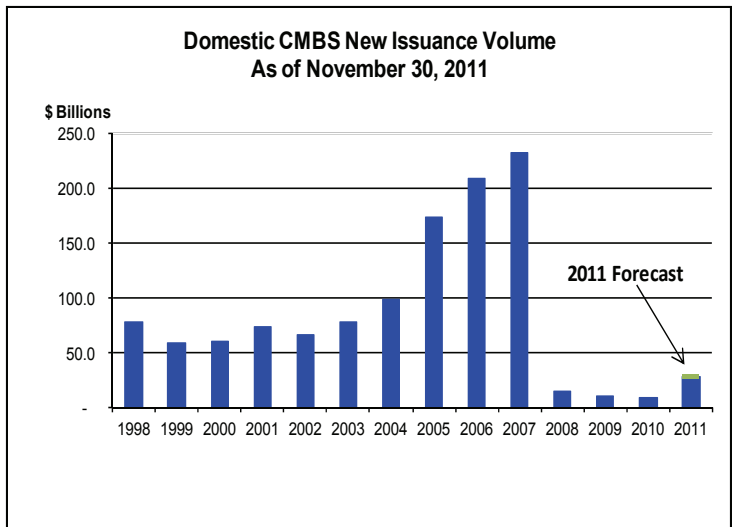
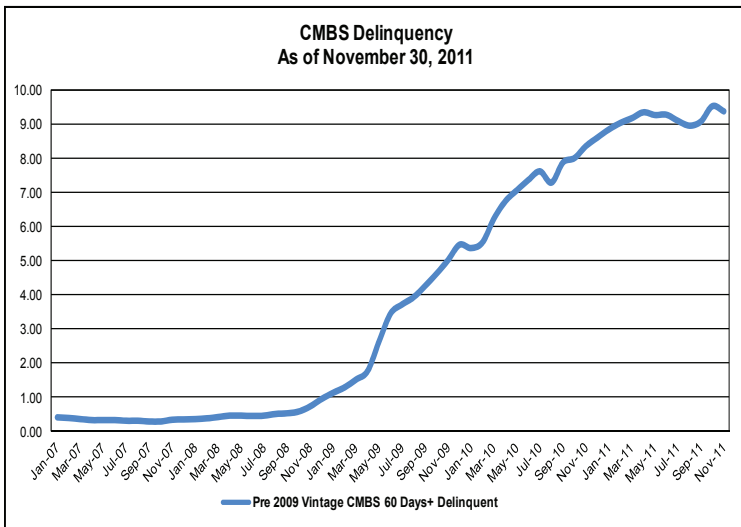
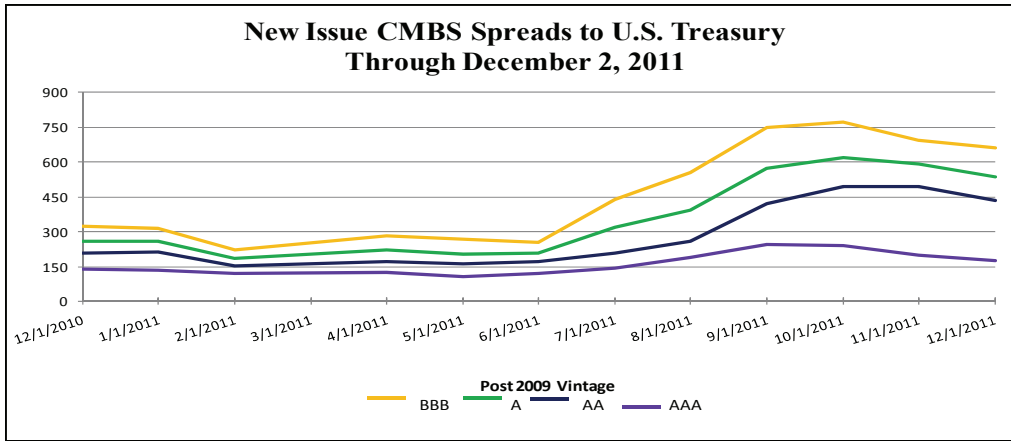
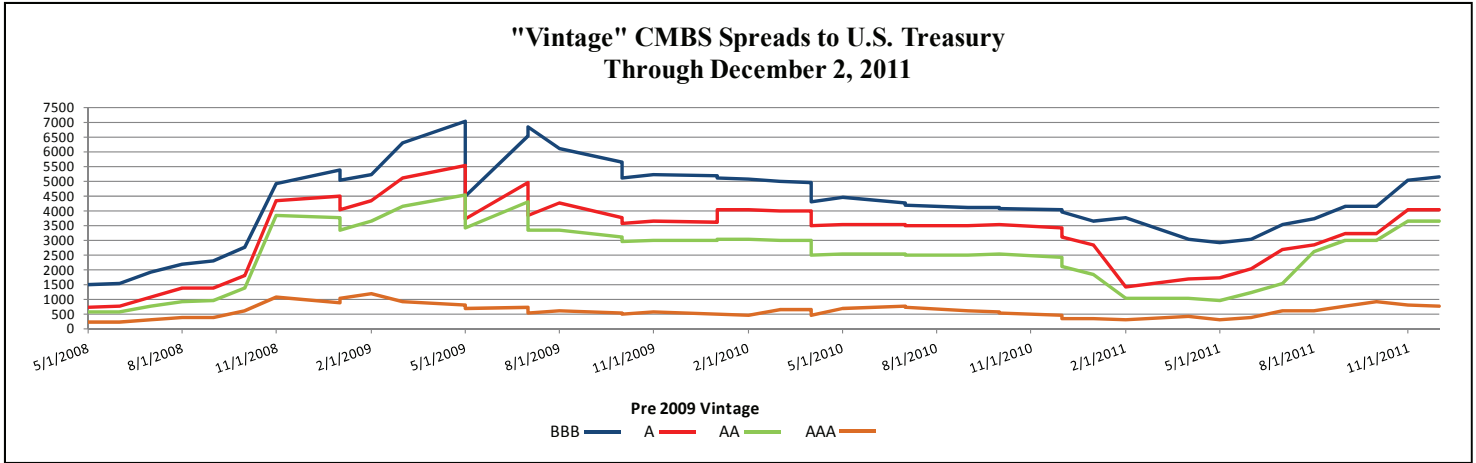




United States CMBS Market Update¹

- Although both equity and corporate bond markets posted losses during a choppy month in which investors mulled the future of the Euro, CMBS gained. Just as in October, lower rated bonds outperformed higher rated bonds.
- One new conduit CMBS pool priced and settled in November, though the underlying loans had largely been originated in late Q2 and early Q3 2011. Conduit loan origination has remained low since Q3 and is unlikely to increase materially until late Q1 2012 or later.
- CMBS 60+ day delinquencies (including liquidations) decreased 15 bps in November to 9.37%, driven by the multifamily and hotel sectors.



¹ Data sources include Quadrant Real Estate Advisors, Barclays, IDC, Merrill Lynch, Wells Fargo, Citigroup, Morgan Stanley, Trepp, and JP Morgan.

About Quadrant Real Estate Advisors

Quadrant Real Estate Advisors LLC (Quadrant) is a SEC registered investment advisor with approximately \$5.9 billion of commercial and multifamily real estate investments under management on behalf of institutional investors. Quadrant's clients include insurance companies, pension funds, sovereign wealth funds and high net worth investors.

Since 1990, Quadrant senior management have worked together as a team providing its clients access to both privately placed and publicly traded U.S. commercial real estate debt and equity investments through commingled funds and single client accounts. In addition to experience, senior management owns 50% of the firm thereby providing true alignment of interest and accountability.

The firm's executive leadership includes Kurt Wright, Chief Executive Officer; Michael Wood, Executive Vice President; Thomas Mattinson, Executive Vice President; and Walter Huggins, Executive Vice President.

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For additional information, please contact:

Kurt Wright, CEO
770-752-6713
kwright@quadrantrea.com