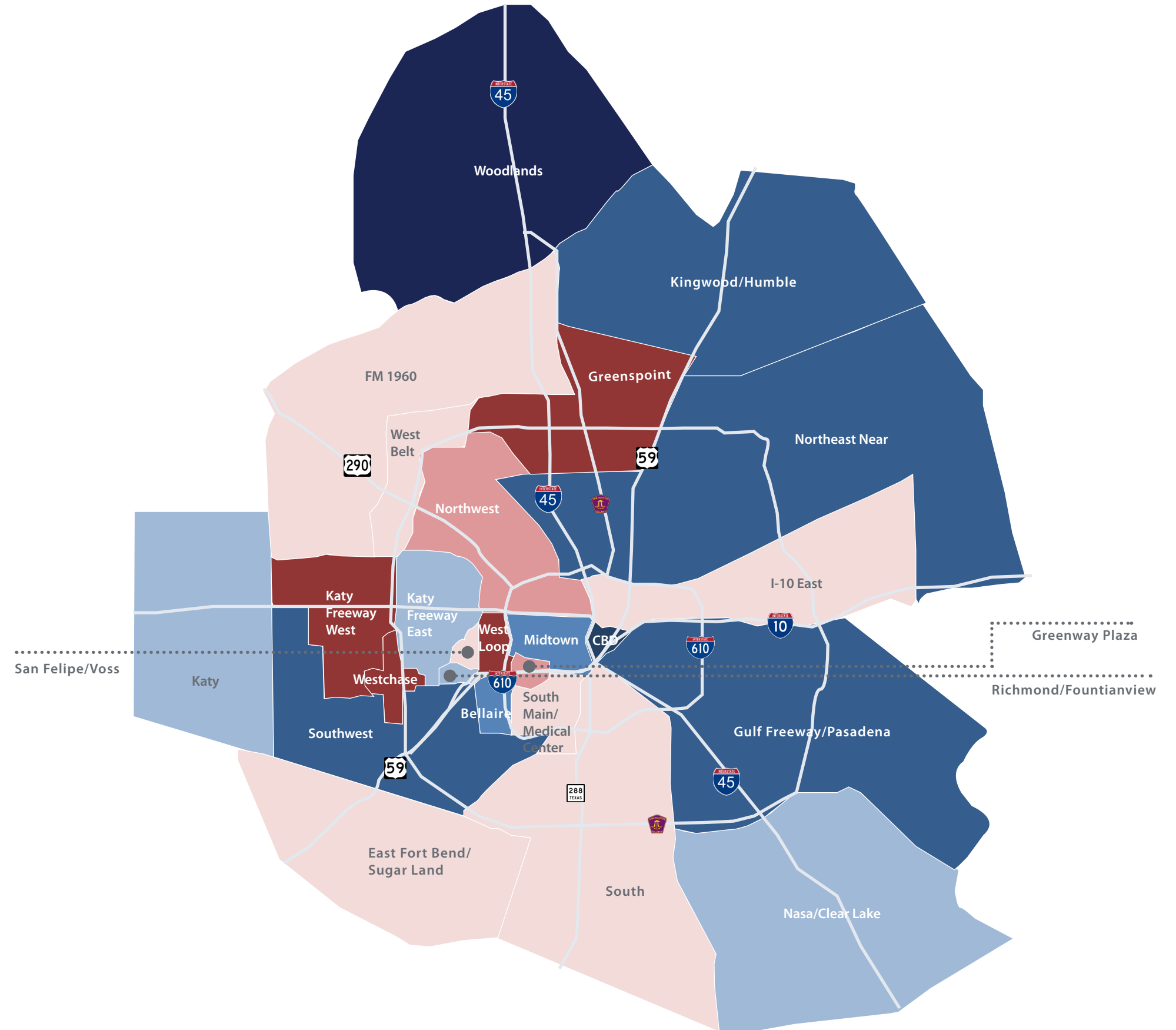


HOUSTON

YTD Absorption | Absorption = -995,520 SF

2Q17

| | YTD Absorption | |
|---------------------------|-----------------|---------------------|
| Woodlands | 117,535 | 100,000+ |
| Kingwood/Humble | 88,365 | 50,000-100,000 |
| Gulf Freeway/Pasadena | 83,510 | |
| Southwest | 58,683 | |
| Northeast Near | 50,198 | |
| Midtown | 37,282 | 30,000-50,000 |
| Bellaire | 35,287 | 0-30,000 |
| Katy Freeway East | 29,970 | |
| Richmond/Fountainview | 27,290 | |
| Katy | 21,997 | |
| NASA/Clear Lake | -2,207 | 0-(25,000) |
| South | -3,432 | |
| I-10 East | -5,248 | |
| East Fort Bend/Sugar Land | -6,813 | |
| San Felipe/Voss | -7,504 | (25,000)-(100,000) |
| West Belt | -11,515 | |
| South Main/Medical Center | -12,239 | |
| FM 1960 | -14,716 | |
| Northwest | -26,485 | (100,000)-(500,000) |
| Greenway Plaza | -78,396 | |
| Westchase | -144,706 | |
| Katy Freeway West | -193,608 | |
| West Loop | -251,515 | (500,000)+ |
| Greenspoint | -260,074 | |
| CBD | -527,179 | |
| | -995,520 | |

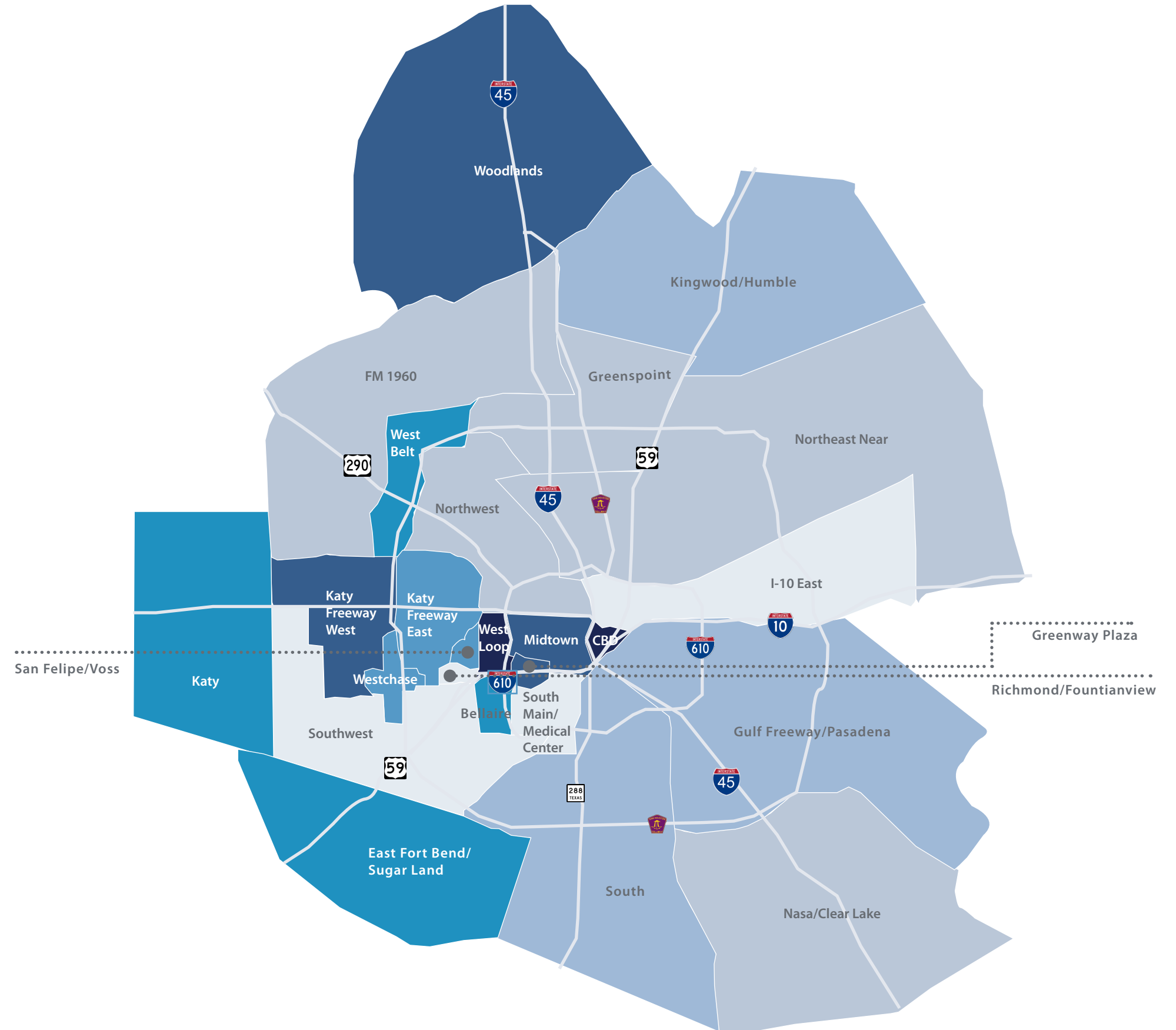


HOUSTON

Average Asking Rate | Asking Rate= \$26.82 psf

2Q17

| | Quoted Rates | |
|---------------------------|----------------|-----------------|
| CBD | \$40.78 | \$35.00+ |
| West Loop | \$35.12 | |
| Greenway Plaza | \$34.14 | \$31.00-\$34.00 |
| Katy Freeway West | \$31.50 | |
| Woodlands | \$31.46 | |
| Midtown | \$31.43 | |
| Westchase | \$29.82 | \$27.00-\$30.00 |
| San Felipe/Voss | \$29.74 | |
| Katy Freeway East | \$28.59 | |
| West Belt | \$26.90 | \$24.00-\$26.00 |
| Katy | \$26.69 | |
| East Fort Bend/Sugar Land | \$25.94 | |
| Bellaire | \$24.16 | \$21.00-\$23.00 |
| South | \$23.04 | |
| Gulf Freeway/Pasadena | \$21.57 | |
| Kingwood/Humble | \$21.40 | |
| Northeast Near | \$20.64 | \$19.00-\$20.00 |
| Greenspoint | \$20.46 | |
| Northwest | \$20.04 | |
| NASA/Clear Lake | \$19.10 | |
| FM 1960 | \$19.06 | \$17.00-\$18.00 |
| I-10 East | \$17.74 | |
| South Main/Medical Center | \$17.52 | |
| Richmond/Fountainview | \$17.23 | |
| Southwest | \$17.21 | |
| | \$26.82 | |

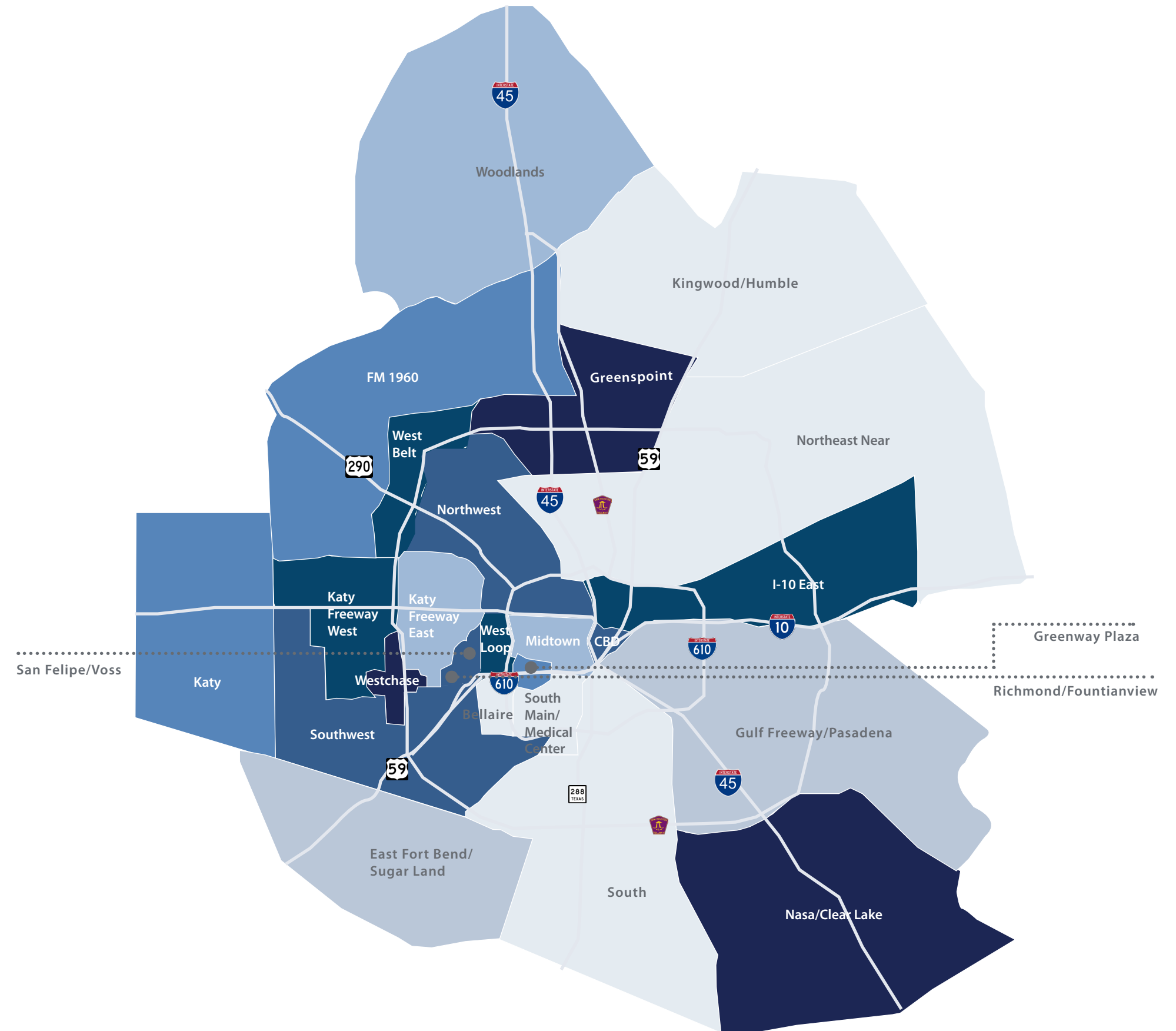


HOUSTON

Vacancy (%) | Vacancy= 16.8%

2Q17

| | Vacancy (%) | |
|---------------------------|--------------|-----------|
| South Main/Medical Center | 4.0% | 0%-7.9% |
| Northeast Near | 4.2% | |
| Kingwood/Humble | 6.8% | |
| South | 7.3% | |
| Bellaire | 7.7% | 8%-9.9% |
| Gulf Freeway/Pasadena | 8.0% | |
| East Fort Bend/Sugar Land | 8.5% | 10%-11.9% |
| Woodlands | 10.2% | |
| Midtown | 11.3% | |
| Katy Freeway East | 11.5% | 12%-13.9% |
| Katy | 12.3% | |
| Greenway Plaza | 12.5% | 14%-16.9% |
| FM 1960 | 13.5% | |
| Southwest | 14.9% | |
| Richmond/Fountainview | 16.3% | |
| Northwest | 16.3% | 17%-19.9% |
| CBD | 16.9% | |
| San Felipe/Voss | 17.4% | 20%+ |
| West Loop | 17.7% | |
| I-10 East | 18.8% | |
| Katy Freeway West | 19.0% | |
| West Belt | 19.2% | |
| NASA/Clear Lake | 20.3% | |
| Westchase | 20.8% | |
| Greenspoint | 39.7% | |
| Average | 16.8% | |



HOUSTON

Total Sublease Space | 10,789,540 sf | 4.4%

2Q17

| | Total Available Sublease Space (sf) | Total Available Sublease Space (%) | |
|---------------------------|-------------------------------------|------------------------------------|-------------------|
| CBD | 2,516,397 | 5.5% | 2,000,000+ |
| Katy Freeway West | 2,169,070 | 8.2% | |
| Westchase | 1,532,065 | 8.5% | |
| West Loop | 1,093,047 | 4.5% | |
| Greenspoint | 888,657 | 6.5% | 500,000-2,000,000 |
| West Belt | 681,695 | 10.6% | |
| Katy Freeway East | 318,613 | 4.0% | |
| Woodlands | 316,197 | 2.0% | 200,000-500,000 |
| FM 1960 | 254,702 | 2.9% | |
| Greenway Plaza | 202,490 | 1.8% | |
| East Fort Bend/Sugar Land | 177,569 | 2.7% | 100,000-200,000 |
| Midtown | 148,417 | 2.3% | |
| Bellaire | 120,858 | 2.7% | |
| Southwest | 109,422 | 1.0% | |
| San Felipe/Voss | 103,672 | 2.1% | |
| NASA/Clear Lake | 62,826 | 1.0% | 50,000-100,000 |
| Gulf Freeway/Pasadena | 33,910 | 0.9% | |
| Northwest | 25,889 | 0.3% | 1-50,000 |
| Katy | 24,464 | 0.9% | |
| Kingwood/Humble | 8,730 | 0.5% | |
| South Main/Medical Center | 850 | 0.0% | 0 |
| I-10 East | 0 | 0.0% | |
| Northeast Near | 0 | 0.0% | |
| Richmond/Fountainview | 0 | 0.0% | |
| South | 0 | 0.0% | |
| Total | 10,789,540 | 4.4% | |

