



STAG INDUSTRIAL TO ISSUE \$450 MILLION OF SENIOR UNSECURED NOTES AND REFINANCES TERM LOAN

Boston, MA – March 26, 2024 – STAG Industrial, Inc. (the “Company”) (NYSE:STAG) today announced that it entered into a note purchase agreement to issue \$450 million of fixed rate senior unsecured notes in a private placement offering with a weighted average fixed interest rate of 6.17%. The transaction consists of \$175 million of 6.05% notes with a five-year term maturing on May 28, 2029; \$125 million of 6.17% notes with a seven-year term maturing on May 28, 2031; and \$150 million of 6.30% notes with a ten-year term maturing on May 28, 2034.

The Company anticipates closing the offering on May 28, 2024.

The notes have not been and will not be registered under the Securities Act of 1933 or the securities laws of any state or other jurisdiction and may not be offered or sold in the United States or any other jurisdiction absent registration or an exemption from the registration requirements of the Securities Act of 1933 and the applicable securities laws of any state or other jurisdiction.

In addition, the Company refinanced a \$200 million unsecured term loan that was set to mature in January 2025. The term loan now matures March 25, 2027, with two one-year extension options, subject to certain conditions. The term loan bears an aggregate fixed interest rate, inclusive of interest rate swaps, of 2.94% until January 15, 2025 and will bear an aggregate fixed interest rate, inclusive of interest rate swaps, of 4.83% from January 15, 2025 through March 25, 2027.

For the unsecured term loan previously maturing in 2025, Wells Fargo Securities, LLC served as Left Lead Arranger and Bookrunner, with BofA Securities, Inc., BMO Capital Markets Corp, and U.S. Bank, N.A. serving as Joint Lead Arrangers. Other lenders include PNC Bank, N.A., TD Bank, N.A., Raymond James Bank, Regions Bank, and Truist Bank.

About STAG Industrial, Inc.

STAG Industrial, Inc. is a real estate investment trust focused on the acquisition, ownership, and operation of industrial properties throughout the United States. As of December 31, 2023, the Company’s portfolio consists of 569 buildings in 41 states with approximately 112.3 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, 2023, 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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