



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
- Four (4) 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⁾

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

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Quality Portfolio in Attractive Markets

Diversified by asset, geography, tenant and industry

STATISTICS AS OF 12/31/22

\$1.052 Billion

Total Market
Capitalization

4.011 Million

Square Feet
Acquired

38 Buildings

Acquired

\$478 Million

Equity Raised

GEOGRAPHICAL DIVERSIFICATION

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

ASSET DIVERSIFICATION

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

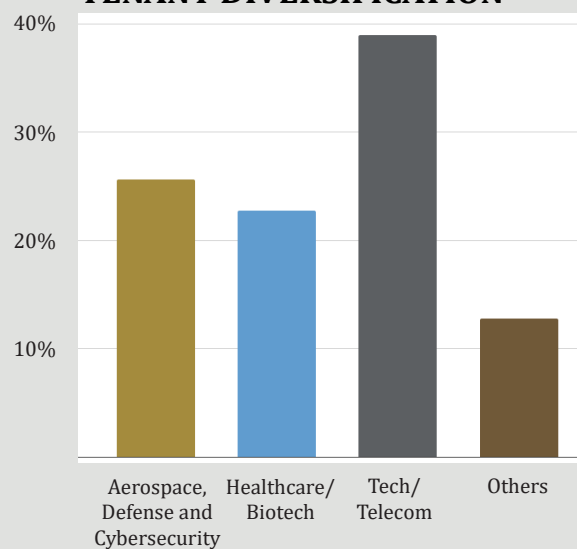
⁽²⁾ Sensitive Compartmented Information Facility

Active Portfolio Overview

18 REITS | 88 TENANTS

| Market | No. of Buildings | Rentable SF | Occupancy ⁽¹⁾ |
|-----------------------|------------------|------------------|--------------------------|
| Boston, MA | 7 | 957,607 | 89.8% |
| Washington, D.C. | 9 | 1,532,356 | 84.1% |
| Denver, CO | 8 | 522,607 | 79.3% |
| Total/Average: | 24 | 3,012,570 | 85.10% |

TENANT DIVERSIFICATION



Based on contractually obligated rents for 2022.
Other includes financial and other services.

Active Property Detail

| PROPERTY | LOCATION | MSA | Acquisition Date | Capitalization Amount ⁽¹⁾ | 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 |
| 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 | | | | \$810,706,225 | \$364,200,000 |

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 | 08/21/2019 | \$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 | 23.6% | 28.3% | 1.97x |
| INDEPENDENCE CENTER II Chantilly, VA | 06/10/2015 | 09/07/2022 | \$30,150,000 | \$39,200,000 | \$13,500,000 | 10.7% | 12% | 1.87x |
| TOTAL | | | \$241,715,000 | \$357,800,000 | \$113,900,000 | | | |

(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.

Past performance is not a guarantee of future results. Single asset investments and real estate investment trusts present features and risks not associated with other types of investments. This communication is not intended to be an offer to sell or a solicitation of an offer to buy any security in a Tritower sponsored vehicle. These investments are not suitable for all investors. Tritower Financial Group, LLC, does not provide tax, retirement, or legal advice. Investors are encouraged to review all tax and investment matters with a legal or tax professional.

Property Gallery

Station Ridge (MD)



Providence Center (RI)



One Dulles Corridor (VA)



Sterling Drive (CO)



Winter Street (MA)



West Watkins (MD)



201 Burlington (MA)



Centretech Hughes (CO)



1717 Rhode Island Ave (DC)



Independence Center II (VA)



Independence Center I (VA)



3200 Walnut Street (CO)



NG Expo (CO)



One Global View (VA)



Goddard Memorial Drive (MA)



West Century Drive (CO)



300 Apollo (MA)



One Fair Oaks (VA)



Fishers Lane (MD)



Coal Creek (CO)



Trade Centre (CO)



300 Riverpark Drive (MA)



Ames Pond (MA)

