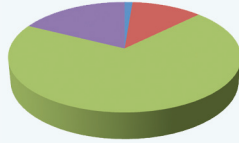


Nontraded REIT Industry Review: Fourth Quarter 2010



Inland Diversified Real Estate Trust, Inc.

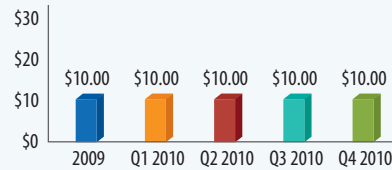
Total Assets.....	\$450.1 Million
Real Estate Assets	\$313.6 Million
Cash	\$40.9 Million
Securities	\$5.8 Million
Other	\$89.8 Million



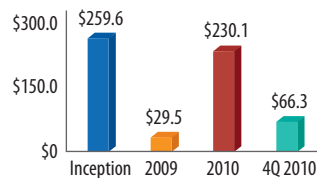
Initial Offering Date:	August 24, 2009
Number of Months Fundraising:	16
Anticipated Offering Close Date:	August 24, 2011
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	9.1%
Asset Type:	Diversified
Number of Properties:	28
Square Feet / Units / Rooms / Acres:	2,432,428 sq. ft & 300 units
Percent Leased:	97.0%

Historical Price



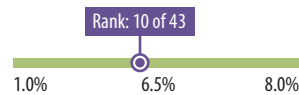
Gross Dollars Raised*



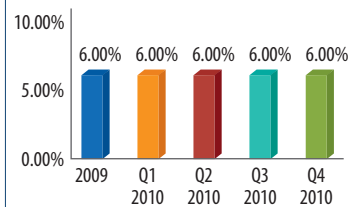
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 6.00%



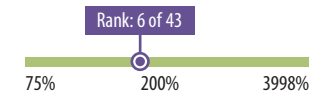
Historical Distribution



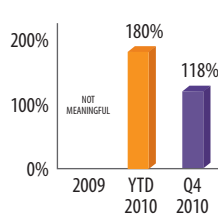
Contact Information

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

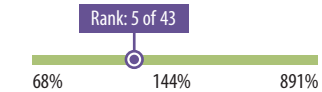
Year to Date FFO Payout Ratio

FFO Payout Ratio:
YTD Distributions/YTD FFO: 180%YTD Distributions Paid: ... \$7,031,118
YTD FFO: \$3,910,770

Historical FFO Payout Ratio

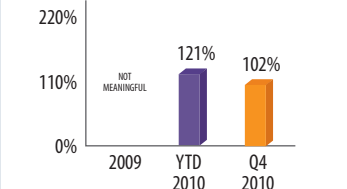


Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
YTD Distributions/YTD MFFO: .. 121%YTD Distributions Paid: .. \$7,031,118
YTD MFFO: \$5,795,562

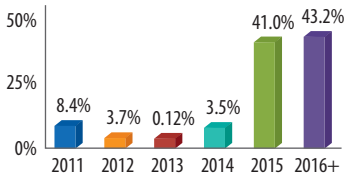
*Blue Vault reported MFFO – see notes

Historical MFFO Payout Ratio



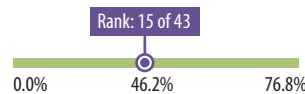
Figures prior to YTD 2010 and Q4 2010 are as previously defined.

Debt Maturity

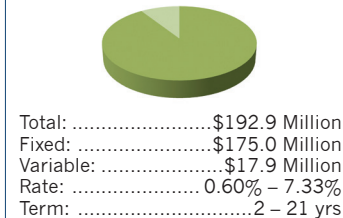


Current Debt Ratio

Debt to Total Assets Ratio: ... 42.8%

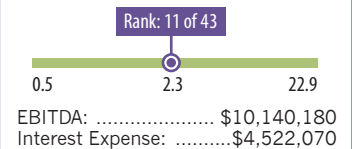


Debt Breakdown

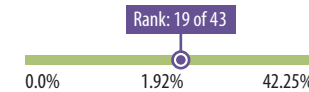


Interest Coverage Ratio

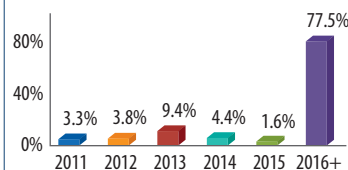
YTD Interest Coverage Ratio: 2.2



Redemptions

Ratio of Shares Redeemed to Wtd.
Avg. Shares Outstanding: 8.26%Redemptions Year to Date: ... 30,387
Wtd. Avg. Shares Outstanding
as of 12/31/09: 367,888

Lease Expirations*



*As a percent of expiring base rent for both consolidated and unconsolidated properties.

Notes

Because the Company did not report Modified Funds from Operations (MFFO), these figures are Blue Vault estimates. Redemption percentages may reflect a higher percentage than the Company's actual plan as these metrics are calculated for comparison purposes per the definition on page 3 of this report and may not be the same for all REITs. During 2010, IREIC (sponsor) contributed \$2,889,277 to fund payment of distributions. Subsequently, on March 10, 2011, IREIC forgave \$1.5 million in liabilities related to non interest bearing advances that were previously funded to the Company. For U.S. GAAP purposes, this forgiveness of debt will be treated as capital contribution from the Sponsor although the Sponsor has not received, and will not receive, any additional shares of our common stock for making this contribution. The distributions were funded entirely during 2009 and in part during 2010, from capital contributions from the Sponsor.