



FOR IMMEDIATE RELEASE

HORSHAM, Pa - December 3, 2009 - Realpoint Selected to Rate New-Issue CMBS Offering. Goal is to "raise the bar" for transparency and analysis by rating agencies.

Realpoint announced that it has been selected to rate the Inland Western Real Estate Trust Inc. CMBS transaction (JPMCC 2009-IWST). The transaction, the first new-issue CMBS to be rated by Realpoint, is being underwritten by J.P. Morgan Securities Inc.

The rating assignment represents another significant step for Realpoint, as it continues to build its presence in the Rating Agency space.

Realpoint was designated as a Nationally Recognized Statistical Ratings Organization (NRSRO) by the SEC in June 2008; as a TALF-approved Rating Agency by the Federal Reserve in May 2009, and as an "Acceptable Ratings Organization" by the National Association of Insurance Commissioners in September.

"We are extremely pleased by this recent development", said Robert Dobilas, Realpoint's chief executive officer. "This development will allow us to finally deliver on our promise to the market to deliver a better ratings solution to investors. We want investors to know that we are committed to setting a new standard for ratings transparency, analysis, and customer support."

Realpoint is the leading provider of surveillance analysis and ratings for CMBS in the secondary market. More than 225 institutional investment firms use Realpoint's subscription-based surveillance services as part of their CMBS investment platforms.

"Investor support for Realpoint has been the single most important factor driving our success in the ratings arena," said Realpoint Managing Director Joe Petro. "Investors have long been seeking a better approach to the ratings process. Our presence in the new-issue side of the market provides investors with more choices, and will ultimately drive competition based on the quality of the analysis and the transparency of the process provided by the rating agencies."

Realpoint's ratings analysis will be available to investors at www.realpoint.com, under the "Ratings Reports" section of the Realpoint website. Realpoint has also prepared a pre-recorded investor information session that will be available for access by investors on Tuesday, December 8th at 9:00 AM EST. The information session will provide an overview of the Realpoint presale report and the Realpoint ratings methodology. Investors wishing to access the information session should email support@realpoint.com to request access instructions.

About Realpoint

Realpoint is a nationally recognized credit-rating agency that has earned a reputation for innovation and excellence in the structured finance market. Our goal is to increase market transparency and provide investors with the highest quality ratings and analysis by offering a wide array of securities research, surveillance services, data, and technology solutions. More than 225 institutional investment firms trust Realpoint to help them identify credit risk in structured finance investments.

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