



STAG
INDUSTRIAL

Data As Of **3-31-2023**



ACQUISITION CRITERIA

PROFILE:

Single & multi-tenant buildings; 100% occupied, partially vacant & vacant

TRANSACTION TYPE:

Investor sale, sale leaseback, build-to-suit, spec forward commitments & funded forwards

USE:

Warehouse, distribution and light manufacturing

BUILDING TYPE:

Class A or B; all construction types (tilt up, masonry, metal, pre-cast)

TERM:

All lease terms

LOCATION:

All US markets; focus on primary and secondary industrial markets

DEAL SIZE:

\$5-\$100 million on a single asset basis; no maximum for portfolios

CREDIT PROFILE:

All credit profiles



PORTFOLIO TRANSFORMATION

	IPO AS OF Q2 2011	Q1 2023
SQUARE FEET (MILLIONS)	14.2	111.6
PROPERTIES	93	561
FLEX/OFFICE (%ABR)	21.1%	0.1%

BALANCE SHEET STRENGTHENED

	IPO AS OF Q2 2011	Q1 2023
EQUITY MARKET CAPITALIZATION (MILLIONS)	\$290	\$6,207
% SECURED DEBT	100%	.3%



STABILIZED
Minneapolis, MN
136,589 SF

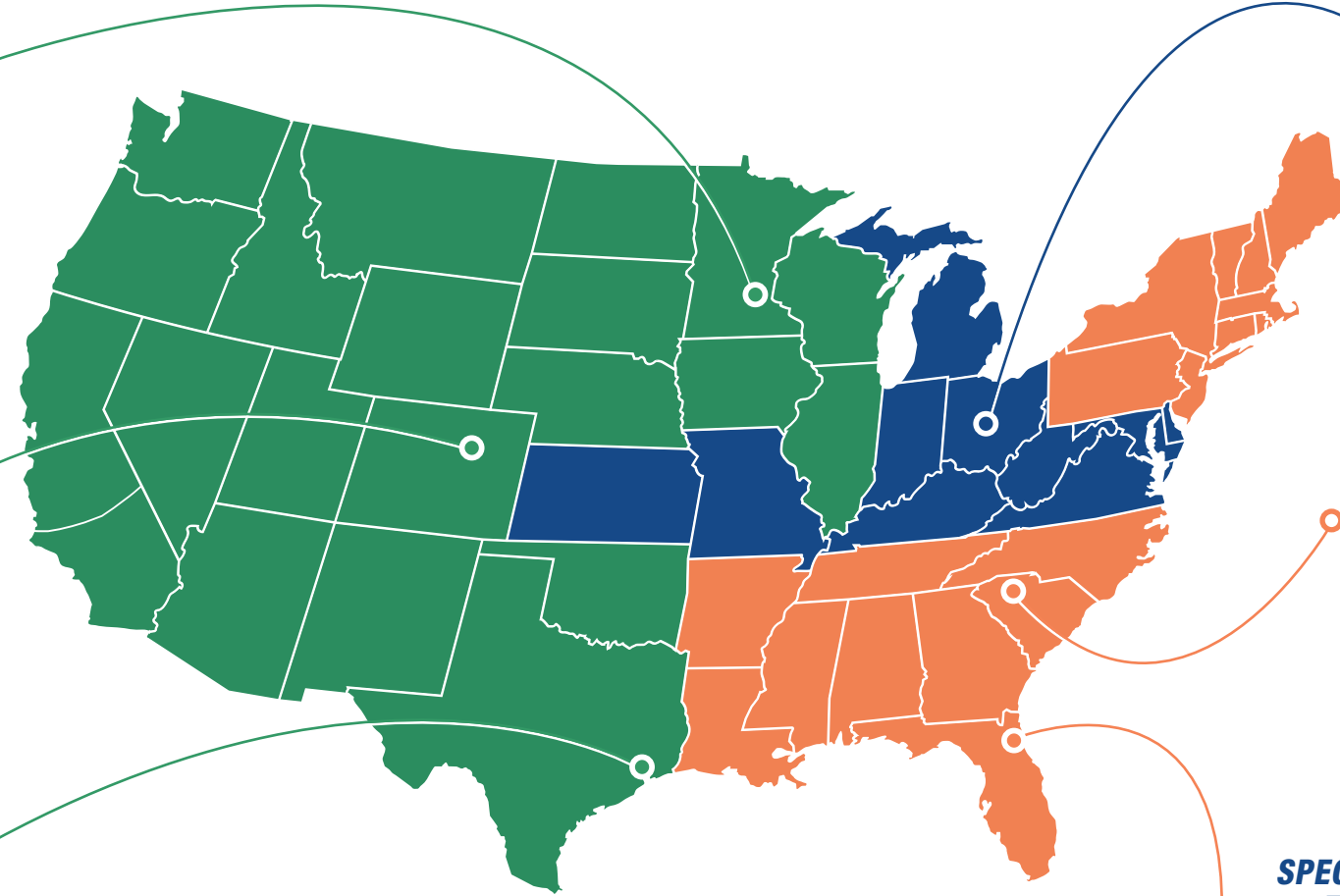
**BUILD-TO-SUIT
FORWARD
COMMITMENT**
Columbus, OH
857,390 SF

**BUILD-TO-SUIT
FORWARD
COMMITMENT**
Denver, CO
139,194 SF

**VALUE ADD
PARTIAL
AVACANCY**
Spartanburg, SC
273,030 SF

EXPANSION
Houston, TX
116,750 SF

**SPECULATIVE
FORWARD
COMMITMENT**
Jacksonville, FL
231,030 SF



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2022

ACQUISITION ACTIVITY

1,250+

TRANSACTIONS PASS
INITIAL TRIAGE
FOR INVESTMENT
CONSIDERATION

91

TRANSACTIONS
UNDERWRITTEN

22%

OF TRANSACTIONS
UNDERWRITTEN
WERE ACQUIRED

20

TRANSACTIONS
CLOSED

2%

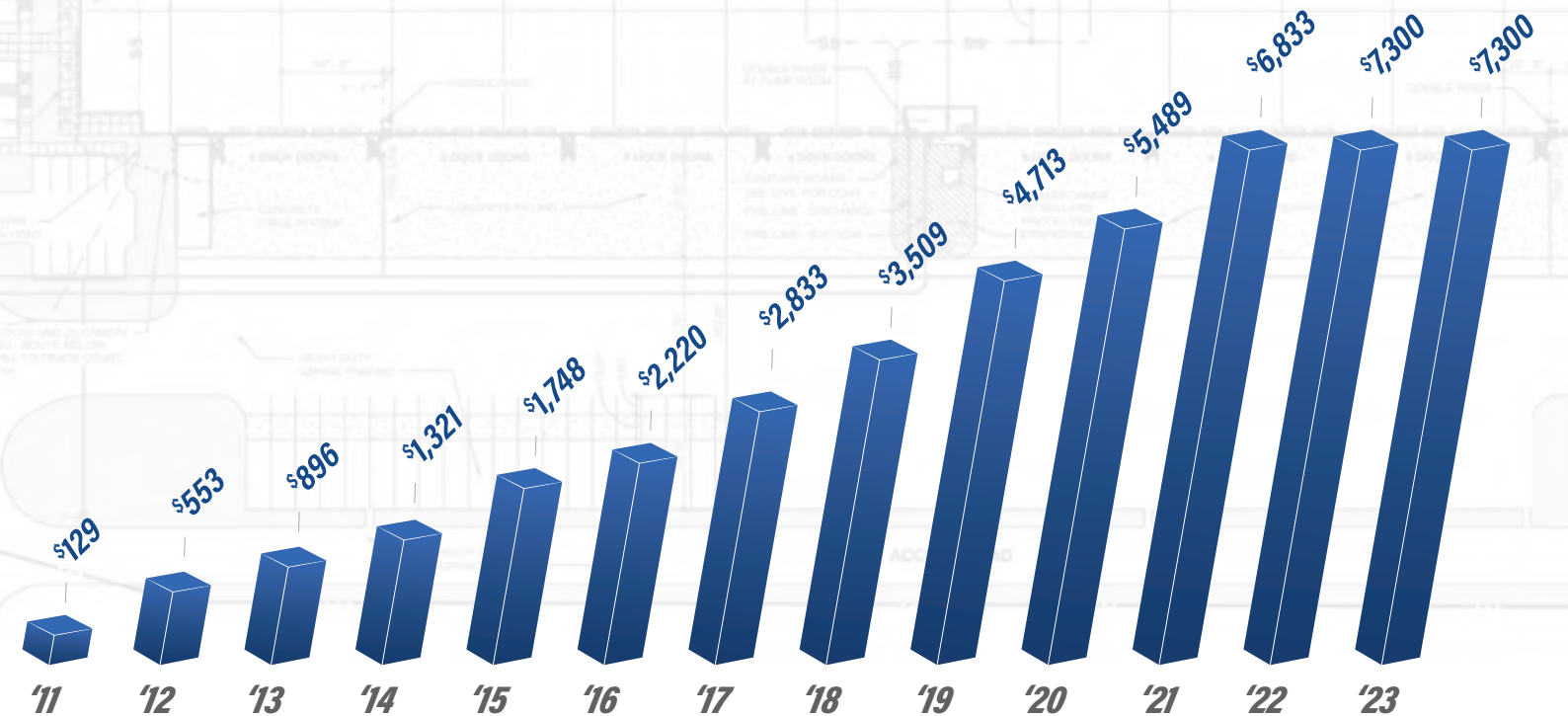
OF TRANSACTIONS
CONSIDERED
WERE ACQUIRED



159 AUTO PARKING SPACES INCLUDING 8 H.C. SPACES

CUMULATIVE ACQUISITION VOLUME

PURCHASE PRICE (\$MM)





Minneapolis, MN
248,816 SF



San Diego, CA
205,440 SF



Pittsburgh, PA
297,200 SF



Baltimore, MD
60,000 SF



Tampa, FL
78,560 SF



Sacramento, CA
114,597 SF



Raleigh, NC
150,000 SF



El Paso, TX
80,033 SF



Greenville, SC
289,103 SF