

WEIGHTED AVERAGE COST OF PREFERRED STOCK

<u>Item</u>	<u>Date Sold</u>	<u>Financing</u>	<u>Net Proceeds</u> <u>Ratio</u>	<u>Amount</u> <u>Outstanding</u>	<u>Cost Rate Based</u> <u>On Net Proceeds</u>	<u>Annual Cost</u>
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Total Amount Outstanding

Weighted Average Cost Rate