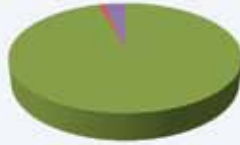


Nontraded REIT Industry Review: Second Quarter 2012



Dividend Capital Diversified Property Fund Inc.

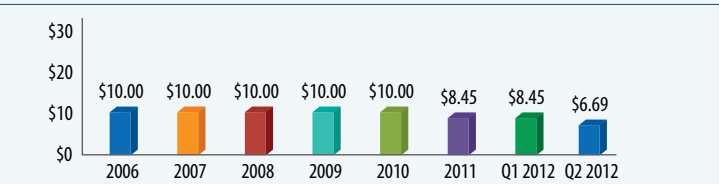
Total Assets.....	\$2,746.1 Million
Real Estate Assets ..	\$2,620.3 Million
Cash.....	\$30.7 Million
Securities	\$0.0 Million
Other.....	\$95.0 Million



Initial Offering Date: January 27, 2006
 Offering Close Date: September 30, 2009
 Current Price per Share: \$6.69
 Reinvestment Price per Share: \$6.69

Cash to Total Assets Ratio: 1.1%
 Asset Type: Diversified
 Number of Properties: 95
 Square Feet / Units / Rooms / Acres: 19.5 Million Sq. Ft.
 Percent Leased: 90.1%
 LifeStage: Maturing
 Investment Style Core

Historical Price



Redemptions

Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding: 1.64%

Program Open

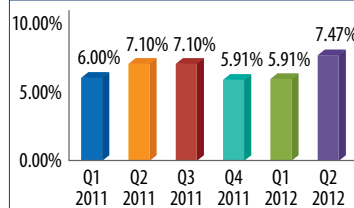
Redemptions Year to Date: 3,260,151
 Wtd. Avg. Shares Outstanding: 198,742,000

Current Distribution

Current Distribution Yield: ... 7.47%



Historical Distribution

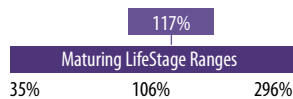


Contact Information

www.dividendcapital.com
Dividend Capital Securities
 518 Seventeenth St.
 17th Floor
 Denver, CO 80202
 866-324-7348

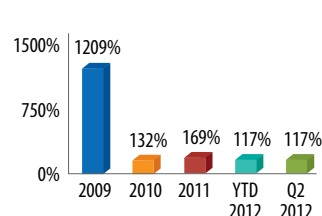
Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO: 117%



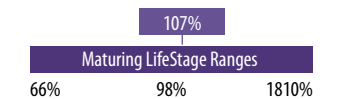
YTD Distributions Paid: ..\$50,875,000
 YTD FFO:\$43,460,000

Historical FFO Payout Ratio



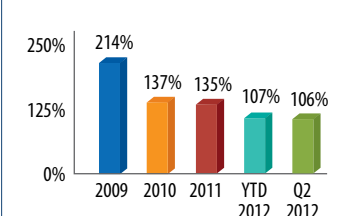
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: ...107%

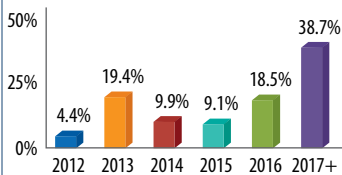


YTD Distributions Paid: ..\$50,875,000
 YTD MFFO:\$47,356,000
 *BVP adjusted MFFO – see notes

Historical MFFO Payout Ratio

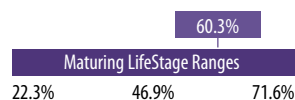


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 60.3%

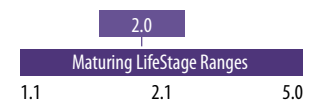


Debt Breakdown

Total: \$1,654.7 Million
 Fixed: \$1,199.3 Million
 Variable:\$455.4 Million
 Avg. Wtd. Rate:5.10%
 Term: 1 – 18 yrs

Interest Coverage Ratio

YTD Interest Coverage Ratio: 2.0



Adjusted EBITDA: \$89,869,000
 Interest Expense:\$45,462,000

Lease Expirations*

Weighted average remaining term of leases approximately 8.0 years.*

Trends and Items of Note

- Distribution yield of 7.47% is based on the new share price of \$6.69 as of June 30, 2012.
- On July 12, 2012, the SEC declared effective the Registration Statement for a new Offering. Immediately thereafter, the Company changed its name from Dividend Capital Total Realty Trust Inc. to Dividend Capital Diversified Property Fund Inc. The Offering consists of up to \$3.0 billion in shares of common stock.
- Beginning with the Q3 2012 report, this REIT will move back into the Stabilizing LifeStage REIT category as it will reopen to new investments.
- The REIT's debt to total assets ratio rose to 60.3% as of Q2 2012 from 55.5% at year end 2011.
- The Company did not report MFFO. The Company-defined FFO of \$43,460,000 has been adjusted by Blue Vault Partners per IPA for such items as non-controlling interests, loss on financing commitments and acquisition-related expenses to report MFFO of \$47,356,000.
- See additional notes on page 76 for information regarding the source of distributions.