Fact Sheet

Sealy Industrial I, DST

SEALY & COMPANY

The asset is comprised of a Class A +/-300,000 SF institutional-quality, climate-controlled distribution warehouse situated on 30 acres. The tenant, Pioneer Hi-Bred is a 100-year-old wholly-owned subsidiary of Corteva Agriscience, a global leader in agricultural science.

Offering Size	Investment Minimum	Investor Suitability	Distributions
$40.46 Million	**$100,000**	**Accredited**	**Monthly**

Property Overview [1]

Project Name:	Scannell Pioneer
Address:	4210 West 67th Street
Market:	Indianapolis
Property Type:	Industrial Warehouse
Building Size:	300,000 SF
Year Built:	2024
Tenancy:	Single-Tenant
Tenant:	Pioneer Hi-Bred International, Inc.
Occupancy:	100%
WALT:	~11 Years with 5-Year Extension
Lease:	NNN Structure

Investment Highlights [1]

11
Year WALT

Long-term lease with extension options.

5.5%
Rent Escalations

In-place rent increases 5.5% every three years over the lease term.

4.81%
Year 1 Return[2]

Cash-on-cash return is modeled at 4.81% for year one.

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This communication is neither an offer to sell nor a solicitation of an offer to buy any securities.

1. See PPM for additional details.
2. The projected year-one cash-on-cash return of 4.81% is an illustrative, non-guaranteed estimate based on the Sponsor's current assumptions and financial modeling. Projections are inherently speculative, subject to change, and should not be relied upon as a prediction of actual performance. Investors may receive less than projected or no return, and may lose some or all of their investment

Tenant Overview[1]

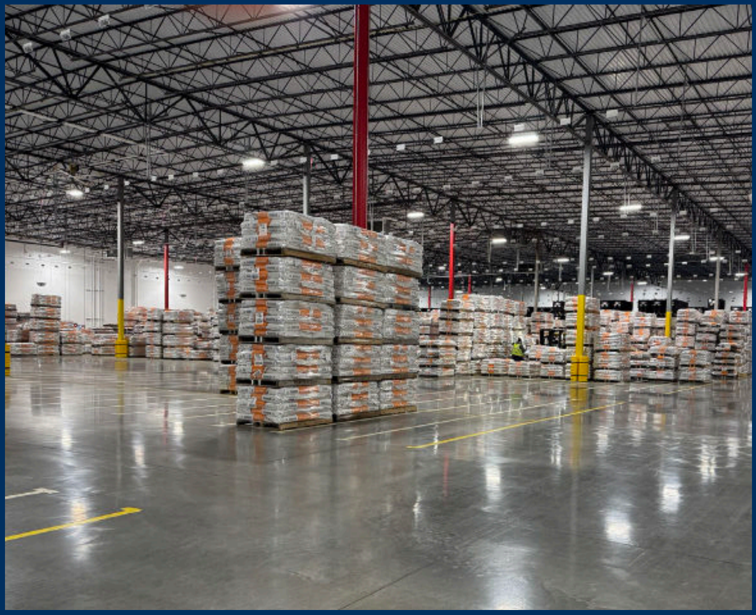
Pioneer Hi-Bred International, Inc. is a leading player in the global agricultural sector, specializing in the development and provision of advanced seed technologies. This division focuses on delivering high-yield, resilient crop seeds, including corn, soybeans, and wheat, to farmers around the world, aiming to enhance productivity and sustainability in agriculture.

Corteva Agriscience (NYSE: CTVA) is a global leader in agricultural science, focusing on developing seeds and crop protection solutions to enhance farm productivity. The Corteva Agriscience segment plays a crucial role in advancing sustainable agriculture worldwide.

Tenant

Pioneer Hi-Bred
A Corteva Agriscience Company

2019	23,000	$17.2	$941	10	A-
Year Founded	**Global Employees**	**Billion Sales**	**Million Net Income**	**Million Farmers Served Globally**	**Standard & Poor's Rating**



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1. Newmark Confidential Offering Memorandum, February 2025

Location Overview[1]

40+ **Colleges & Universities**

4 **Major Freight Railroads**

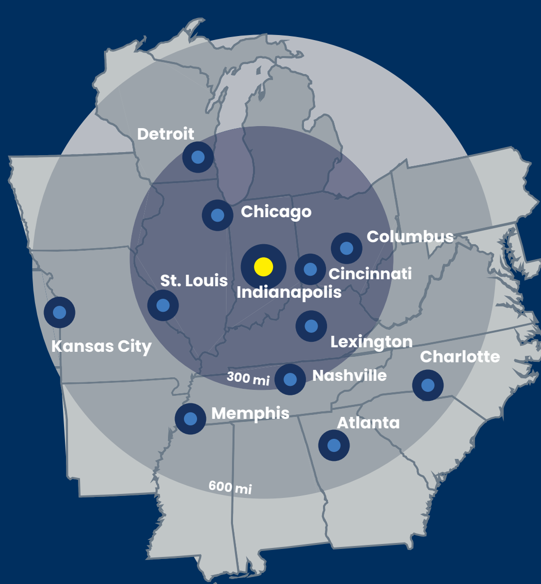
6 **Regional/ International Airports**

49% **of US Population within One-Day Drive**

3 **Major Industries: Manufacturing, IT, & Logistics**

Indianapolis serves as an ideal hub for transportation and business logistics, with its centralized location allowing major markets such as Chicago, Detroit, Cincinnati, and Nashville to be reached by vehicle within one business day. With a network of major highways converging in Indianapolis, the city is renowned as a vital crossroads in the Midwest.

+ Key Highways: Interstate 70, Interstate 65, Interstate 69
+ Centralized Location
+ Transportation and Business Logitics Hub
+ Half of the US Population Within One-Day Drive
+ Asset Located 36 Miles from Corteva Headquarters



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Risk Facts & Disclosures

A Warning About Investing in the Interest. Each prospective Investor should consult with the prospective Investor's own tax advisor regarding an investment in the Interests and the qualification of the prospective Investor's transaction under Section 1031 for the prospective Investor's specific circumstances. Each prospective Investor's specific circumstances may differ and, as a result, no assurance can be given and no legal opinion will be provided that the purchase of the Interests by any prospective Investor will qualify as a Section 1031 Exchange.

An investment in the Interests involves significant risk and is suitable only for Investors who have adequate financial means, desire a relatively long-term investment and who will not need immediate liquidity from their investment and can afford to lose their entire investment. The risks involved with an investment in Interests include, but are not limited to:

- Investors have limited control over the Trust and the Property.
- The Trustees (as defined herein) have limited duties to Investors, and limited authority.
- There are inherent risks with real estate investments generally.
- Volatile economic conditions may adversely affect the value of the Property.
- The Trust depends on the Tenant for revenue, and any default by the Tenant will adversely affect the Trust's operations.
- The Trust depends on the Property Manager to operate the Property.
- The Property has been designed for use by the Tenant, which could result in substantial re-leasing costs or a lower sale price.
- The Trust may suffer adverse consequences due to the financial difficulties, bankruptcy or insolvency of the Tenant or the Guarantor.
- The Tenant has a right of first offer to purchase the Property during the Lease term, which may cause delays in the sale of the Property or make it more difficult to sell the Property.
- The costs of complying with environmental laws and other governmental laws and regulations may adversely affect the Trust.
- The Sponsor, the Administrative Trustee, the Asset Manager and the Property Manager are subject to various conflicts of interest.
- If all of the Interests are not sold, the Depositor and/or its affiliate will own the unsold Interests, which could result in potential conflicts of interest.
- There is and will be no public market or liquidity for the Interests.
- The Interests are not registered with the Securities and Exchange Commission (the "SEC") or any state securities commissions.
- Investors may not realize a return on their investment for years, if at all.
- The Trust is not providing any prospective Investor with separate legal, accounting or business advice or representation.
- Various tax risks, including the risk that an acquisition of an Interest may not qualify as replacement property in a Section 1031 Exchange.

The Interests have not been approved or disapproved by the SEC or the securities regulatory authority of any state, nor has the SEC or any securities regulatory authority of any state passed upon the accuracy or adequacy of this Memorandum. Any representation to the contrary is a criminal offense.

The Interests are being offered only to persons who are "accredited investors," as defined in Rule 501(a) of Regulation D under the Securities Act of 1933, as amended (the "Securities Act") and applicable state securities laws, which definition is set forth below in "WHO MAY INVEST."

The Interests have not been, and will not be, registered under the Securities Act or any state securities laws. The Interests will be offered and sold pursuant to an exemption from the registration requirements of the Securities Act, in accordance with Rule 506(b) of Regulation D, and in compliance with any applicable state securities laws. The Interests will not be offered or sold in any state in which such offers or sales are not qualified or otherwise exempt from registration. The Trust reserves the right to reject any offer to purchase the Interests. In addition, the Trust reserves the right to cancel any sale at any time prior to the receipt of funds for purchase, if that sale, in the opinion of the Trust, may violate any federal or state securities law or regulation or is otherwise objectionable for whatever reason. The Interests are subject to restrictions on transferability and resale and you will not be able to transfer or resell Interests or any beneficial interest therein unless the Interests are registered pursuant to or exempted from such registration requirements. Investors must be prepared to bear the economic risk of an investment in the Interests for an indefinite period of time and be able to withstand a total loss of their investment.

Neither the Trust, the Sponsor, nor any of their respective affiliates has authorized any person to make any representations or furnish any information with respect to the Interests or the Property, other than as set forth in this Memorandum or other documents or information the Trust or the Sponsor may furnish to Investors. Investors are encouraged to ask the Trust or the Sponsor questions concerning the terms and conditions of this Offering and the Property.

The Sponsor has prepared this Memorandum solely for the benefit of persons interested in acquiring Interests. The recipient of this Memorandum agrees to keep the contents of this Memorandum and all other documents and information that the Trust or the Sponsor may furnish to Investors confidential and not to duplicate or furnish copies of this Memorandum to any person other than such recipient's advisors, and further agrees promptly to return this Memorandum to the Trust at the address below if: (1) the recipient decides not to purchase the Interests; (2) the recipient's purchase offer is rejected; or (3) the Offering is terminated prior to a purchase by the recipient.

This Memorandum contains summaries of certain agreements and other documents. Although the Sponsor believes these summaries are accurate, potential Investors should refer to the actual agreements and documents available in the Investor Data Room (as defined herein) for more complete information about the rights, obligations and other matters in the agreements and documents. In addition, prospective Investors are strongly encouraged to have independent legal counsel closely review this Memorandum and all documents referenced herein and attached hereto.

The mailing address of the Trust:

Sealy Industrial I, DST, c/o Sealy Master DST Trustee, LLC, 333 Texas Street, Suite 1050, Shreveport, Louisiana 71101, the telephone number is (318) 222-8700.

Risk Facts & Disclosures

A Warning About Forward-Looking Statements.
This Memorandum contains statements about operating and financial plans, terms and performance of the Property and other targets of future results. Forward-looking statements may be identified by the use of words such as "expects," "anticipates," "intends," "plans," "will," "may" and similar expressions. The "forward-looking" statements are based on various assumptions, for example, the growth and expansion of the economy, projected financing environment and real property market value trends, and these assumptions may prove to be incorrect. Accordingly, these forward-looking statements might not accurately predict future events or the actual performance of an investment in the Interests. In addition, Investors must disregard any projections and representations, written or oral, which do not conform to those contained in this Memorandum.

A Warning About Information Provided by Third Parties.
Certain information set forth in this Memorandum and in other materials provided to prospective Investors by the Trust or the Sponsor in connection with this Offering, including but not limited to information regarding the Property, were obtained from third party sources not affiliated with the Trust or the Sponsor. In many cases these third-party source materials were not prepared by third parties expressly or exclusively for the Trust, the Sponsor or their respective affiliates, or for the Investors, for the purpose of evaluating an investment decision with respect to the Interests. The Trust and the Sponsor have relied upon these third-party materials in preparing this Memorandum and establishing the terms of this Offering and they believe such reliance is reasonable. However, neither the Trust, the Sponsor nor any of their respective affiliates have independently verified the information or data obtained from these sources and no assurances can be given regarding the accuracy or completeness of the information or data. Forecasts and other forward-looking information obtained from these sources are subject to the same qualifications and the additional uncertainties regarding the other forward-looking statements in this Memorandum. Any information sourced from third parties may have changed since the date it was provided or accessed and should not be construed as investment, tax, accounting, or legal advice. Information sourced from a third party is provided "as is," "with all faults" and "as available." Unless otherwise disclosed, there are no third-party warranties or guaranties of any kind with respect to the information included herein or provided by such parties. None of the third parties referenced herein sponsor, endorse, offer or promote an investment in the securities offered herein.

NOTICE TO INVESTORS IN ALL US STATES.

IN MAKING AN INVESTMENT DECISION, INVESTORS MUST RELY ON THEIR OWN EXAMINATION OF THE MEMORANDUM AND THE TERMS OF THE OFFERING, INCLUDING THE MERITS AND RISKS INVOLVED. THESE SECURITIES HAVE NOT BEEN RECOMMENDED BY ANY UNITED STATES FEDERAL OR STATE SECURITIES COMMISSION OR REGULATORY AUTHORITY. FURTHERMORE, THE FOREGOING AUTHORITIES HAVE NOT CONFIRMED THE ACCURACY OR DETERMINED THE ADEQUACY OF THIS DOCUMENT. ANY REPRESENTATION TO THE CONTRARY IS A CRIMINAL OFFENSE.

THESE SECURITIES ARE SUBJECT TO RESTRICTIONS ON TRANSFERABILITY AND RESALE AND MAY NOT BE TRANSFERRED OR RESOLD EXCEPT AS PERMITTED UNDER THE UNITED STATES SECURITIES ACT OF 1933, AS AMENDED, AND THE APPLICABLE STATE SECURITIES LAWS, PURSUANT TO REGISTRATION OR EXEMPTION THEREFROM. INVESTORS SHOULD BE AWARE THAT THEY MAY BE REQUIRED TO BEAR THE FINANCIAL RISKS OF THE INVESTMENT FOR AN INDEFINITE PERIOD OF TIME.

SEE PPM FOR ADDITIONAL DETAILS.

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