

| Property Name                        | RSF       | Year Built | Parking Ratio | Vacancy |           |        | Gross Rate | Net Absorption |          |          |
|--------------------------------------|-----------|------------|---------------|---------|-----------|--------|------------|----------------|----------|----------|
|                                      |           |            |               | Direct  | Direct SF | Sublet |            | 2018           | 2019     | 2020 YTD |
| TIER I                               |           |            |               |         |           |        |            |                |          |          |
| 1450 Brickell                        | 591,336   | 2010       | 2.0x          | 4.1%    | 24,000    | 0.0%   | \$67.61    | 28,191         | (27,834) | 3,834    |
| Brickell World Plaza                 | 631,866   | 2011       | 1.4x          | 4.9%    | 30,913    | 2.4%   | \$67.32    | 732            | 14,746   | 13,760   |
| 701 Brickell                         | 677,667   | 1985       | 1.9x          | 3.8%    | 25,426    | 1.5%   | \$67.00    | 2,839          | (3,619)  | 13,389   |
| Two Brickell City Centre             | 132,280   | 2016       | 2.0x          | 1.6%    | 2,074     | 0.0%   | \$65.00    | 14,852         | 0        | 0        |
| Three Brickell City Centre (Akerman) | 134,552   | 2016       | 2.0x          | 6.6%    | 8,933     | 0.0%   | \$65.00    | 0              | (8,933)  | 0        |
| 801 Brickell                         | 415,150   | 1985       | 1.4x          | 4.8%    | 19,801    | 4.3%   | \$63.81    | 5,371          | 28,018   | 6,986    |
| Sabadell Financial Center            | 522,377   | 2000       | 2.0x          | 12.9%   | 67,160    | 1.5%   | \$56.02    | (27,960)       | 236      | 40,511   |
| Brickell Arch                        | 268,000   | 2004       | 2.0x          | 13.5%   | 36,207    | 9.7%   | \$54.99    | (4,385)        | 4,288    | (4,453)  |
| Brickell Bay Office Tower            | 280,500   | 1985       | 3.0x          | 22.5%   | 63,112    | 2.8%   | \$53.95    | 5,253          | (25,741) | (14,427) |
| Courvoisier Centre II                | 222,469   | 1989       | 3.0x          | 4.1%    | 9,056     | 0.0%   | \$50.88    | (4,183)        | 11,995   | (1,310)  |
| Courvoisier Centre I                 | 120,531   | 1986       | 2.6x          | 24.6%   | 29,591    | 10.6%  | \$50.40    | (3,543)        | (3,879)  | 0        |
| Four Seasons Hotel & Tower Office    | 260,517   | 2003       | 2.0x          | 8.8%    | 22,868    | 1.2%   | -          | (12,663)       | (12,944) | 25,607   |
| Total / Weighted Average             | 4,257,245 | 1999       | 2.0x          | 8.0%    | 339,141   | 2.4%   | \$62.12    | 4,504          | (23,667) | 83,897   |

|                          |           |      |      |       |         |      |         |          |          |          |
|--------------------------|-----------|------|------|-------|---------|------|---------|----------|----------|----------|
| TIER II                  |           |      |      |       |         |      |         |          |          |          |
| 1221 Brickell            | 408,649   | 1986 | 2.3x | 21.3% | 87,176  | 0.8% | \$51.10 | (17,992) | (22,503) | 13,261   |
| 800 Brickell             | 209,122   | 1981 | 2.0x | 23.1% | 48,205  | 0.0% | \$48.32 | 5,790    | (1,674)  | (17,090) |
| Brickell City Tower      | 290,000   | 1985 | 1.7x | 20.6% | 59,656  | 0.0% | \$46.38 | (1,645)  | (2,803)  | (5,793)  |
| 848 Brickell Ave         | 100,425   | 1981 | 2.0x | 3.7%  | 3,719   | 0.9% | \$40.00 | 609      | 229      | (2,249)  |
| Brickell Office Plaza    | 288,457   | 1978 | 2.0x | 24.4% | 70,437  | 0.0% | \$38.27 | 5,283    | (41,137) | 758      |
| Colonnade Plaza          | 45,846    | 1967 | 2.0x | 0.0%  | 0       | 0.0% | -       | 6,577    | 0        | 9,551    |
| Total / Weighted Average | 1,342,499 | 1980 | 2.0x | 20.1% | 269,193 | 0.3% | \$45.88 | (1,378)  | (67,888) | (1,562)  |

|                           |           |      |      |       |         |      |         |          |         |         |
|---------------------------|-----------|------|------|-------|---------|------|---------|----------|---------|---------|
| TIER III                  |           |      |      |       |         |      |         |          |         |         |
| Banco Santander Building  | 188,138   | 1974 | 2.9x | 13.7% | 25,803  | 0.8% | \$39.70 | (5,102)  | 3,881   | 1,987   |
| 1101 Brickell North Tower | 146,228   | 1985 | 1.5x | 31.0% | 45,391  | 5.8% | \$36.00 | (17,893) | (2,949) | (3)     |
| 1101 Brickell South Tower | 105,601   | 1964 | 1.5x | 32.0% | 33,810  | 0.0% | \$36.00 | (10,387) | (1,993) | 0       |
| 444 Brickell              | 200,368   | 1973 | 2.0x | 36.3% | 72,731  | 0.0% | \$33.94 | (11,783) | 6,049   | 2,377   |
| 1428 Brickell             | 67,599    | 1973 | 2.0x | 10.4% | 7,056   | 0.0% | \$34.00 | 17,512   | 6,627   | (7,056) |
| Pacific Bank              | 53,468    | 1961 | 1.0x | 3.8%  | 2,043   | 0.0% | \$34.07 | 1,915    | 1,100   | (1,458) |
| 999 Brickell Ave          | 101,073   | 1973 | 3.0x | 5.5%  | 5,528   | 0.0% | \$35.00 | 1,383    | (349)   | 1,237   |
| Rivergate West            | 101,902   | 1976 | 2.0x | 0.0%  | 0       | 0.0% | -       | 0        | 0       | 0       |
| Brickell Center           | 86,101    | 1981 | 3.0x | 0.0%  | 0       | 0.0% | -       | 0        | 0       | 0       |
| Total / Weighted Average  | 1,050,478 | 1974 | 2.2x | 18.3% | 192,362 | 0.9% | \$35.93 | (24,355) | 12,366  | (2,916) |

|                       |           |      |      |       |         |      |         |          |          |        |
|-----------------------|-----------|------|------|-------|---------|------|---------|----------|----------|--------|
| Total Competitive Set | 6,650,222 | 1991 | 2.0x | 12.0% | 800,696 | 1.7% | \$55.03 | (21,229) | (79,189) | 79,419 |
|-----------------------|-----------|------|------|-------|---------|------|---------|----------|----------|--------|

| UNDER CONSTRUCTION                      |         |               |             |      |              |         |
|-----------------------------------------|---------|---------------|-------------|------|--------------|---------|
| Property Name                           | RSF     | Delivery Date | Asking Rent | OpEx | Preleased SF | Tenants |
| 830 Brickell Plaza*                     | 613,820 | 2022          | \$74.00     | -    | 146,120      | WeWork  |
| *593k of office space and 20k of retail |         |               |             |      |              |         |
| Total / Weighted Average                | 613,820 | 2022          | \$74.00     | -    | 146,120      |         |

| Property Name                        | Owner               | Last Sale Detail |       |                    |        |          |                        | Seller | Property Manager         | Leasing Agent     |
|--------------------------------------|---------------------|------------------|-------|--------------------|--------|----------|------------------------|--------|--------------------------|-------------------|
|                                      |                     | Date             | Price | \$/RSF             | Occ.   | Cap Rate |                        |        |                          |                   |
| TIER I                               |                     |                  |       |                    |        |          |                        |        |                          |                   |
| 1450 Brickell                        | Ramon Llorens       | -                | -     | -                  | -      | -        | -                      |        | EPSA of America          | Blanca Commercial |
| Brickell World Plaza                 | Elm Spring          | -                | -     | -                  | -      | -        | -                      |        | Elm Spring               | Elm Spring        |
| 701 Brickell                         | TIAA                | Nov-02           | \$172 | \$254              | 97.9%  | 8.2%     | MetLife                |        | JLL                      | C&W               |
| Two Brickell City Centre             | Swire Properties    | -                | -     | -                  | -      | -        | -                      |        | Swire Properties         | Swire Properties  |
| Three Brickell City Centre (Akerman) | Swire Properties    | -                | -     | -                  | -      | -        | -                      |        | Swire Properties         | Swire Properties  |
| 801 Brickell                         | TIAA                | Aug-02           | \$80  | \$193              | 89.0%  | 6.5%     | AFA Real Estate        |        | JLL                      | Colliers          |
| Sabadell Financial Center            | KKR                 | Jun-18           | \$249 | \$476              | -      | -        | PGIM                   |        | Parkway                  | Parkway           |
| Brickell Arch                        | Gaedeke             | Sep-15           | \$142 | \$530              | 97.0%  | 3.6%     | Banco Espirito Santo   |        | Gaedeke Group            | Gaedeke           |
| Brickell Bay Office Tower            | AIMCO               | Jul-19           | \$157 | \$560              | -      | -        | Miami Blue             |        | Stiles                   | Blanca Commercial |
| Courvoisier Centre II                | Masaveu Inmobliaria | Feb-16           | \$114 | \$510              | 83.0%  | 4.5%     | Cousins Properties     |        | Exan Capital             | JLL               |
| Courvoisier Centre I                 | Masaveu Inmobliaria | Feb-16           | \$61  | \$510              | 83.0%  | 4.5%     | Cousins Properties     |        | Exan Capital             | JLL               |
| Four Seasons Hotel & Tower Office    | Millenium Partners  | Jul-13           | \$52  | \$199              | 92.0%  | -        | -                      |        | Millenium Partners       | C&W               |
| TIER II                              |                     |                  |       |                    |        |          |                        |        |                          |                   |
| 1221 Brickell                        | Rockpoint Group     | Apr-17           | \$155 | \$379              | 80.8%  | 5.0%     | EQ Office              |        | Rockhill                 | JLL               |
| 800 Brickell                         | Gatsby Realty       | Jul-19           | \$126 | \$600              | 83.1%  | 3.5%     | RREEF Management       |        | CBRE                     | Colliers          |
| Brickell City Tower                  | New York Life       | Sep-18           | \$117 | \$404              | -      | -        | Crocker Partners       |        | Banyan Street            | Blanca Commercial |
| 848 Brickell Ave                     | Key International   | -                | -     | -                  | -      | -        | -                      |        | Key International        | Key International |
| Brickell Office Plaza                | Alliance RE         | Feb-15           | \$140 | \$485              | 93.0%  | 3.6%     | CBREI                  |        | CBRE                     | CBRE              |
| Colonnade Plaza                      | Florida East Coast  | -                | -     | -                  | -      | -        | -                      |        | Exec & Professional Mgmt | Avison Young      |
| TIER III                             |                     |                  |       |                    |        |          |                        |        |                          |                   |
| Banco Santander Building             | Santander Group     | Apr-08           | \$114 | \$606 <sup>1</sup> | 99.0%  | -        | Testa Inmuebles SOCIMI |        | MD Datran                | Santander Group   |
| 1101 Brickell North Tower            | Florida East Coast  | Jun-09           | \$20  | \$139              | 38.0%  | 2.0%     | Africa Israel Inv.     |        | -                        | C&W               |
| 1101 Brickell South Tower            | Florida East Coast  | Jun-09           | \$15  | \$139              | 51.5%  | 2.0%     | Africa Israel Inv.     |        | -                        | C&W               |
| 444 Brickell                         | Related Group       | Dec-13           | \$69  | \$344 <sup>1</sup> | 57.9%  | 1.2%     | CW Asset Management    |        | Stiles                   | C&W               |
| 1428 Brickell                        | YTECH               | Jan-17           | \$27  | \$392              | 85.0%  | -        | Taplin Company         |        | YTECH                    | Blanca Commercial |
| Pacific Bank                         | Pacific National    | -                | -     | -                  | -      | -        | -                      |        | Flagler Real Estate      | Colliers          |
| 999 Brickell Ave                     | Carlos Mattos       | -                | -     | -                  | -      | -        | The Congress Group     |        | Isanic Trading           | C&W               |
| Rivergate West                       | Related Group       | Dec-13           | \$35  | \$344 <sup>1</sup> | 100.0% | 4.2%     | CW Asset Management    |        | Stiles                   | -                 |
| Brickell Center                      | Swire Properties    | Jul-12           | -     | -                  | 96.2%  | -        | Eastern National Bank  |        | -                        | -                 |

<sup>1</sup> Sale includes development rights

| UNDER CONSTRUCTION  |           |                    |  |            |                 |
|---------------------|-----------|--------------------|--|------------|-----------------|
| Property Name       | Developer | Investor           |  | Land Price | Dev. Cost (PSF) |
| 830 Brickell Plaza* | OKO Group | Cain International |  | \$45.0     | \$696*          |

\*Inclusive of land and financing costs