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FOR IMMEDIATE RELEASE

PPR Launches Structured CRE Loan Module

Boston, MA, April 9, 2008 - Property & Portfolio Research, Inc. (PPR), announces the launch of its Structured Loan Module as an enhancement to COMPASS^{CRE}, a desktop and web services tool that calculates default metrics calibrated to historic commercial real estate mortgage defaults.

The addition of the Structured CRE Loan Module allows the modeling of structured loans, both A/B type structures as well as mezzanine loans. It also takes into account the impact of loan seasoning and allows the determination of a time series of expected loss for any particular loan structure across market and property type.

"There has been an increase in structured risk layering in CRE loans in recent years. The Structured Loan Module allows clients to develop informed, proactive opinions about these risk layers across different markets and property types," said Len Mills, Director of Debt Research and Risk Management at PPR.

About PPR

With offices in Boston and in London, PPR is the leading global provider of independent commercial real estate research and portfolio strategy services to the institutional real estate community. PPR provides views on markets in North America, Europe, and Asia. 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. Clients include commercial banks, insurance companies, Wall Street firms, rating agencies, government agencies, pension funds, investment advisors, real estate investment trusts, and private investors. PPR is wholly owned by DMG Information, Inc., the business information division of Daily Mail and General Trust, plc (DMGT). Additional information is available at www.ppr.info.

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