

Monthly CCRSI Results, Data through May 2012

	1 Month Earlier	1 Quarter Earlier	1 Year Earlier	Trough to Current
Value-Weighted U.S. Composite Index	5.3%	4.7%	13.8%	36.1% ¹
Equal-Weighted U.S. Composite Index	4.3%	5.6%	6.6%	8.8% ²
U.S. Investment Grade Index	-1.4%	1.3%	4.0%	12.7% ³
U.S. General Commercial Index	5.4%	6.7%	7.3%	8.8% ⁴

¹ Trough Date: January, 2010 ² Trough Date: March, 2011 ³ Trough Date: October, 2009 ⁴ Trough Date: March, 2011

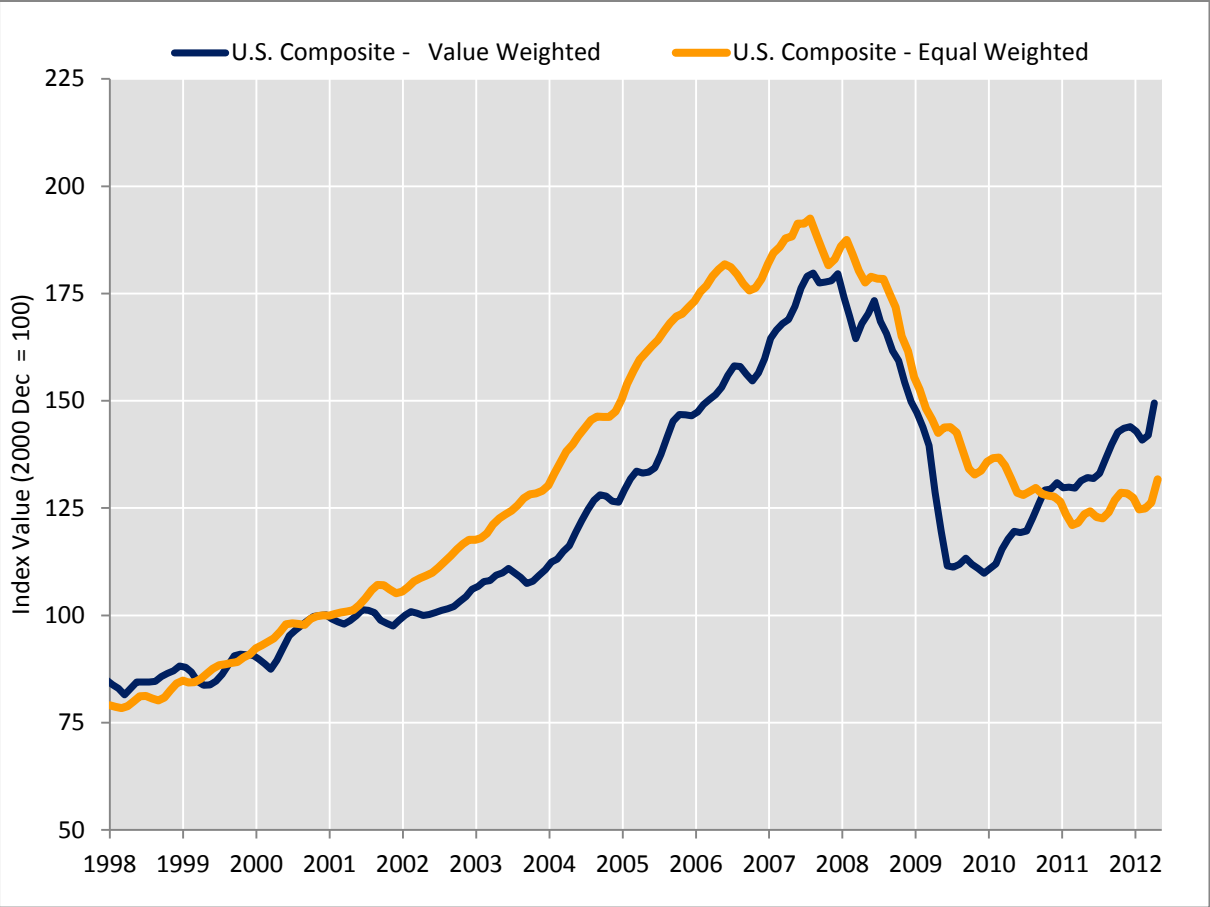
Monthly Fundamentals, Data through May 2012

	2012 Q2		2011		2010	
	Net Absorption (MSF)	Relative to Aggregate	Net Absorption (MSF)	Relative to Aggregate	Net Absorption (MSF)	Relative to Aggregate
Aggregate	68.7	100%	289.1	100%	134.1	100%
Investment Grade	58.2	79%	208.7	64%	97.3	65%
General Commercial	10.5	21%	80.4	36%	36.9	35%

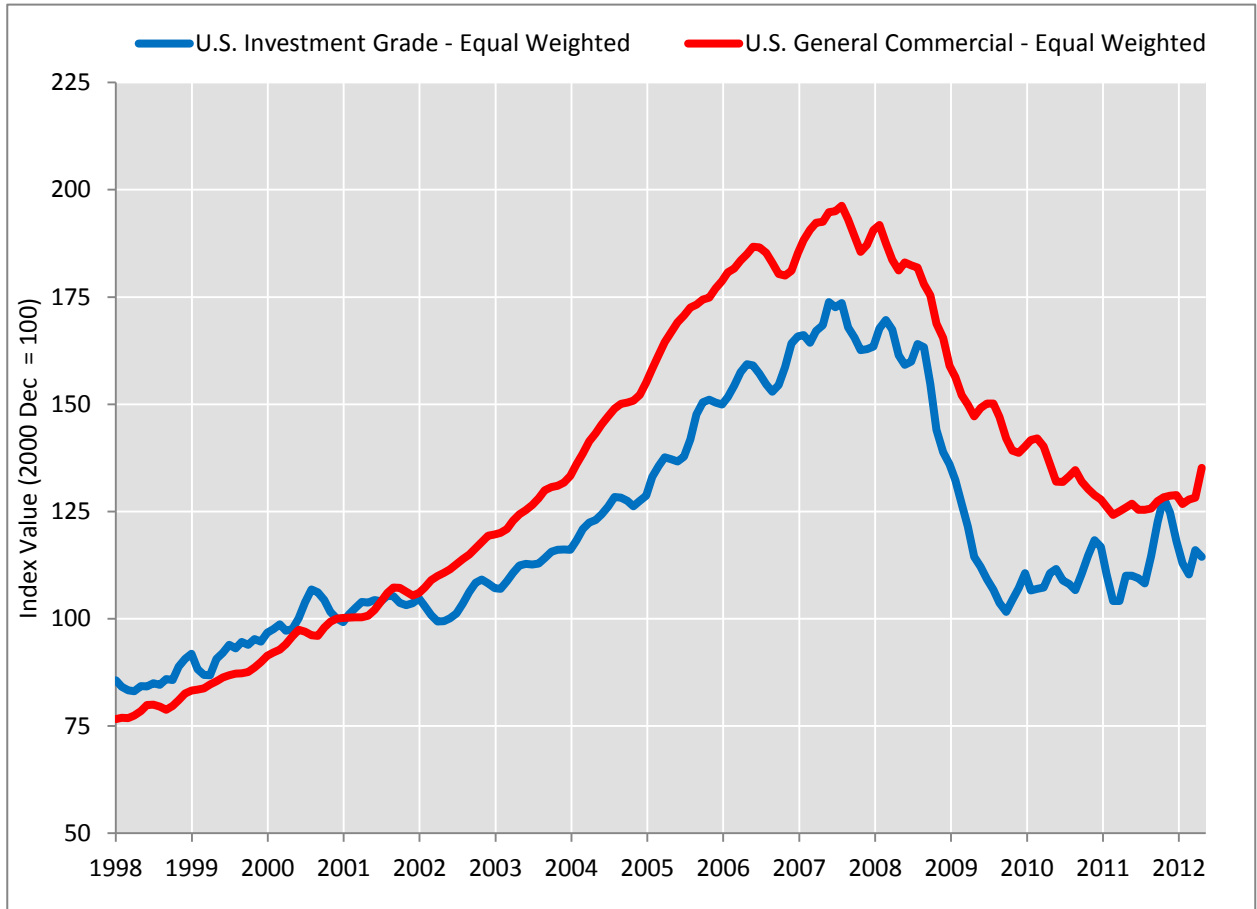
Notes: 1. Net Absorption represents the net change in occupied area and is calculated based on three primary property types: office, retail, and industrial

2. "Relative to Aggregate" measures the performance of each segment relative to aggregate in absorption change.

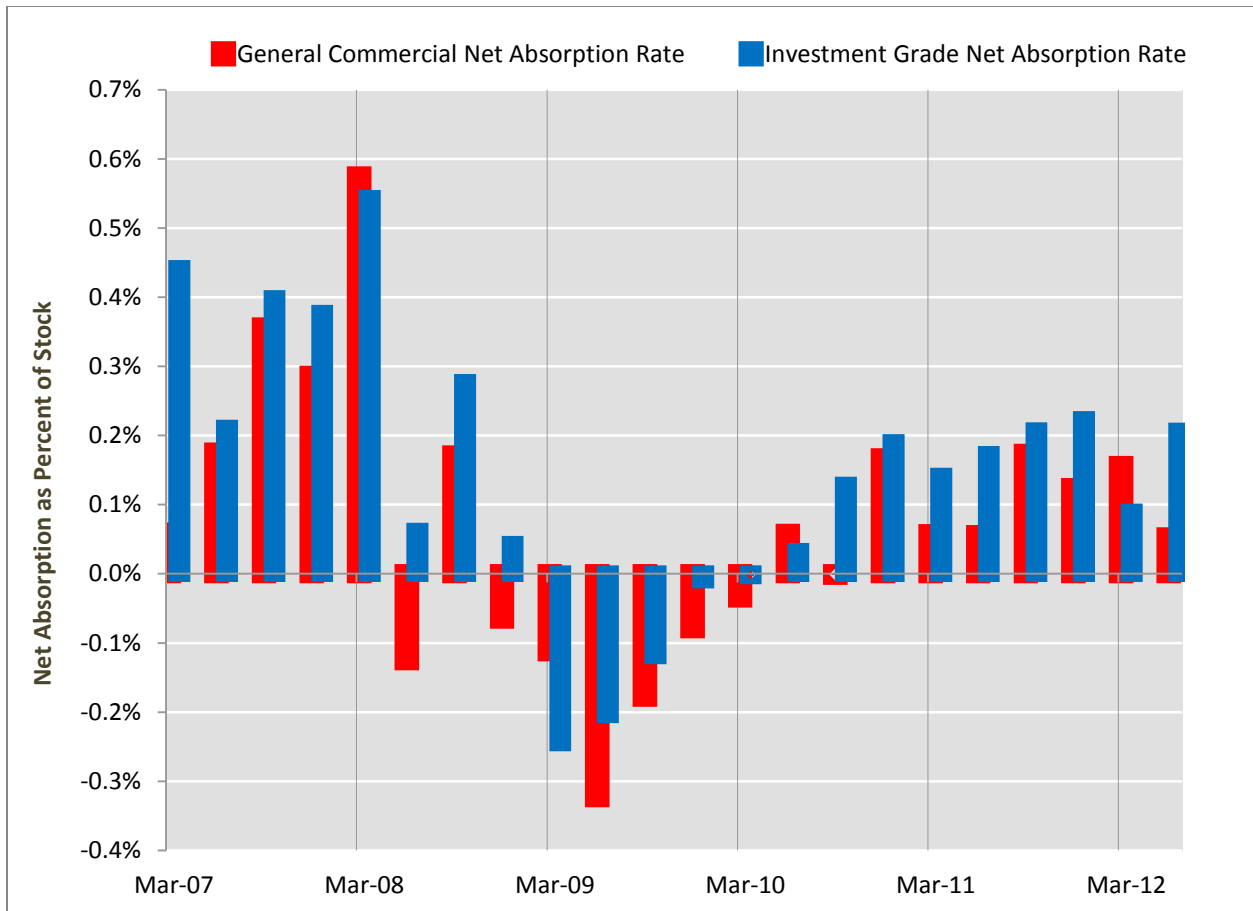
U.S. Composite Indices: Equal- and Value-Weighted, Data through May of 2012



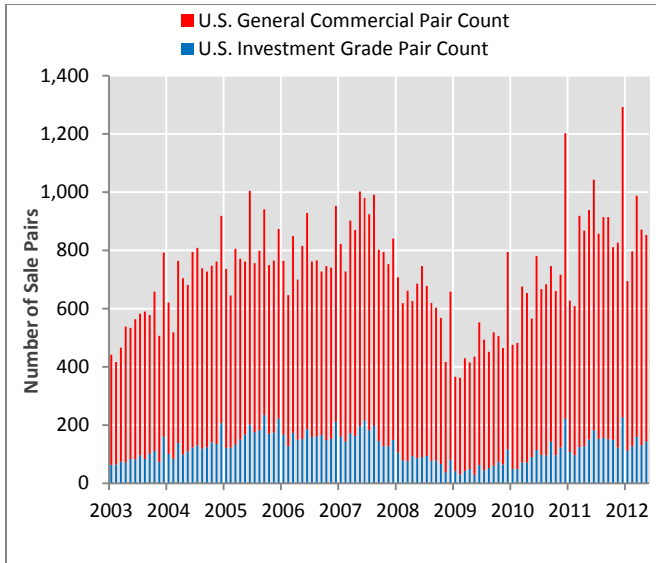
U.S. Equal-Weighted Indices by Market Segment, Data through May of 2012



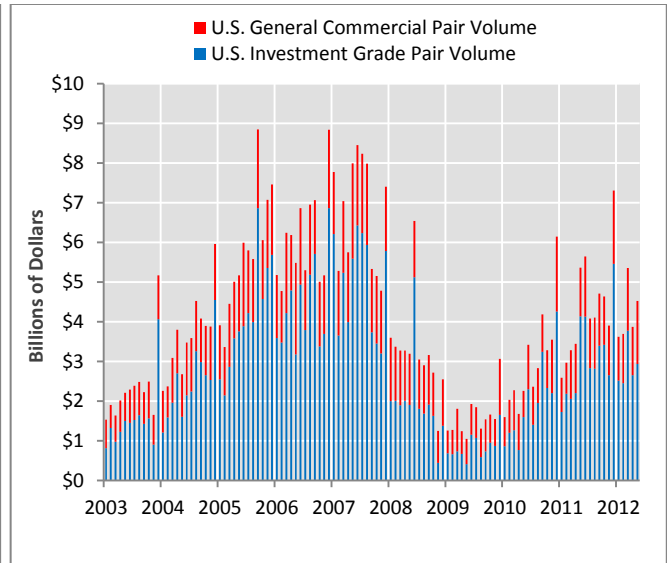
Market Fundamentals, Data through May of 2012



U.S. Pair Count, Data through May of 2012



U.S. Pair Volume, Data through May of 2012



U.S. Distress Sale Pairs Percentage, Data through May of 2012

