



STAG INDUSTRIAL ANNOUNCES ACQUISITION ACTIVITY AND LEASING ACTIVITY FOR JULY 2015

Boston, MA – August 4, 2015 - STAG Industrial, Inc. (the "Company") (NYSE:STAG), a real estate investment trust (REIT) focused on the acquisition and operation of single-tenant, industrial properties throughout the United States, today announced its acquisition and leasing activity for July 2015.

Acquisitions

In July, the Company acquired two distribution warehouse buildings consisting of 326,579 square feet for \$21 million. The acquired buildings are 100% occupied. The chart below details the July acquisition activity:

JULY 2015 ACQUISITIONS					
Location (CBSA) ⁽¹⁾	Date Acquired	Square Feet	Buildings	Purchase Price (\$MM)	Weighted Average Lease Term (Years)
Akron, OH	7/15/2015	201,519	1	\$12.2	4.7
Detroit-Warren-Livonia, MI	7/28/2015	125,060	1	8.7	10.9
Total/Weighted Average		326,579	2	\$20.9	7.3

⁽¹⁾ Core based statistical area

During the seven months ended July 31, 2015, the Company acquired 19 industrial buildings consisting of approximately 3.5 million square feet for \$201.8 million. The chart below details the acquisition activity during the seven months ended July 31, 2015:

2015 ACQUISITION ACTIVITY				
Quarter	Square Feet (MM)	Buildings	Purchase Price (\$MM)	Weighted Average Lease Term (Years)
Q1	1,485,717	5	\$97.1	5.7
Q2	1,639,383	12	83.8	6.0
Q3	326,579	2	20.9	7.3
Total/Weighted Average	3,451,679	19	\$201.8	6.0

As of August 4, 2015, the Company has entered into contracts to acquire 19 industrial buildings for \$115 million. The Company has also executed non-binding letters of intent to acquire four additional industrial buildings for \$52 million.

As of August 4, 2015, the Company's pipeline of potential acquisitions is \$2.1 billion across 186 industrial buildings. The pipeline is a point in time measure that includes all of the transactions under consideration by the Company's acquisitions group that have passed the initial screening process. The pipeline also includes transactions under contract and transactions with non-binding LOIs.

The purchase and sale agreements for the properties under contract are subject to satisfaction of closing conditions, and the properties under LOI require the negotiation and execution of definitive purchase and sale agreements. There can be no assurance that any of the properties under contract or LOI will be acquired on the terms anticipated or at all.

Leasing

In July, the Company executed four leases totaling 533,181 square feet consisting of 6,734 square feet of new leases, 516,447 square feet of renewal leases, and 10,000 square feet of temporary leases. The chart below details the July leasing activity:

JULY 2015 LEASING ACTIVITY							
Lease Type	Square Feet	Base Rent \$/PSF	Lease Commissions \$/PSF	Tenant Improvements \$/PSF	Total Costs \$/PSF	Cash Rent Change ⁽¹⁾⁽³⁾	GAAP Rent Change ⁽²⁾⁽³⁾
New Leases	6,734	\$2.70	\$0.39	\$0.45	\$0.84	N/A	N/A
Renewal Leases	516,447	4.05	0.40	0.34	0.74	-0.2%	3.1%
Total /Weighted Avg New & Renewal	523,181	\$4.03	\$0.40	\$0.34	\$0.74	-0.2%	3.1%
Temporary Leases	10,000						
Total Leasing Activity	533,181						

⁽¹⁾ Cash basis rent growth is a ratio of the change in net effective rent (excluding straight-line rent adjustments as required by GAAP) of the comparable lease.
⁽²⁾ GAAP basis rent growth is a ratio of the change in net effective rent (including straight-line rent adjustments as required by GAAP) of the comparable lease.
⁽³⁾ Rent change for new leases where there were no prior comparable leases, due to extended downtime or materially different lease structures are excluded.

For the seven months ended July 31, 2015, the Company has executed 19 leases for approximately 3.2 million square feet, including 559,229 square feet of new leases, 2.0 million square feet of renewal leases, and 620,600 square feet of temporary leases. The chart below details the leasing activity for the seven months ended July 31, 2015:

2015 LEASING ACTIVITY				
Quarter	New Square Feet	Renewal Square Feet	Temporary Leases	Total Leasing Activity Square Feet
Q1	167,200	136,653	245,280	549,133
Q2	385,295	1,346,025	365,320	2,096,640
Q3	6,734	516,447	10,000	533,181
Total	559,229	1,999,125	620,600	3,178,954

About STAG Industrial, Inc.

STAG Industrial, Inc. is a real estate investment trust (REIT) focused on the acquisition and operation of single-tenant, industrial properties throughout the United States. The Company's portfolio consists of 265 properties in 37 states with approximately 50.0 million rentable square feet.

For additional information, please visit the Company's website at www.stagindustrial.com.

Forward-Looking Statements

This press release, together with other statements and information publicly disseminated by the Company, contains certain forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended. The Company intends such forward-looking statements to be covered by the safe harbor provisions for forward-looking statements contained in the Private Securities Litigation Reform Act of 1995 and includes this statement for purposes of complying with these safe harbor provisions. Forward-looking statements, which are based on certain assumptions and describe the Company's future plans, strategies and expectations, are generally identifiable by use of the words "believe," "will," "expect," "intend," "anticipate," "estimate," "should," "project" or similar expressions. You should not rely on forward-looking statements since they involve known and unknown risks, uncertainties and other factors that are, in some cases, beyond the Company's control and which could materially affect actual results, performances or achievements. Factors that may cause actual results to differ materially from current expectations include, but are not limited to, the risk factors discussed in the Company's annual report on Form 10-K for the year ended December 31, 2014 as updated by the Company's quarterly reports on Form 10-Q. Accordingly, there is no assurance that the Company's expectations will be realized. Except as otherwise required by the federal securities laws, the Company disclaims any obligation or undertaking to publicly release any updates or revisions to any forward-looking statement contained herein (or elsewhere) to reflect any change in the Company's expectations with regard thereto or any change in events, conditions or circumstances on which any such statement is based.

Source: STAG Industrial, Inc.

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