STAG® INDUSTRIAL

NAREIT Update – Winter 2026



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, 2025, 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.

Preliminary Estimates of Quarterly Information

The information set forth herein is preliminary and subject to completion, including the completion of customary financial statement closing and review procedures for the quarter ended December 31, 2026. You should not place undue reliance on such preliminary estimates because they may prove to be materially inaccurate. The preliminary estimates of select financial and operating data as of and for the quarter ended December 31, 2026, included herein have not been reviewed or examined by our independent auditors, and are subject to revision upon completion of our internal closing process and normal review and as we prepare our consolidated financial statements as of and for the quarter ended December 31, 2026, including all disclosures required by generally accepted accounting principles in the United States ("GAAP"). While we believe that such preliminary estimates are based on reasonable assumptions, actual results may vary, and such variations may be material. Factors that could cause our preliminary information and estimates to differ from the indications presented herein include, but are not limited to: (i) adjustments in the calculation of, or application of accounting principles for, our financial condition and results as of and for the quarter ended December 31, 2026, (ii) discovery of new information that affects the methodologies underlying these disclosures, (iii) errors not discovered because we have not completed our closing process or normal review, and (iv) accounting changes required by GAAP.

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.

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OPERATING PORTFOLIO LEASING UPDATE

LEASING ACTIVITY	Q3 2026 REPORTED (COMMENCED)	Q4 2026 FIRST LOOK (COMMENCED) As of November 6, 2026	2026 YTD FIRST LOOK (COMMENCED) As of November 6, 2026
New Square feet	1.0 million	0.9 million	4.4 million
Renewal Square feet	2.6 million	2.2 million	13.9 million
Total Square feet	**3.6 million**	**3.1 million**	**18.3 million**
Cash Rent Change	+ 23.8%	+ 20.0%	+ 21.0%
Straight-Line Rent Change	+ 35.7%	+ 37.3%	+ 36.5%
Weighted Average Lease Term	5.0 years	5.6 years	5.8 years
Retention	90%	72%	75%
Retention adjusted for immediate backfills [1]	90%	77%	78%

42.8% of expected 2027 new and renewal leasing has been addressed, consisting of 7.3 million square feet, achieving Cash Rent Change of 12.2% as of November 6, 2026. Cash Rent Change increases to 17.3% when excluding fixed renewals.

Expecting FY 2027 Cash Rent Change of approximately 15%

Year to date, the Company executed and/or commenced nine leases totaling 1.0 million square feet of warehouse and distribution space across the Company's development projects.

Note: The Operating Portfolio statistics above exclude Value Add assets and first-generation leasing.

1. Retention metric adjusted for instances of non-retention that resulted in backfilled occupancy within two months of initial vacancy.

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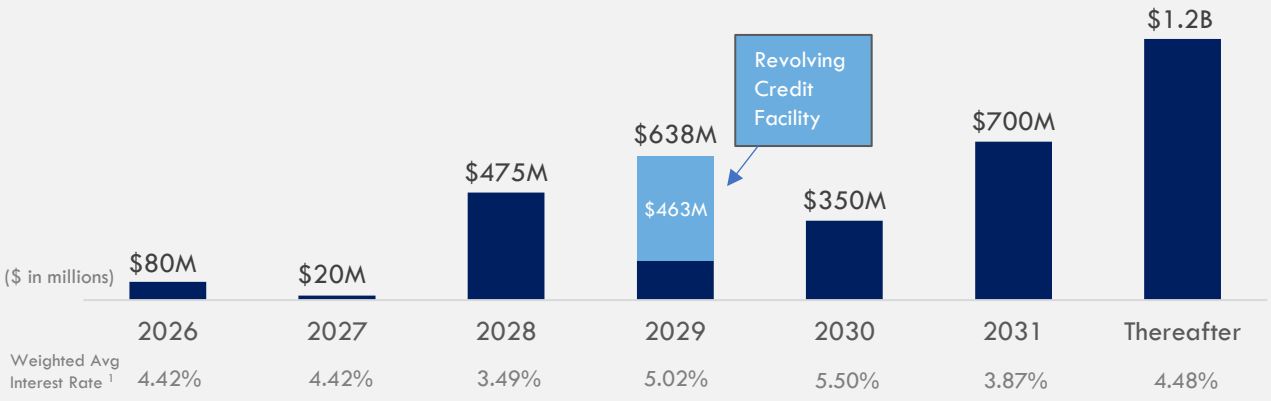
BALANCE SHEET & LIQUIDITY UPDATE

LIQUIDITY PROFILE

ESTIMATED LIQUIDITY AS OF NOVEMBER 5, 2026

Cash on balance sheet	$13.6 million
Undrawn Revolver Balance	$476.8 million
TOTAL ESTIMATED LIQUIDITY AS OF NOVEMBER 5, 2026	**$490.4 million**

BALANCED DEBT MATURITY LADDER [2]



Fitch Credit Rating	**BBB / Stable**
Moody's Credit Rating	**Baa2 / Stable**
S&P Credit Rating	**BBB / Stable**
Total Weighted Avg. Interest Rate[1]	**4.42%**
Total Weighted Avg. Maturity Years[1]	**4.2 Years**

Note: Information presented as of Q3 2026.
1. Inclusive of fixed interest rate swaps.
2. Debt notional reflects outstanding revolving credit facility balance as of September 30, 2026. Assumes exercise of all extension options at the Company's discretion, subject to certain conditions.

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