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KTR ACQUIRES 254,079 SF PORTFOLIO IN COMMERCE, CALIFORNIA

New York, NY - June 25, 2013 - KTR Capital Partners ("KTR") announced today that an affiliate closed on the acquisition of the Appel Portfolio located in Commerce, California. This high-image, Class "A" portfolio was constructed in 2008 and spans across four buildings totaling 254,079 square feet. The assets feature 30' clear heights, ESFR and offers the flexibility to demise to units as small as 15,000 SF. Five tenants currently occupy 83% of the portfolio.

Brian Gagne, Senior Vice President of Investments at KTR, stated, "This is one of the best business parks in Commerce, California as well as Los Angeles County. With current land values and construction pricing, our acquisition basis is less than replacement cost. At the same time, we believe there is significant upside from the in-place rents. Vacancy in the Central submarket is less than 5%, and as both the overall and local economies improve, we expect healthy rate gains in this submarket, which has limited availability of Class A product."

This acquisition brings KTR's total footprint in the Southern California market to approximately 8.9 million square feet.

KTR CAPITAL PARTNERS

KTR Capital Partners is a real estate private equity fund manager and operating company specializing in the industrial property sector. Headquartered in New York City with offices in Philadelphia, Chicago, Miami, Las Vegas and Los Angeles, KTR manages a series of discretionary value-add investment funds that target opportunities throughout major markets in North America. KTR's current investment vehicles provide approximately \$5.4 billion of investment capacity. For additional information go to www.ktrcapital.com.