



STAG[®]

INDUSTRIAL

Spring 2025 Investor Presentation

FORWARD-LOOKING STATEMENTS & DEFINITIONS

Forward-Looking Statements

This presentation 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” or 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 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, 2024, 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 Company’s supplemental information package for definitions of capitalized terms used herein, such as Cash Rent Change and Retention, as well as “non-GAAP” financial measures, such as Adjusted EBITDAre, Cash Available for Distribution, Cash NOI and Core FFO. The Company’s supplemental information package provides reconciliations of non-GAAP financial measures to net income (loss) in accordance with generally accepted accounting principles in the U.S. (“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.

The supplemental information package, which contains additional disclosures and financial information, is available on the Company’s website at www.stagindustrial.com.

STAG OVERVIEW

Only pure-play industrial REIT active across all CBRE Tier 1 industrial real estate markets¹

Platform designed to provide growth through sophisticated industrial operation and attractive opportunity set

Member of the S&P Mid-Cap 400 index

2011
IPO

CBRE Tier 1
Market Focus ¹

S&P MidCap 400
Member


597
Buildings ²

STAG
NYSE

117.6 Million SF
Owned ²

\$9.9 Billion
Enterprise Value ²

37.1%
Total Shareholder Return
Since December 31, 2020
(As of March 31, 2025)

- 
1. CBRE-EA Tier 1 industrial markets are those markets with a sufficient sample of building-by-building rent observations at the market and submarket level over the trailing 10 years. The Tier 1 list includes 75 of the 131 markets covered by CBRE-EA and is highly correlated with larger populations and/or more established industrial markets.
 2. Reflects data as of Q1 2025.

PORTFOLIO METRICS

Portfolio
Growth

&

Portfolio
Quality

Internal Growth
Optimization

&

Balance
Sheet
Fortification

Number of States

CBRE Tier 1 and Tier 2 Exposure By % ABR

Weighted Average Lease Term (Years)

Multi-Tenant Industrial % NRA^{1 2}

Equity Market Capitalization (millions)

Free Cash Flow (annual) after Dividends³

CAD Payout Ratio⁴

WA Portfolio Escalators

Cash Rent Change

SL Rent Change

Same Store Cash NOI % Growth

Net Debt to Annualized Run Rate Adjusted EBITDAre

% secured debt

As of Q1 '25

41

87%

4.2

26.7%

\$6,885

\$100 mm +

67%

2025⁵

~ 2.8%

~ 25.0%

~ 35.0%

3.50% – 4.00%

5.00x – 5.50x

< 0.1%

1. Excludes flex/office assets.

2. NRA is defined as Net Rentable Area.

3. Calculated as annualized Q1 2025 Cash Available for Distribution of approximately \$425 million less annualized Q1 2025 cash dividends paid of approximately \$280 million

4. Calculated as Q1 2025 cash dividends paid of approximately \$70 million divided by Q1 2025 Cash Available for Distribution of approximately \$105 million

5. Management's forecasts. Actual results may vary.

SUPPLY DYNAMICS

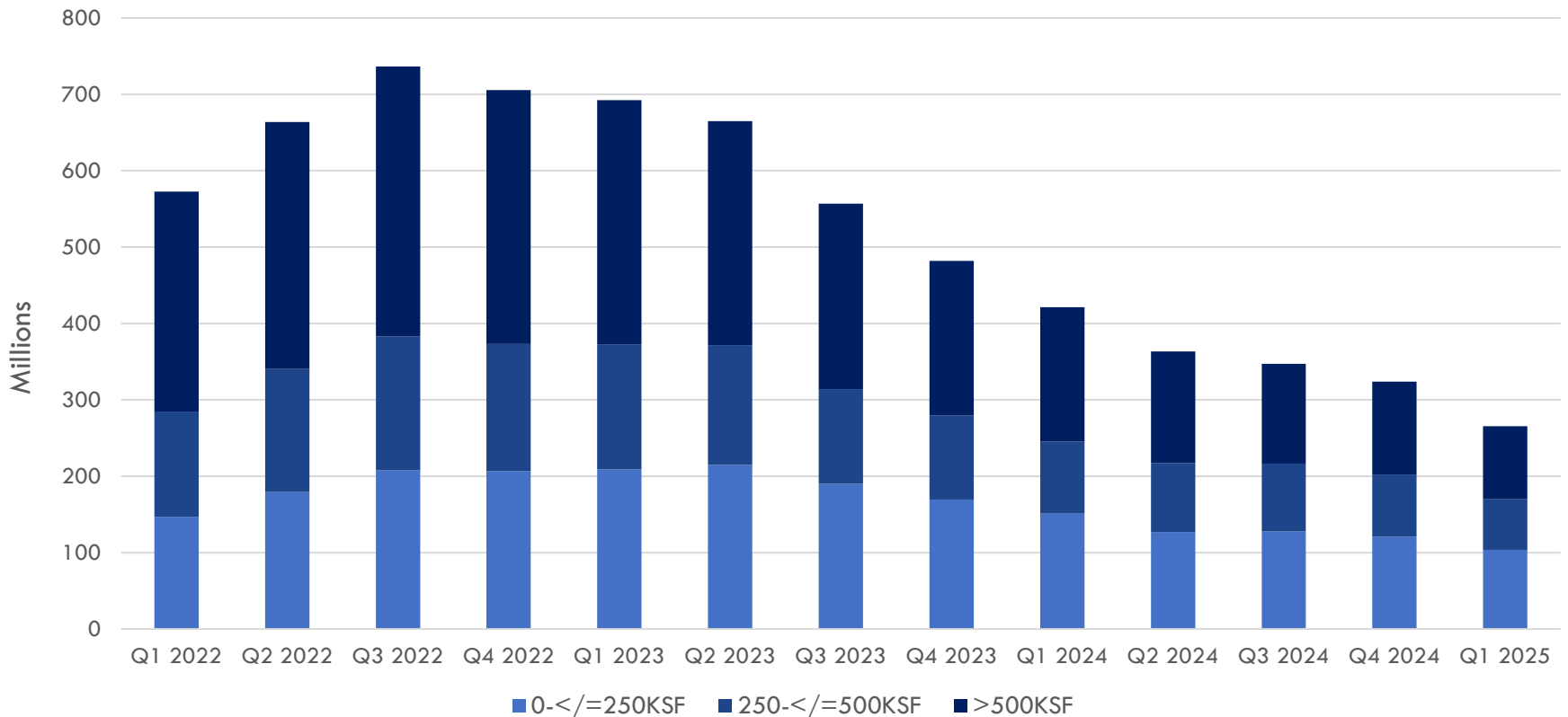
~53% of US construction pipeline is greater than 300k SF

STAG's average lease size less than 150k SF and median lease size approximately 100k SF

42% of the US construction pipeline is isolated within the top 10 most active construction markets

Only 14% of the US construction pipeline is in STAG's top 10 markets

TOTAL PRODUCT UNDER CONSTRUCTION BY SIZE RANGE



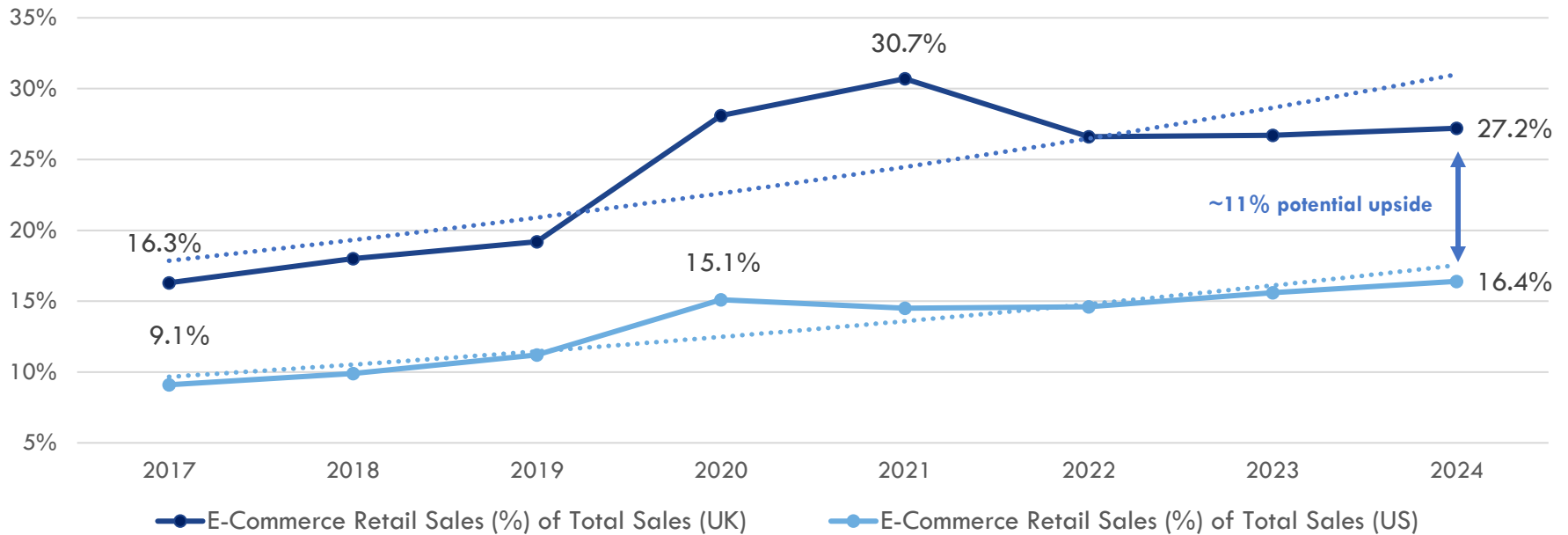
DEMAND DYNAMICS: ECOMMERCE ACTIVITY AND SUPPLY CHAIN CONFIGURATION

~31% of STAG's portfolio handles e-commerce activity ¹

E-commerce and supply chain reconfiguration are secular demand drivers

US has meaningful incremental e-commerce runway based on historical UK rate

E-Commerce Retail Sales (%) of Total Sales (UK)² vs. E-Commerce Retail Sales (%) of Total Sales (US)³

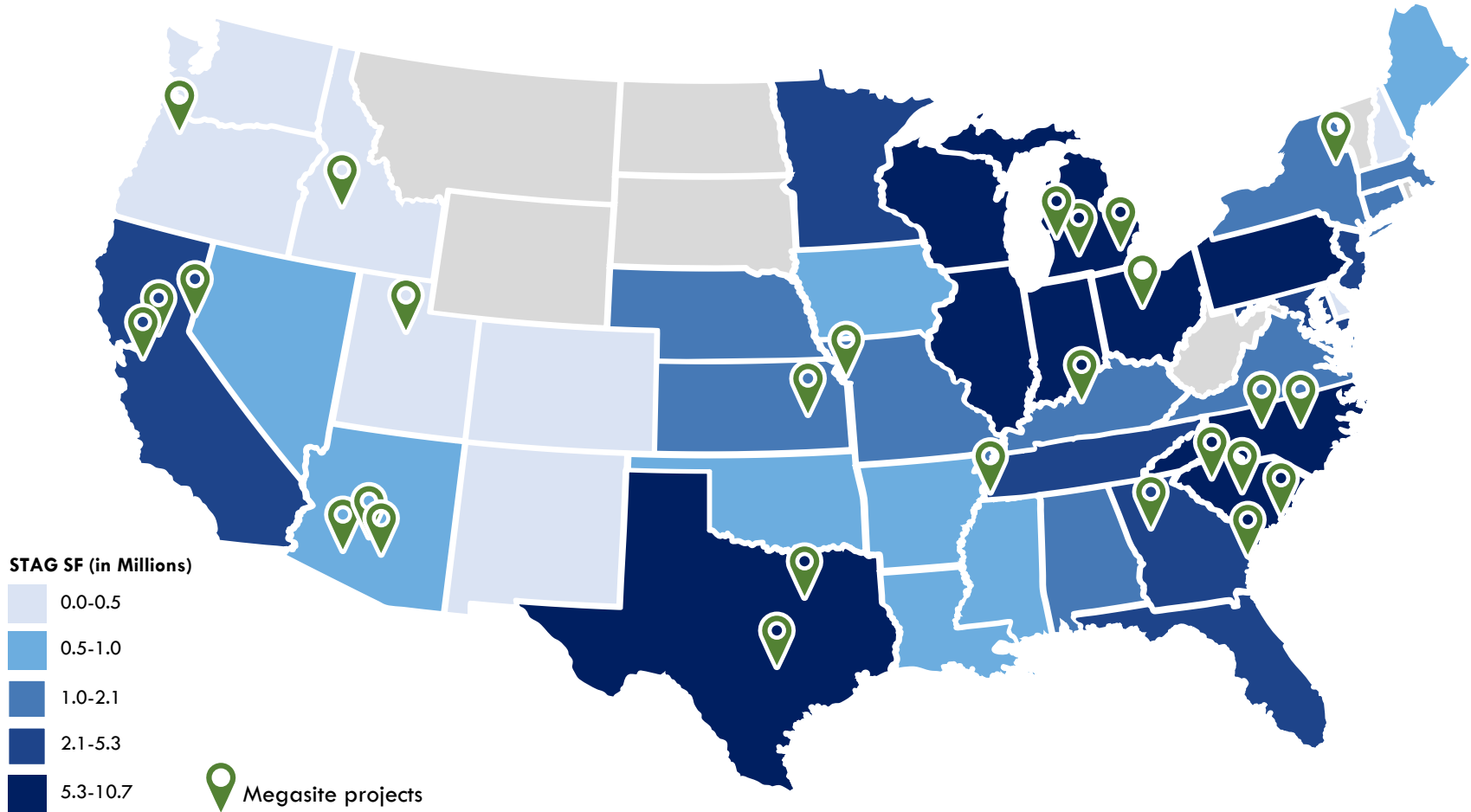


1. 2022 tenant survey - % reflected associated with survey responses received.
 2. Source: Statista.
 3. Source: St. Louis FRED.

DEMAND DYNAMICS: NEARSHORING & ONSHORING

Accelerating re-shoring and near-shoring trends continue to drive domestic warehouse space demand

Approximately one-third of STAG's portfolio is located within 60-mile radius of Megasite Projects ¹



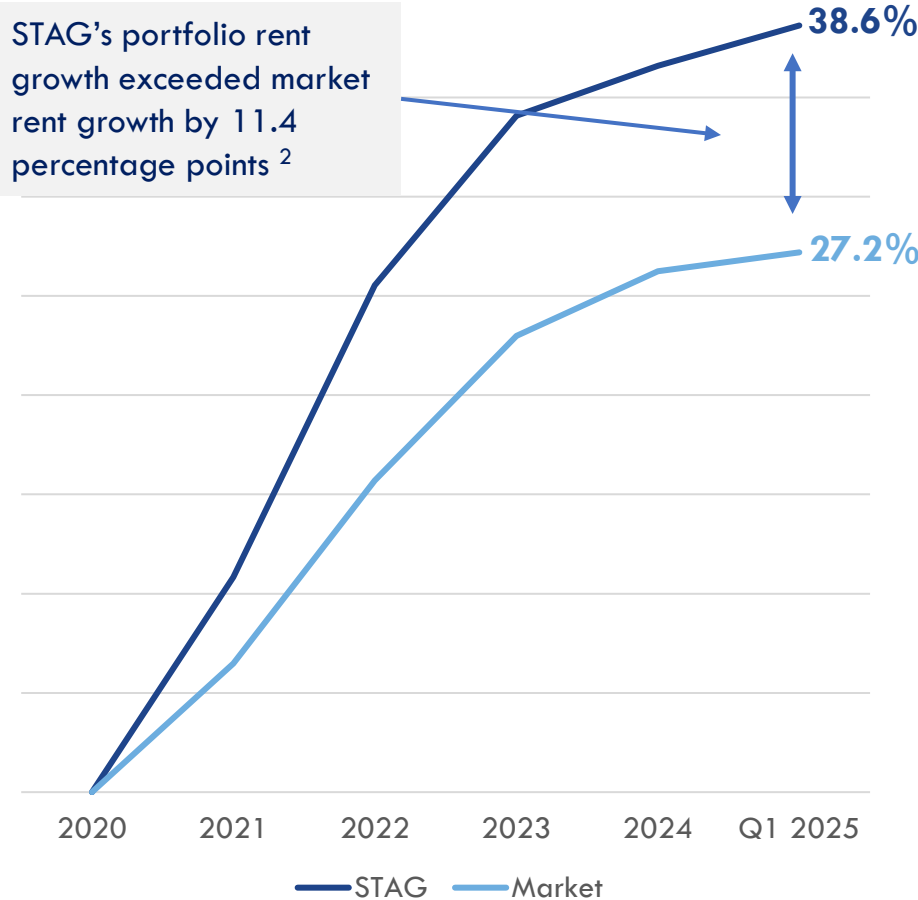
1. Megasite Projects are defined as sites listed on the White House "Investing in America" initiative that documents areas where public policy and private investment have combined to inject more than \$464 billion in private investment across Electric Vehicles, Batteries, Semiconductors, and Electronics since 2021. A 60-mile radius is approximately a one-hour drive.

PORTFOLIO EVOLUTION



Market Rent Growth¹

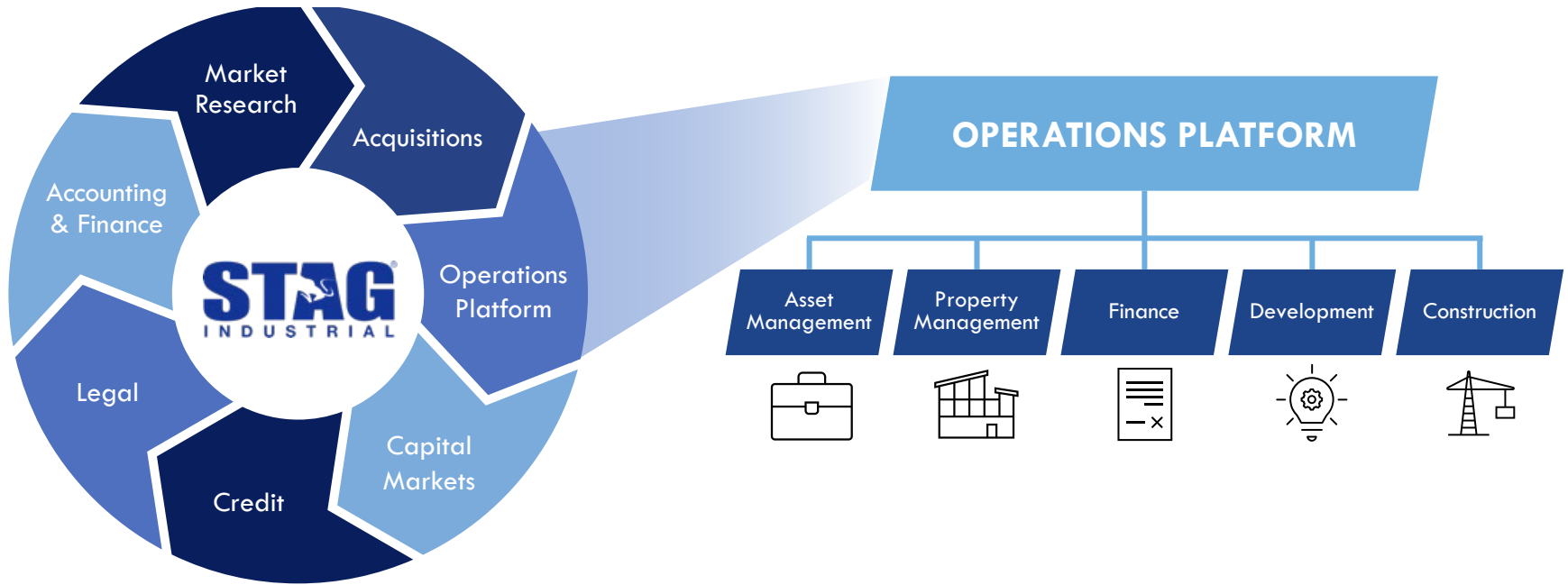
STAG's portfolio rent growth exceeded market rent growth by 11.4 percentage points²



| STAG Markets | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 - 2029 |
|---|------|-------|------|------|------|-------------------|
| STAG's CBRE Tier 1 market forecast ¹ | 7.1% | 10.3% | 7.1% | ~4% | 0-2% | Mid-Single Digits |

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2. CBRE-EA Tier 1 industrial markets only. Excludes buildings purchased after 12/31/2020.

PORTFOLIO OPTIMIZATION & ORGANIZATIONAL STRUCTURE



- ✓ 78.5% of expected 2025 new and renewal leasing has been addressed, consisting of 11.3 million square feet, achieving Cash Rent Change of 25.1% as of April 28, 2025
- ✓ Through April 28, 2025, 1.0 million of the 3.6 million square feet of leases signed commencing in the second quarter are new leases
- ✓ 2025 Same Store Cash NOI growth guidance range of 3.50% - 4.00%



1. CBRE-EA Tier 1 industrial markets are those markets with a sufficient sample of building-by-building rent observations at the market and submarket level over the trailing 10 years. The Tier 1 list includes 75 of the 131 markets covered by CBRE-EA and is highly correlated with larger populations and/or more established industrial markets.

VALUE-ADD & BUILDING EXPANSION ACTIVITY

STAG has completed more Value-Add projects since 2020 than IPO to 2019

20+ value-add leasing projects identified and executed through STAG's leasing & operating platform

~ 20 building expansion projects identified & completed by STAG's Asset Management & Capital Projects teams

Leveraging local market expertise and relationships to take advantage of opportunities



VACANT ACQUISITION IRVING, TX

Acquired a newly constructed, fully vacant 121K SF Class A warehouse in Q3 2023.

Executed a new lease for the entire building within 6 months of acquisition. Seven-year lease with 3.75% annual increases.

Located in a primary submarket of Dallas, TX, with immediate access to the south entrance of DFW International Airport and a major highway interchange.

The asset is well docked at 1 per 5,000 SF and features 32' clear height, LED lighting, and ample car and trailer parking.



REPOSITIONING & SALE NASHUA, NH

Acquired 337K SF facility in Q1 2014 for \$11.7 million, representing an 8.2% cash cap rate

In early 2024, the asset was identified for repositioning, investing approximately \$4.8 million into various building and site improvements to position the asset for logistics use. In addition, access to heavy power at the site was identified.

Building improvements were completed before the prior tenant vacated in November 2024. We immediately identified a complex user sale to an Asian entity that will use the building for a bottled water production facility.

In January 2025, we completed the sale for \$67.0 million, representing a 4.9% cash cap rate and a 20.8% unlevered rate of return over our hold period.



BUILDING EXPANSION GREENVILLE, SC

Acquired 264K SF Class A manufacturing facility in Q4 2017. The building was fully leased to a global automotive parts manufacturer through 2028.

Executed a 10-year lease for a proposed 53K SF expansion in conjunction with a 6-year extension of the existing premises in Q2 2024.

Completed the 53K SF building expansion along with an additional trailer parking yard in January 2025.

Achieved a return on investment of approximately 8.5% for the expansion premises.

DEVELOPMENT PROJECTS



STEVE T. KIMBALL

Executive Vice President of
Real Estate Operations



BRIAN M. LAMONT

Senior Vice President, Head of
Development and Sustainability

Completed the development of seven buildings with six more buildings in-process to date



575 MADDOX-SIMPSON PARKWAY

Acquired a 349K SF warehouse and an adjacent 26-acre parcel of land, at which time the excess land parcel was identified as a potential future development opportunity.

Located east of Nashville with close proximity to I-40. The greater Nashville market remains healthy with low vacancy rates and continued rental growth across all product types.

Construction on the Class A, 297K SF rear-load warehouse commenced in Q2 2024 and substantial shell completion will be achieved in Q2 2025. The building will be able to accommodate single or multi-tenant use.



28925 NW UNION ROAD

Acquired 10 acres of land in Q2 2024 with the intent to develop a 202K SF Class A warehouse.

Located in the Sunset Corridor submarket of Portland, which benefits from its proximity to high tech manufacturers in the area and a barrier to development entry.

Construction began in Q2 2024 with an estimated substantial shell completion date in Q2 2025. The warehouse will include a 36' clear height, cross-dock capability, and a flexible design.

The project is a built-to-suit for an investment grade, integrated logistics service provider. A long-term lease has been executed with 3.75% annual escalators.



6980 RESOURCE DRIVE¹

Acquired 5 acres of land in Q3 2024 with the intent to develop a 76K SF Class A warehouse.

Located in the North Valleys submarket of Reno with close proximity to I-80 and US-385, allowing companies efficient access to key markets across the West Coast.

Construction began in Q3 2024 with an estimated substantial shell completion date in Q3 2025. The rear-load warehouse will include 28' clear height and a flexible design to accommodate single or multi-tenant use.



14003 MOUNT ANDERSON STREET¹

Acquired 18 acres of land in Q3 2024 as part of a joint venture with the intent to develop a 284K SF Class A warehouse.

Located in the North Valleys submarket of Reno with close proximity to I-80 and US-385, allowing companies efficient access to key markets across the West Coast.

Construction commenced in Q4 2024 with an estimated substantial shell completion date in Q4 2025. The front-load warehouse will include 36' clear height and the ability to accommodate up to two tenants.



805 TRADE STREET¹

Acquired 22 acres of land in Q4 2024 as part of a joint venture with the intent to develop two twin 200K SF Class A warehouses.

Located in the Concord submarket northeast of Charlotte. The site has secured favorable zoning which positions us well in this high barrier to entry market.

Construction began in Q4 2024 with an estimated substantial shell completion date in Q4 2025. The rear-load warehouses will include 32' clear height with the ability to accommodate up to four tenants per building.

1. Photos are a rendering of the to-be-completed facilities.

ACQUISITIONS PLATFORM

PROCESS DRIVEN APPROACH TO ADDRESS ATTRACTIVE OPPORTUNITY



MICHAEL C. CHASE

Executive Vice President and Chief Investment Officer

- ✓ Value created via granular approach to acquisitions across a broad opportunity set
- ✓ Benefit from relationships with real estate brokers developed over time who value STAG's institutional transactional certainty
- ✓ Difficult-to-replicate platform constructed to rationally evaluate thousands of opportunities – quantitative approach allows for wide opportunity set
- ✓ Leverage data analytics to identify markets and potential acquisition opportunities
- ✓ Average annual acquisition volume of ~\$700 million over the last five years



SACRAMENTO, CA

Acquired this building located in Sacramento and 100% leased to HD Supply with an initial remaining lease term of 15 months.

HD Supply was renewed for 36 months with 4% annual escalators and a Cash Rent Change of 44%.

Located in Power Inn, Sacramento's most established and largest submarket, the building was a rare stand-alone 100K SF cross-dock facility that was also easily divisible down to 50K SF which offered flexibility in a re-leasing scenario.



SPARTANBURG, SC

In an off-market deal, acquired two 233K SF recently delivered vacant spec buildings in Spartanburg, SC.

The Class A buildings are well-located in the Greenville/Spartanburg market with direct frontage on I-85.

At closing, STAG signed a full building lease on one of the buildings above pro-forma. This initial lease-up was well ahead of initial underwriting.



EL PASO, TX

Acquired a four-building 326K SF portfolio in greater El Paso, TX.

The portfolio consisted of well-located infill assets in close proximity to local / regional infrastructure providing the existing tenant base with cross border and regional distribution capabilities.

As of closing, the portfolio had a WALT of 3.5 years with in-place rents approximately 20% below market.

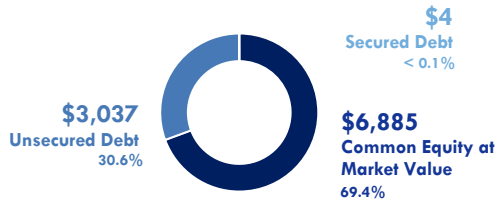
Since closing on the portfolio, STAG executed on one renewal in a 20k SF suite at a Cash Rent Change of 84%.

BALANCE SHEET DISCIPLINE

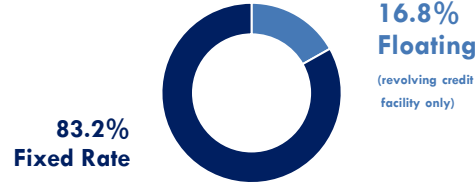
CONSERVATIVE BALANCE SHEET POSITIONED TO SUPPORT GROWTH

Conservative Capitalization

(in \$ millions)



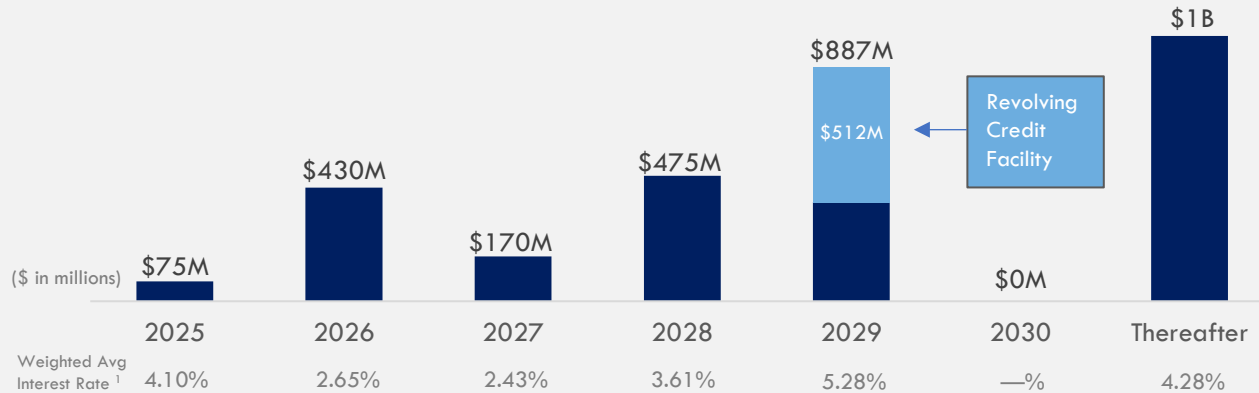
Fixed Rate Borrower ¹



Low Leverage

| | As of 12/31/24 | As of 3/31/25 |
|---|----------------|---------------|
| Net Debt to Annualized Run Rate Adjusted EBITDAre | 5.2x | 5.2x |
| Fixed Charge Coverage Ratio | 4.7x | 4.7x |

BALANCED DEBT MATURITY LADDER ²



| | |
|---|-----------------|
| Fitch Credit Rating | BBB / Stable |
| Moody's Credit Rating | Baa3 / Positive |
| Total Weighted Avg. Interest Rate ¹ | 4.13% |
| Total Weighted Avg. Maturity Years ¹ | 4.4 Years |

Note: Information presented as of Q1 2025.

1. Inclusive of fixed interest rate swaps.

2. Debt notional reflects outstanding revolving credit facility balance as of March 31, 2025. Assumes exercise of all extension options at the Company's discretion, subject to certain conditions.

BUILDING BLOCKS OF GROWTH

| | HISTORICAL TREND | 2025 GUIDANCE | NOTES |
|---------------------------------------|--|---|---|
| Internal Growth | Average Same Store Cash NOI growth of ~2.8% over past ten years | Same Store Cash NOI growth of 3.50% - 4.00% <ul style="list-style-type: none"> Retention range of 70% – 75% Cash Rent Change of 25.0% WA rental escalators approximately 2.8% across portfolio Credit loss of 75 basis points Same Store occupancy loss of 100 basis points | <p>Expect recent Same Store Cash NOI growth to be sustainable, driven by increase in rental escalators, higher cash releasing spreads, and shorter downtimes as compared to historical trend</p> <p>78.5% of expected 2025 new and renewal leasing has been addressed, consisting of 11.3 million square feet, achieving Cash Rent Change of 25.1%¹</p> <p>1.0 million of the 3.6 million square feet of leases signed commencing in the second quarter are new leases¹</p> |
| External Growth - Acquisitions | Average acquisition volume of ~\$700 million over past five years | Acquisition volume range of \$350 million to \$650 million <ul style="list-style-type: none"> Stabilized Cash Capitalization Rate of 6.25% - 6.75% Disposition range of \$100 to \$200 million | Pipeline equal to \$3.8 billion ¹ |
| External Growth - Developments | Minimal development | 2.5 million square feet of active developments <ul style="list-style-type: none"> 50% of the buildings are under construction 16% of the buildings under construction are pre-leased The remaining 50% has been delivered and is currently 51% leased | |
| G&A | G&A as a % of NOI has averaged ~9% over past five years | G&A range of \$52 to \$54 million | G&A as a % of NOI of 8% as of Q1 2025; Additional scalability in platform will maintain downward pressure |
| Capital Expenditures | Average capital expenditure as a percentage of Cash NOI of 7% over past five years | Capital expenditure as a percentage of Cash NOI of ~ 7% | |
| Capitalization | Reduction in leverage since 2015 with Net Debt plus preferred to Annualized Run Rate Adjusted EBITDA reduced from 6.4x in 2015 to 5.2x as of Q1 2025 | Net Debt to Annualized Run Rate Adjusted EBITDA of 5.00x to 5.50x | |

+ Portfolio premium created as a result of granular asset acquisition strategy

+ Additional value created at the asset level through value-add projects, redevelopment projects, and building expansions

CLEAR PATH TO STRONG CORE FFO AND CAD GROWTH

1. As of April 28, 2025

COMPELLING VALUATION

Growing Income

- Internal growth with long history of success managing portfolio
- External growth with large opportunity set and robust investment pipeline
- Opportunistic development projects by partnering local and regional developers looking to diversify their project pipeline

Value Creation

- Attractive asset class that is difficult to aggregate
- Granular investment approach to identify relative value
- Value add opportunities at asset level

Low Risk

- Widely diversified portfolio across geography, tenancy, industry, lease maturity
- Investment grade balance sheet with low leverage and high level of liquidity
- Historically low credit loss
- Nearly one-third of tenants are investment grade
- Retaining ~\$100 million of cash annually

High Quality

- CBRE Tier 1 strategy ⁴

IMPLIED CAP RATE ¹

6.8%
STAG

5.7%
Peer Average ²

FFO MULTIPLE ¹

13.5x
STAG

17.7x
Peer Average ²

AFFO MULTIPLE ¹

15.6x
STAG

22.2x
Peer Average ²

DIVIDEND YIELD ³

4.5%
STAG

3.9%
Peer Average ²

1. Information presented as of April 29, 2025 (closing share price as of April 28, 2025); STAG metrics use annualized Q1 2025 Core FFO and Cash Available for Distribution for the FFO and AFFO Multiples, respectively. Peer metrics incorporate future Wall Street research projections.

2. Peers consist of EGP, FR, PLD, REXR, and TRNO.

3. Uses the most recent dividend annualized.

4. CBRE-EA Tier 1 industrial markets are those markets with a sufficient sample of building-by-building rent observations at the market and submarket level over the trailing 10 years. The Tier 1 list includes 75 of the 131 markets covered by CBRE-EA and is highly correlated with larger populations and/or more established industrial markets.

ESG - ENVIRONMENTAL

GREEN LEASE LEADERS AWARD RECIPIENT

Recognizes forward-thinking companies that utilize energy efficient and sustainable leases

- ✓ Gold level since 2020
- ✓ STAG form lease includes environmentally friendly provisions focused on utility transparency to promote sustainability

REFLECTIVE ROOFING

Reflect sunlight to reduce warehouse temperature and decrease energy usage

- ✓ 48% of the portfolio has reflective roofing
- ✓ Actively pursuing opportunities nationwide

SOLAR PANEL INSTALLATION

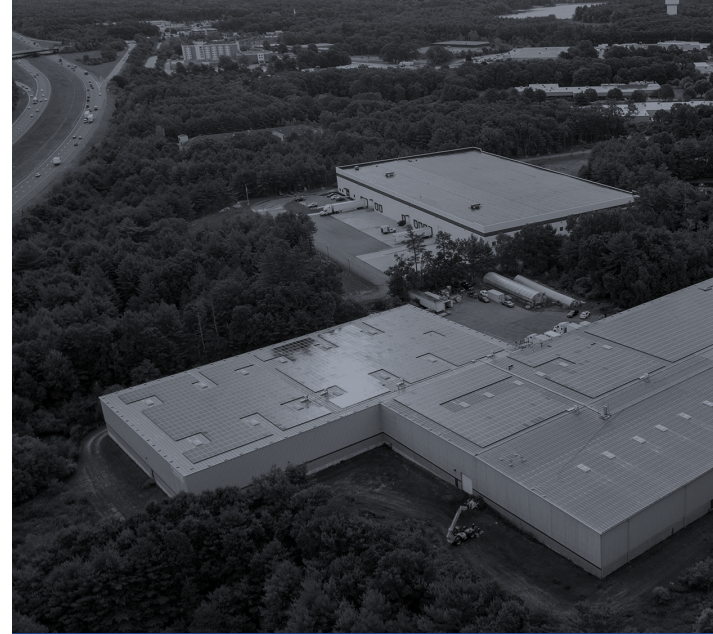
Leverage rooftop square footage to create clean energy

- ✓ 30.3 MW completed by the end of 2023
- ✓ 10+ MW expected to be installed by the end of 2025
- ✓ Currently evaluating 40 solar projects over the next several years with the potential to double the current capacity

LED LIGHTING CONVERSION

More efficient lighting system reduces energy usage

- ✓ Fluorescent or LED lighting systems in 90%+ of portfolio
- ✓ Converted 30.9 million SF of less efficient lighting systems with LED since 2016
- ✓ Actively pursuing additional opportunities for upgrade across portfolio



GRESB Public Disclosure Score



2024 GRESB Public Disclosure Score of A

ESG – SOCIAL AND GOVERNANCE

SOCIAL RESPONSIBILITY

Focus on efforts supporting children, young adults, and promoting equal opportunity across the U.S.

Support provided through direct donation, employee matching, and significant volunteering

Oversee a Charitable Action Fund administered by the Boston Foundation. The Fund has made six, multi-year grants to non-profit organizations.

GOVERNANCE

Diverse board (36% women and minorities) and independent chairman

Shareholder friendly bylaws including majority voting and shareholder ability to amend bylaws

Alignment of management compensation with total shareholder return

Stock ownership guidelines for executives and directors

ISS QualityScore Governance rating of 2 (1 = best / 10 = worst)

Our Charitable Action Committee proudly supports a diverse group of nonprofit organizations



APPENDIX



NEARSHORING CASE STUDY - EL PASO, TX

Corporate & Govt Investment/Infrastructure

- More than 70 Fortune 500 firms heavily invested in region
- Major bridge infrastructure for freight transport
- El Paso named #1 foreign-trade zone location for large tenants in the Americas

Supportive Regulatory Climate

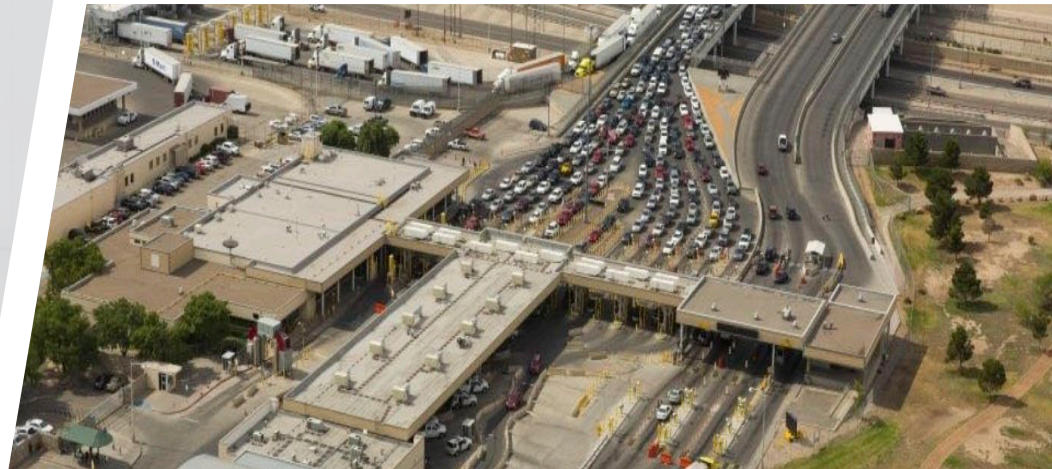
- USMCA: A modern trade agreement signed with Mexico & Canada in 2018 and runs through 2036
 - Provides tariff protection for key industries
- Mexico has surpassed China as the U.S. #1 trade partner

Strategic Location/Superior Labor:

- Juarez logistically proximate
- More than two million residents in El Paso/Juarez
- Labor pool is highly available, productive, and cost competitive

Leasing Results ¹:

- Six executed leases commencing in 2024 and 2025
- 48.7% cash releasing spreads
- Less than one month of average downtime



1. Leasing results exclude Value Add assets, first generation leasing, and short-term leasing.

ONSHORING CASE STUDY - GEORGIA

Attractive Profile for Manufacturing Investment

- Easy access to growing ports, favorable tax incentives, and deep labor pools
- One of the Fastest growing container ports in the U.S. with connectivity to interior via growing Inland Port Complex
- Georgia named #1 state for Business by Area Development for 10 Consecutive years (2023)

Growing Private Investment in Domestic Manufacturing

- \$39 Billion in private sector manufacturing investments since 2021
 - \$24 Billion in EVs & Batteries
 - \$10 Billion in clean energy manufacturing investment
- Hyundai, Kia, Rivian, Hyundai Mobis, Georgia Power, Freyr, Koch Industries among firms making investments of >\$1 Billion

Leasing Results ¹:

- Four executed leases commencing in 2024 and 2025
- 37.0% cash releasing spreads
- Less than five months of average downtime



1. Leasing results exclude Value Add assets, first generation leasing, and short-term leasing.