

**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 17, 2015

American Assets Trust, Inc.

(Exact name of registrant as specified in its charter)

Maryland
(State or other jurisdiction
of incorporation)

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

001-35030
(Commission
File No.)

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

92130
(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))

Item 2.02 Results of Operations and Financial Condition.

On February 17, 2015, American Assets Trust, Inc. (the “Company”) issued a press release regarding its financial results for the quarter and fiscal year ending December 31, 2014. Also on February 17, 2015, the Company made available on 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, 2014. 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, 2014 and made available on its website certain supplemental 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 17, 2015.
99.2**	American Assets Trust, Inc. Supplemental Information for the year ended December 31, 2014.

** 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 17, 2015

EXHIBIT INDEX

<u>Exhibit Number</u>	<u>Exhibit Description</u>
99.1	Press release issued by American Assets Trust, Inc. on February 17, 2015.
99.2	American Assets Trust, Inc. Supplemental Information for the year ended December 31, 2014.



American Assets Trust, Inc. Reports Fourth Quarter and Year-End 2014 Financial Results

FFO per share increases 5% year-over-year for the three months and year ended December 31, 2014

Same-Store Cash NOI increases 4.4% and 1.9% year-over-year for the three months and year ended December 31, 2014, respectively

SAN DIEGO, California - 2/17/2015 - American Assets Trust, Inc. (NYSE: AAT) (the "company") today reported financial results for its fourth quarter and year ended December 31, 2014.

Financial Results and Recent Developments

- **Funds From Operations increased 5% year over year to \$0.42 and \$1.62 per diluted share for the three months and year ended December 31, 2014, respectively, compared to the same periods in 2013**
- **Increasing the lower end of 2015 annual guidance 1% to a range of \$1.67 to \$1.73 of FFO per diluted share, a 1% increase over the prior midpoint**
- **Net income available to common stockholders increases 50% and 43% to \$7.0 million and \$21.8 million, for the three months and year ended December 31, 2014, respectively, compared to the same periods in 2013**
- **Same-store cash NOI increased 4.4% and 1.9% for the three months and year ended December 31, 2014, respectively, compared to the same periods in 2013**
- **Leased approximately 139,500 comparable office square feet at an average cash-basis and GAAP-basis contractual rent increase of 20% and 32%, respectively, during the three months ended December 31, 2014**
- **Leased approximately 37,000 comparable retail square feet at an average cash-basis and GAAP-basis contractual rent increase of 2% and 8%, respectively, during the three months ended December 31, 2014**
- **Signed 25 retail and office leases for approximately 255,800 square feet during the three months ended December 31, 2014**

During the fourth quarter of 2014, the company generated funds from operations ("FFO") for common stockholders of \$25.7 million, or \$0.42 per diluted share, compared to \$23.0 million, or \$0.40 per diluted share, for the quarter ended December 31, 2013. For the year ended December 31, 2014, the company generated FFO for common stockholders of \$97.6 million, or \$1.62 per diluted share, compared to \$89.0 million, or \$1.54 per diluted share, for the year ended December 31, 2013. The increase in FFO from the corresponding period in 2013 was largely due to a decrease in interest expense as a result of the company's payoff of the outstanding mortgages at Alamo Quarry Market and Waikele Center during the fourth quarter of 2013 and 2014, respectively. The increase for the year ended December 31, 2014 was also attributed to a net termination fee received for a canceled acquisition during the second quarter of 2014.

Net income attributable to common stockholders was \$7.0 million, or \$0.16 per basic and diluted share for the three months ended December 31, 2014 compared to \$4.7 million, or \$0.11 per basic and diluted share for the three months ended December 31, 2013. For the year ended December 31, 2014, net income attributable to common stockholders was \$21.8 million, or \$0.52 and \$0.51 per basic and diluted share, respectively, compared to net income attributable to common stockholders of \$15.2 million, or \$0.38 per basic and diluted share for the year ended December 31, 2013. The increase in net income attributable to common stockholders for the year ended December 31, 2014 was largely due to a decrease in interest expense and receipt of a termination fee as noted above.

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.

Portfolio Results

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

	December 31, 2014	September 30, 2014	December 31, 2013
Total Portfolio			
Retail	98.6%	98.7%	97.0%
Office	91.4%	89.9%	89.8%
Multifamily	97.1%	96.4%	96.4%
Mixed-Use:			
Retail	99.6%	99.5%	97.8%
Hotel	79.8%	82.6%	87.2%
Same-Store Portfolio			
Retail	98.6%	98.7%	97.0%
Office	95.3%	94.1%	91.6%
Multifamily	97.1%	96.4%	96.4%
Mixed-Use:			
Retail	99.6%	99.5%	97.8%
Hotel	79.8%	82.6%	87.2%

During the fourth quarter of 2014, the company signed 25 leases for approximately 255,800 square feet of retail and office space, as well as 154 multifamily apartment leases. Renewals accounted for 100.0% of the comparable retail leases, 66.7% of the comparable office leases and 47.4% of the residential leases.

Retail and Office

On a comparable space basis (i.e. leases for which there was a former tenant) during the fourth quarter of 2014, our retail and office leasing spreads are shown below:

Q4 2014	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.	GAAP Straight-Line Basis % Change Over Prior Rent
Retail	11	37,000	2.1%	\$36.26	\$35.52	8.4%
Office	6	139,500	19.6%	\$30.02	\$25.10	31.6%

Multifamily

At December 31, 2014, the average monthly base rent per leased unit was \$1,503 compared to an average monthly base rent per leased unit of \$1,422 at December 31, 2013, an increase of 5.7%.

Same-Store Operating Income

For the three months and year ended December 31, 2014, same-store property operating income increased 4.4% and 1.9%, respectively, on a cash basis compared to the corresponding periods in 2013. For the three months and year ended December 31, 2014, same-store property operating income increased 4.6% and 1.6%, respectively, on a GAAP basis compared to the corresponding periods in 2013. The same-store property operating income by segment was as follows (in thousands):

	Three Months Ended ⁽¹⁾ December 31,			Year Ended ⁽¹⁾ December 31,		
	2014	2013	Change	2014	2013	Change
Cash Basis:						
Retail	\$ 18,025	\$ 17,578	2.5 %	\$ 68,680	\$ 69,107	(0.6) %
Office	10,803	9,967	8.4	42,472	40,048	6.1
Multifamily	2,730	2,587	5.5	10,877	10,208	6.6
Mixed-Use	4,963	4,837	2.6	21,978	21,908	0.3
	<u>\$ 36,521</u>	<u>\$ 34,969</u>	<u>4.4 %</u>	<u>\$ 144,007</u>	<u>\$ 141,271</u>	<u>1.9 %</u>
GAAP Basis:						
Retail	\$ 18,684	\$ 17,839	4.7 %	\$ 70,767	\$ 69,601	1.7 %
Office	11,746	11,180	5.1	46,317	46,048	0.6
Multifamily	2,730	2,587	5.5	10,877	10,208	6.6
Mixed-Use	4,878	4,771	2.2	21,732	21,475	1.2
	<u>\$ 38,038</u>	<u>\$ 36,377</u>	<u>4.6 %</u>	<u>\$ 149,693</u>	<u>\$ 147,332</u>	<u>1.6 %</u>

(1) Same-store portfolio excludes (i) Torrey Reserve Campus and Lloyd District Portfolio due to significant redevelopment activity during the period and (ii) land held for development.

On a same-store basis, retail property operating income increased for the three months ended December 31, 2014 compared to the same periods in 2013 primarily due to the increase in percentage leased in 2014. On a same-store basis, retail property operating income decreased on a cash basis for the year ended December 31, 2014 primarily due to the expiration of the Foodland Super Market lease at Waikele Center on January 25, 2014.

On a same-store basis, office property operating income increased for the three months and year ended December 31, 2014 compared to the same periods in 2013 primarily due to new leases at The Landmark at One Market and City Center Bellevue. The increase in operating income was partially offset by the expiration of the Treasury Tax Administration lease at First & Main during the fourth quarter of 2013. At December 31, 2014, approximately 45,000 square feet, or 63% of the square footage vacated by the Treasury Tax Administration, has been leased to new tenants. The difference between operating income on a cash basis and GAAP basis for the year ended December 31, 2014 is attributed to the expiration of below market leases at City Center Bellevue in 2014.

On a same-store basis, multifamily property operating income increased for the three months and year ended December 31, 2014 compared to the corresponding periods in 2013 primarily due to an increase in average occupancy and average monthly base rent during 2014.

On a same-store basis, mixed-use property operating income increased for the three months and year ended December 31, 2014 compared to the corresponding periods in 2013 primarily due to an increase in the percentage leased and annualized base rent per leased square foot at the retail portion of our mixed-use property. The increase in operating income was partially offset by the lower occupancy at the hotel portion of our mixed-use property in connection with the hotel room refresh project completed for both hotel towers during the second and fourth quarters of the year ended December 31, 2014. Our average hotel occupancy for the year ended December 31, 2014 was 79.8% including rooms not available during the refresh project. Excluding rooms not available during the refresh project, our average hotel occupancy for the year ended December 31, 2014 was 89.7%. The difference between operating income on a cash basis and GAAP basis for the year ended December 31, 2014 is attributed to the expiration of above market leases at the retail portion of our mixed-use property during 2013.

Development

Our redevelopment efforts at Lloyd District Portfolio and Torrey Reserve Campus are ongoing. Both projects remain within budget and on schedule, with the newly completed building at Torrey Reserve Campus being ahead of schedule on leasing activity. Projected costs of the redevelopment at Lloyd District Portfolio are approximately \$192 million, of which approximately \$135 million has been incurred to date. We expect to incur the remaining costs for redevelopment of the Lloyd District Portfolio in 2015. We expect the Lloyd District Portfolio redevelopment to be stabilized in 2017 with an estimated stabilized yield of approximately 6.25% to 7.25%, based on initial estimates. Projected costs of the redevelopment at Torrey Reserve Campus are approximately \$34 million, of which approximately \$32 million has been incurred to date. We expect to incur the remaining costs for this project in 2015. We expect the Torrey Reserve Campus redevelopment to be stabilized in 2015 with an estimated stabilized yield of approximately 8.6%. Our redevelopment and development opportunities are subject to market conditions and actual results may vary.

Private Placement of Notes

On October 31, 2014, we entered into a note purchase agreement with a group of institutional purchasers that provided for the private placement of an aggregate of \$350 million of senior guaranteed notes, of which (i) \$150 million are designated as 4.04% Senior Guaranteed Notes, Series A, due October 31, 2021 (the "Series A Notes"), (ii) \$100 million are designated as 4.45% Senior Guaranteed Notes, Series B, due February 2, 2025 (the "Series B Notes") and (iii) \$100 million are designated as 4.50% Senior Guaranteed Notes, Series C, due April 1, 2025 (the "Series C Notes", and collectively with the Series A Notes and Series B Notes, are referred to herein as, the "Notes"). The Series A Notes were issued on October 31, 2014. The Series B Notes were issued on February 2, 2015 and the Series C Notes are expected to be issued on April 1, 2015, subject to customary closing conditions. Upon issuance, the Notes will pay interest quarterly on the last day of January, April, July and October until their respective maturities.

Prior to closing of the Series A Notes, we entered into a one-month forward-starting interest swap to reduce the interest rate variability exposure of the projected interest cash outflows under the then-prospective private placement of the Series A Notes described above. As a result, net of the settlement of the forward-starting interest rate swap, the fixed interest rate in accordance with GAAP for the Series A Notes is approximately 3.88% per annum, through maturity.

Balance Sheet and Liquidity

At December 31, 2014, the company had gross real estate assets of \$2.1 billion and liquidity of \$309.4 million, comprised of cash and cash equivalents of \$59.4 million and \$250.0 million of availability on its line of credit.

For the year ended December 31, 2014, we issued 2,710,067 shares of common stock through our at-the-market ("ATM") equity program at a weighted average price per share of \$33.84, resulting in net proceeds of \$90.7 million. We intend to use the net proceeds primarily to fund our development activities at Torrey Reserve Campus and Lloyd District Portfolio. As of December 31, 2014, we had the capacity to issue up to an additional \$32.3 million in shares of common stock under our ATM equity program.

Dividends

The company declared dividends on its shares of common stock of \$0.2325 per share for the fourth quarter of 2014. The dividends were paid on December 26, 2014.

In addition, the company has declared a dividend on its common stock of \$0.2325 per share for the quarter ending March 31, 2015. The dividend will be paid on March 27, 2015 to stockholders of record on March 13, 2015.

Guidance

The company increased its guidance for full year 2015 FFO per diluted share to a range of \$1.67 to \$1.73 per share from the prior range of \$1.65 to \$1.73 per share, an increase of 1% over the prior midpoint. The company's guidance excludes any impact from future acquisitions, dispositions, equity issuances or repurchases, future debt financings or repayments, except that guidance includes the remaining issuance of the company's existing ATM equity program in 2015. The company will discuss key assumptions regarding the guidance tomorrow on the conference call.

The foregoing estimates are forward-looking and reflect management's view of current and future market conditions, including certain assumptions with respect to leasing activity, rental rates, occupancy levels, interest rates and the amount and timing of acquisition and development activities. The company's actual results may differ materially from these estimates.

Conference Call

The company will hold a conference call to discuss the results for the fourth quarter and year end of 2014 on Wednesday, February 18, 2015 at 8:00 a.m. Pacific Time ("PT"). To participate in the event by telephone, please dial 1-866-515-2915 and use the pass code 41733126. A telephonic replay of the conference call will be available beginning at 12:00 p.m. PT on Wednesday, February 18, 2015 through Wednesday, February 25, 2015. To access the replay, dial 1-888-286-8010 and use the pass code 64481999. 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 2014 results may be found in the "Investor Relations" section 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, 2014 (unaudited)	December 31, 2013
Assets		
Real estate, at cost		
Operating real estate	\$ 1,931,698	\$ 1,919,015
Construction in progress	195,736	67,389
Held for development	9,390	9,013
	2,136,824	1,995,417
Accumulated depreciation	(361,424)	(318,581)
Net real estate	1,775,400	1,676,836
Cash and cash equivalents	59,357	48,987
Restricted cash	10,994	9,124
Accounts receivable, net	6,727	7,295
Deferred rent receivables, net	35,883	32,531
Other assets, net	53,401	57,670
Total assets	<u>\$ 1,941,762</u>	<u>\$ 1,832,443</u>
Liabilities and equity		
Liabilities:		
Secured notes payable	\$ 812,811	\$ 952,174
Unsecured notes payable	250,000	—
Unsecured line of credit	—	93,000
Accounts payable and accrued expenses	50,861	37,063
Security deposits payable	5,521	5,163
Other liabilities and deferred credits, net	55,993	58,465
Total liabilities	<u>1,175,186</u>	<u>1,145,865</u>
Commitments and contingencies		
Equity:		
American Assets Trust, Inc. stockholders' equity		
Common stock, \$0.01 par value, 490,000,000 shares authorized, 43,701,669 and 40,512,563 shares issued and outstanding at December 31, 2014 and 2013, respectively	437	405
Additional paid-in capital	795,065	692,196
Accumulated dividends in excess of net income	(60,291)	(44,090)
Accumulated other comprehensive income	92	—
Total American Assets Trust, Inc. stockholders' equity	<u>735,303</u>	<u>648,511</u>
Noncontrolling interests	31,273	38,067
Total equity	<u>766,576</u>	<u>686,578</u>
Total liabilities and equity	<u>\$ 1,941,762</u>	<u>\$ 1,832,443</u>

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

	Three Months Ended December 31,		Year Ended December 31,	
	2014	2013	2014	2013
Revenue:				
Rental income	\$ 63,210	\$ 61,425	\$ 246,078	\$ 242,757
Other property income	3,268	3,220	13,922	12,300
Total revenue	66,478	64,645	260,000	255,057
Expenses:				
Rental expenses	17,773	18,206	68,267	68,608
Real estate taxes	5,910	5,334	22,964	21,378
General and administrative	4,603	4,537	18,532	17,195
Depreciation and amortization	15,666	16,161	66,568	66,775
Total operating expenses	43,952	44,238	176,331	173,956
Operating income	22,526	20,407	83,669	81,101
Interest expense	(12,569)	(13,776)	(52,965)	(58,020)
Other income (expense), net	89	276	441	(487)
Net income	10,046	6,907	31,145	22,594
Net income attributable to restricted shares	(115)	(139)	(374)	(536)
Net income attributable to unitholders in the Operating Partnership	(2,907)	(2,086)	(9,015)	(6,838)
Net income attributable to American Assets Trust, Inc. stockholders	\$ 7,024	\$ 4,682	\$ 21,756	\$ 15,220
Net income per share				
Basic income attributable to common stockholders per share	\$ 0.16	\$ 0.11	\$ 0.52	\$ 0.38
Weighted average shares of common stock outstanding - basic	43,192,168	39,836,104	42,041,126	39,539,457
Diluted income attributable to common stockholders per share	\$ 0.16	\$ 0.11	\$ 0.51	\$ 0.38
Weighted average shares of common stock outstanding - diluted	61,097,425	57,788,365	59,947,474	57,515,810
Dividends declared per common share	\$ 0.2325	\$ 0.2200	\$ 0.8925	\$ 0.8500

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, 2014	Year Ended December 31, 2014
Funds From Operations (FFO)		
Net income	\$ 10,046	\$ 31,145
Depreciation and amortization of real estate assets	15,666	66,568
FFO, as defined by NAREIT	\$ 25,712	\$ 97,713
Less: Nonforfeitable dividends on incentive stock awards	(41)	(137)
FFO attributable to common stock and units	\$ 25,671	\$ 97,576
FFO per diluted share/unit	\$ 0.42	\$ 1.62
Weighted average number of common shares and units, diluted	61,407,083	60,256,335

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

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 (loss) (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.

About American Assets Trust, Inc.

American Assets Trust, Inc. (the "company") is a full service, vertically integrated and self-administered real estate investment trust, or REIT, headquartered in San Diego, California. For over 40 years, the company has been acquiring, improving, developing and managing premier retail, office 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 and Hawaii. The company's retail portfolio comprises approximately 3.1 million rentable square feet, and its office portfolio comprises approximately 2.7 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 over 900 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. 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 2014

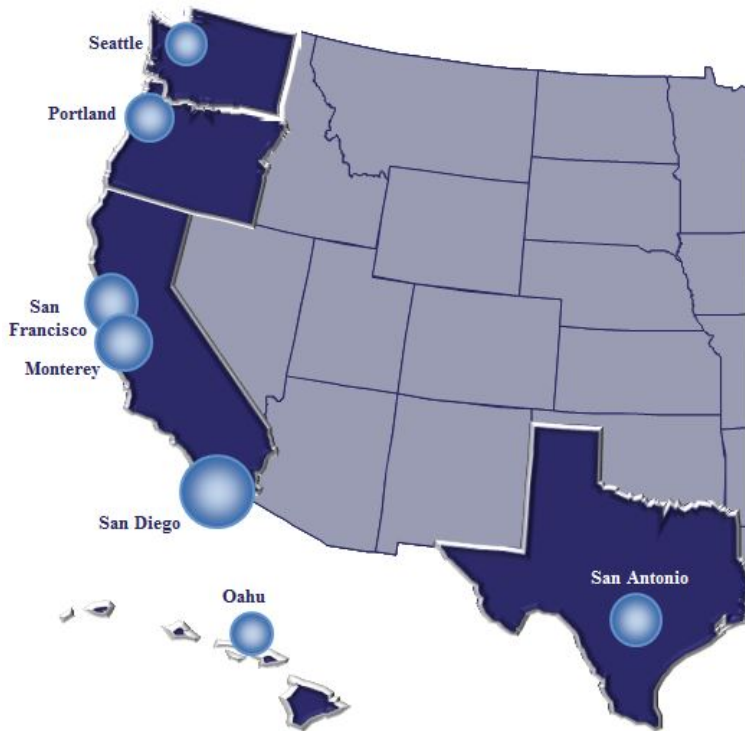
Supplemental Information



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



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



Market	Retail	Office	Multifamily	Mixed-Use	
	Square Feet	Square Feet	Units	Square Feet	Suites
San Diego	1,226,111	705,650	922 ⁽¹⁾	—	—
San Francisco	35,156	516,985	—	—	—
Oahu	549,308	—	—	96,707	369
Monterey	675,678	—	—	—	—
San Antonio	589,501	—	—	—	—
Portland	—	942,844	—	—	—
Seattle	—	494,781	—	—	—
Total	3,075,754	2,660,260	922	96,707	369

Note: Circled areas represent all markets in which American Assets Trust, Inc. (the "Company") currently owns and operates its real estate assets. 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, 2014.

(1) Includes 122 RV spaces.

	Square Feet	%
Retail	3.1 million	53%
Office	2.7 million	47%
Totals	5.8 million	

FOURTH QUARTER 2014 SUPPLEMENTAL INFORMATION

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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.

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

CONSOLIDATED BALANCE SHEETS



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

December 31, 2014

December 31, 2013

ASSETS			
Real estate, at cost			
Operating real estate	\$	1,931,698	\$ 1,919,015
Construction in progress		195,736	67,389
Held for development		9,390	9,013
		<u>2,136,824</u>	<u>1,995,417</u>
Accumulated depreciation		(361,424)	(318,581)
Net real estate		<u>1,775,400</u>	<u>1,676,836</u>
Cash and cash equivalents		59,357	48,987
Restricted cash		10,994	9,124
Accounts receivable, net		6,727	7,295
Deferred rent receivable, net		35,883	32,531
Other assets, net		53,401	57,670
TOTAL ASSETS	\$	<u>1,941,762</u>	\$ <u>1,832,443</u>
LIABILITIES AND EQUITY			
LIABILITIES:			
Secured notes payable	\$	812,811	\$ 952,174
Unsecured notes payable		250,000	—
Unsecured line of credit		—	93,000
Accounts payable and accrued expenses		50,861	37,063
Security deposits payable		5,521	5,163
Other liabilities and deferred credits, net		55,993	58,465
Total liabilities		<u>1,175,186</u>	<u>1,145,865</u>
Commitments and contingencies			
EQUITY:			
American Assets Trust, Inc. stockholders' equity			
Common stock, \$0.01 par value, 490,000,000 shares authorized, 43,701,669 and 40,512,563 shares issued and outstanding at December 31, 2014 and 2013, respectively		437	405
Additional paid in capital		795,065	692,196
Accumulated dividends in excess of net income		(60,291)	(44,090)
Accumulated other comprehensive income		92	—
Total American Assets Trust, Inc. stockholders' equity		<u>735,303</u>	<u>648,511</u>
Noncontrolling interests		31,273	38,067
Total equity		<u>766,576</u>	<u>686,578</u>
TOTAL LIABILITIES AND EQUITY	\$	<u>1,941,762</u>	\$ <u>1,832,443</u>

CONSOLIDATED STATEMENTS OF INCOME



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

	Three Months Ended		Year Ended	
	December 31,		December 31,	
	2014	2013	2014	2013
REVENUE:				
Rental income	\$ 63,210	\$ 61,425	\$ 246,078	\$ 242,757
Other property income	3,268	3,220	13,922	12,300
Total revenue	66,478	64,645	260,000	255,057
EXPENSES:				
Rental expenses	17,773	18,206	68,267	68,608
Real estate taxes	5,910	5,334	22,964	21,378
General and administrative	4,603	4,537	18,532	17,195
Depreciation and amortization	15,666	16,161	66,568	66,775
Total operating expenses	43,952	44,238	176,331	173,956
OPERATING INCOME	22,526	20,407	83,669	81,101
Interest expense	(12,569)	(13,776)	(52,965)	(58,020)
Other income (expense), net	89	276	441	(487)
NET INCOME	10,046	6,907	31,145	22,594
Net income attributable to restricted shares	(115)	(139)	(374)	(536)
Net income attributable to unitholders in the Operating Partnership	(2,907)	(2,086)	(9,015)	(6,838)
NET INCOME ATTRIBUTABLE TO AMERICAN ASSETS TRUST, INC. STOCKHOLDERS	\$ 7,024	\$ 4,682	\$ 21,756	\$ 15,220
EARNINGS PER COMMON SHARE				
Basic income attributable to common stockholders per share	\$ 0.16	\$ 0.11	\$ 0.52	\$ 0.38
Weighted average shares of common stock outstanding - basic	43,192,168	39,836,104	42,041,126	39,539,457
Diluted income attributable to common stockholders per share	\$ 0.16	\$ 0.11	\$ 0.51	\$ 0.38
Weighted average shares of common stock outstanding - diluted	61,097,425	57,788,365	59,947,474	57,515,810

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,	
	2014	2013	2014	2013
Funds from Operations (FFO) ⁽¹⁾				
Net income	\$ 10,046	\$ 6,907	\$ 31,145	\$ 22,594
Depreciation and amortization of real estate assets	15,666	16,161	66,568	66,775
FFO, as defined by NAREIT	25,712	23,068	97,713	89,369
Less: Nonforfeitable dividends on incentive stock awards	(41)	(92)	(137)	(357)
FFO attributable to common stock and common units	\$ 25,671	\$ 22,976	\$ 97,576	\$ 89,012
FFO per diluted share/unit	\$ 0.42	\$ 0.40	\$ 1.62	\$ 1.54
Weighted average number of common shares and common units, diluted ⁽²⁾	61,407,083	57,998,249	60,256,335	57,726,012
Funds Available for Distribution (FAD) ⁽¹⁾				
	\$ 18,055	\$ 16,254	\$ 72,666	\$ 69,993
Dividends				
Dividends declared and paid	\$ 14,323	\$ 12,855	\$ 54,311	\$ 49,500
Dividends declared and paid per share/unit	\$ 0.2325	\$ 0.2200	\$ 0.8925	\$ 0.8500

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,	
	2014	2013	2014	2013
Funds Available for Distribution (FAD) ⁽¹⁾				
FFO	\$ 25,712	\$ 23,068	\$ 97,713	\$ 89,369
Adjustments:				
Tenant improvements, leasing commissions and maintenance capital expenditures	(9,411)	(6,810)	(27,787)	(20,356)
Net effect of straight-line rents ⁽³⁾	435	(1,030)	(2,228)	(3,244)
Amortization of net above (below) market rents ⁽⁴⁾	(790)	(630)	(2,761)	(2,388)
Net effect of other lease intangibles ⁽⁵⁾	26	39	125	192
Amortization of debt issuance costs and debt fair value adjustment	1,029	983	4,075	3,932
Non-cash compensation expense	1,095	726	3,666	2,845
Nonforfeitable dividends on incentive stock awards	(41)	(92)	(137)	(357)
FAD	\$ 18,055	\$ 16,254	\$ 72,666	\$ 69,993

Summary of Capital Expenditures

Tenant improvements and leasing commissions	\$ 5,173	\$ 2,966	\$ 14,593	\$ 11,584
Maintenance capital expenditures	4,238	3,844	13,194	8,772
	\$ 9,411	\$ 6,810	\$ 27,787	\$ 20,356

Notes:

(1) See Glossary of Terms.

(2) For the three months and year ended December 31, 2014 and 2013, 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 and amortization of lease intangibles and straight-line rent expense for our leases of the Annex at The Landmark at One Market and retail space at Waikiki Beach Walk - Retail.

(Unaudited, amounts in thousands, except share and per share data)

	Prior 2015 Guidance Range ^{(1) (2)}		Revised 2015 Guidance Range ⁽²⁾	
Funds from Operations (FFO):				
Net income	\$ 44,080	\$ 49,070	\$ 44,085	\$ 47,708
Depreciation and amortization of real estate assets	58,253	58,253	59,569	59,569
FFO, as defined by NAREIT	102,333	107,323	103,654	107,277
Less: Nonforfeitable dividends on incentive stock awards	(180)	(180)	(164)	(164)
FFO attributable to common stock and units	\$ 102,153	\$ 107,143	\$ 103,490	\$ 107,113
Weighted average number of common shares and units, diluted	61,899,738	61,899,738	61,928,301	61,928,301
FFO per diluted share, updated	\$ 1.65	\$ 1.73	\$ 1.67	\$ 1.73

Notes:

(1) Prior 2015 Guidance Range as reported in the Company's Third Quarter 2014 Supplemental Information report.

(2) The Company's guidance excludes any impact from future acquisitions, dispositions, equity issuances or repurchases, future debt financings or repayments, except that guidance includes the remaining issuance of the Company's existing at-the-market equity program in 2015.

These estimates are forward-looking and reflect management's view of current and future market conditions, including certain assumptions with respect to leasing activity, rental rates, occupancy levels, interest rates and the amount and timing of acquisition and development activities. Our actual results may differ materially from these estimates.

SAME-STORE PORTFOLIO NET OPERATING INCOME (NOI)

(Amounts in thousands)

	Three Months Ended December 31, 2014				
	Retail	Office	Multifamily	Mixed-Use	Total
Real estate rental revenue					
Same-store portfolio	\$ 25,389	\$ 16,702	\$ 4,316	\$ 13,015	\$ 59,422
Non-same store portfolio ⁽¹⁾	5	7,051	—	—	7,056
Total	25,394	23,753	4,316	13,015	66,478
Real estate expenses					
Same-store portfolio	6,705	4,956	1,586	8,137	21,384
Non-same store portfolio ⁽¹⁾	43	2,256	—	—	2,299
Total	6,748	7,212	1,586	8,137	23,683
Net Operating Income (NOI), GAAP basis					
Same-store portfolio	18,684	11,746	2,730	4,878	38,038
Non-same store portfolio ⁽¹⁾	(38)	4,795	—	—	4,757
Total	\$ 18,646	\$ 16,541	\$ 2,730	\$ 4,878	\$ 42,795
Same-store portfolio NOI, GAAP basis	\$ 18,684	\$ 11,746	\$ 2,730	\$ 4,878	\$ 38,038
Net effect of straight-line rents ⁽²⁾	(258)	(334)	—	(22)	(614)
Amortization of net above (below) market rents ⁽³⁾	(401)	(567)	—	134	(834)
Net effect of other lease intangibles ⁽⁴⁾	—	(42)	—	(27)	(69)
Same-store portfolio NOI, cash basis ⁽⁵⁾	\$ 18,025	\$ 10,803	\$ 2,730	\$ 4,963	\$ 36,521

Notes:

- (1) Same-store portfolio and non-same store portfolio are determined based on properties held on December 31, 2014 and 2013. 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 and amortization of lease intangibles and straight-line rent expense for our lease of the Annex at The Landmark at One Market and retail space at Waikiki Beach Walk - Retail.
- (5) Same-store cash basis NOI excludes tenant reimbursement of \$1.3 million in the office segment.

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

(Amounts in thousands)

	Year Ended December 31, 2014				
	Retail	Office	Multifamily	Mixed-Use	Total
Real estate rental revenue					
Same-store portfolio	\$ 96,094	\$ 64,287	\$ 16,976	\$ 54,410	\$ 231,767
Non-same store portfolio ⁽¹⁾	46	28,187	—	—	28,233
Total	96,140	92,474	16,976	54,410	260,000
Real estate expenses					
Same-store portfolio	25,327	17,970	6,099	32,678	82,074
Non-same store portfolio ⁽¹⁾	124	9,033	—	—	9,157
Total	25,451	27,003	6,099	32,678	91,231
Net Operating Income (NOI), GAAP basis					
Same-store portfolio	70,767	46,317	10,877	21,732	149,693
Non-same store portfolio ⁽¹⁾	(78)	19,154	—	—	19,076
Total	\$ 70,689	\$ 65,471	\$ 10,877	\$ 21,732	\$ 168,769
Same-store portfolio NOI, GAAP basis	\$ 70,767	\$ 46,317	\$ 10,877	\$ 21,732	\$ 149,693
Net effect of straight-line rents ⁽²⁾	(587)	(1,474)	—	(196)	(2,257)
Amortization of net above (below) market rents ⁽³⁾	(1,500)	(2,227)	—	544	(3,183)
Net effect of other lease intangibles ⁽⁴⁾	—	(144)	—	(102)	(246)
Same-store portfolio NOI, cash basis ⁽⁵⁾	\$ 68,680	\$ 42,472	\$ 10,877	\$ 21,978	\$ 144,007

Notes:

- (1) Same-store portfolio and non-same store portfolio are determined based on properties held on December 31, 2014 and 2013. 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 and amortization of lease intangibles and straight-line rent expense for our lease of the Annex at The Landmark at One Market and retail space at Waikiki Beach Walk - Retail.
- (5) Same-store cash basis NOI excludes tenant reimbursement of \$1.3 million in the office segment.

SAME-STORE PORTFOLIO NOI COMPARISON EXCLUDING REDEVELOPMENT

(Amounts in thousands)

	Three Months Ended December 31,			Year Ended December 31,		
	2014	2013	Change	2014	2013	Change
Cash Basis:						
Retail	\$ 18,025	\$ 17,578	2.5%	\$ 68,680	\$ 69,107	(0.6)%
Office	10,803	9,967	8.4	42,472	40,048	6.1
Multifamily	2,730	2,587	5.5	10,877	10,208	6.6
Mixed-Use	4,963	4,837	2.6	21,978	21,908	0.3
	<u>\$ 36,521</u>	<u>\$ 34,969</u>	<u>4.4%</u>	<u>\$ 144,007</u>	<u>\$ 141,271</u>	<u>1.9 %</u>
GAAP Basis:						
Retail	\$ 18,684	\$ 17,839	4.7%	\$ 70,767	\$ 69,601	1.7 %
Office	11,746	11,180	5.1	46,317	46,048	0.6
Multifamily	2,730	2,587	5.5	10,877	10,208	6.6
Mixed-Use	4,878	4,771	2.2	21,732	21,475	1.2
	<u>\$ 38,038</u>	<u>\$ 36,377</u>	<u>4.6%</u>	<u>\$ 149,693</u>	<u>\$ 147,332</u>	<u>1.6 %</u>

SAME-STORE PORTFOLIO NOI COMPARISON WITH REDEVELOPMENT

(Amounts in thousands)

	Three Months Ended December 31,			Year Ended December 31,		
	2014	2013	Change	2014	2013	Change
Cash Basis:						
Retail	\$ 18,025	\$ 17,578	2.5%	\$ 68,680	\$ 69,107	(0.6)%
Office	15,502	14,500	6.9	61,172	58,443	4.7
Multifamily	2,730	2,587	5.5	10,877	10,208	6.6
Mixed-Use	4,963	4,837	2.6	21,978	21,908	0.3
	<u>\$ 41,220</u>	<u>\$ 39,502</u>	<u>4.3%</u>	<u>\$ 162,707</u>	<u>\$ 159,666</u>	<u>1.9 %</u>
GAAP Basis:						
Retail	\$ 18,684	\$ 17,839	4.7%	\$ 70,767	\$ 69,601	1.7 %
Office	16,544	15,926	3.9	65,481	63,822	2.6
Multifamily	2,730	2,587	5.5	10,877	10,208	6.6
Mixed-Use	4,878	4,771	2.2	21,732	21,475	1.2
	<u>\$ 42,836</u>	<u>\$ 41,123</u>	<u>4.2%</u>	<u>\$ 168,857</u>	<u>\$ 165,106</u>	<u>2.3 %</u>

NOI BY REGION

(Amounts in thousands)

	Three Months Ended December 31, 2014				
	Retail	Office	Multifamily	Mixed-Use	Total
Southern California					
NOI, GAAP basis ⁽¹⁾	\$ 7,390	\$ 4,331	\$ 2,730	\$ —	\$ 14,451
Net effect of straight-line rents ⁽²⁾	(55)	(93)	—	—	(148)
Amortization of net above (below) market rents ⁽³⁾	(314)	—	—	—	(314)
Net effect of other lease intangibles ⁽⁴⁾	—	94	—	—	94
NOI, cash basis	7,021	4,332	2,730	—	14,083
Northern California					
NOI, GAAP basis ⁽¹⁾	3,005	4,234	—	—	7,239
Net effect of straight-line rents ⁽²⁾	(108)	(57)	—	—	(165)
Amortization of net above (below) market rents ⁽³⁾	(84)	(180)	—	—	(264)
Net effect of other lease intangibles ⁽⁴⁾	—	(41)	—	—	(41)
NOI, cash basis	2,813	3,956	—	—	6,769
Hawaii					
NOI, GAAP basis ⁽¹⁾	4,666	—	—	4,878	9,544
Net effect of straight-line rents ⁽²⁾	(51)	—	—	(22)	(73)
Amortization of net above (below) market rents ⁽³⁾	53	—	—	134	187
Net effect of other lease intangibles ⁽⁴⁾	—	—	—	(27)	(27)
NOI, cash basis	4,668	—	—	4,963	9,631
Oregon					
NOI, GAAP basis ⁽¹⁾	—	3,817	—	—	3,817
Net effect of straight-line rents ⁽²⁾	—	(347)	—	—	(347)
Amortization of net above (below) market rents ⁽³⁾	—	(36)	—	—	(36)
NOI, cash basis	—	3,434	—	—	3,434
Texas					
NOI, GAAP basis ⁽¹⁾	3,585	—	—	—	3,585
Net effect of straight-line rents ⁽²⁾	(44)	—	—	—	(44)
Amortization of net above (below) market rents ⁽³⁾	(56)	—	—	—	(56)
NOI, cash basis	3,485	—	—	—	3,485
Washington					
NOI, GAAP basis ⁽¹⁾	—	4,159	—	—	4,159
Net effect of straight-line rents ⁽²⁾	—	(73)	—	—	(73)
Amortization of net above (below) market rents ⁽³⁾	—	(307)	—	—	(307)
NOI, cash basis	—	3,779	—	—	3,779
Total					
NOI, GAAP basis ⁽¹⁾	18,646	16,541	2,730	4,878	42,795
Net effect of straight-line rents ⁽²⁾	(258)	(570)	—	(22)	(850)
Amortization of net above (below) market rents ⁽³⁾	(401)	(523)	—	134	(790)
Net effect of other lease intangibles ⁽⁴⁾	—	53	—	(27)	26
NOI, cash basis ⁽⁵⁾	\$ 17,987	\$ 15,501	\$ 2,730	\$ 4,963	\$ 41,181

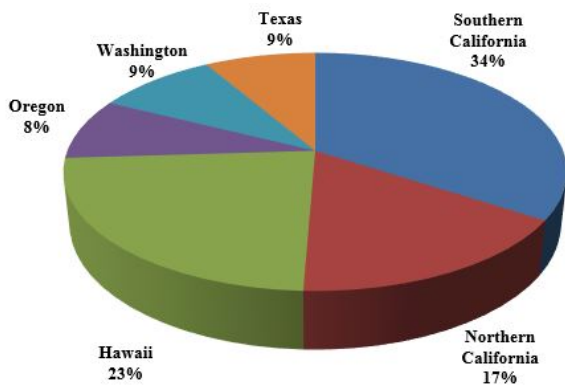
Notes:

- (1) 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 and amortization of lease intangibles and straight-line rent expense for our leases of the Annex at The Landmark at One Market and retail space at Waikiki Beach Walk - Retail.
- (5) Same-store cash basis NOI excludes tenant reimbursement of \$1.3 million in the office segment.

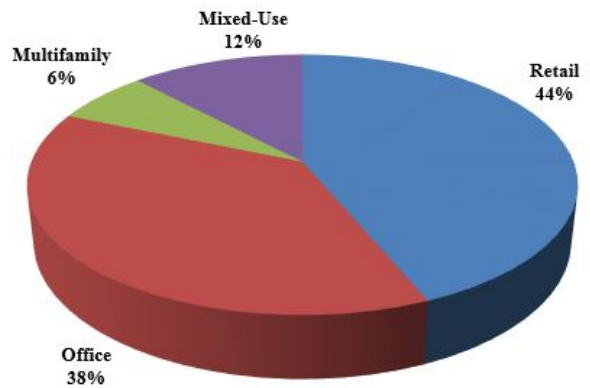
Three Months Ended December 31, 2014

Portfolio NOI, Cash Basis Breakdown

Portfolio Diversification by Geographic Region

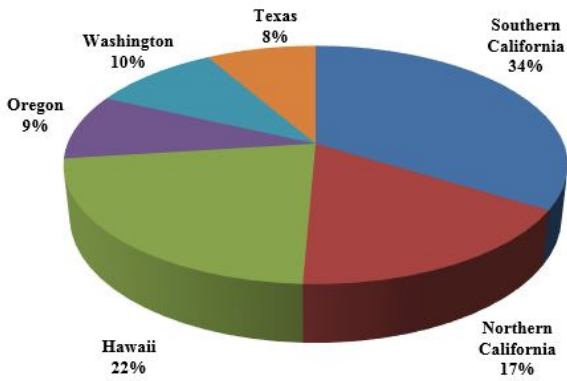


Portfolio Diversification by Segment

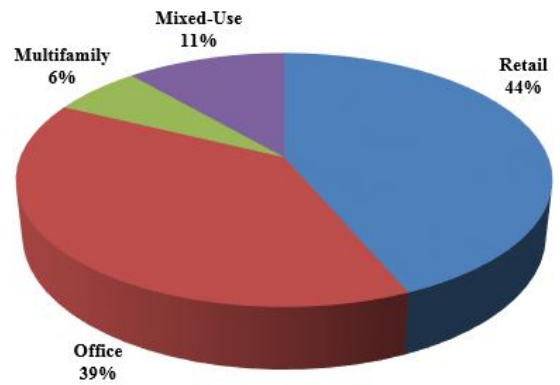


Portfolio NOI, GAAP Basis Breakdown

Portfolio Diversification by Geographic Region



Portfolio Diversification by Segment



PROPERTY REVENUE AND OPERATING EXPENSES

(Amounts in thousands)

Property	Three Months Ended December 31, 2014			
	Base Rent ⁽¹⁾	Additional Property Income ⁽²⁾	Billed Expense Reimbursements ⁽³⁾	Property Operating Expenses ⁽⁴⁾
Retail Portfolio				
Carmel Country Plaza	\$ 882	\$ 19	\$ 201	\$ (190)
Carmel Mountain Plaza	2,872	42	744	(822)
South Bay Marketplace	563	1	211	(203)
Rancho Carmel Plaza	194	9	55	(62)
Lomas Santa Fe Plaza	1,157	28	240	(382)
Solana Beach Towne Centre	1,435	69	493	(484)
Del Monte Center	2,271	498	1,088	(1,347)
Geary Marketplace	298	—	145	(140)
The Shops at Kalakaua	455	23	38	(69)
Waikole Center	3,949	495	1,155	(1,368)
Alamo Quarry Market	3,287	452	1,397	(1,651)
Subtotal Retail Portfolio	\$ 17,363	\$ 1,636	\$ 5,767	\$ (6,718)
Office Portfolio				
Torrey Reserve Campus ⁽⁵⁾	\$ 3,906	\$ 331	\$ 145	\$ (967)
Solana Beach Corporate Centre	1,676	1	58	(461)
The Landmark at One Market	5,153	27	205	(1,968)
One Beach Street	730	2	63	(256)
First & Main	2,190	163	230	(770)
Lloyd District Portfolio ⁽⁵⁾	2,576	328	20	(1,271)
City Center Bellevue	5,473	706	427	(1,542)
Subtotal Office Portfolio	\$ 21,704	\$ 1,558	\$ 1,148	\$ (7,235)
Multifamily Portfolio				
Loma Palisades	\$ 2,755	\$ 197	\$ —	\$ (1,018)
Imperial Beach Gardens	707	62	—	(288)
Mariner's Point	326	29	—	(136)
Santa Fe Park RV Resort	221	19	—	(144)
Subtotal Multifamily Portfolio	\$ 4,009	\$ 307	\$ —	\$ (1,586)

PROPERTY REVENUE AND OPERATING EXPENSES (CONTINUED)

(Amounts in thousands)

Property	Three Months Ended December 31, 2014			
	Base Rent ⁽¹⁾	Additional Property Income ⁽²⁾	Billed Expense Reimbursements ⁽³⁾	Property Operating Expenses ⁽⁴⁾
Mixed-Use Portfolio				
Waikiki Beach Walk - Retail	\$ 2,628	\$ 1,144	\$ 1,024	\$ (1,727)
Waikiki Beach Walk - Embassy Suites™	7,743	589	—	(6,438)
Subtotal Mixed-Use Portfolio	\$ 10,371	\$ 1,733	\$ 1,024	\$ (8,165)
Total	\$ 53,447	\$ 5,234	\$ 7,939	\$ (23,704)

Notes:

- (1) Base rent for our retail and office portfolio and the retail portion of our mixed-use portfolio represents base rent for the three months ended December 31, 2014 (before abatements) and excludes the impact of straight-line rent and above (below) market rent adjustments. Total abatements for our retail and office portfolio were approximately \$22 and \$402, respectively, for the three months ended December 31, 2014. There were no abatements for the retail portion of our mixed-use portfolio for the three months ended December 31, 2014. 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 no abatements for our multifamily portfolio for the three months ended December 31, 2014. For Waikiki Beach Walk - Embassy Suites™, base rent is equal to the actual room revenue for the three months ended December 31, 2014.
- (2) Represents additional property-related income for the three months ended December 31, 2014, 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, 2014.
- (4) Represents property operating expenses for the three months ended December 31, 2014. Property operating expenses includes all rental expenses, except non cash rent expense and the provision for bad debt recorded for deferred rent receivables.
- (5) Base rent shown includes amounts related to American Assets Trust, L.P.'s 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 \$198 for the three months ended December 31, 2014.

SEGMENT CAPITAL EXPENDITURES

(Amounts in thousands)

Three Months Ended December 31, 2014

Segment	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
Retail Portfolio	\$ 1,343	\$ 955	\$ 2,298	\$ 612	\$ 1,036	\$ 3,946
Office Portfolio	3,830	1,215	5,045	5,143	1,461	11,649
Multifamily Portfolio	—	318	318	—	34,427	34,745
Mixed-Use Portfolio	—	1,750	1,750	—	—	1,750
Total	\$ 5,173	\$ 4,238	\$ 9,411	\$ 5,755	\$ 36,924	\$ 52,090

Year Ended December 31, 2014

Segment	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
Retail Portfolio	\$ 4,584	\$ 1,446	\$ 6,030	\$ 1,476	\$ 1,165	\$ 8,671
Office Portfolio	9,929	5,804	15,733	16,513	2,331	34,577
Multifamily Portfolio	—	892	892	—	100,500	101,392
Mixed-Use Portfolio	80	5,052	5,132	—	—	5,132
Total	\$ 14,593	\$ 13,194	\$ 27,787	\$ 17,989	\$ 103,996	\$ 149,772

SUMMARY OF OUTSTANDING DEBT

(Amounts in thousands)

Debt	Amount Outstanding at December 31, 2014	Interest Rate	Annual Debt Service	Maturity Date	Balance at Maturity
The Shops at Kalakaua ⁽¹⁾⁽²⁾	\$ 19,000	5.45%	\$ 19,437	May 1, 2015	\$ 19,000
The Landmark at One Market ⁽¹⁾⁽⁴⁾	133,000	5.61%	137,390	July 5, 2015	133,000
Del Monte Center ⁽¹⁾⁽³⁾	82,300	4.93%	84,698	July 8, 2015	82,300
First & Main ⁽¹⁾	84,500	3.97%	3,397	July 1, 2016	84,500
Imperial Beach Gardens ⁽¹⁾	20,000	6.16%	1,250	September 1, 2016	20,000
Mariner's Point ⁽¹⁾	7,700	6.09%	476	September 1, 2016	7,700
South Bay Marketplace ⁽¹⁾	23,000	5.48%	1,281	February 10, 2017	23,000
Waikiki Beach Walk - Retail ⁽¹⁾	130,310	5.39%	7,117	July 1, 2017	130,310
Solana Beach Corporate Centre III-IV ⁽⁵⁾	36,376	6.39%	2,798	August 1, 2017	35,136
Loma Palisades ⁽¹⁾	73,744	6.09%	4,553	July 1, 2018	73,744
One Beach Street ⁽¹⁾	21,900	3.94%	875	April 1, 2019	21,900
Torrey Reserve - North Court ⁽⁵⁾	21,075	7.22%	1,836	June 1, 2019	19,443
Torrey Reserve - VCI, VCII, VCIII ⁽⁵⁾	7,101	6.36%	560	June 1, 2020	6,439
Solana Beach Corporate Centre I-II ⁽⁵⁾	11,302	5.91%	855	June 1, 2020	10,169
Solana Beach Towne Centre ⁽⁵⁾	37,675	5.91%	2,849	June 1, 2020	33,898
City Center Bellevue ⁽¹⁾	111,000	3.98%	4,479	November 1, 2022	111,000
Total / Weighted Average	\$ 819,983	5.23%	\$ 273,851		\$ 811,539
Unamortized fair value adjustment	(7,172)				
Secured Notes Payable	\$ 812,811				
Series A Notes ⁽⁶⁾	\$ 150,000	3.88%	\$ 6,144	October 31, 2021	\$ 150,000
Term Loan ⁽⁷⁾	100,000	3.08%	3,125	January 9, 2019	100,000
Unsecured Notes Payable	\$ 250,000		\$ 9,269		\$ 250,000

Notes:

- (1) Interest only.
- (2) Loan repaid in full, without premium or penalty, on February 2, 2015.
- (3) Loan repaid in full, without premium or penalty, on February 6, 2015.
- (4) Maturity date is the earlier of the loan maturity date under the loan agreement, or the "Anticipated Repayment Date" as specifically defined in the loan agreement, which is the date after which substantial economic penalties apply if the loan has not been paid off. We plan to use the proceeds from \$100 million of 4.50% Senior Guaranteed Notes, Series C, due April 1, 2025 (the "Series C Notes"), which are expected to be issued on April 1, 2015, to repay the loan.
- (5) Principal payments based on a 30-year amortization schedule.
- (6) \$150 million of 4.04% Senior Guaranteed Notes, Series A, due October 31, 2021 (the "Series A Notes"). Net of the settlement of the forward starting interest rate swap, the fixed interest rate in accordance with GAAP for the Series A Notes is approximately 3.88% per annum, through maturity.
- (7) The term loan matures in January 2016 and we have three 12-month options to extend its maturity to 2019. The term loan accrues interest at a variable rate, which we fixed as part of an interest rate swap for an all-in interest rate of 3.08%.

(Amounts in thousands, except per share data)

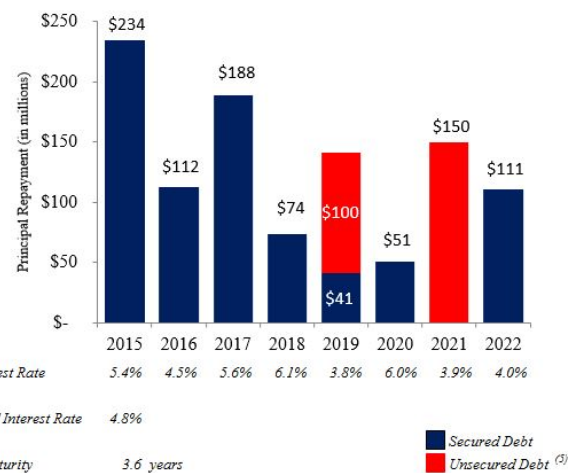
Market data	December 31, 2014
Common shares outstanding	43,701
Common units outstanding	17,905
Common shares and common units outstanding	61,606
Market price per common share	\$ 39.81
Equity market capitalization	\$ 2,452,535
Total debt	\$ 1,069,983
Total market capitalization	\$ 3,522,518
Less: Cash on hand	\$ (59,357)
Total enterprise value	\$ 3,463,161
Total assets, gross	\$ 2,303,186
Total unencumbered assets, gross	\$ 885,266

Total debt/Total capitalization	30.4%
Total debt/Total enterprise value	30.9%
Net debt/Total enterprise value ⁽¹⁾	29.2%
Total debt/Total assets, gross	46.5%
Net debt/Total assets, gross ⁽¹⁾	43.9%
Total unencumbered assets, gross/Unsecured debt	354.1%
Total debt/EBITDA ⁽²⁾⁽³⁾	7.0x
Net debt/EBITDA ⁽¹⁾⁽²⁾⁽³⁾	6.6x
Interest coverage ratio ⁽⁴⁾	2.9x
Fixed charge coverage ratio ⁽⁴⁾	2.9x

Notes:

- (1) Net debt is equal to total debt less cash on hand.
- (2) See Glossary of Terms for discussion of EBITDA.
- (3) As used here, EBITDA represents the actual for the three months ended December 31, 2014 annualized.
- (4) Calculated as EBITDA divided by interest on borrowed funds, including capitalized interest and excluding debt fair value adjustments and loan fee amortization.
- (5) Assumes the exercise of the three 12-month options to extend the maturity of the unsecured term loan.

Debt Maturity Schedule as of December 31, 2014



SUMMARY OF DEVELOPMENT OPPORTUNITIES

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.

In-Process Development Projects

Property	Location	Start Date	Estimated Completion Date	Estimated Stabilization Date ⁽¹⁾	Estimated Rentable Square Feet	Multifamily Units	Project Costs (in thousands) ⁽²⁾				
							Three Months		Cost Incurred to Date	Total Estimated Investment	Estimated Stabilized Yield ⁽³⁾
							Ended December 31, 2014	Ended December 31, 2014			
Office Property:											
Torrey Reserve III & IV	San Diego, CA	2012	2015	2015	81,500	N/A	\$4,310	\$12,342	\$32,143	\$34,100	8.60%
Sorrento Pointe	San Diego, CA	2015	2016	2017	88,000	N/A	\$174	\$578	\$7,193	\$46,231	8.25% - 9.25%
Mixed Use Property:											
Lloyd District Portfolio - Phase I	Portland, OR	2013	2015	2017	47,000	657	\$34,760	\$104,579	\$135,499	\$191,828	6.25% - 7.25%

Development/Redevelopment Pipeline

Property	Property Type	Location	Estimated Rentable Square Feet	Multifamily Units
Solana Beach Corporate Centre (Building 5)	Retail	Solana Beach, CA	10,000	N/A
Lomas Santa Fe Plaza	Retail	Solana Beach, CA	45,000	N/A
Solana Beach - Highway 101 ⁽⁴⁾	Mixed Use	Solana Beach, CA	48,000	36
Lloyd District Portfolio - multiple phases	Mixed Use	Portland, OR	TBD	TBD

Notes:

- (1) Based on management's estimation of stabilized occupancy (90%).
- (2) For all properties, project costs exclude capitalized interest cost which is calculated in accordance with Accounting Standards Codification 835-20-50-1. In addition, for Torrey Reserve III & IV and Lloyd District Portfolio, project costs exclude allocated land costs.
- (3) The estimated stabilized yield is calculated based on total estimated project costs, as defined above, when the project has reached stabilized occupancy.
- (4) Represents commercial portion of development opportunity for Solana Beach - Highway 101.

PORTFOLIO DATA

As of December 31, 2014

Retail and Office Portfolios

Property	Location	Year Built/ Renovated	Number of Buildings	Net Rentable		Percentage Leased ⁽²⁾	Annualized Base Rent ⁽³⁾	Annualized per Leased Square Foot ⁽⁴⁾	Retail Anchor Tenant(s) ⁽⁵⁾	Other Principal Retail Tenants ⁽⁶⁾
				Square Feet ⁽¹⁾	Percentage Leased ⁽²⁾					
Retail Properties										
Carmel Country Plaza	San Diego, CA	1991	9	78,098	96.2%	\$ 3,531,870	\$47.01		Sharp Healthcare, San Diego County Credit Union	
Carmel Mountain Plaza ⁽⁷⁾	San Diego, CA	1994/2014	15	528,416	97.2	11,590,214	22.57	Sears	Sports Authority, Saks Fifth Avenue Off 5th	
South Bay Marketplace ⁽⁷⁾	San Diego, CA	1997	9	132,877	100.0	2,260,482	17.01		Ross Dress for Less, Grocery Outlet	
Rancho Carmel Plaza	San Diego, CA	1993	3	30,421	87.7	796,621	29.86		Oggi's Pizza & Brewing Co., Eagle Estates, Inc	
Lomas Santa Fe Plaza	Solana Beach, CA	1972/1997	9	209,569	96.2	4,631,745	22.97		Vons, Home Goods	
Solana Beach Towne Centre	Solana Beach, CA	1973/2000/2004	12	246,730	97.9	5,747,939	23.80		Dixieline Probuild, Marshalls	
Del Monte Center ⁽⁷⁾	Monterey, CA	1967/1984/2006	16	675,678	99.6	9,664,305	14.36	Macy's, KLA Monterey	Century Theatres, Macy's Furniture Gallery	
Geary Marketplace	Walnut Creek, CA	2012	3	35,156	100.0	1,193,755	33.96		Sprouts Farmer Market, Freebirds Wild Burrito	
The Shops at Kalakaua	Honolulu, HI	1971/2006	3	11,671	100.0	1,819,860	155.93		Hawaii Beachware & Fashion, Diesel U.S.A. Inc.	
Waialae Center	Waipahu, HI	1993/2008	9	537,637	99.8	16,127,061	30.06	Lowe's, Kmart, Sports Authority	UFC Gym, Old Navy	
Alamo Quarry Market ⁽⁷⁾	San Antonio, TX	1997/1999	16	589,501	99.5	13,190,687	22.49	Regal Cinemas	Bed Bath & Beyond, Whole Foods Market	
Subtotal/Weighted Average Retail Portfolio			104	3,075,754	98.6%	\$ 70,554,539	\$23.26			
Office Properties										
Torrey Reserve Campus	San Diego, CA	1996-2000/2014-present	12	493,435	85.8%	\$ 15,230,099	\$35.97			
Solana Beach Corporate Centre	Solana Beach, CA	1982/2005	4	212,215	89.2	6,795,360	35.90			
The Landmark at One Market ⁽⁸⁾	San Francisco, CA	1917/2000	1	419,371	100.0	20,631,428	49.20			
One Beach Street	San Francisco, CA	1924/1972/1987/1992	1	97,614	84.2	3,069,605	37.35			
First & Main	Portland, OR	2010	1	360,641	92.9	8,762,154	26.15			
Lloyd District Portfolio	Portland, OR	1940-2011/present	6	582,203	85.6	10,507,319	21.08			
City Center Bellevue	Bellevue, WA	1987	1	494,781	97.9	16,783,750	34.65			
Subtotal/Weighted Average Office Portfolio			26	2,660,260	91.4%	\$ 81,779,715	\$33.63			
Total/Weighted Average Retail and Office Portfolio			130	5,736,014	95.3%	\$ 152,334,254	\$27.87			

As of December 31, 2014

Property	Location	Year Built/ Renovated	Number		Percentage Leased ⁽²⁾	Annualized Base Rent ⁽³⁾	Average
			of Buildings	Units			Monthly Base Rent per Leased Unit ⁽⁴⁾
Loma Palisades	San Diego, CA	1958/2001-2008	80	548	99.8%	\$ 11,098,908	\$ 1,691
Imperial Beach Gardens	Imperial Beach, CA	1959/2008-present	26	160	100.0	2,816,928	\$ 1,467
Mariner's Point	Imperial Beach, CA	1986	8	88	98.9	1,308,828	\$ 1,253
Santa Fe Park RV Resort ⁽⁹⁾	San Diego, CA	1971/2007-2008	1	126	80.0	918,696	\$ 760
Total/Weighted Average Multifamily Portfolio			115	922	97.1%	\$ 16,143,360	\$ 1,503

Mixed-Use Portfolio

Retail Portion	Location	Year Built/ Renovated	Number		Percentage Leased ⁽²⁾	Annualized Base Rent ⁽³⁾	Annualized Base Rent per Leased Square Foot ⁽⁴⁾	Retail	Other Principal Retail Tenants ⁽⁶⁾
			of Buildings	Net Rentable Square Feet ⁽¹⁾				Anchor Tenant(s) ⁽⁵⁾	
Waikiki Beach Walk - Retail	Honolulu, HI	2006	3	96,707	99.6%	\$ 10,591,167	\$ 109.96		Yard House, Roy's

Hotel Portion	Location	Year Built/ Renovated	Number		Average Occupancy ⁽¹⁰⁾	Average Daily Rate ⁽¹⁰⁾	Annualized
			of Buildings	Units			Revenue per Available Room ⁽¹⁰⁾
Waikiki Beach Walk - Embassy Suites™	Honolulu, HI	2008/2014	2	369	71.6%	\$ 318.39	\$ 279.70

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, 1996 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, 2014, including leases which may not have commenced as of December 31, 2014. Percentage leased for our multifamily properties includes total units rented as of December 31, 2014.
- Annualized base rent is calculated by multiplying base rental payments (defined as cash base rents (before abatements)) for the month ended December 31, 2014 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.
- Annualized base rent per leased square foot is calculated by dividing annualized base rent, by square footage under lease as of December 31, 2014. Annualized base rent per leased unit is calculated by dividing annualized base rent by units under lease as of December 31, 2014.
- 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.
- 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	7	131,639	\$ 1,193,816
South Bay Marketplace	1	2,824	\$ 91,320
Del Monte Center	2	295,100	\$ 201,291
Alamo Quarry Market	4	31,994	\$ 470,075

- This property contains 419,371 net rentable square feet consisting of The Landmark at One Market (375,151 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, 2016, which we have the option to extend until 2031 pursuant to three five-year extension options.
- 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, 2014, the highest average monthly occupancy rate for this property was 98%, occurring in July 2014. The number of units at the Santa Fe Park RV Resort includes 122 RV spaces and four apartments.
- Average occupancy represents the percentage of available units that were sold during the three months ended December 31, 2014, 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, 2014 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, 2014 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. Offline rooms in connection with the room refresh at Embassy Suites Hotel is adjusted for in calculating annualized revenue per available room for the fourth quarter of 2014.

RETAIL LEASING SUMMARY

As of December 31, 2014

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 2014	11	100%	36,693	\$36.26	\$35.52	\$ 26,917	2.1%	8.4%	4.2	\$ 51,235	\$1.40
3rd Quarter 2014	11	100%	48,420	\$31.59	\$27.22	\$ 211,283	16.0%	16.8%	4.8	\$ 106,580	\$2.20
2nd Quarter 2014	18	100%	81,909	\$31.80	\$27.78	\$ 329,242	14.5%	25.0%	8.3	\$ 2,799,260	\$34.18
1st Quarter 2014	15	100%	62,667	\$29.15	\$26.55	\$ 162,804	9.8%	20.9%	5.8	\$ 529,318	\$8.45
Total 12 months	55	100%	229,689	\$31.75	\$28.56	\$ 730,246	11.1%	19.0%	6.2	\$ 3,486,393	\$15.18

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 2014	—	—%	—	\$0.00	\$0.00	\$ —	—%	—%	—	\$ —	\$0.00
3rd Quarter 2014	1	9%	3,650	\$35.00	\$27.00	\$ 29,201	29.6%	62.3%	10.7	\$ 106,580	\$29.20
2nd Quarter 2014	5	28%	10,424	\$36.55	\$28.23	\$ 86,749	29.5%	37.3%	7.6	\$ 669,260	\$64.20
1st Quarter 2014	1	7%	1,609	\$42.00	\$40.76	\$ 1,996	3.0%	3.0%	5.0	\$ 16,090	\$10.00
Total 12 months	7	13%	15,683	\$36.75	\$29.23	\$ 117,946	25.7%	37.3%	8.1	\$ 791,930	\$50.49

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 2014	11	100%	36,693	\$36.26	\$35.52	\$ 26,917	2.1%	8.4%	4.2	\$ 51,235	\$1.40
3rd Quarter 2014	10	91%	44,770	\$31.31	\$27.24	\$ 182,082	14.9%	13.5%	4.3	\$ —	\$0.00
2nd Quarter 2014	13	72%	71,485	\$31.11	\$27.71	\$ 242,493	12.2%	23.2%	8.4	\$ 2,130,000	\$29.80
1st Quarter 2014	14	93%	61,058	\$28.81	\$26.18	\$ 160,808	10.1%	21.6%	5.9	\$ 513,228	\$8.41
Total 12 months	48	87%	214,006	\$31.38	\$28.51	\$ 612,300	10.0%	17.7%	6.1	\$ 2,694,463	\$12.59

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 2014	14	41,696	\$35.70	4.2	\$ 70,030	\$1.68
3rd Quarter 2014	12	49,920	\$33.09	4.9	\$ 129,080	\$2.59
2nd Quarter 2014	25	148,960	\$26.52	8.9	\$ 4,712,117	\$31.63
1st Quarter 2014	15	62,667	\$29.15	5.8	\$ 529,318	\$8.45
Total 12 months	66	303,243	\$29.41	7.0	\$ 5,440,545	\$17.94

- 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.

OFFICE LEASING SUMMARY

As of December 31,
2014

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 2014	6	100%	139,496	\$30.02	\$25.10	\$ 686,304	19.6 %	31.6 %	8.9	\$ 4,855,903	\$34.81
3rd Quarter 2014	8	100%	25,358	\$35.37	\$34.24	\$ 28,455	3.3 %	11.0 %	3.2	\$ 175,132	\$6.91
2nd Quarter 2014	9	100%	33,680	\$36.35	\$38.93	\$ (87,152)	(6.6)%	(4.8)%	3.4	\$ 203,965	\$6.06
1st Quarter 2014	4	100%	4,406	\$36.88	\$33.19	\$ 16,274	11.1 %	13.8 %	3.3	\$ 30,626	\$6.95
Total 12 months	27	100%	202,940	\$31.89	\$28.71	\$ 643,881	11.1 %	19.4 %	7.2	\$ 5,265,626	\$25.95

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 2014	2	33%	62,687	\$27.45	\$22.18	\$ 330,817	23.8 %	58.9 %	15.1	\$ 4,855,903	\$77.46
3rd Quarter 2014	2	25%	4,737	\$32.40	\$35.63	\$ (15,310)	(9.1)%	(2.6)%	3.0	\$ 65,767	\$13.88
2nd Quarter 2014	4	44%	14,459	\$37.94	\$46.10	\$ (117,911)	(17.7)%	(20.0)%	4.7	\$ 156,430	\$10.82
1st Quarter 2014	2	50%	2,469	\$35.58	\$32.67	\$ 7,192	8.9 %	10.3 %	4.3	\$ 30,626	\$12.40
Total 12 months	10	37%	84,352	\$29.76	\$27.34	\$ 204,788	8.9 %	29.0 %	12.3	\$ 5,108,726	\$60.56

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 2014	4	67%	76,809	\$32.12	\$27.49	\$ 355,487	16.8 %	12.3 %	3.9	\$ —	\$0.00
3rd Quarter 2014	6	75%	20,621	\$36.05	\$33.93	\$ 43,765	6.3 %	14.3 %	3.2	\$ 109,365	\$5.30
2nd Quarter 2014	5	56%	19,221	\$35.15	\$33.55	\$ 30,759	4.8 %	11.9 %	2.3	\$ 47,535	\$2.47
1st Quarter 2014	2	50%	1,937	\$38.54	\$33.86	\$ 9,082	13.8 %	18.3 %	2.0	\$ —	\$0.00
Total 12 months	17	63%	118,588	\$33.40	\$29.70	\$ 439,093	12.5 %	12.8 %	3.5	\$ 156,900	\$1.32

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 2014	11	214,118	\$30.39	9.9	\$ 9,451,166	\$44.14
3rd Quarter 2014	14	71,751	\$31.64	6.9	\$ 2,344,232	\$32.67
2nd Quarter 2014	16	76,843	\$37.23	3.2	\$ 1,225,844	\$15.95
1st Quarter 2014	9	28,773	\$40.57	5.5	\$ 930,102	\$32.33
Total 12 months	50	391,485	\$32.71	7.7	\$ 13,951,344	\$35.64

- 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, 2014

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 2014	547	99.8%	\$11,098,908	\$1,691
3rd Quarter 2014	548	100.0%	\$10,826,460	\$1,646
2nd Quarter 2014	548	100.0%	\$10,604,556	\$1,613
1st Quarter 2014	548	100.0%	\$10,600,776	\$1,612

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 2014	160	100.0%	\$2,816,928	\$1,467
3rd Quarter 2014	160	100.0%	\$2,812,800	\$1,465
2nd Quarter 2014	160	100.0%	\$2,769,432	\$1,442
1st Quarter 2014	160	100.0%	\$2,737,956	\$1,426

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 2014	87	98.9%	\$1,308,828	\$1,253
3rd Quarter 2014	88	100.0%	\$1,276,440	\$1,209
2nd Quarter 2014	88	100.0%	\$1,279,980	\$1,212
1st Quarter 2014	87	98.9%	\$1,246,392	\$1,193

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 2014	101	80.0%	\$918,696	\$760
3rd Quarter 2014	93	74.0%	\$831,780	\$743
2nd Quarter 2014	115	91.0%	\$1,063,188	\$773
1st Quarter 2014	93	74.0%	\$813,420	\$727

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 2014	895	97.1%	\$16,143,360	\$1,503
3rd Quarter 2014	889	96.4%	\$15,747,480	\$1,476
2nd Quarter 2014	911	98.8%	\$15,717,156	\$1,438
1st Quarter 2014	888	96.3%	\$15,398,544	\$1,445

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, 2014

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 2014	96,334	99.6%	\$10,591,167	\$110
3rd Quarter 2014	96,179	99.5%	\$10,453,280	\$109
2nd Quarter 2014	96,179	99.5%	\$10,461,500	\$109
1st Quarter 2014	95,682	98.9%	\$10,163,129	\$106

Lease Summary - Hotel Portion

Quarter	Number of Leased Units	Average Occupancy ⁽⁴⁾	Average Daily Rate ⁽⁴⁾	Annualized Revenue per Available Room ⁽⁴⁾
4th Quarter 2014	264	71.6%	\$318	\$280
3rd Quarter 2014	318	86.3%	\$346	\$309
2nd Quarter 2014	263	71.3%	\$294	\$262
1st Quarter 2014	333	90.2%	\$300	\$271

Notes:

- (1) Percentage leased for mixed-use property includes square footage under leases as of December 31, 2014, including leases which may not have commenced as of December 31, 2014.
- (2) Annualized base rent is calculated by multiplying base rental payments (defined as cash base rents (before abatements)) for the month ended December 31, 2014 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, 2014.
- (4) Average occupancy represents the percentage of available units that were sold during the three months ended December 31, 2014, 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. Offline rooms in connection with the room refresh at Embassy Suites Hotel is adjusted for in calculating annualized revenue per available room for the fourth quarter of 2014.

LEASE EXPIRATIONS

As of December 31,
2014

Assumes no exercise of lease options

Year	Office				Retail				Mixed-Use (Retail Portion Only)				Total		
	Expiring	% of	% of	Annualized	Expiring	% of	% of	Annualized	Expiring	% of	% of	Annualized	Expiring	Total	Annualized
		Sq. Ft.	Office	Total		Base Rent	Sq. Ft.	Retail		Total	Base Rent	Sq. Ft.		Mixed-Use	Total
Month to Month	15,838	0.6%	0.3%	\$2.81	30,457	1.0%	0.5%	\$17.77	3,282	3.4%	0.1%	—	49,577	0.8%	\$11.81
2015	278,329	10.5	4.8	\$35.50	119,918	3.9	2.1	\$32.32	12,642	13.1	0.2	\$226.56	410,889	7.0	\$40.45
2016	290,909	10.9	5.0	\$31.42	195,157	6.3	3.3	\$35.31	13,467	13.9	0.2	\$143.49	499,533	8.6	\$35.96
2017	374,377	14.1	6.4	\$36.10	379,090	12.3	6.5	\$25.07	8,908	9.2	0.2	\$148.23	762,375	13.1	\$31.93
2018	198,771	7.5	3.4	\$37.53	1,049,601	34.1	18.0	\$19.39	10,767	11.1	0.2	\$124.43	1,259,139	21.6	\$23.15
2019	287,984	10.8	4.9	\$40.14	356,430	11.6	6.1	\$26.61	16,701	17.3	0.3	\$75.64	661,115	11.3	\$33.74
2020	286,754	10.8	4.9	\$39.98	255,199	8.3	4.4	\$14.42	17,843	18.5	0.3	\$45.97	559,796	9.6	\$28.52
2021	159,190	6.0	2.7	\$44.30	52,011	1.7	0.9	\$47.56	—	—	—	—	211,201	3.6	\$45.10
2022	9,364	0.4	0.2	\$20.60	155,684	5.1	2.7	\$31.39	11,464	11.9	0.2	\$72.56	176,512	3.0	\$33.49
2023	96,281	3.6	1.7	\$27.79	55,613	1.8	1.0	\$23.99	—	—	—	—	151,894	2.6	\$26.40
2024	136,841	5.1	2.3	\$31.58	220,996	7.2	3.8	\$21.22	1,260	1.3	—	\$174.00	359,097	6.2	\$25.70
Thereafter	187,503 ⁽²⁾	7.0	3.2	\$23.84	99,374	3.2	1.7	\$28.60	—	—	—	—	286,877	4.9	\$25.49
Signed Leases Not Commenced	109,757	4.1	1.9	—	64,554	2.1	1.1	—	—	—	—	—	174,311	3.0	—
Available	228,362	8.6	3.9	—	41,670	1.4	0.7	—	373	0.4	—	—	270,405	4.6	—
Total ⁽³⁾	<u>2,660,260</u>	<u>100.0%</u>	45.6%	\$30.74	<u>3,075,754</u>	<u>100.0%</u>	52.7%	\$22.94	<u>96,707</u>	<u>100.0%</u>	1.7%	\$109.52	<u>5,832,721</u>	<u>100.0%</u>	\$27.93

Assumes all lease options are exercised

Year	Office				Retail				Mixed-Use (Retail Portion Only)				Total		
	Expiring	% of	% of	Annualized	Expiring	% of	% of	Annualized	Expiring	% of	% of	Annualized	Expiring	Total	Annualized
		Sq. Ft.	Office	Total		Base Rent	Sq. Ft.	Retail		Total	Base Rent	Sq. Ft.		Mixed-Use	Total
Month to Month	15,838	0.6%	0.3%	\$2.81	30,457	1.0%	0.5%	\$17.77	3,282	3.4%	0.1%	—	49,577	0.8%	\$11.81
2015	175,961	6.6	3.0	\$31.32	88,382	2.9	1.5	\$29.09	6,428	6.6	0.1	\$196.16	270,771	4.6	\$34.51
2016	193,713	7.3	3.3	\$30.67	66,487	2.2	1.1	\$31.64	9,439	9.8	0.2	\$150.57	269,639	4.6	\$35.11
2017	64,538	2.4	1.1	\$37.47	130,834	4.3	2.2	\$28.55	7,868	8.1	0.1	\$142.11	203,240	3.5	\$35.78
2018	68,020	2.6	1.2	\$34.37	88,261	2.9	1.5	\$30.00	10,767	11.1	0.2	\$124.43	167,048	2.9	\$37.87
2019	72,232	2.7	1.2	\$39.86	104,464	3.4	1.8	\$31.18	5,011	5.2	0.1	\$120.95	181,707	3.1	\$37.11
2020	162,120	6.1	2.8	\$35.43	137,533	4.5	2.4	\$22.43	1,951	2.0	—	\$147.84	301,604	5.2	\$30.23
2021	89,704	3.4	1.5	\$34.28	65,908	2.1	1.1	\$52.91	10,242	10.6	0.2	\$206.44	165,854	2.8	\$52.31
2022	336,915	12.7	5.8	\$36.49	90,514	2.9	1.6	\$35.86	11,464	11.9	0.2	\$72.56	438,893	7.5	\$37.30
2023	146,167	5.5	2.5	\$42.56	144,194	4.7	2.5	\$32.61	—	—	—	—	290,361	5.0	\$37.62
2024	109,914	4.1	1.9	\$33.17	181,539	5.9	3.1	\$29.51	—	—	—	—	291,453	5.0	\$30.89
Thereafter	887,019 ⁽²⁾	33.3	15.2	\$35.70	1,840,957	59.9	31.6	\$19.46	29,882	30.9	0.5	\$53.89	2,757,858	47.3	\$25.06
Signed Leases Not Commenced	109,757	4.1	1.9	—	64,554	2.1	1.1	—	—	—	—	—	174,311	3.0	—
Available	228,362	8.6	3.9	—	41,670	1.4	0.7	—	373	0.4	—	—	270,405	4.6	—
Total ⁽³⁾	<u>2,660,260</u>	<u>100.0%</u>	45.6%	\$30.74	<u>3,075,754</u>	<u>100.0%</u>	52.7%	\$22.94	<u>96,707</u>	<u>100.0%</u>	1.7%	\$109.52	<u>5,832,721</u>	<u>100.0%</u>	\$27.93

As of December 31, 2014

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, 2014 for the leases expiring during the applicable period by (ii) 12 months.
- (2) The expirations include 52,725 square feet currently leased by multiple tenants at Lloyd District Portfolio through various expiration dates, for which The State of Oregon, by and through its Department of Environmental Quality has signed an agreement to lease such space beginning November 1, 2016 through October 31, 2031 with options to extend the lease through October 31, 2041.
- (3) Individual items may not add up to total due to rounding.

Type	At December 31, 2014			At December 31, 2013		
	Size	Leased ⁽¹⁾	Leased %	Size	Leased ⁽¹⁾	Leased %
Overall Portfolio ⁽²⁾ Statistics						
Retail Properties (square feet)	3,075,754	3,034,084	98.6%	3,067,657	2,975,255	97.0%
Office Properties (square feet)	2,660,260	2,431,898	91.4%	2,644,792	2,374,744	89.8%
Multifamily Properties (units)	922	895	97.1%	922	889	96.4%
Mixed-Use Properties (square feet)	96,707	96,334	99.6%	96,707	94,623	97.8%
Mixed-Use Properties (units)	369	294 ⁽³⁾	79.8%	369	322 ⁽³⁾	87.2%
Same-Store⁽²⁾ Statistics						
Retail Properties (square feet)	3,075,754	3,034,084	98.6%	3,032,501	2,940,099	97.0%
Office Properties (square feet)	1,584,622 ⁽⁴⁾	1,510,170	95.3%	1,587,564 ⁽⁴⁾	1,454,061	91.6%
Multifamily Properties (units)	922	895	97.1%	922	889	96.4%
Mixed-Use Properties (square feet)	96,707	96,334	99.6%	96,707	94,623	97.8%
Mixed-Use Properties (units)	369	294 ⁽³⁾	79.8%	369	322 ⁽³⁾	87.2%

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, 2014 and 2013.
- (4) The same-store portfolio excludes Torrey Reserve Campus and Lloyd District Portfolio due to significant redevelopment activity.

TOP TENANTS - RETAIL

As of December 31, 2014

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	5/31/2018	155,000	5.0%	2.7%	\$ 4,381,887	6.2%	2.7%
2 Kmart	Waikele Center	6/30/2018	119,590	3.9	2.1	4,185,650	5.9	2.6
3 Sports Authority	Waikele Center, Carmel Mountain Plaza,	7/18/2018 11/30/2018	90,722	2.9	1.6	2,133,950	3.0	1.3
4 Nordstrom Rack	Carmel Mountain Plaza, Alamo Quarry Market	9/30/2022 10/31/2022	69,047	2.2	1.2	1,990,316	2.8	1.2
5 Sprouts Farmers Market	Solana Beach Towne Centre, Carmel Mountain Plaza, Geary Marketplace	6/30/2019 3/31/2025 9/30/2032	71,431	2.3	1.2	1,857,490	2.6	1.1
6 Old Navy	South Bay Marketplace, Waikele Center, Alamo Quarry Market	4/30/2016 7/31/2016 9/30/2017	59,780	1.9	1.0	*	*	*
7 Vons	Lomas Santa Fe Plaza	12/31/2017	49,895	1.6	0.9	1,216,700	1.7	0.7
8 Marshalls	Carmel Mountain Plaza, Solana Beach Towne Centre	1/31/2019 1/31/2020	68,055	2.2	1.2	1,175,170	1.7	0.7
9 Regal Cinemas	Alamo Quarry Market	3/31/2018	72,447	2.4	1.2	1,122,929	1.6	0.7
10 Gap	Del Monte Center, Waikele Center, Alamo Quarry Market	9/20/2020 2/28/2022 4/30/2024	36,614	1.2	0.6	982,039	1.4	0.6
Top 10 Retail Tenants Total			792,581	25.6%	13.7%	\$19,046,131	26.9%	11.6%

* Data withheld at tenant's request.

TOP TENANTS - OFFICE

As of December 31, 2014

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 salesforce.com	The Landmark at One Market	6/30/2019 4/30/2020 5/31/2021	254,118	9.6%	4.4%	\$12,969,904	15.9%	8.0%
2 Autodesk, Inc.	The Landmark at One Market	12/31/2015 12/31/2017	114,664	4.3	2.0	5,504,269	6.7	3.4
3 Veterans Benefits Administration	First & Main	8/31/2020	93,572	3.5	1.6	3,006,453	3.7	1.8
4 Insurance Company of the West	Torrey Reserve Campus	12/31/2016	81,040	3.0	1.4	2,598,814	3.2	1.6
5 Caradigm USA LLC	City Center Bellevue	8/14/2017	68,956	2.6	1.2	2,231,416	2.7	1.4
6 Alliant International University	One Beach Street	10/31/2019	64,161	2.4	1.1	2,223,843	2.7	1.4
7 Treasury Call Center	First & Main	8/31/2020	63,648	2.4	1.1	2,184,302	2.7	1.3
8 HDR Engineering, Inc.	City Center Bellevue	12/31/2017	56,024	2.1	1.0	1,988,852	2.4	1.2
9 Clearesult Operating, LLC (as successor to Portland Energy Conservation)	First & Main	1/31/2025	101,848	3.8	1.7	1,684,998	2.1	1.0
10 California Bank & Trust	Torrey Reserve Campus	2/29/2024	34,731	1.3	0.6	1,606,037	2.0	1.0
Top 10 Office Tenants Total			932,762	35.0%	16.1%	\$35,998,888	44.1%	22.1%

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, 2014 and 2013 is as follows:

	Three Months Ended		Year Ended	
	December 31,		December 31,	
	2014	2013	2014	2013
Net income	\$ 10,046	\$ 6,907	\$ 31,145	\$ 22,594
Depreciation and amortization	15,666	16,161	66,568	66,775
Interest expense	12,569	13,776	52,965	58,020
Interest income	(54)	(60)	(155)	(148)
Income tax expense	(34)	(216)	460	645
EBITDA	\$ 38,193	\$ 36,568	\$ 150,983	\$ 147,886

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.

Reconciliation of NOI to net income	Three Months Ended		Year Ended	
	December 31,		December 31,	
	2014	2013	2014	2013
Total NOI	\$ 42,795	\$ 41,105	\$ 168,769	\$ 165,071
General and administrative	(4,603)	(4,537)	(18,532)	(17,195)
Depreciation and amortization	(15,666)	(16,161)	(66,568)	(66,775)
Interest expense	(12,569)	(13,776)	(52,965)	(58,020)
Other income (expense), net	89	276	441	(487)
Net income	10,046	6,907	31,145	22,594
Net income attributable to restricted shares	(115)	(139)	(374)	(536)
Net loss attributable to unitholders in the Operating Partnership	(2,907)	(2,086)	(9,015)	(6,838)
Net income attributable to American Assets Trust, Inc. stockholders	\$ 7,024	\$ 4,682	\$ 21,756	\$ 15,220

Overall Portfolio: Includes all operating properties owned by us as of December 31, 2014.

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			Comparison of Year Ended		
	December 31, 2014 to 2013			December 31, 2014 to 2013		
	Same-Store	Non Same-Store	Redevelopment Same-Store	Same-Store	Non Same-Store	Redevelopment Same-Store
Retail Properties						
Carmel Country Plaza	X		X	X		X
Carmel Mountain Plaza	X		X	X		X
South Bay Marketplace	X		X	X		X
Rancho Carmel Plaza	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
Waialele Center	X		X	X		X
Alamo Quarry Market	X		X	X		X
Office Properties						
Torrey Reserve Campus		X	X		X	X
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		X	X		X	X
City Center Bellevue	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
Mixed-Use Properties						
Waikiki Beach Walk - Retail	X		X	X		X
Waikiki Beach Walk - Embassy Suites™	X		X	X		X
Development Properties						
Sorrento Pointe - Land		X			X	
Torrey Reserve - Land		X			X	
Solana Beach Corporate Centre - Land		X			X	
Solana Beach - Highway 101 - Land		X			X	
Lloyd District Portfolio - Land		X			X	

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.