

**EGS Commercial Real Estate**  
Office Totals by Submarket  
4th Quarter 2009

**Birmingham**

|                              | # Buildings | Total SF          | Direct Available SF | % Occupied   | YTD Absorption   | Quarterly Absorption | Sublease Available SF | Average Weighted Rental Rates |
|------------------------------|-------------|-------------------|---------------------|--------------|------------------|----------------------|-----------------------|-------------------------------|
| <b>Total Market</b>          |             |                   |                     |              |                  |                      |                       |                               |
| CBD                          | 29          | 5,165,764         | 482,438             | 90.7%        | (46,726)         | (3,492)              | 32,604                | \$19.70                       |
| Midtown                      | 61          | 3,955,209         | 213,378             | 94.6%        | (48,136)         | (8,436)              | 65,396                | \$20.19                       |
| 280/Southern                 | 53          | 5,444,559         | 490,038             | 91.0%        | (170,401)        | (54,000)             | 701,588               | \$21.68                       |
| Hoover/Riverchase            | 40          | 1,961,284         | 348,593             | 82.2%        | (203,499)        | (10,540)             | 24,728                | \$17.35                       |
| Vulcan/Oxmoor                | 17          | 823,591           | 120,433             | 85.4%        | (21,282)         | (3,137)              | 8,000                 | \$13.79                       |
| <b>TOTAL</b>                 | <b>200</b>  | <b>17,350,407</b> | <b>1,654,880</b>    | <b>90.5%</b> | <b>(490,044)</b> | <b>(79,605)</b>      | <b>832,316</b>        | <b>\$19.42</b>                |
| <b>CBD</b>                   |             |                   |                     |              |                  |                      |                       |                               |
| Class A                      | 16          | 3,909,038         | 335,970             | 91.4%        | (18,381)         | (1,604)              | 25,066                | \$21.09                       |
| Class B                      | 11          | 1,150,033         | 140,468             | 87.8%        | (28,345)         | (1,888)              | 7,538                 | \$16.63                       |
| Business Park                | 2           | 106,693           | 6,000               | 94.4%        | 0                | 0                    | 0                     | \$13.50                       |
|                              | 29          | 5,165,764         | 482,438             | 90.7%        | (46,726)         | (3,492)              | 32,604                | \$19.70                       |
| <b>Total Suburban Market</b> |             |                   |                     |              |                  |                      |                       |                               |
| Class A                      | 65          | 8,219,291         | 722,942             | 91.2%        | (305,966)        | (73,204)             | 726,326               | \$21.48                       |
| Class B                      | 84          | 3,246,380         | 365,274             | 88.7%        | (105,930)        | 4,378                | 49,966                | \$15.63                       |
| Business Park                | 22          | 718,972           | 84,226              | 88.3%        | (31,422)         | (7,287)              | 23,420                | \$16.69                       |
|                              | 171         | 12,184,643        | 1,172,442           | 90.4%        | (443,318)        | (76,113)             | 799,712               | \$19.31                       |
| <b>Midtown</b>               |             |                   |                     |              |                  |                      |                       |                               |
| Class A                      | 25          | 2,795,060         | 124,891             | 95.5%        | (53,079)         | (9,543)              | 50,547                | \$21.90                       |
| Class B                      | 36          | 1,160,149         | 88,487              | 92.4%        | 4,943            | 1,107                | 14,849                | \$17.77                       |
|                              | 61          | 3,955,209         | 213,378             | 94.6%        | (48,136)         | (8,436)              | 65,396                | \$20.19                       |
| <b>280/Southern</b>          |             |                   |                     |              |                  |                      |                       |                               |
| Class A                      | 36          | 4,769,493         | 430,417             | 91.0%        | (142,245)        | (53,633)             | 675,779               | \$22.30                       |
| Class B                      | 9           | 499,648           | 19,828              | 96.0%        | 679              | 3,684                | 11,509                | \$17.56                       |
| Business Park                | 8           | 175,418           | 39,793              | 77.3%        | (28,835)         | (4,051)              | 14,300                | \$17.08                       |
|                              | 53          | 5,444,559         | 490,038             | 91.0%        | (170,401)        | (54,000)             | 701,588               | \$21.68                       |
| <b>Hoover/Riverchase</b>     |             |                   |                     |              |                  |                      |                       |                               |
| Class A                      | 4           | 654,738           | 167,634             | 74.4%        | (110,642)        | (10,028)             | 0                     | \$19.05                       |
| Class B                      | 26          | 952,546           | 156,723             | 83.5%        | (82,857)         | 905                  | 15,608                | \$15.51                       |
| Business Park                | 10          | 354,000           | 24,236              | 93.2%        | (10,000)         | (1,417)              | 9,120                 | \$17.50                       |
|                              | 40          | 1,961,284         | 348,593             | 82.2%        | (203,499)        | (10,540)             | 24,728                | \$17.35                       |
| <b>Vulcan/Oxmoor</b>         |             |                   |                     |              |                  |                      |                       |                               |
| Class B                      | 13          | 634,037           | 100,236             | 84.2%        | (28,695)         | (1,318)              | 8,000                 | \$13.56                       |
| Business Park                | 4           | 189,554           | 20,197              | 89.3%        | 7,413            | (1,819)              | 0                     | \$14.96                       |
|                              | 17          | 823,591           | 120,433             | 85.4%        | (21,282)         | (3,137)              | 8,000                 | \$13.79                       |

**EGS Commercial Real Estate**  
Office Totals by Property Type  
4th Quarter 2009

**Birmingham**

|                      | # Buildings | Total SF          | Direct<br>Available SF | % Occupied   | YTD<br>Absorption | Quarterly<br>Absorption | Sublease<br>Available SF | Average<br>Weighted<br>Rental Rates |
|----------------------|-------------|-------------------|------------------------|--------------|-------------------|-------------------------|--------------------------|-------------------------------------|
| <b>Total Market</b>  |             |                   |                        |              |                   |                         |                          |                                     |
| Class A              | 81          | 12,128,329        | 1,058,912              | 91.3%        | (324,347)         | (74,808)                | 751,392                  | \$21.35                             |
| Class B              | 95          | 4,396,413         | 505,742                | 88.5%        | (134,275)         | 2,490                   | 57,504                   | \$15.91                             |
| Business Park        | 24          | 825,665           | 90,226                 | 89.1%        | (31,422)          | (7,287)                 | 23,420                   | \$16.48                             |
| <b>TOTAL</b>         | <b>200</b>  | <b>17,350,407</b> | <b>1,654,880</b>       | <b>90.5%</b> | <b>(490,044)</b>  | <b>(79,605)</b>         | <b>832,316</b>           | <b>\$19.42</b>                      |
| <b>Class A</b>       |             |                   |                        |              |                   |                         |                          |                                     |
| CBD                  | 16          | 3,909,038         | 335,970                | 91.4%        | (18,381)          | (1,604)                 | 25,066                   | \$21.09                             |
| Midtown              | 25          | 2,795,060         | 124,891                | 95.5%        | (53,079)          | (9,543)                 | 50,547                   | \$21.90                             |
| 280/Southern         | 36          | 4,769,493         | 430,417                | 91.0%        | (142,245)         | (53,633)                | 675,779                  | \$22.30                             |
| Hoover/Riverchase    | 4           | 654,738           | 167,634                | 74.4%        | (110,642)         | (10,028)                | 0                        | \$19.05                             |
|                      | 81          | 12,128,329        | 1,058,912              | 91.3%        | (324,347)         | (74,808)                | 751,392                  | \$21.35                             |
| <b>Class B</b>       |             |                   |                        |              |                   |                         |                          |                                     |
| CBD                  | 11          | 1,150,033         | 140,468                | 87.8%        | (28,345)          | (1,888)                 | 7,538                    | \$16.63                             |
| Midtown              | 36          | 1,160,149         | 88,487                 | 92.4%        | 4,943             | 1,107                   | 14,849                   | \$17.77                             |
| 280/Southern         | 9           | 499,648           | 19,828                 | 96.0%        | 679               | 3,684                   | 11,509                   | \$17.56                             |
| Hoover/Riverchase    | 26          | 952,546           | 156,723                | 83.5%        | (82,857)          | 905                     | 15,608                   | \$15.51                             |
| Vulcan/Oxmoor        | 13          | 634,037           | 100,236                | 84.2%        | (28,695)          | (1,318)                 | 8,000                    | \$13.56                             |
|                      | 95          | 4,396,413         | 505,742                | 88.5%        | (134,275)         | 2,490                   | 57,504                   | \$15.91                             |
| <b>Business Park</b> |             |                   |                        |              |                   |                         |                          |                                     |
| CBD                  | 2           | 106,693           | 6,000                  | 94.4%        | 0                 | 0                       | 0                        | \$13.50                             |
| 280/Southern         | 8           | 175,418           | 39,793                 | 77.3%        | (28,835)          | (4,051)                 | 14,300                   | \$17.08                             |
| Hoover/Riverchase    | 10          | 354,000           | 24,236                 | 93.2%        | (10,000)          | (1,417)                 | 9,120                    | \$17.50                             |
| Vulcan/Oxmoor        | 4           | 189,554           | 20,197                 | 89.3%        | 7,413             | (1,819)                 | 0                        | \$14.96                             |
|                      | 24          | 825,665           | 90,226                 | 89.1%        | (31,422)          | (7,287)                 | 23,420                   | \$16.48                             |