The Sponsor & The Sector

SEALY & COMPANY

The Sealy Advantage [1, 2]

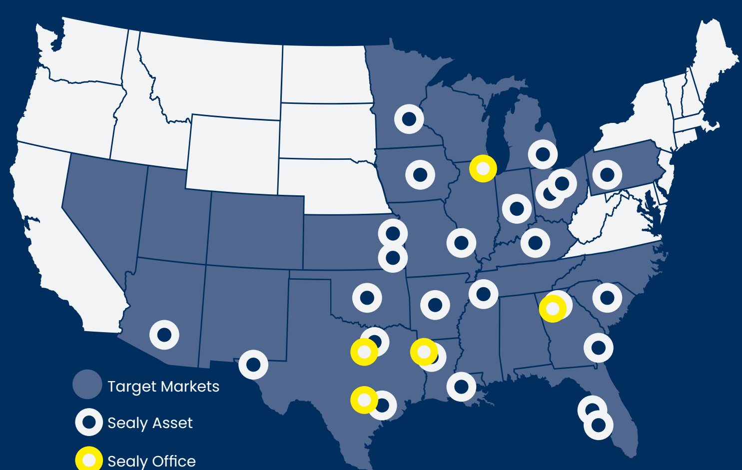
As a fourth-generation, family-owned, fully integrated company, Sealy & Company has been active through ten market cycles and has seen many trends come and go. Sealy & Company is a recognized leader in commercial real estate with nearly 80 years of experience and $8.2B in investment volume since 2001.

300+	80+	10
Valued Partnerships	**Years of Experience**	**Major Market Cycles Navigated**
$8.2+	35.2+	$3.16+
Billion Investment Volume Since 2001	**Million SF Owned or Under Management**	**Billion Assets Under Management**

An Experienced Sponsor [2]

With more than six decades of experience acquiring, managing, and operating industrial real estate, Sealy is uniquely positioned to excel in the industrial real estate market. Its deep industry expertise, disciplined investment approach, and proven operational platform translate directly into well-structured, performance-driven offerings.

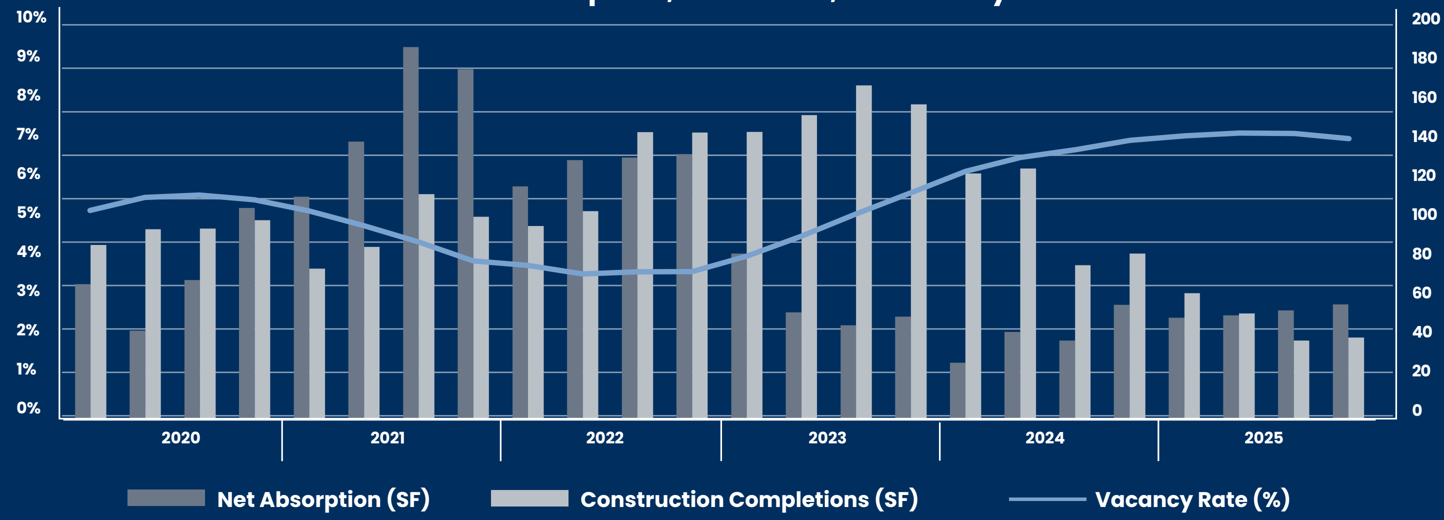
By leveraging decades of market insight and established relationships, the firm can source high-quality assets, execute with precision, and deliver the stability and transparency investors expect from institutional-grade real estate.



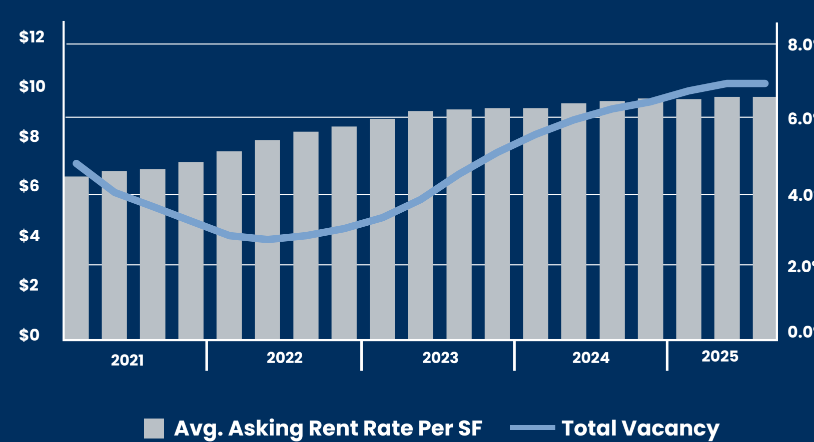
27	219	643	155.2 K	49.3 K
Markets	**Buildings**	**Tenants**	**Avg. Building SF**	**Avg. Tenant SF**

1. Past performance is not a guarantee of future results.
2. Data as of Q4 2025

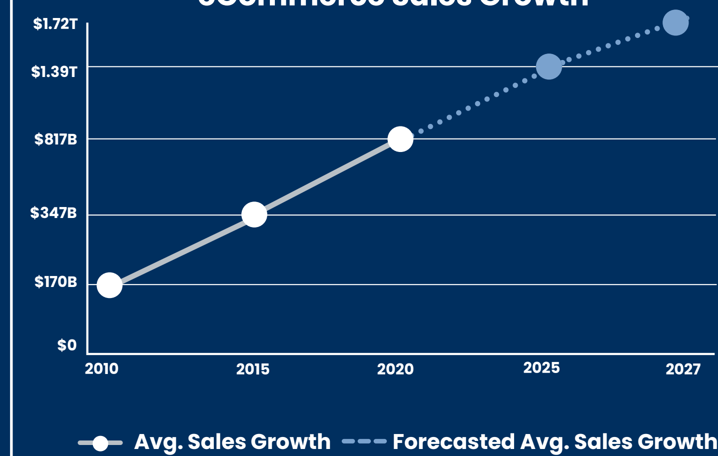
Absorption, Deliveries, & Vacancy [3]



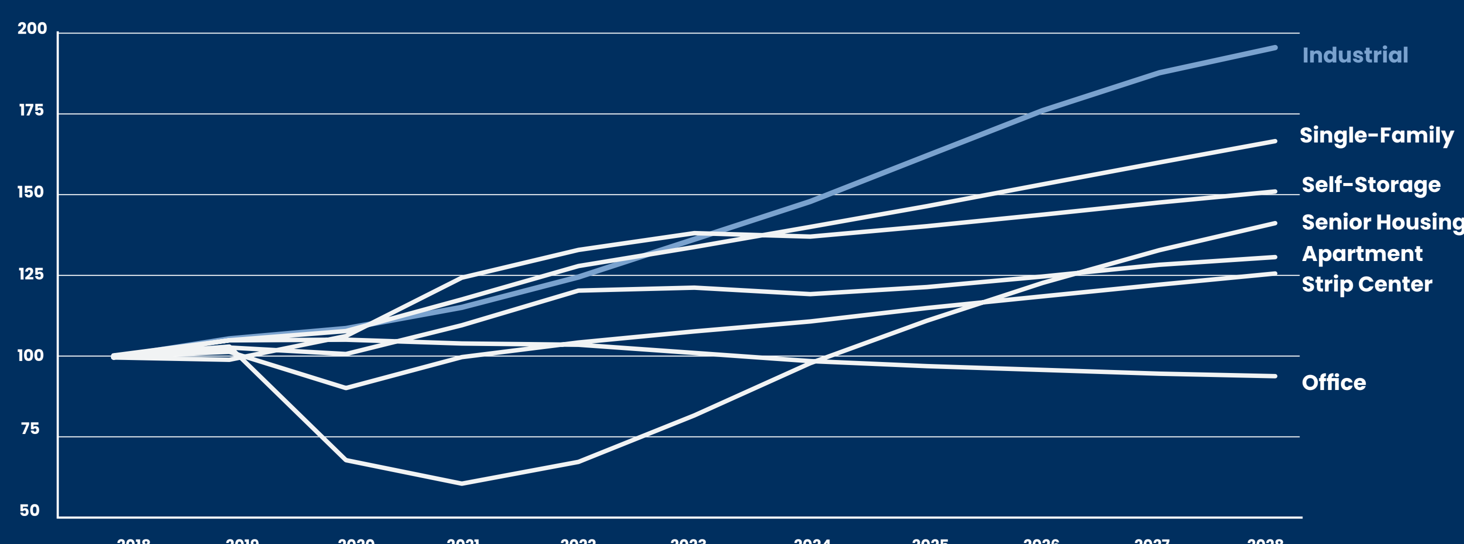
Overall Vacancy and Asking Rent [4]



eCommerce Sales Growth [5]



Forecasted Net Operating Income Growth by Property Type [6]



3. US National Industrial Q4 2024, Colliers
4. Marketbeat US National Industrial Q3 2025, Cushman & Wakefield. October 2025.
5. Digital Commerce 360 (analysis of U.S. Department of Commerce data) and US Retail Ecommerce Sales, 2018-2027 Insider Intelligence eMarketer June 2023. Total retail figures exclude sales of items not normally purchased online such as spending at restaurants, bars, automobile dealers, gas stations and fuel dealers.
6. Green Street, as of December 31, 2023

The Industrial Real Estate Market [4]

7.1%
Vacancy Rate

Vacancy stability signaled a potential inflection point. Nationwide vacancy remained at 7.1% for the third consecutive quarter, suggesting demand is catching up with a moderating supply pipeline.

$10.18
Asking Rent Per SF

Asking rent growth slowed but remained positive. Longterm growth remains elevated: One-third of U.S. markets saw rents rise more than 50% between 2020 and 2025.

54.5
Million SF of Net Absorption

Demand accelerated in 2025 despite tariff uncertainty and a cooling job market. Propelled by the strongest six-month stretch since 2023, annual net absorption hit 176.8 million square feet (msf), a 16.3% improvement year-over-year (YOY).

268.1
Million SF Under Construction

The development pipeline appears to have bottomed. The under-construction pipeline has inched up slightly over the past two quarters, reaching 268 msf after bottoming at 264 msf midyear.

Industrial Sector Demand Drivers

Industrial real estate can be an attractive and consistent sector for investment opportunity due to its responsiveness to economic growth, diminished supply risk, and attractive cash yields. Sealy believes U.S. industrial real estate is well positioned to take advantage of the following existing and emerging industry trends:

E-Commerce:
As e-commerce continues to rise, companies need more distribution and fulfillment capacity, especially in markets where fast delivery or same-day or next-day becomes standard.

Nearshoring & Onshoring:
Many companies are shifting away from "just-in-time" supply chains toward holding more inventory to guard against disruptions like tariffs, geopolitical risk, and shipping delays.

Last-Mile Delivery:
There's growing demand for smaller industrial and logistics spaces, especially for "last-mile" logistics, regional distribution, light manufacturing, and flexible uses.

Third-Party Logistics:
Third-party logistics providers remain major drivers of leasing activity, as many retailers outsource warehousing and fulfillment to focus on core business.

Evolving Technology:
There is emerging demand for reimagined industrial facilities repurposed for data centers, cold storage, or specialized distribution, reflecting evolving technological and supply-chain needs.

Value-Add Opportunity:
Because industrial warehouses benefit from limited obsolescence, even older warehouses remain functional and can be upgraded for modern demand.

4. Marketbeat US National Industrial Q4 2025, Cushman & Wakefield. January 2026.

A Full-Integrated Investment & Operating Platform

Investment

Sealy strives to provide investment opportunities through sourcing the acquisition of high quality, well-located assets, creating value by addressing any property or business issues through aggressive asset management, and selling the assets once the objectives are accomplished to deliver compelling risk-adjusted returns.

- Multiple Investment Vehicle Types
- Deep Understanding of Market Cycles
- Full Service Platform
- Exceptional Track Record
- Thoughtful Exit Strategies
- Enterprise Financing

Acquisition & Development

Sealy's deep relationships coupled with our enterprise financing structure provide opportunities to close deals overly complex for many other buyers. Sealy's creative strategies, entrepreneurial spirit, and demonstrated deal sense have broadened its investment criteria and provided access to off-market transactions.

- Proprietary real-time and historic market information
- Long-standing relationships with brokers and owners
- Local operators and market experts
- Dedicated investment team
- Disciplined underwriting and evaluation process
- Creative deal structures and short closing periods with surety to close

Asset Management

The firm's Asset Managers provide superior oversight of investment properties and protect the long-term value of the investors' capital by the management and execution of:

- Capital improvement requirements
- Leasing objectives
- Repositioning requirements
- Expense controls for operating margins

Property Management

Property management provides timely, detailed perspectives on operational and strategic aspects of the properties which include:

- Monthly reports of operating performance
- Periodic insights on valuation
- Occupancy and leasing activity
- Annual re-evaluation of strategic plan
- Maintenance activity
- Market conditions

Construction Management

From concept to completion, Sealy's experienced construction management team delivers exceptional results through:

- Configuration, design, and layout of interior suites
- Implementation of sustainable building features
- Industrial specific project oversight
- Tenant and building improvements
- Guaranteed work-flow transparency and quality inspection
- Cost control