STAG INDUSTRIAL

SUPPLEMENTAL INFORMATION

UNAUDITED THIRD 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. These materials 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.

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OVERVIEW

Snapshot (September 30, 2016)	
Square Feet	58.6 million
Number of Buildings / States	300 / 37
Portfolio Occupancy	95.3%
Weighted Average Lease Term	4.1 years
Weighted Average Rent	$4.01/sf
Equity Market Cap	$1,872 million
Total Enterprise Value	$3,117 million
Net Debt to Run Rate Adjusted EBITDA	5.3x
Fixed Charge Coverage Ratio	3.0x
Stock Price (close)	$24.51
Monthly Dividend (annualized)	$0.115833 ($1.39)
Dividend Yield	5.7% [1]

(1) Based on the September 30, 2016 monthly dividend of $0.115833 annualized per common share and closing stock price as of September 30, 2016 of $24.51.

CONSOLIDATED BALANCE SHEETS

(in thousands, except share data)	September 30, 2016	December 31, 2015
Assets		
Rental Property:		
Land	$ 254,909	$ 228,919
Buildings and improvements, net of accumulated depreciation of $183,386 and $150,395, respectively	1,440,311	1,332,298
Deferred leasing intangibles, net of accumulated amortization of $238,235 and $200,758, respectively	276,829	276,272
Total rental property, net	1,972,049	1,837,489
Cash and cash equivalents	12,273	12,011
Restricted cash	9,325	8,395
Tenant accounts receivable, net	23,302	21,478
Prepaid expenses and other assets	24,978	18,064
Interest rate swaps	—	1,867
Assets held for sale, net	6,617	—
Total assets	**$ 2,048,544**	**$ 1,899,304**
Liabilities and Equity		
Liabilities:		
Unsecured credit facility	$ 129,000	$ 56,000
Unsecured term loans, net	297,032	296,618
Unsecured notes, net	397,909	397,720
Mortgage notes, net	200,855	229,910
Accounts payable, accrued expenses and other liabilities	34,994	25,662
Interest rate swaps	15,953	3,766
Tenant prepaid rent and security deposits	15,146	14,628
Dividends and distributions payable	8,814	8,234
Deferred leasing intangibles, net of accumulated amortization of $10,132 and $8,536, respectively	14,899	11,387
Total liabilities	**$ 1,114,602**	**$ 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 September 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 September 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 September 30, 2016 and no shares issued and outstanding at December 31, 2015	75,000	—
Common stock, par value $0.01 per share, 150,000,000 shares authorized, 72,460,009 and 68,077,333 shares issued and outstanding at September 30, 2016 and December 31, 2015, respectively	725	681
Additional paid-in capital	1,117,045	1,017,394
Common stock dividends in excess of earnings	(416,540)	(334,623)
Accumulated other comprehensive loss	(15,669)	(2,350)
Total stockholders' equity	899,561	820,102
Noncontrolling interest	34,381	35,277
Total equity	**933,942**	**855,379**
Total liabilities and equity	**$ 2,048,544**	**$ 1,899,304**

CONSOLIDATED STATEMENTS OF OPERATIONS

(in thousands, except share data)	Three months ended September 30, 2016	Three months ended September 30, 2015	Nine months ended September 30, 2016	Nine months ended September 30, 2015
Revenue				
Rental income	$ 53,511	$ 47,731	$ 156,575	$ 136,201
Tenant recoveries	8,911	8,063	26,807	23,135
Other income	173	127	327	410
Total revenue	62,595	55,921	183,709	159,746
Expenses				
Property	11,258	10,949	35,672	31,265
General and administrative	7,603	6,429	26,373	21,453
Property acquisition costs	1,978	1,006	3,113	2,511
Depreciation and amortization	32,020	28,656	93,318	82,042
Loss on impairments	—	5,733	11,231	8,378
Other expenses	279	226	857	892
Total expenses	53,138	52,999	170,564	146,541
Other income (expense)				
Interest income	3	2	8	7
Interest expense	(10,504)	(9,317)	(31,841)	(26,260)
Loss on extinguishment of debt	—	—	(1,973)	—
Gain on the sales of rental property, net	643	1,713	21,589	1,713
Total other income (expense)	(9,858)	(7,602)	(12,217)	(24,540)
Net income (loss)	**$ (401)**	**$ (4,680)**	**$ 928**	**$ (11,335)**
Less: loss attributable to noncontrolling interest after preferred stock dividends	(216)	(359)	(505)	(951)
Net income (loss) attributable to STAG Industrial, Inc.	**$ (185)**	**$ (4,321)**	**$ 1,433**	**$ (10,384)**
Less: preferred stock dividends	4,001	2,712	10,914	8,136
Less: amount allocated to participating securities	95	95	289	291
Net loss attributable to common stockholders	**$ (4,281)**	**$ (7,128)**	**$ (9,770)**	**$ (18,811)**
Weighted average common shares outstanding — basic and diluted	71,130,848	67,799,700	68,984,670	65,803,304
Net loss per share — basic and diluted				
Net loss per share — basic and diluted	**$ (0.06)**	**$ (0.11)**	**$ (0.14)**	**$ (0.29)**

NET OPERATING INCOME (NOI) & CASH NOI

(in thousands)	Three months ended September 30, 2016	Three months ended September 30, 2015	Nine months ended September 30, 2016	Nine months ended September 30, 2015
Net income (loss)	$ (401)	$ (4,680)	$ 928	$ (11,335)
Asset management fee income	(60)	(87)	(166)	(302)
General and administrative	7,603	6,429	26,373	21,453
Property acquisition costs	1,978	1,006	3,113	2,511
Depreciation and amortization	32,020	28,656	93,318	82,042
Interest income	(3)	(2)	(8)	(7)
Interest expense	10,504	9,317	31,841	26,260
Loss on impairments	—	5,733	11,231	8,378
Loss on extinguishment of debt	—	—	1,973	—
Other expenses	279	226	857	892
Gain on the sales of rental property, net	(643)	(1,713)	(21,589)	(1,713)
Corporate sublease rental income	—	(85)	—	(187)
Net operating income	**$ 51,277**	**$ 44,800**	**$ 147,871**	**$ 127,992**
Net operating income	$ 51,277	$ 44,800	$ 147,871	$ 127,992
Straight-line rent adjustments, net	(914)	395	(2,264)	(2,305)
Intangible amortization in rental income, net	1,564	2,051	4,751	6,331
Cash net operating income	**$ 51,927**	**$ 47,246**	**$ 150,358**	**$ 132,018**
Cash net operating income	$ 51,927			
Cash NOI from acquisitions' and dispositions' timing	1,893			
Run rate cash NOI	**$ 53,820**			

FUNDS FROM OPERATIONS (FFO) & CORE FFO

STAG INDUSTRIAL

(in thousands, except share data)	Three months ended September 30, 2016	Three months ended September 30, 2015	Nine months ended September 30, 2016	Nine months ended September 30, 2015
Net income (loss)	$ (401)	$ (4,680)	$ 928	$ (11,335)
Rental property depreciation and amortization	31,947	28,610	93,130	81,910
Loss on impairments	—	5,733	11,231	8,378
Gain on the sales of rental property, net	(643)	(1,713)	(21,589)	(1,713)
Funds from operations	**$ 30,903**	**$ 27,950**	**$ 83,700**	**$ 77,240**
Preferred stock dividends	(4,001)	(2,712)	(10,914)	(8,136)
Amount allocated to participating securities	(95)	(95)	(289)	(291)
Funds from operations attributable to common stockholders and unit holders	**$ 26,807**	**$ 25,143**	**$ 72,497**	**$ 68,813**
Funds from operations attributable to common stockholders and unit holders	$ 26,807	$ 25,143	$ 72,497	$ 68,813
Intangible amortization in rental income, net	1,564	2,051	4,751	6,331
Termination income	(71)	(460)	(199)	(1,687)
Property acquisition costs	1,978	1,006	3,113	2,511
Loss on extinguishment of debt	—	—	1,973	—
Severance costs	—	—	3,063	—
Non-recurring other expenses	—	—	—	167
Core funds from operations	**$ 30,278**	**$ 27,740**	**$ 85,198**	**$ 76,135**
Weighted average common shares, participating securities, performance units and other units				
Weighted average common shares outstanding	71,130,848	67,799,700	68,984,670	65,803,304
Weighted average participating securities outstanding	272,337	275,663	277,720	284,020
Weighted average units outstanding	3,684,471	3,474,370	3,689,000	3,394,986
Weighted average common shares, participating securities, other units - basic and diluted	**75,087,656**	**71,549,733**	**72,951,390**	**69,482,310**
Weighted average performance units	278,788	—	210,617	—
Weighted average common shares, participating securities, performance and other units - diluted	**75,366,444**	**71,549,733**	**73,162,007**	**69,482,310**
Core funds from operations per share / unit - basic	**$ 0.40**	**$ 0.39**	**$ 1.17**	**$ 1.10**
Core funds from operations per share / unit - diluted	**$ 0.40**	**$ 0.39**	**$ 1.16**	**$ 1.10**

ADJUSTED EBITDA & ADJUSTED FUNDS FROM OPERATIONS (AFFO)

(in thousands, except share data)	Three months ended September 30, 2016	Three months ended September 30, 2015	Nine months ended September 30, 2016	Nine months ended September 30, 2015
Net income (loss)	$ (401)	$ (4,680)	$ 928	$ (11,335)
Intangible amortization in rental income, net	1,564	2,051	4,751	6,331
Straight-line rent adjustments, net	(841)	(930)	(2,026)	(2,410)
Non-cash compensation expense	2,043	1,919	6,128	5,667
Termination income	(71)	(460)	(199)	(1,687)
Property acquisition costs	1,978	1,006	3,113	2,511
Depreciation and amortization	32,020	28,656	93,318	82,042
Interest income	(3)	(2)	(8)	(7)
Interest expense	10,504	9,317	31,841	26,260
Severance costs	—	—	3,063	—
Non-recurring other expenses	—	—	—	167
Loss on impairments	—	5,733	11,231	8,378
Loss on extinguishment of debt	—	—	1,973	—
Gain on the sales of rental property, net	(643)	(1,713)	(21,589)	(1,713)
Adjusted EBITDA	**$ 46,150**	**$ 40,897**	**$ 132,524**	**$ 114,204**
Adjusted EBITDA	$ 46,150			
Adjusted EBITDA from acquisitions' and dispositions' timing	1,893			
Run rate adjusted EBITDA	**$ 48,043**			
Core funds from operations	$ 30,278	$ 27,740	$ 85,198	$ 76,135
Add: non-rental property depreciation and amortization	73	46	188	132
Straight-line rent adjustments, net	(841)	(930)	(2,026)	(2,410)
Recurring capital expenditures	(306)	(252)	(1,059)	(588)
Renewal lease commissions and tenant improvements	(709)	(481)	(1,846)	(1,367)
Non-cash portion of interest expense	428	399	1,208	907
Non-cash compensation expense	2,043	1,919	6,128	5,667
Adjusted funds from operations [(1)]	**$ 30,966**	**$ 28,441**	**$ 87,791**	**$ 78,476**

(1) Excludes Non-Recurring Capital Expenditures of approximately $2,527, $7,220, $4,822 and $9,498 and new leasing commissions and tenant improvements of approximately $228, $1,085, $446 and $661, for the three and nine months ended September 30, 2016 and September 30, 2015, respectively.

ACQUISITIONS

THIRD QUARTER 2016 ACQUISITIONS						
Location (CBSA)	**Date Acquired**	**Square Feet**	**Buildings**	**Purchase Price ($MM)**	**Weighted Average Lease Term (Years)**	**Capitalization Rate**
Columbia, SC	7/11/2016	185,600	1	$7.3	10.0	
Augusta-Richmond County, GA-SC	7/11/2016	450,000	1	15.7	3.5	
Greenville-Anderson-Mauldin, SC	7/11/2016	168,087	1	7.0	3.2	
Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	8/11/2016	217,000	2	11.2	2.1	
Detroit-Warren-Dearborn, MI	8/12/2016	268,000	1	18.7	9.2	
Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	8/18/2016	485,987	1	27.5	15.0	
Worcester, MA-CT	9/12/2016	121,700	1	7.9	4.3	
Dallas-Fort Worth-Arlington, TX	9/22/2016	420,000	1	19.1	3.0	
Atlanta-Sandy Springs-Roswell, GA	9/22/2016	799,200	2	24.9	3.1	
Charlotte-Concord-Gastonia, NC-SC	9/29/2016	315,520	1	9.9	1.8	
Augusta-Waterville, ME	9/30/2016	265,000	1	16.8	14.8	
Total/weighted average		**3,696,094**	**13**	**$166.0**	**6.2**	**7.9%**

2016 ACQUISITIONS					
Quarter	**Square Feet**	**Buildings**	**Purchase Price ($MM)**	**Weighted Average Lease Term (Years)**	**Capitalization Rate**
Q1	710,754	5	$27.9	4.3	8.5%
Q2	1,389,639	5	58.2	6.6	7.9%
Q3	3,696,094	13	166.0	6.2	7.9%
Total/weighted average	**5,796,487**	**23**	**$252.1**	**6.1**	**8.0%**

DISPOSITIONS

THIRD QUARTER 2016 DISPOSITIONS				
Location (CBSA)	**Date Disposed**	**Square Feet**	**Buildings**	**Sales Price ($MM)**
Jackson, MS	7/1/2016	51,509	2	
Dayton, OH	8/29/2016	88,000	1	
Total		**139,509**	**3**	**$0.8**

2016 DISPOSITIONS			
Quarter	**Square Feet**	**Buildings**	**Sales Price ($MM)**
Q1	1,182,450	4	$32.8
Q2	634,404	7	17.8
Q3	139,509	3	0.8
Total	**1,956,363**	**14**	**$51.4**

SAME STORE NOI

(in thousands, except building count data and square footage)	Three months ended September 30, 2016	2015	Change	% Change	Nine months ended September 30, 2016	2015	Change	% Change
Same store square footage	45,827,047				42,693,947			
Same store buildings	228				211			
% of total portfolio	78.2%				72.9%			
Occupancy percentage at quarter end	95.9%	96.7%		(0.8)%	95.6%	96.7%		(1.1)%
Total GAAP operating revenue	$49,448	$48,613	$835		$134,752	$133,067	$1,685	
Total GAAP operating expenses	(8,314)	(8,647)	333		(23,629)	(23,821)	192	
Same store operating GAAP NOI	**$41,134**	**$39,966**	**$1,168**	**2.9%**	**$111,123**	**$109,246**	**$1,877**	**1.7%**
Total same store cash operating revenue	50,232	49,176	1,056		137,382	134,853	2,529	
Total same store cash operating expenses	(8,308)	(8,641)	333		(23,610)	(23,803)	193	
Same store operating cash NOI	**$41,924**	**$40,535**	**$1,389**	**3.4%**	**$113,772**	**$111,050**	**$2,722**	**2.5%**
Flex/office cash NOI	$1,299	$1,668	($369)	(22.1%)	$3,573	$5,223	($1,650)	(31.6%)

CAPITAL EXPENDITURES

(in thousands) CAPITAL EXPENDITURES, TENANT IMPROVEMENTS, AND LEASE COMMISSIONS SUMMARY	Three Months Ended September 30, 2016		Nine Months Ended September 30, 2016	
	2016	2015	2016	2015
Renewal tenant improvements and lease commissions	$633	$480	$1,756	$1,338
New tenant improvements and lease commissions	228	325	1,003	457
Total tenant improvements (TIs) and lease commissions (LCs)	**$861**	**$805**	**$2,759**	**$1,795**
Recurring capital expenditures	$306	$249	$938	$350
Non-recurring capital expenditures	2,527	4,154	7,211	8,227
Total recurring and non-recurring capital expenditures	**$2,833**	**$4,403**	**$8,149**	**$8,577**
Total operating portfolio capital expenditures, TIs and LCs	**$3,694**	**$5,208**	**$10,908**	**$10,372**
Flex/office capital expenditures	**$76**	**$793**	**$302**	**$1,741**
Acquisition capital expenditures	**$2,741**	**$1,225**	**$7,506**	**$1,324**
Building expansions and redevelopment	**$2,856**	**$98**	**$6,002**	**$98**
Total capital expenditures, building expansions, TIs, and LCs	**$9,367**	**$7,324**	**$24,718**	**$13,535**
RECONCILIATION OF CAPITAL EXPENDITURES TO STATEMENT OF CASH FLOWS				
Additions to building and other capital improvements per cash flow statement	$9,502	$5,459	$20,703	$10,053
Non-cash additions to building and building improvements per cash flow statement	1	—	1,018	—
Change in additions of land and building and improvements included in in accounts payable, accrued expenses and other liabilities per cash flow statement	(624)	1,041	583	1,687
New and renewal lease commissions	488	824	2,414	1,795
Total capital expenditures, building expansions, TIs, and LCs	**$9,367**	**$7,324**	**$24,718**	**$13,535**

PORTFOLIO CHARACTERISTICS

BUILDING TYPE AS OF SEPTEMBER 30, 2016						
		Square Footage			**Annualized Base Rental Revenue**	
Building Type	# of Buildings	Amount	%	Occupancy	Amount	%
Warehouse	236	51,960,143	88.7%	96.2%	$196,707,304	87.8%
Light manufacturing	47	5,343,067	9.1%	97.7%	20,502,450	9.1%
Total operating portfolio	**283**	**57,303,210**	**97.8%**	**96.4%**	**$217,209,754**	**96.9%**
Redevelopment	1	307,315	0.5%	-	-	-
Flex / office	16	970,586	1.7%	65.0%	6,962,776	3.1%
Total portfolio / weighted average	**300**	**58,581,111**	**100.0%**	**95.3%**	**$224,172,530**	**100.0%**

OPERATING PORTFOLIO BUILDINGS BY LOCATION AS OF SEPTEMBER 30, 2016						
		Square Footage			**Annualized Base Rental Revenue**	
Location Classification	# of Buildings	Amount	%	Occupancy	Amount	%
Primary (greater than 200 million net rentable square feet)	62	13,858,932	24.2%	97.2%	$54,586,151	25.1%
Secondary (25 million to 200 million net rentable square feet)	176	36,416,058	63.5%	96.6%	138,614,651	63.8%
Tertiary (less than 25 million net rentable square feet)	45	7,028,220	12.3%	93.7%	24,008,952	11.1%
Total / weighted average	**283**	**57,303,210**	**100.0%**	**96.4%**	**$217,209,754**	**100.0%**

PORTFOLIO OCCUPANCY BRIDGE

PORTFOLIO SQUARE FOOTAGE CHANGES	Three Months Ended September 30, 2016		Nine Months Ended September 30, 2016	
Total square feet beginning of period	**55,025,346**		**54,712,384**	
Acquisitions	3,696,094		5,796,487	
Dispositions	(139,509)		(1,956,363)	
Building expansions	—		26,058	
Remeasurements / other	(820)		2,545	
Total square feet end of period	**58,581,111**		**58,581,111**	
OCCUPANCY CHANGES				
Occupied square feet beginning of period (occupancy)	**52,245,682**	**(94.9%)**	**52,278,957**	**(95.6%)**
Expirations:				
Expiring square footage	(1,276,074)		(3,450,020)	
Lease terminations	(37,100)		(117,765)	
Total expirations	**(1,313,174)**		**(3,567,785)**	
Leases commencing:				
Renewal leases	1,178,574		2,404,454	
New leases	302,226		991,351	
Expansion leases	—		26,058	
Redevelopment net lease activity	(307,315)		(307,315)	
Temporary net lease activity	100,000		(87,605)	
Flex/Office net lease activity	(17,133)		(36,768)	
Total leasing activity	**1,256,352**		**2,990,175**	
Occupied acquired square feet	3,696,094		5,531,361	
Occupied disposed square feet	(41,818)		(1,389,572)	
Total occupancy activity from acquisitions & dispositions	**3,654,276**		**4,141,789**	
Occupied square feet at September 30, 2016 (occupancy)	**55,843,136**	**(95.3%)**	**55,843,136**	**(95.3%)**

LEASING & RETENTION STATISTICS

THIRD QUARTER 2016 OPERATING PORTFOLIO 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	75,500	1.9	$3.89	$3.89	$0.10	$0.09	$0.19	(2.1)%	(2.1)%
Renewal leases	774,749	5.2	3.48	3.61	0.51	0.56	1.07	7.2%	17.8%
Total /weighted avg new & renewal	**850,249**	**4.9**	**$3.51**	**$3.63**	**$0.48**	**$0.52**	**$1.00**	**6.6%**	**16.4%**
Temporary leases	272,080								
Total leasing activity	**1,122,329**								

2016 OPERATING PORTFOLIO 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	295,880	5.5	$4.20	$4.37	$1.45	$0.02	$1.47	(2.1)%	(2.1)%
Renewal leases	4,185,546	4.6	3.95	4.08	0.31	0.32	0.63	0.5%	6.9%
Total /weighted avg new & renewal	**4,481,426**	**4.6**	**$3.96**	**$4.09**	**$0.38**	**$0.30**	**$0.68**	**0.5%**	**6.8%**
Temporary leases	935,820								
Total leasing activity	**5,417,246**								

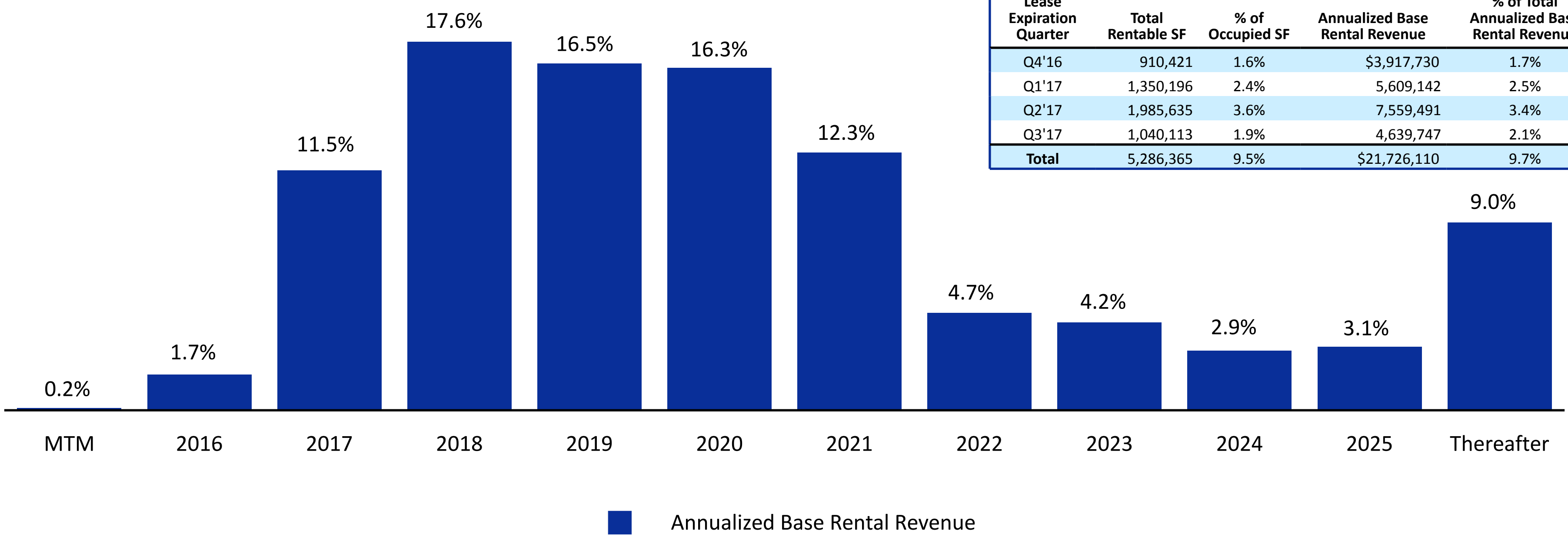
Note: The tables above represents leases signed during the quarter and do not reflect leases commencing during the quarter.

2016 OPERATING PORTFOLIO RETENTION						
Quarter	Expiring Square Footage	Retained Square Footage	W.A. Lease Term (Years)	Retention	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%
Q3	1,276,074	1,178,574	4.2	92.4%	2.5%	3.4%
Total / weighted average	**3,450,020**	**2,404,454**	**4.2**	**69.7%**	**3.6%**	**5.9%**

LEASE EXPIRATION SCHEDULE

LEASE EXPIRATION SCHEDULE AS OF SEPTEMBER 30, 2016					
Lease Expiration Year	Number of Leases Expiring	Total Rentable SF	% of Occupied SF	Annualized Base Rental Revenue	% of Total Annualized Base Rental Revenue
Available	N/A	2,737,975	N/A	N/A	N/A
MTM	5	137,245	0.2%	$373,750	0.2%
2016	7	910,421	1.6%	3,917,730	1.7%
2017	48	6,061,060	10.9%	25,703,166	11.5%
2018	57	10,090,965	18.1%	39,402,709	17.6%
2019	52	9,709,247	17.4%	37,079,447	16.5%
2020	36	8,594,724	15.4%	36,616,495	16.3%
2021	37	6,665,658	11.9%	27,576,874	12.3%
2022	19	2,710,780	4.9%	10,521,198	4.7%
2023	12	2,596,270	4.6%	9,476,182	4.2%
2024	7	1,657,327	3.0%	6,486,761	2.9%
2025	8	1,603,563	2.9%	6,875,492	3.1%
Thereafter	22	5,105,876	9.1%	20,142,726	9.0%
Total / weighted average	**310**	**58,581,111**	**100.0%**	**$224,172,530**	**100.0%**

NEXT FOUR QUARTERS LEASE EXPIRATION				
Lease Expiration Quarter	Total Rentable SF	% of Occupied SF	Annualized Base Rental Revenue	% of Total Annualized Base Rental Revenue
Q4'16	910,421	1.6%	$3,917,730	1.7%
Q1'17	1,350,196	2.4%	5,609,142	2.5%
Q2'17	1,985,635	3.6%	7,559,491	3.4%
Q3'17	1,040,113	1.9%	4,639,747	2.1%
Total	5,286,365	9.5%	$21,726,110	9.7%



TENANT PROFILE

TENANT PROFILE	
	September 30, 2016
Profile	
Number of tenants	262
Average tenant size (square feet)	213,142
Average annualized base rental revenue per square foot	$4.01
Average annualized base rental revenue per tenant	$855,620
Credit [(1)]	
Tenants publicly rated	58.5%
Tenants rated investment grade	30.7%
Tenant revenue > $100 million	88.6%
Tenant revenue > $1 billion	62.2%

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

PORTFOLIO DIVERSIFICATION

GEOGRAPHIC DIVERSIFICATION September 30, 2016			
#	State	# OF CBSA[1]	ABR %
1	Illinois	2	7.7%
2	North Carolina	7	7.7%
3	Ohio	9	7.3%
4	Pennsylvania	7	7.0%
5	South Carolina	6	6.0%
6	Texas	4	5.9%
7	Michigan	5	5.5%
8	New Jersey	3	5.1%
9	Tennessee	6	5.0%
10	Georgia	5	4.5%
	Top 10 States	**54**	**61.7%**
	Top 11-20 States	**39**	**26.1%**
	Total Top 20 States	**93**	**87.8%**

TENANT DIVERSIFICATION September 30, 2016		
#	Tenant	ABR %
1	General Services Administration	3.1%
2	XPO Logistics Supply Chain Inc	2.2%
3	Deckers Outdoor Corporation	1.8%
4	Exel Logistics	1.7%
5	Solo Cup Company	1.7%
6	International Paper Company	1.6%
7	Generation Brands	1.2%
8	Perrigo	1.1%
9	American Tire Distributors Inc	1.0%
10	Spencer Gifts	1.0%
	Top 10 Tenants	**16.4%**
	Top 11-20 tenants	**8.7%**
	Total top 20 tenants	**25.1%**

INDUSTRY DIVERSIFICATION September 30, 2016		
#	Industry	ABR %
1	Automotive	12.5%
2	Air Freight & Logistics	12.0%
3	Ind Equip, Component & Metals	11.0%
4	Containers & Packaging	9.7%
5	Food & Beverages	9.1%
6	Retail	6.7%
7	Personal Products	6.5%
8	Household Durables	5.1%
9	Building Materials	3.8%
10	Non-Profit/Government	3.8%
	Top 10 industries	**80.2%**
	Top 11-20 industries	**19.8%**
	Total industries	**100.0%**

(1) Represents the number of CBSA's STAG is present within respective state.

CAPITAL STRUCTURE & DIVIDENDS

CAPITAL STRUCTURE	Three months ended September 30, 2016
Weighted average common shares, participating securities, performance units and other units	
Weighted average common shares outstanding	71,130,848
Weighted average participating securities outstanding	272,337
Weighted average units outstanding	3,684,471
Weighted average common shares, participating securities, and other units - basic	75,087,656
Weighted average performance units	278,788
Weighted average common shares, participating securities, performance and other units - diluted	75,366,444
Fully diluted common shares, participating securities, performance units and other units (at quarter end)	76,372,678
Enterprise Value as of September 30, 2016 (in millions)	
Equity Market Capitalization (in millions)	$1,872
Debt (principal balance)	1,031
Preferred Equity	214
Enterprise Value	$3,117

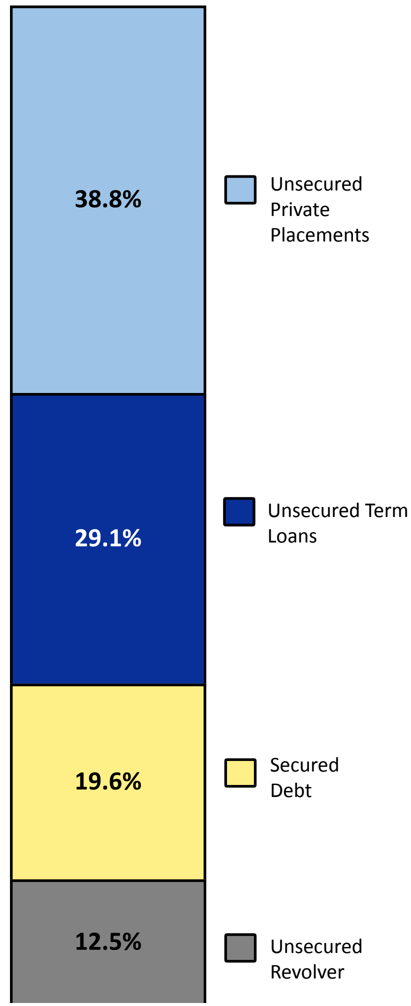
COMMON DIVIDEND INFORMATION	September 30, 2016
Dividend declared per common share (quarterly) [(1)]	$0.3475
Common share price (at quarter end)	$24.51
Dividend yield (at quarter end)	5.7%
AFFO dividend payout ratio	84.8%

(1) Sum of quarter’s monthly declared dividends.

DEBT SUMMARY

AS OF SEPTEMBER 30, 2016 (in millions)				
Category	**Committed**	**Principal Balance**	**Interest Rate[(1)(2)]**	**Current Maturity[(2)]**
Unsecured debt:				
Unsecured Credit Facility [(3)]	$450.0	$129.0	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**	**$829.0**	**3.68%**	**6.4 years**
Secured debt:				
Union Fidelity Life Insurance Co.		$5.5	5.81%	4/30/2017
Principal Life Insurance Company		5.5	5.73%	5/5/2017
Webster Bank, National Association		2.9	3.66%	5/29/2017
Webster Bank, National Association		3.1	3.64%	5/31/2017
Wells Fargo, National Association		4.1	5.90%	8/1/2017
Connecticut General Life Insurance Company -1 Facility		56.5	6.50%	2/1/2018
Connecticut General Life Insurance Company -2 Facility		46.9	5.75%	2/1/2018
Connecticut General Life Insurance Company -3 Facility		16.2	5.88%	2/1/2018
Wells Fargo Bank, National Association CMBS Loan		57.0	4.31%	12/1/2022
Thrivent Financial for Lutherans		4.0	4.78%	12/15/2023
Total / weighted average secured		**$201.7**	**5.49%**	**2.8 years**
Total / weighted average principal		**$1,030.7**	**4.03%**	**5.7 years**
Add: fair market value premiums		0.2		
Less: total unamortized deferred financing fees and debt issuance costs		(6.1)		
Total book value		**$1,024.8**		

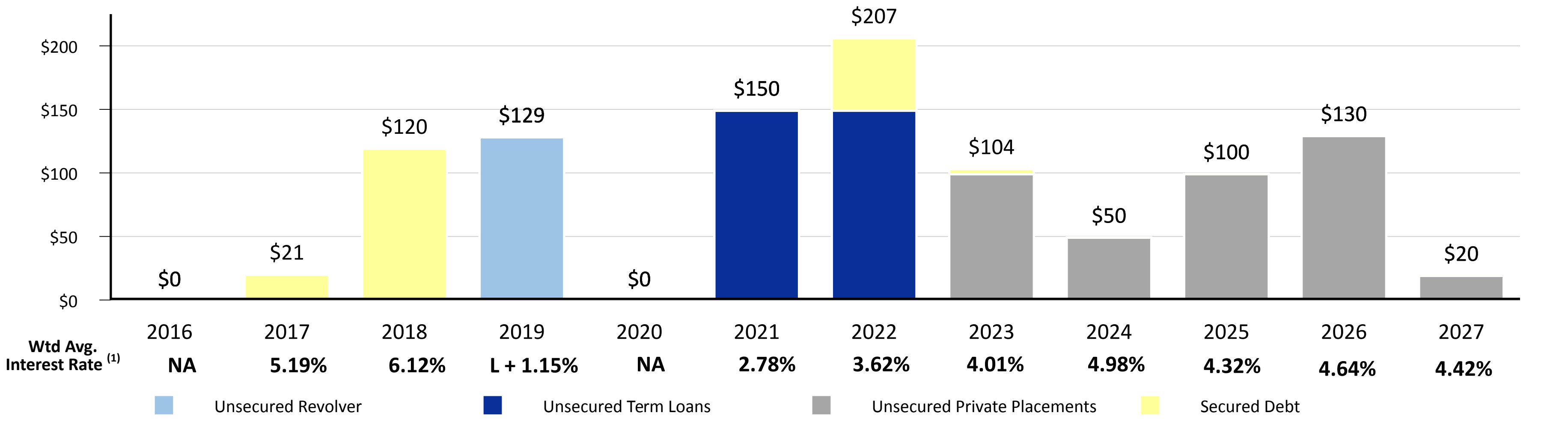
PRINCIPAL BALANCE



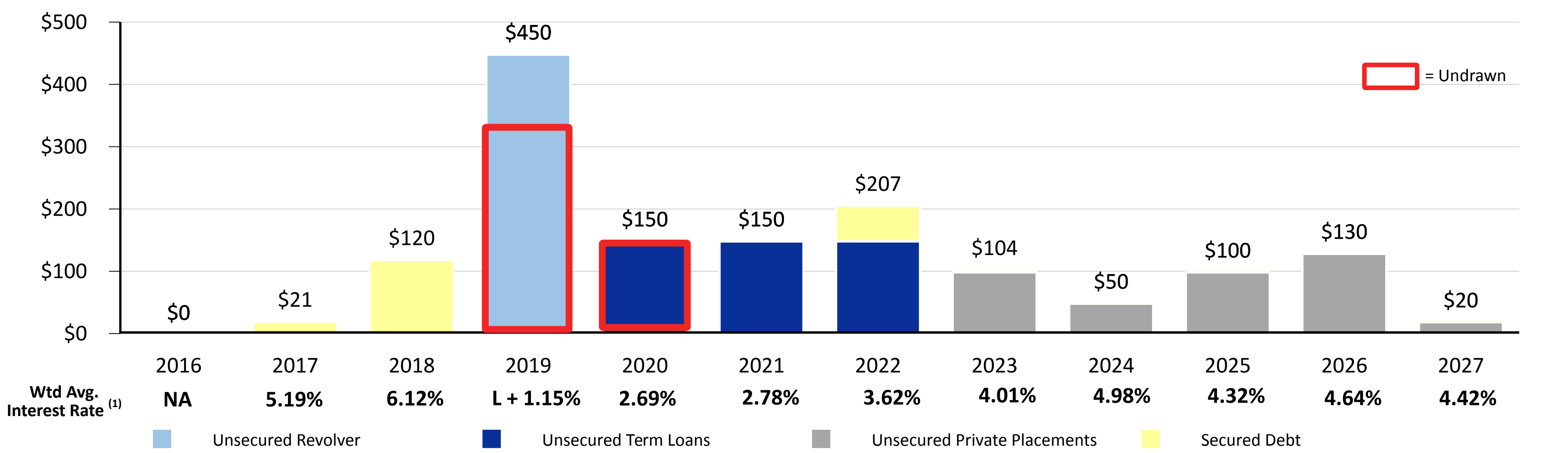
(1) Current interest rate as of September 30, 2016. At September 30, 2016 the one-month LIBOR was 0.53111%. The current interest rates presented in the table above are not adjusted to include the amortization of deferred financing fees or debt issuance costs incurred in obtaining debt or the unamortized 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 September 30, 2016.
(3) The interest rate on these unsecured facilities represents the interest rate as of September 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 $450 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 September 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

(in millions) PRINCIPAL BALANCE AS OF SEPTEMBER 30, 2016



(in millions) FULLY COMMITTED AS OF SEPTEMBER 30, 2016



(1) The weighted average interest rate for unsecured debt was calculated using the current swapped notional amount of $450 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 September 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 & COVENANTS

DEBT METRICS	
	September 30, 2016
Net debt /adjusted EBITDA ratio	5.5x
Run rate net debt /run rate adjusted EBITDA ratio	5.3x
Interest coverage ratio	4.6x
Net debt / total real estate cost basis (at quarter end)	42.9%
Total debt / total enterprise value (at quarter end)	33.1%
Liquidity	$479.8 million
Capacity	$467.5 million

UNSECURED DEBT COVENANTS(1)		
	Covenant	**September 30, 2016**
Consolidated Leverage Ratio	< 60%	38.6%
Secured Leverage Ratio	< 40%	7.5%
Unencumbered Leverage Ratio	< 60%	37.5%
Interest Coverage Ratio	> 1.5x	4.6x
Unsecured Interest Coverage Ratio	> 1.75x	6.1x
Fixed Charge Coverage Ratio	> 1.5x	3.0x

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

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 for the three month period 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 EBITDA does not reflect the Company's historical results and does not predict future results, which may be substantially different.

Adjusted EBITDA and Run Rate EBITDA should not be considered as an alternative to net income (determined in accordance with GAAP) as an indication of our performance, and we believe that to understand our performance further, Adjusted EBITDA and Run Rate Adjusted EBITDA should be compared with our reported net income or net loss in accordance with GAAP, as presented in our consolidated financial statements. We believe that Adjusted EBITDA and Run Rate Adjusted EBITDA are helpful to investors as supplemental measures of the operating performance of a real estate company because they are direct measures of the actual operating results of our industrial properties. We also use these measures in ratios to compare our performance to that of our industry peers.

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, as updated by our quarterly reports on form 10-Q.

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 our ownership, leases on space with downtime in excess of two years, and leases with materially different lease structures.

Non-GAAP Financial Measures and Other Definitions (continued)

Core Based Statistical Area (CBSA): We define Core Based Statistical Area (CBSA) as a U.S. geographic area defined by the Office of Management and Budget that consists of one or more counties (or equivalents) anchored by an urban center of at least 10,000 people plus adjacent counties that are socioeconomically tied to the urban center by commuting.

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

Enterprise Value: We define Enterprise Value as the market value of our common stock (based on the period-end closing price on the NYSE) plus the liquidation value of our preferred stock plus the amounts outstanding under our unsecured credit facility, unsecured term loans, unsecured notes, and mortgage notes.

Equity Market Capitalization: We define Equity Market Capitalization based on period ended closing stock price multiplied by cumulative shares and units at quarter end.

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.

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.

None of FFO, Core FFO or AFFO should be considered as an alternative to net income (determined in accordance with GAAP) as an indication of our performance, and we believe that to understand our performance further, these measurements should be compared with our reported net income or net loss in accordance with GAAP, as presented in our consolidated financial statements. We use FFO as a supplemental performance measure because it is a widely recognized measure of the performance of REITs. FFO may be used by investors as a basis to compare our operating performance with that of other REITs. We and investors may use Core FFO and AFFO similarly as FFO.

However, because FFO, Core FFO and AFFO exclude, among other items, depreciation and amortization and capture neither the changes in the value of our buildings that result from use or market conditions nor the level of capital expenditures and leasing commissions necessary to maintain the operating performance of our buildings, all of which have real economic effects and could materially impact our results from operations, the utility of theses measures as measures of our performance is limited. In addition, other REITs may not calculate FFO in accordance with the NAREIT definition as we do, and, accordingly, our FFO may not be comparable to such other REITs' FFO. Similarly, our calculations of Core FFO and AFFO may not be comparable to similarly titled measures disclosed by other REITs.

GAAP: U.S. generally accepted accounting principles.

NON-GAAP FINANCIAL MEASURES & OTHER DEFINITIONS

Non-GAAP Financial Measures and Other Definitions (continued)

GAAP Rent Change: We define GAAP Rent Change as the change in the average base rent over the contractual lease term (excluding above/below market lease amortization) 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.

We consider NOI, Cash NOI and Run Rate Cash NOI to be appropriate supplemental performance measures to net income because we believe they help us and investors understand the core operations of our buildings. None of these measures should be considered as an alternative to net income (determined in accordance with GAAP) as an indication of our performance, and we believe that to understand our performance further, these measurements should be compared with our reported net income or net loss in accordance with GAAP, as presented in our consolidated financial statements. Further, our calculations of NOI, Cash NOI and Run Rate NOI may not be comparable to similarly titled measures disclosed by other REITs.

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.

Operating Portfolio: We define our Operating Portfolio as including all warehouse and light manufacturing assets and excluding non-core flex/office assets and assets under redevelopment. The Operating Portfolio also excludes billboard, parking lot and cell tower leases.

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.

NON-GAAP FINANCIAL MEASURES & OTHER DEFINITIONS

Non-GAAP Financial Measures and Other Definitions (continued)

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.

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.

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.

Same Store: We define Same Store properties as properties that were fully operating for the entirety of the comparative periods presented. Same Store properties exclude properties acquired after the first day in the earliest comparable period presented, properties that were disposed at any time during the comparative periods, and properties that underwent redevelopment at any time during the comparative periods.

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 contractual 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.