

Global Real Estate Landscape

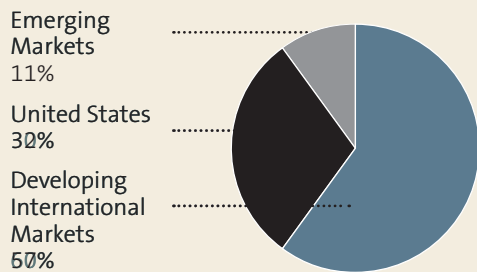
Brett Johnson, Chief Investment Officer & Portfolio Manager

Real estate is an important asset class and represents a reported 50% of global wealth.¹ The listed real estate market (publicly traded property companies) has grown dramatically over the last few decades but remains small on an absolute basis. We expect continued growth in this market as more countries adopt REIT legislation and regional equity markets continue to grow.

Market Size

The publicly traded real estate market has grown dramatically over the last few decades but remains small on an absolute basis. We currently track over 500 real estate companies listed in 37 countries that together have a market capitalization of over \$1.1 trillion. To put that in perspective, the global equities market as measured by the S&P Global BMI had a market capitalization of approximately \$29.4 trillion as of December 31, 2009.” The United States is the largest market for listed property companies. The U.S. represents about 32% of the size of the listed global property sector.

Global Property Landscape



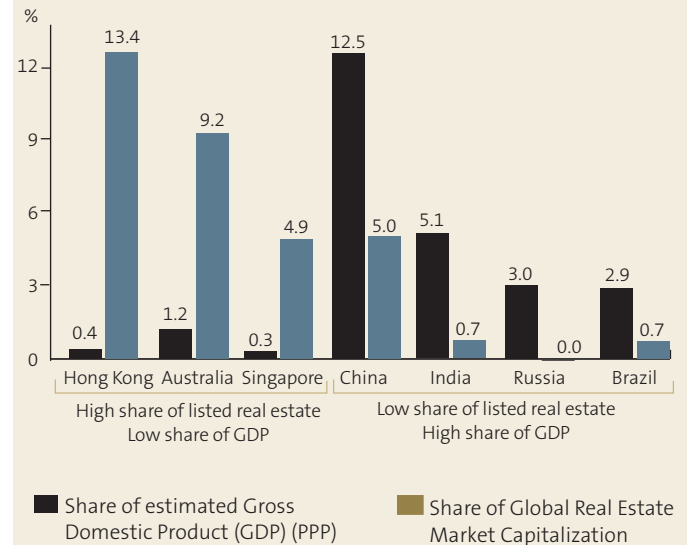
Source: S&P Global Property BMI

Potential for Continued Growth

We expect continued growth in the listed real estate market as more countries adopt REIT legislation and regional equity markets continue to grow. We estimate that there are currently 35 countries with a REIT or REIT-like tax structure and an additional 5 countries where REIT legislation is pending or under consideration. REIT legislation provides tax advantages for investors and/or

companies that own real estate if certain criteria are met. Historically, the passing of REIT legislation has promoted the growth in listed real estate firms. We estimate that REITs represent around 50% of the global listed real estate market and we expect this portion to rise as REIT legislation is adopted in more countries.

Global GDP and Listed Real Estate Market Capitalization



Source: S&P Global Property BMI, IMF, Bloomberg, Grubb & Ellis AGA estimates

We also anticipate growth in listed real estate companies in regions including the BRIC countries (Brazil, Russia, India and China). We estimate that Australia, Hong Kong and Singapore represent a disproportionately large 27.6% of the global listed real estate market but only 1.9% of global GDP. On the other hand, BRIC countries represent only 6.4% of the listed real estate market, yet generate 23.5% of global GDP. As BRIC exchanges become increasingly open and sophisticated, we expect meaningful growth in listed real estate companies within these regions.

Global real estate is an important and expanding asset class offering investors a number of potential benefits. Region, country, currency and company-specific

fundamentals can change rapidly, requiring expertise and resources to effectively analyze and monitor the marketplace.

Grubb & Ellis AGA manages three mutual funds that invest in listed real estate companies globally. If you are interested in learning about our mutual funds, you may visit our Web site at www.gbemutualfunds.com. We also suggest visiting NAREIT's Web site for additional information on the listed real estate sector at www.reit.com.

For additional information or to subscribe to updates to this series, please call 877.404.7822 or email AGAFunds@grubb-ellis.com.

¹ EPRA.com, European Public Real Estate Association. EPRA's 200 plus members are Europe's leading property companies, investors and consultants that together have more than EUR 250 billion of real estate assets.

S&P Global BMI (broad market Index) is a comprehensive, rules-based index designed to measure global stock market performance. The index covers all publicly listed equities with float adjusted market values of US\$ 100 million or more and annual dollar value traded of at least US\$ 50 million in all included countries. The S&P Global BMI is made up of the S&P Developed BMI and the S&P Emerging BMI indices and includes over 9,400 companies listed in 46 countries.

S&P Global Property Index is an unmanaged index constructed to include all publicly available property and REIT equity securities with an available market capitalization of at least \$100 million USD.

One cannot invest in an index.

Gross domestic product (GDP) is a basic measure of a country's overall economic output (value of all goods and services produced). Purchasing power parity (PPP) uses long-term equilibrium exchange rates to "equalize purchasing power" or normalize the relative cost of living between countries. The alternative method measures the value of goods and

services across countries using the current market exchange rates. The PPP method reduces the disparity in GDP between high and low income (per capita GDP) countries. While we believe there are imperfections with both measurement systems, we chose to use PPP as we feel it provides a more accurate comparison across developed and developing countries.

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Mutual fund investing involves risk, including the potential loss of principal.

Investors should be aware of the risks involved with investing in a fund concentrating in REITs and real estate securities, such as declines in the value of real estate and increased susceptibility to adverse economic or regulatory developments. Investments in asset backed and mortgage backed securities include additional risks that investors should be aware of, such as credit risk, prepayment risk, possible illiquidity and default, as well as increased susceptibility to adverse economic developments. Investing in small and medium-sized companies involves greater risks than those associated with investing in large company stocks, such as business risk, significant stock price fluctuations and illiquidity. Investments in debt securities typically decrease in value when interest rates rise. This risk is usually greater for longer-term debt securities. Diversification does not assure a profit or protect against a loss in a declining market.

The funds may invest in foreign securities which involves greater volatility and political, economic and currency risks and differences in accounting methods.

The funds' investment objectives, risks, charges and expenses must be considered carefully before investing. The prospectus contains this and other important information about the investment company, and it may be obtained by calling 877.404.7822 or visiting www.gbemutualfunds.com. Read the prospectus carefully before investing.

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