

**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*

\$1.38 Billion

Total Market Capitalization

5.85 Million

Square Feet Acquired

63 Buildings

Acquired/Developed

\$636 Million

Equity Raised

GEOGRAPHICAL DIVERSIFICATION

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

STRATEGIES

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

ASSET DIVERSIFICATION

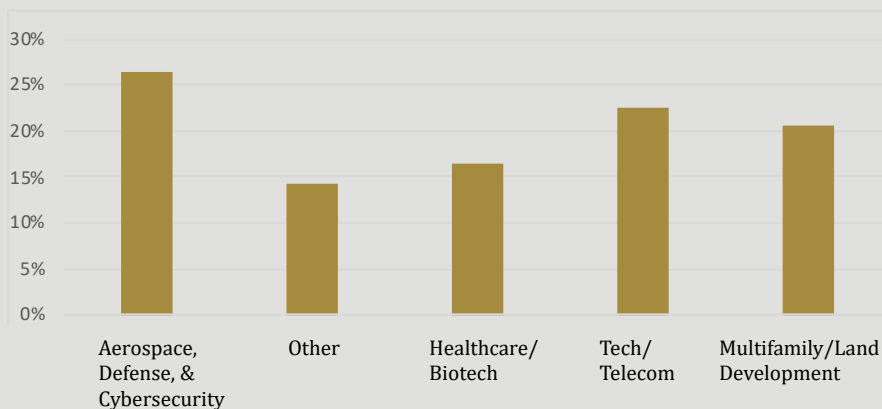
- Lab
- Land (multifamily development)
- Life Science
- Medical/Office/Lab
- Multi-Family
- Office
- Office/Lab
- Office/Retail
- R&D
- SCIF⁽¹⁾
- Industrial/Distribution

⁽¹⁾ Sensitive Compartmented Information Facility

Actively Owned Portfolio Overview

STATISTICS*

Market	No. of Buildings	Square Footage (SF)
Boston/NE	28	2,660,227 SF
D.C.	8	1,315,014 SF
Denver	7	418,471 SF
San Diego	2	230,957 SF
Total/Average:	45	4,624,669 SF



*Statistics do not include open offerings.

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

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.

Active Property Detail*

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	
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	
ATLAS	San Diego	Core-Plus	07/2022	\$103,195,000	\$46,975,000	
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	
COCHECHO	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	
BEAVER BROOK	Boston/NE	Office/SCIF	02/2026	\$29,550,000	\$11,700,000	
				TOTAL	\$1,218,108,691	\$513,725,000

* Does not include open offerings.

Sold Property Detail

Property	MSA	Strategy	Acquisition Date	Capitalization Amount (1)	Investor Equity	Sale Date	Gross Sale Price
RIVERPARK	Boston/NE	Office/R&D	06/2013	\$35,725,000	\$11,900,000	10/2017	\$45,100,000
WEST WATKINS	DC	Office/Lab	07/2015	\$33,475,000	\$20,000,000	08/2019	\$53,250,000
CENTRETECH	Denver	Office/R&D	02/2015	\$28,065,000	\$14,000,000	12/2019	\$35,250,000
WALNUT STREET	Denver	Office/Lab	08/2018	\$56,915,000	\$28,000,000	12/2020	\$99,000,000
WINTER STREET	Boston/NE	Office/Medical/ Lab	12/2019	\$36,435,000	\$15,500,000	01/2021	\$56,000,000
TRADE CENTRE	Denver	Office/Lab	12/2018	\$20,950,000	\$11,000,000	05/2022	\$30,000,000
INDEPENDENCE CENTER II	DC	Office	04/2015	\$30,150,000	\$13,500,000	09/2022	\$39,200,000
AMES POND	Boston/NE	Office	06/2014	\$16,300,000	\$8,700,000	06/2023	\$22,136,690
NG EXPO	Denver	Office	10/2017	\$18,100,000	\$18,000,000	10/2024	\$27,300,000
ONE GLOBAL VIEW	DC	Office	11/2017	\$67,425,000	\$27,300,000	09/2025	\$15,000,000
PROVIDENCE	Boston/NE	Core-Plus	12/2018	\$75,500,000	\$29,200,000	02/2026	\$68,500,000
				TOTAL	\$419,040,000.00	\$197,100,000.00	\$490,736,690

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

Active Property Gallery

Station Ridge (MD)



One Dulles Corridor (VA)



Sterling Drive (CO)



West Century Drive (CO)



1717 Rhode Island Ave (DC)



201 Burlington (MA)



Independence Center I (VA)



Coal Creek (CO)



Marek II (NH)



One Fair Oaks (VA)



Goddard Memorial Drive (MA)



Bowdoin (MA)



300 Apollo (MA)



Marek Dartmouth



Fishers Lane (MD)



Atlas (CA)



Cochecho (NH)



XChange (MA)



Arch (MA)



Beaver Brook (MA)

