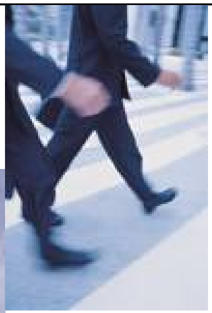
LaSalle Investment Management

Credit Crunch from Institutional Investor Perspective



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One Year Ago

- Big Deals
- Lots of Debt
- Aggressive Assumptions
- Aggressive Pricing

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Real Estate Returns have been attractive relative to other asset classes

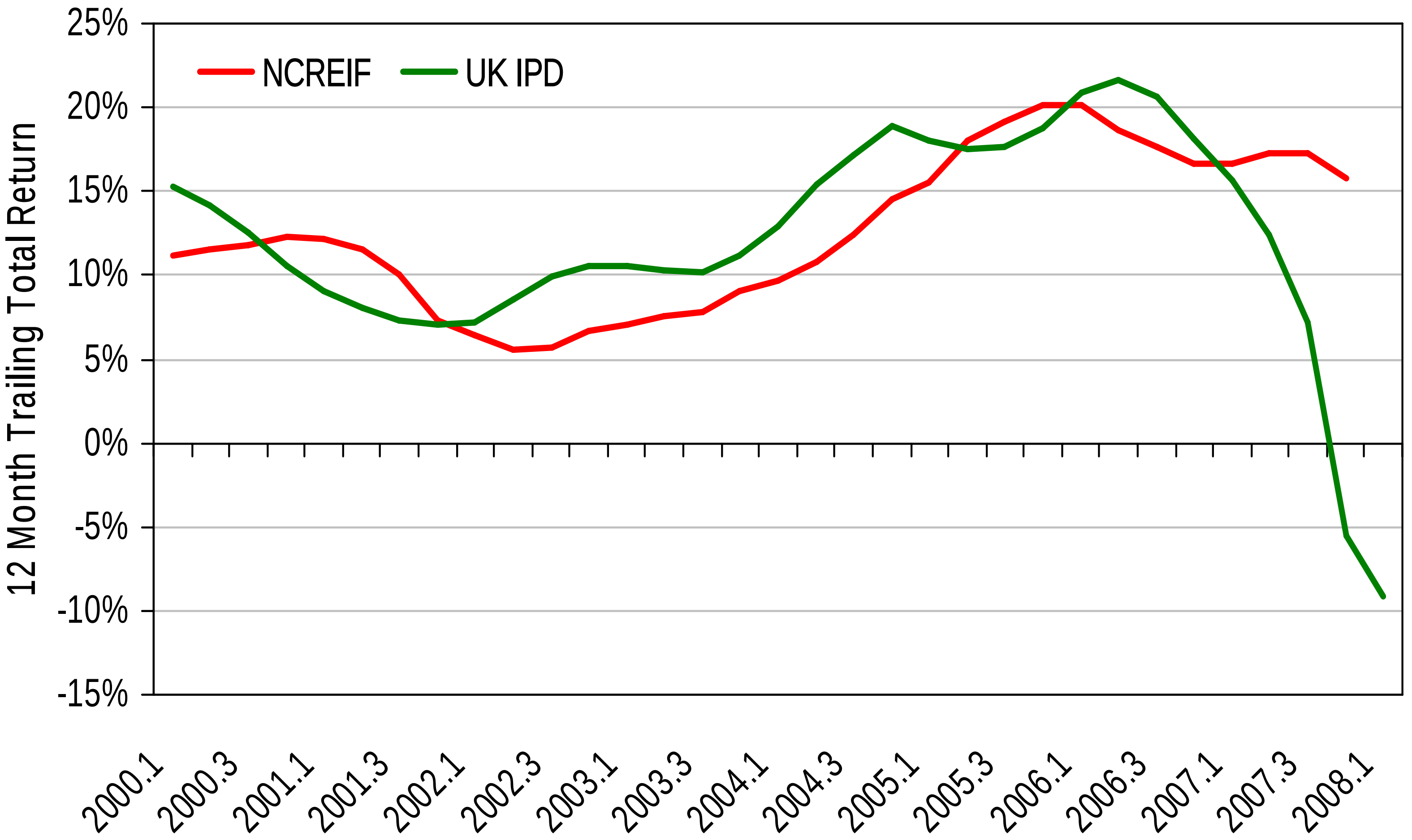
Average Annual Total Returns					
	1 year	3 Years	5 years	10 years	20 years
Large Cap Stock	5.5%	8.6%	12.8%	5.9%	11.8%
Small Cap Stock	18.1%	13.5%	20.6%	9.1%	11.5%
Public Real Estate	-15.7%	8.5%	18.2%	10.5%	12.3%
Private Real Estate (unleveraged)	15.8%	17.5%	15.1%	12.9%	8.8%
Corporate Bonds	4.9%	3.8%	5.1%	6.2%	8.0%

- Real estate returns compare favorably to other asset classes
- Real estate has lower volatility and higher income than other investment choices

Sources: Large Cap Stock: S&P 500 (Bloomberg), Small Cap Stock: Russell 2000 (Bloomberg), Public Real Estate: NAREIT Equity REITs, Private Real Estate: NCREIF, Corporate Bonds: Citigroup Broad Investment Grade Corporate Bonds (Bloomberg)

As of Q4 2007

UK Real Estate Returns have fallen rapidly



Source: NCREIF, IPD Monthly Index

NCREIF through 4Q 2007, IPD through Feb. 2008

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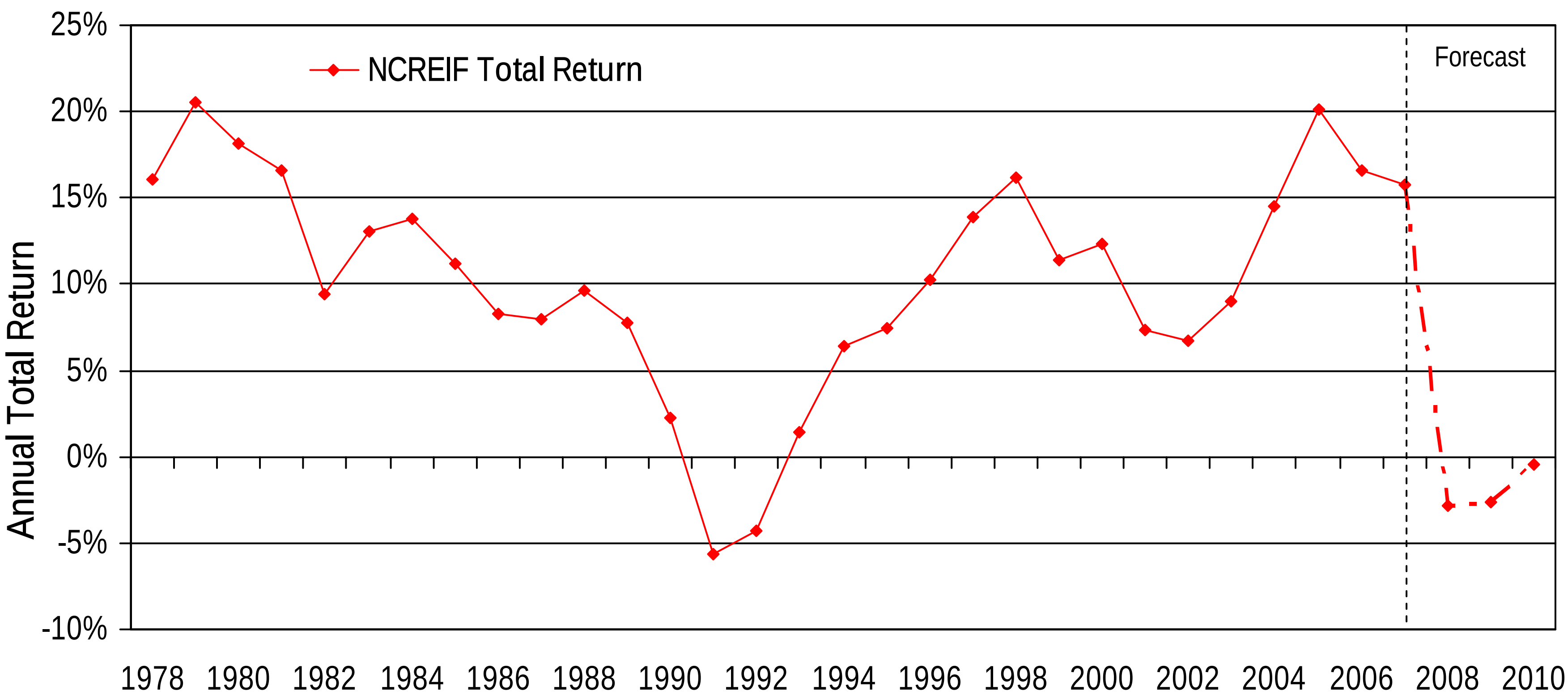
Derivative Pricing Implies a Steep Drop in Returns in 2008

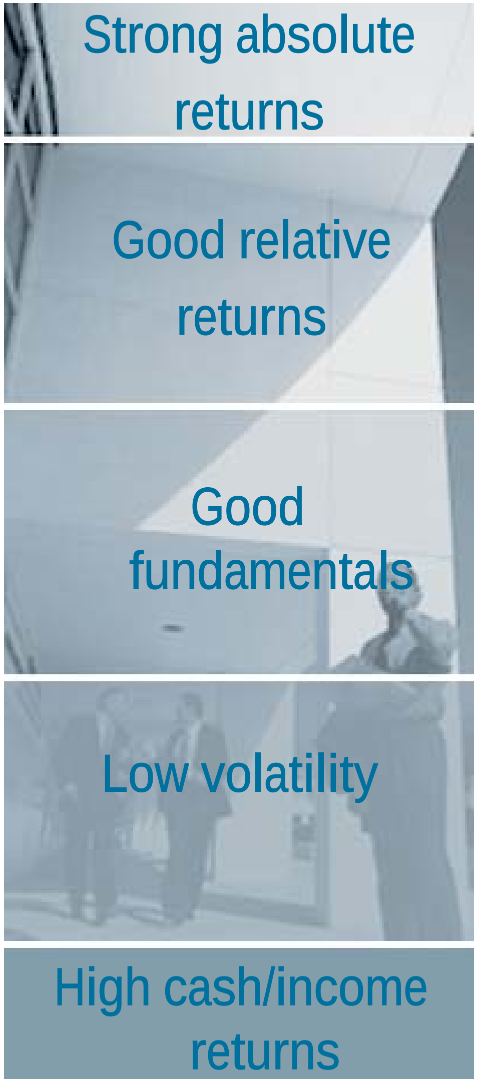


- Derivative pricing implies returns will decline 18% in 2008 from 2007 levels. The greatest previous yearly change in NCREIF total return was an 8% decline in 1991.

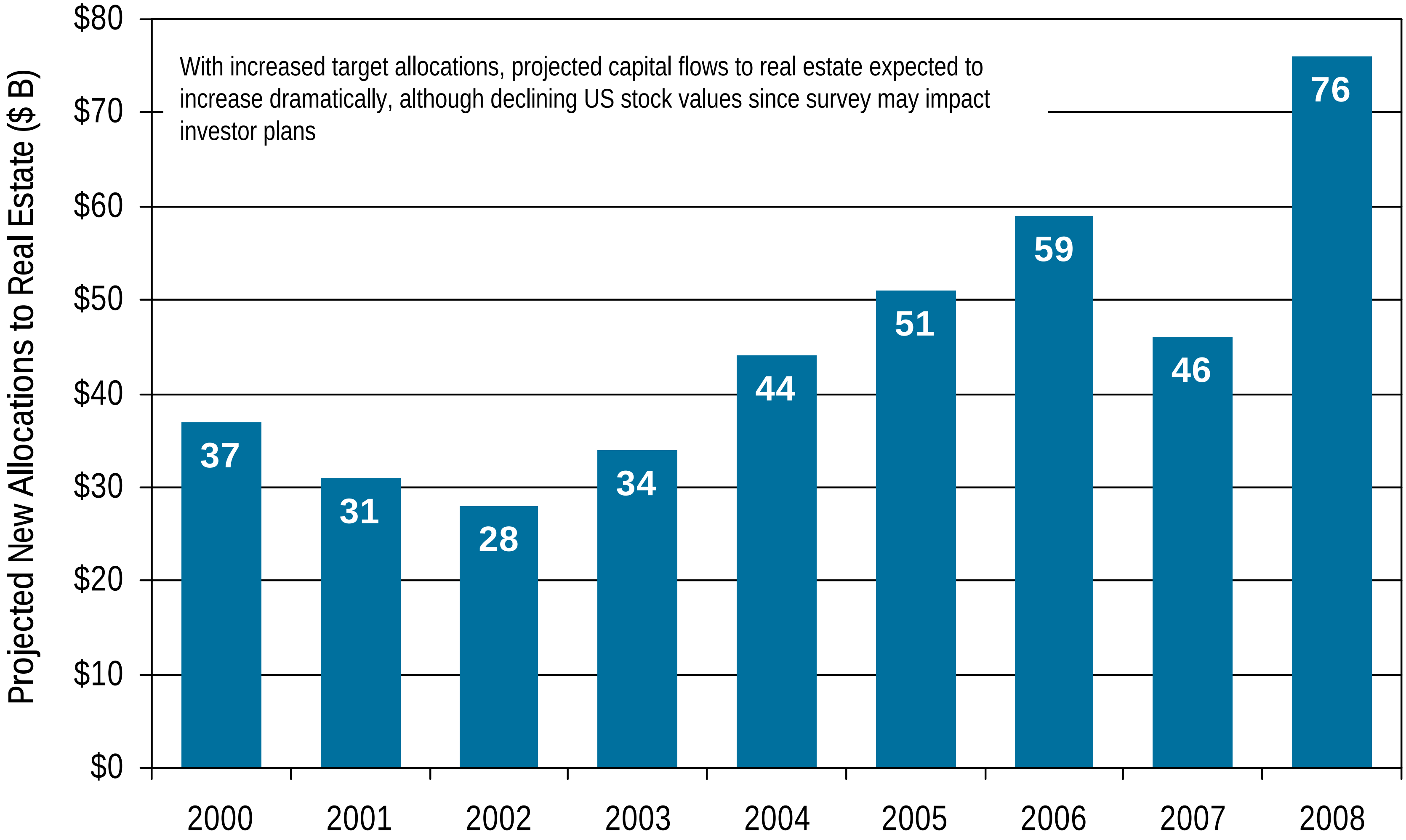
Source: NCREIF, Markit.com, LaSalle Investment Management

As of March 25, 2008

Institutional Investors Attitude Toward Real Estate



Survey of Institutional Investors showed Capital Flows expected to continue



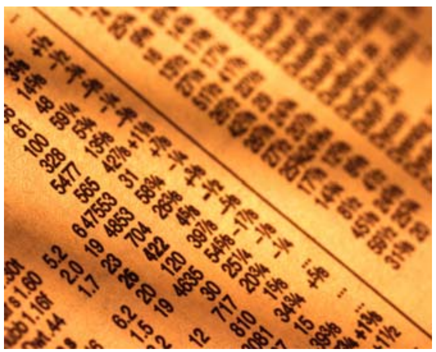
Source: Kingsley and Associates Survey

Survey conducted during 4Q 2007

Restraints on Transactions

1.) Not wanting to "catch a falling knife"

2.) Denominator effect



3.) Global opportunities

Deal Volume only 33% - 50%

1.) Lack of Debt

2.) Smaller Transactions

3.) Large bid – ask gap

Orchard Pond
Gaithersburg, MD

Deal Attributes

Great market

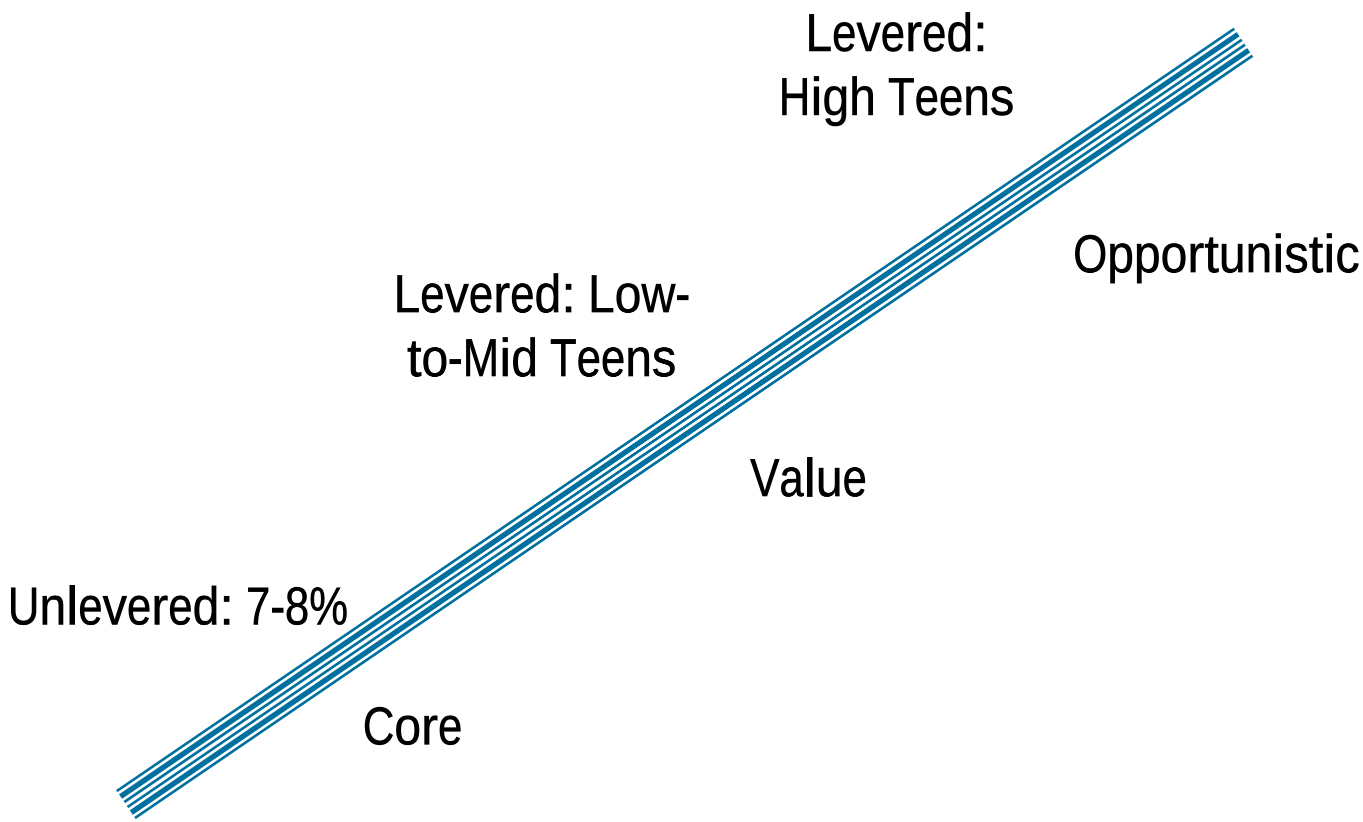
Great partner

Excellent debt financing

Cypress Park

Orlando, FL

Target Returns



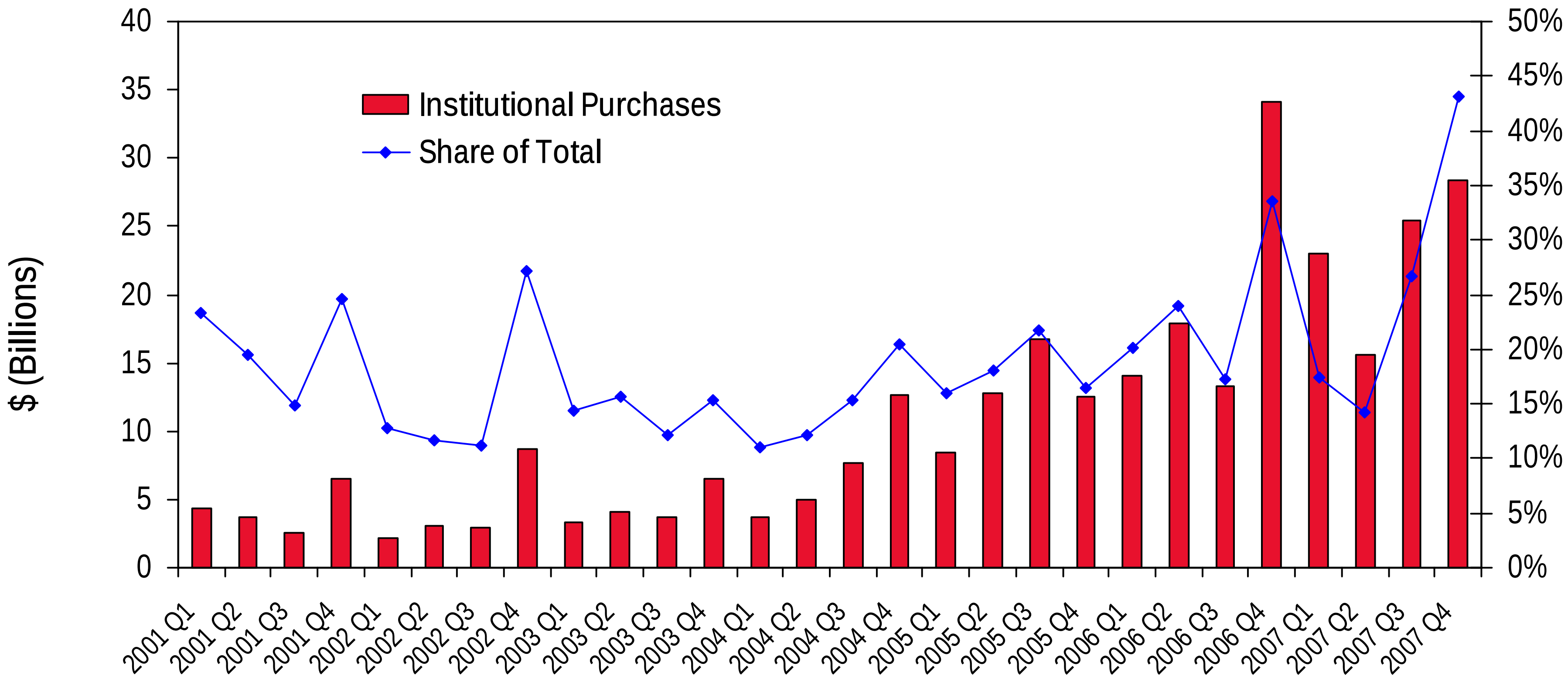
Changes in Assumptions

Prior Years	Today
Spikes in Rent	Flat/declining Rents
Aggressive lease-up	Extended lease-up
6 Month Downtime	6-12 Month Downtime

Real Estate Market Conditions

April 2007	April 2008
Big Deals	Fewer and smaller deals
Lots of Debt	Moderate debt
Aggressive Assumptions	Conservative assumptions
Aggressive Pricing	Conservative Pricing

Purchases by Institutional Buyers have increased since the credit crunch



- Institutional buyers have continued to close deals and are now a record high share of total transactions

Source: Real Capital Analytics Note: Only includes transactions of $5 MM and greater
Note: Institutional defintion is applied to investments made by investment managers primarily focused on separate accounts or open-end funds. Tishman/Archstone transaction classified as Institutional.

Through Q4 2007