

**A Portfolio of single-asset
Investments focused on
high-credit quality tenants
across many sectors.**

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
- Institutional tenant roster with multiple Fortune 500® and Global 500® companies
- Tritower investment cities are among the top 15 most educated cities in the country⁽¹⁾

⁽¹⁾According to WalletHub's 2025 Most Educated Cities in America



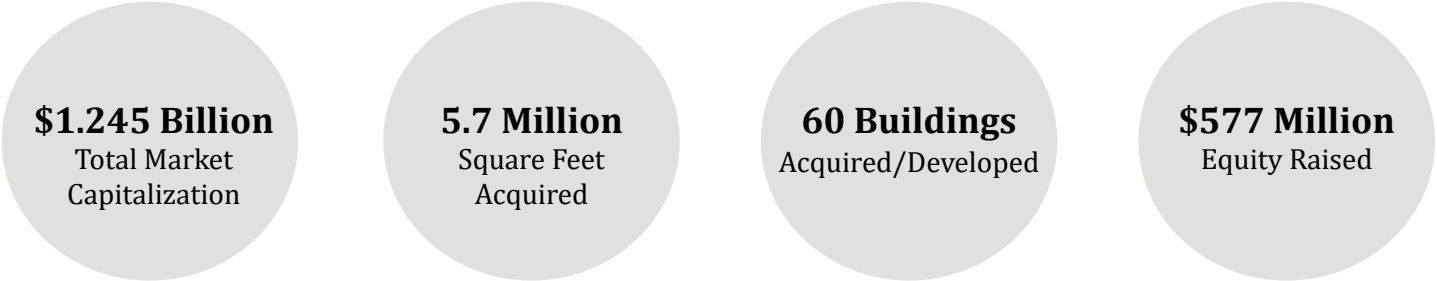
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Quality Portfolio in Attractive Markets

Diversified by asset, geography, tenant and industry

STATISTICS SINCE INCEPTION – 2012*



GEOGRAPHICAL DIVERSIFICATION

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

STRATEGIES

- Core
- Core-Plus
- Development
- Preferred Equity
- Value Add

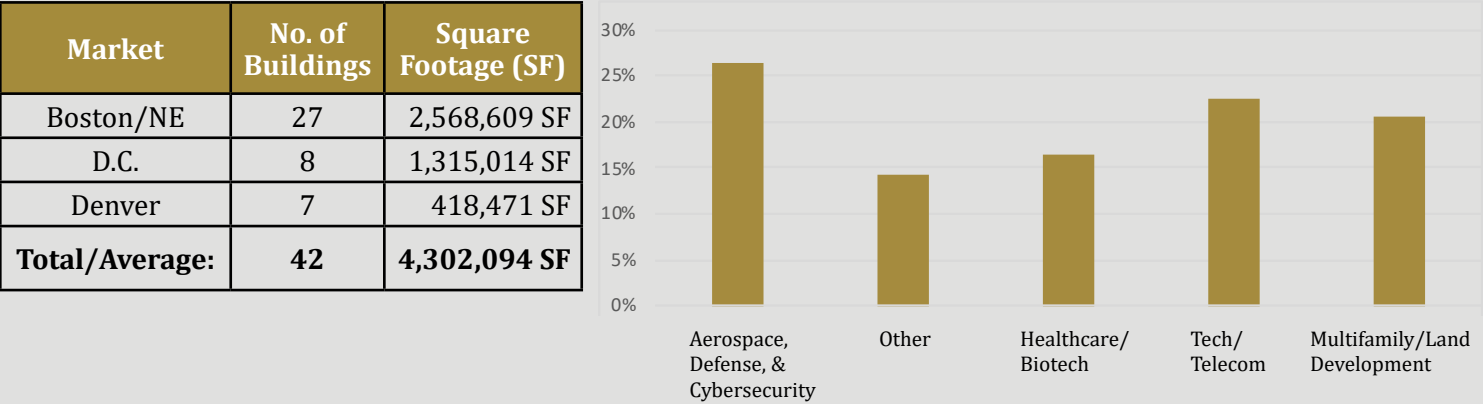
ASSET DIVERSIFICATION

- Lab
- Land (multifamily development)
- Life Science
- Medical/Office/Lab
- Multi-Family
- Office
- Office/Lab
- Office/Retail
- R&D
- SCIF⁽¹⁾
- Industrial/Distribution

⁽¹⁾ Sensitive Compartmented Information Facility

Actively Owned Portfolio Overview

STATISTICS*



Based on square footage leased and currently under development.
Other includes financial and other services.

*Statistics do not include open offerings.

Past performance is not 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 Portfolio*

Property	MSA	Strategy	Acquisition Date	Capitalization Amount ⁽¹⁾	Investor Equity
APOLLO DRIVE	Boston/NE	Core-Plus	06/2014	\$46,425,000	\$21,000,000
COAL CREEK	Denver	Core-Plus	10/2015	\$42,125,000	\$21,000,000
INDEPENDENCE CENTER I	DC	Core-Plus	07/2016	\$66,100,000	\$26,500,000
STATION RIDGE	DC	Core-Plus	08/2016	\$62,592,500	\$25,000,000
201 BURLINGTON	Boston/NE	Core-Plus	05/2017	\$28,396,500	\$12,200,000
PROVIDENCE CENTER	Boston/NE	Core-Plus	12/2018	\$75,500,000	\$29,200,000
FISHERS LANE	DC	Value-Add	09/2019	\$37,332,500	\$19,000,000
WEST CENTURY DRIVE	Denver	Core-Plus/Value-Add	09/2019	\$23,370,000	\$10,600,000
ONE FAIR OAKS	DC	Core	03/2020	\$62,330,000	\$26,800,000
1717 R.I. AVENUE	DC	Core-Plus	12/2020	\$64,475,000	\$26,900,000
STERLING DRIVE	Denver	Value-Add	03/2021	\$73,526,524	\$38,500,000
ONE DULLES CORRIDOR	DC	Core	07/2021	\$76,500,000	\$37,500,000
GODDARD MEMORIAL DRIVE	Boston/NE	Core	12/2021	\$55,900,000	\$22,000,000
MAREK DARTMOUTH	Boston/NE	Development	10/2022	\$84,905,000	\$29,000,000
MAREK II	Boston/NE	Development	08/2023	\$8,300,000	\$4,150,000
101 ARCH	Boston/NE	Core	07/2024	\$24,550,000	\$11,700,000
COACHECHO	Boston/NE	Preferred Equity	05/2024	\$99,244,000	\$14,700,000
XCHANGE	Boston/NE	Core	01/2025	\$38,766,667	\$22,000,000
BOWDOIN	Boston/NE	Core	07/2025	\$29,500,000	\$12,000,000
TOTAL				\$1,085,363,691	\$455,050,000

* Does not include open offerings.

Sold Property Detail

Property / MSA	Syndication Date	Sale Date	Capitalization Amount ⁽¹⁾	Gross Sale Price	Investor Equity	Internal Rate of Return ⁽²⁾	Average Annual Return ⁽³⁾	Equity Multiple ⁽⁴⁾
RIVERPARK Boston	09/03/2013	10/04/2017	\$35,725,000	\$45,100,000	\$11,900,000	15.8%	18.0%	1.74x
WEST WATKINS D.C.	10/09/2015	08/21/2019	\$33,475,000	\$53,250,000	\$20,000,000	19.5%	22.1%	1.87x
CENTRETECH Denver	03/27/2015	12/27/2019	\$28,065,000	\$35,250,000	\$14,000,000	13.2%	14.3%	1.69x
WALNUT STREET Denver	09/25/2018	12/09/2020	\$56,915,000	\$99,000,000	\$28,000,000	38.6%	46.1%	2.03x
WINTER STREET Boston	12/27/2019	01/20/2021	\$36,435,000	\$56,000,000	\$15,500,000	89.3%	94.7%	2.08x
TRADE CENTRE Denver	12/14/2018	05/03/2022	\$20,950,000	\$30,000,000	\$11,000,000	23.6%	28.3%	1.97x
INDEPENDENCE CENTER II D.C.	06/10/2015	09/07/2022	\$30,150,000	\$39,200,000	\$13,500,000	10.7%	12%	1.87x
AMES POND Boston	05/30/2014	06/15/2023	\$16,300,000	\$22,136,690	\$8,700,000	4.86%	4.74%	1.43x
NG EXPO Denver	10/27/2017	10/10/2024	\$18,100,000	\$27,300,000	\$18,000,000	69.4%	9.9%	1.69x
ONE GLOBAL VIEW	12/28/2017	09/19/2025	\$67,425,000	\$15,000,000	\$27,300,000	-66.47%	-10.56%	0.18x
TOTAL			\$343,540,000	\$422,236,690	\$157,900,000			

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

(2) **Internal Rate of Return** is a financial metric, representing the average yearly return that takes into account the time value of money.

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

(4) **Equity Multiple** is a simple ratio showing how much total cash an investor gets back for every dollar they put into an investment over its lifetime by dividing the total cash distributions received by the total equity invested.

Active Property Gallery

Station Ridge (MD)



Providence Center (RI)



One Dulles Corridor (VA)



Sterling Drive (CO)



1717 Rhode Island Ave (DC)



201 Burlington (MA)



Independence Center I (VA)



West Century Drive (CO)



Marek II (NH)



One Fair Oaks (VA)



Goddard Memorial Drive (MA)



Coal Creek (CO)



300 Apollo (MA)



Marek Dartmouth



Fishers Lane (MD)



Bowdoin (MA)



Cochecho (NH)



XChange (MA)



Arch (MA)



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