

DALLAS/FORT WORTH SNAPSHOT AT MID-YEAR 2010

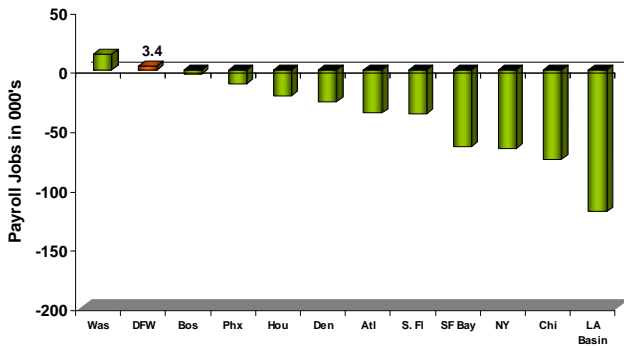
Regional Economy: Steady Improvement

- Month-to-month employment increasing; 12-month payroll job gains through May 2010: 3,400.
- April 2010 unemployment rate: 8.2%, down from 8.7% in January. U.S. rate: 9.7% in May 2010.
- Outlook: Employment growth to continue; DFW among national leaders in job creation.

Office Market Still Soft; Likely to Firm in 2nd Half

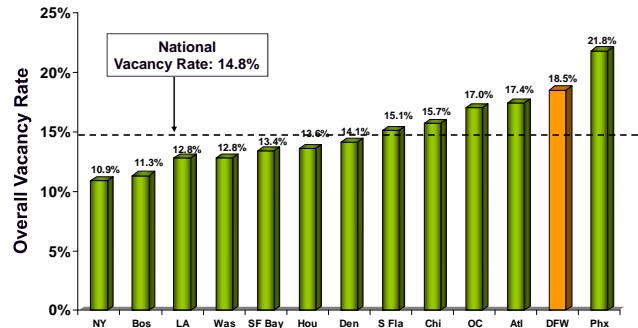
- 2nd quarter net absorption: Negative 550,000 SF; Negative 1.2 million SF YTD.
- Overall vacancy rate: 18.5%, up from 18.0% in the 1st quarter 2010.
- Asking Rents: Beginning to level off. Likely to hold relatively steady during the balance of 2010.

**Payroll Job Change
Large Metro Areas
12 Months Ending May 2010**



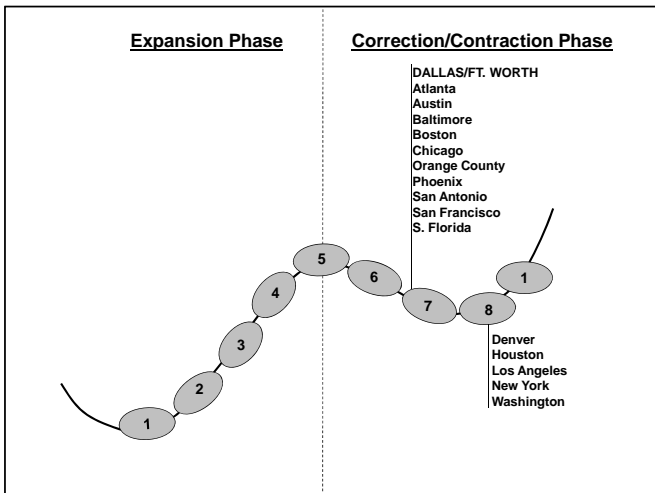
Source: Bureau of Labor Statistics, Delta Associates; June 2010.

**Office Vacancy Rates
Selected Metro Areas
Mid-Year 2010**



Source: CoStar, Delta Associates; June 2010.

**Office Market Position Index
Mid-Year 2010**



Source: Delta Associates, June 2010.

Dallas/Fort Worth office market conditions will likely firm in the 2nd half of 2010, suggesting the following strategies:

- **Tenants:** Take advantage of reduced rents now by re-negotiating leases or upgrading to higher-quality space.
- **Developers:** Look to acquire discounted assets for redevelopment during the next cycle. Take steps to ensure future projects are “shovel-ready.”
- **Institutional Investors:** Pursue high quality assets with stable tenancy and also discounted assets with an eye to long-term growth.
- **Opportunity Investors:** Seek well-located buildings with short-term occupancy or financial challenges.