



STAG INDUSTRIAL ANNOUNCES ACQUISITION ACTIVITY AND LEASING ACTIVITY FOR AUGUST 2015

Boston, MA – September 2, 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 August 2015.

Acquisitions

In August, the Company acquired 14 buildings consisting of 1.9 million square feet for \$72 million. The acquired buildings are 100% occupied. The chart below details the August acquisition activity:

| AUGUST 2015 ACQUISITIONS | | | | | |
|--|---------------|------------------|-----------|-----------------------|-------------------------------------|
| Location (CBSA) ⁽¹⁾ | Date Acquired | Square Feet | Buildings | Purchase Price (\$MM) | Weighted Average Lease Term (Years) |
| Grand Junction, CO | 8/7/2015 | 82,800 | 1 | \$5.3 | 7.6 |
| Tulsa, OK | 8/10/2015 | 175,000 | 1 | 13.0 | 12.8 |
| Chattanooga, TN-GA | 8/12/2015 | 646,200 | 3 | 21.2 | 3.6 |
| Chicago-Joliet-Naperville, IL-IN-WI ⁽²⁾ | 8/25/2015 | 287,102 | 2 | 11.1 | 3.4 |
| Greenville-Mauldin-Easley, SC ⁽³⁾ | 8/26/2015 | 690,000 | 7 | 21.0 | 3.7 |
| Total/Weighted Average | | 1,881,102 | 14 | \$71.6 | 5.3 |

⁽¹⁾ Core based statistical area
⁽²⁾ The Company acquired two vacant land parcels adjacent to the building. Subject to receipt of any required governmental permits, these vacant parcels may be used for building expansion or otherwise sold as developable parcels
⁽³⁾ Weighted average lease term excludes 16,913 square foot MTM lease

During the eight months ended August 31, 2015, the Company acquired 33 buildings consisting of approximately 5.3 million square feet for \$273 million. The chart below details the acquisition activity during the eight months ended August 31, 2015:

| 2015 ACQUISITION ACTIVITY | | | | |
|-------------------------------|------------------|-----------|-----------------------|-------------------------------------|
| Quarter | Square Feet | Buildings | Purchase Price (\$MM) | Weighted Average Lease Term (Years) |
| Q1 | 1,485,717 | 5 | \$97.1 | 5.7 |
| Q2 | 1,639,383 | 12 | 83.8 | 6.0 |
| Q3 | 2,207,681 | 16 | 92.5 | 5.6 |
| Total/Weighted Average | 5,332,781 | 33 | \$273.4 | 5.8 |

As of September 2, 2015, the Company has entered into contracts to acquire six buildings for \$40 million. The Company has also executed non-binding letters of intent to acquire nine additional buildings for \$65 million.

As of September 2, 2015, the Company's pipeline of potential acquisitions is \$2.1 billion across 191 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. The pipeline 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 August, the Company executed seven leases totaling 622,262 square feet consisting of 144,661 square feet of new leases, 399,701 square feet of renewal leases, and 77,900 square feet of temporary leases. The chart below details the August leasing activity:

| AUGUST 2015 LEASING ACTIVITY | | | | | | | |
|---|----------------|---------------------|-----------------------|------------------------|-----------------------|---------------------------------------|---------------------------------------|
| Lease Type | 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 | 144,661 | \$4.71 | \$1.76 | \$2.25 | \$4.01 | -5.7% | -5.3% |
| Renewal Leases | 399,701 | 4.35 | 0.00 | 0.19 | 0.19 | -0.5% | 2.7% |
| Total /Weighted Avg New & Renewal | 544,362 | \$4.45 | \$0.47 | \$0.74 | \$1.21 | -2.0% | 0.3% |
| Temporary Leases | 77,900 | | | | | | |
| Total Leasing Activity | 622,262 | | | | | | |
| ⁽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 | | | | | | | |

For the eight months ended August 31, 2015, the Company has executed 26 leases for approximately 3.8 million square feet, including 703,890 square feet of new leases, 2.4 million square feet of renewal leases, and 698,500 square feet of temporary leases. The chart below details the leasing activity for the eight months ended August 31, 2015:

| 2015 LEASING ACTIVITY | | | | |
|-----------------------|-----------------|---------------------|------------------|------------------------------------|
| Quarter | New Square Feet | Renewal Square Feet | Temporary Leases | Total Leasing Activity Square Feet |
| Q1 | 167,200 | 136,653 | 245,280 | 549,133 |
| Q2 | 385,295 | 1,346,025 | 365,320 | 2,096,640 |
| Q3 | 151,395 | 916,148 | 87,900 | 1,155,443 |
| Total | 703,890 | 2,398,826 | 698,500 | 3,801,216 |

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 279 properties in 37 states with approximately 51.8 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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