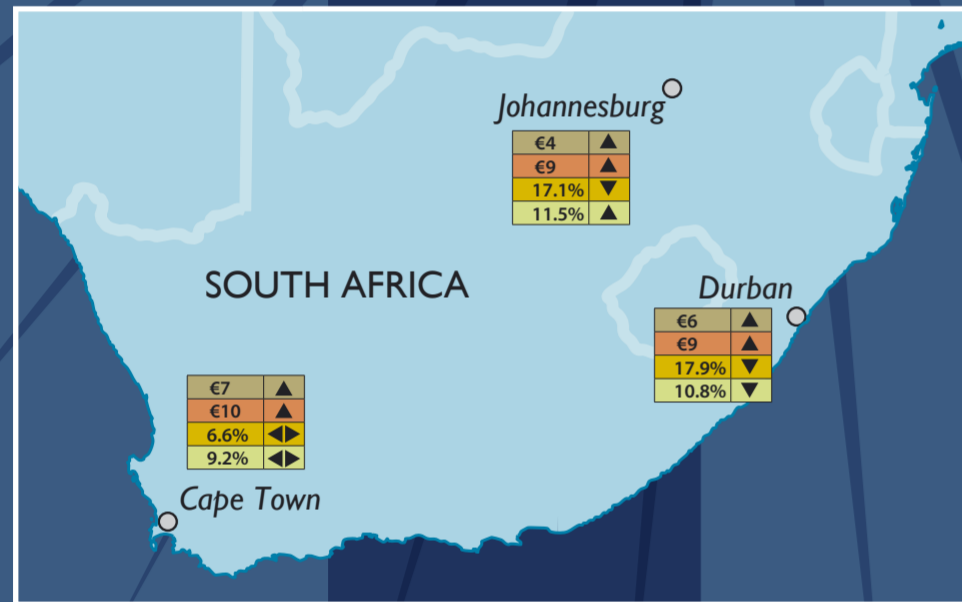
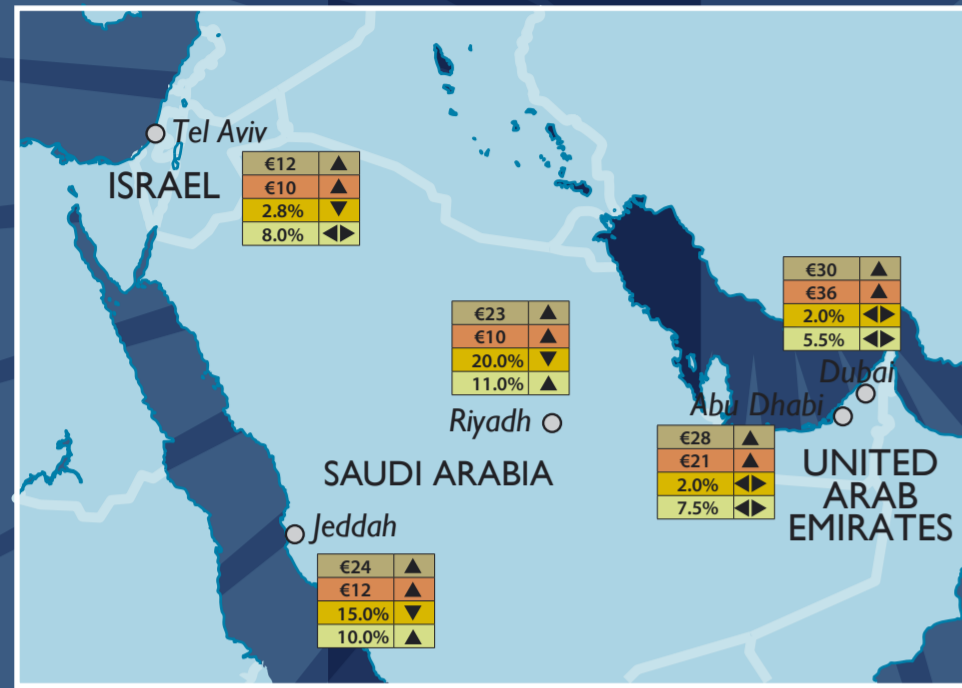


Office Rents Map 2007



KEY

| |
|---------------------------------------|
| Class A CBD Rent (EUR/sqm/month) |
| Class A Suburban Rent (EUR/sqm/month) |
| Vacancy Rate (%) |
| Prime Yields (%) |

ASSUMPTIONS

Average Class A/Prime rents exclude taxes and service charges, and are based on the following definition:

Class A (Prime) Buildings - Most prestigious buildings competing for premier office users with rents above average for the area. Buildings have high quality standard finishes, state of the art systems, exceptional accessibility and a definite market presence.

Characterised by: Prime location; 1st class tenant improvements; on-site parking; state of the art elevators and HVAC systems; concrete and steel construction; contemporary design and architecture; high quality of upkeep and maintenance; ability to command a premium rent within the relevant market.

- Vacancy rates denote office vacancy for the entire city.
- Prime Yields apply to fully rented office properties of good physical quality, location and tenant covenant.

