



STAG INDUSTRIAL, INC. ANNOUNCES ACQUISITION ACTIVITY AND LEASING ACTIVITY FOR MAY 2015

Boston, MA – June 1, 2015 - STAG Industrial, Inc. (the "Company") (NYSE:STAG), a real estate investment trust (REIT) focused on the acquisition and operation of single-tenant, industrial properties throughout the United States, today announced its acquisition and leasing activity for May 2015.

Acquisitions

In May, the Company acquired three distribution warehouse buildings containing a total of 497,740 square feet, for \$22 million. The acquired buildings were 80.3% occupied. Details of the buildings acquired in May are shown in the chart below:

MAY 2015 ACQUISITIONS					
Location (CBSA) ⁽¹⁾	Date Acquired	Square Feet	Buildings	Purchase Price (\$MM)	Weighted Average Lease Term (Years)
Oklahoma City, OK	5/08/2015	223,340	1	\$12.1	10.9
Knoxville, TN	5/15/2015	166,000	1	\$5.0	3.0
Knoxville, TN	5/15/2015	108,400	1	\$4.8	3.6
Total/Weighted Average		497,740	3	\$21.9	6.5
⁽¹⁾ Core based statistical area					

During the five months ended May 31, 2015, the Company acquired 12 industrial buildings consisting of approximately 2.4 million square feet for \$140 million. The chart below reflects the acquisition activity during the five months ended May 31, 2015:

2015 ACQUISITION ACTIVITY				
Location (CBSA)	Square Feet (MM)	Buildings	Purchase Price (\$MM)	Weighted Average Lease Term (Years)
Q1	1.5	5	\$97.1	5.7
Q2	0.9	7	43.0	5.7
Total/Weighted Average	2.4	12	\$140.1	5.7

As of June 1, 2015, the Company has entered into contracts to acquire 10 industrial buildings for \$78 million. Included in the acquisitions under contract are 2 build-to-suit transactions totaling \$18 million, which are scheduled to close in the second quarter of 2015. The Company has also executed non-binding letters of intent to acquire six additional industrial buildings for \$61 million.

As of June 1, 2015, the pipeline of potential acquisitions is approximately \$1.7 billion and 156 industrial buildings. The pipeline is a point in time measure that includes all of the transactions under consideration by the Company's acquisitions group that have passed the initial screening process. It also includes transactions under contract and transactions with non-binding LOIs.

The purchase and sale agreements for the properties under contract are subject to satisfaction of closing conditions, and the properties under LOI require the negotiation and execution of definitive purchase and sale agreements. There can be no assurance that any of the properties under contract or LOI will be acquired on the terms anticipated or at all.

Leasing

In May, the Company executed 1,143,915 square feet of leases comprised of 209,295 square feet of new leases, 619,000 square feet of renewal leases and 315,620 square feet of temporary leases. The leases executed in May are detailed below:

MAY 2015 LEASING ACTIVITY								
Lease Type	Count	Square Feet	Lease		Tenant	Total Costs \$/PSF	Cash Rent Change ⁽¹⁾⁽³⁾	GAAP Rent Change ⁽²⁾⁽³⁾
			Base Rent \$/PSF	Commissions \$/PSF	Improvements \$/PSF			
New Leases	1	209,295	\$4.92	\$0.94	\$2.51	\$3.45	35.1%	41.0%
Renewal Leases	2	619,000	3.09	0.47	0.08	0.55	0.3%	10.7%
Total /Weighted Avg New & Renewal	3	828,295	\$3.55	\$0.59	\$0.70	\$1.29	10.3%	19.2%
Temporary Leases	2	315,620						
Total Leasing Activity	5	1,143,915						

⁽¹⁾ Cash basis rent growth is a ratio of the change in net effective rent (excluding straight-line rent adjustments as required by GAAP) of the comparable lease.

⁽²⁾ GAAP basis rent growth is a ratio of the change in net effective rent (including straight-line rent adjustments as required by GAAP) of the comparable lease.

⁽³⁾ Rent change for new leases where there were no prior comparable leases, due to extended downtime or materially different lease structures are excluded.

During the five months ended May 31, 2015, the Company executed 1,758,588 square feet of leases comprised of 376,495 square feet of new leases, 771,193 square feet of renewal leases, and 610,900 square feet of temporary leases. The chart below reflects the leasing activity during the five months ended May 31, 2015:

2015 LEASING ACTIVITY								
Lease Type	Count	Square Feet	Lease		Tenant	Total Costs \$/PSF	Cash Rent Change	GAAP Rent Change
			Base Rent \$/PSF	Commissions \$/PSF	Improvements \$/PSF			
New Leases	3	376,495	\$4.24	\$0.79	\$1.83	\$2.62	29.3%	32.0%
Renewal Leases	5	771,193	3.84	0.42	0.07	0.49	-1.3%	7.1%
Total /Weighted Avg New & Renewal	8	1,147,688	\$3.97	\$0.54	\$0.65	\$1.19	6.2%	13.1%
Temporary Leases	9	610,900						
Total Leasing Activity	17	1,758,588						

About STAG Industrial, Inc.

STAG Industrial, Inc. is a real estate investment trust (REIT) focused on the acquisition and operation of single-tenant, industrial properties throughout the United States. The Company's portfolio consists of 260 properties in 36 states with approximately 49.5 million rentable square feet.

For additional information, please visit the Company's website at www.stagindustrial.com.

Forward-Looking Statements

This press release, together with other statements and information publicly disseminated by the Company, contains certain forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended. The Company intends such forward-looking statements to be covered by the safe harbor provisions for forward-looking statements contained in the Private Securities Litigation Reform Act of 1995 and includes this statement for purposes of complying with these safe harbor provisions. Forward-looking statements, which are based on certain assumptions and describe the Company's future plans, strategies and expectations, are generally identifiable by use of the words "believe," "will," "expect," "intend," "anticipate," "estimate," "should," "project" or similar expressions. You should not rely on forward-looking statements since they involve known and unknown risks, uncertainties and other factors that are, in some cases, beyond the Company's control and which could materially affect actual results, performances or achievements. Factors that may cause actual results to differ materially from current expectations include, but are not limited to, the risk factors discussed in the Company's annual report on Form 10-K for the year ended December 31, 2014 as updated by the Company's quarterly reports on Form 10-Q. Accordingly, there is no assurance that the Company's expectations will be realized. Except as otherwise required by the federal securities laws, the Company disclaims any obligation or undertaking to publicly release any updates or revisions to any forward-looking statement contained herein (or elsewhere) to reflect any change in the Company's expectations with regard thereto or any change in events, conditions or circumstances on which any such statement is based.

Source: STAG Industrial, Inc.

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