

FOR IMMEDIATE RELEASE

Contact

Caroline Lannen
KTR Capital Partners
(484) 530-1841
information@ktrcapital.com

**KTR CAPITAL PARTNERS ACQUIRES 9439 COMMERCIAL BOULEVARD
BROWARD COUNTY, FL**

New York, NY - December 4, 2006 - KTR Capital Partners ("KTR") announced today that it has closed on the acquisition of 9439 Commercial Boulevard in the Tamarac submarket of Broward County, FL. The 276,240 square foot warehouse/distribution facility is located on an 18 acre parcel and is fully leased on a long-term basis. Within close proximity to major highways, including the Florida Turnpike and the Sawgrass Expressway, the location provides ready access to the surrounding population as well as the region's ports and airports.

Commenting on the acquisition, PJ Charlton, a Vice President at KTR stated, "9439 Commercial Boulevard represents an opportunity to acquire a fully leased asset in a dynamic and strategic market for KTR. We are pleased to add this building and two great tenants to our growing Florida portfolio, which now exceeds 1.6 million square feet and is over 98% leased. We continue to pursue industrial acquisition and development opportunities throughout the tri-county area of Miami-Dade, Broward and Palm Beach counties."

KTR CAPITAL PARTNERS

KTR Capital Partners is a private equity firm based in New York City that was established in November of 2004 to continue the highly successful real estate investment activities of Keystone Property Trust (formerly NYSE:KTR). Since December 1997, the KTR team has completed nearly \$2 billion of acquisitions and development. KTR is a recognized industry leader that has attracted investment capital from leading institutional investors for its first fund - Keystone Industrial Fund, L. P. - a \$500 million fund focused on value-add investments in the industrial real estate sector. The firm has offices in Suburban Philadelphia, Deerfield Beach, FL and Chicago. For further information please visit www.ktrcapital.com