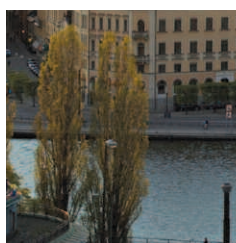
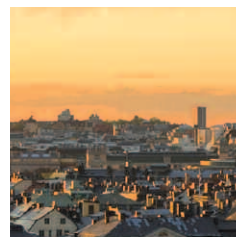


Global Property Prices & Trends

2011



NAI Global[®]

Commercial Real Estate Services, Worldwide.

ASIA-PACIFIC PRIME NET RENTS & PRIME YIELDS

Market	PRIME NET RENTS									PRIME YIELDS						Market
	Offices			Retail			Industrial/Warehouse			Office (%)		Retail (%)		Industrial Warehouse (%)		
	Local*	US\$/M²/PA		Local*	US\$/M²/PA		Local*	US\$/M²/PA								
Adelaide, Australia	485	483	▲	1,100	1,096	▲	95	94	▲	9.00	▲	6.00	▲	8.00	▲	Adelaide, Australia
Bangalore, India	9,557	215	▲	27,435	620	▲	1,770	40	▲	NA	NA	NA	NA	NA	NA	Bangalore, India
Beijing, China	3,480	521	▲	10,680	1,601	▲	360	54	▲	7.93	▲	10.78	▼	9.75	▲	Beijing, China
Chengdu, China	1,968	295	—	4,335	650	▼	260	39	▼	NA	NA	NA	NA	NA	NA	Chengdu, China
Chennai, India	6,457	146	▲	17,759	401	▲	2,324	52	▲	9.50	—	10.50	▲	10.50	—	Chennai, India
Christchurch, NZ	270	208	▲	500	385	▲	103	79	▲	8.50	—	8.00	—	8.00	—	Christchurch, NZ
Hong Kong, China	9,687	1,250	▲	7,665	9,890	▲	1,550	200	▼	3.50	▲	2.50	▼	5.00	▼	Hong Kong, China
Hyderabad, India	12,269	277	—	24,072	544	▲	1,372	31	—	8.00	—	7.00	▲	4.00	—	Hyderabad, India
Kolkata, India	13,173	297	▲	22,434	507	▲	1,858	42	▼	10.00	▲	10.00	▼	12.00	—	Kolkata, India
Kuala Lumpur, Malaysia	871	283	▲	1,872	608	—	167	54	▲	6.50	—	8.00	▲	8.00	▲	Kuala Lumpur, Malaysia
Melbourne, Australia	425	424	▲	850	833	▼	160	159	▼	7.00	▲	4.00	▼	7.00	▼	Melbourne, Australia
Mumbai, India	38,276	865	—	48,188	1,089	▼	1,150	26	▼	11.00	▲	13.00	▲	9.50	▼	Mumbai, India
New Delhi, India	37,170	840	▲	77,493	1,751	—	7,232	163	▲	9.00	▼	8.50	▼	12.00	—	New Delhi, India
Pune, India	7,426	167	▼	14,207	321	▼	1,549	35	▼	10.00	▼	10.00	▼	10.00	▼	Pune, India
Punjab, India	5,178	117	▼	13,363	302	▼	1,975	43	▼	5.00	▼	9.00	▼	8.00	▼	Punjab, India
Seoul, South Korea	333,950	298	▲	2,660,000	2,364	▲	65,267	58	▲	5.00	▼	7.00	▼	10.00	—	Seoul, South Korea
Shanghai, China	3,000	450	▲	6,536	980	▲	342	51	▲	4.00	▼	2.70	▼	8.50	▼	Shanghai, China
Singapore	1,033	807	▼	4,650	3,632	▼	161	126	▼	4.50	▲	5.00	—	7.00	▲	Singapore
Sydney, Australia	720	718	—	6,100	5,980	▲	113	113	—	7.75	▲	5.75	▲	8.75	▲	Sydney, Australia
Taipei, Taiwan	9,708	319	▼	56,268	1,849	▼	2,904	95	▼	2.50	▼	2.00	▼	3.00	▼	Taipei, Taiwan
Tokyo, Japan	85,845	970	▼	337,672	3,815	▼	19,068	215	▼	4.75	▼	5.00	—	6.00	▼	Tokyo, Japan
Xiamen, China	1,934	290	—	9,471	1,420	▲	240	36	▲	NA	NA	NA	NA	NA	NA	Xiamen, China

*Local rents are quoted in local currency per M² per annum

ASIA-PACIFIC COUNTRY INFORMATION

Country	Area (KM²)	Population (Millions)	Main City	Main City Pop. (Thousands)	GDP 2010 (US\$ Billions)	GDP Growth* (%)	GDP/Capita (US\$)	Inflation Rate** (%)	Interest Rate (%)	Unemployment Rate (%)	Country
Australia	7,741,220	22.0	Sydney	4,504	1,219	3.0	54,868	3.0	4.5	5.2	Australia
China	9,596,961	1,342.3	Beijing	22,000	5,745	10.5	4,282	3.5	5.6	4.1	China
Hong Kong	1,104	7.0	Hong Kong	7,061	5,745	10.5	4,282	3.5	5.6	4.1	Hong Kong
India	3,287,263	1,194.0	New Delhi	11,680	1,430	9.7	1,176	13.2	5.0	10.7	India
Japan	377,915	127.4	Tokyo	13,010	5,390	2.8	42,325	0.2	0	5.1	Japan
Malaysia	329,847	27.6	Kuala Lumpur	7,239	218	6.7	7,754	2.2	2.8	3.5	Malaysia
Singapore	697	5.1	Singapore	5,076	217	15.0	42,652	2.8	0.1	2.1	Singapore
South Korea	99,720	48.5	Seoul	10,208	986	6.1	20,164	3.1	2.3	3.3	South Korea
Taiwan	35,980	23.2	Taipei	2,606	426	9.3	18,303	1.5	1.3	5.3	Taiwan

*GDP Growth rates are forecasts for 2011, where available, or the most recent figures available

**Inflation rates are forecasts for 2011, where available, or the most recent figures available



ASIA-PACIFIC PRIME NET RENTAL RATES

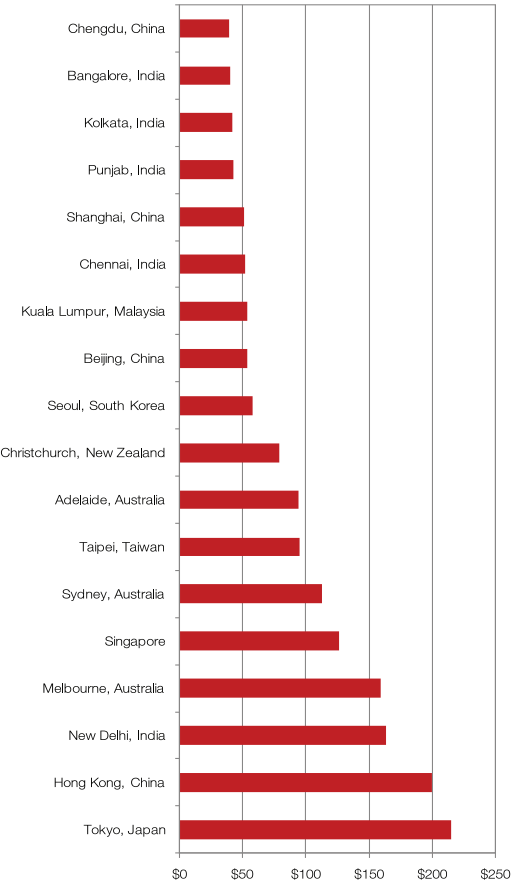
Office
US\$/M²/Year



Retail
US\$/M²/Year

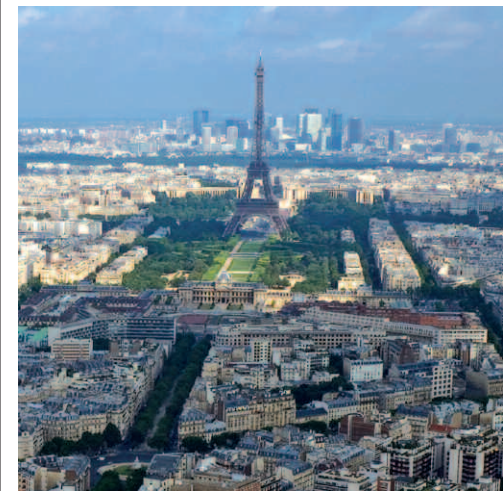


Industrial/Warehouse
US\$/M²/Year



EMEA PRIME NET RENTS & PRIME YIELDS

Market	PRIME NET RENTS												PRIME YIELDS					Market	
	Offices				Retail			Industrial/Warehouse					Warehouse/						
	Local*	€/M²/PA	US\$/M²/PA		Local*	€/M²/PA	US\$/M²/PA	Local*	€/M²/PA	US\$/M²/PA		Office (%)	Retail (%)	Manufacturing (%)					
Almaty	4,410	255	354	▼	12,715	734	1,019	▼	580	33	47	▼	14.00	▼	13.80	▼	10.25	▼	Almaty
Amsterdam	295	295	404	—	2,250	2,250	3,125	—	68	68	94	▲	6.50	▼	4.75	▲	7.50	▲	Amsterdam
Athens	204	204	283	▲	1,692	1,692	1,218	▲	60	60	43	▼	8.00	▲	6.75	▲	9.00	▲	Athens
Barcelona	20	237	329	▼	99	1,184	1,645	▼	4	47	65	▼	5.75	▼	5.50	▼	7.50	▼	Barcelona
Belgrade	156	156	216	▼	1,020	1,020	1,416	▼	51	51	72	▼	9.00	—	8.50	▼	12.50	▼	Belgrade
Berlin	28	330	458	▲	200	2,400	3,334	▲	4	42	58	▲	5.50	▼	4.80	▼	7.20	▼	Berlin
Brussels	218	218	311	▲	1,450	1,450	2,071	—	43	43	60	▲	6.00	▼	5.00	▼	7.75	▼	Brussels
Bucharest	17	198	275	▼	48	570	792	▼	4	42	58	—	9.00	▼	9.25	▼	11.00	▼	Bucharest
Budapest	20	240	333	—	88	1,056	1,466	▼	4	48	66	▼	7.50	▼	7.00	▼	9.25	—	Budapest
Cologne	15	177	246	▲	190	2,280	3,166	▲	5	55	76	▲	5.50	▼	4.70	▼	7.20	▼	Cologne
Copenhagen	1,400	187	265	▼	9,250	1,240	1,751	▼	450	60	85	▼	5.25	▼	5.00	—	7.25	▲	Copenhagen
Doha City	2,220	445	610	▼	9,390	1,881	2,578	▲	720	144	198	▲	11.00	▼	NA	—	NA	—	Doha City
Dubai	3,384	672	921	▼	2,980	587	815	▼	672	132	183	▼	9.50	▲	6.50	▲	8.50	▲	Dubai
Dublin	35	377	523	▼	124	1,497	2,080	▼	5	101	140	▼	7.25	▼	6.25	▼	8.25	▼	Dublin
Dusseldorf	22	258	358	▲	173	2,070	2,875	▲	5	54	75	▲	5.50	▼	4.70	▼	6.90	▼	Dusseldorf
Edinburgh	28	355	494	▼	165	1,983	2,755	▼	7	79	110	—	5.75	—	4.25	▼	7.00	▼	Edinburgh
Frankfurt	36	432	600	▲	245	2,940	4,200	▲	5	58	83	▲	5.95	▼	4.50	▼	7.15	▼	Frankfurt
Geneva	900	693	962	—	3,875	2,985	4,145	▼	80	61	44	▼	3.90	▲	3.80	▲	7.00	▼	Geneva
Glasgow	27	344	478	▼	197	2,760	3,833	▼	6	78	108	—	6.00	▲	4.75	▼	7.25	▼	Glasgow
Hamburg	18	216	300	▲	205	2,460	3,412	▲	4	53	73	▲	4.70	▼	4.50	▼	6.90	▼	Hamburg
Helsinki	25	300	417	▼	83	990	1,375	▼	7	82	114	▼	5.75	▼	5.50	▲	8.20	—	Helsinki
Istanbul	36	313	432	—	99	853	1,185	▼	5	43	60	▼	8.00	—	8.25	▲	9.00	—	Istanbul
Johannesburg	70	122	170	▲	190	332	461	▼	26	45	63	▲	11.00	—	11.00	—	11.00	▲	Johannesburg
Kiev	250	275	382	▼	828	912	1,302	▲	47	52	72	▼	14.00	▼	14.00	▼	15.00	▼	Kiev
Kuwait City	120	312	446	▼	300	781	1,116	▼	38	97	135	▼	10.50	▼	NA	NA	NA	NA	Kuwait City
London (West End)	61	764	1,061	▲	604	7,598	10,553	▲	13	166	226	▲	4.90	▼	4.40	▼	6.25	▼	London (West End)
Luxembourg	360	360	514	—	900	900	1,286	▼	NA	NA	NA	NA	6.00	▼	5.00	▼	NA	NA	Luxembourg
Madrid	24	288	400	▼	110	1,320	1,885	▼	4	51	71	▼	7.00	▼	7.50	▼	8.50	▼	Madrid
Milan	468	468	669	—	3,196	3,196	4,439	▼	54	54	75	▼	5.75	▼	6.25	▼	7.75	▼	Milan
Moscow	850	612	850	▼	3,000	2,190	3,000	▼	100	73	100	▼	10.00	▼	11.00	▼	13.00	▼	Moscow
Munich	25	297	413	▲	260	3,120	4,334	▲	5	63	88	▲	4.50	▼	4.25	▼	6.90	▼	Munich
Oslo	2,700	341	487	▲	6,750	852	1,217	▲	775	98	140	▲	6.00	▼	6.50	▼	7.50	—	Oslo
Paris	620	620	861	▲	6,300	6,300	9,000	▼	48	48	69	▲	5.50	▼	5.00	—	9.00	—	Paris
Prague	17	198	275	—	150	1,800	2,500	▲	3	41	56	▲	13.50	▲	2.00	▼	3.00	—	Prague
Reykjavik	1,850	140	194	▼	2,100	159	221	▼	725	55	72	▼	10.00	▲	9.00	▲	13.00	▲	Reykjavik
Riga	12	144	200	▼	13	156	217	▼	4	42	58	▼	10.00	▲	8.50	▼	11.00	—	Riga
Rome	420	420	583	—	3,366	3,366	4,675	▼	55	55	76	▼	5.85	—	5.80	—	8.00	—	Rome
St. Petersburg	565	413	565	▼	2,000	1,462	2,000	▼	105	77	105	▼	9.00	▼	10.00	▼	11.00	▼	St. Petersburg
Sofia	18	218	302	▼	120	1,450	2,014	▼	1	45	63	▼	6.84	▼	7.00	▼	12.00	—	Sofia
Stockholm	4,200	476	661	▲	14,500	1,579	2,194	▲	1,050	119	165	▲	5.50	▼	5.50	▼	7.50	—	Stockholm
Stuttgart	13	153	213	▲	193	2,310	3,208	▲	5	59	82	▲	5.30	▼	4.50	▼	6.90	▼	Stuttgart
Tel-Aviv	105	254	353	▲	145	351	487	▲	36	87	121	▲	8.70	▲	8.00	▼	8.50	▼	Tel-Aviv
Vienna	19	228	317	—	156	1,876	2,606	▲	4	45	63	▲	5.50	▼	7.50	▲	7.80	▲	Vienna
Warsaw	22	264	367	▲	83	990	1,375	▲	5	59	82	▲	7.50	▲	7.00	—	8.50	—	Warsaw
Zurich	775	597	807	▲	4,250	3,272	4,544	▼	80	62	86	▼	4.00	▲	4.75	▼	7.70	▲	Zurich



*Rents are generally given in local currency per square meter per annum, but in Austria, Bulgaria, the Czech Republic, Finland, Germany, Hungary, Iceland, Israel, Kazakhstan, Latvia, Poland, Romania, South Africa, Spain, Turkey and Ukraine they are quoted per square meter per month according to local custom. In the UK and Ireland they are quoted in square feet per annum. In the UK rents are quoted in £. In Bulgaria, the Czech Republic, Hungary, Latvia, Poland, Romania and Serbia rents are quoted in €. In Russia and Turkey rents are quoted in US \$.

Retail rents in the Local column for Dublin, London, Edinburgh, Glasgow, and Paris are Zone A; the other columns are overall.

EMEA COUNTRY INFORMATION

Country	Area (KM ²)	Population (Millions)	Main City	Main City Pop. (Thousands)	GDP 2010 (US\$ Billions)	GDP Growth* (%)	GDP/Capita (US\$)	Inflation Rate** (%)	Interest Rate*** (%)	Unemployment Rate (%)	Country
EURO AREA											
Austria	83,871	8.4	Vienna	1,712	366	1.6	43,723	2.0	1.0	4.1	Austria
Belgium	30,528	10.8	Brussels	1,125	461	1.6	42,596	0.7	1.0	8.7	Belgium
Finland	338,145	5.4	Helsinki	588	231	2.4	4,314	0.1	1.0	8.8	Finland
France	643,427	65.8	Paris	2,193	2,555	1.6	40,591	1.4	1.0	9.8	France
Germany	357,022	81.8	Frankfurt	2,295	3,305	3.3	40,511	1.3	1.0	6.7	Germany
Greece	131,957	11.3	Athens	3,130	305	-4.0	27,264	4.6	1.0	11.76	Greece
Ireland	70,273	4.5	Dublin	1,661	257	0.5	37,600	0.6	1.0	13.6	Ireland
Italy	301,340	60.5	Rome	2,754	2,113	1.0	31,283	1.5	1.0	8.7	Italy
Luxembourg	2,586	0.5	Luxembourg	502	52	3.0	104,390	2.3	1.0	5.8	Luxembourg
Netherlands	41,543	16.6	Amsterdam	778	770	5.9	46,418	1.3	1.0	4.2	Netherlands
Portugal	92,090	10.6	Lisbon	564	243	-0.2	21,700	0.2	1.0	10.1	Portugal
Spain	503,370	46.1	Madrid	3,255	1,374	-0.4	29,875	1.5	0.5	8.2	Spain
EUROPEAN UNION (EU)											
Bulgaria	110,879	7.5	Sofia	1,263	44	1.0	5,954	6.6	1.0	12.0	Bulgaria
Czech Republic	78,867	10.5	Prague	1,251	195	2.0	18,721	1.6	0.8	8.3	Czech Republic
Denmark	43,094	5.6	Copenhagen	1,181	304	2.0	55,112	2.0	0.8	4.2	Denmark
Hungary	93,028	10.0	Budapest	1,721	129	1.7	19,789	4.7	6.0	10.8	Hungary
Latvia	64,589	2.2	Riga	706	83	15.5	11,900	2.5	7.5	14.7	Latvia
Poland	312,685	38.0	Warsaw	1,716	438	3.4	11,521	2.4	3.5	9.8	Poland
Romania	238,391	21.5	Bucharest	1,944	158	-1.9	7,390	5.9	8.0	7.2	Romania
Slovak Republic	49,035	5.4	Bratislava	471	99	4.2	15,608	0.6	1.0	14.1	Slovak Republic
Sweden	450,295	9.4	Stockholm	829	444	-4.4	47,667	1.8	0.5	8.2	Sweden
UK	243,610	61.8	London	7,556	2,258	1.7	36,298	3.8	0.5	3.1	UK
NON-EU: WESTERN EUROPE											
Iceland	103,000	0.3	Reykjavic	120	12	-3.01	39,562	2.6	8.0	8.6	Iceland
Norway	323,802	4.9	Oslo	596	400	2.0	881,634	2.0	2.0	3.5	Norway
Switzerland	41,277	7.8	Zurich	365	488	0.7	41,600	0.9	0.25	4.1	Switzerland
NON-EU: CENTRAL & EASTERN EUROPE											
Kazakhstan	2,724,900	16.4	Almaty	1,421	129	5.4	8,326	7.6	9.0	7.8	Kazakhstan
Russia	17,098,242	141.9	Moscow	10,563	1,476	4.0	10,521	6.6	7.8	7.5	Russia
Serbia	77,474	9.8	Belgrade	1,213	38	1.5	5,286	4.7	NA	18.2	Serbia
Turkey	783,562	73.7	Istanbul	13,120	616	3.7	8,578	8.4	6.5	11.4	Turkey
Ukraine	603,550	45.8	Kiev	2,797	140	4.0	3,075	10.8	7.8	8.8	Ukraine
MIDDLE EAST & AFRICA											
Israel	22,072	7.7	Tel Aviv	404	201	4.2	27,085	2.3	1.8	7.4	Israel
Kuwait	17,818	3.0	Kuwait City	3,566	117	2.3	32,530	4.1	6.2	1.6	Kuwait
Qatar	11,586	1.7	Doha	998	357	8.7	90,130	5.7	5.6	0.4	Qatar
South Africa	1,219,090	49.9	Johannesburg	3,888	354	3.0	7,100	5.6	6.5	24.8	South Africa
United Arab Emirates	83,600	4.7	Dubai	3,410	261	-2.1	56,584	1.6	1.8	4.2	United Arab Emirates

*GDP Growth rates are forecasts for 2011, where available, or the most recent figures available. **Inflation rates are forecasts for 2011 where available, or the most recent figures available

***Interest rates reflect the European Refinance Rate for the Euro 15, base rate for the UK, the federal funds rate in the USA and, where available, 3-month or short-term rates in the other markets

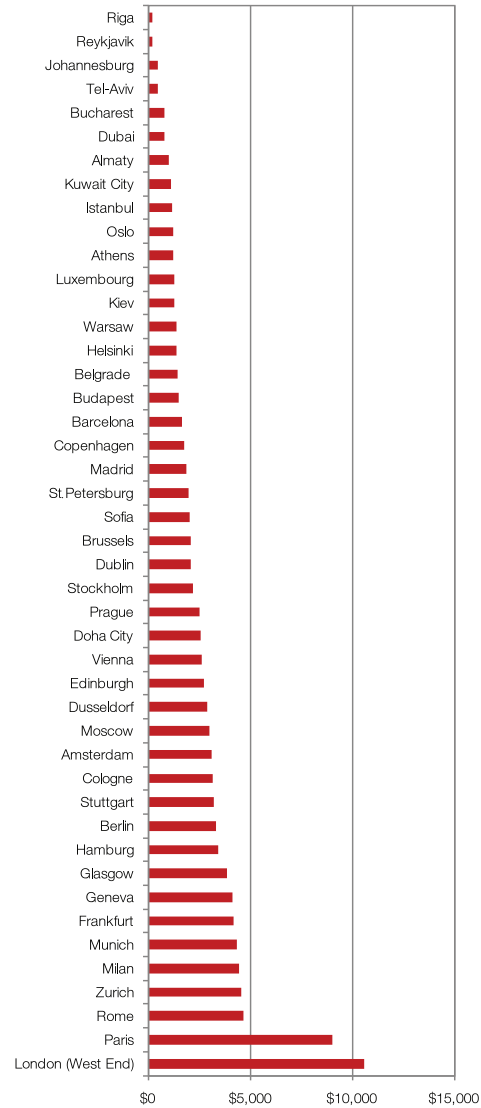


EMEA PRIME NET RENTAL RATES

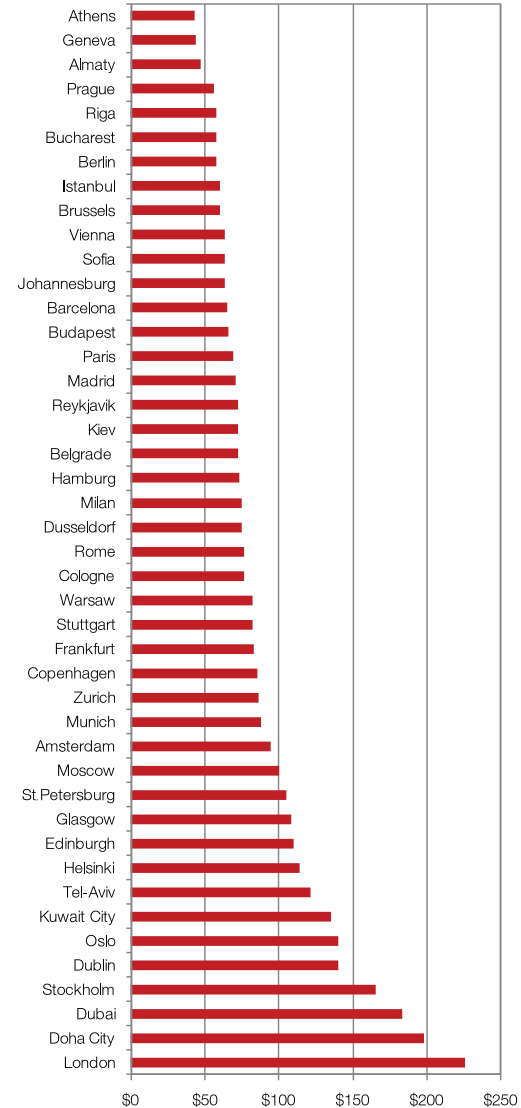
Office US\$/M²/Year



Retail US\$/M²/Year



Industrial/Warehouse US\$/M²/Year



LATIN AMERICA PRIME NET RENTS & PRIME YIELDS

Market	PRIME NET RENTS									PRIME YIELDS						Market
	Offices			Retail			Industrial/Warehouse			Office (%)		Retail (%)		Industrial/ Warehouse (%)		
	Local*	US\$/M²/PA		Local*	US\$/M²/PA		Local*	US\$/M²/PA								
Bogota, Colombia	570,000	306	▲	1,440,000	774	▲	168,000	90	▲	9.00	—	10.00	▼	9.00	▼	Bogota, Colombia
Buenos Aires, Argentina	336	336	▲	810	810	▲	63	63	▲	10.00	▼	10.00	—	10.00	▼	Buenos Aires, Argentina
Campinas, Brazil	450	268	▲	720	429	▲	210	125	▲	9.00	▲	11.00	▲	10.00	▲	Campinas, Brazil
Caracas, Venezuela	2,520	586	▲	3,120	725	▲	382	89	▼	18.00	▲	16.00	▲	24.00	▲	Caracas, Venezuela
Ciudad Juarez, Mexico	118	118	▼	188	188	▼	39	39	▼	12.00	▼	11.00	▼	11.00	▼	Ciudad Juarez, Mexico
Curitiba, Brazil	450	268	▲	720	429	▲	210	125	▲	9.00	▲	11.00	▲	10.00	▲	Curitiba, Brazil
Guadalajara, Mexico	139	139	▼	188	188	▼	50	50	▼	10.00	—	10.00	▼	10.50	▼	Guadalajara, Mexico
Guayaquil, Ecuador	159	159	▲	615	615	▲	40	40	▲	12.20	▲	17.33	▲	11.93	▲	Guayaquil, Ecuador
Kingston, Jamaica	11,032	131	—	10,763	127	▼	7,265	86	—	8.50	▼	9.50	▼	10.00	▼	Kingston, Jamaica
Lima, Peru	216	216	▲	557	557	▲	48	48	▲	12.00	—	15.25	▲	11.50	▲	Lima, Peru
Matamoros, Mexico	77	77	▼	139	139	▼	43	43	▼	12.00	▲	12.00	▼	11.00	▼	Matamoros, Mexico
Mexicali, Mexico	180	180	▼	52	52	▼	40	40	▼	11.00	▼	11.00	▼	11.00	▼	Mexicali, Mexico
Mexico City, Mexico	248	248	▼	341	341	▼	61	61	▼	10.00	—	10.00	▼	10.50	▼	Mexico City, Mexico
Montego Bay, Jamaica	9,300	110	—	9,000	107	▼	6,600	78	▼	8.50	▼	9.50	▼	10.00	▼	Montego Bay, Jamaica
Monterrey, Mexico	174	174	▼	395	395	▼	37	37	▼	10.00	—	10.00	▼	10.50	▼	Monterrey, Mexico
Nassau, Bahamas	285	285	▲	753	753	▲	161	161	—	7.00	—	8.00	—	5.00	▼	Nassau, Bahamas
Panama City, Panama	237	237	▲	376	376	▲	95	95	▲	13.00	▲	5.50	▼	8.00	▲	Panama City, Panama
Queretaro, Mexico	121	121	▼	192	192	▼	38	38	▼	11.00	▼	10.50	▼	11.00	▼	Queretaro, Mexico
Quito, Ecuador	159	159	▲	782	782	▲	38	36	▲	12.20	▲	17.33	▲	11.93	▲	Quito, Ecuador
Reynosa, Mexico	77	77	▼	51	51	▼	41	41	▼	12.00	▲	11.00	▼	12.00	▼	Reynosa, Mexico
Rio de Janeiro, Brazil	1,485	884	▲	2,040	1,214	▲	213	127	▲	10.00	▲	11.00	▲	10.00	▲	Rio de Janeiro, Brazil
Saltillo, Mexico	96	96	▼	138	138	▼	43	43	▼	11.00	▼	12.00	▼	11.00	▼	Saltillo, Mexico
San Luis Potosi, Mexico	67	67	▼	198	198	▼	39	39	▼	11.00	▲	12.00	▼	11.00	—	San Luis Potosi, Mexico
San Jose, Costa Rica	114,642	225	▲	96,768	190	▲	30,240	59	▲	10.00	—	12.00	▼	11.00	▼	San Jose, Costa Rica
San Juan, Puerto Rico	264	264	—	444	444	—	108	108	—	9.00	—	9.00	—	11.00	—	San Juan, Puerto Rico
Santiago, Chile	139,180	284	▼	190,846	390	▼	20,750	42	▼	8.00	▼	6.50	▲	12.00	—	Santiago, Chile
Sao Paulo, Brazil	1,560	928	▲	2,280	1,357	▲	270	161	▲	10.00	▲	11.00	▲	10.00	▲	Sao Paulo, Brazil
Tijuana, Mexico	178	178	▼	220	220	▼	42	42	▼	11.00	▲	11.00	▼	10.50	▼	Tijuana, Mexico

*Local rents are quoted in local currency per M² per annum

LATIN AMERICA COUNTRY INFORMATION

Country	Area (KM²)	Population (Thousands)	Main City	Main City Pop. (Thousands)	GDP 2010 (US\$ Billions)	GDP Growth* (%)	GDP/Capita (US\$)	Inflation Rate** (%)	Interest Rate (%)	Unemployment Rate (%)	Country
Argentina	2,780,400	40.0	Buenos Aires	13,356	351	7.5	8,662	10.6	9.9	8.0	Argentina
Bahamas	13,880	0.3	Nassau	248	7	0.5	21,878	1.7	5.5	15.0	Bahamas
Brazil	8,514,877	190.7	Sao Paulo	11,244	2,023	7.5	10,470	5.0	10.8	7.2	Brazil
Chile	756,102	17.2	Santiago	5,278	199	5.0	11,587	1.75	2.8	9.0	Chile
Colombia	1,138,914	45.8	Bogota	7,412	283	5.0	9,200	2.6	3.0	12.0	Colombia
Costa Rica	51,100	4.6	San Jose	1,715	35	3.8	7,350	5.6	NA	6.9	Costa Rica
Ecuador	283,561	14.3	Quito	1,842	62	2.0	4,328	4.0	20.0	10.0	Ecuador
Jamaica	10,991	2.7	Kingston	651	13	-0.1	5,055	12.7	NA	12.5	Jamaica
Mexico	1,972,550	112.3	Mexico City	8,846	1,004	5.0	9,243	4.2	4.5	5.0	Mexico
Peru	1,285,216	29.5	Lima	7,605	127	9.9	8,509	2.2	3.5	6.9	Peru
Venezuela	912,050	29.1	Caracas	5,196	285	-1.3	9,773	29.2	17.98	8.6	Venezuela

*GDP Growth rates are forecasts for 2011, where available, or the most recent figures available

**Inflation rates are forecasts for 2011, where available, or the most recent figures available

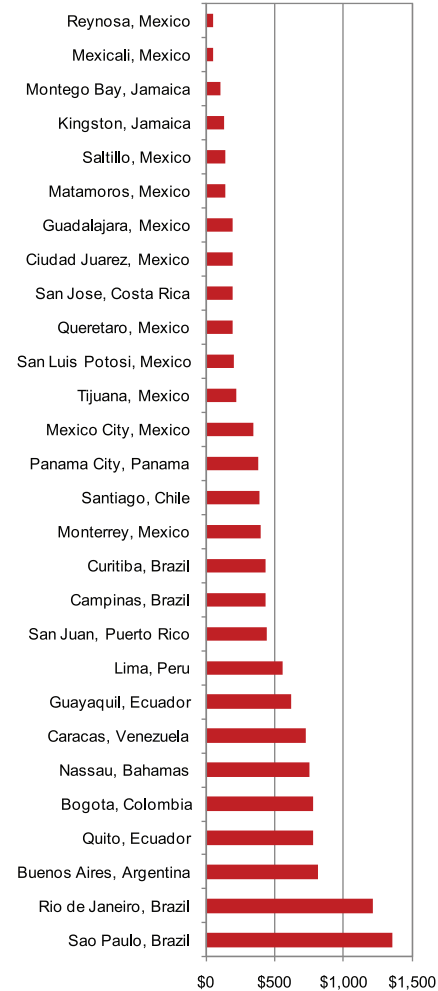


LATIN AMERICA PRIME NET RENTAL RATES

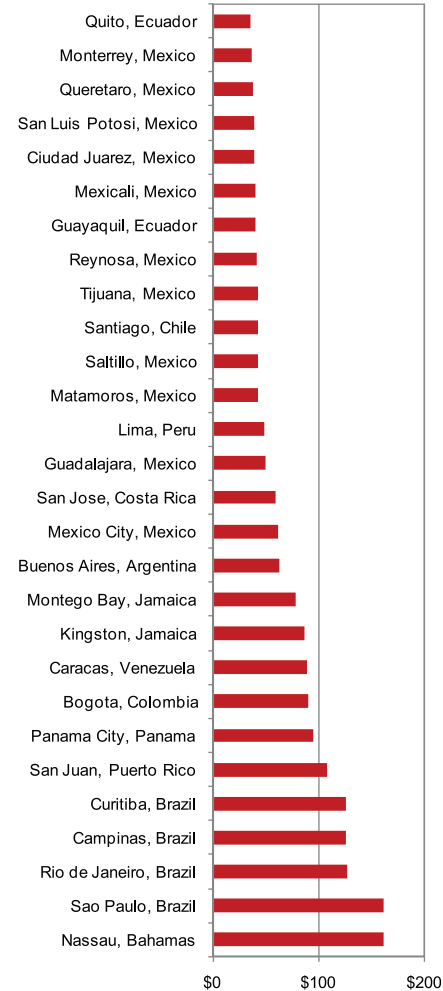
Office US\$/M²/Year



Retail US\$/M²/Year



Industrial/Warehouse US\$/M²/Year



USA & CANADA PRIME NET RENTS & PRIME YIELDS

Market	PRIME NET RENTS									PRIME YIELDS						Market
	Offices			Retail			Industrial/Warehouse			Office (%)		Retail (%)		Industrial/ Warehouse (%)		
	Local*	US\$/M²/PA		Local*	US\$/M²/PA		Local*	US\$/M²/PA								
Atlanta, Georgia	21.75	234	▼	13.50	145	▼	3,25	11	—	8.70	▲	9.00	▲	9.00	▼	Atlanta, Georgia
Baltimore, Maryland	25.00	269	▼	18.00	194	▼	4.75	51	▼	9.00	▲	7.80	▲	9.25	▲	Baltimore, Maryland
Boston, Massachusetts	27.25	293	▼	15.00	161	▼	5.25	57	▼	6.90	▼	8.25	▲	9.50	▼	Boston, Massachusetts
Charlotte, North Carolina	22.00	237	▼	13.25	143	▼	3.25	35	▲	7.00	▲	8.00	—	9.50	▼	Charlotte, North Carolina
Chicago, Illinois	26.75	288	▼	16.50	178	▼	4.50	48	▲	7.80	▼	8.00	—	8.40	—	Chicago, Illinois
Cincinnati, Ohio	18.00	194	▼	10.25	110	▼	3.25	35	▼	9.25	—	9.50	▲	8.90	▲	Cincinnati, Ohio
Cleveland, Ohio	21.25	229	▼	9.50	102	▼	3.50	38	—	8.00	▲	7.75	▲	8.80	▼	Cleveland, Ohio
Dallas, Texas	22.25	239	▼	13.00	140	▼	3.75	40	▲	8.50	▲	7.75	▼	7.50	▼	Dallas, Texas
Denver, Colorado	24.00	258	▼	14.00	151	▼	4.75	51	—	9.00	▲	8.50	▲	8.50	▼	Denver, Colorado
Detroit, Michigan	22.00	237	▼	11.75	126	▼	4.00	43	▼	9.10	▼	8.25	▼	8.80	▲	Detroit, Michigan
Houston, Texas	29.00	312	▼	13.75	148	▼	4.75	51	▼	9.00	▼	8.50	▼	8.00	▲	Houston, Texas
Indianapolis, Indiana	19.00	205	▼	11.25	121	▼	4.00	43	▲	9.50	▲	8.50	▼	8.80	▼	Indianapolis, Indiana
Kansas City, Missouri	21.25	229	▼	11.75	126	▼	4.00	43	▲	8.25	▲	8.75	▲	8.80	▲	Kansas City, Missouri
Las Vegas, Nevada	30.50	328	▼	18.00	194	▼	5.75	62	▼	7.50	▲	7.50	—	8.25	—	Las Vegas, Nevada
Los Angeles, California	31.00	334	▼	27.25	293	▼	6.75	73	—	7.00	▲	7.00	—	8.00	▲	Los Angeles, California
Memphis, Tennessee	19.75	213	▼	9.25	100	▼	2.50	27	—	9.00	▲	9.75	▲	8.10	▲	Memphis, Tennessee
Miami, Florida	36.50	393	▼	28.00	301	▼	6.75	73	▼	7.75	▲	7.50	▲	7.00	▲	Miami, Florida
Milwaukee, Wisconsin	19.75	213	▼	11.00	118	▼	4.00	43	▼	NA	▲	8.25	▲	9.00	▲	Milwaukee, Wisconsin
Minneapolis, Minnesota	18.50	199	▼	12.25	132	▼	5.25	57	▼	8.00	▲	7.70	▼	8.75	—	Minneapolis, Minnesota
Nashville, Tennessee	19.25	207	▼	12.75	137	▼	4.25	46	—	7.00	▼	8.75	▼	8.25	▼	Nashville, Tennessee
New York, New York	49.50	533	▼	85.00	915	▼	NA	NA	NA	6.00	▲	6.00	▼	7.00	▼	New York, New York
Northern New Jersey	26.25	283	▼	19.75	213	▼	5.25	57	▼	7.50	▼	8.00	▼	8.25	▼	Northern New Jersey
Orange County, California	25.50	274	▼	20.00	215	▼	7.00	75	▼	8.00	▲	7.50	▲	6.50	▼	Orange County, California
Orlando, Florida	22.25	239	▼	15.50	167	▼	4.75	51	—	9.00	▲	8.25	▼	7.75	▼	Orlando, Florida
Philadelphia, Pennsylvania	24.75	266	▼	13.75	148	▼	4.25	46	—	8.00	▼	7.75	—	8.25	▲	Philadelphia, Pennsylvania
Phoenix, Arizona	24.75	266	▼	21.50	231	▼	5.75	62	▼	3.50	▼	7.75	▼	8.00	▼	Phoenix, Arizona
Pittsburgh, Pennsylvania	21.75	234	▼	12.00	129	▼	4.25	46	▼	10.50	▲	8.25	▲	8.50	▲	Pittsburgh, Pennsylvania
Portland, Oregon	23.75	256	▼	15.50	167	▼	5.50	59	▼	9.00	▲	7.75	▼	8.75	▼	Portland, Oregon
Salt Lake City, Utah	22.50	242	▼	12.00	129	▼	4.25	46	—	5.00	▲	8.75	▲	8.50	▲	Salt Lake City, Utah
San Diego, California	31.00	334	▼	23.00	248	▼	8.50	91	—	7.50	—	7.50	—	8.75	▲	San Diego, California
San Francisco, California	30.75	331	▼	28.50	307	▼	9.25	100	—	6.90	▲	6.00	▼	7.00	▼	San Francisco, California
Seattle, Washington	30.50	328	▼	17.25	186	▼	6.00	65	▲	7.50	—	7.25	▲	8.00	▲	Seattle, Washington
St. Louis, Missouri	22.00	237	▼	11.75	126	▼	4.00	43	—	9.00	—	8.75	▲	9.25	▲	St. Louis, Missouri
Washington, DC	38.25	412	▼	25.25	272	▼	7.75	83	▼	6.50	▼	7.00	▼	8.25	▲	Washington, DC
CANADA																
Montreal, Quebec	33	355	▼	190	2,045	▼	5	69	▼	7.25	▼	7.50	▼	8.00	▼	Montreal, Quebec
Toronto, Ontario	29	312	▼	124	1,335	▼	6.5	69	—	5.80	▼	7.00	▼	8.00	▲	Toronto, Ontario
Vancouver, BC	33	355	▼	170	1,830	▼	7.5	96	▼	6.50	—	6.50	▼	7.00	▼	Vancouver, BC

USA & CANADA COUNTRY INFORMATION

Country	Area (KM²)	Population (Millions)	Main City	Main City Pop. (Thousands)	GDP 2010 (US\$ Billions)	GDP Growth* (%)	GDP/Capita (US\$)	Inflation Rate** (%)	Interest Rate (%)	Unemployment Rate (%)	Country
United States	9,826,675	312.0	New York	8,391	14,580	3.2	47,132	1.5	0.3	9.0	United States
Canada	9,984,670	34.3	Toronto	5,113	1,563	3.1	45,887	1.8	1.0	8.0	Canada

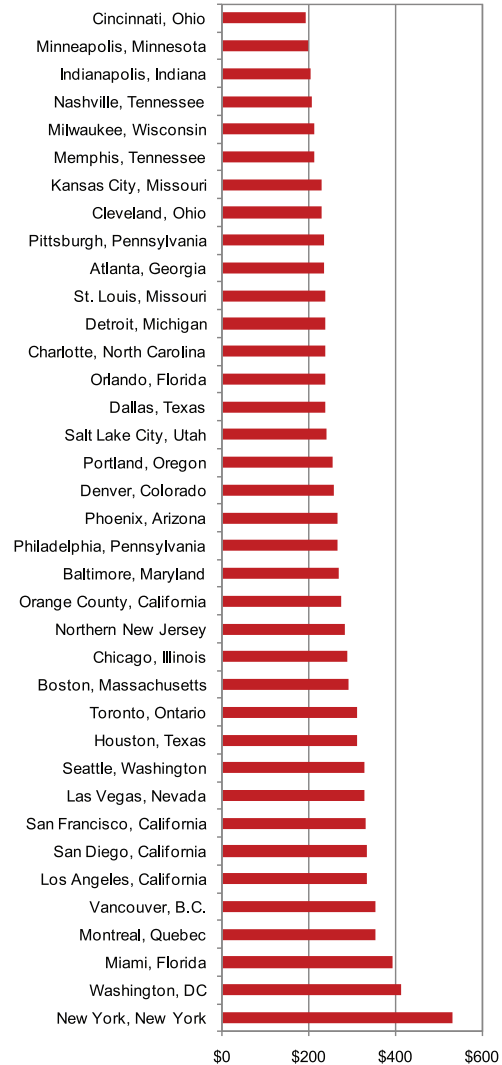
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USA & CANADA PRIME NET RENTAL RATES

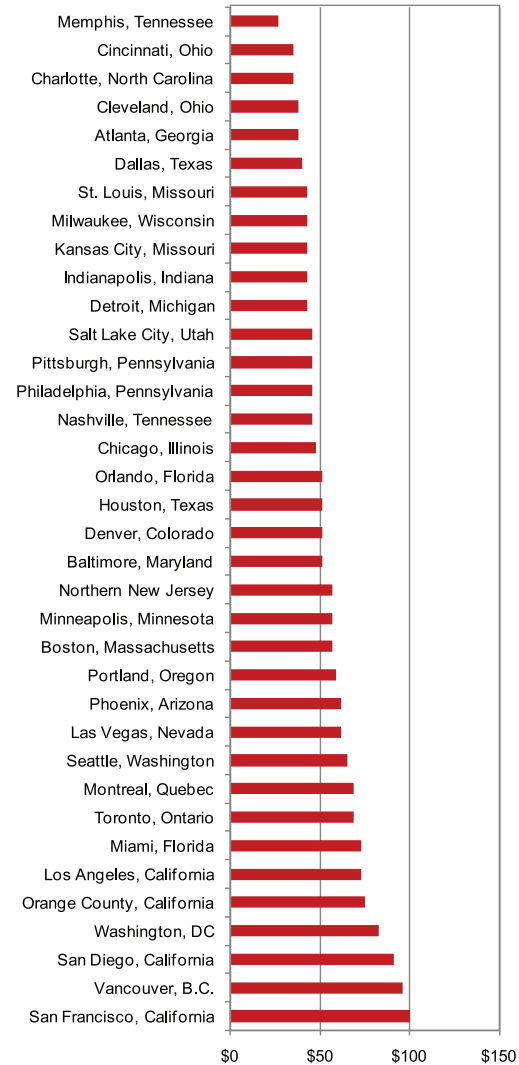
Office
US\$/M²/Year



Retail
US\$/M²/Year



Industrial/Warehouse
US\$/M²/Year





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