

North America

Second Quarter 2010

	CITY	Total Square Feet	Vacancy	Available Space	Average Rent
1	Atlanta	256.2M	18.00%	44.9M	\$19.43
2	Austin	79.8M	14.8%	11.8M	\$24.83
3	Baltimore	124.7M	13.5%	16.7M	\$21.79
4	Boise City/Nampa	15.0M	18.0%	2.7M	\$17.00
5	Boston	217.1M	12.1%	26.3M	\$24.04
6	Charlotte	92.2M	15.2%	14.0M	\$19.07
7	Chicago	445.0M	16.1%	71.6M	\$22.84
8	Colorado Springs	27.8M	18.8%	5.2M	\$11.46
9	Dallas/Ft. Worth	329.1M	18.3%	60.2M	\$19.54
10	Denver/Boulder	155.8M	15.0%	30.9M	\$20.37
11	Fairfield County, CT	49.0M	13.4%	11.2M	\$30.35
12	Ft. Lauderdale/W Palm Bch	90.0M	19.0%	20.0M	\$26.44
13	Houston	260.3M	14.2%	36.9M	\$23.07
14	Las Vegas	57.8M	19.7%	11.4M	\$22.00
15	Long Island	80.0M	11.0%	8.8M	\$26.92
16	Los Angeles	421.0M	12.1%	50.9M	\$28.41
17	Miami - Dade City	102.5M	14.4%	14.7M	\$29.92
18	Minneapolis	171.2M	9.0%	15.4M	\$15.91
19	Nashville	30.7M	12.3%	3.7M	\$19.83
20	New Jersey	341.5M	13.4%	45.6M	\$23.69
21	New York City - Downtown	107.9M	8.2%	8.8M	\$38.99
22	New York City - Midtown	357.6M	8.0%	44.7M	\$46.24
23	Norfolk	36.8M	14.0%	6.1M	\$18.26
24	Orange County (CA)	146.3M	16.2%	23.7M	\$24.10
25	Orlando	93.9M	15.4%	14.4M	\$19.44
26	Philadelphia	91.9 M	19.0%	17.6 M	\$25.86
27	Phoenix	132.1M	22.9%	33.5M	\$22.45
28	Pittsburgh	100.2M	10.0%	10.1M	\$19.10
29	Portland	164.0M	12.0%	17.0M	\$21.08
30	Salt Lake City	79.9M	9.0%	7.2M	\$16.76
31	San Diego	110.5M	15.3%	16.8M	\$26.45
32	San Francisco	91.0M	18.8%	17.2M	\$29.14
33	Seattle/Puget Sound	169.6M	13.4%	22.7M	\$25.56
34	Silicon Valley	89.1M	19.0%	16.9M	\$26.61
35	Spokane	17.4M	10.3%	1.8M	\$15.22
36	St. Louis	121.8M	11.8%	14.3M	\$18.30
37	Tampa	139.7M	14.1%	19.7M	\$19.52
38	Tucson	17.7M	13.0%	2.3M	\$19.72
39	Washington, D.C. Metro	442.2M	13.3%	58.9M	D.C.: \$47.66/Metro:\$33.41
40	Westchester County, NY	35.6M	12.1%	4.3M	\$27.17

Scandinavian, Nordic and Baltic

Second Quarter 2010

	CITY	Office Stock (m2)	Vacancy (%)	Prime Yield (%)	Prime Rent (EUR/m2 and yr)***
41	Gothenburg (Sweden)*	4.6	9.5	6.00	200
42	HMA (Helsinki Metropolitan Area, Finland)**	8.0	10.5	6.00	300
43	Malmoe (Sweden)*	1.5	11.0	6.00	195
44	Oslo (Norway)**	8.8	7.5	6.00	340
45	Riga (Latvia)**	0.5	18.0	9-12	156
46	Stockholm (Sweden)*	11.9	12.0	5.00	380
47	Tallinn (Estonia)**	0.5	15.0	9.50	175
48	Vilnius (Lithuania)**	0.3	20.0	9-10.5	160

* Q2 2010 ** Q1 2010 *** The upper range of the estimated market rent for modern office premises. Disclaimer: This survey contains information from sources deemed to be reliable and accurate. However, we make no representation, warranty or guaranty of its accuracy.

Germany

Second Quarter 2010

	CITY (State)	Office Stock (m2)	Vacancy (%)	Prime Yield (%)	Prime Rent in €/m ² /Year (net)
49	Berlin (Berlin)*	20.00	7.00	5.25	200.00
50	Cologne (North Rhine Westph.)*	8.25	9.00	5.50	200.00
51	Frankfurt (Hesse)*	15.80	14.00	5.25	460.00
52	Hamburg (Hamburg)*	13.30	6.00	5.25	270.00
53	Munich (Bavaria)*	19.70	9.00	5.00	330.00
54	Stuttgart (Badenia -Wurt.)*	7.50	6.00	5.25	270.00

* Compiled from various sources, Q1 & Q2 2010

London

Second Quarter 2010

	DISTRICTS	Take Up	Vacancy	Prime Yield	Prime Rent
55	City	0.982M	6.5%	5.5%	50.00 GBP
56	Docklands	0.248M	9.5%	N/A	36.50 GBP
57	Midtown	0.274M	7.0%	6.50%	48.00 GBP
58	West End	0.814M	7.3%	4.3%	85.00 GBP

Definitions for London "Take Up" - Space absorbed in the previous quarter / "Grade A Vacancy" - Available Space / "GBP" - British Pounds

Asia

Second Quarter 2010

	CITY	New Construction Rent/SF/Year	Class A Rent/SF/Year	Average Vacancy
59	Chennai	\$18.26 (Market High)	\$19.57 (Market High)	10.31%
60	Hangzhou	\$39.17	\$39.17	15.00%
61	Melbourne	\$42.00	\$38.00	3.66%
62	Seoul	\$3.36	\$2.86	3.60%
63	Shanghai	\$3.31	\$3.84	29.30%

Latin America

Second Quarter 2010

	CITY	New Construction Rent/SF/Year	Class A Rent/SF/Year	Average Vacancy
64	Buenos Aries	\$5.67 (Market High)	\$5.67 (Market High)	3.66%
65	Monterrey	\$19.89	\$18.63	6.10%
66	Sao Paulo	\$5.94	\$5.40	5.30%

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