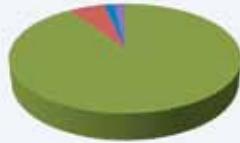


Nontraded REIT Industry Review: Fourth Quarter 2011



Inland Diversified Real Estate Trust, Inc.

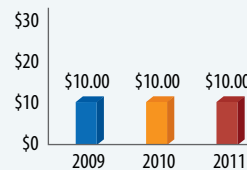
Total Assets.....	\$1,010.4 Million
Real Estate Assets	\$914.4 Million
Cash	\$60.3 Million
Securities	\$17.9 Million
Other	\$17.9 Million



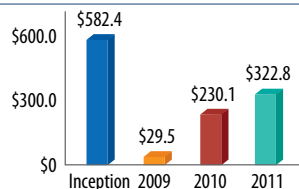
Initial Offering Date:	August 24, 2009
Number of Months Fundraising:	28
Anticipated Offering Close Date:	August 24, 2012
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	6.0%
Asset Type:	Diversified
Number of Properties:	49
Square Feet / Units / Rooms / Acres: ..	5,579,328 Sq. Ft. & 300 Units
Percent Leased:	97.3%
LifeStage.....	Stabilizing
Investment Style	Core

Historical Price



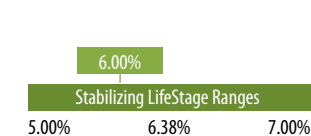
Gross Dollars Raised*



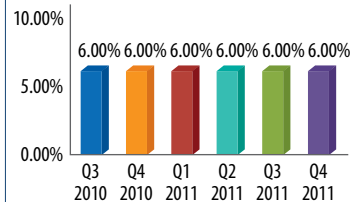
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 6.00%



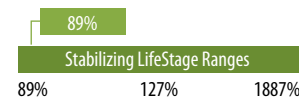
Historical Distribution



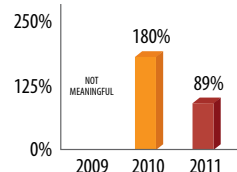
Contact Information

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: 89%YTD Distributions Paid:..\$23,641,000
YTD FFO:

Historical FFO Payout Ratio

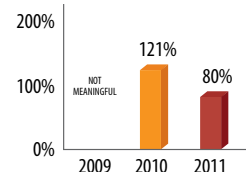


Year to Date MFFO Payout Ratio

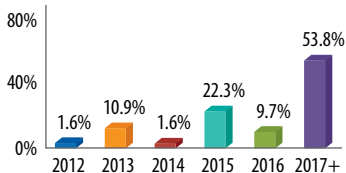
MFFO Payout Ratio:
YTD Distributions/YTD MFFO:80%YTD Distributions Paid: \$23,641,000
YTD MFFO:

*Company reported MFFO – see notes

Historical MFFO Payout Ratio

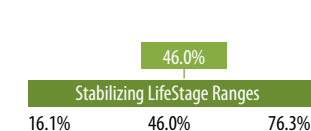


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 46.0%

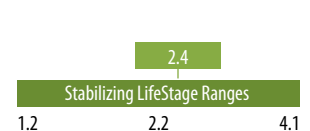


Debt Breakdown

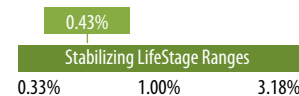
Total:	\$465.0 Million
Fixed:	\$380.0 Million
Variable:	\$85.0 Million
Avg. Wtd. Rate:	4.94%
Term:	1 – 29 yrs

Interest Coverage Ratio

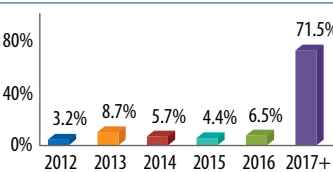
YTD Interest Coverage Ratio: 2.4

Adjusted EBITDA:\$48,260,000
Interest Expense:\$19,835,000

Redemptions

Ratio of Shares Redeemed to Wtd.
Avg. Shares Outstanding:.....0.43%Redemptions Year to Date:..182,202
Wtd. Avg. Shares Outstanding
as of 12/31/11:

Lease Expirations*



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

Trends and Items of Note

- The Company acquired four properties during the fourth quarter for \$71.8 million.
- The Debt to Total Assets Ratio decreased to 46.0% in fourth quarter which is equivalent to the median for other Stabilizing LifeStage REITs.
- The Interest Coverage Ratio remained at 2.4X and is above the median of 2.2X for other Stabilizing LifeStage REITs.
- The Company used floating-to-fixed rate swap agreements to effectively fix \$33.55 million of variable rate debt in 2011.
- The Company reported MFFO in accordance with IPA's Guideline beginning December 31, 2011 and retroactively for 2010 and 2009.
- See additional notes on page 74 for information regarding the source of distributions.