STAG INDUSTRIAL

SUPPLEMENTAL INFORMATION

UNAUDITED SECOND QUARTER 2016

Forward-Looking Statements

This supplemental information package 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. STAG Industrial, Inc. (STAG) 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 STAG'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 STAG'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 STAG's most recent Annual Report on Form 10-K for the year ended December 31, 2015, as updated by the Company's subsequent reports filed with the Securities and Exchange Commission. Accordingly, there is no assurance that STAG's expectations will be realized. Except as otherwise required by the federal securities laws, STAG 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 STAG's expectations with regard thereto or any change in events, conditions or circumstances on which any such statement is based.

Defined Terms, Including Non-GAAP Measurements

Please refer to the Definitions section near the end of these materials for definitions of capitalized terms used herein, including, among others, Annualized Base Rental Revenue, Capitalization Rate and Retention, as well as non-GAAP financial measures, such as Adjusted EBITDA, Cash NOI, Core FFO and AFFO. Pages 8, 9 and 10 provide reconciliations of non-GAAP financial measures to net income (loss) in accordance with GAAP. None of the non-GAAP financial measures is intended as an alternative to net income (loss) in accordance with GAAP as a measure of the Company's financial performance.

TABLE OF CONTENTS

SUMMARY

OVERVIEW

STAG Industrial, Inc. (NYSE: STAG) is a real estate investment trust (REIT) focused on the acquisition and operation of single-tenant, industrial properties throughout the United States.

Snapshot (June 30, 2016)	
Square Feet	55.0 million
Number of Buildings / States	290 / 38
Occupancy	94.9%
Weighted Average Lease Term	4.1 years
Weighted Average Rent	$4.04/sf
Equity Market Cap	$1,718 million[(1)]
Total Enterprise Value	$2,895 million[(2)]
Net Debt to Run Rate Adjusted EBITDA	5.5x
Fixed Charge Coverage Ratio	2.8x
Stock Price (close) (52 Week High/Low)	$23.81 ($23.81/$15.09)
Monthly Dividend (annualized)	$0.115833 ($1.39)
Dividend Yield	5.8%[(3)]

1) Based on closing stock/unit price as of June 30, 2016 of $23.81 and 72.1 million shares and units at quarter end.
2) As of June 30, 2016, Equity Market Cap of $1,718 million plus $214 million of preferred equity and total debt of $963 million.
3) Based on the June 30, 2016 monthly dividend of $0.115833 per common share and closing stock price as of June 30, 2016 of $23.81.

FINANCIALS

CONSOLIDATED BALANCE SHEETS

($000s, except share data)	June 30, 2016	December 31, 2015
Assets		
Rental Property:		
Land	$ 234,785	$ 228,919
Buildings and improvements, net of accumulated depreciation of $171,458 and $150,395, respectively	1,339,752	1,332,298
Deferred leasing intangibles, net of accumulated amortization of $225,601 and $200,758, respectively	256,393	276,272
Total rental property, net	1,830,930	1,837,489
Cash and cash equivalents	8,005	12,011
Restricted cash	14,566	8,395
Tenant accounts receivable, net	21,702	21,478
Prepaid expenses and other assets	20,741	18,064
Interest rate swaps	—	1,867
Assets held for sale, net	6,617	—
Total assets	**$ 1,902,561**	**$ 1,899,304**
Liabilities and Equity		
Liabilities:		
Unsecured credit facility	$ 64,000	$ 56,000
Unsecured term loans, net	296,922	296,618
Unsecured notes, net	397,843	397,720
Mortgage notes, net	197,919	229,910
Accounts payable, accrued expenses and other liabilities	29,666	25,662
Interest rate swaps	18,808	3,766
Tenant prepaid rent and security deposits	14,535	14,628
Dividends and distributions payable	8,327	8,234
Deferred leasing intangibles, net of accumulated amortization of $9,304 and $8,536, respectively	14,143	11,387
Total liabilities	**$ 1,042,163**	**$ 1,043,925**
Equity:		
Preferred stock, par value $0.01 per share, 15,000,000 shares authorized,		
Series A, 2,760,000 shares (liquidation preference of $25.00 per share) issued and outstanding at June 30, 2016 and December 31, 2015	69,000	69,000
Series B, 2,800,000 shares (liquidation preference of $25.00 per share) issued and outstanding at June 30, 2016 and December 31, 2015	70,000	70,000
Series C, 3,000,000 shares (liquidation preference of $25.00 per share) issued and outstanding at June 30, 2016 and no shares issued and outstanding at December 31, 2015	75,000	—
Common stock, par value $0.01 per share, 150,000,000 shares authorized, 68,186,375 and 68,077,333 shares issued and outstanding at June 30, 2016 and December 31, 2015, respectively	682	681
Additional paid-in capital	1,018,105	1,017,394
Common stock dividends in excess of earnings	(387,306)	(334,623)
Accumulated other comprehensive loss	(18,373)	(2,350)
Total stockholders' equity	827,108	820,102
Noncontrolling interest	33,290	35,277
Total equity	**860,398**	**855,379**
Total liabilities and equity	**$ 1,902,561**	**$ 1,899,304**

CONSOLIDATED STATEMENTS OF OPERATIONS

($000s, except share data)	Three months ended June 30, 2016	Three months ended June 30, 2015	Six months ended June 30, 2016	Six months ended June 30, 2015
Revenue				
Rental income	$ 51,715	$ 45,220	$ 103,064	$ 88,470
Tenant recoveries	8,454	7,485	17,896	15,072
Other income	73	131	154	283
Total revenue	60,242	52,836	121,114	103,825
Expenses				
Property	11,759	10,071	24,414	20,316
General and administrative	7,751	7,495	18,770	15,024
Property acquisition costs	583	1,187	1,135	1,505
Depreciation and amortization	31,018	27,257	61,298	53,386
Loss on impairments	11,231	2,645	11,231	2,645
Other expenses	318	478	578	666
Total expenses	62,660	49,133	117,426	93,542
Other income (expense)				
Interest income	2	2	5	5
Interest expense	(10,490)	(8,933)	(21,337)	(16,943)
Loss on extinguishment of debt	(839)	—	(1,973)	—
Gain on the sales of rental property	3,273	—	20,946	—
Total other income (expense)	(8,054)	(8,931)	(2,359)	(16,938)
Net income (loss) from continuing operations	**$ (10,472)**	**$ (5,228)**	**$ 1,329**	**$ (6,655)**
Net income (loss)	**$ (10,472)**	**$ (5,228)**	**$ 1,329**	**$ (6,655)**
Less: loss attributable to noncontrolling interest after preferred stock dividends	(745)	(397)	(287)	(592)
Net income (loss) attributable to STAG Industrial, Inc.	**$ (9,727)**	**$ (4,831)**	**$ 1,616**	**$ (6,063)**
Less: preferred stock dividends	4,001	2,712	6,913	5,424
Less: amount allocated to participating securities	95	95	195	196
Net loss attributable to common stockholders	**$ (13,823)**	**$ (7,638)**	**$ (5,492)**	**$ (11,683)**
Weighted average common shares outstanding — basic and diluted	67,910,361	65,285,388	67,899,789	64,788,561
Loss per share — basic and diluted				
Loss from continuing operations attributable to common stockholders	$ (0.20)	$ (0.12)	$ (0.08)	$ (0.18)
Loss per share — basic and diluted	**$ (0.20)**	**$ (0.12)**	**$ (0.08)**	**$ (0.18)**

STAG INDUSTRIAL

NET OPERATING INCOME (NOI) & CASH NOI

($000s)	Three months ended June 30, 2016	Three months ended June 30, 2015	Six months ended June 30, 2016	Six months ended June 30, 2015
Net income (loss)	$ (10,472)	$ (5,228)	$ 1,329	$ (6,655)
Asset management fee income	(65)	(98)	(106)	(215)
General and administrative	7,751	7,495	18,770	15,024
Property acquisition costs	583	1,187	1,135	1,505
Depreciation and amortization	31,018	27,257	61,298	53,386
Interest income	(2)	(2)	(5)	(5)
Interest expense	10,490	8,933	21,337	16,943
Loss on impairments	11,231	2,645	11,231	2,645
Loss on extinguishment of debt	839	—	1,973	—
Other expenses	318	478	578	666
Gain on the sales of rental property	(3,273)	—	(20,946)	—
Corporate sublease rental income	—	(51)	—	(102)
NET OPERATING INCOME	**$ 48,418**	**$ 42,616**	**$ 96,594**	**$ 83,192**
Net operating income	$ 48,418	$ 42,616	$ 96,594	$ 83,192
Straight-line rent adjustments, net	(899)	(1,409)	(1,350)	(2,700)
Intangible amortization in rental income, net	1,521	2,215	3,187	4,280
CASH NET OPERATING INCOME	**$ 49,040**	**$ 43,422**	**$ 98,431**	**$ 84,772**
Cash net operating income	$ 49,040			
Cash NOI from acquisitions' and dispositions' timing	325			
Cash termination income	(20)			
RUN RATE CASH NOI	**$ 49,345**			

NOTE: Key financial measures defined in Definitions section.

FUNDS FROM OPERATIONS (FFO) & CORE FFO

($000s, except share data)	Three months ended June 30, 2016	Three months ended June 30, 2015	Six months ended June 30, 2016	Six months ended June 30, 2015
Net income (loss)	$ (10,472)	$ (5,228)	$ 1,329	$ (6,655)
Rental property depreciation and amortization	30,952	27,213	61,183	53,300
Loss on impairments	11,231	2,645	11,231	2,645
Gain on the sales of rental property	(3,273)	—	(20,946)	—
Funds from operations	**$ 28,438**	**$ 24,630**	**$ 52,797**	**$ 49,290**
Preferred stock dividends	(4,001)	(2,712)	(6,913)	(5,424)
Amount allocated to participating securities	(95)	(95)	(195)	(196)
Funds from operations attributable to common stockholders and unit holders	**$ 24,342**	**$ 21,823**	**$ 45,689**	**$ 43,670**
Funds from operations attributable to common stockholders and unit holders	$ 24,342	$ 21,823	$ 45,689	$ 43,670
Intangible amortization in rental income, net	1,521	2,215	3,187	4,280
Termination income	(74)	(684)	(128)	(1,227)
Property acquisition costs	583	1,187	1,135	1,505
Loss on extinguishment of debt	839	—	1,973	—
Severance costs	—	—	3,063	—
Non-recurring other expenses	—	167	—	167
CORE FUNDS FROM OPERATIONS	**$ 27,211**	**$ 24,708**	**$ 54,919**	**$ 48,395**
Weighted average common shares, participating securities, performance units and other units				
Weighted average common shares outstanding	67,910,361	65,285,388	67,899,789	64,788,560
Weighted average participating securities outstanding	275,426	286,280	280,442	288,269
Weighted average units outstanding	3,702,373	3,458,742	3,691,289	3,354,636
Weighted average common shares, participating securities, other units - basic and diluted	**71,888,160**	**69,030,410**	**71,871,520**	**68,431,465**
Weighted average performance units	258,904	—	163,593	—
Weighted average common shares, participating securities, performance and other units - diluted	**72,147,064**	**69,030,410**	**72,035,113**	**68,431,465**
CORE FUNDS FROM OPERATIONS PER SHARE / UNIT - BASIC	**$ 0.38**	**$ 0.36**	**$ 0.76**	**$ 0.71**
CORE FUNDS FROM OPERATIONS PER SHARE / UNIT - DILUTED	**$ 0.38**	**$ 0.36**	**$ 0.76**	**$ 0.71**

NOTE: Key financial measures defined in Definitions section.

ADJUSTED EBITDA & ADJUSTED FUNDS FROM OPERATIONS (AFFO)

($000s)	Three months ended June 30, 2016	Three months ended June 30, 2015	Six months ended June 30, 2016	Six months ended June 30, 2015
Net income (loss)	$ (10,472)	$ (5,228)	$ 1,329	$ (6,655)
Intangible amortization in rental income, net	1,521	2,215	3,187	4,280
Straight-line rent adjustments, net	(815)	(728)	(1,185)	(1,481)
Non-cash compensation expense	2,044	1,900	4,085	3,747
Termination income	(74)	(684)	(128)	(1,227)
Property acquisition costs	583	1,187	1,135	1,505
Depreciation and amortization	31,018	27,257	61,298	53,386
Interest income	(2)	(2)	(5)	(5)
Interest expense	10,490	8,933	21,337	16,943
Severance costs	—	—	3,063	—
Non-recurring other expenses	—	167	—	167
Loss on impairments	11,231	2,645	11,231	2,645
Loss on extinguishment of debt	839	—	1,973	—
Gain on the sales of rental property	(3,273)	—	(20,946)	—
ADJUSTED EBITDA	**$ 43,090**	**$ 37,662**	**$ 86,374**	**$ 73,305**
Adjusted EBITDA	$ 43,090			
Adjusted EBITDA from acquisitions' and dispositions' timing	325			
RUN RATE ADJUSTED EBITDA	**$ 43,415**			
Core funds from operations	$ 27,211	$ 24,708	$ 54,919	$ 48,395
Add: non-rental property depreciation and amortization	66	44	115	86
Straight-line rent adjustments, net	(815)	(728)	(1,185)	(1,481)
Recurring capital expenditures	(284)	(324)	(753)	(336)
Renewal lease commissions and tenant improvements	(406)	(753)	(1,137)	(885)
Non-cash portion of interest expense	401	210	780	506
Non-cash compensation expense	2,044	1,900	4,085	3,747
ADJUSTED FUNDS FROM OPERATIONS (1)	**$ 28,217**	**$ 25,057**	**$ 56,824**	**$ 50,032**

(1) Excludes Non-Recurring Capital Expenditures of approximately $2,436, $4,693, $3,957 and $4,674 and new LCs and TIs of approximately $167, $857, $111 and $215, for the three and six months ended June 30, 2016 and June 30, 2015, respectively.

NOTE: Key financial measures defined in Definitions section.

STAG INDUSTRIAL

PORTFOLIO

ACQUISITIONS

SECOND QUARTER 2016 ACQUISITIONS						
Location (CBSA) [1]	Date Acquired	Square Feet	Buildings	Purchase Price ($MM)	Capitalization Rate	Weighted Average Lease Term (Years)
Chicago-Naperville-Elgin, IL-IN-WI	4/28/2016	249,470	1	$8.7		3.3
Visalia-Porterville, CA	5/6/2016	635,281	1	27.9		10.5
Atlanta-Sandy Springs-Roswell, GA	5/11/2016	152,036	1	5.5		4.9
Reading, PA	5/23/2016	248,000	1	9.6		2.7
Charlotte-Concord-Gastonia, NC-SC	6/3/2016	104,852	1	6.5		2.9
Total/Weighted Average		**1,389,639**	**5**	**$58.2**	**7.9%**	**6.2**

2016 ACQUISITIONS					
Quarter	Square Feet	Buildings	Purchase Price ($MM)	Capitalization Rate	Weighted Average Lease Term (Years)
Q1	710,754	5	$27.9	8.5%	4.2
Q2	1,389,639	5	58.2	7.9%	6.2
Total/Weighted Average	**2,100,393**	**10**	**$86.1**	**8.1%**	**5.5**

(1) Core based statistical area.

DISPOSITIONS

SECOND QUARTER 2016 DISPOSITIONS				
Location (CBSA) [(1)]	**Date Disposed**	**Square Feet**	**Buildings**	**Gross Proceeds ($MM)**
Kansas City, MO-KS	4/26/2016	56,580	1	
Parsons, KS	4/26/2016	120,000	1	
Milwaukee-Waukesha-West Allis, WI	5/17/2016	80,665	1	
Gloversville, NY	6/22/2016	26,529	1	
Pensacola-Ferry Pass-Brent, FL	6/27/2016	7,409	1	
Holland, MI	6/30/2016	268,000	1	
Fairfield, VA	6/30/2016	75,221	1	
Total / Weighted Average		**634,404**	**7**	**$17.8**

2016 DISPOSITIONS			
Quarter	**Square Feet**	**Buildings**	**Gross Proceeds ($MM)**
Q1	1,182,450	4	$32.8
Q2	634,404	7	17.8
Total	**1,816,854**	**11**	**$50.6**

(1) Core based statistical area.

TRADITIONAL SAME STORE NOI

($000s, except building count data, and square footage)	Three months ended June 30, 2016	2015	Change	% Change	Six months ended June 30, 2016	2015	Change	% Change
Total Portfolio Square Footage / Total Buildings	55,025,346 / 290	49,954,019 / 265			55,025,346 / 290	49,954,019 / 265		
Same Store Square Footage / Same Store Buildings / % of Total Portfolio	44,487,799 / 217 / 80.8%				43,002,082 / 212 / 78.1%			
Occupancy Percentage at Quarter End	95.8%	96.8%		(1.0)%	95.7%	96.7%		(1.0)%
Total GAAP Operating Revenue	$47,276	$46,913	$363		$90,518	$89,363	$1,155	
Less: Termination Income	—	—	—		—	—	—	
Total GAAP Operating Revenue Less Termination Income	**$47,276**	**$46,913**	**$363**	**0.8%**	**$90,518**	**$89,363**	**$1,155**	**1.3%**
Less: Straight-line rent adjustment	(568)	(747)	179		(633)	(1,496)	863	
Less: Above/below market lease amortization	1,340	1,452	(112)		2,663	2,837	(174)	
Total Same Store Cash Operating Revenue	**$48,048**	**$47,618**	**$430**	**0.9%**	**$92,548**	**$90,704**	**$1,844**	**2.0%**
Total GAAP Operating Expenses	$8,405	$8,225	$180		$16,296	$15,973	$323	
Less: Straight-line ground rent adjustment	(6)	(6)	—		(12)	(12)	—	
Total Same Store Cash Operating Expenses	**$8,399**	**$8,219**	**$180**	**2.2%**	**$16,284**	**$15,961**	**$323**	**2.0%**
Same Store Cash NOI[(1)]	**$39,649**	**$39,399**	**$250**	**0.6%**	**$76,264**	**$74,743**	**$1,521**	**2.0%**
Flex/Office Cash NOI	**$1,116**	**$1,736**	**($620)**	**(35.7)%**	**$2,274**	**$3,555**	**($1,281)**	**(36.0)%**

(1) Excludes Flex / Office buildings.

CAPITAL EXPENDITURES

CAPITAL EXPENDITURES, TENANT IMPROVEMENTS, AND LEASE COMMISSIONS SUMMARY ($000's)	Three Months Ended June 30,		Six Months Ended June 30,	
	2016	2015	2016	2015
Renewal tenant improvements and lease commissions	$406	$753	$1,137	$885
New tenant improvements and lease commissions	167	111	857	215
Total tenant improvements (TIs) and lease commissions (LCs)	$573	$864	$1,994	$1,100
Recurring capital expenditures	$284	$324	$753	$336
Non-recurring capital expenditures	2,436	3,957	4,693	4,674
Total recurring and non-recurring capital expenditures	$2,720	$4,281	$5,446	$5,010
Total capital expenditures, TIs and LCs	**$3,293**	**$5,145**	**$7,440**	**$6,110**
Acquisition Capital Expenditures (1)	**$3,578**	**$0**	**$4,765**	**$100**
Building Expansions (2)	**$1,580**	**$0**	**$3,146**	**$0**
Total capital expenditures, building expansions, TIs, and LCs	**$8,451**	**$5,145**	**$15,351**	**$6,210**

RECONCILIATION OF CAPITAL EXPENDITURES TO STATEMENT OF CASH FLOWS				
Additions to building and other capital improvements per cash flow statement	$7,533	$1,950	$11,201	$4,594
Non-cash additions to building and building improvements per cash flow statement	1,008	0	1,017	0
Change in additions of land and building and improvements included in in accounts payable, accrued expenses and other liabilities per cash flow statement	(554)	2,393	1,207	646
New and renewal lease commissions	464	802	1,926	970
Total capital expenditures, building expansions, TIs, and LCs	**$8,451**	**$5,145**	**$15,351**	**$6,210**

(1) Defined in Definitions section.
(2) Development related to the increase of an existing building.

STAG INDUSTRIAL

PORTFOLIO CHARACTERISTICS

PORTFOLIO CHARACTERISTICS	June 30, 2016	June 30, 2015
Number of Buildings	290	265
Square Feet	55,025,346	49,954,019
Occupancy	94.9%	95.0%
Average Building Size (square feet)[1]	198,949	199,349
Average Building Age (years)[1]	27	28
Average Minimum and Maximum Clear Height (feet)[1]	26-29	26-29

BUILDING TYPE AS OF JUNE 30, 2016

		Square Footage			Annualized Base Rental Revenue [2]	
Building Type	# of Buildings	Amount	%	Occupancy	Amount	%
Warehouse	226	48,872,784	88.8%	95.4%	$183,979,250	87.3%
Light Manufacturing	45	5,042,467	9.2%	97.6%	19,338,408	9.2%
Total Industrial	**271**	**53,915,251**	**98.0%**	**95.6%**	**$203,317,658**	**96.5%**
Flex / Office	19	1,110,095	2.0%	62.2%	7,521,529	3.5%
Total / Weighted Average	**290**	**55,025,346**	**100.0%**	**94.9%**	**$210,839,187**	**100.0%**

BUILDING BY LOCATION AS OF JUNE 30, 2016

		Square Footage			Annualized Base Rental Revenue[2]	
Location Classification[1]	# of Buildings	Amount	%	Occupancy	Amount	%
Primary (greater than 200 million net rentable square feet)	56	12,301,032	22.8%	96.8%	$49,030,778	24.1%
Secondary (25 million to 200 million net rentable square feet)	171	34,850,999	64.7%	95.6%	131,574,153	64.7%
Tertiary (less than 25 million net rentable square feet)	44	6,763,220	12.5%	93.4%	22,712,728	11.2%
Total / Weighted Average	**271**	**53,915,251**	**100.0%**	**95.6%**	**$203,317,658**	**100.0%**

(1) Excludes Flex / Office buildings.
(2) Defined in Definitions section.

PORTFOLIO OCCUPANCY BRIDGE

PORTFOLIO SQUARE FOOTAGE CHANGES	Three Months Ended June 30, 2016		Six Months Ended June 30, 2016	
Total square feet beginning of period	**54,266,746**		**54,712,384**	
Acquisitions	1,389,639		2,100,393	
Dispositions	(634,404)		(1,816,854)	
Building expansions	0		26,058	
Remeasurements / other	3,365		3,365	
Total square feet end of period	**55,025,346**		**55,025,346**	
OCCUPANCY CHANGES				
Occupied square feet beginning of period (occupancy)	**51,449,867**	**(94.8%)**	**52,278,957**	**(95.6%)**
Expirations:				
Expiring square footage	(921,971)		(2,173,946)	
Lease terminations	(80,665)		(80,665)	
Total expirations	(1,002,636)		(2,254,611)	
Leases commencing:				
Renewal leases	695,395		1,225,880	
New leases	122,100		689,125	
Expansion leases	—		26,058	
Temporary lease activity/other	(70,000)		(187,605)	
Flex/Office lease activity	(19,635)		(19,635)	
Total leasing activity	727,860		1,733,823	
Occupied acquired square feet	1,389,639		1,835,267	
Occupied disposed square feet	(319,048)		(1,347,754)	
Total occupancy activity from acquisitions & dispositions	1,070,591		487,513	
Occupied square feet at June 30, 2016 (occupancy)	**52,245,682**	**(94.9%)**	**52,245,682**	**(94.9%)**

LEASING & RETENTION STATISTICS

SECOND QUARTER 2016 LEASING ACTIVITY									
Lease Type	**Square Feet**	**W.A. Lease Term (Years)**	**Cash Base Rent $/SF**	**GAAP Base Rent $/SF**	**Lease Commissions $/SF**	**Tenant Improvement $/SF**	**Total Costs $/SF**	**Cash Rent Change**	**GAAP Rent Change**
New Leases	47,700	5.5	$3.75	$3.72	$1.17	$0.00	$1.17	N/A (1)	N/A (1)
Renewal Leases	1,877,756	3.6	3.49	3.55	0.13	0.05	0.18	(1.0)%	5.1%
Total /Weighted Avg New & Renewal	**1,925,456**	**3.6**	**$3.50**	**$3.55**	**$0.16**	**$0.04**	**$0.20**	**(1.0)%**	**5.1%**
Temporary Leases	348,120								
Total Leasing Activity	**2,273,576**								

2016 LEASING ACTIVITY									
Lease Type	**Square Feet**	**W.A. Lease Term (Years)**	**Cash Base Rent $/SF**	**GAAP Base Rent $/SF**	**Lease Commissions $/SF**	**Tenant Improvement $/SF**	**Total Costs $/SF**	**Cash Rent Change**	**GAAP Rent Change**
New Leases	220,380	6.7	$4.31	$4.54	$1.92	$0.00	$1.92	N/A (1)	N/A (1)
Renewal Leases	3,410,797	4.4	4.05	4.18	0.26	0.27	0.53	(0.7)%	4.9%
Total /Weighted Avg New & Renewal	**3,631,177**	**4.6**	**$4.07**	**$4.20**	**$0.36**	**$0.25**	**$0.61**	**(0.7)%**	**4.9%**
Temporary Leases	663,740								
Total Leasing Activity	**4,294,917**								

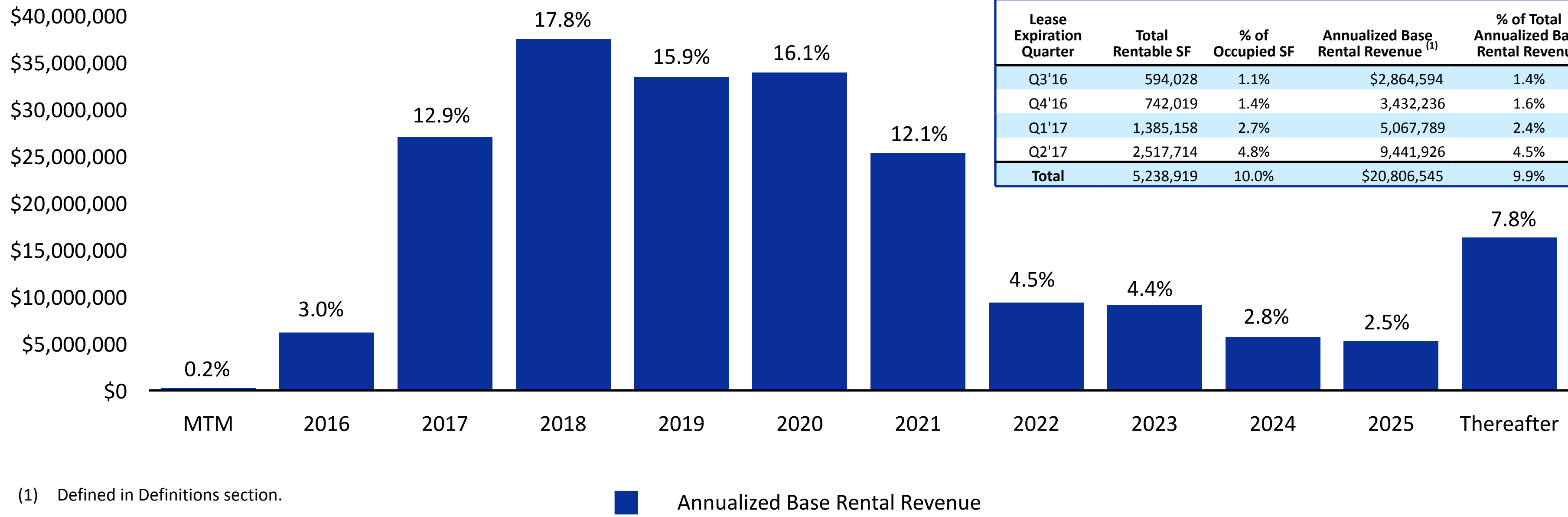
Note: The tables above represents leases signed during the quarter and do not reflect leases commencing during the quarter.

2016 RETENTION						
Quarter	**Expiring Square Footage**	**Retained Square Footage (2)**	**W.A. Lease Term (Years)**	**Retention (2)**	**Cash Rent Change**	**GAAP Rent Change**
Q1	1,251,975	530,485	3.2	42.4%	3.1%	6.1%
Q2	921,971	695,395	5.0	75.4%	5.8%	9.9%
Total / Weighted Average	**2,173,946**	**1,225,880**	**4.2**	**56.4%**	**4.8%**	**8.5%**

(1) No Comparable Leases for Cash and GAAP rent change.
(2) Defined in Definitions section.

LEASE EXPIRATION SCHEDULE

LEASE EXPIRATION SCHEDULE AS OF JUNE 30, 2016					
Lease Expiration Year	Number of Leases Expiring	Total Rentable SF	% of Occupied SF	Annualized Base Rental Revenue (1)	% of Total Annualized Base Rental Revenue
Available	N/A	2,779,664	N/A	N/A	N/A
MTM	7	137,245	0.3%	$376,750	0.2%
2016	14	1,336,047	2.5%	6,296,830	3.0%
2017	51	6,674,337	12.8%	27,140,018	12.9%
2018	55	9,714,937	18.6%	37,589,696	17.8%
2019	48	8,604,980	16.5%	33,576,779	15.9%
2020	36	7,719,424	14.8%	34,038,044	16.1%
2021	35	6,229,220	11.9%	25,426,476	12.1%
2022	17	2,393,535	4.6%	9,475,811	4.5%
2023	12	2,500,034	4.8%	9,271,133	4.4%
2024	7	1,431,071	2.7%	5,832,394	2.8%
2025	7	1,335,563	2.5%	5,401,492	2.5%
Thereafter	20	4,169,289	8.0%	16,413,764	7.8%
Total / Weighted Average	**309**	**55,025,346**	**100.0%**	**$210,839,187**	**100.0%**



NEXT FOUR QUARTERS LEASE EXPIRATION				
Lease Expiration Quarter	Total Rentable SF	% of Occupied SF	Annualized Base Rental Revenue (1)	% of Total Annualized Base Rental Revenue
Q3'16	594,028	1.1%	$2,864,594	1.4%
Q4'16	742,019	1.4%	3,432,236	1.6%
Q1'17	1,385,158	2.7%	5,067,789	2.4%
Q2'17	2,517,714	4.8%	9,441,926	4.5%
Total	5,238,919	10.0%	$20,806,545	9.9%

(1) Defined in Definitions section.

STAG INDUSTRIAL

TENANTS

TENANT PROFILE

TENANT PROFILE	June 30, 2016	June 30, 2015
Profile		
Number of Tenants	261	242
Average Tenant Size (Square Feet)	200,175	196,178
Average Annualized Base Rental Revenue Per Square Foot[(1)]	$4.04	$3.97
Average Annualized Base Rental Revenue Per Tenant[(1)]	$807,813	$778,944
Credit [(2)]		
Tenants Publicly Rated	58.8%	57.2%
Tenants Rated Investment Grade	30.8%	27.1%
Tenant Revenue > $100 Million	89.1%	89.7%
Tenant Revenue > $1 Billion	62.5%	60.9%

(1) Defined in Definitions section.
(2) Based on annualized base rent and the inclusion of tenants, guarantors, and / or non-guarantor parents.

PORTFOLIO DIVERSIFICATION

GEOGRAPHIC DIVERSIFICATION June 30, 2016		
#	State	ABR % (1)
1	Ohio	8.5%
2	North Carolina	8.1%
3	Illinois	8.0%
4	Pennsylvania	6.9%
5	Texas	5.6%
6	Tennessee	5.5%
7	New Jersey	5.4%
8	Michigan	5.2%
9	Indiana	4.7%
10	South Carolina	4.6%
	Top 10 States	**62.5%**

TENANT DIVERSIFICATION June 30, 2016		
#	Tenant	ABR % (1)
1	General Services Administration	3.3%
2	Deckers Outdoor Corporation	1.9%
3	XPO Logistics Supply Chain Inc	1.9%
4	Solo Cup Company	1.8%
5	Exel Logistics	1.8%
6	International Paper Company	1.7%
7	Generation Brands, LLC	1.2%
8	Perrigo Holland	1.1%
9	American Tire Distributors Inc	1.1%
10	Spencer Gifts, LLC	1.1%
	Top 10 Tenants	**16.9%**

INDUSTRY DIVERSIFICATION June 30, 2016		
#	Industry	ABR % (1)
1	Automotive	12.0%
2	Ind Equip, Component & Metals	11.6%
3	Air Freight & Logistics	10.8%
4	Containers & Packaging	9.8%
5	Food & Beverages	9.2%
6	Retail	6.3%
7	Personal Products	6.2%
8	Household Durables	4.7%
9	Non-Profit/Government	4.1%
10	Building Materials	4.1%
	Top 10 Industries	**78.8%**

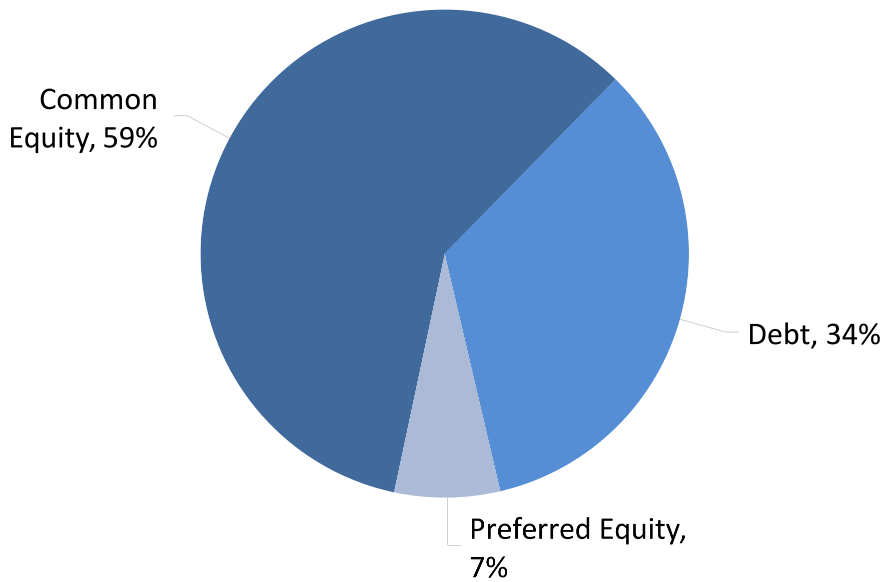
(1) Key financial measures defined in Definitions section.

CAPITALIZATION

CAPITAL STRUCTURE

($ in 000,000s)	June 30, 2016	March 31, 2016	December 31, 2015	September 30, 2015	June 30, 2015
Enterprise Value					
Equity Market Capitalization [(1)]	$1,718	$1,467	$1,321	$1,303	$1,428
Debt (Principal Balance)	963	921	987	860	765
Preferred Equity	214	214	139	139	139
Enterprise Value	$2,895	$2,602	$2,447	$2,302	$2,332

As of June 30, 2016

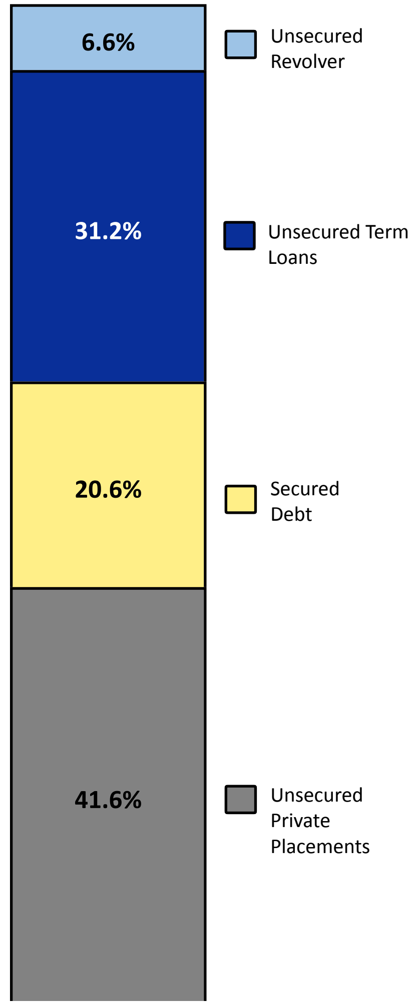


(1) Based on period ended closing stock price multiplied by cumulative shares and units at quarter end.

DEBT SUMMARY

AS OF JUNE 30, 2016 ($000,000'S)				
Category	**Committed**	**Principal Balance**	**Interest Rate[(1)(2)]**	**Current Maturity[(2)]**
Unsecured debt:				
Unsecured Credit Facility [(3)]	$450.0	$64.0	L + 1.15%	12/18/2019
Unsecured Term Loan C [(3)]	150.0	—	L + 1.30%	9/29/2020
Unsecured Term Loan B [(3)]	150.0	150.0	L + 1.70%	3/21/2021
Unsecured Term Loan A [(3)]	150.0	150.0	L + 1.65%	3/31/2022
Series F Unsecured Notes	100.0	100.0	3.98%	1/5/2023
Series A Unsecured Notes	50.0	50.0	4.98%	10/1/2024
Series D Unsecured Notes	100.0	100.0	4.32%	2/20/2025
Series B Unsecured Notes	50.0	50.0	4.98%	7/1/2026
Series C Unsecured Notes	80.0	80.0	4.42%	12/30/2026
Series E Unsecured Notes	20.0	20.0	4.42%	2/20/2027
Total / weighted average unsecured [(4)]	**$1,300.0**	**$764.0**	**3.66%**	**6.9 Years**
Secured debt:				
Union Fidelity Life Insurance Co.	5.6	5.6	5.81%	4/30/2017
Principal Life Insurance Company	5.6	5.6	5.73%	5/5/2017
Webster Bank, National Association	2.9	2.9	3.66%	5/29/2017
Webster Bank, National Association	3.1	3.1	3.64%	5/31/2017
Wells Fargo, National Association	4.1	4.1	5.90%	8/1/2017
Connecticut General Life Insurance Company -1 Facility	56.7	56.7	6.50%	2/1/2018
Connecticut General Life Insurance Company -2 Facility	47.1	47.1	5.75%	2/1/2018
Connecticut General Life Insurance Company -3 Facility	16.3	16.3	5.88%	2/1/2018
Wells Fargo Bank, National Association CMBS Loan	57.4	57.4	4.31%	12/1/2022
Total / weighted average secured	**$198.8**	**$198.8**	**5.50%**	**2.9 Years**
Add: Fair Market Value Premiums		$0.2		
Less: Total unamortized deferred financing fees and debt issuance costs		$(6.3)		
Total / weighted average	**$1,498.8**	**$956.7**	**4.04%**	**6.1 Years**

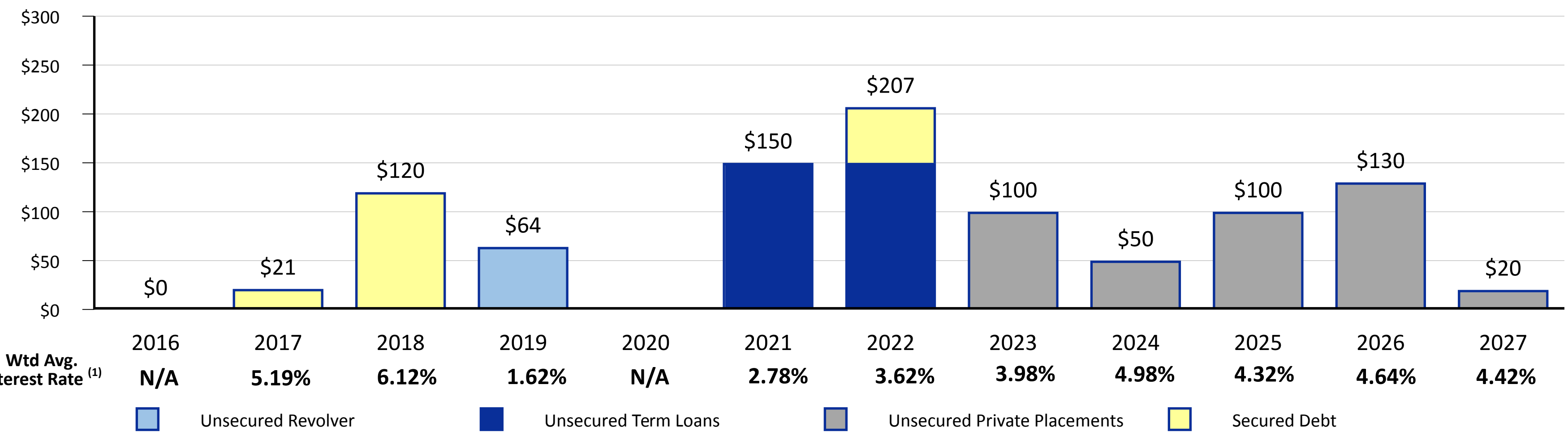
PRINCIPAL BALANCE



(1) Current interest rate as of June 30, 2016. At June 30, 2016 the one-month LIBOR was 0.46505%. The current interest rates presented in the table above are not adjusted to include the amortization of deferred financing fees or debt issuance costs incurred in obtaining debt or the unamortized fair market value premium.
(2) The weighted average interest rate and weighted average debt maturity is calculated based on the principal balance outstanding as of June 30, 2016.
(3) The interest rate on these unsecured facilities represents the interest rate as of June 30, 2016 based on the Company's Consolidated Leverage Level.
(4) The weighted average interest rate was calculated using the current swapped notional amount of $300 million of debt, and excludes any fair market value premiums or discounts and also excludes the amortization of deferred financing fees and debt issuance costs incurred in obtaining debt. As of June 30 2016, one-month LIBOR for Unsecured Term Loan A, B, and C is swapped to a fixed rate of 1.70%, 1.08%, and 1.39%, respectively.

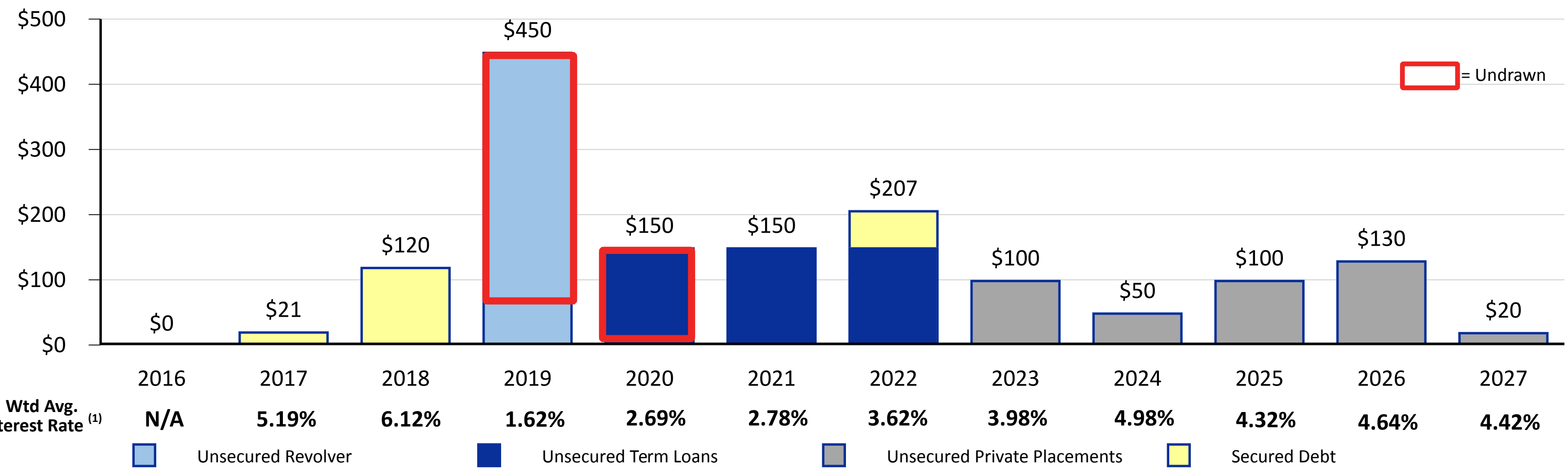
DEBT MATURITY SCHEDULE

PRINCIPAL BALANCE AS OF JUNE 30, 2016 ($000,000'S)



	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Wtd Avg. Interest Rate (1)	**N/A**	**5.19%**	**6.12%**	**1.62%**	**N/A**	**2.78%**	**3.62%**	**3.98%**	**4.98%**	**4.32%**	**4.64%**	**4.42%**

FULLY COMMITTED AS OF JUNE 30, 2016 ($000,000'S)



	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Wtd Avg. Interest Rate (1)	**N/A**	**5.19%**	**6.12%**	**1.62%**	**2.69%**	**2.78%**	**3.62%**	**3.98%**	**4.98%**	**4.32%**	**4.64%**	**4.42%**

(1) The weighted average interest rate for unsecured debt was calculated using the current swapped notional amount of $300 million of debt, and excludes any fair market value premiums or discounts and also excludes the amortization of deferred financing fees and debt issuance costs incurred in obtaining debt. As of June 30 2016, one-month LIBOR for Unsecured Term Loan A, B, and C is swapped to a fixed rate of 1.70%, 1.08%, and 1.39%, respectively.

DEBT METRICS

($ in 000,000s)	Three months ended			
	June 30, 2016	March 31, 2016	December 31, 2015	September 30, 2015
Net debt /adjusted EBITDA ratio				
Total debt (principal balance at quarter end)	$962.8	$920.6	$987.2	$860.3
Net debt (less cash) (at quarter end)	954.8	905.1	975.2	847.8
Adjusted EBITDA (annualized) (1)(2)	172.4	173.1	167.5	163.6
Net debt/ adjusted EBITDA ratio	**5.5x**	**5.2x**	**5.8x**	**5.2x**
Run rate net debt /adjusted EBITDA ratio				
Adjusted EBITDA (annualized) (1)(2)	$172.4	$173.1	$167.5	$163.6
Annualized adjusted EBITDA from acquisitions' timing (2)	1.3	(1.3)	7.8	4.5
Run rate adjusted EBITDA (2)	$173.7	$171.8	$175.3	$168.1
Net debt/ run rate annualized adjusted EBITDA ratio	**5.5x**	**5.3x**	**5.6x**	**5.0x**
Interest coverage ratio				
Adjusted EBITDA (annualized) (1)(2)	$172.4	$173.1	$167.5	$163.6
Cash interest expense (annualized) (3)	40.4	41.9	37.9	35.7
Interest coverage ratio	**4.3x**	**4.1x**	**4.4x**	**4.6x**
Leverage Levels				
Net debt / total real estate cost basis (at quarter end) (2)	43.2%	41.6 %	45.0%	41.0%
Total debt / total enterprise value (at quarter end)	33.3%	35.4 %	40.3%	37.4%
Liquidity / Capacity				
Liquidity	$438.0	$476.0	$422.0	$479.0
Capacity	$533.0	$594.0	$544.0	$572.0

(1) Adjusted EBITDA as calculated in Financials Section.
(2) Defined in Definitions section.
(3) Excludes annualized non-cash expenses within interest expense (e.g. deferred financing costs and fair market value of debt adjustments).

DEBT COVENANTS

BANK UNSECURED CREDIT FACILITIES COVENANTS [1]					
Bank Unsecured Credit Facilities [1]	**Covenant**	**Q2 2016**	**Q1 2016**	**Q4 2015**	**Q3 2015**
Consolidated Leverage Ratio	< 60%	39.0%	37.5%	40.2%	37.1%
Secured Leverage Ratio	< 40%	8.0%	8.7%	9.4%	10.0%
Unencumbered Leverage Ratio	< 60%	38.5%	36.4%	38.9%	34.4%
Interest Coverage Ratio	> 1.5x	4.3x	4.1x	4.4x	4.6x
Unsecured Interest Coverage Ratio	> 1.75x	5.5x	5.3x	6.2x	6.3x
Fixed Charge Coverage Ratio	> 1.5x	2.8x	3.0x	3.1x	3.2x

(1) Calculations as stipulated in the respective debt agreements. Please refer to the agreements for definitions and calculation detail.

SHARES OUTSTANDING & DIVIDENDS

	Three months ended				
	June 30, 2016	March 31, 2016	December 31, 2015	September 30, 2015	June 30, 2015
Weighted average common shares, participating securities, performance units and other units					
Weighted average common shares outstanding	67,910,361	67,889,217	67,805,519	67,799,700	65,285,388
Weighted average participating securities outstanding	275,426	241,929	271,400	275,663	286,280
Weighted average performance units	—	11,813	—	—	—
Weighted average units outstanding	3,702,373	3,680,206	3,486,150	3,474,370	3,458,742
Weighted average common shares, participating securities, performance and other units - basic	71,888,160	71,823,165	71,563,069	71,549,733	69,030,410
Weighted average performance units	258,904	75,342	—	—	—
Weighted average common shares, participating securities, performance and other units - diluted	72,147,064	71,898,507	71,563,069	71,549,733	69,030,410
Fully diluted common shares, participating securities, performance units and other units (at quarter end)	72,147,652	72,050,591	71,603,310	71,551,482	71,399,808
Common Dividend Yield					
Dividend declared per common share (quarterly) [1]	$0.3475	$0.3475	$0.3450	$0.3450	$0.3375
Common share price (at quarter end) [2]	$23.81	$20.36	$18.45	$18.21	$20.00
Dividend yield (at quarter end)	5.8%	6.8%	7.5%	7.6%	6.8%
AFFO dividend payout ratio	89.1%	86.9%	86.3%	86.3%	93.8%

(1) Sum of quarter's monthly declared dividends.
(2) Closing stock price at quarter end.

DEFINITIONS

NON-GAAP FINANCIAL MEASURES & OTHER DEFINITIONS

Non-GAAP Financial Measures and Other Definitions

Acquisition Capital Expenditures: We define Acquisition Capital Expenditure as Recurring and Non-Recurring Capital Expenditures identified at the time of acquisition and underwritten to occur in the first twelve months. Acquisition Capital Expenditures also include new lease commissions and tenant improvements for space that was not occupied under STAG's ownership.

Adjusted Earnings before Interest, Taxes, Depreciation, and Amortization (Adjusted EBITDA): We define Adjusted EBITDA as net income (loss) (computed in accordance with GAAP) before interest, tax, depreciation and amortization, property acquisition costs, gain on the sales of rental property, termination income, straight-line rent adjustments, non-cash compensation, intangible amortization in rental income, loss on impairments, loss on extinguishment of debt and other non-recurring items.

We define Annualized Adjusted EBITDA as Adjusted EBITDA multiplied by four.

We define Run Rate Adjusted EBITDA as Adjusted EBITDA plus incremental Adjusted EBITDA related to acquisitions acquired in each quarter for which a full quarter's results were not reflected less Adjusted EBITDA related to the quarter's dispositions. Run Rate Adjusted EBITA does not reflect the Company's historical results and does not predict future results, which may be substantially different.

Annualized Base Rental Revenue: We define Annualized Base Rental Revenue as the monthly base cash rent for the applicable property or properties (which is different from rent calculated in accordance with GAAP for purposes of our financial statements), multiplied by 12. If a tenant is in a free rent period the annualized rent is calculated based on the first contractual monthly base rent amount multiplied by 12.

Capitalization Rate: We define Capitalization Rate as the estimated weighted average cash capitalization rate, calculated by dividing (i) the Company's estimate of year one net operating income from the applicable property's operations stabilized for occupancy (post-lease-up for vacant properties), which does not include termination income, miscellaneous other income, capital expenditures, general and administrative costs, reserves, tenant improvements and leasing commissions, credit loss, or vacancy loss, by (ii) the Purchase Price plus estimated Acquisition Capital Expenditures. These capitalization rate estimates are subject to risks, uncertainties, and assumptions and are not guarantees of future performance, which may be affected by known and unknown risks, trends, uncertainties, and factors that are beyond our control, including those risk factors contained in our Annual Report on Form 10-K for the year ended December 31, 2015.

Comparable Lease: We define a Comparable Lease as a lease with a similar lease structure as compared to the previous in-place lease, excluding new leases for space that was not occupied under STAG's ownership, leases on space with downtime in excess of two years, leases associated with non-core flex/office assets, and leases with materially different lease structures.

Debt Capacity: We define Debt Capacity as the aggregate undrawn nominal commitments under the Company's unsecured debt instruments.

Fixed Charge Coverage Ratio: We define the Fixed Charge Coverage Ratio as Adjusted EBITDA divided by cash interest expense, preferred dividends paid and principal payments.

Non-GAAP Financial Measures and Other Definitions (continued)

Funds from Operations (FFO), Core FFO, and Adjusted FFO (AFFO): We define FFO in accordance with the standards established by the National Association of Real Estate Investment Trusts ("NAREIT"). FFO represents net income (loss) (computed in accordance with GAAP), excluding gains (or losses) from sales of depreciable operating property, impairment write-downs of depreciable real estate, real estate related depreciation and amortization (excluding amortization of deferred financing costs and fair market value of debt adjustment) and after adjustments for unconsolidated partnerships and joint ventures. Core FFO and AFFO exclude property acquisition costs, lease termination income, intangible amortization in rental income, loss on extinguishment of debt, and non-recurring other expenses. AFFO also excludes non-rental property depreciation and amortization, straight-line rent adjustments, non-cash portion of interest expense, non-cash compensation expense and deducts recurring capital expenditures and lease renewal commissions and tenant improvements.

GAAP: U.S. generally accepted accounting principles.

GAAP Rent Change: We define GAAP Rent Change as the change in the average base rent (excluding above/below market lease amortization as required by GAAP) of the Comparable Lease.

Immediate Availability: We define Immediate Availability as the amount of Debt Capacity the Company could immediately borrow consistent with the financial covenants in its debt instruments.

Interest Coverage Ratio: We define the Interest Coverage Ratio as Adjusted EBITDA divided by interest expense less the non-cash portion of interest expense.

Location Classification: We define primary markets as the 29 largest industrial metropolitan areas, which each have approximately 200 million or more in net rentable square footage. We define secondary industrial markets as the markets which each have net rentable square footage ranging from approximately 25 million to approximately 200 million. We define tertiary markets as markets with less than 25 million square feet of net rentable square footage.

Net operating income (NOI), Cash NOI, and Run Rate Cash NOI: We define NOI as rental income, including reimbursements, less property expenses and real estate taxes, which excludes depreciation, amortization, loss on impairments, general and administrative expenses, interest expense, interest income, corporate sub-lease rental income, asset management fee income, property acquisition costs, loss on extinguishment of debt, gain on sales of rental property, and other expenses.

We define Cash NOI as NOI less straight-line rent adjustments and less intangible amortization in rental income.

We define Run Rate Cash NOI as Cash NOI plus Cash NOI adjusted for a full period of acquisitions, less cash termination income, and less Cash NOI from dispositions. Run rate Cash NOI does not reflect the Company's historical results and does not predict future results, which may be substantially different.

Non-GAAP Financial Measures and Other Definitions (continued)

Non-Recurring Capital Expenditures: We define Non-Recurring Capital Expenditures as capital items for upgrades or items that previously did not exist at a building or capital items which have a longer useful life, such as roof replacements.

Occupancy Rate: We define Occupancy Rate as the percentage of total leasable square footage for which the lease term has commenced as of the close of the reporting period.

Pipeline: We define Pipeline as 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.

Recurring Capital Expenditures: We define Recurring Capital Expenditures as capital items required to sustain existing systems and capital items which generally have a shorter useful life.

Renewal Lease: We define a Renewal Lease as a lease signed by an existing tenant to extend the term for twelve months or more, including (i) a renewal of the same space as the current lease at lease expiration, (ii) a renewal of only a portion of the current space at lease expiration and (iii) an early renewal or workout, which ultimately does extend the original term for twelve months or more, but the renewal term commences before the lease expiration of their current lease. Renewal Leases exclude flex/office assets unless otherwise defined.

Real Estate Cost Basis: We define Real Estate Cost Basis as the book value of rental property and deferred leasing intangibles, exclusive of the related accumulated depreciation and amortization.

Retention: We define Retention as the percentage determined by taking Renewal Lease square footage commencing in the period divided by square feet of leases expiring in the period. Neither the Renewal Leases nor leases expiring include Temporary Leases or License Agreements. Retention excludes flex/office assets unless otherwise defined.

Temporary Leases/License Agreements: We define a Temporary Lease or a License Agreement as any lease that is signed for an initial term of less than twelve months; this includes short-term new leases and short-term renewal leases.

Weighted Average Lease Term: We define Weighted Average Lease Term as the lease term in years as of the lease start date weighted by square footage. Weighted Average Lease Term related to acquired assets reflects the remaining lease term in years as of the acquisition date weighted by square footage.