

NEW PLAN EXCEL REALTY TRUST INC

Form 8-K

July 29, 2004

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): **July 29, 2004**

NEW PLAN EXCEL REALTY TRUST, INC.

(Exact name of registrant as specified in its charter)

Maryland
(State or other jurisdiction
of incorporation)

1-12244
(Commission
File Number)

33-0160389
(IRS Employer
Identification Number)

1120 Avenue of the Americas, 12th Floor
New York, New York
(Address of principal executive offices)

10036
(Zip Code)

Registrant's telephone number, including area code:

(212) 869-3000

Not applicable

(Former name or former address, if changed since last report)

Item 9. Regulation FD Disclosure

A copy of New Plan Excel Realty Trust, Inc.'s Portfolio Assessment concerning Physical Characteristics and Market Analysis as of June 30, 2004 is furnished as Exhibit 99.3 to this report on Form 8-K.

Item 12. Results of Operations and Financial Condition

On July 29, 2004, New Plan Excel Realty Trust, Inc. (the Company) announced its consolidated financial results for the quarter ended June 30, 2004. A copy of the Company's earnings press release is furnished as Exhibit 99.1 to this report on Form 8-K. A copy of the Company's Second Quarter Supplemental Disclosure is furnished as Exhibit 99.2 to this report on Form 8-K. The information contained in this report on Form 8-K, including Exhibits 99.1, 99.2 and 99.3, shall not be deemed filed with the Securities and Exchange Commission nor incorporated by reference in any registration statement filed by the Company under the Securities Act of 1933, as amended.

SIGNATURE

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

NEW PLAN EXCEL REALTY TRUST, INC.

Date: July 29, 2004

By: /s/ Steven F. Siegel
Steven F. Siegel
Executive Vice President, General Counsel
and Secretary

EXHIBIT INDEX

Exhibit Number	Description
99.1	New Plan Excel Realty Trust, Inc. Earnings Press Release dated July 29, 2004
99.2	New Plan Excel Realty Trust, Inc. Second Quarter Supplemental Disclosure
99.3	New Plan Excel Realty Trust, Inc. Portfolio Assessment concerning Physical Characteristics and Market Analysis as of June 30, 2004