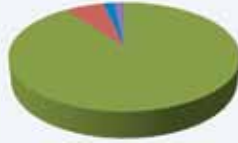


Nontraded REIT Industry Review: Third Quarter 2011



Inland Diversified Real Estate Trust, Inc.

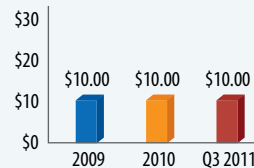
Total Assets.....	\$945.5 Million
Real Estate Assets	\$850.4 Million
Cash	\$61.7 Million
Securities	\$18.1 Million
Other	\$15.4 Million



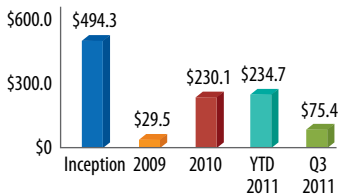
Initial Offering Date:	August 24, 2009
Number of Months Fundraising:	25
Anticipated Offering Close Date:	August 24, 2012
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio: 6.5%
 Asset Type: Diversified
 Number of Properties: 45
 Square Feet / Units / Rooms / Acres: ..5,135,725 Sq. Ft. & 300 Units
 Percent Leased: 97.3%
 LifeStage..... Stabilizing
 Investment Style Core

Historical Price



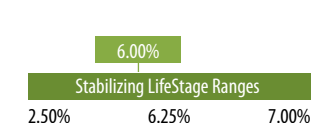
Gross Dollars Raised*



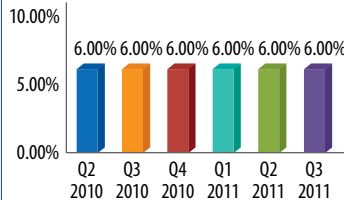
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 6.00%



Historical Distribution

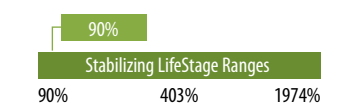


Contact Information

www.InlandDiversified.com
Inland Securities Corporation
2901 Butterfield Road
Oak Brook, Illinois 60523
(800) 826-8228

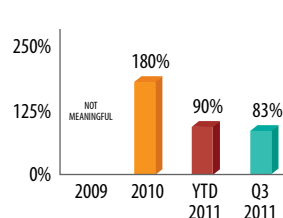
Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO: 90%



YTD Distributions Paid:.. \$15,997,000
 YTD FFO: \$17,730,000

Historical FFO Payout Ratio



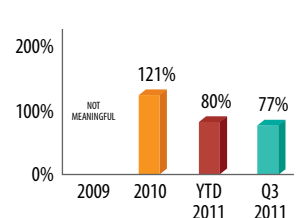
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: 80%

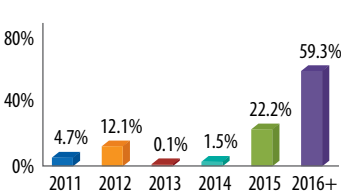


YTD Distributions Paid: \$15,997,000
 YTD MFFO: \$19,913,000
 *Blue Vault estimated MFFO^o – see notes

Historical MFFO Payout Ratio

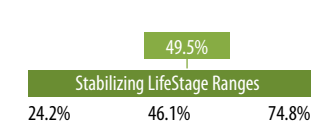


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 49.5%

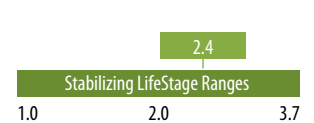


Debt Breakdown

Total: \$468.2 Million
 Fixed: \$373.5 Million
 Variable: \$94.7 Million
 Rate: 0.60% – 6.50%
 Term: 1 – 30 yrs

Interest Coverage Ratio

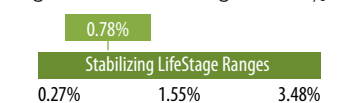
YTD Interest Coverage Ratio: 2.4



Adjusted EBITDA: \$32,925,000
 Interest Expense: \$13,577,000

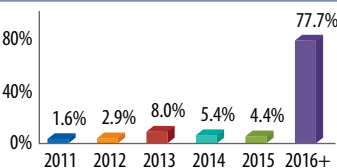
Redemptions

Ratio of Shares Redeemed to Wtd.
 Avg. Shares Outstanding:..... 0.78%



Redemptions Year to Date: ..107,045
 Wtd. Avg. Shares Outstanding
 as of 12/31/10: 13,671,936

Lease Expirations*



*As a percent of expiring base rent for both consolidated and unconsolidated properties (excluding multifamily properties)

Trends and Items of Note

- During the quarter ended September 30, 2011, the Company acquired only one additional property for \$38.3 million after acquiring 9 properties in the previous six month period for \$410.7 million.
- The Debt to Total Assets Ratio decreased to 49.5% in third quarter but is above the median of 46.1% compared to other Stabilizing LifeStage REITs.
- The year to date MFFO payout ratio trended downward from 83% at the end of the second quarter to 80% at the end of the third quarter.
- The Interest Coverage Ratio of 2.4X is above the median of 2.0X for other Stabilizing LifeStage REITs.
- The Company did not report MFFO for 2011. The MFFO figures above are Blue Vault Partners' estimate.
- See additional notes on page 70 for information regarding the source of distributions.