



Houston Office Market Comparison

CBD vs. Metro Area Occupancy Rates by Class 2Q 2011 (Fiscal)

Survey Period	CBD		Metro Area		Comparison (in basis pts.)	
	Class A	Overall	Class A	Overall	Class A	Overall
2Q 2011	90.18%	89.19%	84.92%	84.27%	526	492
1Q 2011	90.71%	90.06%	85.53%	84.88%	518	518
4Q 2010	90.77%	90.37%	85.06%	85.23%	571	514
3Q 2010	90.51%	89.90%	85.90%	85.78%	461	412
2Q 2010	91.66%	91.04%	85.91%	86.09%	575	495
1Q 2010	91.77%	91.23%	86.56%	86.12%	521	511
4Q 2009	91.72%	91.14%	87.26%	84.85%	446	629
3Q 2009	92.89%	92.10%	87.83%	85.75%	506	635
2Q 2009	91.68%	90.49%	87.82%	86.02%	386	447
1Q 2009	91.57%	90.52%	87.69%	86.09%	388	443
4Q 2008	89.02%	88.35%	87.28%	85.44%	174	291
3Q 2008	88.44%	88.19%	87.02%	85.39%	142	280
2Q 2008	88.84%	88.37%	87.75%	85.87%	109	250
1Q 2008	87.99%	87.73%	87.46%	85.66%	53	207
4Q 2007	87.99%	87.79%	87.51%	85.76%	48	203
3Q 2007	88.07%	87.90%	87.99%	86.78%	8	112
2Q 2007	88.33%	88.10%	88.02%	87.05%	31	105
1Q 2007	87.21%	87.43%	88.08%	86.93%	-87	50
4Q 2006	88.44%	88.32%	88.00%	86.63%	44	169
3Q 2006	86.81%	87.00%	87.99%	86.61%	-118	39
2Q 2006	81.37%	83.00%	85.66%	85.63%	-429	-263
1Q 2006	81.39%	82.95%	85.07%	84.96%	-368	-201
4Q 2005	79.97%	81.62%	84.01%	84.35%	-404	-273
3Q 2005	79.78%	81.80%	84.59%	84.42%	-481	-262
2Q 2005	79.80%	81.71%	84.58%	84.17%	-478	-246
1Q 2005	78.94%	81.18%	83.86%	84.00%	-492	-282
4Q 2004	80.91%	82.41%	84.38%	84.42%	-347	-201
3Q 2004	82.19%	83.22%	84.94%	84.53%	-275	-131
2Q 2004	80.94%	82.16%	84.35%	83.93%	-341	-177
1Q 2004	81.54%	82.58%	84.31%	84.07%	-277	-149
4Q 2003	82.52%	82.83%	85.20%	84.07%	-268	-124
3Q 2003	82.96%	83.33%	86.23%	84.59%	-327	-126
2Q 2003	85.48%	85.20%	88.61%	86.32%	-313	-112
1Q 2003	86.55%	86.53%	88.64%	86.50%	-209	3
4Q 2002	87.85%	88.03%	89.28%	87.09%	-143	94
3Q 2002	88.35%	88.64%	89.32%	87.31%	-97	133
2Q 2002	89.95%	89.63%	90.37%	88.01%	-42	162
1Q 2002	93.85%	93.74%	92.44%	89.75%	141	399
4Q 2001	92.94%	93.17%	92.29%	89.92%	65	325
3Q 2001	93.64%	93.57%	92.73%	90.15%	91	342
2Q 2001	93.40%	93.17%	91.89%	89.40%	151	377



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	Class A	Overall	Class A	Overall	Class A	Overall
1Q 2001	95.92%	94.88%	92.63%	89.27%	329	561
4Q 2000	94.96%	93.82%	91.78%	88.75%	318	507
3Q 2000	94.08%	93.10%	91.08%	88.59%	300	451
2Q 2000	94.28%	92.97%	90.50%	87.60%	378	537
1Q 2000	93.47%	91.81%	89.15%	87.44%	432	437
4Q 1999	93.31%	91.08%	90.53%	87.76%	278	332
3Q 1999	92.70%	91.00%	91.78%	88.66%	92	234
2Q 1999	92.97%	90.97%	93.03%	89.07%	-6	190
1Q 1999	92.26%	91.06%	93.89%	89.74%	-163	132
4Q 1998	92.21%	90.98%	93.79%	90.05%	-158	93
3Q 1998	90.37%	89.29%	91.96%	88.85%	-159	44
2Q 1998	89.27%	88.43%	91.00%	88.50%	-173	-7
1Q 1998	88.35%	87.50%	90.89%	88.26%	-254	-76
4Q 1997	88.00%	86.03%	90.39%	87.14%	-239	-111
3Q 1997	85.79%	84.10%	89.34%	86.27%	-355	-217
2Q 1997	84.74%	83.20%	88.99%	85.33%	-425	-213
1Q 1997	84.83%	83.42%	88.87%	84.27%	-404	-85
4Q 1996	83.56%	82.34%	87.86%	83.76%	-430	-142
3Q 1996	82.13%	81.19%	86.97%	82.80%	-484	-161
2Q 1996	80.53%	79.85%	85.75%	82.33%	-522	-248
1Q 1996	81.51%	81.83%	85.57%	82.34%	-406	-51
4Q 1995	80.93%	81.32%	85.47%	82.52%	-454	-120
3Q 1995	81.02%	81.46%	85.25%	82.30%	-423	-84
2Q 1995	82.14%	82.48%	85.82%	82.48%	-368	0
1Q 1995	79.55%	80.31%	85.03%	81.76%	-548	-145
4Q 1994	79.34%	80.17%	84.68%	81.35%	-534	-118
3Q 1994	79.33%	80.02%	84.45%	81.28%	-512	-126
2Q 1994	78.96%	79.69%	84.56%	81.22%	-560	-153
1Q 1994	79.16%	79.64%	84.59%	81.22%	-543	-158
4Q 1993	77.92%	78.38%	83.73%	80.36%	-581	-198
3Q 1993	79.66%	79.89%	84.27%	80.78%	-461	-89
2Q 1993	82.25%	81.98%	85.14%	81.23%	-289	75
1Q 1993	82.64%	82.27%	85.35%	81.26%	-271	101
4Q 1992	82.81%	82.43%	85.26%	80.90%	-245	153
3Q 1992	83.06%	82.44%	85.75%	80.93%	-269	151
2Q 1992	83.29%	82.66%	85.68%	80.95%	-239	171
1Q 1992	83.10%	82.45%	85.55%	80.84%	-245	161
4Q 1991	85.24%	83.63%	85.92%	80.72%	-68	291
3Q 1991	84.73%	83.16%	85.72%	80.23%	-99	293
2Q 1991	85.04%	83.24%	85.23%	79.52%	-19	372
1Q 1991	85.39%	83.01%	85.92%	79.25%	-53	376



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