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): October 12, 2004

AMB PROPERTY CORPORATION

(Exact name of registrant as specified in its charter)

Maryland	001-13545	94-3281941
(State or other jurisdiction of Incorporation)	(Commission File Number)	(I.R.S. Employer Identification Number)

Pier 1, Bay 1, San Francisco, California 94111

(Address of principal executive offices) (Zip Code)

415-394-9000

(Registrants' telephone number, including area code)

n/a

(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 (see General Instruction A.2. below):

☐ Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)

☐ Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)

☐ Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))

☐ Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

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ITEM 2.02 RESULTS OF OPERATIONS AND FINANCIAL CONDITION AND

ITEM 7.01 REGULATION FD DISCLOSURE

On October 12, 2004, we disclosed a supplemental analyst package in connection with our earnings conference call for the third quarter of 2004. A copy of the supplemental analyst package is attached hereto as Exhibit 99.1. This section and the attached exhibit are provided under Items 2.02 and 7.01 of Form 8-K and are furnished to, but not filed with, the Securities and Exchange Commission.

Forward Looking Statements

Some of the information included in this report contains forward-looking statements, such as statements pertaining to our business strategy, future plans and performance, and operating results, including expected project completion dates and expected total investments. Forward-looking statements involve numerous risks and uncertainties and you should not rely on them as predictions of future events. The events or circumstances reflected in forward-looking statements might not occur. You can identify forward-looking statements by the use of forward-looking terminology such as “believes,” “expects,” “may,” “will,” “should,” “seeks,” “approximately,” “intends,” “plans,” “pro forma,” “estimates” or “anticipates” or the negative of these words and phrases or similar words or phrases. You can also identify forward-looking statements by discussions of strategy, plans or intentions. Forward-looking statements are necessarily dependent on assumptions, data or methods that may be incorrect or imprecise and we may not be able to realize them. We caution you not to place undue reliance on forward-looking statements, which reflect our analysis only and speak only as of the date of this report or the dates indicated in the statements. We assume no obligation to update or supplement forward-looking statements. 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: defaults on or non-renewal of leases by tenants, increased interest rates and operating costs, our failure to obtain necessary outside financing, difficulties in identifying properties to acquire and in effecting acquisitions, our failure to successfully integrate acquired properties and operations, our failure to divest properties we have contracted to sell or to timely reinvest proceeds from any divestitures, risks and uncertainties affecting property development and construction (including construction delays, cost overruns, our inability to obtain necessary permits and public opposition to these activities), our failure to qualify and maintain our status as a real estate investment trust, environmental uncertainties, risks related to natural disasters, financial market fluctuations, changes in real estate and zoning laws, risks related to doing business internationally and increases in real property tax rates. Our success also depends upon economic trends generally, including interest rates, income tax laws, governmental regulation, legislation, population changes and certain other matters discussed under the heading “Management’s Discussion and Analysis of Financial Condition and Results of Operations—Business Risks” and elsewhere in our most recent annual report on Form 10-K.

ITEM 9.01 FINANCIAL STATEMENTS AND EXHIBITS.

(c) Exhibits:

Exhibit Number	Description
99.1	AMB Property Corporation Supplemental Analyst Package for Third Quarter 2004 Earnings Conference Call October 13, 2004

SIGNATURES

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

AMB Property Corporation
(Registrant)

Date: October 12, 2004

By: /s/ Tamra Browne
Tamra Browne
Senior Vice President,
General Counsel and Secretary

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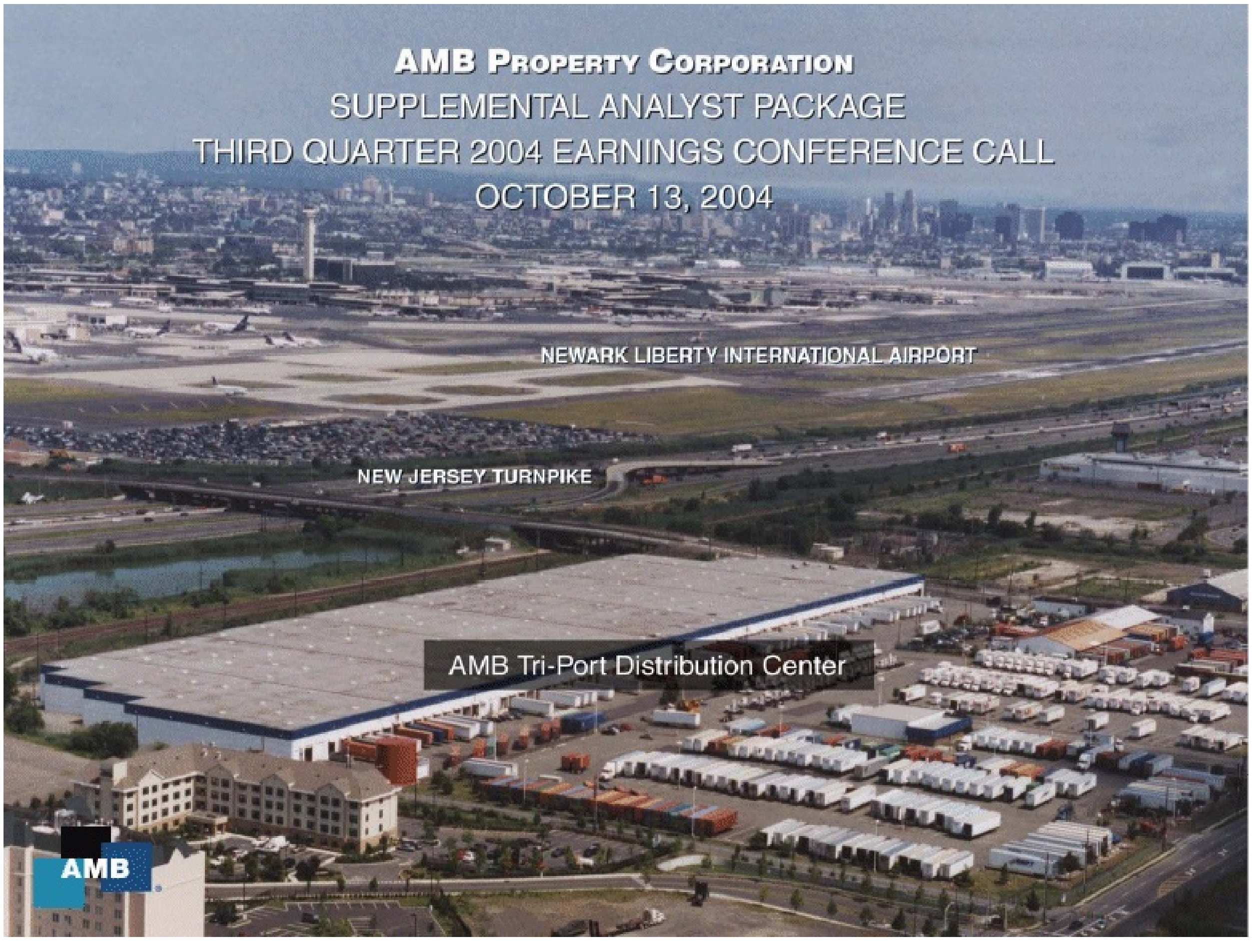
Exhibits

Exhibit Number	Description
99.1	AMB Property Corporation Supplemental Analyst Package for Third Quarter 2004 Earnings Conference Call October 13, 2004

Exhibit 99.1


AMB PROPERTY CORPORATION
SUPPLEMENTAL ANALYST PACKAGE
THIRD QUARTER 2004 EARNINGS CONFERENCE CALL
OCTOBER 13, 2004
NEWARK LIBERTY INTERNATIONAL AIRPORT
NEW JERSEY TURNPIKE
AMB Tri-Port Distribution Center
AMB

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To reflect additional depreciation expense, management will restate AMB's previously issued financial statements for the years ended December 31, 2003, 2002 and 2001 filed on Form 10-K and for the quarters ended March 31, 2004 and June 30, 2004 filed on Form 10-Q. The restatement affects the company's depreciation expense, net income and earnings per share for the prior periods. The net impact of the restatement of depreciation expense on earnings per share results will reduce EPS by $0.02 from $1.43 to $1.41 for 2001; by $0.04 from $1.37 to $1.33 for 2002; by $0.06 from $1.47 to $1.41 for 2003. The net impact on each of the three months ended March 31 and June 30, 2004 will reduce EPS by $0.02 from $0.19 to $0.17 and by $0.02 from $0.22 to $0.20, respectively. This restatement of depreciation expense does not impact the company's previously reported funds from operations (FFO) per fully diluted share and unit as, in accordance with NAREIT's FFO definition, the company adds back real estate-related depreciation to calculate FFO. Please see the Company's earnings press release for more detail.

Cover: AMB Tri-Port Distribution Center, adjacent to the Ports of Newark and Elizabeth, New Jersey, and Newark Liberty International Airport (EWR), is a 490,830 square foot distribution facility acquired in September 2004. The property is fully leased to Federal Express Corporation.

FINANCIAL HIGHLIGHTS [3]

(dollars in thousands, except share data)

	Quarters Ended September 30,			Nine Months Ended September 30,		
	2004	Change	2003	2004	Change	2003
Operating Data						
Revenues	$ 176,529	19.8%	$ 147,394	$ 505,077	14.2%	$ 442,433
Adjusted EBITDA [1]	128,616	13.9%	112,912	361,509	6.8%	338,374
Net income available to common stockholders	30,266	47.3%	20,547	62,188	(32.0%)	91,391
FFO [2]	54,744	31.1%	41,744	151,029	12.0%	134,801
Per diluted share and unit						
EPS	$ 0.35	40.0%	$ 0.25	$ 0.73	(34.2%)	$ 1.11
FFO [2]	0.61	27.1%	0.48	1.68	9.1%	1.54
Dividends per common share	0.425	2.4%	0.415	1.28	2.4%	1.25
Ratios						
Interest coverage [1]	3.0 x		3.1 x	2.9 x		3.0 x
Fixed charge coverage [1]	2.4 x		2.4 x	2.3 x		2.4 x
FFO payout	70%		86%	76%		81%

	As of			
	September 30, 2004	June 30, 2004	March 31, 2004	December 31, 2003
Capitalization				
AMB's share of total debt	$ 2,581,627	$ 2,363,536	$ 2,128,464	$ 1,954,314
Preferred equity	392,325	355,846	355,846	355,846
Market equity	3,245,525	3,026,532	3,246,769	2,845,984
Total capitalization	$ 6,219,477	$ 5,745,914	$ 5,731,079	$ 5,156,144
Ratios				
AMB's share of total debt-to-total book capitalization	56.3%	54.6%	51.8%	49.6%
AMB's share of total debt-to-total market capitalization	41.5%	41.1%	37.1%	37.9%
Total common shares and units outstanding	87,669,504	87,396,245	87,349,167	86,556,703

[1] Includes discontinued operations.
[2] See the footnotes to the Consolidated Statements of Funds from Operations.
[3] See Table of Contents for discussion of restated amounts for prior periods.

CONSOLIDATED BALANCE SHEETS [(1)]

(dollars in thousands)

	As of			
	September 30, 2004	June 30, 2004	March 31, 2004	December 31, 2003
Assets				
Investments in real estate				
Total investments in properties	$ 6,302,529	$ 6,051,308	$ 5,730,654	$ 5,491,707
Accumulated depreciation	(595,438)	(560,877)	(524,115)	(485,559)
Net investments in properties	5,707,091	5,490,431	5,206,539	5,006,148
Investment in unconsolidated joint ventures	48,601	52,579	54,006	52,009
Properties held for contribution, net	11,854	11,143	-	-
Properties held for divestiture, net	59,924	39,246	9,628	11,751
Net investments in real estate	5,827,470	5,593,399	5,270,173	5,069,908
Cash and cash equivalents	174,323	146,136	150,903	156,663
Mortgages receivable	23,068	23,594	23,620	43,145
Accounts receivable, net	102,078	96,524	92,081	88,452
Other assets	94,711	76,958	69,669	51,391
Total assets	$ 6,221,650	$ 5,936,611	$ 5,606,446	$ 5,409,559
Liabilities and Stockholders' Equity				
Secured debt	$ 1,617,944	$ 1,552,084	$ 1,457,630	$ 1,363,890
Unsecured senior debt securities	1,025,000	1,025,000	1,025,000	925,000
Unsecured debt	9,182	9,334	9,482	9,628
Unsecured credit facilities	583,864	428,502	261,369	275,739
Accounts payable and other liabilities	278,350	256,574	208,614	187,095
Total liabilities	3,514,340	3,271,494	2,962,095	2,761,352
Minority interests:				
Joint venture partners	701,639	698,549	662,235	658,723
Preferred unitholders	278,378	241,899	241,873	241,899
Limited partnership unitholders	88,026	88,190	89,036	90,448
Total minority interests	1,068,043	1,028,638	993,144	991,070
Stockholders' equity:				
Common stock	1,536,063	1,533,275	1,547,995	1,553,764
Preferred stock	103,204	103,204	103,212	103,373
Total stockholders' equity	1,639,267	1,636,479	1,651,207	1,657,137
Total liabilities and stockholders' equity	$ 6,221,650	$ 5,936,611	$ 5,606,446	$ 5,409,559

(1) See Table of Contents for discussion of restated amounts for prior periods.

CONSOLIDATED STATEMENTS OF OPERATIONS [(1)]

(dollars in thousands, except share data)

	For the Quarters Ended September 30,		For the Nine Months Ended September 30,	
	2004	2003	2004	2003
Revenues				
Rental revenues	$ 173,803	$ 146,466	$ 497,000	$ 434,589
Private capital income	2,726	1,928	8,077	7,844
Total revenues	176,529	148,394	505,077	442,433
Costs and expenses				
Property operating costs	(43,953)	(39,129)	(128,580)	(115,550)
Depreciation and amortization	(42,099)	(33,734)	(120,998)	(102,847)
Impairment losses	-	-	-	(5,251)
General and administrative	(15,747)	(10,824)	(45,706)	(34,834)
Total costs and expenses	(101,799)	(83,687)	(295,284)	(258,482)
Operating income	74,730	64,707	209,793	183,951
Other income and expenses				
Equity in earnings of unconsolidated joint ventures	603	1,365	3,256	4,222
Interest income and other, net	1,295	653	3,283	3,144
Gains from dispositions of real estate	-	-	-	7,429
Development profits, net of taxes	1,521	5,512	4,756	5,512
Interest expense, including amortization	(40,324)	(35,562)	(118,449)	(107,132)
Total other income and expenses	(36,905)	(28,032)	(107,154)	(86,825)
Income before minority interests and discontinued operations	37,825	36,675	102,639	97,126
Minority interests' share of income				
Joint venture partners' share of income	(10,302)	(9,546)	(28,978)	(24,712)
Joint venture partners' share of development profits	(145)	(3,446)	(894)	(3,446)
Preferred unitholders	(4,942)	(6,314)	(14,766)	(19,073)
Limited partnership unitholders	(1,012)	(488)	(2,618)	(2,200)
Total minority interests' share of income	(16,401)	(19,794)	(47,256)	(49,431)
Income from continuing operations	21,424	16,881	55,383	47,695
Discontinued operations				
Income (loss) attributable to discontinued operations, net of minority interests	175	1,919	(171)	13,576
Gain from disposition of real estate, net of minority interests	10,450	7,888	12,325	39,579
Total discontinued operations	10,625	9,807	12,154	53,155
Net income	32,049	26,688	67,537	100,850
Preferred stock dividends	(1,783)	(1,470)	(5,349)	(5,788)
Preferred stock and unit redemption discount/(issuance costs)	-	(3,671)	-	(3,671)
Net income available to common stockholders	$ 30,266	$ 21,547	$ 62,188	$ 91,391
Net income per common share (diluted)	$ 0.35	$ 0.26	$ 0.73	$ 1.11
Weighted average common shares (diluted)	86,395,787	82,720,130	85,012,460	82,539,800

(1) See Table of Contents for discussion of restated amounts for prior periods.

CONSOLIDATED STATEMENTS OF FUNDS FROM OPERATIONS [1]

(dollars in thousands, except share data)

	For the Quarters Ended September 30,		For the Nine Months Ended September 30,	
	2004	2003 [2]	2004	2003 [2]
Net income	$ 32,049	$ 25,688	$ 67,537	$ 100,850
Gain from disposition of real estate, net of minority interests	(10,450)	(7,888)	(12,325)	(47,008)
Real estate related depreciation and amortization:				
Total depreciation and amortization	42,099	33,734	120,998	102,847
Discontinued operations' depreciation	525	597	1,733	2,346
FF& E depreciation	(172)	(170)	(508)	(548)
Adjustments to derive FFO from consolidated JVs:				
Joint venture partners' minority interests (NI)	10,302	9,546	28,978	24,712
Limited partnership unitholders' minority interests (NI)	1,012	488	2,618	2,200
Limited partnership unitholders' minority interests (Development profits)	79	115	222	115
Discontinued operations' minority interests (NI)	2,218	1,140	2,464	3,195
FFO attributable to minority interests	(22,193)	(17,345)	(58,172)	(47,847)
Adjustments to derive FFO from unconsolidated JVs:				
AMB's share of net income	(603)	(1,365)	(3,256)	(4,222)
AMB's share of FFO	1,661	2,345	6,089	7,620
Preferred stock dividends	(1,783)	(1,470)	(5,349)	(5,788)
Preferred stock unit redemption discount/(issuance costs)	-	(3,671)	-	(3,671)
Funds from operations	$ 54,744	$ 41,744	$ 151,029	$ 134,801
FFO per common share and unit (diluted)	$ 0.61	$ 0.48	$ 1.68	$ 1.54
Weighted average common shares and units (diluted)	90,146,245	87,399,544	89,764,633	87,342,075

[1] See Supplemental Financial Measures Disclosures for a discussion of why management believes FFO is a useful supplemental measure of operating performance, of ways in which investors might use FFO when assessing AMB's financial performance, and of FFO's limitations as a measurement tool.

[2] Effective January 1, 2003, the Company discontinued its practice of deducting amortization of investments in leasehold interests from FFO as such an adjustment is not provided for in NAREIT's FFO definition. As a result, FFO for the periods presented has been adjusted to reflect the changes.

ADJUSTED EBITDA [1] AND COVERAGE RATIOS

(dollars in thousands)

	For the Quarters Ended September 30,		For the Nine Months Ended September 30,	
	2004	2003	2004	2003
Net income	$ 32,049	$ 25,688	$ 67,537	$ 100,850
Depreciation and amortization	42,099	33,734	120,998	102,847
Impairment losses	-	-	-	5,251
Stock-based compensation amortization	2,467	2,021	7,943	6,000
Adjustments to derive adjusted EBITDA from unconsolidated JVs:				
AMB's share of net income	(603)	(1,365)	(3,256)	(4,222)
AMB's share of FFO	1,661	2,345	6,089	7,620
AMB's share of interest expense	1,316	808	2,974	2,082
Gains from dispositions of real estate	-	-	-	(7,429)
Interest, including amortization	40,324	35,562	118,449	107,132
Total minority interests' share of income	16,401	19,794	47,256	49,431
Total discontinued operations, including (gains) losses	(10,625)	(9,807)	(12,154)	(53,155)
Discontinued operations' adjusted EBITDA	3,527	4,132	5,673	21,967
Adjusted EBITDA	$ 128,616	$ 112,912	$ 361,509	$ 338,374
Interest				
Interest expense, including amortization - continuing operations	$ 40,324	$ 35,562	$ 118,449	$ 107,132
Interest expense, including amortization - discontinued operations	609	476	1,646	2,850
AMB's share of interest expense from unconsolidated JVs	1,316	808	2,974	2,082
Total interest	$ 42,249	$ 36,846	$ 123,069	$ 112,064
Interest coverage [2]	3.0 x	3.1 x	2.9 x	3.0 x
Fixed charge				
Interest expense, including amortization - continuing operations	$ 40,324	$ 35,562	$ 118,449	$ 107,132
Amortization of financing costs and debt premiums - continuing operations	(374)	(852)	483	(1,567)
Interest expense, including amortization - discontinued operations	609	476	1,646	2,850
Amortization of financing costs and debt premiums - discontinued operations	4	3	(119)	(10)
AMB's share of interest expense from unconsolidated JVs	1,316	808	2,974	2,082
Capitalized interest	5,883	2,481	11,812	6,072
Preferred unit distributions	4,942	6,314	14,766	19,073
Preferred stock dividends	1,783	1,470	5,349	5,788
Total fixed charge	$ 54,487	$ 46,262	$ 155,360	$ 141,420
Fixed charge coverage [3]	2.4 x	2.4 x	2.3 x	2.4 x

(1) See Supplemental Financial Measures Disclosures for a discussion of why management believes adjusted EBITDA is a useful supplemental measure of operating performance and liquidity, of ways in which investors might use adjusted EBITDA when assessing AMB's financial performance, and of adjusted EBITDA's limitations as a measurement tool.

(2) See Reporting Definitions for Interest coverage and Supplemental Financial Measures Disclosures for a discussion of why management believes Interest coverage is a useful supplemental measure of liquidity.

(3) See Reporting Definitions for Fixed charge coverage and Supplemental Financial Measures Disclosures for a discussion of why management believes Fixed charge coverage is a useful supplemental measure of liquidity.

SUPPLEMENTAL CASH FLOW INFORMATION

(dollars in thousands)

	For the Quarters Ended September 30,		For the Nine Months Ended September 30,	
	2004	2003	2004	2003
Supplemental Information:				
Straight-line rents	$ 2,593	$ 2,579	$ 11,251	$ 6,832
AMB's share of straight-line rents	$ 1,838	$ 1,800	$ 7,867	$ 4,655
AMB's share of unconsolidated JV's NOI	$ 2,840	$ 3,015	$ 8,655	$ 9,228
JV Partners' share of cash basis NOI	$ 32,547	$ 26,158	$ 89,057	$ 75,617
Discontinued operations' NOI - Held for Sale	$ 484	$ 484	$ 1,332	$ 1,503
Discontinued operations' NOI - Sold	$ 3,043	$ 3,648	$ 4,341	$ 20,464
Stock-based compensation amortization	$ 2,467	$ 2,021	$ 7,943	$ 6,000
Capitalized interest	$ 5,883	$ 2,481	$ 11,812	$ 6,072
Recurring capital expenditures:				
Tenant improvements	$ 6,298	$ 2,918	$ 17,264	$ 12,114
Lease commissions and other lease costs	4,827	5,223	17,399	15,928
Building improvements	5,209	4,351	12,097	11,214
Sub-total	16,334	12,492	46,760	39,256
JV Partners' share of capital expenditures	(4,007)	(3,522)	(11,621)	(11,777)
AMB's share of recurring capital expenditures	$ 12,327	$ 8,970	$ 35,139	$ 27,479

INDUSTRIAL OPERATING AND LEASING STATISTICS

(dollars in thousands, except per square foot amounts)

Operating Portfolio [1]	Quarter	Year-to-Date
Square feet owned at September 30, 2004 [3]	91,143,270	91,143,270
Occupancy percentage at September 30, 2004	94.6%	94.6%
Weighted average lease terms:		
Original	6.2 years	6.2 years
Remaining	3.3 years	3.3 years
Tenant retention	63.3%	65.9%
Same Space Leasing Activity: [4]		
Rent increases (decreases) on renewals and rollovers [2]	(13.2%)	(13.6%)
Same space square footage commencing (millions)	4.2	13.3
2nd Generation Leasing Activity:		
TIs and LCs per square foot:		
Retained	$ 1.46	$ 1.63
Re-tenanted	2.25	2.27
Weighted average	$ 1.97	$ 2.00
Square footage commencing (millions)	5.5	17.2

Same Store Pool [2]	Quarter	Year-to-Date
Square feet in same store pool at September 30, 2004	77,941,898	77,941,898
% of total industrial square feet	85.5%	85.5%
Occupancy percentage at period end:		
September 30, 2004	94.8%	94.8%
September 30, 2003	92.5%	92.5%
Tenant retention	59.8%	63.8%
Rent increases (decreases) on renewals and rollovers	(14.3%)	(15.1%)
Same space square footage commencing (millions)	3.9	12.3
Cash basis NOI growth % increase/(decrease):		
Revenues	3.7%	(0.7%)
Expenses	0.8%	0.6%
NOI	4.8%	(1.1%)
NOI without lease termination fees	0.6%	(1.0%)

(1) Includes all consolidated industrial operating properties and excludes industrial development and renovation projects. Excludes retail and other properties' square feet of 474,368 with occupancy of 27.9% and annualized base rent of $3.1 million.

(2) The same store pool excludes properties purchased and developments stabilized after December 31, 2002. See Reporting Definitions.

(3) In addition to owned square feet as of September 30, 2004, the Company manages, through its subsidiary, AMB Capital Partners, 0.5 million additional square feet of industrial, retail and other properties. The Company also has investments in 8.0 million square feet of operating industrial properties through its investment in unconsolidated joint ventures.

(4) Consists of second generation leases renewing or re-tenanting with current and prior lease terms greater than one year.

INDUSTRIAL MARKET OPERATING STATISTICS (1)
As of September 30, 2004

	Atlanta	Chicago	Dallas/ Ft. Worth	Los Angeles [2]	No. New Jersey/ New York	San Francisco Bay Area	Miami	Seattle	On-Tarmac [3]	Total U.S. Hub and Gateway Markets	Total Other Markets	Total/ Weighted Average
Number of buildings	56	93	40	152	127	139	49	64	38	758	233	991
Rentable square feet	6,903,993	7,565,570	3,799,444	13,418,020	10,129,555	11,104,362	5,170,909	6,857,569	2,933,699	67,883,121	23,260,149	91,143,270
% of total rentable square feet	7.6%	8.3%	4.2%	14.7%	11.1%	12.2%	5.7%	7.5%	3.2%	74.5%	25.5%	100.0%
Occupancy percentage	93.1%	95.5%	89.5%	98.3%	94.2%	94.6%	90.2%	96.3%	94.2%	94.8%	94.1%	94.6%
Annualized base rent (000's)	$26,100	$35,572	$13,241	$83,720	$66,914	$74,983	$33,373	$34,611	$44,549	$413,063	139,368	$552,431
% of total annualized base rent	4.7%	6.4%	2.4%	15.2%	12.1%	13.6%	5.9%	6.3%	8.1%	74.7%	25.3%	100.0%
Number of leases	209	189	115	427	373	416	232	266	253	2,480	885	3,365
Annualized base rent per square foot	$4.06	$4.92	$3.89	$6.35	$7.01	$7.14	$7.15	$5.24	$16.12	$6.42	$6.37	$6.41
Lease expirations as a % of ABR: [4]												
2004	3.3%	3.3%	7.6%	4.9%	5.8%	4.8%	2.6%	3.4%	3.2%	4.4%	4.6%	4.4%
2005	13.7%	22.8%	20.3%	15.5%	7.9%	19.9%	24.0%	15.1%	15.1%	16.4%	15.5%	16.1%
2006	19.5%	27.8%	13.9%	19.5%	12.9%	10.7%	17.5%	18.1%	12.3%	16.3%	10.4%	14.8%
Weighted average lease terms:												
Original	6.2 years	6.0 years	5.2 years	6.2 years	6.3 years	5.2 years	5.9 years	5.8 years	8.2 years	6.0 years	6.7 years	6.2 years
Remaining	3.8 years	2.2 years	3.2 years	3.3 years	3.6 years	3.0 years	2.9 years	3.1 years	4.3 years	3.2 years	3.7 years	3.3 years
Tenant retention:												
Quarter	51.5%	94.7%	42.0%	42.3%	82.6%	73.8%	77.8%	40.5%	92.6%	62.1%	68.0%	63.3%
Year-to-date	63.2%	56.7%	67.5%	59.2%	73.1%	66.6%	72.4%	65.3%	74.7%	64.0%	73.9%	65.9%
Rent increases on renewals and rollovers:												
Quarter	(10.0%)	(2.1%)	(9.3%)	(8.9%)	(1.0%)	(45.4%)	4.0%	(4.4%)	(7.4%)	(13.4%)	(11.5%)	(13.2%)
Same space SF leased	420,278	625,356	164,931	724,440	214,530	378,209	384,999	131,358	232,489	3,276,590	964,889	4,241,479
Year-to-date	(13.6%)	(5.7%)	(12.0%)	(4.3%)	(7.0%)	(40.0%)	(1.2%)	(8.3%)	(3.9%)	(14.6%)	(7.8%)	(13.6%)
Same space SF leased	1,323,464	1,669,967	829,442	2,241,983	782,609	1,859,042	743,168	1,131,081	485,669	11,066,425	2,260,625	13,327,050
Same store cash basis NOI growth:												
Quarter	(6.0%)	3.8%	(1.5%)	6.1%	0.7%	14.6%	0.7%	8.3%	2.2%	5.6%	2.3%	4.8%
Year-to-date	0.3%	(4.4%)	(5.0%)	2.5%	(6.6%)	(8.4%)	(0.2%)	1.8%	6.1%	(2.3%)	2.7%	(1.1%)
Sq. feet owned in same store pool [5]	6,547,961	7,254,655	3,532,884	11,908,011	7,069,187	10,696,341	4,348,139	4,857,434	2,396,732	58,611,344	19,330,554	77,941,898
AMB's pro rata share of square feet	4,383,746	5,732,513	2,752,701	9,340,281	6,480,791	8,555,590	4,296,915	3,596,859	2,390,483	47,529,879	20,386,367	67,916,246
Total market square footage [6]	7,838,429	12,113,777	4,599,801	17,199,588	10,784,970	11,602,757	5,888,222	7,033,554	-	77,061,098	32,062,671	109,123,769

(1) Includes all industrial consolidated operating properties and excludes industrial development and renovation projects.
(2) The Company also has a 19.9 acre parking lot with 2,720 parking spaces and 12 billboard signs in the Los Angeles market immediately adjacent to LAX.
(3) Includes on-tarmac airport air cargo facilities at 14 airports.
(4) See Reporting Definitions.
(5) Same store pool at September 30, 2004 excludes properties purchased or developments stabilized after December 31, 2002. See Reporting Definitions.
(6) Total market square footage includes industrial and retail operating properties, development properties, unconsolidated properties (100% SF), properties managed for third parties and reallocation of On-Tarmac properties into metro markets.

INDUSTRIAL PORTFOLIO OVERVIEW
As of September 30, 2004

	Number of Buildings	Rentable Square Feet	% of Total Rentable Square Feet	Occupancy Percentage	Annualized Base Rent (000's)	% of Total Annualized Base Rent	Number of Leases	Annualized Base Rent per Square Foot
Domestic Hub Markets	758	67,883,121	74.5 %	94.8 %	$ 413,063	74.7 %	2,480	$ 6.42
Other Markets								
Domestic Target Markets								
Austin	10	1,656,254	1.8	99.5	11,117	2.0	36	6.74
Baltimore/Washington DC	65	4,262,420	4.7	95.0	32,991	6.0	287	8.15
Boston	36	4,418,252	4.8	94.7	27,486	5.0	94	6.57
Minneapolis	33	3,562,738	3.9	95.5	15,590	2.8	160	4.58
Subtotal/Weighted Average	144	13,899,664	15.2	95.6	87,184	15.8	577	6.56
Domestic Non-Target Markets								
Charlotte	21	1,317,864	1.4	83.0	5,702	1.0	64	5.21
Columbus	1	240,000	0.3	75.0	489	0.1	9	2.72
Houston	1	410,000	0.4	100.0	2,172	0.4	1	5.30
Memphis	17	1,883,845	2.1	89.4	8,386	1.5	49	4.98
New Orleans	5	410,839	0.5	98.2	2,022	0.4	51	5.01
Newport News	1	60,215	0.1	76.8	566	0.1	2	12.24
Orlando	15	1,223,148	1.3	99.2	5,421	1.0	74	4.47
Portland	5	676,104	0.7	93.5	2,885	0.5	9	4.57
San Diego	5	276,167	0.3	91.4	1,940	0.4	20	7.69
Subtotal/Weighted Average	71	6,498,182	7.1	91.0	29,583	5.4	279	5.00
International Target Markets [1]								
Amsterdam, Netherlands	1	183,892	0.2	100.0	2,056	0.4	1	11.18
Frankfurt, Germany	1	166,917	0.2	100.0	1,456	0.3	1	8.72
Guadalajara, Mexico	5	687,088	0.8	91.6	3,783	0.7	15	6.01
Mexico City, Mexico	4	689,328	0.7	82.6	3,436	0.6	4	6.04
Paris, France	3	521,268	0.6	100.0	4,592	0.8	3	8.81
Tokyo, Japan	4	613,810	0.7	100.0	7,278	1.3	5	11.86
Subtotal/Weighted Average	18	2,862,303	3.2	93.8	22,601	4.1	29	8.42
Total Other Markets	233	23,260,149	25.5	94.1	139,368	25.3	885	$ 6.37
Total/Weighted Average	991	91,143,270	100.0 %	94.6 %	$ 552,431	100.0 %	3,365	$ 6.41

(1) Annualized base rent for leases denominated in foreign currencies is translated using the currency exchange rate at September 30, 2004.

INDUSTRIAL LEASE EXPIRATIONS (1)
As of September 30, 2004
(dollars in thousands)

	Square Feet	Annualized Base Rent (2)	% of Annualized Base Rent
2004	4,299,660	$ 26,061	4.4%
2005	14,444,956	94,695	16.1%
2006	14,029,434	86,868	14.8%
2007	13,803,816	88,894	15.1%
2008	11,101,675	69,534	11.8%
2009	10,604,596	64,905	11.0%
2010	5,066,486	41,462	7.1%
2011	3,668,682	30,647	5.2%
2012	2,783,728	28,941	4.9%
2013	1,128,697	12,656	2.2%
2014 and beyond	5,397,654	43,839	7.4%
Total	86,329,384	$ 588,502	100.0%

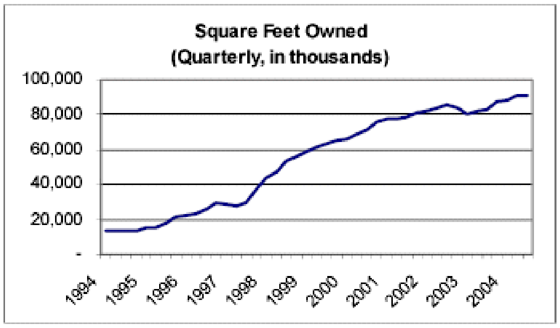
(1) Schedule includes in-place leases and leases with future commencement dates. Schedule also includes month-to-month leases totaling 42,000 square feet and leases in hold-over status totaling 2.5 million square feet.
(2) Calculated as monthly rent at expiration multiplied by 12.

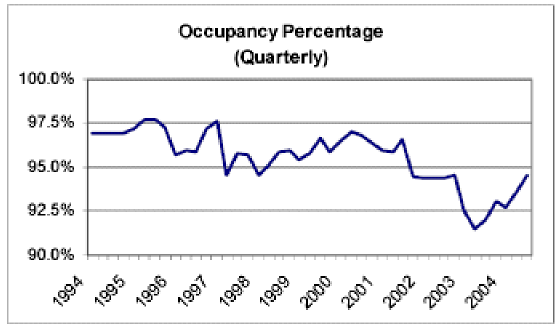
TOP 25 CUSTOMERS
As of September 30, 2004
(dollars in thousands)

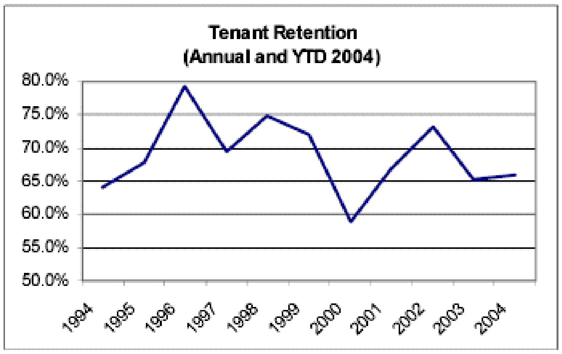
Customer Name [1]	Number of Leases	Aggregate Rentable Square Feet	Percentage of Aggregate Leased Square Feet [2]	Annualized Base Rent [3]	Percentage of Aggregate Annualized Base Rent [4]
United States Government [5] [6]	48	910,891	1.0%	$ 17,086	3.1%
FedEx Corporation [5]	33	1,264,178	1.4%	14,023	2.5%
Deutsche Post World Net [5]	32	1,029,150	1.1%	8,404	1.5%
Harmonic Inc.	4	285,480	0.3%	6,424	1.2%
International Paper Company	7	525,893	0.6%	4,100	0.7%
Worldwide Flight Services [5]	18	359,085	0.4%	4,095	0.7%
Exel, Inc.	12	480,779	0.5%	3,806	0.7%
BAX Global Inc. [5]	8	256,877	0.3%	3,805	0.7%
Panalpina, Inc.	8	646,636	0.7%	3,680	0.7%
Forward Air Corporation	7	462,714	0.5%	3,314	0.6%
County of Los Angeles [7]	11	213,230	0.2%	3,129	0.6%
Eagle Global Logistics, L.P.	8	520,243	0.6%	3,075	0.6%
Expeditors International	7	666,045	0.7%	3,048	0.5%
Ford Motor Company	1	610,878	0.7%	3,034	0.5%
CNF Inc.	14	470,772	0.5%	2,915	0.5%
Ahold NV	7	680,565	0.7%	2,880	0.5%
La Poste	1	353,640	0.4%	2,808	0.5%
Nippon Express USA	3	367,707	0.4%	2,695	0.5%
Wells Fargo and Company	4	203,445	0.2%	2,536	0.5%
United Air Lines Inc. [5]	5	118,825	0.1%	2,426	0.4%
Ryder Integrated Logistics	6	398,759	0.4%	2,366	0.4%
Integrated Airline Services [5]	6	233,656	0.3%	2,229	0.4%
Applied Materials, Inc.	1	290,557	0.3%	2,152	0.4%
Elmhult Limited Partnership	4	661,149	0.7%	2,104	0.4%
Rite Aid Corporation	3	526,631	0.6%	2,088	0.4%
Total		12,537,785	13.7%	$ 108,222	19.5%

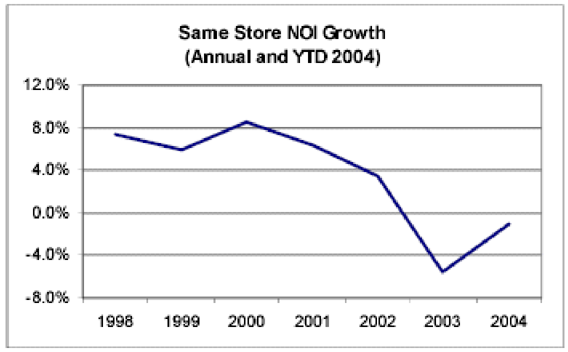
(1) Customer(s) may be a subsidiary of or an entity affiliated with the named customer. The Company also holds a lease at our Park One property adjacent to LAX with an ABR of $6,749, which is not included.
(2) Computed as aggregate leased square feet divided by the aggregate leased square feet of the industrial and retail properties.
(3) See Reporting Definitions.
(4) Computed as aggregate annualized base rent divided by the aggregate annualized base rent of the industrial, retail and other properties.
(5) Apron rental amounts (but not square footage) are included.
(6) United States Government includes the United States Postal Service (USPS), United States Customs and the United States Department of Agriculture (USDA).
(7) County of Los Angeles includes Child Support Services Department, the Fire Department, the District Attorney, the Sheriff's Department and the City of Los Angeles.

HISTORICAL INDUSTRIAL OPERATING AND LEASING STATISTICS









ACQUISITIONS
For the Quarter ended September 30, 2004
(dollars in thousands)

Property Name	Location	Number of Buildings	Square Feet	Month of Acquisition	Acquisition Cost	AMB's Ownership Percentage
AMB Property Corporation						
1. AMB Tri-Port Distribution Center	Elizabeth, NJ	1	490,830	September	$ 45,942	100%
AMB-AMS						
2. Fairfalls 231 Main Street	Fairfield, NJ	1	100,000	July	5,655	39%
Total Third Quarter Acquisitions		2	590,830		$ 51,597 [1]	93%
Weighted Average Stabilized Cap Rate GAAP/Cash					7.3%/7.1%	
Total Year-to-Date Acquisitions		48	4,568,448		$ 490,846	80%
Weighted Average Stabilized Cap Rate GAAP/Cash					7.9%/7.6%	

(1) Represents the total expected investment, including closing costs and estimated acquisition capital of $0.4 million.

DISPOSITIONS
For the Quarter ended September 30, 2004
(dollars in thousands)

Property Name	Location	Number of Buildings or Centers	Square Feet	Month of Disposition	Disposition Price	AMB's Ownership Percentage
Industrial						
1. Northbrook Distribution	Suwanee, GA	1	149,885	August	$ 5,321	21%
2. JFK Air Cargo - Alliance Fund #5	Jamaica, NY	1	4,539	August	681	21%
3. Hayward/Weigman	Hayward, CA	1	230,000	September	11,000	20%
4. 240 Forbes Blvd.	Mansfield, MA	1	72,960	September	4,390	100%
5. 400 Corporate Drive	Mahwah, NJ	1	147,000	September	10,574	100%
Total Industrial Dispositions		5	604,384		31,966	
Retail						
6. Palm Aire	Pompano Beach, FL	1	140,302	September	20,425	100%
7. Mazzeo Drive	Randolph, MA	1	88,420	September	10,450	100%
Total Retail Dispositions		2	228,722		30,875	
Total Third Quarter Dispositions		7	833,106		$ 62,841	78%
Weighted Average Stabilized Cash Cap Rate					7.5%	
Total Year-to-Date Dispositions		10	1,186,704		$ 80,741	83%
Weighted Average Stabilized Cash Cap Rate					7.3%	

DEVELOPMENT & RENOVATION ACTIVITY
For the Quarter ended September 30, 2004
(dollars in thousands)

	Location	Development Alliance Partner®	Square Feet	Stabilization Date	Total Investment [1]	AMB's Ownership Percentage
Industrial Development Stabilizations						
1. Singapore Airport Logistics Center Bldg 1 [2][3]	Changi Airport, Singapore	Boustead Projects PTE	230,460	Q3 04	$ 9,700	50%
2. Northfield Bldg 600	Grapevine, TX	Seefried Properties	140,160	Q3 04	5,700	20%
Total Third Quarter Development Stabilizations			370,620		$ 15,400	39%
Leased/Weighted Average Stabilized Cash Yield [3]			92%		12.9%	
Total Year-to-Date Development Stabilizations			841,248		$ 42,300	47%
Weighted Average Stabilized Cash Yield [3]					10.0%	

	Location	Development Alliance Partner®	Estimated Square Feet	Estimated Stabilization Date	Estimated Total Investment [1]	AMB's Ownership Percentage
New Projects						
1. Spinnaker Logistics [4]	Redondo Beach, CA	AMB-IAC	279,431	Q4 05	$ 28,900	39%
2. AMB West O'Hare Bldg 1	Elk Grove Village, IL	AMB	189,240	Q4 05	14,400	20%
3. AMB Amagasaki Distribution Center [3]	Osaka, Japan	AMB Blackpine	973,037	Q4 05	92,900	100%
4. AMB West O'Hare Bldg 2	Elk Grove Village, IL	AMB	119,708	Q1 06	8,800	20%
5. AMB Ohta Distribution Center [3]	Tokyo, Japan	AMB Blackpine	816,866	Q2 06	182,000	100%
6. Dulles Commerce Center - Bldg 200	Dulles, VA	Seefried Properties	97,232	Q2 06	7,300	20%
7. Singapore Airport Logistics Center Bldg 2 [2][3]	Changi Airport, Singapore	Boustead Projects PTE	254,267	Q2 06	11,400	50%
Total Third Quarter New Projects			2,729,781		$ 345,700	86%
Weighted Average Estimated Stabilized Cash Yield [3]					7.9%	
Total Year-to-Date New Projects			4,493,047		$ 497,700	84%
Weighted Average Estimated Stabilized Cash Yield [3]					8.4%	

(1) Represents total estimated cost of renovation, expansion, or development, including initial acquisition costs, Development Alliance Partner® earnouts and associated carry costs. The estimates are based on the Company's current estimates and forecasts and are subject to change. Non-U.S. Dollar investments are translated to U.S. Dollars using the exchange rate at September 30, 2004.
(2) Represents projects in unconsolidated joint ventures.
(3) Yields on international projects are on an after-tax basis.
(4) Represents a renovation project. See Reporting Definitions.

INDUSTRIAL DEVELOPMENT & RENOVATION DELIVERIES
As of September 30, 2004

(dollars in thousands)

Project	Location	Development Alliance Partner®	Estimated Stabilization	Estimated Square Feet at Stabilization	Estimated Total Investment (1)	AMB's Ownership Percentage
2004 Deliveries						
1. JFK Air Cargo - 179-156th Road (4)	Jamaica, NY	AMB	Q4	15,578	$ 3,000	100%
2. Sterling Distribution Center 1 (3)	Chino, CA	Majestic Realty	Q4	1,000,000	36,300	40%
Total 2004 Deliveries				1,015,578	39,300	[illegible]
Leased/ Funded-to-date				98%	$35,100 (2)	
Weighted Average Estimated Stabilized Cash Yield (5)					9.0%	
2005 Deliveries						
3. [illegible] Distribution Center (3)	Mansfield, MA	National Development	Q1	419,897	23,500	20%
4. Dallas Commerce Center - Bldg 100	Dallas, GA	Seefried Properties	Q1	50,050	4,100	20%
5. Nicholas Warehouse	Elk Grove Village, IL	AMB	Q1	151,718	11,100	100%
6. Somerville Distribution Center (3)	Somerville, MA	Campanelli	Q2	87,384	17,500	20%
7. Chancellor (3)	Orlando, FL	AMB	Q2	201,600	8,500	100%
8. Agave Bldg 1 (4)	Mexico City, Mexico	G. Accion	Q2	97,110	10,100	90%
9. Airport South Bldg 500	Atlanta, GA	Seefried Properties	Q2	116,180	5,600	20%
10. Miami Logistics Center (3)	Miami, FL	AMB	Q2	87,181	9,900	100%
11. Sterling Distribution 2 (3)	Chino, CA	Majestic Realty	Q2	490,000	17,100	40%
12. Sterling Distribution 3 (3)	Chino, CA	Majestic Realty	Q3	500,000	14,100	50%
13. Beacon Lakes 9	Miami, FL	Codina Development	Q3	206,656	10,100	75%
14. Narita Air Cargo 1 - Phase 1 Bldg B (4)	Narita, Japan	AMB Blackpine	Q4	576,841	65,100	100%
15. [illegible] Logistics	Redondo Beach, CA	AMB/IAC	Q4	279,451	18,900	50%
16. [illegible] Distribution Center (4)	Mexico City, Mexico	G. Accion	Q4	371,167	19,600	90%
17. AMB West O'Hare Bldg 1	Elk Grove Village, IL	AMB	Q4	119,140	14,400	20%
18. AMB Amagasaki Distribution Center (4)	Osaka, Japan	AMB Blackpine	Q4	975,057	91,800	100%
Total 2005 Deliveries				5,347,784	373,400	79%
Leased/ Funded-to-date				30%	$159,100 (2)	
Weighted Average Estimated Stabilized Cash Yield (5)					8.8%	
2006 Deliveries						
19. Dallas Commerce Center - Bldg 500	Dallas, GA	Seefried Properties	Q1	71,880	5,600	20%
20. Nash Logistics Center	El Segundo, CA	AMB - IAC	Q1	75,000	14,000	50%
21. Narita Air Cargo 1 - Phase 1 Bldg A (4)	Narita, Japan	AMB Blackpine	Q1	108,006	14,100	100%
22. AMB West O'Hare Building 2	Elk Grove Village, IL	AMB	Q1	119,708	8,100	20%
23. AMB Ohta Distribution Center (4)	Tokyo, Japan	AMB Blackpine	Q2	816,866	181,000	100%
24. Singapore Airport Logistics Center Bldg 2 (3)(4)	Changi Airport, Singapore	Boustead Projects PTE	Q2	384,167	11,400	50%
25. Dallas Commerce Center - Bldg 200	Dallas, GA	Seefried Properties	Q2	97,131	7,500	20%
26. Beacon Lakes 6	Miami, FL	Codina Development	Q2	205,710	10,800	75%
27. MAD Logistics Center (4)	Madrid, Spain	[illegible]	Q3	454,779	27,400	80%
Total 2006 Deliveries				2,101,457	277,600	87%
Leased/ Funded-to-date				0%	$110,000 (2)	
Weighted Average Estimated Stabilized Cash Yield (5)					7.7%	
Total Scheduled Deliveries (5)				8,564,819	$ 689,500	78%
Leased/ Funded-to-date				30%	$347,100 (2)	
Weighted Average Estimated Stabilized Cash Yield (5)					8.5%	

(1) Represents total estimated cost of renovation, expansion or development, including initial acquisition costs, Development Alliance Partner® promotes and associated carry costs. The estimates are based on the Company's current estimates and forecasts and are subject to change. Excludes 916 acres of land held for future development representing a potential 17.1 million square feet and other acquisition-related costs totaling $161.9 million. Non-US Dollar investments are translated to US Dollars using the exchange rate at September 30, 2004.
(2) AMB's share of amounts funded to date for 2004, 2005 and 2006 deliveries was $14.3 million, $143.3 million and $104.1 million, respectively, for a total of $261.7 million.
(3) Represents a renovation project. See Reporting Definitions.
(4) Represents projects in unconsolidated joint ventures.
(5) The yields on international projects are on an after-tax basis.

DEVELOPMENT PROJECTS SOLD AND AVAILABLE FOR SALE OR CONTRIBUTION
As of September 30, 2004
(dollars in thousands)

Projects Sold	Market	Development Alliance Partner®	Month of Disposition	Square Feet	Sale Price	AMB's Ownership Percentage	AMB's Net Cash Gain
1. 1950 Williams Street	SF Bay Area	AMB	July	-	$ 150	20%	
2. Central Business Park E	SF Bay Area	Harvest Properties	August	19,844	2,084	100%	
3. Central Business Park G	SF Bay Area	Harvest Properties	August	12,579	1,695	100%	
4. Axygen Headquarters	SF Bay Area	Harvest Properties	September	100,518	9,883	100%	
Total Third Quarter Sold Projects				132,941	$ 13,812	99%	$ 1,455
Total Year-to-Date Sold Projects				225,223	$ 27,787	95%	$ 4,084

Projects Available for Sale or Contribution [1]	Market	Development Alliance Partner®	Estimated Completion Date [2]	Estimated Square Feet at Completion	Estimated Total Investment [3]	AMB's Ownership Percentage
1. Wilsonville Phase II	Portland	Trammell Crow	Completed	249,625	$ 11,000	100%
2. O'Hare Industrial - 701 Hilltop Drive	Itasca, IL	Hamilton Partners	Completed	60,810	2,900	100%
3. Central Business Park Bldgs A-D,F	SF Bay Area	Harvest Properties	Completed	94,478	8,900	100%
4. Agave Bldg 3	Mexico City, Mexico	G. Accion	Completed	224,020	12,000	90%
5. Singapore Airport Logistics Center Bldg 1	Changi Airport, Singapore	Boustead Projects PTE	Completed	230,460	9,700	50%
Total Development Projects Available for Sale or Contribution				859,393	$ 44,500	86%
Funded-to-date					$37,000 [4]	

[1] Represents build-to-suit and speculative development or redevelopment. Excludes 307 acres of land held for future development or sale and other acquisition-related costs totaling $50.2 million.
[2] The Company intends to sell these properties or contribute them into a co-investment joint venture within two years of completion.
[3] Represents total estimated cost of renovation, expansion, or development, including initial acquisition costs, carry and partner earnouts. The estimates are based on the Company's current estimates and forecasts and are subject to change.
[4] AMB's share of amounts funded to date was $32.3 million.

CAPITALIZATION SUMMARY
As of September 30, 2004
(dollars in thousands, except share price)

Year	AMB Secured Debt	Joint Venture Debt	Unsecured Senior debt Securities	Unsecured Debt	Credit Facilities [1]	Total Debt
2004	$ 2,141	$ 6,394	$ -	$ 154	$ -	$ 8,689
2005	42,629	67,692	250,000	647	-	360,968
2006	80,687	72,065	75,000	698	26,600	255,050
2007	12,850	72,777	75,000	752	557,264	718,643
2008	31,047	173,752	175,000	810	-	380,609
2009	2,059	112,994	100,000	873	-	215,926
2010	67,791	141,429	75,000	941	-	285,161
2011	56,023	369,063	75,000	1,014	-	501,100
2012	2,041	165,061	-	1,093	-	168,195
2013	-	87,665	75,000 [2]	920	-	163,585
Thereafter	-	39,185	125,000	1,280	-	165,465
Subtotal	297,268	1,308,077	1,025,000	9,182	583,864	3,223,391
Unamortized premiums	3,972	8,627	-	-	-	12,599
Total consolidated debt	301,240	1,316,704	1,025,000	9,182	583,864	3,235,990
AMB's share of unconsolidated JV Debt [3]	-	95,965	-	-	-	95,965
Total debt	301,240	1,412,669	1,025,000	9,182	583,864	3,331,955
JV partners' share of consolidated JV debt	-	(750,328)	-	-	-	(750,328)
AMB's share of total debt	$ 301,240	$ 662,341	$ 1,025,000	$ 9,182	$ 583,864	$ 2,581,627
Weighted average interest rate	7.3%	6.5%	6.5%	7.5%	2.0%	5.8%
Weighted average maturity (in years)	3.0	6.2	4.9	10.1	2.7	4.9

Market Equity

Security	Shares	Price	Value
Common Stock	82,919,046	$ 37.02	$ 3,069,663
LP Units	4,750,458	37.02	175,862
Total	87,669,504		$ 3,245,525

Preferred Stock and Units [4]

Security	Dividend Rate	Liquidation Preference
Series D & E preferred units	7.75%	$ 90,789
Series F preferred units	7.95%	10,057
Series H preferred units	8.13%	42,000
Series I preferred units	8.00%	25,500
Series J preferred units	7.95%	40,000
Series K preferred units	7.95%	40,000
Series N preferred units [5]	5.00%	36,479
Series L preferred stock	6.50%	50,000
Series M preferred stock	6.75%	57,500
Weighted Average/Total	7.29%	$ 392,325

Capitalization Ratios

Total debt-to-total market capitalization	47.8%
AMB's share of total debt-to-total market capitalization	41.5%
Total debt plus preferred-to-total market capitalization	53.4%
AMB's share of total debt plus preferred-to-total market capitalization	47.8%

[1] Represents three credit facilities with total capacity of approximately $768.0 million. Includes Euro and Yen based borrowings translated to US Dollars using the foreign exchange rates at September 30, 2004.
[2] With certain exceptions, until November 10, 2005, the Company can require the purchaser to return these notes to the Company for cancellation for an obligation of equal dollar amount under a secured first mortgage loan.
[3] The weighted average interest and maturity for the unconsolidated JV debt were 5.3% and 4.3 years, respectively.
[4] Exchangeable under certain circumstances by the unitholder and redeemable at the option of the Company after a specified non-call period, generally five years from issuance.
[5] The Series N preferred units are putable at the option of the holder beginning June 1, 2005 and until January 15, 2006 at a price equal to $50 per unit, plus all accrued and unpaid distributions. Beginning September 25, 2006 and until September 25, 2009, the Series N preferred units are redeemable by the Company at a price equal to $49.75 per unit, plus all accrued and unpaid distributions.

CO-INVESTMENT CONSOLIDATED JOINT VENTURES
As of September 30, 2004

(dollars in thousands)

Joint Ventures	AMB's Ownership Percentage	Number of Buildings	Square Feet [1]	Gross Book Value [2]	Property Debt	JV Partners' Share of Debt
Co-Investment Operating Joint Ventures:						
AMB Erie [3]	50%	27	2,585,304	$ 146,801	$ 52,115	$ 26,058
AMB Institutional Alliance Fund I [4]	21%	102	6,046,368	419,595	212,189	168,277
AMB Partners II [5]	20%	95	7,219,108	449,434	260,327	208,757
AMB-SGP [6]	50%	73	8,589,823	415,102	246,657	122,971
AMB Institutional Alliance Fund II [4]	20%	67	7,436,187	454,111	226,822	179,473
AMB-AMS [7]	39%	30	1,218,592	73,371	35,199	21,640
AMB Institutional Alliance Fund III [8]	100%	31	2,780,655	413,443	178,539	1,464
Total Co-Investment Operating Joint Ventures	42%	425	35,876,037	2,371,857	1,211,848	728,640
Co-Investment Development Joint Ventures:						
AMB Erie [3]	50%	-	-	14,364	-	-
AMB Partners II [5]	20%	7	841,754	33,299	6,163	4,881
AMB Institutional Alliance Fund II [4]	20%	1	429,897	29,666	5,940	4,752
AMB-AMS [7]	39%	1	279,431	24,524	9,566	5,881
AMB Institutional Alliance Fund III [8]	100%	1	147,182	8,718	-	-
Total Co-Investment Development Joint Ventures	34%	10	1,698,264	110,571	21,669	15,514
Total Co-Investment Consolidated Joint Ventures	41%	435	37,574,301	$2,482,428	$1,233,517	$ 744,154

				Partners' Share of		
Co-Investment Joint Ventures	Cash NOI	Net Income	FFO	Cash NOI	Net Income	FFO
For the quarter ended September 30, 2004	$ 51,056	$ 13,978	$ 30,260	$ 32,057	$ 10,067	$ 21,532
For the nine months ended September 30, 2004	$ 136,173	$ 34,004	$ 76,340	$ 87,398	$ 25,764	$ 56,919

[1] For development properties, this represents estimated square feet at completion of development for committed phases of development and renovation projects.
[2] Represents the book value of the property (before accumulated depreciation) owned by the joint venture entity and excludes net other assets. Development book values include uncommitted land.
[3] AMB Erie is a co-investment partnership formed in 1998 with the Erie Insurance Group.
[4] AMB Institutional Alliance Funds I and II are co-investment partnerships with institutional investors, which invest through private REITs.
[5] AMB Partners II is a co-investment partnership formed in 2001 with the City and County of San Francisco Employees' Retirement System.
[6] AMB-SGP is a co-investment partnership formed in 2001 with GIC Real Estate Pte Ltd, the real estate investment subsidiary of the Government of Singapore Investment Corporation.
[7] AMB-AMS is a co-investment partnership with three Dutch pension funds advised by Mn Services NV.
[8] The Company expects to raise third party equity in the fourth quarter, reducing its current ownership interest from approximately 100% to an expected range of 20-50%.

OTHER CONSOLIDATED JOINT VENTURES
As of September 30, 2004
(dollars in thousands)

Properties	Market	AMB's Ownership Percentage	Square Feet	Gross Book Value [1]	Property Debt	JV Partners' Share of Debt
Other Industrial Operating Joint Ventures	Various	91%	3,884,679	$ 305,298	$ 69,553	$ 4,305
Other Industrial Development Joint Ventures	Various	84%	1,262,365	93,730	4,593	965
Total Other Industrial Consolidated Joint Ventures		89%	5,147,044	$ 399,028	$ 74,146	$ 5,270
Retail Joint Ventures:						
1. Around Lenox	Atlanta	90%	125,222	$ 22,266	$ 9,041	$ 904
2. Springs Gate Land	Miami	100%	-	6,717	-	-
Total Retail Consolidated Joint Ventures		92%	125,222	$ 28,983	$ 9,041	$ 904

(1) Represents the book value of the property (before accumulated depreciation) owned by the joint venture entity and excludes net other assets. Development book values include uncommitted land.

UNCONSOLIDATED JOINT VENTURES, MORTGAGE INVESTMENTS AND OTHER INVESTMENTS
As of September 30, 2004
(dollars in thousands)

Unconsolidated Joint Ventures	Market	Alliance Partner	Square Feet	AMB's Net Equity Investment	AMB's Ownership Percentage	AMB's Share of Debt
Other Industrial Operating Joint Ventures						
1. Elk Grove Du Page	Chicago	Hamilton Partners	4,046,721	$ 33,467	56%	$ 37,626
2. Pico Rivera	Los Angeles	Majestic Realty	855,600	748	50%	16,328
3. Monte Vista Spectrum	Los Angeles	Majestic Realty	576,852	288	50%	9,335
4. Industrial Fund I, LLC	Various	Citigroup	2,326,334	3,559	15%	9,735
5. Singapore Airport Logistics Center Bldg 1	Singapore	Boustead Projects	230,460	2,508	50%	2,420
Total Other Industrial Operating Joint Ventures			8,035,967	40,570	52%	75,444
Other Industrial Development Joint Ventures [1]						
6. Sterling Distribution 1 & 2	Los Angeles	Majestic Realty	1,490,000	4,653	40%	15,946
7. Sterling Distribution 3	Los Angeles	Majestic Realty	390,000	1,977	50%	2,295
8. Nash Logistics Center	Los Angeles	AMB - IAC	75,000	1,340	50%	2,280
9. Singapore Airport Logistics Center Bldg 2	Singapore	Boustead Projects	254,267	61	50%	-
Total Other Industrial Development Joint Ventures			2,209,267	8,031	44%	20,521
Total Unconsolidated Joint Ventures			10,245,234	$ 48,601	51%	$ 95,965

Mortgage Investments	Market	Maturity	Mortgage Receivable [2]	Rate	AMB's Ownership Percentage
1. Pier 1 [3]	SF Bay Area	May 2026	$ 12,966	13.0%	100%
2. Platinum Distribution Center	No. New Jersey	November 2006	800	12.0%	20%
3. North Bay Distribution Center/BAB	SF Bay Area	December 2004	7,040	5.5%	100%
4. North Bay Distribution Center/Corovan	SF Bay Area	December 2004	2,262	7.3%	100%
			$ 23,068		

Other Investments	Market	Property Type	Gross Investment	AMB's Ownership Percentage
1. Park One	Los Angeles	Parking Lot	$ 75,497	100%

(1) Square feet for development alliance joint ventures represents estimated square feet at completion of development project.
(2) The Company also holds inter-company loans that it eliminates in consolidations.
(3) AMB also has a 0.1% unconsolidated equity interest (with a 33% economic interest) in this property, and has an option to purchase the remaining equity interest beginning January 1, 2007 and expiring December 31, 2009.

REPORTING DEFINITIONS

Acquisition/non-recurring capex includes immediate building improvements that were taken into consideration when underwriting the purchase of a building or which are incurred to bring a building up to "operating standard" or to stabilization. Also includes incremental building improvements and leasing costs that are incurred in an effort to substantially increase the revenue potential of an existing building.

Annualized base rent (ABR) is calculated as monthly base rent (cash basis) per the lease, as of a certain date, multiplied by 12. If free rent is granted, then the first positive rent value is used.

AMB's share of total debt-to-total market capitalization is calculated as AMB's share of total debt divided by the sum of total debt plus market equity and preferred stock and units at liquidation preference. AMB's share of total debt includes total consolidated debt plus AMB's pro rata share of the debt of unconsolidated joint ventures less JV partners' share of debt. Market equity assumes conversion of all OP units into common stock.

Completion/Stabilization is generally defined as properties that are 90% leased or properties for which we have held a certificate of occupancy or building has been substantially complete for at least 12 months.

Development and renovation cash yields are calculated from estimated NOI for the 12 months following occupancy stabilization (excluding straight-line rents) divided by the estimated total investment, including Development Alliance Partner® earnouts and associated carrying costs.

Fixed charge coverage is adjusted EBITDA divided by total interest expense (including capitalized interest) plus preferred dividends and distributions.

Interest coverage is adjusted EBITDA divided by total GAAP interest expense.

Occupancy percentage represents the percentage of total rentable square feet owned, which is leased, including month-to-month leases, as of the date reported. Space is considered leased when the tenant has either taken physical or economic occupancy.

Percentage pre-leased represents the percentage of signed leases only.

Renovation projects represent projects where the acquired buildings are less than 75% leased and require significant capital expenditures (generally more than 10% - 25% of acquisition cost) to bring the buildings up to operating standards and stabilization (generally 90% occupancy).

Recurring capital expenditures represents non-incremental building improvements and leasing costs required to maintain current revenues. Recurring capital expenditures do not include acquisition capital that was taken into consideration when underwriting the purchase of a building or which are incurred to bring a building up to "operating standard".

Rent increases on renewals and rollovers are calculated as the difference, weighted by square feet, of the net ABR due the first month after a term commencement date and the net ABR due the last month prior to the termination date of the former tenant's term. If free rent is granted, then the first positive full rent value is used as a point of comparison. The rental amounts exclude base stop amounts, holdover rent and premium rent charges. If either the previous or current lease terms are under 12 months, then they are excluded from this calculation. If the lease is the first in the unit (first generation) and there is no prior lease for comparison, then it is excluded from this calculation.

Same store NOI growth is the change in the NOI (excluding straight-line rents) of the same store properties from the prior year reporting period to the current year reporting period.

Same store properties include all properties that were owned as of the end of both the current and prior year reporting periods and excludes development properties for both the current and prior reporting periods. The same store pool is set annually and excludes properties purchased and developments stabilized after December 31, 2002.

Second generation TIs and LCs per square foot are total tenant improvements, lease commissions and other leasing costs incurred during leasing of second generation space divided by the total square feet leased. Costs incurred prior to leasing available space are not included until such space is leased. Second generation space excludes newly developed square footage or square footage vacant at acquisition.

Square feet owned represents 100% of the square footage of properties either owned directly by the Company or which the Company has a controlling interest in (e.g. consolidated joint ventures) and excludes square footage of development properties prior to completion.

Stabilized GAAP cap rates rates are calculated as NOI, including straight-line rents, stabilized to market occupancy (generally 95%) divided by total acquisition cost. The total acquisition cost basis includes the initial purchase price, the effects of marking assumed debt to market, all due diligence and closing costs, SFAS 141 adjustments, planned immediate capital expenditures ("acquisition capex"), leasing costs necessary to achieve stabilization and, if applicable, any estimated costs required to buy-out AMB's joint venture partners. Cash rates are calculated excluding straight-line rents from NOI.

Tenant retention is the square footage of all leases renewed by existing tenants divided by the square footage of all expiring and renewed leases during the reporting period, excluding the square footage of tenants that default or buy-out prior to expiration of their lease, short-term tenants and the square footage of month-to-month leases.

SUPPLEMENTAL FINANCIAL MEASURES DISCLOSURES

Adjusted EBITDA. The Company uses adjusted earnings before interest, tax, depreciation and amortization, or adjusted EBITDA, to measure both its operating performance and liquidity. The Company considers adjusted EBITDA to provide investors relevant and useful information because it permits fixed income investors to view income from its operations on an unleveraged basis before the effects of non-cash depreciation and amortization expense. By excluding interest expense, adjusted EBITDA allows investors to measure the Company's operating performance independent of its capital structure and indebtedness and, therefore, allows for a more meaningful comparison of its operating performance between quarters as well as annual periods and to compare its operating performance to that of other companies, both in the real estate industry and in other industries. The Company considers adjusted EBITDA to be a useful supplemental measure for reviewing its comparative performance with other companies because, by excluding non-cash depreciation expense, adjusted EBITDA can help the investing public compare the performance of a real estate company to that of companies in other industries. As a liquidity measure, the Company believes that adjusted EBITDA helps fixed income and equity investors to analyze its ability to meet debt service obligations and to make quarterly preferred share and unit distributions. Management uses adjusted EBITDA in the same manner as the Company expects investors to when measuring the Company's operating performance and liquidity; specifically when assessing its operating performance, and comparing that performance to other companies, both in the real estate industry and in other industries, and when evaluating its ability to meet debt service obligations and to make quarterly preferred share and unit distributions. The Company believes investors should consider adjusted EBITDA, in conjunction with net income (the primary measure of the Company's performance) and the other required GAAP measures of its performance and liquidity, to improve their understanding of the Company's operating results and liquidity, and to make more meaningful comparisons of the performance of its assets between periods and as against other companies. By excluding interest, taxes, depreciation and amortization when assessing the Company's financial performance, an investor is assessing the earnings generated by the Company's operations, but not taking into account the eliminated expenses incurred in connection with such operations. As a result, adjusted EBITDA has limitations as an analytical tool and should be used in conjunction with the Company's required GAAP presentations. Adjusted EBITDA does not reflect the Company's historical cash expenditures or future cash requirements for working capital, capital expenditures or contractual commitments. Adjusted EBITDA also does not reflect the cash required to make interest and principal payments on the Company's outstanding debt. While adjusted EBITDA is a relevant and widely used measure of operating performance and liquidity, it does not represent net income or cash flow from operations as defined by GAAP and it should not be considered as an alternative to those indicators in evaluating operating performance or liquidity. Further, the Company's computation of adjusted EBITDA may not be comparable to EBITDA reported by other companies.

Interest coverage. The Company uses interest coverage to measure its liquidity. The Company considers interest coverage to provide investors relevant and useful information because it permits fixed income investors to measure the Company's ability to meet its interest payments on outstanding debt. The Company's computation of interest coverage may not be comparable to interest coverage reported by other companies.

Fixed charge coverage. The Company uses fixed charge coverage to measure its liquidity. The Company considers fixed charge coverage to provide investors relevant and useful information because it permits fixed income investors to measure the Company's ability to meet its interest payments on outstanding debt, make distributions to its preferred unitholders and pay dividends to its preferred shareholders. The Company's computation of fixed charge coverage may not be comparable to fixed charge coverage reported by other companies.

Funds From Operations ("FFO"). The Company believes that net income, as defined by GAAP, is the most appropriate earnings measure. However, the Company considers funds from operations, or FFO, as defined by NAREIT, to be a useful supplemental measure of its operating performance. FFO is defined as net income, calculated in accordance with GAAP, less gains (or losses) from dispositions of real estate held for investment purposes and real estate-related depreciation, and adjustments to derive the Company's pro rata share of FFO of consolidated and unconsolidated joint ventures. Further, the Company does not adjust FFO to eliminate the effects of non-recurring charges. The Company believes that FFO, as defined by NAREIT, is a meaningful supplemental measure of its operating performance because historical cost accounting for real estate assets in accordance with GAAP implicitly assumes that the value of real estate assets diminishes predictably over time, as reflected through depreciation and amortization expenses. However, since real estate values have historically risen or fallen with market and other conditions, many industry investors and analysts have considered presentation of operating results for real estate companies that use historical cost accounting to be insufficient. Thus, NAREIT created FFO as a supplemental measure of operating performance for real estate investment trusts that excludes historical cost depreciation and amortization, among other items, from net income, as defined by GAAP. The Company believes that the use of FFO, combined with the required GAAP presentations, has been beneficial in improving the understanding of operating results of real estate investment trusts among the investing public and making comparisons of operating results among such companies more meaningful. The Company considers FFO to be a useful measure for reviewing comparative operating and financial performance because, by excluding gains or losses related to sales of previously depreciated operating real estate assets and real estate depreciation and amortization, FFO can help the investing public compare the operating performance of a company's real estate between periods or as compared to other companies. While FFO is a relevant and widely used measure of operating performance of real estate investment trusts, it does not represent cash flow from operations or net income as defined by GAAP and should not be considered as an alternative to those measures in evaluating the Company's liquidity or operating performance. FFO also does not consider the costs associated with capital expenditures related to the Company's real estate assets nor is FFO necessarily indicative of cash available to fund the Company's future cash requirements. Further, the Company's computation of FFO may not be comparable to FFO reported by other real estate investment trusts that do not define the term in accordance with the current NAREIT definition or that interpret the current NAREIT definition differently than the Company does.

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AMB PROPERTY CORPORATION

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