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KTR ACQUIRES 74,400 SF IN CAROL STREAM, ILLINOIS

New York, NY- May 30, 2013 - KTR Capital Partners ("KTR") announced today that an affiliate closed on the acquisition of 280-290 Gerzevske Lane in Carol Stream, IL. The 74,400 SF property is a Class A distribution warehouse situated on approximately five acres. This rear-load asset was built in 1999, features precast construction, interior steel columns and 24' clear heights. The acquisition presented an opportunity to acquire a high quality, functional, multi-tenant building in the Central DuPage submarket of Chicago on an off-market basis. KTR acquired the property at 39% occupancy with plans to perform facility upgrades and repairs prior to widely marketing the vacancy, which includes 10,000 SF of existing high-end office, for lease.

Ryan Stoller, Vice President of Investments at KTR, stated, "This was an off-market opportunity to acquire a high quality building in a premier institutional submarket in Chicago. After our extensive upgrades, the 45,000 SF of vacancy will be very well positioned to compete for tenants in the rapidly improving Central DuPage submarket of Chicago."

This acquisition brings KTR's total portfolio in the Chicago market to approximately 10.4 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 \$4.5 billion of investment capacity. For further information go to www.ktrcapital.com.