



STAG INDUSTRIAL COMPLETES 1.8 MILLION SQUARE FOOT INDUSTRIAL REAL ESTATE PORTFOLIO SALE

Boston, MA – December 27, 2018 - [STAG Industrial, Inc.](#) (the "Company") (NYSE: STAG) today announced it had completed the sale of seven industrial real estate properties ("2018 Portfolio") to Exeter Property Group for gross proceeds of approximately \$113.5 million.

The 2018 Portfolio consisted of approximately 1.8 million square feet located in six states. The assets are 100% leased to seven tenants.

"This portfolio sale of seven individually acquired industrial buildings demonstrates the value created by the STAG platform. As was evidenced in our previous portfolio sale, we achieved significant cap rate compression through the aggregation of individual industrial assets," said Ben Butcher, Chief Executive Officer of the Company. "This transaction provides attractive capital for STAG as we head into 2019."

Additional detail on this transaction is disclosed in the Company's current investor presentation posted to the Company's website at www.stagindustrial.com.

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 381 properties in 37 states with approximately 75 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, 2017 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.

Contact:

STAG Industrial, Inc.

Matts Pinard, Vice President

617-226-4987

InvestorRelations@stagindustrial.com