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FOR IMMEDIATE RELEASE

PPR Announces New Director of Risk Management and Debt Research

Boston, MA (April 5, 2007) — Property & Portfolio Research, Inc. (PPR) is pleased to announce the appointment of Leonard Mills, Ph.D., CFA, as Director of Risk Management and Debt Research.

“Len has deep experience in risk management and portfolio analytics as well as mortgage research,” said Bret Wilkerson, CEO of PPR. “With strong demand for COMPASS^{CRE} in the market, and a stream of new developments ahead, we are thrilled to welcome Len to lead PPR’s debt research during the rapid growth of PPR services to commercial mortgage investors.”

Dr. Mills brings over 20 years of experience from the Federal Reserve, Fannie Mae, and PI Analytics in leading research, analytics, and strategies applied to mortgage investing and portfolio management. He has also held adjunct faculty positions at top-tier business schools and is well published in economics and finance.

About PPR

PPR is a leading provider of independent real estate research and strategic advisory services to the institutional real estate community in the United States. The firm provides clients with expertise in real estate market analysis, real estate portfolio analysis, mortgage risk analysis, and the design of productive real estate investment strategies. PPR’s clients include commercial banks, insurance companies, Wall Street firms, rating agencies, pension funds, investment advisors, REITs, and private investors. PPR is wholly owned by DMG Information, Inc., the business information division of Daily Mail and General Trust, plc (DMGT).

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