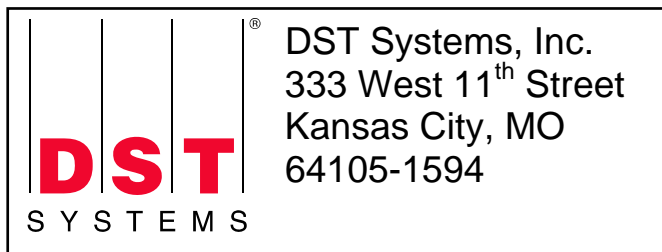


# NEWS RELEASE

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## **Non-traded REITs Now on DST Vision**

**Advisor Web site continues to expand real-time connectivity to product providers**

**Kansas City, Mo., April 10, 2008**—DST Vision<sup>®</sup>, the leading Web-based account management tool for financial intermediaries, now supports non-traded real estate investment trusts (REITs). Advisors and broker/dealers can, for the first time, see aggregated REIT and direct participation program (DPP) account information alongside their other client investments on Vision<sup>™</sup>. The addition of this content gives intermediaries a more comprehensive picture of their clients' financial holdings.

Two REIT/DPP sponsors have recently converted their business to DST Systems, Inc.'s TA2000<sup>®</sup> recordkeeping platform. Both Behringer Harvard and CNL Capital Markets cite access to Vision as an important reason for selecting DST as their services provider.

“We know that the majority of financial advisors who sell direct participation programs already use Vision to manage their mutual fund and variable annuity books of business,” said Mike Stricker, vice president, Investment Services, Behringer Harvard. “Making DPP shareholder information available on Vision creates opportunities for us to expand our leadership position in this market. We look forward to leveraging this well known and widely used industry solution.”

“It is very important to us to understand, meet and exceed the needs of the broker/dealers and financial advisors we serve,” said Jeff Shafer, president of CNL Capital Markets. “DST Vision helps us strengthen our service offerings to those intermediaries that sell our products.”

Vision provides connectivity to more than 270 management companies, including 24 of the top 25 mutual funds as well as variable annuities, retirement plan providers and now REITs/DPPs. Nearly 100,000 financial intermediaries access Vision to manage their books of business each month.

“DST Vision has provided real-time, actionable account information to financial intermediaries for 10 years,” said Kyle Mallot, DST Systems client service officer in charge of Vision. “We’re pleased to extend our product offering to include REIT/DPP sponsors such as Behringer Harvard and CNL, and plan to add several other sponsors in the coming months.”

**DST Systems, Inc.** provides sophisticated information processing and computer software products and services to support the mutual fund, investment management, insurance and healthcare industries. In addition to technology products and services, DST provides integrated print and electronic statement and billing output solutions through a wholly owned subsidiary. DST’s world-class data centers provide technology infrastructure support for mutual fund companies, healthcare providers, banks, mortgage bankers and insurance companies around the globe. DST is headquartered in Kansas City, Mo., and is a publicly traded company on the New York Stock Exchange.

*The information and comments above may include forward-looking statements respecting DST and its businesses. Such information and comments are based on DST’s views as of today, and actual actions or results could differ. There could be a number of factors affecting future actions or results, including those set forth in DST’s latest periodic financial report (Form 10-K or 10-Q) filed with the Securities and Exchange Commission. All such factors should be considered in evaluating any forward-looking comment. The Company will not update any forward-looking statements in this press release to reflect future events.*

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