



TRITOWER
FINANCIAL GROUP

PORTFOLIO DIVERSITY OVERVIEW

AS OF JANUARY 2021



TRITOWER'S PORTFOLIO IS FOCUSED ON HIGH-CREDIT QUALITY TENANTS

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

FIVE (5) FORTUNE® 500 AND TWO (2) GLOBAL 500® COMPANIES ARE ANCHOR TENANTS ACROSS TRITOWER PORTFOLIO

TRITOWER INVESTMENT CITIES ARE AMONGST THE TOP 15 MOST EDUCATED CITIES IN THE COUNTRY ⁽¹⁾

CREDIT
TENANTS
REFLECT 81% OF
TOTAL
PORTFOLIO RENT

**GEOGRAPHIC
DIVERSIFICATION**

COLORADO
MARYLAND
MASSACHUSETTS
(RHODE ISLAND)
WASHINGTON D.C.
VIRGINIA

**ASSET
DIVERSIFICATION**

LAB
OFFICE
R&D
SCIF⁽²⁾

CREDIT
TENANTS
REFLECT 83% OF
TOTAL
PORTFOLIO SF

(1) According to WalletHub's 2020 Most Educated Cities in America

(2) SCIF- Sensitive Compartmented Information Facility

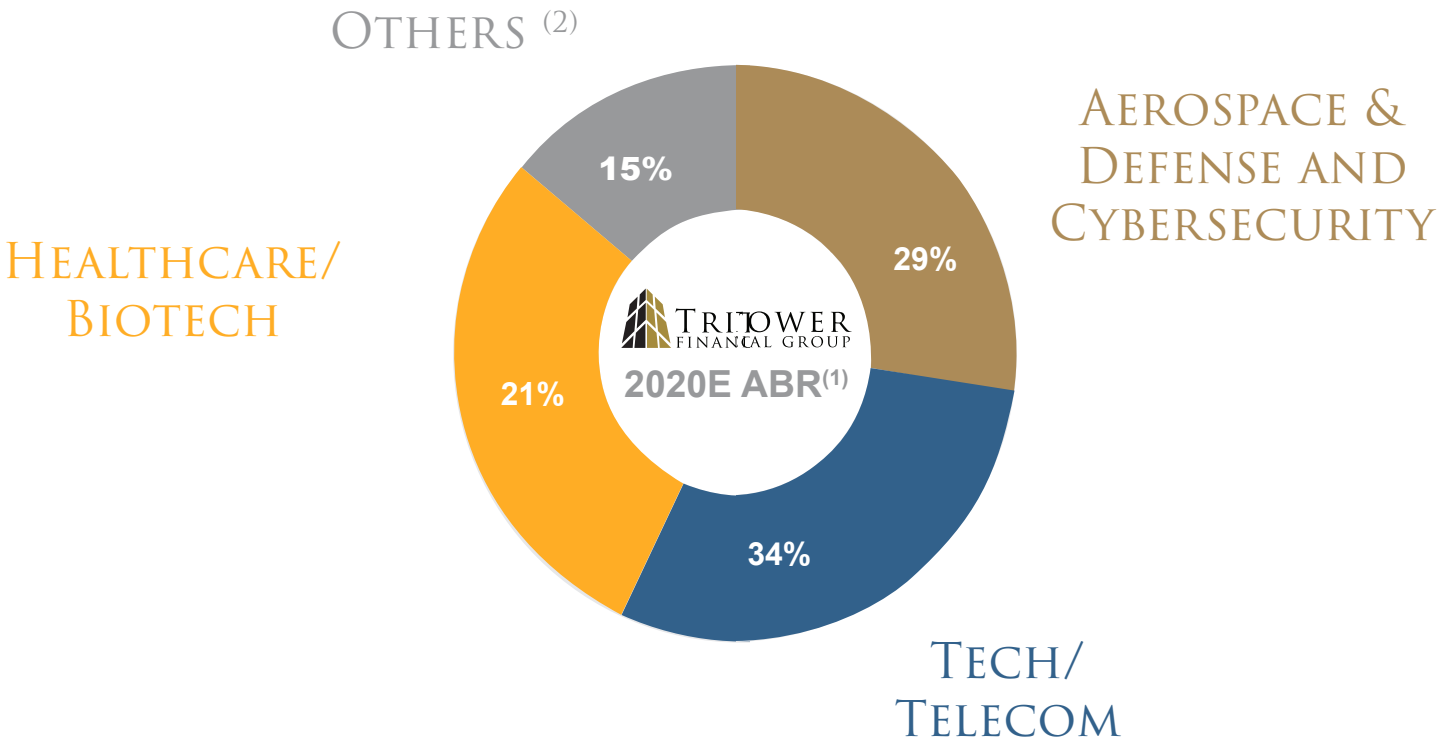
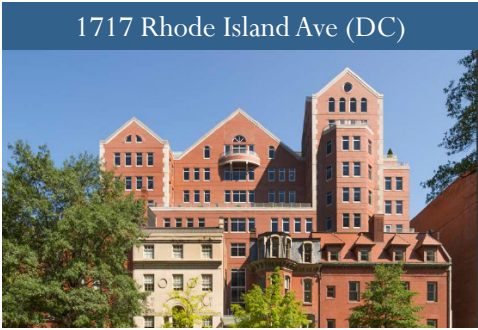
Exposure to Mission-Critical Industries with Strong Fundamentals

- Home of Cambrex

Tenant Profile Based on Average Base Rent

- SCIF ⁽³⁾
- Adjacent to FBI, CIA and NRO campus

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- HQ of TMA (defense contractor)



- SCIF ⁽³⁾
- Airbus U.S. HQ
- Abutting Dulles Airport

- SCIF ⁽³⁾
- Abutting Buckley Air Force Base that operates all US global satellite communication

- Global HQ of GHX

- HQ of Boston Scientific & Drinkworks

- Global HQ of Ciena

- One of IGT's global operating headquarters

(1) 2020 estimated contractual Average Base Rent as of January 2020.
(2) Others includes 5.68% financial services, 4.19% food and tobacco production, and 4.34% professional and commercial services.
(3) SCIF- Sensitive Compartmented Information Facility



ACTIVE PROPERTY DETAIL

PROPERTY	LOCATION	MSA	Acquisition Date	Capitalization Amount	Investor Equity
AMES POND	Tewksbury, MA	Boston	06/2014	\$16,300,000	\$ 8,700,000
APOLLO DRIVE	Chelmsford, MA	Boston	06/2014	\$46,425,000	\$21,000,000
INDEPENDENCE CENTER II	Chantilly, VA	DC	04/2015	\$30,150,000	\$13,500,000
COAL CREEK	Louisville, CO	Denver	10/2015	\$42,125,000	\$21,000,000
INDEPENDENCE CENTER I	Chantilly, VA	DC	07/2016	\$66,100,000	\$26,500,000
STATION RIDGE	Hanover, MD	DC	08/2016	\$62,592,500	\$25,000,000
201 BURLINGTON	Bedford, MA	Boston	05/2017	\$28,396,500	\$12,200,000
NG EXPO	Aurora, CO	Denver	10/2017	\$18,100,000	\$18,000,000
ONE GLOBAL VIEW	Herndon, VA	DC	11/2017	\$67,425,000	\$27,300,000
TRADE CENTRE	Longmont, CO	Denver	12/2018	\$20,950,000	\$11,000,000
PROVIDENCE CENTER	Providence, RI	Boston	12/2018	\$75,500,000	\$29,200,000
FISHERS LANE	Rockville, MD	DC	09/2019	\$37,332,500	\$19,000,000
WEST CENTURY DRIVE	Louisville, CO	Denver	09/2019	\$23,370,000	\$10,600,000
ONE FAIR OAKS	Fairfax, VA	DC	03/2020	\$62,330,000	\$26,800,000
1717 R.I. AVENUE	Washington, DC	DC	12/2020	\$64,475,000	\$26,900,000

SOLD PROPERTY DETAIL

PROPERTY / Location	MSA	Syndication Date	Sale Date	Capitalization Amount ⁽¹⁾	Gross Sale Price	Investor Equity	Internal Rate of Return	Average Annual Return ⁽²⁾	Equity Multiple
RIVERPARK No. Reading, MA	Boston	09/03/2013	10/19/2017	\$35,725,000	\$45,100,000	\$11,900,000	15.8%	18.0%	1.74x
WEST WATKINS Gaithersburg, MD	DC	10/09/2015	09/05/2019	\$33,475,000	\$53,250,000	\$20,000,000	19.5%	22.1%	1.87x
CENTRETECH Aurora, CO	Denver	03/27/2015	01/27/2020	\$28,065,000	\$35,250,000	\$14,000,000	13.2%	14.3%	1.69x
WALNUT STREET Boulder, CO	Denver	08/09/2018	12/09/2020	\$56,915,000	\$99,000,000	\$28,000,000	36.9%	43.0%	1.96x
WINTER STREET Waltham, MA	Boston	12/27/2019	01/20/2021	\$36,435,000	\$56,000,000	\$15,500,000	88.2% ⁽³⁾	92.5% ⁽³⁾	2.06x ⁽³⁾

(1) Capitalization Amount is the investor equity, TFG's Co-Investment and mortgage debt.

(2) Average Annual Return is the total investor return divided by the number of years in the actual holding period of the investment.

(3) Represents returns from dividends paid and initial sale proceeds, of which approximately 99% have been paid to date. Returns may increase payment of final distribution.

\$661 MILLION
TOTAL
CAPITALIZATION*

\$386 MILLION
EQUITY RAISED

\$22 MILLION
TFG
CO-INVESTED*

100+ YEARS
OF COMBINED
OPERATIONS
EXPERIENCE

3.5 MILLION
SQUARE FEET
ACQUIRED

21 BUILDINGS
UNDER
MANAGEMENT*

*Includes active properties only.

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