

GENERAL GROWTH PROPERTIES, INC.
OVERVIEW

(In thousands, except per share amounts)

	Three Months Ended December 31,		Twelve Months Ended December 31,	
	2008	2007	2008	2007
Funds From Operations ("FFO")				
Company stockholders	\$ 186,759	\$ 157,034	\$ 717,731	\$ 907,010
Operating Partnership unitholders	35,446	33,388	141,132	193,798
Operating Partnership	<u>\$ 222,205</u>	<u>\$ 190,422</u>	<u>\$ 858,863</u>	<u>\$ 1,100,808</u>
Increase (decrease) in FFO over comparable prior year period	<u>16.7 %</u>	<u>(36.8) %</u>	<u>(22.0) %</u>	<u>22.0 %</u>
FFO per share:				
Company stockholders - basic	\$ 0.70	\$ 0.64	\$ 2.74	\$ 3.72
Operating Partnership - basic	0.70	0.64	2.74	3.72
Operating Partnership - diluted	0.70	0.64	2.72	3.71
Increase (decrease) in diluted FFO per share over comparable prior year period	9.4 %	(37.3) %	(26.7) %	21.2 %
Core Funds From Operations ("Core FFO")				
Core FFO	\$ 231,024	\$ 271,232	\$ 891,801	\$ 880,933
(Decrease) increase in Core FFO over comparable prior year period	(14.8) %	(7.1) %	1.2 %	1.0 %
Core FFO per share - diluted	0.72	0.92	2.83	2.97
(Decrease) increase in diluted Core FFO per share over comparable prior year period	(21.7) %	(7.1) %	(4.7) %	0.3 %
Dividends				
Dividends paid per share	\$ -	\$ 0.50	\$ 1.50	\$ 1.85
Payout ratio (% of diluted FFO paid out)	- %	78.1 %	55.1 %	49.9 %
Real Estate Property Net Operating Income ("NOI")				
Retail and Other:				
Consolidated	\$ 594,149	\$ 613,809	\$ 2,190,725	\$ 2,056,996
Unconsolidated	107,607	105,122	397,133	419,427
Total Retail and Other	<u>701,756</u>	<u>718,931</u>	<u>2,587,858</u>	<u>2,476,423</u>
Master Planned Communities:				
Consolidated	5,682	(119,924)	(37,230)	(98,659)
Unconsolidated	7,930	2,163	25,878	27,204
Total Master Planned Communities	<u>13,612</u>	<u>(117,761)</u>	<u>(11,352)</u>	<u>(71,455)</u>
Total Real estate property net operating income	<u>\$ 715,368</u>	<u>\$ 601,170</u>	<u>\$ 2,576,506</u>	<u>\$ 2,404,968</u>
Selected Balance Sheet Information				
	December 31,	December 31,		
	2008	2007		
Cash and cash equivalents	\$ 168,993	\$ 99,534		
Investment in real estate:				
Net land, buildings and equipment	\$ 22,723,390	\$ 22,359,249		
Developments in progress	1,076,675	987,936		
Net investment in and loans to/from				
Unconsolidated Real Estate Affiliates	1,837,635	1,803,366		
Investment property and property held for development and sale	<u>1,823,362</u>	<u>1,639,372</u>		
Net investment in real estate	<u>\$ 27,461,062</u>	<u>\$ 26,789,923</u>		
Total assets	\$ 29,557,330	\$ 28,814,319		
Mortgage, notes and loans payable	\$ 24,853,313	\$ 24,282,139		
Minority interest - Preferred	121,232	121,482		
Minority interest - Common	387,616	351,362		
Stockholders' equity	1,754,748	1,456,696		
Total capitalization (at cost)	<u>\$ 27,116,909</u>	<u>\$ 26,211,679</u>		
Summarized Debt Information				
	Consolidated Properties		Unconsolidated Properties (a)	
	Outstanding	Average	Outstanding	Average
	Balance	Interest	Balance	Interest
Fixed rate (c)	\$ 20,221,745	5.63 % (d)	\$ 2,848,954	5.69 %
Variable rate (c)	4,441,137	6.49	314,790	6.91
Totals	<u>\$ 24,662,882</u> (b)	<u>5.79 %</u>	<u>\$ 3,163,744</u>	<u>5.81 %</u>

(a) Reflects the Company's share of debt relating to the properties owned by the Unconsolidated Real Estate Affiliates.

(b) Excludes liabilities to special improvement districts of \$69.9 million, minority interest adjustment of \$71.0 million and purchase accounting mark-to-market adjustments of \$49.5 million.

(c) Includes the effects of interest rate swaps.

(d) Rates include the effects of deferred finance costs and the effect of a 360 day rate applied over a 365 day period.

GENERAL GROWTH PROPERTIES, INC.
CONSOLIDATED STATEMENTS OF INCOME
(In thousands, except per share amounts)

	Three Months Ended		Twelve Months Ended	
	December 31,		December 31,	
	2008	2007	2008	2007
Revenues:				
Minimum rents	\$ 539,531	\$ 544,440	\$ 2,085,758	\$ 1,933,674
Tenant recoveries	232,605	233,548	927,332	859,801
Overage rents	33,910	46,438	72,882	89,016
Land sales	35,478	31,538	66,557	145,649
Management and other fees	22,055	26,180	85,773	106,584
Other	37,304	46,524	123,223	127,077
Total revenues	<u>900,883</u>	<u>928,668</u>	<u>3,361,525</u>	<u>3,261,801</u>
Expenses:				
Real estate taxes	68,536	66,480	274,317	246,484
Repairs and maintenance	58,165	65,022	234,987	216,536
Marketing	11,949	19,134	43,426	54,664
Other property operating costs	104,757	108,233	436,804	418,295
Land sales operations	29,796	23,862	63,441	116,708
Provision for (benefit from) doubtful accounts	2,939	(4,640)	17,873	5,426
Property management and other costs	38,983	43,770	184,738	198,610
General and administrative	40,198	16,076	57,972	37,005
Provisions for impairment	60,487	127,903	116,611	130,533
Litigation (benefit) provision	(57,145)	89,225	(57,145)	89,225
Depreciation and amortization	194,043	142,610	759,930	670,454
Total expenses	<u>552,708</u>	<u>697,675</u>	<u>2,132,954</u>	<u>2,183,940</u>
Operating income	348,175	230,993	1,228,571	1,077,861
Interest income	241	1,637	3,197	8,641
Interest expense	(342,964)	(319,333)	(1,299,496)	(1,174,097)
Income (loss) before income taxes, minority interest and equity				
in income of Unconsolidated Real Estate Affiliates	5,452	(86,703)	(67,728)	(87,595)
(Provision for) benefit from income taxes	(22,045)	37,709	(23,461)	294,160
Minority interest	(3,113)	(16,241)	(9,145)	(77,012)
Equity in income of Unconsolidated Real Estate Affiliates	18,682	123,961	80,594	158,401
(Loss) income from continuing operations	(1,024)	58,726	(19,740)	287,954
Discontinued operations, net of minority interest - gains on dispositions	59	-	46,000	-
Net (loss) income	<u>\$ (965)</u>	<u>\$ 58,726</u>	<u>\$ 26,260</u>	<u>\$ 287,954</u>
Basic and Diluted Earnings (Loss) Per Share:				
Continuing operations	\$ 0.00	\$ 0.24	\$ (0.08)	\$ 1.18
Discontinued operations	0.00	-	0.18	-
Total basic and diluted earnings per share	<u>\$ 0.00</u>	<u>\$ 0.24</u>	<u>\$ 0.10</u>	<u>\$ 1.18</u>
Diluted Earnings (Loss) Per Share:				
Continuing operations	\$ 0.00	\$ 0.24	\$ (0.07)	\$ 1.18
Discontinued operations	0.00	-	0.17	-
Total diluted earnings per share	<u>\$ 0.00</u>	<u>\$ 0.24</u>	<u>\$ 0.10</u>	<u>\$ 1.18</u>

GENERAL GROWTH PROPERTIES, INC.
PORTFOLIO RESULTS AND FUNDS FROM OPERATIONS ("FFO")
(In thousands)

	Three Months Ended December 31, 2008		
	Consolidated Properties	Unconsolidated Properties	Segment Basis
Retail and Other			
Property revenues:			
Minimum rents	\$ 539,531	\$ 99,617	\$ 639,148
Tenant recoveries	232,605	40,517	273,122
Overage rents	33,910	4,424	38,334
Other, including minority interest	34,449	17,688	52,137
Total property revenues	<u>840,495</u>	<u>162,246</u>	<u>1,002,741</u>
Property operating expenses:			
Real estate taxes	68,536	11,005	79,541
Repairs and maintenance	58,165	9,791	67,956
Marketing	11,949	2,783	14,732
Other property operating costs	104,757	29,630	134,387
Provision for doubtful accounts	2,939	1,430	4,369
Total property operating expenses	<u>246,346</u>	<u>54,639</u>	<u>300,985</u>
Retail and other net operating income	<u>594,149</u>	<u>107,607</u>	<u>701,756</u>
Master Planned Communities			
Land sales	35,478	18,126	53,604
Land sales operations	(29,796)	(10,196)	(39,992)
Master Planned Communities net operating income	<u>5,682</u>	<u>7,930</u>	<u>13,612</u>
Real estate property net operating income	<u>599,831</u>	<u>115,537</u>	<u>\$ 715,368</u>
Management and other fees	22,055	1,018	
Property management and other costs	(38,983)	(9,490)	
General and administrative	(40,198)	(13,498)	
Provisions for impairment	(60,487)	(328)	
Litigation benefit	57,145	-	
Depreciation on non-income producing assets, including headquarters building	(2,445)	(1)	
Interest income	241	1,249	
Interest expense	(342,964)	(42,830)	
Provision for income taxes	(22,045)	(386)	
Preferred unit distributions	(2,427)	-	
Other FFO from minority interest	1,181	30	
FFO	<u>170,904</u>	<u>51,301</u>	
Equity in FFO of Unconsolidated Properties	<u>51,301</u>	<u>(51,301)</u>	
Operating Partnership FFO	<u>\$ 222,205</u>	<u>\$ -</u>	

	Three Months Ended December 31, 2007		
	Consolidated Properties	Unconsolidated Properties	Segment Basis
Retail and Other			
Property revenues:			
Minimum rents	\$ 544,440	\$ 96,337	\$ 640,777
Tenant recoveries	233,548	39,098	272,646
Overage rents	46,438	6,360	52,798
Other, including minority interest	43,613	21,440	65,053
Total property revenues	<u>868,039</u>	<u>163,235</u>	<u>1,031,274</u>
Property operating expenses:			
Real estate taxes	66,480	9,863	76,343
Repairs and maintenance	65,022	10,443	75,465
Marketing	19,134	3,609	22,743
Other property operating costs	108,234	34,162	142,396
(Recovery of) provision for doubtful accounts	(4,640)	36	(4,604)
Total property operating expenses	<u>254,230</u>	<u>58,113</u>	<u>312,343</u>
Retail and other net operating income	<u>613,809</u>	<u>105,122</u>	<u>718,931</u>
Master Planned Communities			
Land sales	31,538	15,459	46,997
Land sales operations	(23,862)	(13,296)	(37,158)
Master Planned Communities net operating income before provision for impairment	<u>7,676</u>	<u>2,163</u>	<u>9,839</u>
Provision for impairment	(127,600)	-	(127,600)
Master Planned Communities net operating (loss) income	<u>(119,924)</u>	<u>2,163</u>	<u>(117,761)</u>
Real estate property net operating income	<u>493,885</u>	<u>107,285</u>	<u>\$ 601,170</u>
Management and other fees	26,180	7,046	
Property management and other costs	(43,770)	(11,532)	
General and administrative	(16,076)	199	
Provisions for impairment	(302)	(14)	
Litigation (provision) benefit	(89,225)	37,112	
Depreciation on non-income producing assets, including headquarters building	(2,800)	-	
Interest income	1,637	2,616	
Interest expense	(319,333)	(37,972)	
Benefit from (provision for) income taxes	37,709	(758)	
Preferred unit distributions	(2,947)	-	
Other FFO from minority interest	1,451	31	
FFO	<u>86,409</u>	<u>104,013</u>	
Equity in FFO of Unconsolidated Properties	<u>104,013</u>	<u>(104,013)</u>	
Operating Partnership FFO	<u>\$ 190,422</u>	<u>\$ -</u>	

GENERAL GROWTH PROPERTIES, INC.
PORTFOLIO RESULTS AND FUNDS FROM OPERATIONS ("FFO")
(In thousands)

	Twelve Months Ended December 31, 2008		
	Consolidated Properties	Unconsolidated Properties	Segment Basis
Retail and Other			
Property revenues:			
Minimum rents	\$ 2,085,758	\$ 383,003	\$ 2,468,761
Tenant recoveries	927,332	159,499	1,086,831
Overage rents	72,882	9,461	82,343
Other, including minority interest	112,160	62,081	174,241
Total property revenues	<u>3,198,132</u>	<u>614,044</u>	<u>3,812,176</u>
Property operating expenses:			
Real estate taxes	274,317	44,934	319,251
Repairs and maintenance	234,987	36,800	271,787
Marketing	43,426	8,501	51,927
Other property operating costs	436,804	123,234	560,038
Provision for doubtful accounts	17,873	3,442	21,315
Total property operating expenses	<u>1,007,407</u>	<u>216,911</u>	<u>1,224,318</u>
Retail and other net operating income	<u>2,190,725</u>	<u>397,133</u>	<u>2,587,858</u>
Master Planned Communities			
Land sales	66,557	72,189	138,746
Land sales operations	(63,441)	(46,311)	(109,752)
Master Planned Communities net operating income before provision for impairment	<u>3,116</u>	<u>25,878</u>	<u>28,994</u>
Provision for impairment	(40,346)	-	(40,346)
Master Planned Communities net operating (loss) income	<u>(37,230)</u>	<u>25,878</u>	<u>(11,352)</u>
Real estate property net operating income	<u>2,153,495</u>	<u>423,011</u>	<u>\$ 2,576,506</u>
Management and other fees	85,773	16,969	
Property management and other costs	(184,738)	(41,549)	
General and administrative	(57,972)	(21,215)	
Provisions for impairment	(76,265)	(389)	
Litigation benefit	57,145	-	
Depreciation on non-income producing assets, including headquarters building	(10,361)	-	
Interest income	3,197	5,973	
Interest expense	(1,299,496)	(168,025)	
(Provision for) benefit from income taxes	(23,461)	1,875	
Preferred unit distributions	(10,572)	-	
Other FFO from minority interest	5,348	120	
FFO	<u>642,093</u>	<u>216,770</u>	
Equity in FFO of Unconsolidated Properties	<u>216,770</u>	<u>(216,770)</u>	
Operating Partnership FFO	<u>\$ 858,863</u>	<u>\$ -</u>	
Twelve Months Ended December 31, 2007			
	Consolidated Properties	Unconsolidated Properties	Segment Basis
Retail and Other			
Property revenues:			
Minimum rents	\$ 1,933,674	\$ 406,241	\$ 2,339,915
Tenant recoveries	859,801	173,486	1,033,287
Overage rents	89,016	12,213	101,229
Other, including minority interest	115,910	82,884	198,794
Total property revenues	<u>2,998,401</u>	<u>674,824</u>	<u>3,673,225</u>
Property operating expenses:			
Real estate taxes	246,484	50,478	296,962
Repairs and maintenance	216,536	40,559	257,095
Marketing	54,664	12,233	66,897
Other property operating costs	418,295	150,149	568,444
Provision for doubtful accounts	5,426	1,978	7,404
Total property operating expenses	<u>941,405</u>	<u>255,397</u>	<u>1,196,802</u>
Retail and other net operating income	<u>2,056,996</u>	<u>419,427</u>	<u>2,476,423</u>
Master Planned Communities			
Land sales	145,649	85,017	230,666
Land sales operations	(116,708)	(57,813)	(174,521)
Master Planned Communities net operating income before provision for impairment	<u>28,941</u>	<u>27,204</u>	<u>56,145</u>
Provision for impairment	(127,600)	-	(127,600)
Master Planned Communities net operating (loss) income	<u>(98,659)</u>	<u>27,204</u>	<u>(71,455)</u>
Real estate property net operating income	<u>1,958,337</u>	<u>446,631</u>	<u>\$ 2,404,968</u>
Management and other fees	106,584	19,869	
Property management and other costs	(198,610)	(44,994)	
General and administrative	(37,005)	(3,700)	
Provisions for impairment	(2,933)	(232)	
Litigation provision	(89,225)	-	
Depreciation on non-income producing assets, including headquarters building	(12,006)	-	
Interest income	8,641	16,417	
Interest expense	(1,174,097)	(176,937)	
Benefit from (provision for) income taxes	294,160	(2,830)	
Preferred unit distributions	(12,963)	-	
Other FFO from minority interest	5,639	62	
FFO	<u>846,522</u>	<u>254,286</u>	
Equity in FFO of Unconsolidated Properties	<u>254,286</u>	<u>(254,286)</u>	
Operating Partnership FFO	<u>\$ 1,100,808</u>	<u>\$ -</u>	

GENERAL GROWTH PROPERTIES, INC.
RECONCILIATION OF NON-GAAP FINANCIAL MEASURES TO GAAP FINANCIAL MEASURES
(In thousands)

	Three Months Ended December 31,		Twelve Months Ended December 31,	
	2008	2007	2008	2007
Reconciliation of Real Estate Property Net Operating Income ("NOI") to GAAP Operating Income				
Real estate property net operating income:				
Segment basis	\$ 715,368	\$ 601,170	\$ 2,576,506	\$ 2,404,968
Unconsolidated Properties	<u>(115,537)</u>	<u>(107,285)</u>	<u>(423,011)</u>	<u>(446,631)</u>
Consolidated Properties	599,831	493,885	2,153,495	1,958,337
Management and other fees	22,055	26,180	85,773	106,584
Property management and other costs	(38,983)	(43,770)	(184,738)	(198,610)
General and administrative	(40,198)	(16,076)	(57,972)	(37,005)
Provisions for impairment	(60,487)	(302)	(76,265)	(2,933)
Litigation benefit (provision)	57,145	(89,225)	57,145	(89,225)
Depreciation and amortization	(194,043)	(142,610)	(759,930)	(670,454)
Minority interest in NOI of Consolidated Properties and other	2,855	2,911	11,063	11,167
Operating income	<u>\$ 348,175</u>	<u>\$ 230,993</u>	<u>\$ 1,228,571</u>	<u>\$ 1,077,861</u>

Reconciliation of Core FFO to Funds From Operations ("FFO") and to GAAP Net Income

Core FFO	\$ 231,024	\$ 271,232	\$ 891,801	\$ 880,933
Master Planned Communities net operating income (loss)	13,612	(117,761)	(11,352)	(71,455)
(Provision for) benefit from income taxes	<u>(22,431)</u>	<u>36,951</u>	<u>(21,586)</u>	<u>291,330</u>
Funds From Operations - Operating Partnership	222,205	190,422	858,863	1,100,808
Depreciation and amortization of capitalized real estate costs	<u>(224,230)</u>	<u>(164,438)</u>	<u>(885,814)</u>	<u>(797,189)</u>
Minority interest in depreciation of Consolidated Properties and other	847	811	3,330	3,199
Gains and losses on dispositions from Unconsolidated Real Estate Affiliates	-	44,481	-	42,745
Minority interest to Operating Partnership unitholders	<u>154</u>	<u>(12,550)</u>	<u>3,881</u>	<u>(61,609)</u>
(Loss) income from continuing operations	(1,024)	58,726	(19,740)	287,954
Discontinued operations, net of minority interest - gains on dispositions	59	-	46,000	-
Net (loss) income	<u>\$ (965)</u>	<u>\$ 58,726</u>	<u>\$ 26,260</u>	<u>\$ 287,954</u>

Reconciliation of Equity in NOI of Unconsolidated Properties to GAAP Equity in Income of Unconsolidated Affiliates

Equity in Unconsolidated Properties:				
NOI	\$ 115,537	\$ 107,285	\$ 423,011	\$ 446,631
Net property management fees and costs	(8,472)	(4,486)	(24,580)	(25,125)
Net interest expense	(41,581)	(35,356)	(162,052)	(160,520)
Litigation benefit	-	37,112	-	-
Headquarters, general and administrative, provisions for impairment income taxes and minority interest in FFO	<u>(14,182)</u>	<u>(542)</u>	<u>(19,609)</u>	<u>(6,700)</u>
FFO of unconsolidated properties	51,302	104,013	216,770	254,286
Depreciation and amortization of capitalized real estate costs	<u>(32,632)</u>	<u>(24,628)</u>	<u>(136,245)</u>	<u>(138,741)</u>
Other, including gains on sales of investment properties	12	44,576	69	42,856
Equity in income of unconsolidated real estate affiliates	<u>\$ 18,682</u>	<u>\$ 123,961</u>	<u>\$ 80,594</u>	<u>\$ 158,401</u>

Reconciliation of Weighted Average Shares Outstanding

Basic:				
Weighted average number of shares outstanding - FFO per share	319,543	295,718	313,752	296,125
Conversion of Operating Partnership units	<u>(50,974)</u>	<u>(51,851)</u>	<u>(51,557)</u>	<u>(52,133)</u>
Weighted average number of Company shares outstanding - GAAP EPS	<u>268,569</u>	<u>243,867</u>	<u>262,195</u>	<u>243,992</u>
Diluted:				
Weighted average number of shares outstanding - FFO per share	319,543	296,109	315,375	296,671
Conversion of Operating Partnership units	<u>(50,974)</u>	<u>(51,851)</u>	<u>(51,557)</u>	<u>(52,133)</u>
Weighted average number of Company shares outstanding - GAAP EPS	<u>268,569</u>	<u>244,258</u>	<u>263,818</u>	<u>244,538</u>

GENERAL GROWTH PROPERTIES, INC.
SUPPLEMENTAL DISCLOSURE OF CERTAIN NON-CASH REVENUES AND EXPENSES
REFLECTED IN FFO
(In thousands)

	Three Months Ended December 31, 2008		Three Months Ended December 31, 2007	
	Consolidated Properties	Unconsolidated Properties	Consolidated Properties	Unconsolidated Properties
Minimum rents:				
Above- and below-market tenant leases, net	\$ 3,674	\$ 1,014	\$ 2,485	\$ 2,716
Straight-line rent	(5,329)	(346)	(2,315)	289
Real estate taxes:				
Real estate tax stabilization agreement	(981)	-	(981)	-
Other property operating costs:				
Non-cash ground rent expense	(1,699)	(231)	(2,694)	(193)
Interest expense:				
Mark-to-market adjustments on debt	3,167	637	4,063	765
Amortization of deferred finance costs	(23,324)	(434)	(5,288)	(344)
Debt extinguishment costs:				
Write-off of mark-to-market adjustments	2,393	-	1,167	-
Write-off of deferred finance costs	(7,756)	(13)	(154)	(2)
Totals	<u>\$ (29,855)</u>	<u>\$ 627</u>	<u>\$ (3,717)</u>	<u>\$ 3,231</u>

	Twelve Months Ended December 31, 2008		Twelve Months Ended December 31, 2007	
	Consolidated Properties	Unconsolidated Properties	Consolidated Properties	Unconsolidated Properties
Minimum rents:				
Above- and below-market tenant leases, net	\$ 15,612	\$ 7,446	\$ 30,988	\$ 9,791
Straight-line rent	27,827	6,644	24,334	7,445
Real estate taxes:				
Real estate tax stabilization agreement	(3,924)	-	(3,924)	-
Other property operating costs:				
Non-cash ground rent expense	(6,958)	(924)	(7,479)	(769)
Interest expense:				
Mark-to-market adjustments on debt	15,309	2,841	28,536	3,916
Amortization of deferred finance costs	(46,034)	(1,930)	(18,916)	(1,658)
Debt extinguishment costs:				
Write-off of mark-to-market adjustments	2,605	-	4,932	-
Write-off of deferred finance costs	(7,599)	(13)	(3,255)	(2)
Totals	<u>\$ (3,162)</u>	<u>\$ 14,064</u>	<u>\$ 55,216</u>	<u>\$ 18,723</u>

WEIGHTED AVERAGE SHARES
(In thousands)

	Three Months Ended December 31,		Twelve Months Ended December 31,	
	2008	2007	2008	2007
Basic	268,569	243,867	262,195	243,992
Diluted	268,569	244,258	263,818	244,538
Assuming full conversion of Operating Partnership units:				
Basic	319,543	295,718	313,752	296,125
Diluted	319,543	296,109	315,375	296,671

GENERAL GROWTH PROPERTIES, INC.
SUPPLEMENTAL SCHEDULE OF SIGNIFICANT FFO ITEMS THAT IMPACT COMPARABILITY
(In thousands, except per share amounts)

	Three Months Ended December 31,		Twelve Months Ended December 31,	
	2008	2007	2008	2007
Operating Partnership FFO	\$ 222,205	\$ 190,422	\$ 858,863	\$ 1,100,808
Operating Partnership FFO per share - diluted	\$ 0.70	\$ 0.64	\$ 2.72	\$ 3.71
Significant items that affect comparability				
increase (decrease)				
Business interruption insurance recovery (a)	(11,901)	(8,608)	(11,901)	(20,255)
Deemed compensation expense - officer loans (b)	15,372	-	15,372	-
Strategic initiatives (c)	30,017	-	30,017	-
Provisions for impairment:				
Operating properties	3,951	-	11,751	-
Non-recoverable development costs	23,736	316	31,714	3,165
Goodwill	32,800	-	32,800	-
Master planned communities-Columbia and Fairwood, net of tax	-	77,134	-	77,134
Master planned communities-Nouvelle at Natick, net of tax	-	-	25,088	-
Litigation (benefit) provision (d)	(50,021)	52,113	(50,021)	89,225
Tax restructuring benefit (e)	-	(22,944)	-	(320,470)
Operating Partnership FFO as adjusted for comparability	\$ 266,159	\$ 288,433	\$ 943,683	\$ 929,607
Adjusted Operating Partnership FFO per share - diluted	\$ 0.83	\$ 0.97	\$ 2.99	\$ 3.13

- (a) Business interruption insurance recovery amounts reflect separate Hurricane Katrina settlements reached with individual insurance carriers in June 2007 (Riverwalk) and in December 2007 and October 2008 (Oakwood).
- (b) The deemed compensation expense - officer loans is the cumulative amount recognized in the fourth quarter of 2008 to reflect the benefit to the Company deemed to have occurred as a result of the 2007 - 2008 extension of a series of loans to Bernard Freibaum, former CFO, and Robert Michaels, former President, by an entity related to an affiliate of a Bucksbaum family trust, a major shareholder of the Company. Such amount is a non-cash charge and the lending entity was deemed to make a capital contribution to the Company in an equal amount for no incremental equity interest in the Company.
- (c) The strategic initiatives amounts reflect fees and expenses incurred for various consultants and advisors assisting in the development of our strategic alternatives to address our current liquidity and financing situation, as well as fees associated with debt extensions.
- (d) The litigation (benefit) provision amounts reflect the accrual of damages, interest and costs related to the November 2007 adverse judgment regarding the Glendale matter and the reduction of such accruals upon settlement of such matter in December 2008.
- (e) The tax restructuring item for the twelve months ended December 31, 2007 is the tax benefit of a March 31, 2007 ownership reorganization of certain of our private REIT and taxable REIT subsidiaries, yielding the elimination of previously recognized deferred tax liabilities.