POPULATION GROWTH WILL BAIL US OUT
RETAIL STOCK PER CAPITA

Sources: U.S. Census Bureau; CoStar Group, Inc.; PPR

Forecast

Annual Completions (Millions SF)

Retail SF/Capita

As of 12Q4
PRIME CENTERS HEALTHY
VACANCY RATE BY RETAIL SUBTYPE (2006-12Q4)

Current Vacancy Rate (12Q4)

Neighborhood Center  Strip Center  Community Center  Power Center

△ 10.9%  ▲ 10.9%  ▲ 9.5%  ▲ 5.9%
△ 7.1%  △ 6.3%  △ 7.1%  △ 5.1%

△ All Centers  □ Competitive Centers*

*Excluding Centers with >40% vacancy rate

Sources: CoStar Group, Inc.; PPR

As of 12Q4
A CLEAR AND PRESENT DANGER
LOST ABSORPTION TO E-COMMERCE & EQUIVALENT RETAILER FOOTPRINT

Sources: RetailSails; SEC Filings; CoStar Group, Inc.; U.S. Department of Commerce; PPR

As of 12Q4
THE RECOVERY HASN'T HIT THE AVERAGE ASSET
IMPLIED CAP RATES

Retail Cap Rates

Sources: NCREIF, PPR, Bloomberg

As of 13Q1