

FOR IMMEDIATE RELEASE
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DIVIDEND CAPITAL TOTAL REALTY TRUST ANNOUNCES ACQUISITION OF A WASHINGTON, D.C. OFFICE PROPERTY

DENVER, CO — March 31, 2009 — Dividend Capital Total Realty Trust Inc., a diversified real estate investment trust (REIT), announced today that on March 10, 2009 it acquired a Class-A office building located in Washington, D.C.

The office property totals approximately 126,000 square feet and is currently 97.6% leased to 12 tenants, including IAM National Pension Fund, Visa USA and PFC Energy.

“The DC office market is one of the nation’s premier real estate markets,” said Guy Arnold, president of Dividend Capital Total Realty Trust. “By entering this market, we are further diversifying our property portfolio while maintaining our focus on ensuring the portfolio is comprised of defensive assets with institutional demand. Benefiting from a prestigious Connecticut Avenue address in the Dupont Circle submarket, we believe the building is a great addition to our portfolio.”

Dividend Capital Total Realty Trust, a Denver-based REIT, invests in a diversified portfolio of commercial real estate assets. As of December 31, 2008, the company owned 73 properties totaling approximately 12 million square feet in 24 geographic markets.

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Certain items in this press release may constitute forward-looking statements within the meaning of the Private Securities Litigation Reform Act of 1995. Words such as “may,” “will,” “expect(s),” “could,” “should,” and “continue” and similar expressions are intended to identify such forward-looking statements. These statements are based on management's current expectations and beliefs and are subject to a number of risks and uncertainties that could lead to actual results materially different from those described in the forward-looking statements. Dividend Capital Total Realty Trust Inc. can give no assurance that its expectations will be attained. Factors that could cause actual results to differ materially from Dividend Capital Total Realty Trust Inc.’s expectations include, but are not limited to, the uncertainty of the sources for funding Dividend Capital Total Realty Trust Inc.’s future capital needs, delays in the acquisition,

development and construction of real properties, changes in economic conditions generally and the real estate and securities markets specifically and the other risks detailed from time to time in Dividend Capital Total Realty Trust's Securities and Exchange Commission reports. Such forward-looking statements speak only as of the date of this press release. Dividend Capital Total Realty Trust Inc. expressly disclaims any obligation to release publicly any updates or revisions to any forward-looking statements contained herein to reflect any change in the company's expectations with regard thereto or change in events, conditions or circumstances on which any statement is based.