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KTR CAPITAL PARTNERS ACQUIRES THREE BUILDING PORTFOLIO IN ATLANTA

New York, NY - April 16, 2012 - KTR Capital Partners ("KTR") announced today that an affiliate has completed the acquisition of an industrial portfolio in Atlanta, Georgia totaling 377,000 SF. Developed between 2001 and 2003, the portfolio consists of three modern warehouse facilities ranging in size from 102,300 SF to 172,400 SF. The portfolio is 84% leased and the buildings are located in three of the top submarkets of Atlanta in the Northeast, Northwest and Airport regions.

Two of the buildings in the portfolio, 1851 West Oak in Marietta and 4868 Highway 85 in Forest Park, are fully occupied. The facility at 1650 Horizon Parkway is 172,400 SF and has two vacant spaces totaling 61,000 SF. Situated on 11 acres in Buford in the Northeast submarket, the Class A building was constructed in 2002 and features 28' clear ceiling height, 40 dock high and 2 drive-in doors, and ESFR sprinklers.

PJ Charlton, Senior Vice President of Investments at KTR, stated, "This was an opportunity to add three Class A, well located buildings to our portfolio. Though the transaction has a solid income component, the existing vacancy limited the buyer interest and provided us with value-add return potential through the stabilization of the properties. The fundamentals of the Atlanta market are improving with nearly 10 million SF of positive absorption in 2011 and we expect a favorable lease up of the remaining vacancy. With this acquisition, KTR's portfolio in the Southeast totals 8.5 million SF."

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 \$3.5 billion of investment capacity. For further information go to www.ktrcapital.com.