

YEAR-END FINANCIAL HIGHLIGHTS

To consistently deliver best-in-class shareholder returns in all market environments, STAG aims to provide a fully covered dividend, combined with significant accretive growth.

In 2014, STAG generated cash net operating income of \$142.4 million, compared to \$115.1 million for the year ended 2013, constituting an increase of 24%. Additionally, STAG generated core funds from operations ("Core FFO") of \$84.2 million, compared to \$67.9 million for the year ended 2013, constituting an increase of 24%. This represents \$1.45 of Core FFO per diluted share for the year ended 2014, compared to \$1.37 of Core FFO per share for the year ended 2013 — an increase of 6%.

STAG also priced and modified 100% of its unsecured debt, resulting in an increase in maturity of 4.5 years and an improvement and conformity of all its unsecured debt covenants.

Through a combination of "at the market" programs and a follow-on offering, STAG raised \$317 million of common equity at an average price of \$21.98 per share.

STAG also increased its monthly per share common stock dividend twice, for a total increase of 10% in 2014.

Please refer to our earnings release for the year ended December 31, 2014 (available at our website) for the definitions, historical amounts and reconciliations of non-GAAP measurements we use in this report.

DIVIDENDS

" Our monthly dividend is entirely derived from operating income and has grown consistently since inception. "

