

FOR IMMEDIATE RELEASE

The Quantitative Services Group, LLC (QSG) Introduces a new Equity REIT Analysis Tool

NAPERVILLE, IL, November 7, 2005 – QSG announces a significant enhancement in the systematic analysis of Equity REITs. With the release of its new Equity REIT Model, QSG has brought a powerful new tool to the desktop of REIT managers and analysts. The recent performance challenges heaped on REIT investors have left many searching for a new way to analyze the market. QSG believes REITs will continue to play an important part of a diversified portfolio and that the time is right for a tool that will enhance investor discipline, expand breadth of coverage and uncover new valuation metrics.

Tests of QSG's Equity REIT Model show that the model would have outperformed the NAREIT Equity REIT Index by an average of 7.79% each year, since 1994, excluding transaction costs.

On a daily basis, QSG's REIT Model assesses the attractiveness of over 150 eREITs spanning 42,000 individual properties across 4,000 cities. Highlights of QSG's new Equity REIT model include the following: unbiased cap rate and net asset value methodology; detailed property sector attractiveness calculation; special valuation methodology for Hotel REITs; assessments of location, demographics, property quality and age attractiveness; proven evaluation of management quality, business strategy and capital structure.

"Our new REIT model will help our clients outperform in the REIT market by providing consistent, timely and detailed assessments of a REIT's fundamentals," said Senior Quantitative Analyst Bola Olusanya. "Over the past few months, QSG has devoted significant resources to providing better insights into the REIT industry. This research was borne out of clients' frustrations with the overload of data necessary to efficiently analyze REITs. For instance, REITs in QSG's universe own over 42,000 properties, across 4,000 cities in the United States. The sheer volume of private market information on these properties, including location and demographic considerations, make analyzing REITs a daunting task. With the introduction of our new Equity REIT model, we have made the search for excess return in the REIT space easier, by systematically increasing an investor's field of vision."



Quantitative Services Group LLC

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About Quantitative Services Group LLC

Quantitative Services Group LLC is a leading provider of independent global equity research, advanced trading cost analytics, and investment consulting services to institutional investors. QSG does not manage assets or offer execution services, allowing the firm to provide clients with unbiased, impartial research. They reserve the right to limit distribution of its products. QSG's products include QSG Edge™, Pre-Trade Analyst™, T-cost Pro®, Factor Analyst®, and Virtual Research Analyst®. The details of QSG's client relationships are kept strictly confidential. (www.qsg.com)

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