

ACQUISITION HISTORY

Property Address	Deal Type	Status	Sq Ft	Acquired Date	Purchase Price	Total Debt	Equity Invested	Sale Price ¹	Gross EM ²
11494-11498 Luna Road	Value-Added	Unrealized	87,985	2016	\$10,050,000	\$7,500,000	\$2,448,897	\$8,020,750	NA
425 S. Woods Mill	Core-Plus	Unrealized	79,131	2016	\$12,763,000	\$10,240,000	\$2,523,000	\$11,421,151	NA
999 Executive Parkway	Core-Plus	Unrealized	59,691	2017	\$5,151,000	\$4,140,000	\$1,011,000	\$4,776,789	NA
3300 Rider Trail South	Core-Plus	Unrealized	104,583	2017	\$9,300,000	\$6,975,000	\$2,305,865	\$11,112,157	NA
12655 Olive	Core-Plus	Unrealized	98,588	2018	\$13,114,650	\$9,990,000	\$3,540,956	\$12,872,112	NA
12647 Olive	Core-Plus	Unrealized	134,165	2018	\$14,532,450	\$11,070,000	\$3,923,762	\$17,964,750	NA
1285 Fern Ridge	Core-Plus	Unrealized	66,510	2019	\$7,797,900	\$5,940,000	\$2,105,433	\$7,627,828	NA
14567 North Outer Forty Dr	Core-Plus	Unrealized	107,874	2019	\$15,408,000	\$11,550,000	\$3,826,296	\$16,206,711	NA
5555 Winghaven Blvd	Core-Plus	Unrealized	73,840	2019	\$13,000,000	\$10,125,000	\$2,875,000	\$13,645,032	NA
4777 Sharon Road	Core-Plus	Unrealized	91,575	2019	\$37,500,000	\$24,400,000	\$13,100,000	\$37,438,305	NA
100 N Broadway	Opportunistic/ Op Zone	Unrealized	510,202	2020	\$19,900,000	\$15,000,000	\$20,000,000	\$19,788,773	NA
15748,15859 Dallas Pkwy	Core-Plus	Unrealized	321,578	2020	\$50,000,000	\$30,500,000	\$19,500,000	\$51,909,181	NA
11055 Wayzata Blvd	Value-Added	Unrealized	116,338	2021	\$16,190,000	\$16,865,000	\$8,334,351	\$29,525,000	NA
4055 Valley View Ln	Core-Plus	Unrealized	241,378	2021	\$50,000,000	\$36,300,000	\$14,150,658	\$54,612,035	NA
12645 Olive Blvd	Core-Plus	Unrealized	110,700	2021	\$27,139,152	\$25,000,000	\$7,501,726	\$29,080,161	NA
501 W President George Bush Hwy	Value-Added	Unrealized	121,596	2021	\$18,700,000	\$13,400,000	\$7,000,000	\$18,700,000	NA
5810 Tennyson Parkway	Core-Plus	Unrealized	130,371	2022	\$56,100,000	\$41,620,000	\$18,532,374	\$56,100,000	NA
5445 Legacy Dr	Core-Plus	Unrealized	174,975	2022	\$58,870,000	\$43,610,000	\$20,028,139	\$58,870,000	NA
11440 Olive Blvd	Value-Added	Realized	22,768	2014	\$5,590,000	\$4,600,000	\$1,315,000	\$5,574,300	0.74
1145-1195 Corporate Lakes Dr	Opportunistic	Realized	111,202	2014	\$6,604,150	\$5,400,000	\$990,650	\$8,596,250	3.23
680 Craig Road	Value-Added	Realized	51,932	2015	\$4,210,000	\$3,157,500	\$916,000	\$4,200,000	1.14
14660 Herriman Blvd	Value-Added	Realized	17,004	2015	\$3,200,000	\$2,400,000	\$767,808	\$3,500,000	1.43
15480 Clayton Rd	Opportunistic	Realized	29,400	2016	\$1,660,600	\$1,245,500	\$398,395	\$1,485,000	0.60
8901 Springdale Avenue	Core-Plus	Realized	121,223	2018	\$8,750,000	\$6,600,000	\$2,131,998	\$12,935,000	2.97
13303 Tesson Ferry Road	Value-Added	Realized	80,277	2018	\$11,021,000	\$8,500,000	\$2,498,324	\$12,650,000	1.66
1001 North Warson Road	Opportunistic/ Op Zone	Realized	151,830	2019	\$55,000,000	\$32,500,000	\$20,000,000	\$92,150,000	2.98
2155 S Oakwood Rd	Core-Plus	Realized	347,332	2020	\$18,150,000	\$13,612,500	\$4,719,549	\$22,150,000	1.81
1 Rider Trail Plaza Drive	Core-Plus	Realized	112,000	2017	\$15,300,000	\$11,475,000	\$3,793,520	\$23,000,000	3.04
9473 Olive Blvd	Opportunistic/ Op Zone	Realized	120,500	2020	\$28,700,000	\$30,847,602	\$7,580,000	\$46,000,000	2.00
TOTAL			3,796,548		\$593,701,902	\$444,563,102	\$197,818,700	\$691,911,285	

(1) Sale price for realized deals is the actual sale price. For unrealized deals, sales price is the total valuation as of 12/31/21, as performed by 3rd party valuator under IRS Revenue Ruling 59-60 (the IRS prescribed method of valuation for private Companies) or an MAI Appraisal.

(2) Gross Equity Multiple is calculated using actual Sale Price less Original Debt divided by Equity and does not include distributions received during the hold period.

