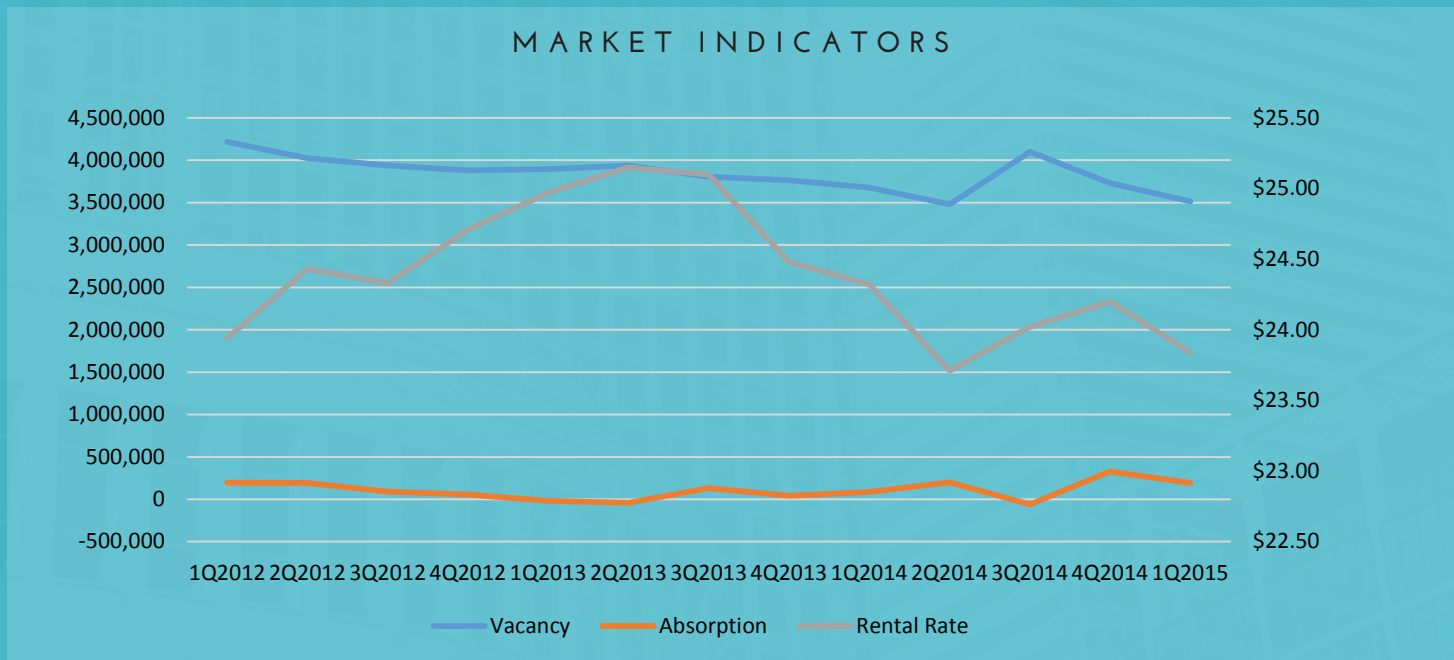


MIDTOWN OFFICE MARKET

1ST QUARTER - 2015 ATLANTA

| MARKET INDICATORS | 1Q2015 | 4Q2014 | 3Q2014 | TOTAL MARKET |
|--------------------|---------------|---------------|---------------|----------------|
| Existing Inventory | 24,801,619 SF | 24,801,619 SF | 24,801,619 SF | 303,886,062 SF |
| Vacancy | 14.2% | 15.0% | 16.4% | 14.1% |
| Net Absorption | 193,535 SF | 355,767 SF | (60,338) SF | 703,081 SF |
| Deliveries | 0 SF | 0 SF | 557,122 SF | 212,800 SF |
| Under Construction | 0 SF | 0 SF | 0 SF | 1,774,433 SF |
| Quoted Rates | \$23.84 PSF | \$24.20 PSF | \$24.02 PSF | \$19.45 PSF |



MIDTOWN OFFICE MARKET

1ST QUARTER - 2015 ATLANTA

RECENT LEASING ACTIVITY

| PROPERTY | SF | TENANT |
|----------------------|-----------|----------------------------|
| Regions Plaza | 44,971 SF | Holland & Knight |
| 171 17th Street | 10,469 SF | Thrive Senior Living |
| One Atlantic Center | 10,034 SF | Carlton Fields, PA |
| Promenade | 8,589 SF | Bauerfiend |
| 1575 Northside Drive | 3,104 SF | Lifeline Homecare Services |

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