

Nontraded REIT Industry Review: Second Quarter 2011



Inland Diversified Real Estate Trust, Inc.

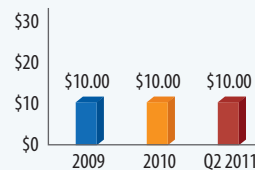
Total Assets.....	\$879.4 Million
Real Estate Assets	\$818.1 Million
Cash	\$40.7 Million
Securities	\$7.6 Million
Other	\$12.9 Million



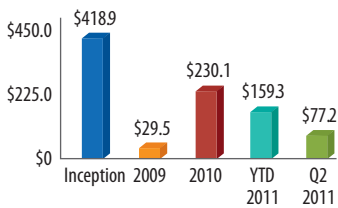
Initial Offering Date:	August 24, 2009
Number of Months Fundraising:	22
Anticipated Offering Close Date:	August 24, 2012
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	4.6%
Asset Type:	Diversified
Number of Properties:	44
Square Feet / Units / Rooms / Acres:	4,836,746 sq. ft. & 300 units
Percent Leased:	97.2%
LifeStage:	Stabilizing

Historical Price



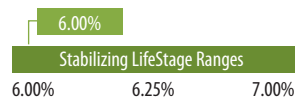
Gross Dollars Raised*



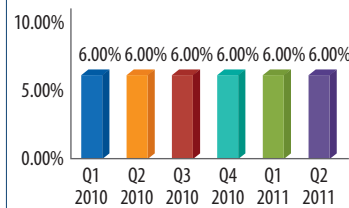
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 6.00%



Historical Distribution

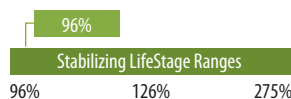


Contact Information

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 (800) 826-8228

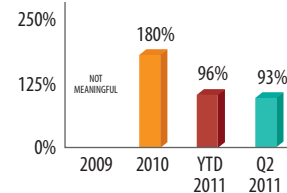
Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO: 96%



YTD Distributions Paid: ... \$9,453,122
 YTD FFO: \$9,857,855

Historical FFO Payout Ratio



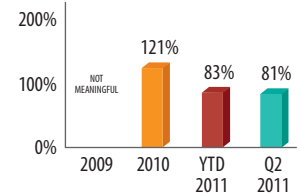
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: 83%

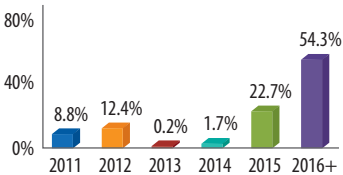


YTD Distributions Paid: .. \$9,453,122
 YTD MFFO: \$11,451,763
 *Blue Vault estimated MFFO^o – see notes

Historical MFFO Payout Ratio

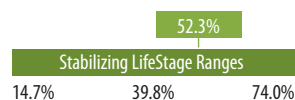


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 52.3%



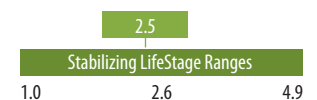
Debt Breakdown



Total: \$458.6 Million
 Fixed: \$360.5 Million
 Variable: \$98.0 Million
 Rate: 0.60% – 7.33%
 Term: 1 – 20 yrs

Interest Coverage Ratio

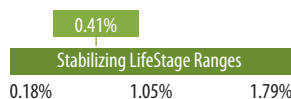
YTD Interest Coverage Ratio: 2.5



Adjusted EBITDA: \$18,418,823
 Interest Expense: \$7,392,230

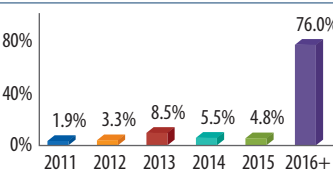
Redemptions

Ratio of Shares Redeemed to Wtd.
 Avg. Shares Outstanding: 0.41%



Redemptions Year to Date: ... 56,128
 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)

Notes

- During the six months ended June 30, 2011, the Company acquired 16 properties for an aggregate purchase price of \$410.7 million.
- 20% of the REIT's debt expires in 2012 or sooner.
- The Interest Coverage Ratio of 2.5X is on par with the median of 2.6X for other "Stabilizing" LifeStage REITs.
- The Company did not report MFFO for 2011. The MFFO figures above are Blue Vault Partners' estimate.
- The offering has been extended for an additional year, through August 24, 2012.
- See additional notes on page 83 for information regarding the source of distributions.