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**KTR CAPITAL PARTNERS ANNOUNCES \$150 MILLION TERM LOAN/LINE OF CREDIT FACILITY**

**New York, NY- January 20, 2010** – KTR Capital Partners (“KTR”) announced that it had closed a \$150 million financing on behalf of an affiliate, Keystone Industrial Fund (“KIF”) that includes a \$15 million revolving feature. This three-year term loan was obtained from five major banking institutions, including two new lending relationships for the firm. The facility is secured by 3.4 million square feet of industrial properties located throughout the United States.

Commenting on the announcement, J. Peter Lloyd, KTR Capital Partners’ Chief Financial Officer, stated “We’re very pleased to have been able to complete this new financing with the support of existing relationships as well as new ones. Securing this funding has enabled us to remove four short-term maturities from our debt portfolio while providing extra liquidity to Keystone Industrial Fund, L. P.’s balance sheet in the form of additional cash and extra borrowing capacity.”

The group of banking institutions involved in this credit facility included Banc of America Securities, LLC and the Royal Bank of Canada as Joint Lead Arrangers with US Bank, Capital One Bank and Fifth Third Bank each holding significant participation amounts. This loan financed a portfolio of KIF’s development projects and acquisitions in the Los Angeles, Chicago, Miami, and Harrisburg markets.

**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 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 billion of investment capacity. For further information go to [www.ktrcapital.com](http://www.ktrcapital.com).