



Shopping For Everyday Life

Press Release

FIRST CAPITAL REALTY REPORTS CONTINUED STRONG OPERATING RESULTS FOR Q3, 2006

Total investments of over \$480 million through November 9, 2006

Toronto, Ontario (November 9, 2006) - First Capital Realty Inc. ("First Capital Realty") (TSX:FCR) Canada's leading owner, developer and operator of supermarket-anchored neighbourhood and community shopping centres, located predominantly in growing metropolitan areas, announced today strong financial results for the three months and nine months ended September 30, 2006.

THIRD QUARTER HIGHLIGHTS:

(\$ millions, except share and per share amounts)	Three months ended Sept 30		Percentage change
	2006	2005	
Property rental revenue	\$ 81.6	\$ 70.2	16.2%
Net operating income (NOI)	\$ 52.4	\$ 43.4	20.7%
Funds from operations (FFO)	\$ 28.5	\$ 25.4	12.2%
FFO per diluted share	\$ 0.38	\$ 0.39	-2.6%
FFO per diluted share (before non-recurring items)	\$ 0.39	\$ 0.38	2.6%
Debt to market capitalization	45.7%	49.1%	
Weighted average number of shares for FFO (000's)	74,997	65,356	14.8%

- Invested \$146 million in acquisitions, development and property improvements
- Added 602,000 square feet of gross leasable area from acquisitions and development activities
- 3.5% same property NOI growth; 3.9% increase on renewal leases
- Occupancy increased to 95.4% from 94.7% at September 30, 2005
- Net new leasing including development coming on-line totalled 63,100 square feet; renewal leasing totalled 261,700 square feet
- Average lease rate per occupied square foot increased by 2.0% to \$13.83 at September 30, 2006 compared to the prior year third quarter
- Completed new leasing on existing space totalled 142,500 square feet at an average rate of \$16.39 per square foot representing a 18.9% increase versus lost leases.

NINE MONTHS HIGHLIGHTS:

(\$ millions, except share and per share amounts)	Nine months ended Sept 30		Percentage change
	2006	2005	
Property rental revenue	\$ 238.2	\$ 193.9	22.9%
Net operating income (NOI)	\$ 148.3	\$ 119.8	23.8%
Funds from operations (FFO)	\$ 84.5	\$ 67.8	24.6%
FFO per diluted share	\$ 1.15	\$ 1.10	4.5%
FFO per diluted share (before non-recurring items)	\$ 1.15	\$ 1.08	6.5%
Weighted average number of shares for FFO (000's)	73,747	61,428	20.1%

- Invested \$417 million in acquisitions, development and property improvement
- Added 1,644,000 square feet of gross leasable area from acquisitions and development activities
- 3.4% same property NOI growth; 4.6% increase on renewal leases
- Net new leasing including development coming on-line totalled 188,000 square feet; renewal leasing totalled 969,200 square feet
- Completed new leasing on existing space totalling 345,300 square feet at an average rate of \$16.25 per square foot, representing a 23.7% increase versus lost leases.

"I am very pleased with the continued strong performance of our business and its fundamentals," said Dori J. Segal, President & CEO, "I am particularly impressed with the ability of our people across the country to execute our strategy of acquiring, developing, assembling and redeveloping retail space, leasing it to quality national and regional tenants, and then seeing the benefits our tenants receive as we apply higher operating standards to our properties."

FINANCIAL HIGHLIGHTS

FFO presented herein is a key financial measurement used by the real estate industry to measure and compare the operating performance of real estate organizations. FFO is a supplemental non-GAAP financial measure and a complete reconciliation containing adjustments from GAAP net income to FFO is included in this press release.

Funds from Operations

Funds from operations for the three months ended September 30, 2006 totalled \$28.5 million or \$0.38 per diluted common share, compared to \$25.4 million or \$0.39 per diluted common share in the third quarter of 2005. FFO for the nine months of 2006 totalled \$84.5 million or \$1.15 per diluted common share compared to \$67.8 million or \$1.10 per diluted common share in the comparable period in 2005. The increase in FFO in the three and nine month periods ended September 30, 2006 is primarily due to the Company's income-producing property acquisitions and development projects coming on-line offset by a decline in FFO from Equity One of \$1.7 million and \$1.9 million respectively and unrealized losses on certain interest rate swaps. FFO includes the effects of non-recurring items as set out below.

Non-recurring items in FFO in the three months ended September 30, 2006, include unrealized losses on certain interest rate swaps of \$1.0 million. In the three months ended September 30, 2005, non-recurring items in FFO include a gain on the redemption of the 7.0% convertible debentures of \$0.2 million and a \$0.6 million non-recurring gain on the sale of certain securities at Equity One.

Non-recurring items in FFO for the nine months ended September 30, 2006, include unrealized losses on certain interest rate swaps of \$0.3 million and a loss on early extinguishment of debt at Equity One of \$0.4 million, offset by income from non-recourse cash flow participation loans of \$0.5 million. Non-recurring items in FFO for the nine months ended September 30, 2005 included gains on the redemptions of convertible debentures of \$1.0 million and the \$0.6 million non-recurring gain from Equity One.

Net Income

(\$ thousands, except share and per share amounts)	Three months ended Sept 30		Nine months ended Sept 30	
	2006	2005	2006	2005
Net income	\$ 6,542	\$ 8,740	\$ 33,924	\$ 21,570
Earnings per share (diluted)	\$ 0.09	\$ 0.14	\$ 0.46	\$ 0.37
Weighted average common shares (diluted)	74,997,493	69,758,875	73,746,633	67,991,551

Net income for the three months ended September 30, 2006 decreased to \$6.5 million or 9 cents per diluted common share from \$8.7 million or 14 cents per diluted common share in the prior year comparative period. The decrease resulted primarily from the decrease in equity income from Equity One and a decrease in interest and other income due to unrealized losses on certain interest rate swaps.

For the nine months ended September 30, 2006, net income increased to \$33.9 million or 46 cents per diluted common share from \$21.6 million or 37 cents per diluted common share in the prior year comparative period. The increase in net income is primarily due to the Company's share in the gain (approximately \$13.4 million, net of taxes) realized on the disposition of the Texas property portfolio of Equity One, Inc. The prior year comparative period included non-cash gains on the convertible debenture redemptions.

ACQUISITION, DEVELOPMENT AND OTHER INVESTMENT HIGHLIGHTS

During the third quarter of 2006, the Company acquired interests in eight income-producing properties - two in Ontario, two in Quebec, two in Alberta and two in British Columbia - adding 387,000 square feet of gross leasable area. The aggregate acquisition amount of \$92.5 million, including closing costs, was funded through \$33.5 million in assumed debt with the balance paid in cash.

The Company acquired additional space and land parcels at or adjacent to existing properties adding 62,000 square feet of gross leasable area at two properties and 1.65 acres of expansion land at two others and 23,500 of square feet under development. The aggregate acquisition amount of \$15.7 million, including closing costs was paid in cash. The Company also invested \$4.7 million in the acquisition of two land sites adding 8.4 acres of commercial land for future development.

Income-producing properties acquired during the quarter had a 95.2% occupancy.

Through the first nine months of 2006, the Company has invested \$344 million in the acquisition of 17 income-producing shopping centres and additional interests in properties totalling 1,365,000 square feet of gross leasable area and 10.6 acres of expansion land at seven others, 8.4 acres at two land sites for future development and 23,500 of square feet under development. The Company also acquired the remaining interests in two income-producing shopping centres, one in Toronto, Ontario and one in Edmonton, Alberta.

Developments of 49,900 square feet were brought on-line during the quarter, leased at an average rate of \$20.17 per square foot. Through the first nine months of 2006, the Company brought on-line 175,800

square feet of which 100% was occupied at an average rate of \$18.20 per square foot. In addition a 102,900 square foot Loblaws was built by the tenant on the Company's Eagleson Cope Drive property in Ottawa.

The Company invested \$33 million during the third quarter in its active development projects and improvements to existing properties in the portfolio. For the first nine months of 2006, investments in these activities totalled \$73 million.

OPERATING HIGHLIGHTS

Acquisitions during 2006, combined with the full impact of acquisitions in the prior year, contributed \$11.3 million to NOI in the quarter, while development and redevelopment activities contributed a further \$1.2 million. Year-to-date, acquisitions completed in 2006, combined with the full impact of acquisitions in the prior year contributed \$30 million to NOI while development and redevelopment activities contributed a further \$4.2 million. Same property NOI increased 3.5% and 3.4% generating growth of \$1.3 million and \$3.6 million in the three month and nine month periods ended September 30, 2006, respectively.

Leasing activity in the third quarter resulted in net new leasing of 63,100 square feet, including development coming on-line. Renewal leasing totalled 261,700 square feet in the third quarter. The Company achieved a 3.9% increase on renewal leases over expiring rates. For the nine months ended September 30, 2006, net new leasing totalled 188,000 square feet, including development coming on-line, and renewal leasing totalled 969,200 square feet. The average rate per occupied square foot at September 30, 2006 increased to \$13.83 per square foot from \$13.61 at December 31, 2005 and \$13.56 at September 30, 2005.

Portfolio occupancy at September 30, 2006 increased to 95.4% from 95.0% at December 31, 2005 and 94.7% at September 30, 2005. Properties acquired in the first nine months had an average lease rate per occupied square foot of \$15.65 and occupancy of 93.6%.

FINANCING AND CAPITAL MARKET HIGHLIGHTS

During the third quarter the Company completed sales of \$200 million principal amount of senior unsecured debentures as follows:

- Series C – Issued August 1, 2006, \$100 million @ 5.49%, maturing December 1, 2011.
- Series D – Issued September 18, 2006, \$100 million @ 5.34%, maturing April 1, 2013.

The debentures are rated BBB(low) with a stable trend by Dominion Bond Rating Services and Baa(3) with a stable outlook by Moody's Investor Services. Net proceeds from the offerings were used to pay down amounts owing on certain of the Company's mortgages and revolving credit facilities, to fund future acquisitions and development activities and for general corporate purposes.

In the aggregate, the Company issued approximately 3.9 million common shares during the nine month period ended September 30, 2006 primarily from the following activities:

- 2,085,941 common shares were issued to shareholders participating in the Dividend Reinvestment Plan for Q4 2005, Q1 2006 and Q2 2006;
- 1,135,000 common shares for gross proceeds of \$29.2 million pursuant to a common share offering;
- 178,373 common shares issued as payment of the interest due to holders of the 5.50% convertible debentures.

SUBSEQUENT EVENT HIGHLIGHTS

Subsequent to quarter end, the Company invested \$63.7 million in acquiring two income-producing shopping centres, one in Ontario, and one in British Columbia totalling 119,000 square feet, the purchase of additional space at or adjacent to existing properties adding 8,000 sq. ft. at one property and 0.14 acres at another property and two properties held for development totalling 27.6 acres. The aggregate acquisition cost was funded through \$18.1 million assumed mortgages with the balance paid in cash.

On October 6, 2006, the Company issued 702,505 common shares at a net price of \$24.83 to participants in the Dividend Reinvestment Plan.

OUTLOOK

First Capital Realty has made significant progress in the third quarter toward achieving its 2006 goals:

- to increase the size of the Company's income-producing portfolio through acquisition and development while maintaining and enhancing asset quality;
- to increase the cash flow from operations through increased rental rates and portfolio occupancy;
- to continue to grow the business while maintaining a responsible and prudent leverage ratio, taking into consideration the Company's covenants on its outstanding unsecured debentures; and
- to further increase the market capitalization and public float of the Company.

First Capital Realty has a focussed and clear strategy for managing and growing its business, and management believes the Company is well positioned to continue to deliver increasing value to investors over the long term. Management believes that focussed acquisitions, proactive management of its assets, aggressive leasing efforts and successful development initiatives should result in increased net operating income and continued strength in the occupancy of the Company's portfolio and that the Company's superior locations and well-maintained properties will continue to attract and retain tenants that provide customers with daily necessities.

The acquisition environment, as well as the retail business continues to be extremely competitive. Nevertheless, the Company will continue its efforts to acquire properties that are well-located and of high quality, which add strategic value and/or operating synergies and will be accretive to FFO over the long term.

Development and redevelopment activities, despite increasing costs, should continue to provide the Company with opportunities to participate in growth markets and once completed, generate higher returns on investment.

With respect to acquisitions of both income-producing and development properties, the Company will continue to focus on maintaining the sustainability and growth potential of rental income. This is particularly important in the current environment with decreasing capitalization rates resulting from increasing real estate prices.

Overall, management is confident that the quality of the Company's real estate is what continues to generate sustainable and growing cash flows while producing superior returns on investment over the long term.

First Capital Realty's 2006 diluted FFO per share guidance is now \$1.51 to \$1.53 taking into consideration revised guidance issued by Equity One, the accounting for certain interest rate swaps, year-to-date acquisitions and current interest and exchange rates .

DIVIDENDS

The Company announced today that it will pay a fourth quarter dividend of \$0.31 per common share on January 11, 2007 to shareholders of record on December 29, 2006.

CONFERENCE CALL

Management will hold a conference call at 9:00 a.m. ET on Friday, November 10, 2006 to discuss the Company's third quarter results. The call can be accessed at the Company's website at www.firstcapitalrealty.ca

COMPANY INFORMATION

The Company's Supplementary Information for the third quarter will be posted on the Company's website at www.firstcapitalrealty.ca.

ABOUT FIRST CAPITAL REALTY (TSX:FCR)

First Capital Realty is Canada's leading owner, developer and operator of supermarket-anchored neighbourhood and community shopping centres, located predominantly in growing metropolitan areas. The Company currently owns interests in 154 properties, including six under development, with approximately 17.5 million square feet of gross leasable area. In addition, the Company owns 13.3 million shares of Equity One (approximately 18.4%), one of the largest shopping centre REITS in the southern U.S., that trades on the New York Stock Exchange under the ticker symbol EQY. Including its investment in Equity One, the Company has interests in 357 properties totalling approximately 38.4 million square feet of gross leasable area.

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Certain statements included in this press release constitute forward-looking statements, including those identified by the expressions "anticipate", "believe", "plan", "estimate", "expect", "intend" and similar expressions to the extent they relate to the Company or its management. The forward-looking statements are not historical facts but reflect the Company's current expectations regarding future results or events and are based on information currently available to management. Certain material factors and assumptions were applied in providing these forward-looking statements.

Management believes that the expectations reflected in forward-looking statements are based upon reasonable assumptions; however, management can give no assurance that actual results will be consistent with these forward-looking statements. These forward-looking statements are subject to a number of risks and uncertainties that could cause actual results or events to differ materially from current expectations, including the matters discussed under "Risk Management" in the Management's Discussion and Analysis ("MD&A") contained in the Company's 2005 Annual Report which is available on SEDAR at www.sedar.com.

Factors that could cause actual results or events to differ materially from those expressed or implied by forward-looking statements in addition to those described in the MD&A, include, but are not limited to, general economic conditions, the availability of new competitive supply of retail properties which may become available either through construction or sublease, First Capital Realty's ability to maintain occupancy and to lease or re-lease space at current or anticipated rents, tenant bankruptcies, financial difficulties and defaults, changes in interest rates, changes in operating costs, First Capital Realty's ability to obtain insurance coverage at a reasonable cost and the availability of financing.

Readers, therefore, should not place undue reliance on any such forward-looking statements. Further, a forward-looking statement speaks only as of the date on which such statement is made. First Capital Realty undertakes no obligation to publicly update any such statement or to reflect new information or the occurrence of future events or circumstances.

These forward-looking statements are made as of November 9, 2006.

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NON-GAAP SUPPLEMENTAL FINANCIAL MEASURES

Funds from Operations

In management's view, funds from operations ("FFO") is a commonly accepted and meaningful indicator of financial performance in the real estate industry. First Capital Realty believes that financial analysts, investors and stockholders are better served when the clear presentation of comparable period operating results generated from FFO disclosure supplements Canadian Generally Accepted Accounting Principles ("GAAP") disclosure. The Company's method of calculating FFO may be different from methods used by other corporations or REITs and accordingly, may not be comparable to such other corporations or REITs. FFO is presented to assist investors in analyzing the Company's performance. FFO: (i) does not represent cash flow from operating activities as defined by GAAP (ii) is not indicative of cash available to fund all liquidity requirements, including payment of dividends and capital for growth and (iii) should not be considered as an alternative to net income (which is determined in accordance with GAAP) for the purpose of evaluating operating performance.

Funds from Operations – RealPac Recommendations

First Capital Realty calculates FFO in accordance with the recommendations of the Real Property Association of Canada ("RealPac"). The definition is meant to standardize the calculation and disclosure of FFO across real estate entities in Canada, and is modelled on the definition adopted by the National Association of Real Estate Investment Trusts ("NAREIT") in the United States.

Net Operating Income

Net operating income is defined as property rental revenue less property operating costs. In management's opinion, net operating income is useful in analyzing the operating performance of the Company's shopping centre portfolio. Net operating income is not a measure defined by GAAP and there is no standard definition of net operating income. Accordingly, net operating income may not be comparable with similar measures presented by other entities. Net operating income should not be construed as an alternative to net income or cash flow from operating activities determined in accordance with GAAP.

FIRST CAPITAL REALTY INC.

CONSOLIDATED BALANCE SHEETS

	<i>(unaudited)</i>	
	September 30	December 31
<i>(thousands of dollars)</i>	2006	2005
ASSETS		
Real Estate Investments		
Shopping centres	\$ 2,287,002	\$ 1,939,775
Land and shopping centres under development	146,496	136,475
Deferred costs	69,087	52,938
Intangible assets	30,581	24,340
	2,533,166	2,153,528
Investment in Equity One, Inc.	202,210	211,830
Loans, mortgages and other real estate assets	22,683	26,912
	2,758,059	2,392,270
Other assets	47,867	37,592
Amounts receivable	26,878	17,026
Cash and cash equivalents	4,859	5,335
Future income tax assets	11,948	17,065
	\$ 2,849,611	\$ 2,469,288
LIABILITIES		
Mortgages and credit facilities	\$ 1,304,611	\$ 1,297,040
Accounts payable and other liabilities	98,909	89,959
Intangible liabilities	18,584	12,157
Senior unsecured debentures	399,803	100,000
Convertible debentures	97,128	96,990
Future income tax liabilities	35,136	30,598
	1,954,171	1,626,744
SHAREHOLDERS' EQUITY	895,440	842,544
	\$ 2,849,611	\$ 2,469,288

FIRST CAPITAL REALTY INC.

CONSOLIDATED STATEMENTS OF OPERATIONS

	Three months ended		Nine months ended	
<i>(unaudited)</i>	September 30	September 30	September 30	September 30
<i>(thousands of dollars, except per share amounts)</i>	2006	2005	2006	2005
REVENUE				
Property rental revenue	\$ 81,592	\$ 70,235	\$ 238,165	\$ 193,904
Interest and other income	236	957	3,171	2,997
	81,828	71,192	241,336	196,901
EXPENSES				
Property operating costs	29,236	26,864	89,873	74,115
Interest expense	24,014	20,675	68,486	60,770
Amortization	18,052	12,224	49,610	35,465
Corporate expenses	3,850	3,565	13,044	9,851
	75,152	63,328	221,013	180,201
Equity income from Equity One, Inc.	2,872	5,902	27,179	15,557
Gain on redemption of convertible debentures	-	177	-	1,018
Income before income and other taxes	9,548	13,943	47,502	33,275
Income and other taxes:				
Current	317	1,101	3,502	3,609
Future	2,689	4,102	10,076	8,096
	3,006	5,203	13,578	11,705
Net income	\$ 6,542	\$ 8,740	\$ 33,924	\$ 21,570
Net earnings per common share				
Basic	\$ 0.09	\$ 0.26	\$ 0.46	\$ 0.63
Diluted	\$ 0.09	\$ 0.14	\$ 0.46	\$ 0.37

FIRST CAPITAL REALTY INC.

CONSOLIDATED STATEMENTS OF FUNDS FROM OPERATIONS

<i>(unaudited)</i>	Three months ended		Nine months ended	
	September 30	September 30	September 30	September 30
<i>(thousands of dollars, except per share amounts)</i>	2006	2005	2006	2005
Net income for the period	\$ 6,542	\$ 8,740	\$ 33,924	\$ 21,570
Add (deduct):				
Amortization of shopping centres, deferred costs and intangible assets	16,944	11,529	46,673	33,665
Gain on disposition of real estate	-	-	-	(226)
Current income tax on Equity One special dividend from gain on real estate	-	-	2,702	-
Equity income from Equity One	(2,872)	(5,902)	(27,179)	(15,557)
Funds from operations from Equity One	5,237	6,910	18,302	20,229
Future income taxes	2,689	4,102	10,076	8,096
Funds from operations	\$ 28,540	\$ 25,379	\$ 84,498	\$ 67,777
Per diluted share				
- total	\$ 0.38	\$ 0.39	\$ 1.15	\$ 1.10
- before non-recurring items	\$ 0.39	\$ 0.38	\$ 1.15	\$ 1.08
Weighted average diluted shares - FFO	74,997,493	65,355,568	73,746,633	61,427,757

FIRST CAPITAL REALTY INC.
CONSOLIDATED STATEMENTS OF CASH FLOWS

	Three months ended		Nine months ended	
<i>(unaudited)</i>	September 30	September 30	September 30	September 30
<i>(thousands of dollars)</i>	2006	2005	2006	2005
CASH FLOW PROVIDED BY (USED IN):				
OPERATING ACTIVITIES				
Net income	\$ 6,542	\$ 8,740	\$ 33,924	\$ 21,570
Items not affecting cash				
Amortization	17,249	11,642	47,336	33,912
Amortization of deferred financing fees	803	582	2,274	1,553
Amortization of above- and below-market leases	(453)	(237)	(1,173)	(711)
Amortization of deferred rent receivable	(889)	(964)	(2,707)	(3,018)
Gain on disposition of real estate	(134)	-	(134)	(226)
Gain on marketable securities	(288)	-	(924)	-
Gain on redemption of convertible debentures	-	(177)	-	(1,018)
Non-cash compensation expense	626	418	1,753	1,134
Interest paid in excess of implicit interest on assumed mortgages	(612)	(478)	(1,734)	(1,195)
Debenture interest in excess of coupon	55	252	154	1,433
Convertible debenture interest paid in common shares	2,758	4,075	4,295	10,465
Equity income from Equity One, Inc.	(2,872)	(5,902)	(27,179)	(15,557)
Future income taxes	2,689	4,102	10,076	8,096
Unrealized losses from interest rate swaps	1,001	-	332	-
Deferred leasing costs	(1,948)	(2,464)	(4,915)	(6,176)
Dividends received from Equity One, Inc.	4,474	4,408	28,508	13,602
Net change in non-cash operating items	(9,204)	(4,089)	(9,949)	(7,518)
Cash provided by operating activities	19,797	19,908	79,937	56,346
INVESTING ACTIVITIES				
Acquisition of shopping centres	(63,652)	(98,752)	(251,963)	(273,254)
Acquisition of land for development	(16,024)	(37,163)	(27,965)	(44,804)
Proceeds from disposition of land for development	1,236	-	1,236	-
Expenditures on shopping centres	(6,057)	(4,873)	(12,523)	(17,767)
Expenditures on land and shopping centres under development	(24,755)	(15,406)	(55,502)	(37,098)
Investment in common shares of Equity One, Inc.	-	(4,408)	-	(13,142)
(Increase) decrease in loans and mortgage receivable	(65)	(2,820)	3,776	(236)
Investment in marketable securities	(4,858)	(4,489)	(17,010)	(22,344)
Proceeds from disposition of marketable securities	5,137	6,051	18,027	8,882
Cash used in investing activities	(109,038)	(161,860)	(341,924)	(399,763)
FINANCING ACTIVITIES				
Proceeds from mortgage financings and credit facilities	6,234	191,940	233,202	372,006
Repayments of mortgages payable and credit facilities	(114,171)	(60,037)	(284,581)	(138,265)
Payment of financing fees	(280)	(722)	(1,199)	(2,833)
Issuance of common shares, net of issue costs	2,280	2,798	33,508	61,156
Issuance of unsecured debentures, net of issue costs	198,359	-	297,083	99,183
Payment of dividends	(6,804)	(5,359)	(16,832)	(48,249)
Cash provided by financing activities	85,618	128,620	261,181	342,998
Effect of currency rate movement on cash balances	35	(221)	330	(191)
Decrease in cash and cash equivalents	(3,588)	(13,553)	(476)	(610)
Cash and cash equivalents, beginning of period	8,447	17,826	5,335	4,883
Cash and cash equivalents, end of period	\$ 4,859	\$ 4,273	\$ 4,859	\$ 4,273
SUPPLEMENTARY INFORMATION				
Cash income taxes paid	\$ 2,363	\$ 1,112	\$ 3,385	\$ 3,080
Cash interest paid	\$ 24,196	\$ 18,863	\$ 68,777	\$ 53,047