



Tritower Financial Group, LLC is a private real estate investment and management firm that sources, sponsors and operates single-asset real estate investments

Tritower Portfolio Highlights

Strategically Located Assets in Knowledge-Economy Markets

Exposure to Diversified Mission-Critical Industries with Strong Fundamentals

High Credit-Quality Tenant Base

Well Staggered Lease Rollover with Limited Near-Term Maturity

Stable Current Income

Exposure to Mission-Critical Industries with Strong Fundamentals

Tenant Profile Based on Average Base Rent

- Located in DNA Alley
- Next to National Institute of Health



- Global HQ of Array BioPharma



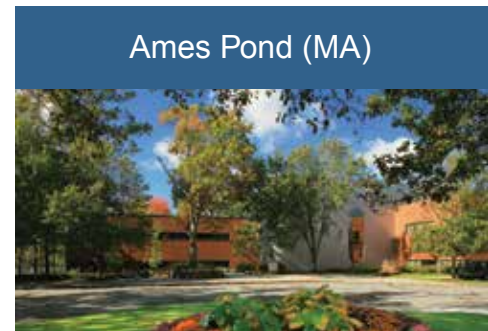
- Home of Avista Pharma Solutions, Inc



- SCIF
- Adjacent to FBI, CIA and NRO campus



- SCIF
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- HQ of TMA⁽³⁾ (defense contractor)



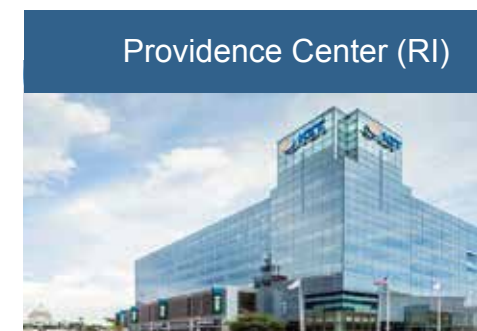
- HQ of Medtronic



- Home to Boston Scientific MITRE Corp & Bedford Systems



- Global HQ of Ciena



- One of IGT's global operating headquarters



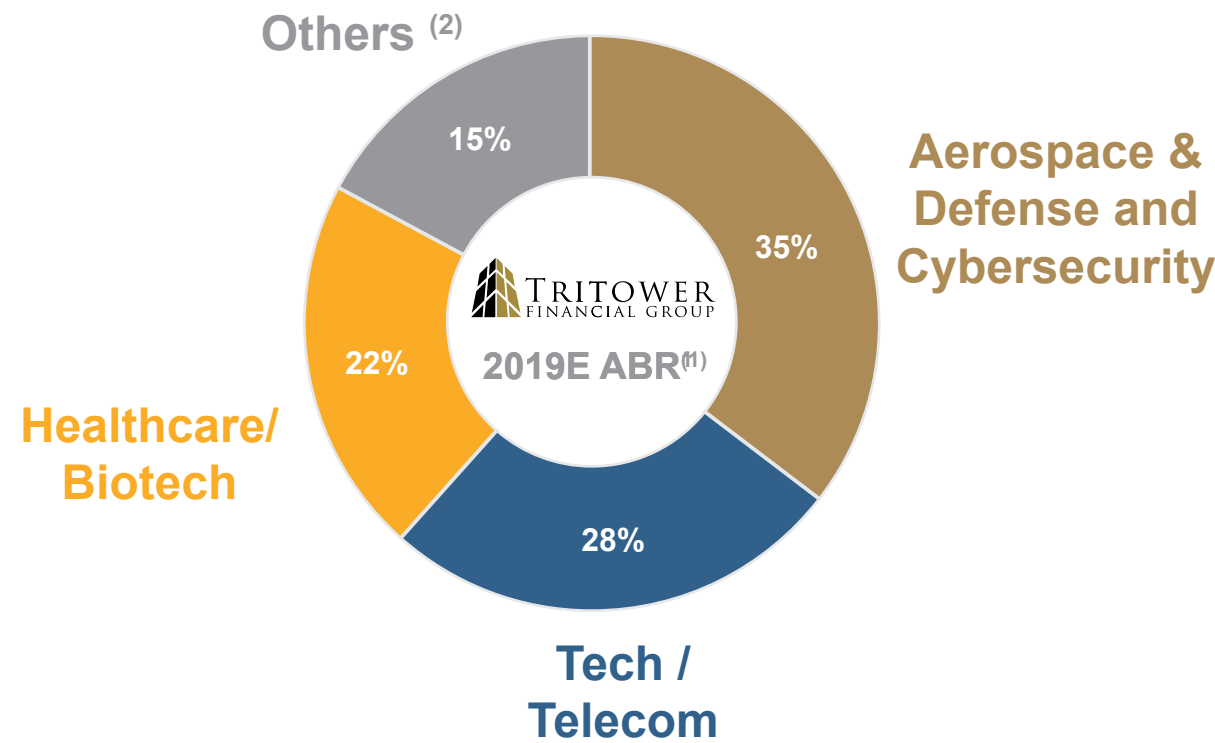
- SCIF
- Airbus U.S. HQ
- Abutting Dulles Airport



- SCIF
- Abutting Buckley Air Force Base that operates all US global satellite communication



- SCIF
- Abutting Buckley Air Force Base that operates all US global satellite communication



(1) 2019 estimated contractual Average Base Rent.

(2) "Others" includes commercial services, food and tobacco production, industrial services, specialty finance and services, and mining and mineral products, motor vehicles, and electronic components and manufacturing.

(3) TMA recently acquired by SAP NS2, a subsidiary of SAP.

Tritower portfolio includes a high-credit quality tenant base, including seven investment-grade and seven Fortune 1000 companies.

- Diversified tenant base and sector mix with strong tenant credit ratings
- Exceptional asset quality, critical locations, specialized facilities, and superior management services support high tenant retention rate

Top 10 Tenants of Tritowers Portfolio ¹

	Tenant	Average Base Rent (\$000)	Average Base Rent (%)	Tenant Description	Credit Ratings (Moody's/S&P/Fitch)	Headquarters
1	GENERAL DYNAMICS	\$4,983	10.3%	Fortune 500	Investment Grade (A2/A+/-)	
2	AIRBUS	\$4,859	10.0%	Global 500	Investment Grade (A2/A+/A-)	US HQ
3	ciena	\$4,338	8.9%	Fortune 1000	Ba2/BB-/-	Global HQ
4	ARRAY BIOPHARMA	\$3,625	7.5%	NA	NA	Global HQ
5	Raytheon	\$2,463	5.1%	Fortune 500	Investment Grade (A3/A/A-)	
6	MedImmune ²	\$2,181	4.5%	US subsidiary of AstraZeneca, a global pharmaceutical company with ~\$76 bn equity market cap	Investment Grade (A3/BBB+/A-) ³	
7	Medtronic	\$2,043	4.2%	Global 500	Investment Grade (A/A/-)	
8	NS2 ⁴	\$1,805	3.7%	SAP NS2 is the National Security Subsidiary of SAP, a global enterprise software company with ~\$143 bn equity market cap (Global 500)	Investment Grade (A2/A+/A-) ⁵	
9	NORTHROP GRUMMAN	\$1,666	3.4%	Fortune 500	Investment Grade (Baa1/BBB/BBB)	
10	Boston Scientific	\$1,347	2.8%	Augmenix ⁶ is a U.S. subsidiary of Boston Scientific, a global medical device company with ~\$50bn equity market cap (Fortune 500)	Investment Grade (Baa2/BBB-) ⁷	
Total		\$29,310	60.4%			

(1) Based on 2019 estimated contractual Average Base Rent.

(2) MedImmune includes lease to Ampimmune.

(3) Denotes credit rating of AstraZeneca, parent company of MedImmune.

(4) TMA recently acquired by SAP NS2 a subsidiary of SAP.

(5) Denotes credit rating of SAP.

(6) Augmenix recently acquired by Boston Scientific.

(7) Denotes credit rating of Boston Scientific.



TFG AMES POND DRIVE REIT, LLC

Location: Tewksbury, MA (Boston)
 Property Type: Two office buildings
 Date Acquired: June 2014
 Square Footage: 153,238
 Primary Tenant: WellPet (Berwind Corp.)

\$628
million total capitalization



TFG APOLLO DRIVE REIT, LLC

Location: Chelmsford, MA (Boston)
 Property Type: One office buildings
 Date Acquired: June 2014
 Square Footage: 293,422
 Primary Tenant: Axis Communications, Inc.



TFG CENTRETECH HUGHES REIT, LLC

Location: Aurora, CO (Denver)
 Property Type: Two office buildings
 Date Acquired: February 2015
 Square Footage: 175,924
 Primary Tenant: Raytheon Company

\$287
million equity invested



TFG INDEPENDENCE CENTER II REIT, LLC

Location: Chantilly, VA (Washington, DC)
 Property Type: One office buildings
 Date Acquired: April 2015
 Square Footage: 115,563
 Primary Tenant: SAP National Security Services, Inc.



TFG WEST WATKINS REIT, LLC

Location: Gaithersburg, MD (Washington, DC)
 Property Type: Three office/lab buildings
 Date Acquired: July 2015
 Square Footage: 138,938
 Primary Tenant: AstraZeneca

TFG COAL CREEK REIT, LLC

Location: Louisville, CO (Denver)
Property Type: Three office buildings
Date Acquired: October 2015
Square Footage: 203,243
Primary Tenant: Medtronic



\$2.36 mill
TFG
co-invested

TFG ONE GLOBAL VIEW REIT, LLC

Location: Herndon, VA (Washington, DC)
Property Type: One office buildings
Date Acquired: November 2017
Square Footage: 217,342
Primary Tenant: Airbus Group



27
buildings under
management

TFG INDEPENDENCE CENTER I REIT, LLC

Location: Chantilly, VA (Washington, DC)
Property Type: One office building
Date Acquired: July 2016
Square Footage: 274,203
Primary Tenant: General Dynamics



TFG 3200 WALNUT STREET REIT, LLC

Location: Denver, CO (Denver)
Property Type: Four office/lab buildings
Date Acquired: August 2018
Square Footage: 147,555
Primary Tenant: Array BioPharma Inc.

TFG TRADE CENTRE REIT, LLC

Location: Boulder, CO (Denver)
Property Type: Two office/lab buildings
Date Acquired: December 2018
Square Footage: 78,023
Primary Tenant: Avista Pharma Solutions



2.7 mill
square feet
acquired

TFG 201 BURLINGTON REIT, LLC

Location: Bedford, MA (Boston)
Property Type: Two office building
Date Acquired: May 2017
Square Footage: 131,645
Primary Tenant: Boston Scientific



30+
years of
experience

TFG PROVIDENCE CENTER REIT, LLC

Location: Providence, RI (Providence)
Property Type: One office/retail building
Date Acquired: December 2018
Square Footage: 202,096
Primary Tenant: International Gaming Technology PLC

SOLD PROPERTIES

TFG NG EXPO REIT, LLC

Location: Aurora, CO (Denver)
Property Type: One office building
Date Acquired: October 2017
Square Footage: 104,136
Primary Tenant: Northrop Grumman Systems



TFG 300 RIVERPARK DRIVE REIT, LLC

Location: North Reading, MA (Boston)
Property Type: One office/R&D building
Date Acquired: June 2013
Square Footage: 228,921
Primary Tenant: Amazon Robotics
Purchase Price: \$35,250,000
Date Sold: October 2017
Sale Price: \$45,100,000
Internal Rate of Return: 17%



FOR MORE INFORMATION,
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