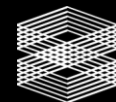
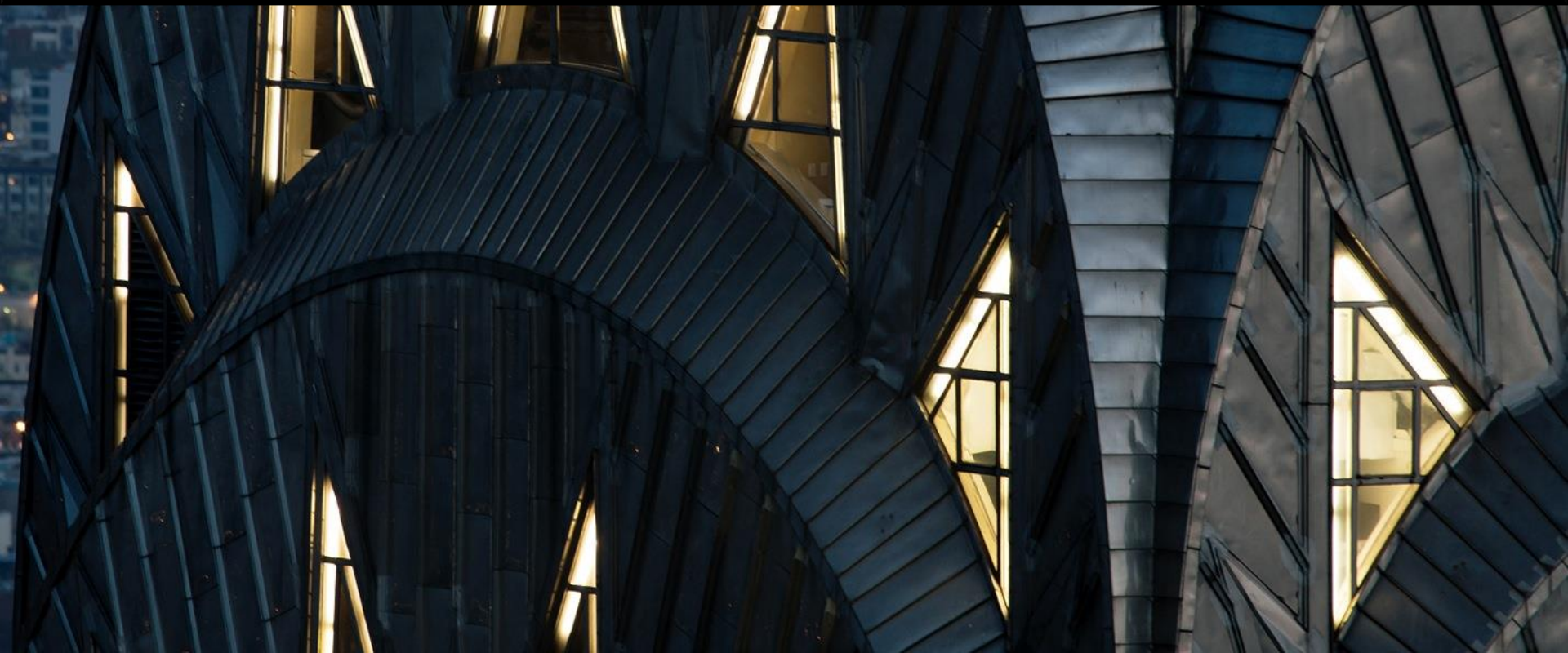




AN INSIDE LOOK AT TISHMAN SPEYER



TISHMAN SPEYER





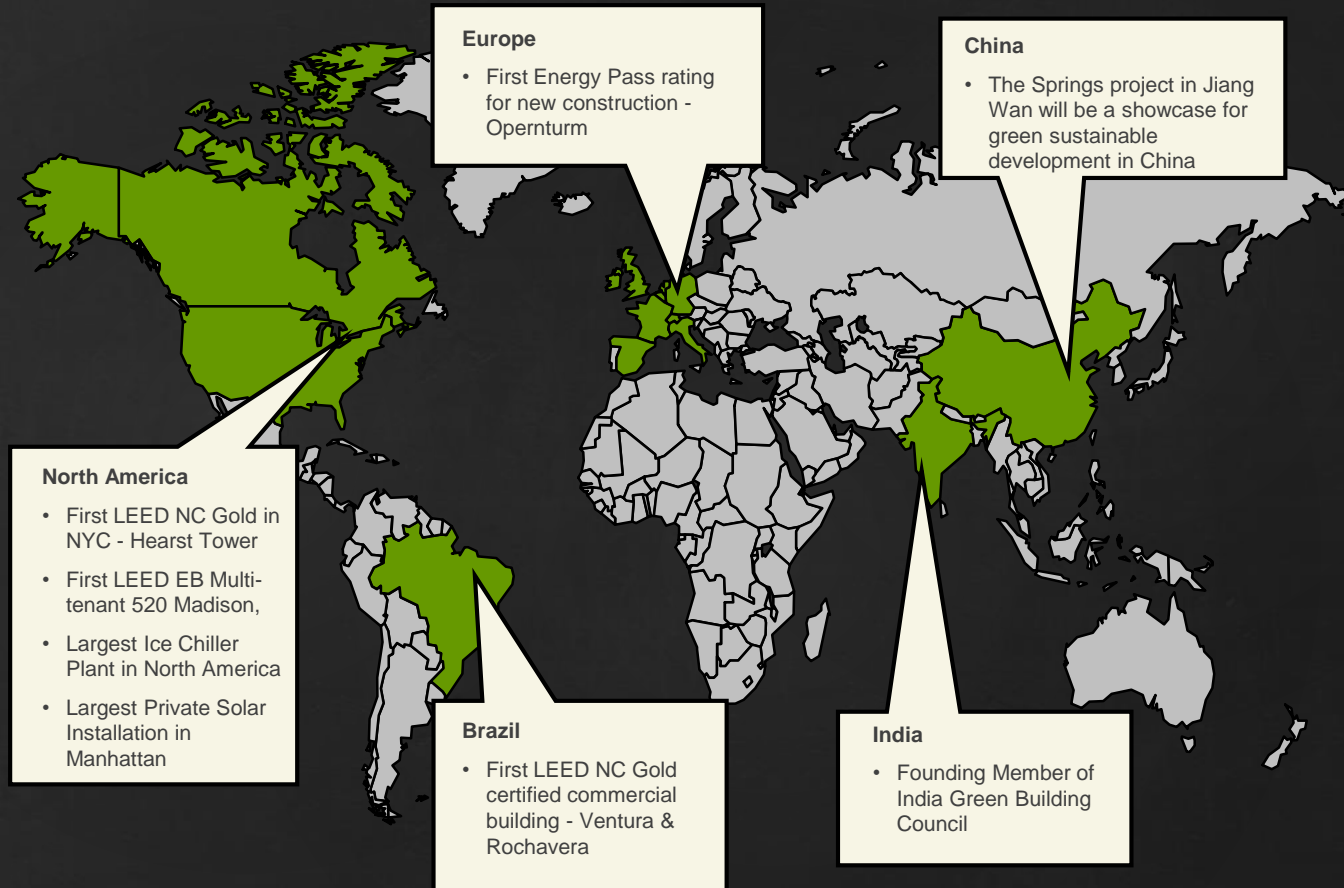
- ⌘ Since 1997, sponsored 16 real estate funds and one real estate trust, raising approximately \$10.2 billion in equity capital from 165 fund investors
- ⌘ Investors from Europe, the Middle East, US, and Asia including sovereign wealth funds, public and corporate pension funds, insurance companies and high net worth individuals

Leading Global Investment Manager

1. Count based on number of properties held since inception.

2. Represents gross market value of all investments (realized and unrealized) since inception. Realized property values based on final disposition price. Unrealized and partially realized property values based on current gross market value.

& We continue to be a global leader in sustainability with over 36 million square feet of LEED certified space, including the first LEED Gold certified commercial buildings in the southern hemisphere and the first LEED Gold certified office building in New York City.



Commitment to Sustainability

CERTIFICATION CATEGORIES	HISTORICAL		Q1 2015 – OWNED		Q1 2015 – MANAGED	
	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M
Total HQE/BREEM/LEED (incl. In-Progress)	68,173,469	8,333,315	48,553,792	4,734,881	5,103,250	474,092
Total HQE/BREEM/LEED	51,630,962	4,796,516	32,312,674	3,614,830	5,103,250	474,092
Total HQE/BREEM/LEED In-Progress only	16,542,507	1,536,799	16,542,507	1,536,799	-	-
Total HQE Certified	3,019,511	280,513	2,718,121	252,513	-	-
Total BREEAM Certified	735,562	68,334	577,015	53,605	-	-
Total LEED Certified	47,875,889	4,447,670	29,017,537	2,695,729	5,103,250	474,092
Total HQE (incl. In-Progress)	3,019,511	280,513	2,718,121	252,513	-	-
Total BREEAM (incl. In-Progress)	1,515,613	140,800	1,055,676	98,072	-	-
Total LEED (incl. In-Progress)	63,135,346	5,912,002	44,779,994	4,160,061	5,103,250	474,092
US Total Certified	38,212,544	3,649,235	23,180,328	2,153,586	2,793,622	259,527
EU Total Certified	5,907,521	548,809	4,313,585	400,732	1,134,000	105,349
China Total Certified	4,760,417	447,243	2,076,859	192,940	-	-
Brazil Total Certified	2,797,660	396,664	775,796	72,071	1,175,628	109,216
India Total Certified	1,367,460	127,037	1,367,460	127,037	-	-
Total LEED Silver	13,239,030	1,229,906	8,660,255	804,538	1,013,022	94,110
Total LEED Gold	33,102,160	3,075,191	18,106,193	1,682,065	3,199,928	297,273
Total LEED Platinum	1,191,713	110,710	301,413	28,001	890,300	82,709
Total LEED New Construction	15,205,635	1,412,603	4,455,979	413,960	3,199,928	297,273
Total LEED Existing Building	31,200,834	2,898,557	23,730,051	2,204,522	1,903,322	176,819
Total LEED New Construction In-Progress	15,299,765	1,421,348	15,299,765	1,421,348	-	-
Total LEED Existing Building In-Progress	1,252,851	116,390	1,252,851	116,390	-	-

	SQ FT IN REGION ABOVE 75*	% OF SQ FT IN REGION ABOVE 75*	AVG WEIGHTED SCORE OF REGION
NYC/Boston	6,605,312	50.25%	68
Atlanta	941,154	68.92%	83
DC/VA/MD	3,246,094	60.28%	75
Chicago	9,395,159	100.00%	82
West Coast	3,482,527	92.84%	88
NJ/PA/CT	326,779	14.31%	65
Total Avg for US	23,997,025	56%**	75.2


⌘ We continue to be a global leader in sustainability with over 51 million sq ft of LEED/HQE/BREEAM new constructions and existing building projects certified globally, including the first LEED Gold certified commercial buildings in the southern hemisphere and the first LEED Gold – NC office building in New York City.

⌘ 77 LEED/STEP Professionals Globally

⌘ 20 Assets ENERGY STAR Certified. Decreased number is due to need for recertification later this year.

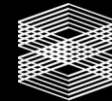
Global Sustainability Facts

*Score 75 and above indicates building is performing in the top 25 percentile of similar buildings.
 *Similar buildings means that these properties have the same occupancy, size, and weather patterns.
 *Scores above 75 are eligible for ENERGY STAR Certification.
 **Lower percentage of SQ FT above 75 is due to new Energy Star space type requirements.



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TISHMAN SPEYER