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KTR ANNOUNCES 7.8 MILLION SQUARE FOOT PORTFOLIO ACQUISITION

New York, NY- December 12, 2011 - KTR Capital Partners ("KTR") announced today that an affiliate closed on the acquisition of a 7.8 million square foot portfolio comprised of 18 buildings across five major US industrial markets: Central New Jersey, Chicago, Dallas, Atlanta and Columbus. A majority of the buildings have been built since 2000 and feature 30' or greater clear ceiling height and T-5 lighting; all of the assets have ESFR sprinklers systems. When the purchase agreement was signed in October, the portfolio was approximately 72% occupied. Since then KTR has completed over 900,000 SF of leases bringing the total occupancy to 84%.

John DiCola, Partner at KTR, stated, "The portfolio is characterized by modern, class A buildings concentrated in highly sought after institutional investment markets where similar premium quality assets rarely trade. Swiftly completing the transaction in a direct off-market fashion was a big achievement. "

"Operationally the portfolio is well balanced. The in-place cash flow is stable with an average lease term remaining of over six years, while the vacant spaces are highly functional. Based on the positive leasing activity we have already experienced, we expect to stabilize the remainder of the portfolio ahead of plan", added DiCola.

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 \$3.4 billion of investment capacity. For further information go to www.ktrcapital.com.