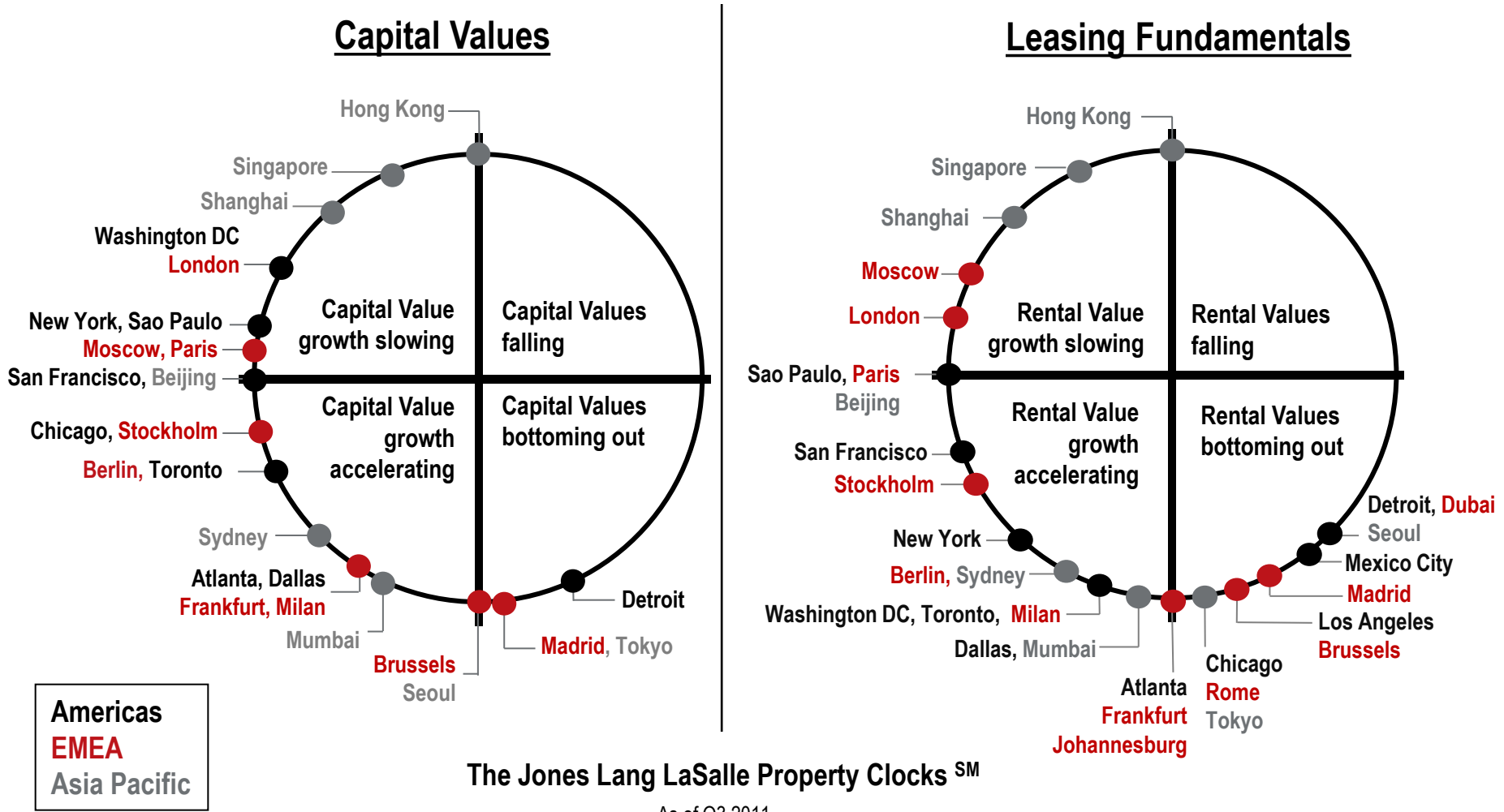


December 2011

Market Environment

Capital Markets Leading Real Estate Fundamentals

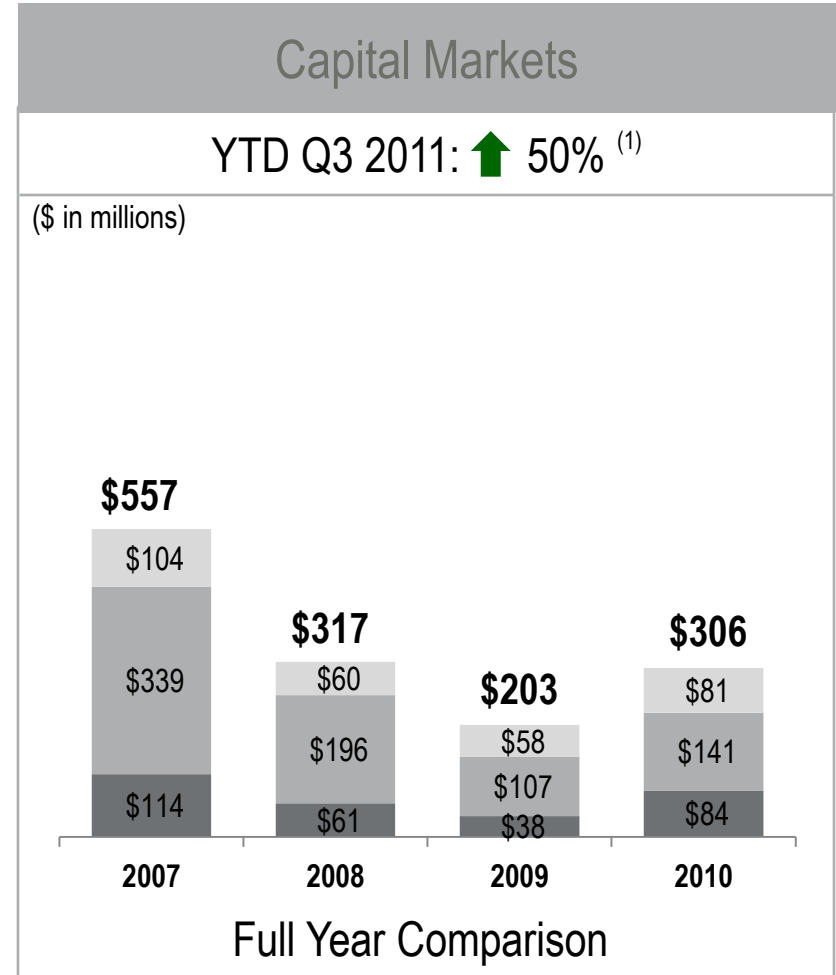
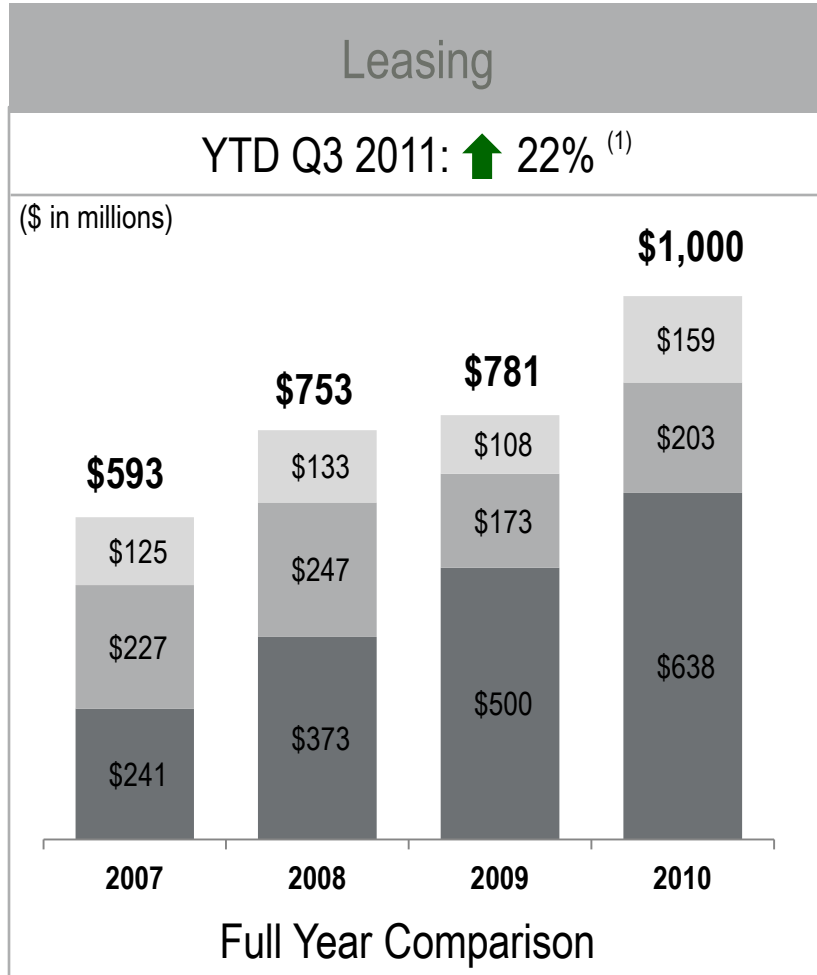
Broad growth tempered with market sentiment



Local and Regional Real Estate Services

Leasing and Capital Markets capturing incremental revenue

Asia Pacific
EMEA
Americas



Global Markets Perspective

Prime offices – projected value change in 2012

	Rental Values	Capital Values
+ 20%		
+ 10-20%	Beijing, Tokyo, San Francisco, Toronto	Beijing, Tokyo, Moscow, San Francisco New York*, Boston, Toronto
+ 5-10%	Shanghai, Moscow, Sao Paulo, Sydney, Mumbai, Boston, New York*, Washington DC	Shanghai, Sydney, Mumbai Washington DC, Sao Paulo Chicago, Los Angeles
+ 0-5%	London*, Frankfurt, Paris, Madrid Stockholm, Chicago, Los Angeles	Madrid, London*, Paris Frankfurt, Stockholm
- 0-5%	Brussels, Mexico City	Brussels, Mexico City
- 5-10%	Dubai	Dubai
- 10-20%	Hong Kong, Singapore	Hong Kong, Singapore

Click [here](#) to see the complete JLL Global Markets Perspective, including our 2012 outlook

Forward looking statements

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