

B R E N N A N
I N V E S T M E N T
G R O U P

Delivering value without compromising values

Brennan Investment Group, a Chicago-based private real estate investment firm, acquires, develops and operates industrial properties in select major metropolitan markets throughout the United States. Brennan owns and manages an industrial portfolio with a market value in excess of \$4 billion. The company's current portfolio spans 29 states and encompasses over 44 million square feet.

Brennan Investment Group co-invests with private and institutional capital to achieve outstanding risk-adjusted returns. The firm's management team is among the most accomplished in its industry, having invested in over 4,000 properties across more than 60 cities.

We believe that industrial real estate is a large, stable and diversified investment class that offers a compelling opportunity for both current income and appreciation across an array of industrial property types. The company's experienced principals utilize a disciplined investment approach in selectively identifying opportunities that achieve outstanding risk-adjusted returns to their investors.

LEADERSHIP



Our CEO, Michael Brennan, served as the Co-Founder, CEO, and a Director of First Industrial Realty Trust for 14 years before founding Brennan Investment Group. In the 10 years since then, his leadership has helped grow

Brennan into the second-largest private industrial real estate owner in the U.S.

"Investing every day alongside partners is what makes deals work."

INVESTING IN THE VALUE-ADDED / OPPORTUNISTIC INDUSTRIAL SPACE

We pride ourselves on offering a mix of industrial expertise not typically seen in real estate – expertise that spans development and acquisition, leasing, and a full suite of corporate real estate solutions. Since day one, we have recognized that we are only as good as the opportunities we bring to our partners. So, we do what it takes to make those opportunities the right ones.

- With an entrepreneurial spirit that sets us apart
- And a strategic presence in high-growth markets from coast to coast
- With our ability to seamlessly navigate building, leasing and everything in between
- And a commitment to invest in every deal alongside our partners

At Brennan, our goal is to set the standard for how industrial real estate investment can be done.

DEVELOPMENT

- We are focused on identifying build-to-suit, speculative and redevelopment opportunities that offer high value-add potential for our investment partners.

NET LEASE

- With long-term net leases making up more than half of our overall portfolio, we are able to average 97% occupancy, well above the national average. The "mission-critical" nature of these facilities decreases risk without sacrificing return.

CORPORATE

- As an owner and operator, we manage a portfolio of more than 450 properties in 60 cities. We provide customizable commercial real estate solutions for corporations to optimize industrial assets within their supply chains or portfolios.

For additional information, please contact:

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Built on PRINCIPLE with INVESTORS in mind

Brennan Investment Group offers complete end-to-end integration. With capabilities spanning investments, leasing, legal and accounting, our team is built to do more than identify opportunities for our partners. It's built to deliver on these opportunities simply and accurately. We see every one of our investments through from start to finish, from capital raising and due diligence to asset management and its eventual sale

EXPERIENCE

The managing principals who make up our team are career industrial real estate specialists. With an average of more than 20 years in the industry, we are a trusted resource our partners rely on. That collective experience has informed more than \$15 billion in investments in more than 60 cities in the United States.

PARTNERSHIP

Everything we do is designed to put our partners first. Finding the right deals for the right investors. Offering broad capabilities that benefit everyone we do business with – investors, brokers, tenants, corporate partners and our team. Keeping our investors in the loop with clear and consistent communication. Investing in every deal we make right alongside you.

ALIGNMENT

Since we came together more than a decade ago, we've built our portfolio by marrying veteran industrial expertise with an unwavering commitment to the people we do business with. Every opportunity we bring to our partners is an investment we make ourselves.

TRUST

Trust is the cornerstone of any sound partnership. In industrial real estate investment, track record is everything. It sets the tone for our partnerships. More importantly, it sets our partners at ease. After all, you put a lot of trust in us. Trust that we'll bring you strategic opportunities. Trust that we'll see those opportunities through simply and accurately. Trust that we'll put you first every step of the way.

*Invested in INDUSTRIAL.
Invested in YOU.*

Brennan Investment Group *at a Glance*

2010
founded

\$4 billion
total investment
activity

44 million
square feet of
industrial properties
developed or acquired

97%
average occupancy

37.4% IRR
from sold transactions

2.1x
average equity multiple

2.72 years
average hold period

29 states
in which we are active

10
offices

as of April 2021