First & Main	8/31/2030	63,648	1.8	1.0	2,200,553	1.4	0.9
Top 10 Office Tenants Total			1,440,327	41.6 %	21.7 %	\$ 81,124,466	49.7 %	33.5 %

Notes:

- (1) For Autodesk, Inc., 45,795 and 92,820 of leased square feet are set to expire on December 31, 2022 and 2023, respectively.
(2) For Smartsheet, Inc., 73,669 and 50,548 of leased square feet are set to expire on December 31, 2026 and April 30, 2029, respectively.
(3) For VMWare, Inc., 54,643, 18,240, and 37,102 of leased square feet are set to expire on November 30, 2022, May 31, 2025, and September 30, 2027, respectively.

As of December 31, 2020

Tenant	Property(ies)	Lease Expiration	Total Leased Square Feet	Rentable Square Feet as a Percentage of Total Retail	Rentable Square Feet as a Percentage of Total	Annualized Base Rent	Annualized Base Rent as a Percentage of Total Retail	Annualized Base Rent as a Percentage of Total
1 Lowe's	Waikele Center	5/31/2028	155,000	5.0 %	2.3 %	\$ 3,720,000	5.3 %	1.5 %
2 Nordstrom Rack (1)	Carmel Mountain Plaza, Alamo Quarry Market	9/30/2022 10/31/2022	69,047	2.2	1.0	2,189,648	3.1	0.9
3 Sprouts Farmers Market (2)	Solana Beach Towne Centre, Carmel Mountain Plaza, Geary Marketplace	6/30/2024 3/31/2025 9/30/2032	71,431	2.3	1.1	2,121,187	3.0	0.9
4 Marshalls (3)	Solana Beach Towne Centre, Carmel Mountain Plaza	1/31/2025 1/31/2029	68,055	2.2	1.0	1,728,228	2.5	0.7
5 Vons	Lomas Santa Fe Plaza	12/31/2022	49,895	1.6	0.8	1,399,205	2.0	0.6
6 At Home Stores	Carmel Mountain Plaza	7/31/2029	107,870	3.5	1.6	1,384,552	2.0	0.6
7 Regal Cinemas	Alamo Quarry Market	3/31/2028	72,447	2.3	1.1	1,231,599	1.8	0.5
8 Safeway	Waikele Center	1/31/2040	50,050	1.6	0.8	1,201,200	1.7	0.5
9 Michaels (4)	Carmel Mountain Plaza Alamo Quarry Market	1/31/2024 2/29/2028	46,850	1.5	0.7	1,072,635	1.5	0.4
10 Saks Fifth Avenue OFF 5TH	Carmel Mountain Plaza	1/31/2025	40,594	1.3	0.6	1,033,117	1.5	0.4
Top 10 Retail Tenants Total			731,239	23.5 %	11.0 %	\$ 17,081,371	24.4 %	7.0 %

Notes:

- (1) For Nordstrom Rack, 39,047 and 30,000 of leased square feet are set to expire on September 30, 2022 (Carmel Mountain Plaza) and October 31, 2022 (Alamo Quarry Market), respectively.
- (2) For Sprouts Farmers Market, 14,986, 30,973 and 25,472 of leased square feet are set to expire on June 30, 2024 (Solana Beach Towne Centre), March 31, 2025 (Carmel Mountain Plaza), and September 30, 2032 (Geary Marketplace), respectively.
- (3) For Marshalls, 39,295 and 28,760 of leased square feet are set to expire on January 31, 2025 (Solana Beach Towne Centre) and 2029 (Carmel Mountain Plaza), respectively.
- (4) For Michaels, 22,969 and 23,881 of leased square feet are set to expire on January 31, 2024 (Carmel Mountain Plaza) and February 29, 2028 (Alamo Quarry Market), respectively.

APPENDIX

Earnings Before Interest, Taxes, Depreciation, and Amortization (EBITDA): EBITDA is a non-GAAP measure that means net income or loss plus depreciation and amortization, net interest expense, income taxes, gain or loss on sale of real estate and impairments of real estate, if any. EBITDA is presented because it approximates a key performance measure in our debt covenants, but it should not be considered an alternative measure of operating results or cash flow from operations as determined in accordance with GAAP. The reconciliation of net income to EBITDA for the three months and year ended December 31, 2020 and 2019 is as follows:

	Three Months Ended December 31,		Year Ended December 31,	
	2020	2019	2020	2019
Net income	\$ 3,788	\$ 16,485	\$ 35,588	\$ 60,188
Depreciation and amortization	27,423	26,472	108,292	96,205
Interest expense	13,335	13,796	53,440	54,008
Interest income	(21)	(397)	(436)	(696)
Income tax expense	(136)	110	(9)	819
Gain on sale of real estate	—	—	—	(633)
EBITDA	\$ 44,389	\$ 56,466	\$ 196,875	\$ 209,891

Adjusted EBITDA: Adjusted EBITDA is a non-GAAP measure that begins with EBITDA and includes adjustments for certain items that we believe are not representative of ongoing operating performance. Specifically, we include a pro forma adjustment to reflect a full period of NOI on the operating properties we acquire during the quarter, to assume all transactions occurred at the beginning of the quarter. We use Adjusted EBITDA as a supplemental performance measure because we believe these items create significant earnings volatility which in turn results in less comparability between reporting periods and less predictability regarding future earnings potential.

	Three Months Ended December 31,		Year Ended December 31,	
	2020	2019	2020	2019
EBITDA	\$ 44,389	\$ 56,466	\$ 196,875	\$ 209,891
Pro forma adjustments	—	—	—	—
Adjusted EBITDA	\$ 44,389	\$ 56,466	\$ 196,875	\$ 209,891

Earnings Before Interest, Taxes, Depreciation, and Amortization for Real Estate (EBITDA_{re}): EBITDA_{re} is a supplemental non-GAAP measure of real estate companies' operating performances. The National Association of Real Estate Investment Trusts (NAREIT) defines EBITDA_{re} as follows: net income or loss, computed in accordance with GAAP plus depreciation and amortization, net interest expense, income taxes, gain or loss on sale of real estate including gain or loss on change of control, impairments of real estate, and adjustments to reflect the entity's share of EBITDA_{re} of unconsolidated affiliates, if any. EBITDA_{re} is presented because it approximates a key performance measure in our debt covenants, but it should not be considered an alternative measure of operating results or cash flow from operations as determined in accordance with GAAP. The reconciliation of net income to EBITDA_{re} for the three months and year ended December 31, 2020 and 2019 is as follows:

	Three Months Ended December 31,		Year Ended December 31,	
	2020	2019	2020	2019
Net income	\$ 3,788	\$ 16,485	\$ 35,588	\$ 60,188
Depreciation and amortization	27,423	26,472	108,292	96,205
Interest expense	13,335	13,796	53,440	54,008
Interest income	(21)	(397)	(436)	(696)
Income tax expense	(136)	110	(9)	819
Gain on sale of real estate	—	—	—	(633)
EBITDA _{re}	\$ 44,389	\$ 56,466	\$ 196,875	\$ 209,891

Funds From Operations (FFO): FFO is a supplemental measure of real estate companies' operating performances. The National Association of Real Estate Investment Trusts (NAREIT) defines FFO as follows: net income, computed in accordance with GAAP plus depreciation and amortization of real estate assets and excluding extraordinary items, gains and losses on sale of real estate and impairment losses. NAREIT developed FFO as a relative measure of performance and liquidity of an equity REIT in order to recognize that the value of income-producing real estate historically has not depreciated on the basis determined under GAAP. However, FFO does not represent cash flows from operating activities in accordance with GAAP (which, unlike FFO, generally reflects all cash effects of transactions and other events in the determination of net income); should not be considered an alternative to net income as an indication of our performance; and is not necessarily indicative of cash flow as a measure of liquidity or ability to pay dividends. We consider FFO a meaningful, additional measure of operating performance primarily because it excludes the assumption that the value of real estate assets diminishes predictably over time, and because industry analysts have accepted it as a performance measure. Comparison of our presentation of FFO to similarly titled measures for other REITs may not necessarily be meaningful due to possible differences in the application of the NAREIT definition used by such REITs.

Funds Available for Distribution (FAD): FAD is a supplemental measure of our liquidity. We compute FAD by subtracting from FFO As Adjusted tenant improvements, leasing commissions and maintenance capital expenditures, eliminating the net effect of straight-line rents, amortization of above (below) market rents for acquisition properties, the effects of other lease intangibles, adding noncash amortization of deferred financing costs and debt fair value adjustments, adding noncash compensation expense, and adding (subtracting) unrealized losses (gains) on marketable securities. FAD provides an additional perspective on our ability to fund cash needs and make distributions by adjusting FFO for the impact of certain cash and noncash items, as well as adjusting FFO for recurring capital expenditures and leasing costs. However, other REITs may use different methodologies for calculating FAD and, accordingly, our FAD may not be comparable to other REITs.

Net Operating Income (NOI): We define NOI as operating revenues (rental income, tenant reimbursements, lease termination fees, ground lease rental income and other property income) less property and related expenses (property expenses, ground lease expense, property marketing costs, real estate taxes and insurance). NOI excludes general and administrative expenses, interest expense, depreciation and amortization, acquisition-related expense, other nonproperty income and losses, gains and losses from property dispositions, extraordinary items, tenant improvements and leasing commissions. Other REITs may use different methodologies for calculating NOI, and accordingly, our NOI may not be comparable to other REITs. Since NOI excludes general and administrative expenses, interest expense, depreciation and amortization, acquisition-related expenses, other nonproperty income and losses, gains and losses from property dispositions, and extraordinary items, it provides a performance measure that, when compared year over year, reflects the revenues and expenses directly associated with owning and operating commercial real estate and the impact to operations from trends in occupancy rates, rental rates, and operating costs, providing a perspective on operations not immediately apparent from net income. However, NOI should not be viewed as an alternative measure of our financial performance since it does not reflect general and administrative expenses, interest expense, depreciation and amortization costs, other nonproperty income and losses, the level of capital expenditures and leasing costs necessary to maintain the operating performance of the properties, or trends in development and construction activities which are significant economic costs and activities that could materially impact our results from operations.

	Three Months Ended		Year Ended	
	December 31,		December 31,	
	2020	2019	2020	2019
Reconciliation of NOI to net income				
Total NOI	\$ 50,482	\$ 62,841	\$ 223,454	\$ 234,761
General and administrative	(6,644)	(6,376)	(26,581)	(24,871)
Depreciation and amortization	(27,423)	(26,472)	(108,292)	(96,205)
Operating Income	\$ 16,415	\$ 29,993	\$ 88,581	\$ 113,685
Interest expense	(13,335)	(13,796)	(53,440)	(54,008)
Gain on sale of real estate	—	—	—	633
Other income (expense), net	708	288	447	(122)
Net income	\$ 3,788	\$ 16,485	\$ 35,588	\$ 60,188
Net income attributable to restricted shares	(123)	(104)	(383)	(381)
Net income attributable to unitholders in the Operating Partnership	(767)	(3,536)	(7,545)	(14,089)
Net income attributable to American Assets Trust, Inc. stockholders	\$ 2,898	\$ 12,845	\$ 27,660	\$ 45,718

Overall Portfolio: Includes all operating properties owned by us as of December 31, 2020.

Cash NOI: We define cash NOI as operating revenues (rental income, tenant reimbursements, lease termination fees, ground lease rental income and other property income) less property and related expenses (property expenses, ground lease expense, property marketing costs, real estate taxes and insurance), adjusted for non-cash revenue and operating expense items such as straight-line rent, net change in lease receivables, amortization of lease intangibles, amortization of lease incentives and other adjustments. Cash NOI also excludes general and administrative expenses, depreciation and amortization, interest expense, other non-property income and losses, acquisition-related expense, gains and losses from property dispositions, extraordinary items, tenant improvements, and leasing commissions. Other REITs may use different methodologies for calculating cash NOI, and accordingly, our cash NOI may not be comparable to the cash NOIs of other REITs. We believe cash NOI provides useful information to investors regarding the company's financial condition and results of operations because it reflects only those income and expense items that are incurred at the property level, and when compared across periods, can be used to determine trends in earnings of the company's properties as this measure is not affected by (1) the non-cash revenue and expense recognition items, (2) the cost of funds of the property owner, (3) the impact of depreciation and amortization expenses as well as gains or losses from the sale of operating real estate assets that are included in net income computed in accordance with GAAP or (4) general and administrative expenses and other gains and losses that are specific to the property owner. We believe the exclusion of these items from net (loss) income is useful because the resulting measure captures the actual revenue generated and actual expenses incurred in operating the company's properties as well as trends in occupancy rates, rental rates and

operating costs. Cash NOI is a measure of the operating performance of the company's properties but does not measure the company's performance as a whole. Cash NOI is therefore not a substitute for net income as computed in accordance with GAAP. A Reconciliation of Total Cash NOI to Operating Income is presented below:

Reconciliation of Total Cash NOI to Net Income	Three Months Ended		Year Ended	
	December 31,		December 31,	
	2020	2019	2020	2019
Total Cash NOI	\$ 49,712	\$ 59,927	\$ 201,753	\$ 223,733
Non-cash revenue and other operating expenses ⁽¹⁾	770	2,914	21,701	11,028
General and administrative	(6,644)	(6,376)	(26,581)	(24,871)
Depreciation and amortization	(27,423)	(26,472)	(108,292)	(96,205)
Operating income	\$ 16,415	\$ 29,993	\$ 88,581	\$ 113,685
Interest expense	(13,335)	(13,796)	(53,440)	(54,008)
Gain on sale of real estate	—	—	—	633
Other income (expense), net	708	288	447	(122)
Net income	\$ 3,788	\$ 16,485	\$ 35,588	\$ 60,188

(1) Represents adjustments related to the straight-line rent income recognized during the period offset by cash received during the period and the provision for bad debts recorded for deferred rent receivable balances; the amortization of above (below) market rents, the amortization of lease incentives paid to tenants, the amortization of other lease intangibles, net change in lease receivables, lease termination fees at Carmel Mountain Plaza, and straight-line rent expense for our leases of the Annex at The Landmark at One Market.

Same-Store Cash NOI Comparison with Redevelopment: As noted below in the definition of Same-Store, Non-Same Store and Redevelopment Same-Store, information provided on a redevelopment same-store basis includes the results of properties undergoing significant redevelopment for the entirety or portion of both periods being compared. Redevelopment same-store is considered by management to be an important measure because it assists in eliminating disparities due to the redevelopment of properties during the particular period presented, and thus provides a more consistent performance measure for the comparison of the company's stabilized and redevelopment properties, as applicable. Additionally, redevelopment same-store is considered by management to be an important measure because it assists in evaluating the timing of the start and stabilization of our redevelopment opportunities and the impact that these redevelopments have in enhancing our operating performance. We present Same-Store Cash NOI Comparison with Redevelopment using cash NOI to evaluate and compare the operating performance of the company's properties, as defined above. A reconciliation of Same-Store Cash NOI Comparison with Redevelopment on a cash basis to operating income is presented below:

Reconciliation of Same-Store Cash NOI Comparison with Redevelopment to Operating Income	Three Months Ended ⁽¹⁾		Year Ended ⁽²⁾	
	December 31,		December 31,	
	2020	2019	2020	2019
Same-Store Cash NOI	\$ 46,335	\$ 47,822	\$ 158,085	\$ 163,160
Redevelopment Cash NOI ⁽³⁾	3,134	2,596	8,723	11,536
Same-Store Cash NOI with Redevelopment	49,469	50,418	166,808	174,696
Tenant improvement reimbursements	137	3,498	5,230	11,945
Total Same-Store Cash NOI with Redevelopment	\$ 49,606	\$ 53,916	\$ 172,038	\$ 186,641
Non-Same Store Cash NOI	106	6,011	29,715	37,092
Total Cash NOI	\$ 49,712	\$ 59,927	\$ 201,753	\$ 223,733
Non-cash revenue and other operating expenses ⁽⁴⁾	770	2,914	21,701	11,028
General and administrative	(6,644)	(6,376)	(26,581)	(24,871)
Depreciation and amortization	(27,423)	(26,472)	(108,292)	(96,205)
Operating income	\$ 16,415	\$ 29,993	\$ 88,581	\$ 113,685
Interest expense	(13,335)	(13,796)	(53,440)	(54,008)
Gain on sale of real estate	—	—	—	633
Other income (expense), net	708	288	447	(122)
Net income	\$ 3,788	\$ 16,485	\$ 35,588	\$ 60,188

(1) Same-store excludes (i) Waialeke Center, due to significant redevelopment activity; (ii) One Beach Street, due to significant redevelopment activity; (iii) Waikiki Beach Walk - Embassy Suites™ and Waikiki Beach Walk - Retail, due to significant spalling repair activity; and (iv) land held for development.

- (2) Same-store excludes (i) Waialele Center, due to significant redevelopment activity; (ii) La Jolla Commons, which was acquired on June 20, 2019; (iii) One Beach Street, due to significant redevelopment activity; (iv) Waikiki Beach Walk - Embassy Suites™ and Waikiki Beach Walk - Retail, due to significant spalling repair activity; and (v) land held for development.
- (3) Redevelopment property refers to Waialele Center, One Beach Street, and Lloyd District Portfolio - Land.
- (4) Represents adjustments related to the straight-line rent income recognized during the period offset by cash received during the period and the provision for bad debts recorded for deferred rent receivable balances; the amortization of above (below) market rents, the amortization of lease incentives paid to tenants, the amortization of other lease intangibles, net change in lease receivables, lease termination fees at Carmel Mountain Plaza, and straight-line rent expense for our leases of the Annex at The Landmark at One Market.

Same-Store Portfolio, Non-Same Store Portfolio and Redevelopment Same-Store: Information provided on a same-store basis includes the results of properties that we owned and operated for the entirety of both periods being compared except for properties for which significant redevelopment or expansion occurred during either of the periods being compared, properties under development, properties classified as held for development and properties classified as discontinued operations. Information provided on a redevelopment same-store basis includes the results of properties undergoing significant redevelopment for the entirety or portion of both periods being compared. The following table shows the properties included in the same-store, non-same store and redevelopment same-store portfolio for the comparative periods presented.

	Comparison of Three Months Ended December 31, 2020 to 2019			Comparison of Year Ended December 31, 2020 to 2019		
	Same-Store	Non Same-Store	Redevelopment Same-Store	Same-Store	Non Same-Store	Redevelopment Same-Store
Office Properties						
La Jolla Commons	X		X		X	
Torrey Reserve Campus	X		X	X		X
Torrey Point	X		X	X		X
Solana Crossing (formerly Solana Beach Corporate Centre)	X		X	X		X
The Landmark at One Market	X		X	X		X
One Beach Street		X	X		X	X
First & Main	X		X	X		X
Lloyd District Portfolio ⁽¹⁾	X		X	X		X
City Center Bellevue	X		X	X		X
Retail Properties						
Carmel Country Plaza	X		X	X		X
Carmel Mountain Plaza	X		X	X		X
South Bay Marketplace	X		X	X		X
Gateway Marketplace	X		X	X		X
Lomas Santa Fe Plaza	X		X	X		X
Solana Beach Towne Centre	X		X	X		X
Del Monte Center	X		X	X		X
Geary Marketplace	X		X	X		X
The Shops at Kalakaua	X		X	X		X
Waikele Center		X	X		X	X
Alamo Quarry Market	X		X	X		X
Hassalo on Eighth - Retail	X		X	X		X
Multifamily Properties						
Loma Palisades	X		X	X		X
Imperial Beach Gardens	X		X	X		X
Mariner's Point	X		X	X		X
Santa Fe Park RV Resort	X		X	X		X
Pacific Ridge Apartments	X		X	X		X
Hassalo on Eighth	X		X	X		X
Mixed-Use Properties						
Waikiki Beach Walk - Retail		X			X	
Waikiki Beach Walk - Embassy Suites TM		X			X	
Development Properties						
La Jolla Commons - Land		X			X	
Solana Crossing - Land		X			X	
Lloyd District Portfolio - Land		X	X		X	X

(1) Lloyd District Portfolio includes the 830 building which we placed into operations on August 1, 2019 after renovating the building.

Tenant Improvements and Incentives: Represents not only the total dollars committed for the improvement (fit-out) of a space as it relates to a specific lease but may also include base building costs (i.e. expansion, escalators, new entrances, etc.) which are required to make the space leasable. Incentives include amounts paid to tenants as an inducement to sign a lease that do not represent building improvements.