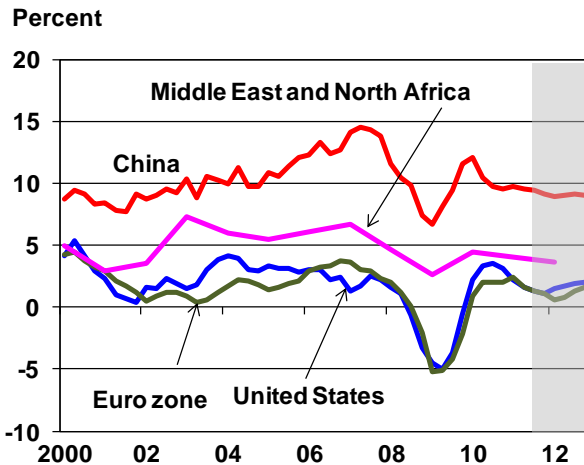
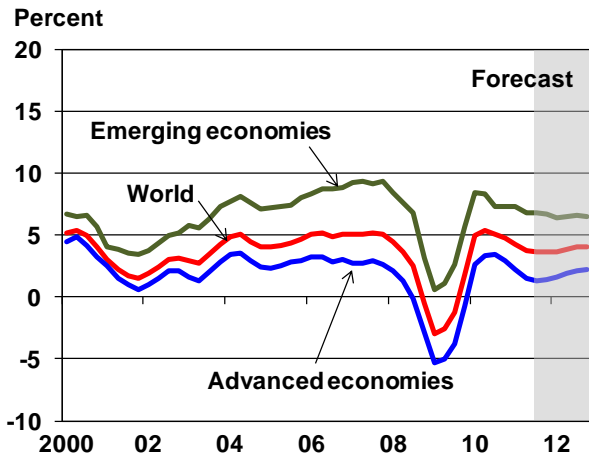




Outlook for Global Real Estate

Global economy recovering despite uncertainty

GDP growth varies across regions and countries



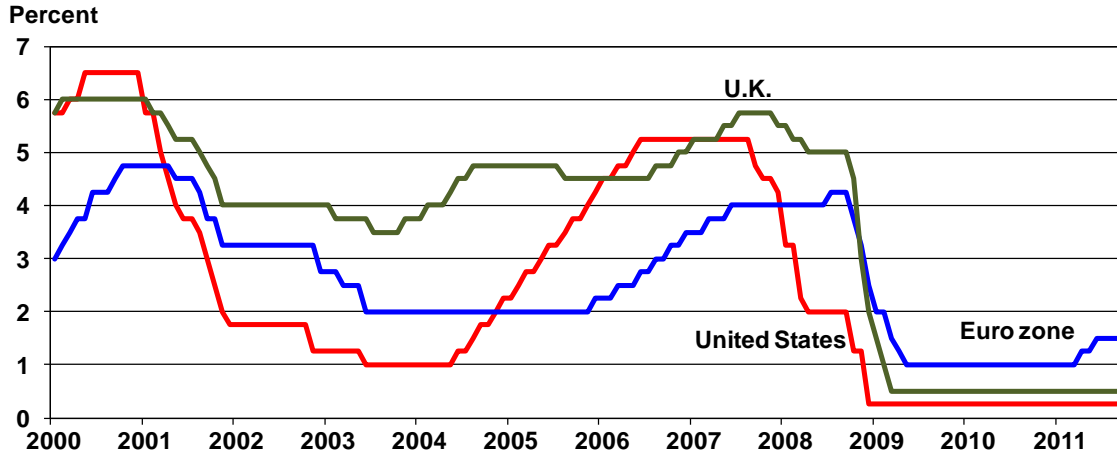
Source: International Monetary Fund.

Interest rates fell in the aftermath of crisis



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Interest rate change in selected industrial economies, 2000-2011



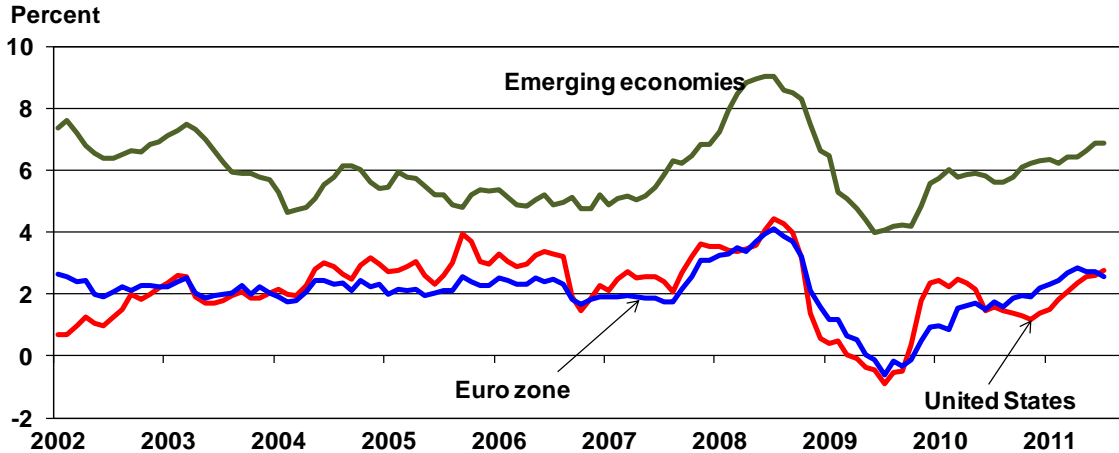
Sources: Federal Reserve System, European Central Bank, Bank of England.

Inflation rose worldwide as liquidity increased



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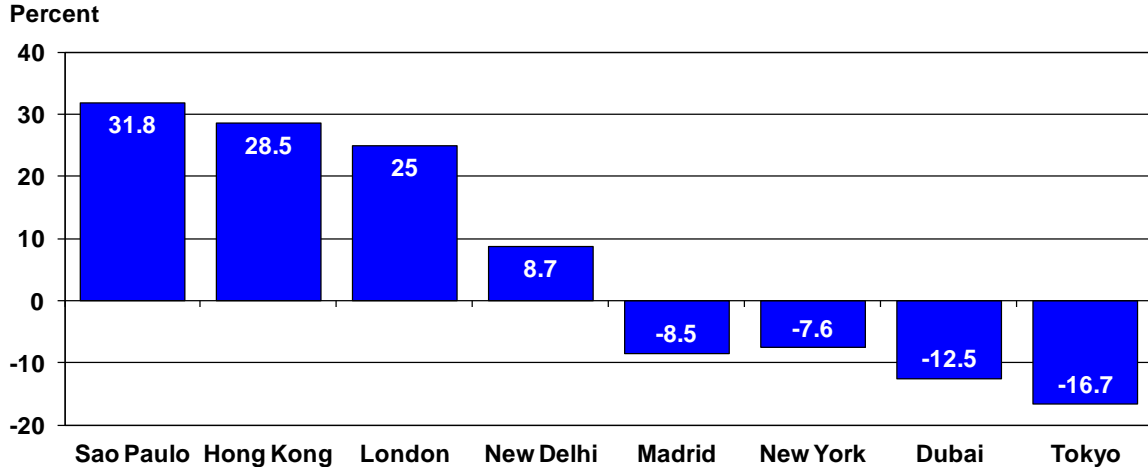
Inflation, emerging economies vs. major industrial countries



Source: International Monetary Fund.

Office market performance varied worldwide

Office rent change in major cities, 2009-2010



Source: CB Richard Ellis.

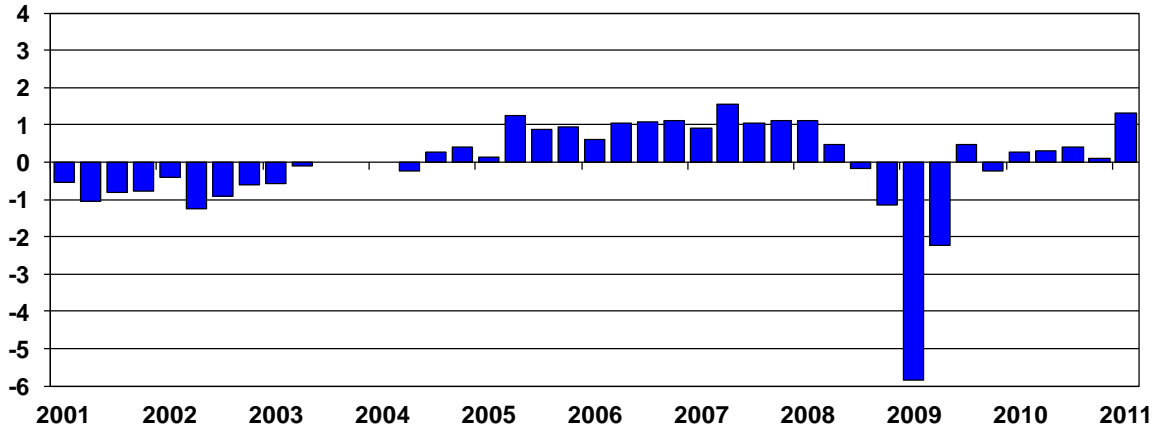
Industrial property market recovered slowly



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Quarterly change in industrial rents worldwide, 2001-2011

Percent



Source: CB Richard Ellis.

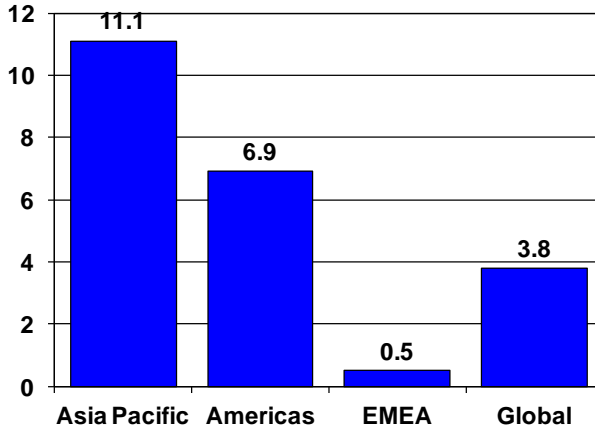
Asia led the worldwide recovery in the retail property market



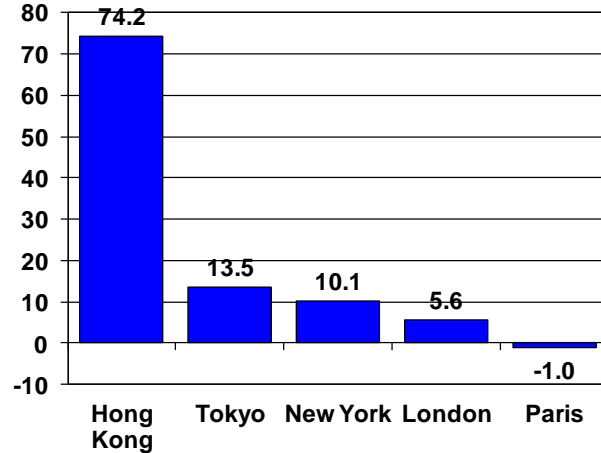
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Annual change in retail space rent, 2010-2011

Percent



Percent



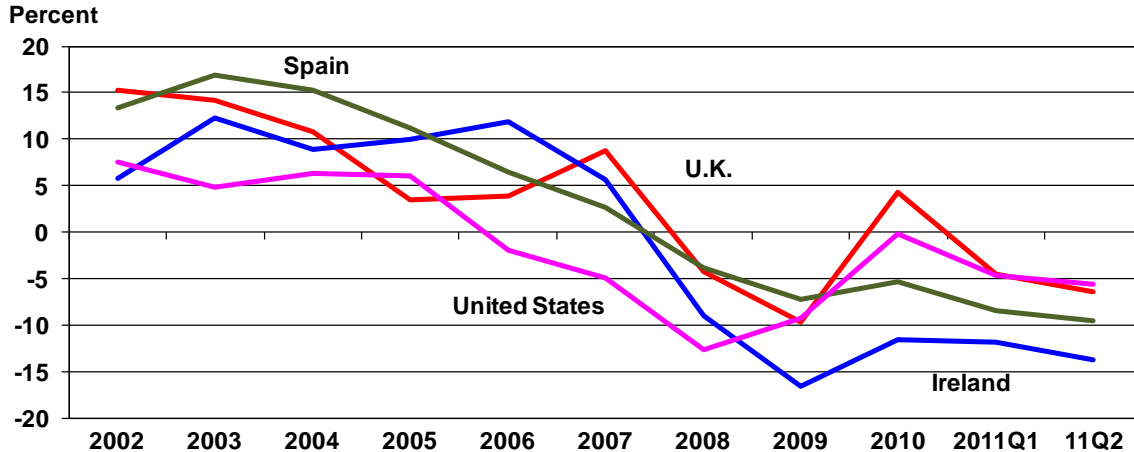
Source: CB Richard Ellis.

Recovery still weak in countries suffering most from housing crisis



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Annual change in house prices, 2002-2010



Source: Scotiabank Group.

Global CMBS issuance

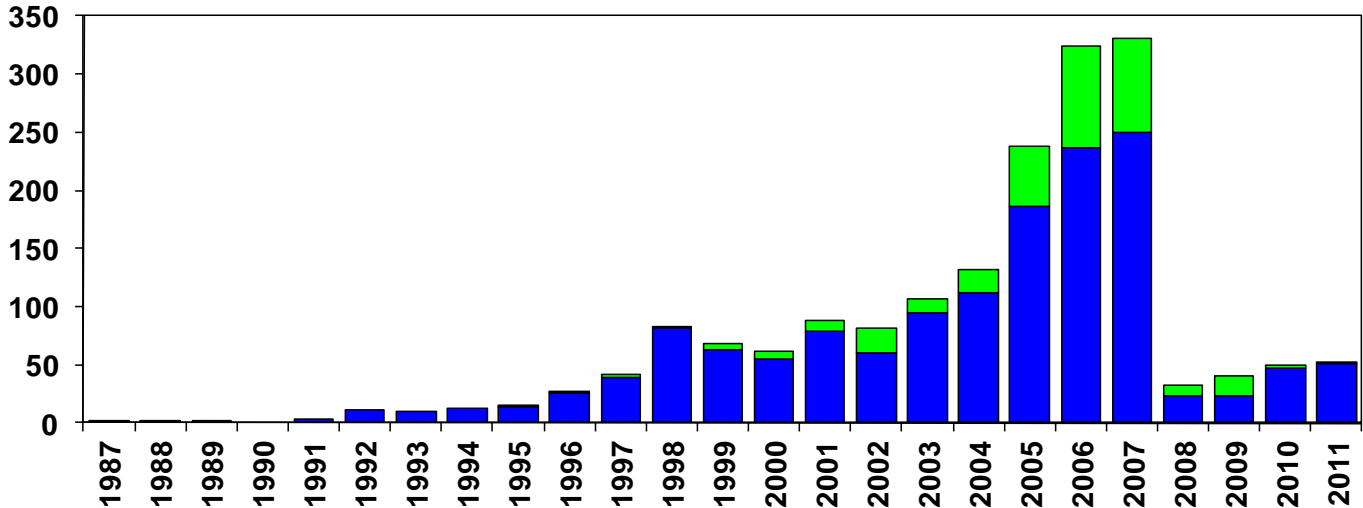
1987 – 2011*



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US\$, billions

■ All U.S. ■ All Non-U.S.



*Year-to-date 28th September 2011

Source: Bloomberg.

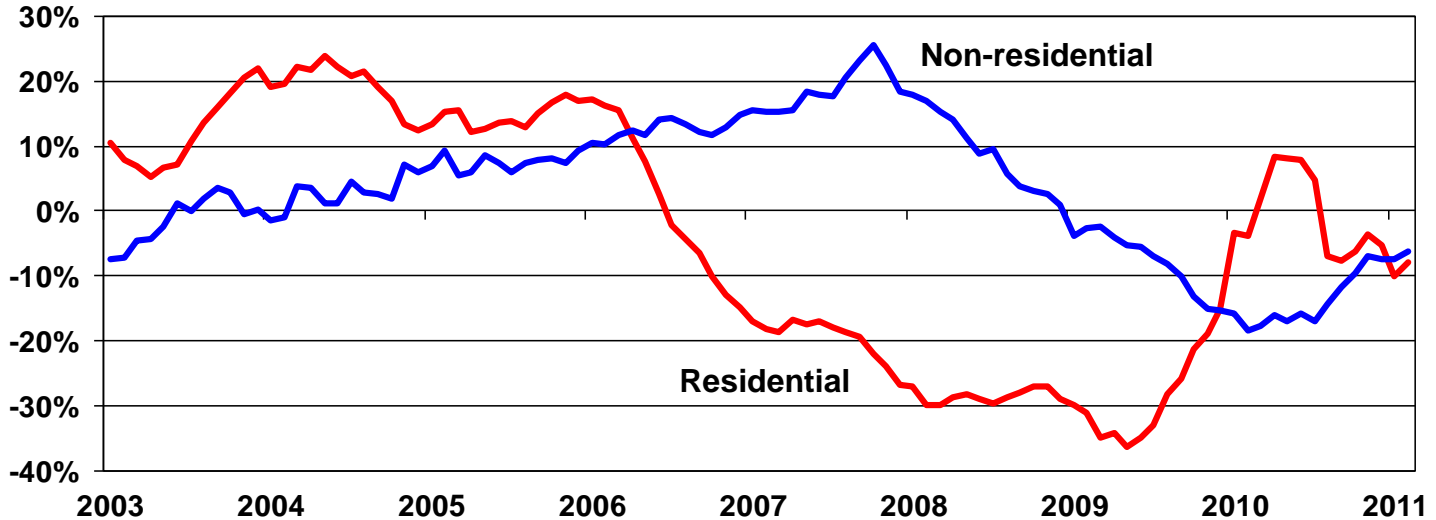
Construction put-in-place

United States



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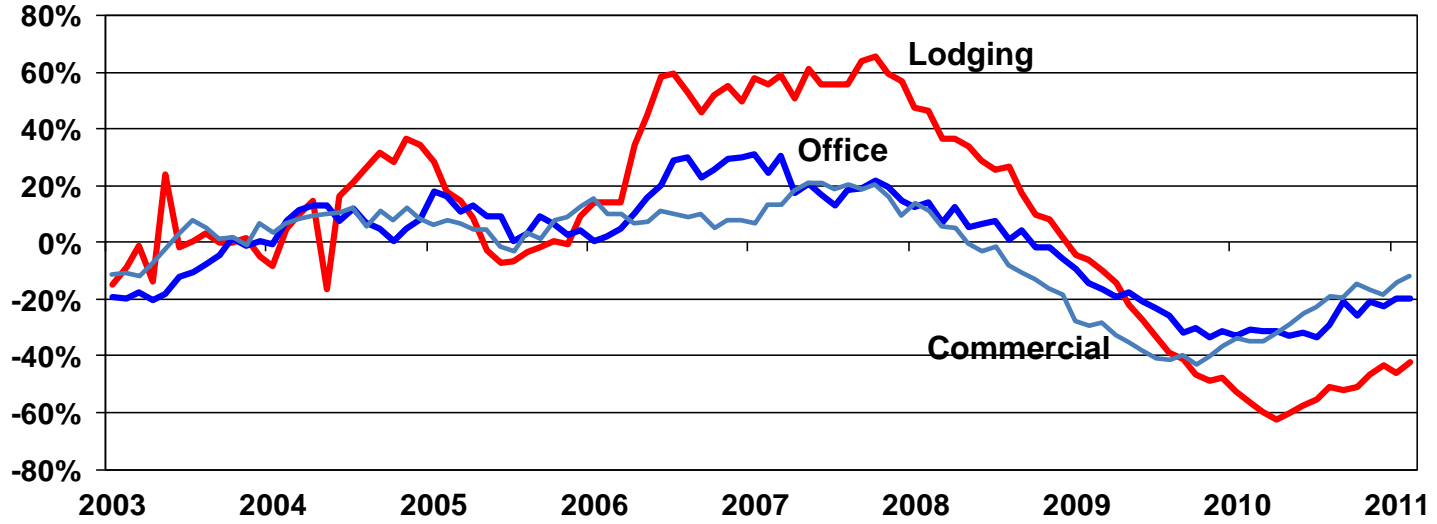
Percentage change from previous year



Construction put-in-place

United States, by non-residential sub-sector

Percentage change from previous year



Sources: U.S. Census, Moody's Analytics.

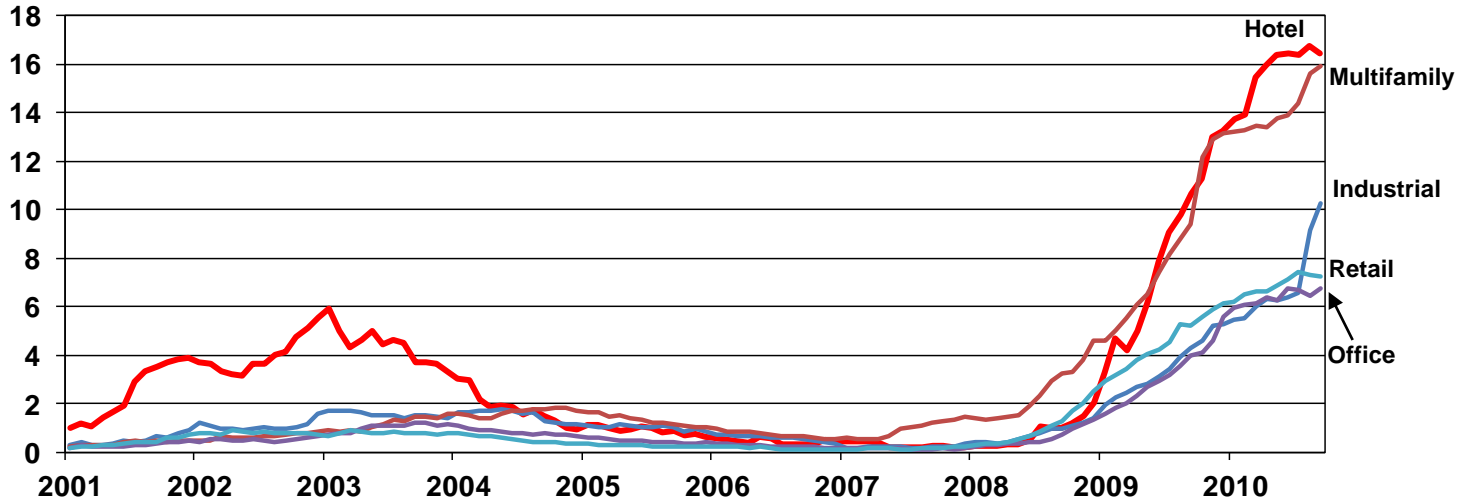
Delinquency rates

United States, by property type



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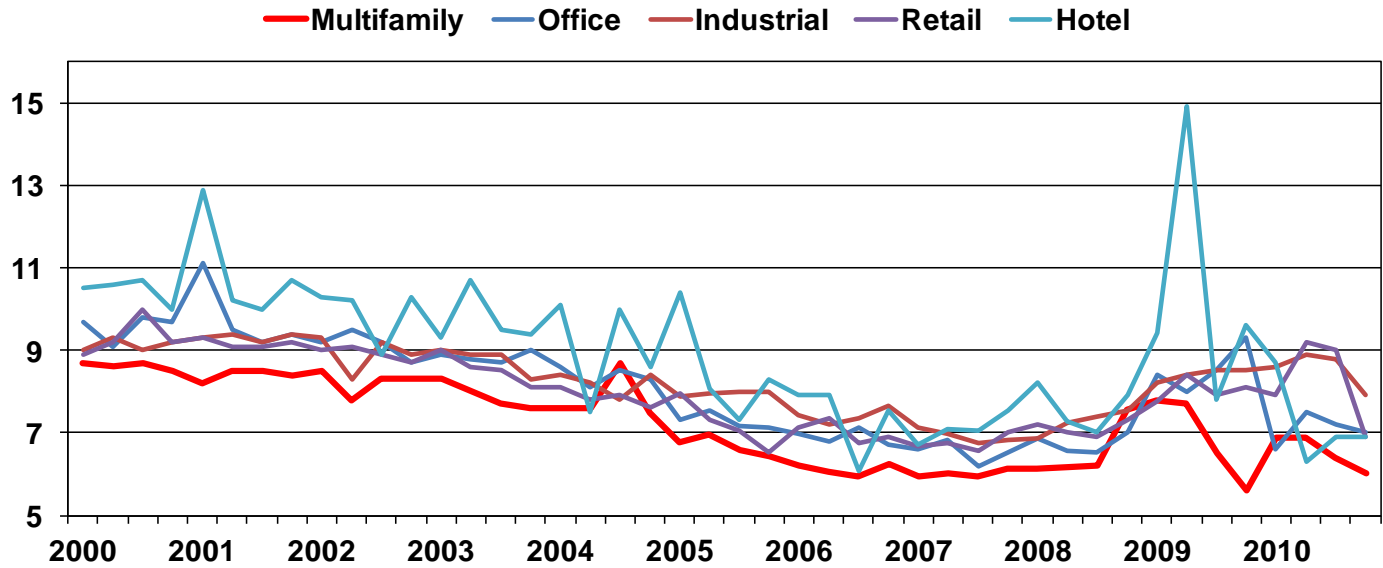
Percent



Sources: Moody's Investors Service, Moody's Analytics.

Capitalization rates

United States, by property type



Sources: American Council of Life Insurers, Moody's Analytics.

Dow Jones Equity REIT Index

Total Return



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Index, January 1090=100



Source: Moody's Analytics.

REIT IPO performance

2009 – 2011



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Company	IPO Price (\$)	YOY Change	IPO Change	IPO Date
Hyatt	25	-4.68%	74.48%	Nov-09
Pebblebrook	20	6.35%	8.05%	Dec-09
Chesapeake	20	-9.04%	-14.45%	Jan-10
Piedmont	14.5	-2.04%	36.07%	Feb-10
Terrino	20	-6.92%	-16.55%	Feb-10
Chatham	20	-5.10%	-18.15%	Apr-10
Excel	14	-3.97%	-17.00%	Apr-10
Hudson Pacific	17	-5.12%	-16.00%	Jun-10
Whitestone	12	-3.35%	19.20%	Aug-10
CoreSite	16	13.34%	-3.37%	Sep-10
Campus Crest	12.5	-20.90%	11.28%	Oct-10
American Assets	20.5	n/a	5.76%	Jan-11
Summit Hotel	9.74	n/a	5.13%	Feb-11
Preferred Apt	9.75	n/a	-2.40%	Mar-11
STAG Industrial	13	n/a	-6.62%	Apr-11

Source: NAREIT: IPO Rundown 2011

Roaring growth in South America

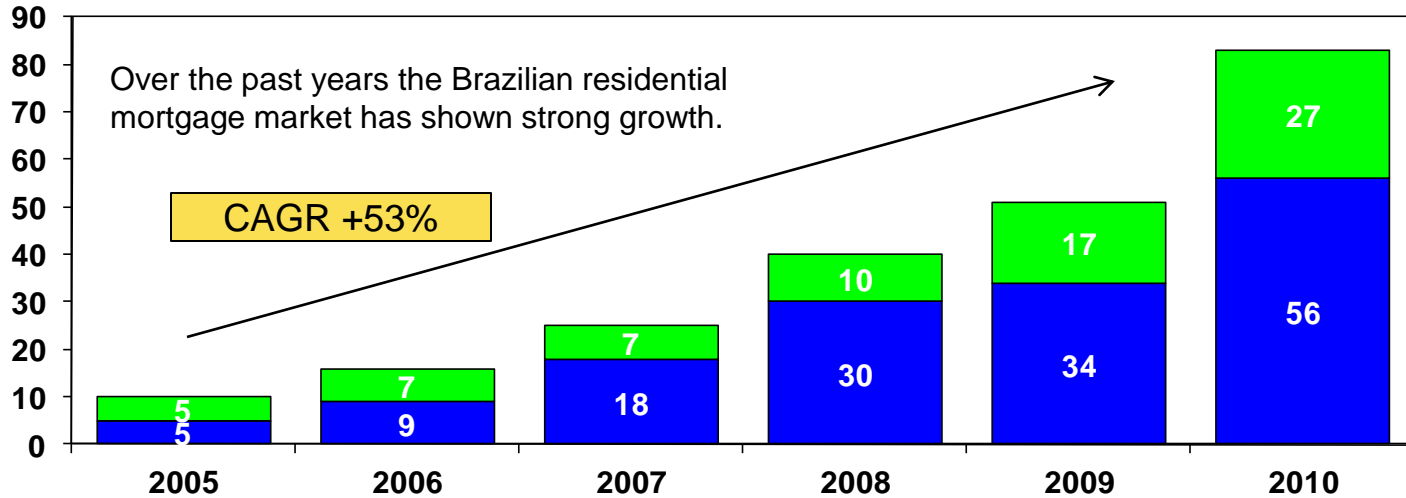
Brazilian mortgage lending growth



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Brazilian real (billions)

■ SBPE ■ FGTS



Source: European Mortgage Federation "Mortgage Info - September 2011".

Note:

SBPE = Brazilian System of Savings and Loans (public and private);

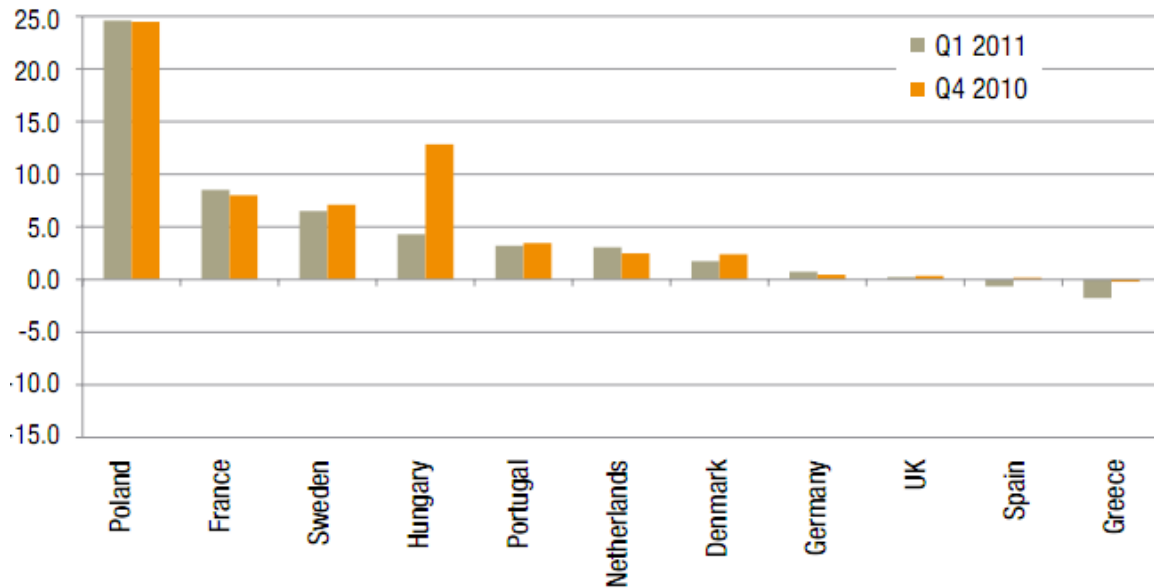
FGTS = Guarantee Fund for Length of Service (mainly public)

Total outstanding residential lending

Year-on-year growth rates (%)



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Note: Please note that figures are calculated on values expressed in local currencies for non-euro area countries.

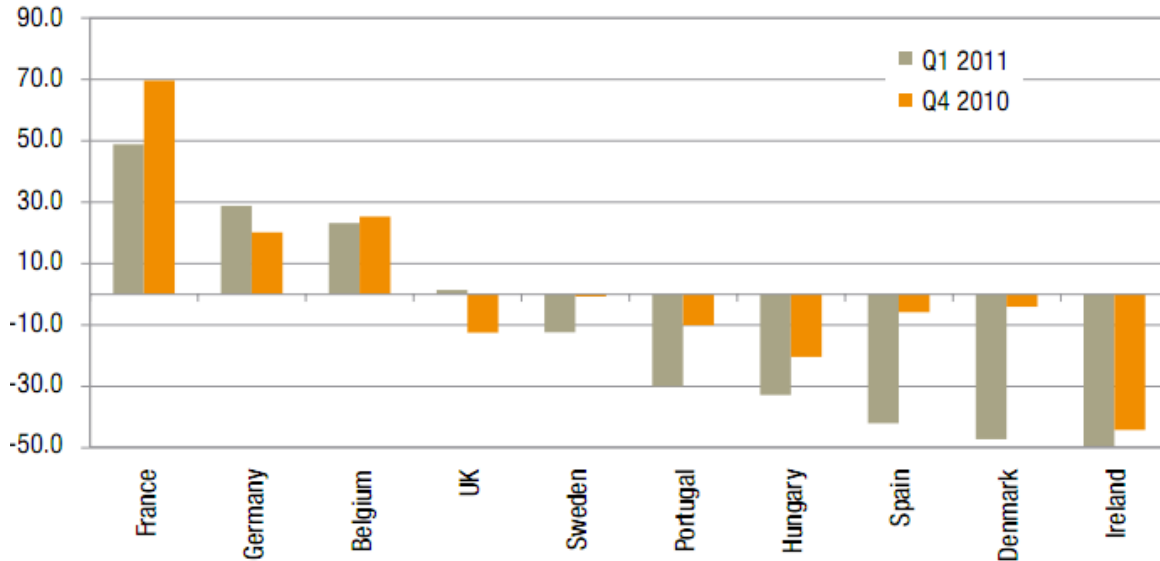
Source: European Mortgage Federation quarterly statistics Q1 2011.

Gross residential lending

Year-on-year growth rates (%)



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Note: Please note that figures are calculated on values expressed in local currencies for non-euro area countries.

Source: European Mortgage Federation quarterly statistics Q1 2011.

Global investment transaction volume*

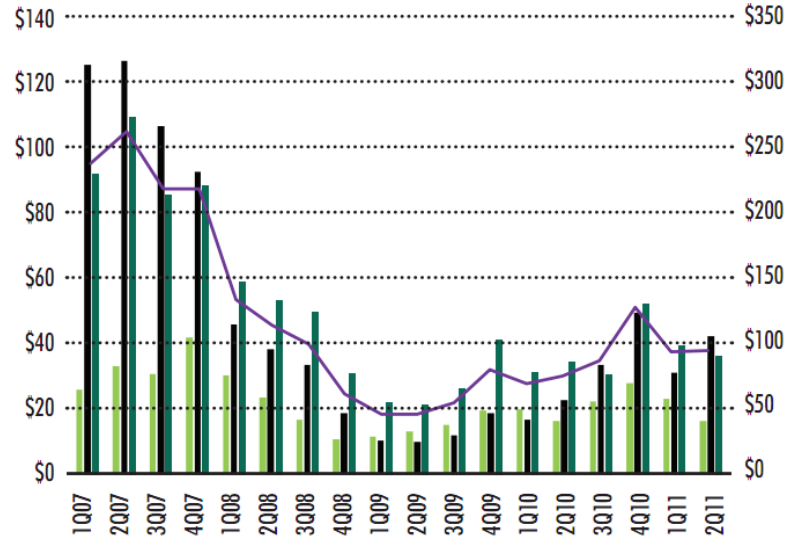
Recovering from the bottom but stability uncertain



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Regional Volume, \$US, Billions

Global Volume, \$US, Billions



*Commercial property only (excludes land development sites).

Source: CBRE Research and RCA, as of Q2 2011.



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