

Nontraded REIT Industry Review: Second Quarter 2012



Inland Diversified Real Estate Trust, Inc.

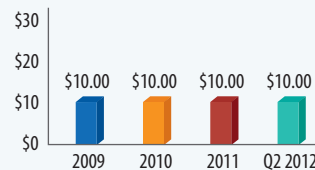
Total Assets.....	\$1,486.4 Million
Real Estate Assets ..	\$1,264.8 Million
Cash.....	\$160.6 Million
Securities	\$36.0 Million
Other.....	\$24.9 Million



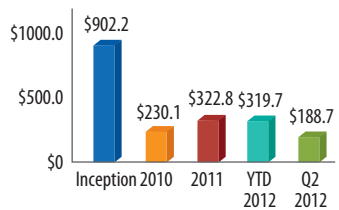
Initial Offering Date:	August 24, 2009
Number of Months Fundraising:	34
Anticipated Offering Close Date:	August 23, 2012
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	10.8%
Asset Type:	Diversified
Number of Properties:	84
Square Feet / Units / Rooms / Acres: ..	7.2 Million Sq. Ft. & 420 Units
Percent Leased:	97.5%
LifeStage.....	Stabilizing
Investment Style	Core

Historical Price



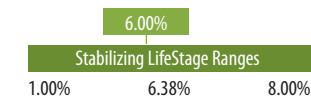
Gross Dollars Raised*



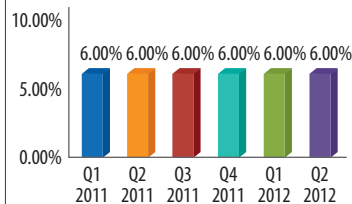
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 6.00%



Historical Distribution



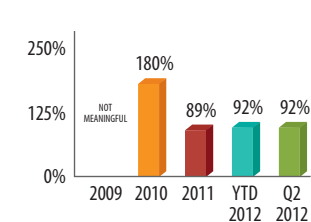
Contact Information

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 Oak Brook, Illinois 60523
 (800) 826-8228

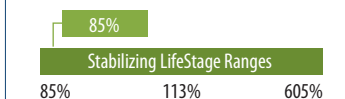
Year to Date FFO Payout Ratio

FFO Payout Ratio:
YTD Distributions/YTD FFO: 92%YTD Distributions Paid:.. \$20,287,000
YTD FFO: \$21,944,000

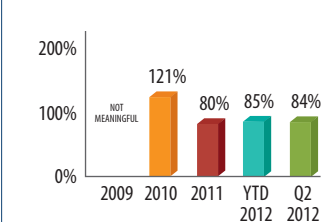
Historical FFO Payout Ratio



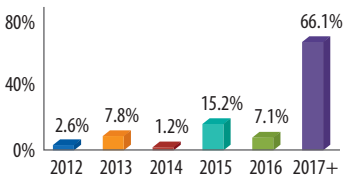
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
YTD Distributions/YTD MFFO: 85%YTD Distributions Paid: \$20,287,000
YTD MFFO: \$23,799,000
*Company reported MFFO - see notes

Historical MFFO Payout Ratio

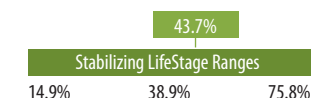


Debt Maturity

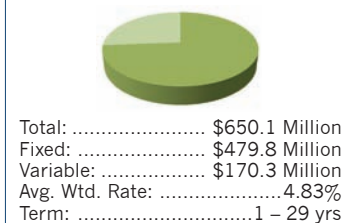


Current Debt Ratio

Debt to Total Assets Ratio: ... 43.7%



Debt Breakdown

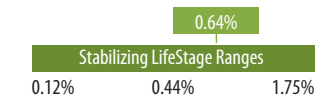


Interest Coverage Ratio

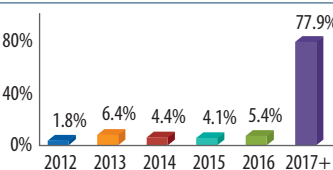
YTD Interest Coverage Ratio: 2.7

Adjusted EBITDA: \$37,445,000
Interest Expense: \$13,847,000

Redemptions

Ratio of Shares Redeemed to Wtd.
Avg. Shares Outstanding: 0.64%Redemptions Year to Date:.. 468,322
Wtd. Avg. Shares
Outstanding: 72,662,352

Lease Expirations*



*As a percent of expiring base rent.

Trends and Items of Note

- The Company acquired 11 properties in 2Q 2012 for a total of \$64.5 million, including three Dollar General properties and four Walgreens.
- The REIT's interest coverage ratio improved to 2.7x as of Q1 2012 compared 2.4x as of year-end 2011.
- Cash to total assets has increased from 6.0% at year-end 2011 to 10.8% as of June 30, 2012.
- The Company had hedged \$53,846,000 of its variable rate debt as of June 30, 2012.
- The Company uses modified funds from operations ("MFFO") as defined by the Investment Program Association ("IPA").
- See additional notes on page 76 for information regarding the source of distributions.