



STAG INDUSTRIAL ANNOUNCES ACQUISITION ACTIVITY AND LEASING ACTIVITY FOR SEPTEMBER AND THE THIRD QUARTER 2015

Boston, MA – October 5, 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 September 2015 and the third quarter of 2015.

Acquisitions

In September, the Company acquired two buildings consisting of 301,403 square feet for \$16 million. The acquired buildings are 100% occupied. The chart below details the September acquisition activity:

SEPTEMBER 2015 ACQUISITIONS					
Location (CBSA) ⁽¹⁾	Date Acquired	Square Feet	Buildings	Purchase Price (\$MM)	Weighted Average Lease Term (Years)
Rockford, IL	9/10/2015	100,000	1	\$5.9	3.3
Atlanta-Sandy Springs-Marietta, GA	9/29/2015	201,403	1	9.9	3.2
Total/Weighted Average		301,403	2	\$15.8	3.2

⁽¹⁾ Core based statistical area

For the quarter ended September 30, 2015, the Company acquired 18 buildings consisting of approximately 2.5 million square feet for \$108 million. The weighted average estimated cap rate for the buildings acquired in the quarter was 8.2%. Estimated cap rates are calculated by dividing stabilized underwritten cash basis net operating income for the first twelve months by the purchase price. Actual operating results of the buildings may differ materially from the Company's underwriting. The chart below reflects the acquisition activity for the nine months ended September 30, 2015:

2015 ACQUISITION ACTIVITY				
Quarter	Square Feet	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 ⁽¹⁾	2,509,084	18	108.3	5.5
Total/Weighted Average	5,634,184	35	\$289.2	5.7

⁽¹⁾ Weighted average lease term excludes 67,350 square foot MTM lease

As of October 5, 2015, the Company has entered into contracts to acquire four buildings for \$32 million. The Company has also executed non-binding letters of intent to acquire nine additional buildings for \$65 million.

As of October 5, 2015, the Company's pipeline of potential acquisitions is \$1.7 billion across 165 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 September, the Company executed six leases totaling 505,333 square feet consisting of 205,633 square feet of new leases and 299,700 square feet of renewal leases. The chart below details the September leasing activity:

SEPTEMBER 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	205,633	\$2.70	\$0.50	\$0.98	\$1.48	2.8%	0.1%
Renewal Leases	299,700	3.76	0.14	0.00	0.14	3.0%	7.9%
Total /Weighted Avg New & Renewal	505,333	\$3.33	\$0.29	\$0.40	\$0.69	2.9%	5.3%
Temporary Leases	0						
Total Leasing Activity	505,333						

⁽¹⁾ Cash basis rent growth is a ratio of the change in base 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 base 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 quarter ended September 30, 2015, the Company executed 21 leases totaling 1.7 million square feet comprised of 357,028 square feet of new leases, 1.2 million square feet of renewal leases, and 87,900 square feet of temporary leases. The chart below reflects the leasing activity for the quarter ended September 30, 2015:

THIRD QUARTER 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	357,028	\$3.51	\$1.01	\$1.49	\$2.50	7.8%	6.0%
Renewal Leases	1,215,848	4.08	0.20	0.21	0.41	0.7%	4.3%
Total /Weighted Avg New & Renewal	1,572,876	\$3.95	\$0.39	\$0.50	\$0.89	1.6%	4.5%
Temporary Leases	87,900						
Total Leasing Activity	1,660,776						

⁽¹⁾ Cash basis rent growth is a ratio of the change in base 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 base 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 nine months ended September 30, 2015, the Company has executed 45 leases for approximately 4.3 million square feet, including 909,523 square feet of new leases, 2.7 million square feet of renewal leases, and 698,800 square feet of temporary leases. The chart below details the leasing activity for the nine months ended September 30, 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	365,620	2,096,940
Q3	357,028	1,215,848	87,900	1,660,776
Total	909,523	2,698,526	698,800	4,306,849

Eleven leases consisting of approximately 2.1 million square feet expired in the third quarter and the tenant retention rate for these leases was 90.4%. The chart below reflects the tenant retention rate for the nine months ended September 30, 2015:

2015 RETENTION					
Quarter	Expiring Square Footage	Retained Square Footage	Retention Rate ⁽¹⁾	Cash Rent Change ⁽¹⁾	GAAP Rent Change ⁽¹⁾
Q1	1,528,723	979,987	64.1%	6.7%	9.6%
Q2	468,169	136,789	29.2%	3.9%	10.0%
Q3	2,135,464	1,931,464	90.4%	3.3%	7.8%
Total / Weighted Average	4,132,356	3,048,240	73.8%	4.6%	8.6%

⁽¹⁾ Based on square feet retained in the period

The Company's occupancy rate for the third quarter increased to 95.7% from 95.0% at the end of the second quarter of 2015. The chart below reflects the occupancy rate and total square footage for the nine months ended September 30, 2015:

2015 OCCUPANCY			
Quarter	Number of Buildings	Total Square Footage	Occupancy %
Q1	253	48,533,893	94.4%
Q2	265	49,954,019	95.0%
Q3	281	52,141,293	95.7%

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 281 buildings in 37 states with approximately 52.1 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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