

Key Facts – Fund

INVESTMENT ADVISOR: Prudential Real Estate Investors (PREI®), a division of Prudential Investment Management, Inc.

FUND CATEGORY: Real Estate

NET ASSETS: \$154 Million

INCEPTION DATE: March 2006

NET EXPENSE RATIO: (Before REIT and Contract Charges) 1.50%

MANDATE BENCHMARKS: NCREIF Open-End Diversified Core Equity Fund Index
 S&P/Citigroup BMI World Property Index
 Citigroup U.S. Domestic 3-Month Treasury Bill Index

PORTFOLIO MANAGER: Marc R. Halle

Investor Risk Profile

This Fund may be suitable for investors who:

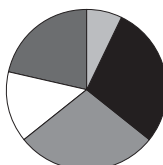
- Seek a combination of growth and income through private and public real estate.
- Can tolerate an average to above-average level of account balance fluctuation.

Low	Below Average	Average	Above Average	High
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Targeted Asset Class Mix

The Fund's targeted allocations are as follows:

- Cash 0-10%
- Conservative Real Estate Strategies 0-40%
- Enhanced Return Real Estate Strategies 0-40%
- Higher Return Real Estate Strategies 0-20%
- Real Estate Securities 0-30%



Annual Performance

	Fund	Mandate Benchmark
2008	-21.73%	-16.98%

DESCRIPTION/OBJECTIVE

The Separate Account is a real estate fund of funds that allows investors to gain exposure to portfolios of direct real estate investments. The Fund will invest primarily in existing private real estate funds, publicly traded real estate securities, including REIT (Real Estate Investment Trust) securities, and other real estate related investments. These portfolios are comprised of a geographically diversified, institutional quality commercial real estate across a broad range of real estate asset types. The Fund's objective is to exceed, over a complete market cycle, the Fund's customized benchmark return. There is no assurance the objective of the Fund will be met. The Fund will invest most of its assets in private illiquid real estate funds, including funds with a conservative or enhanced return and a higher return real estate investment strategy. To provide liquidity, the Fund will also be invested in REIT securities, other real estate-related investments, cash and has a line of available credit. The manager seeks to provide maximum exposure to private real estate funds while maintaining the ability to meet withdrawal requests through a combination of cash, money market funds, REIT investments and a limited line of credit.

The Fund is subject to the risks of any real estate investment, such as, fluctuations in property values, local or regional economic conditions, overbuilding, increased competition, environmental contamination, natural disasters and interest rate risk.

RISKS

- The Real Estate Funds and real estate securities in which the Fund may invest may use leverage at the investment level, such as mortgages or mezzanine loans, or at the fund and/or portfolio level (both secured and unsecured), in accordance with their leverage guidelines and limitations. The use of leverage may cause a fund or REIT to liquidate portfolio positions when it may not be advantageous to do so to satisfy its obligations. Leverage may cause a fund or REIT to be more volatile than if the fund or REIT had not been leveraged, thus indirectly affecting the volatility of the Fund. Also, to the extent that operating income is not sufficient to pay all costs and expenses, the Fund may need to sell investments or increase the Fund's leverage to pay such costs and expenses.
- The value of an investment in the Fund will vary depending on the performance of the Fund's real estate investments, which fluctuate depending on market and general economic conditions. Daily valuation is based on a number of factors, including projected values of underlying real estate funds, which are valued quarterly.
- The ability to make daily withdrawals from the Fund is not guaranteed. Withdrawals from the Fund could be delayed from time to time if the Fund does not have sufficient cash available, which, under unusual market circumstances could potentially be for an extended period of time. The Fund has the ability to use an available line of credit to meet cash needs, for which all associated costs are charged to the Fund.
- The Fund may, with advance notice, temporarily suspend new deposits into the Fund if the manager believes it will not be able to invest new deposits appropriately. If that happens, participant allocations to the Fund during the suspension period would be changed to the default fund for your plan.

Performance (%)

As of 9/30/2009

	CUMULATIVE RETURNS		AVERAGE ANNUAL TOTAL RETURNS				
	Quarter	YTD	1 Year	3 Year	5 Year	10 Year	Since Inception
Fund	-3.50	-28.79	-42.99	-13.15	—	—	-9.96
Mandate Benchmark	-1.60	-18.27	-29.80	-7.30	—	—	—

Fund Fees Reflected in Performance. The Separate Account was established 3/2006. All performance results are net of the highest management fee for this Fund (1.50%). "Actual" Fund performance is also net of other Fund operating expenses including REIT charges (0.149%) for the prior calendar year. Such Fund operating expenses may reflect the benefit of a commission recapture program. Fee waivers of 0.00% are in place for this Fund. Actual performance shown reflects the imposition of the foregoing expenses and the benefit of any fee waivers and commission recaptures.

The Separate Account. Your retirement plan purchases units of a Separate Account established and made available as investment option under group variable annuity contracts issued by Prudential Retirement Insurance and Annuity Company ("PRIAC"), Hartford CT. The Separate Account holds the investment securities, and associated voting rights belong to the Separate Account. As defined by ERISA, PRIAC is the "investment manager" of the Separate Account.

Possibility of Contract Charges. Your retirement plan may have agreed to contract charges. If so, these would reduce the performance (and possibly the Morningstar ratings) shown above. Any contract charges are included in the expense ratio shown in your statement and in the performance shown in your statement. The Fund fees and contract charges compensate us for the distribution and servicing associated with your plan. Other plan investment options may generate more or less revenue for us than the fees associated with this Fund. If the aggregate revenue from your plan exceeds our associated costs, we earn a profit. Otherwise, we incur a loss. Other plans investing in the Fund may have lower fees, but these are not available to your plan in order to compensate us for distribution and plan servicing.

Performance Risks. Before investing, investors should carefully consider the investment objectives, risks, charges and expenses of this Fund and other plan investment options. The performance quoted represents past performance. The investment value and return will fluctuate so that an investment, when redeemed, may be worth more or less than original cost. Past performance does not guarantee future results. Current performance may be lower or higher than the performance data quoted. For performance data current to the most recent month end, please call 1-877-778-2100. It is possible to lose money investing in securities.

Miscellaneous. Frequent exchanging of investment options may harm long-term investors. Your plan and/or the Fund may have policies to detect and deter potentially abusive exchanges. The policies may require us to modify or terminate investment exchange privileges. Benchmark performance including the index is unmanaged and cannot be invested in directly.

Benchmark: A blended benchmark is maintained for the Fund, comprised of the NCREIF Open-End Diversified Core Equity Index ("NFI-ODCE"), the S&P/Citigroup BMI World Property Index, and the Citigroup U.S. Domestic 3-month T-Bill Total Return Index, weighted to reflect the Fund's investment allocations.

For funds that are not part of Prudential Retirement's Manager of Managers Program, Prudential Retirement does not assume any responsibility for the plan's decision to invest in the funds, to monitor their performance or to provide information regarding the funds. Each of those is the sole responsibility of the plan. To the extent Prudential Retirement provides such information, it makes no warranty as to the accuracy of such information and makes no undertaking to continue to provide such information unless Prudential Retirement agrees to continue to provide such information in writing.

PRREF's customized benchmark (the "Benchmark") utilizes the NFI-ODCE (the "Index") to judge the performance of the Fund's investments in private real estate. The Index is published quarterly with the final returns released approximately one month after quarter end. In order to produce the Benchmark on a monthly basis, as is required by most investors, the Index is estimated intra-quarter and true up when the final Index values are published. This can result in the Benchmark returns for a quarter being subject to change until this true up has occurred.

For more information, go to www.Prudential.com. All clients (or authorized representatives of clients) participating in the commingled accounts are generally provided with uniform written reports regarding these products. To the extent a client requests additional information or perspective from the portfolio manager, we will make such information available to any client who makes a similar request.

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