



A PORTFOLIO FOCUSED ON HIGH-CREDIT QUALITY TENANTS

HIGHLIGHTS

- 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
- Six (6) Fortune® 500 and two (2) Global 500® companies are anchor tenants across Tritower Portfolio
- Tritower investment cities are among the top 15 most educated cities in the country⁽¹⁾

GEOGRAPHICAL DIVERSIFICATION

- Colorado
- Maryland
- Massachusetts
- Rhode Island
- Virginia
- Washington, D.C.

ASSET DIVERSIFICATION

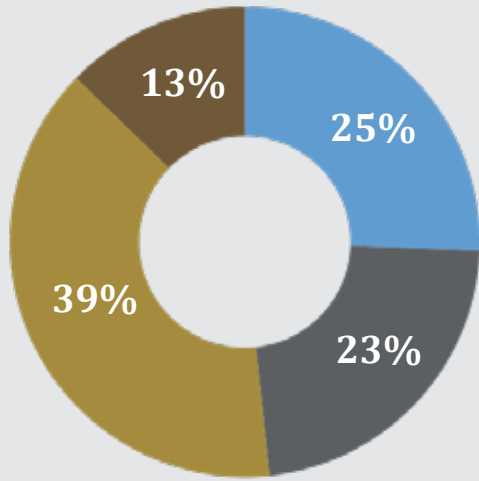
- Lab
- Office
- R&D
- Industrial/Distribution
- SCIF⁽²⁾

(1) According to WalletHub's 2021 Most Educated Cities in America

(2) SCIF- Sensitive Compartmented Information Facility

Portfolio Overview

Tenant Profile



- Healthcare/ Biotech
- Aerospace, Defense and Cybersecurity
- Tech/Telecom
- Others

Statistics

\$1.052 Billion
Total Capitalization

4.011 Million
Square Feet Acquired

\$478 Million
Equity Raised

25 Buildings
Under Management*

\$3.362 Million
Tritower Co-Invested

100+ Years
Combined Operations Experience

Based on contractually obligated rents for 2021

Other includes financial services, food & beverage production and professional & commercial services

* Includes active properties only

Active Properties

Station Ridge (MD)



Providence Center (RI)



One Dulles Corridor (VA)



West Century Drive (CO)



Coal Creek (CO)



201 Burlington (MA)



1717 Rhode Island Ave (DC)



One Fair Oaks (VA)



300 Apollo (MA)



Ames Pond (MA)



Independence Center I (VA)



Independence Center II (VA)



NG Expo (CO)



One Global View (VA)



Goddard Memorial Drive (MA)



Fishers Lane (MD)



Sterling Drive (CO)



Active Property Detail

PROPERTY	LOCATION	MSA	Acquisition Date	Capitalization Amount ⁽¹⁾	Investor Equity Invested
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
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
STERLING DRIVE	Boulder, CO	Denver	03-05/2021	\$67,834,725	\$32,500,000
ONE DULLES CORRIDOR	Reston, VA	DC	07/2021	\$76,500,000	\$37,500,000
GODDARD MEMORIAL DRIVE	Worcester, MA	Boston	12/2021	\$55,900,000	\$22,000,000
TOTAL				\$840,856,225	\$377,700,000

(1) Capitalization Amount is the investor equity, TFG's co-investment and mortgage debt at initial offering.

Sold Properties

West Watkins (MD)



Winter Street (MA)



300 Riverpark Drive (MA)



Centretech Hughes (CO)



3200 Walnut Street (CO)



Trade Centre (CO)



Sold Property Detail

PROPERTY / Location	Syndication Date (1st Admit)	Sale Date	Capitalization Amount ⁽¹⁾	Gross Sale Price	Investor Equity	Internal Rate of Return	Average Annual Return ⁽²⁾	Equity Multiple
RIVERPARK No. Reading, MA	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	10/09/2015	09/05/2019	\$33,475,000	\$53,250,000	\$20,000,000	19.5%	22.1%	1.87x
CENTRETECH Aurora, CO	03/27/2015	12/27/2019	\$28,065,000	\$35,250,000	\$14,000,000	13.2%	14.3%	1.69x
WALNUT STREET Boulder, CO	09/25/2018	12/09/2020	\$56,915,000	\$99,000,000	\$28,000,000	38.6%	46.1%	2.03x
WINTER STREET Waltham, MA	12/27/2019	01/20/2021	\$36,435,000	\$56,000,000	\$15,500,000	89.3%	94.7%	2.08x
TRADE CENTRE Longmont, CO	12/14/2018	05/03/2022	\$20,950,000	\$30,000,000	\$11,000,000	22.0% ⁽³⁾	25.5% ⁽³⁾	1.87x ⁽³⁾

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

(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 sales proceeds, of which approximately 99% have been paid to date. Returns may increase after final distribution payment.

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