

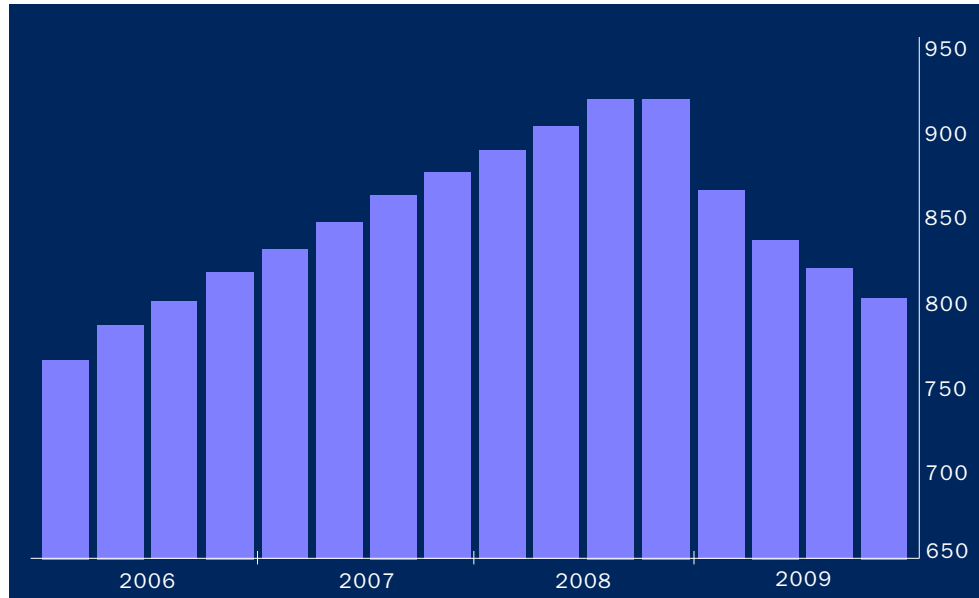


TURNER BUILDING COST INDEX

2009 FOURTH QUARTER FORECAST

“The decrease in construction costs is reflective of decreased private sector development and investment. Commodity prices have slightly increased due to global demand, but have not resulted in upward pressure on construction pricing. The competitive condition in the building construction industry is driving labor to increase productivity, therefore, reducing labor costs.”

Karl F. Almstead
Vice President



| Quarter | Index | ▲ % |
|-------------------------|------------|--------------|
| 4th Quarter 2009 | 803 | -2.07 |
| 3rd Quarter 2009 | 820 | -2.03 |
| 2nd Quarter 2009 | 837 | -3.35 |
| 1st Quarter 2009 | 866 | -5.77 |



| Year | Average Index | ▲ % |
|------|---------------|------|
| 2009 | 832 | -8.4 |
| 2008 | 908 | 6.3 |
| 2007 | 854 | 7.7 |
| 2006 | 793 | 10.6 |
| 2005 | 717 | 9.5 |
| 2004 | 655 | 5.4 |
| 2003 | 621 | 0.3 |
| 2002 | 619 | 1.0 |
| 2001 | 613 | 3.0 |
| 2000 | 595 | 4.4 |
| 1999 | 570 | 3.8 |
| 1998 | 549 | 4.6 |
| 1997 | 525 | 4.0 |

Turner's Building Cost Index is determined by the following factors considered on a nationwide basis: labor rates and productivity, material prices and the competitive condition of the marketplace.

Building the Future

Turner