

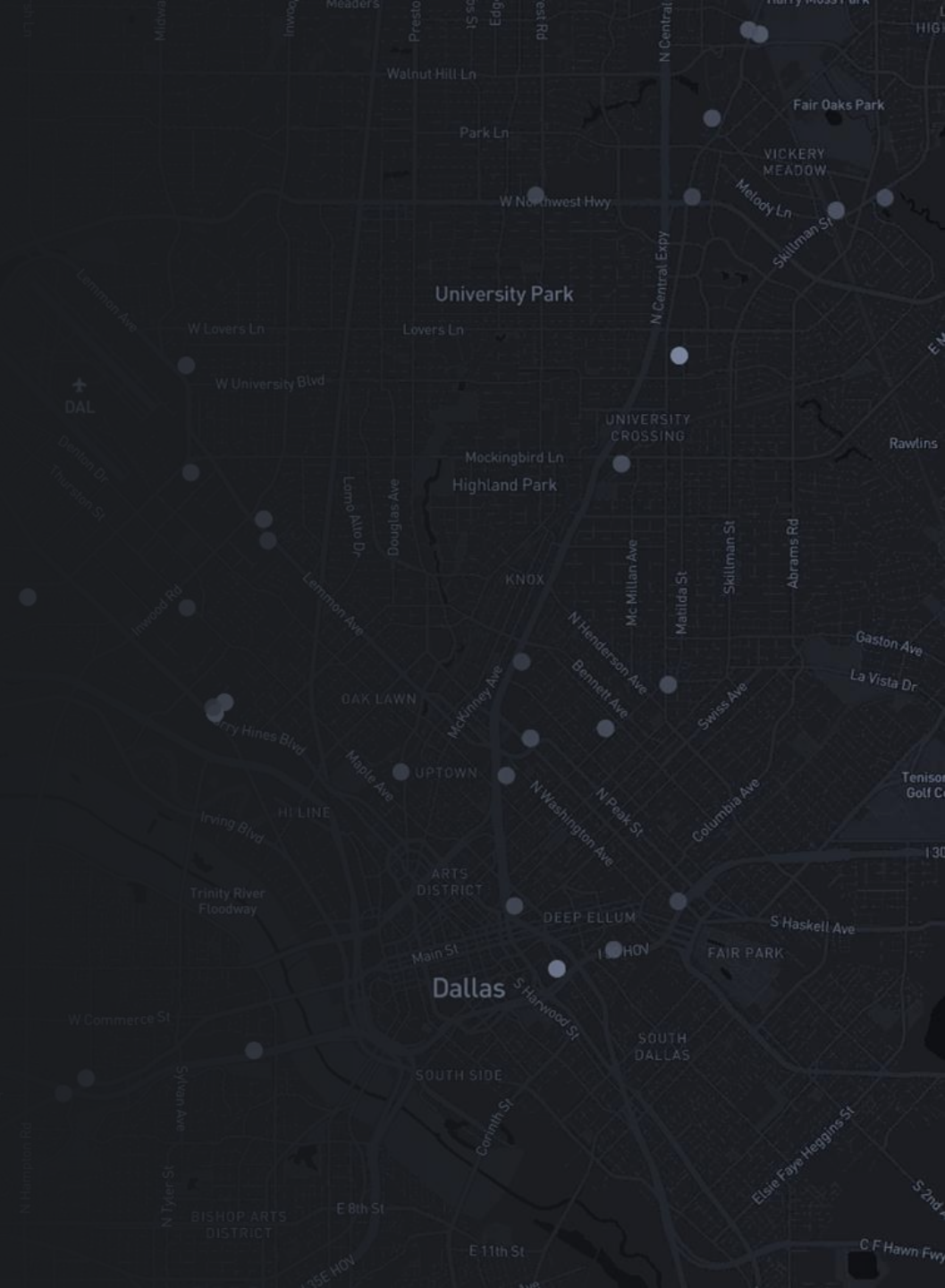
PELION

REIT Portfolio Insights

Terreno Realty

March 2022

www.pelion.co

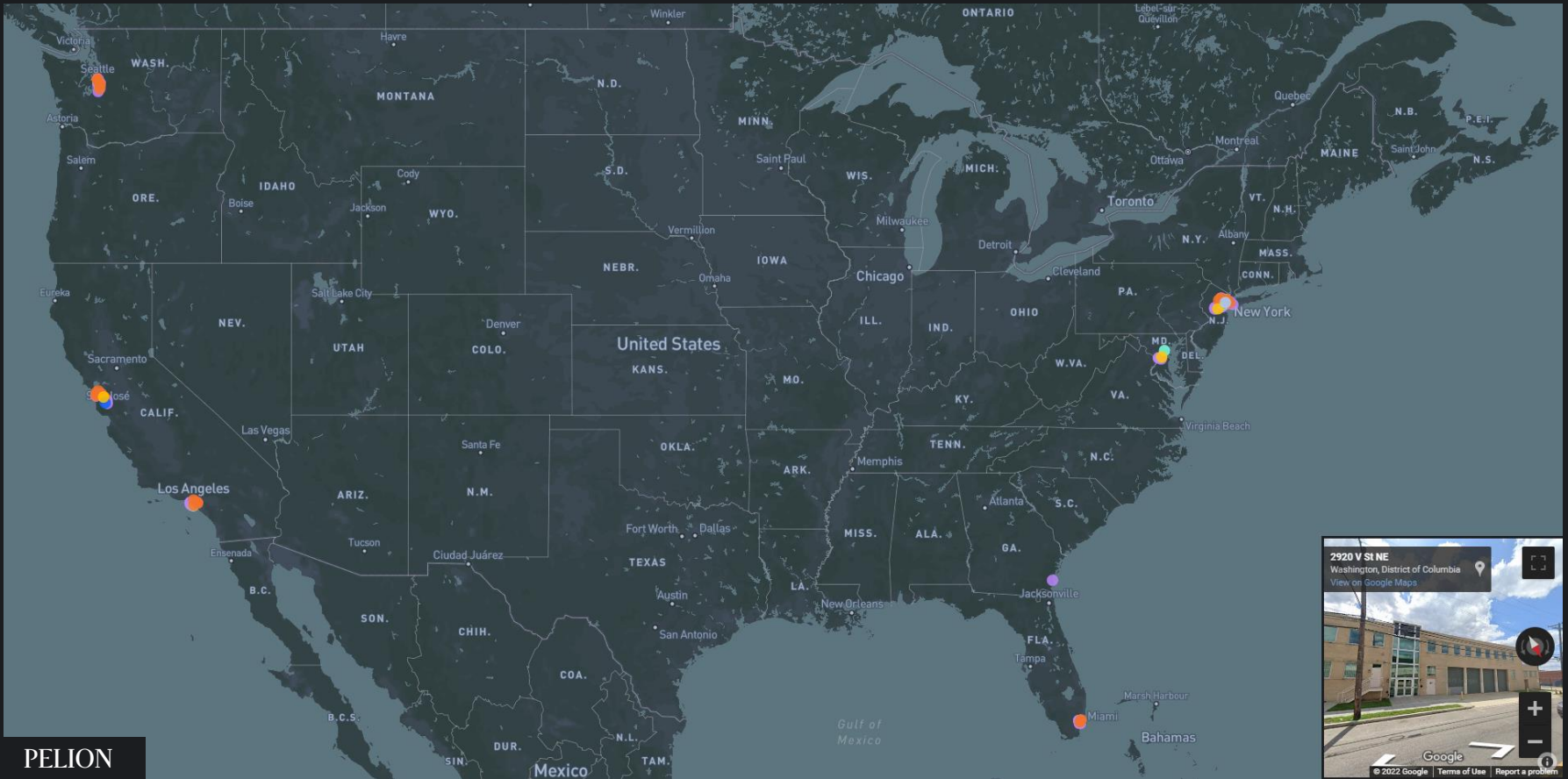


Company Profile



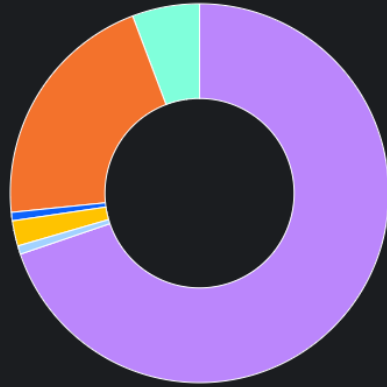
Terreno Realty Corporation acquires, owns and operates industrial real estate in six major coastal U.S. markets: Los Angeles, Northern New Jersey/New York City, San Francisco Bay Area, Seattle, Miami, and Washington, D.C.

Company Type:	Public REIT	Geographic Focus:	USA
Sector:	Industrial	No. of Properties:	253
Asset Class Focus:	Industrial, Flex, Dist. Center	Size (sq. ft.):	15.1M
Largest Tenant:	4.9% (Amazon)	Occupancy:	95.5% (Q4 2021)

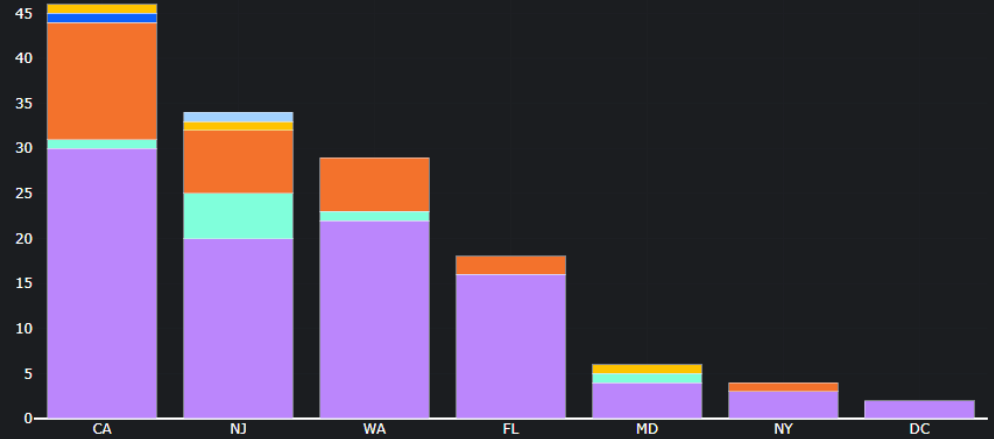
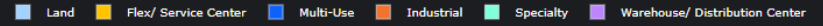


Geographic Characteristics

Sector Exposure



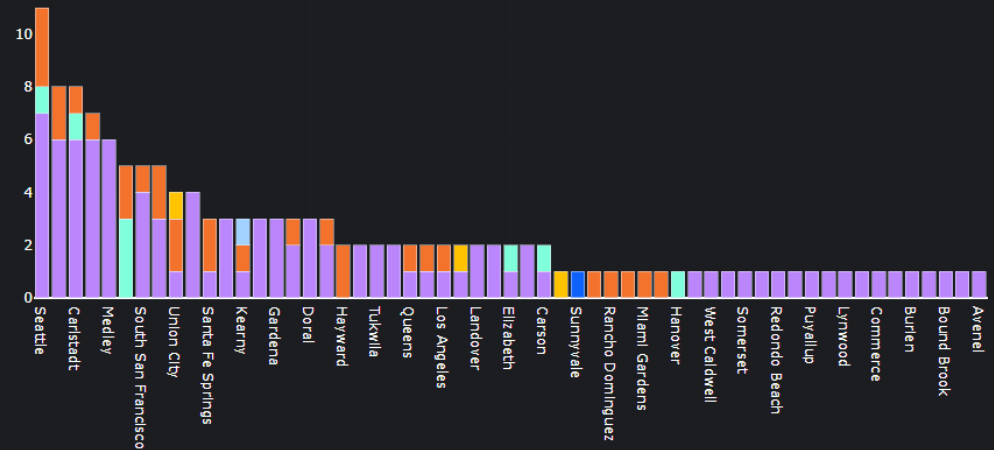
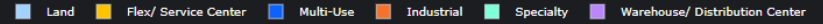
State Exposure



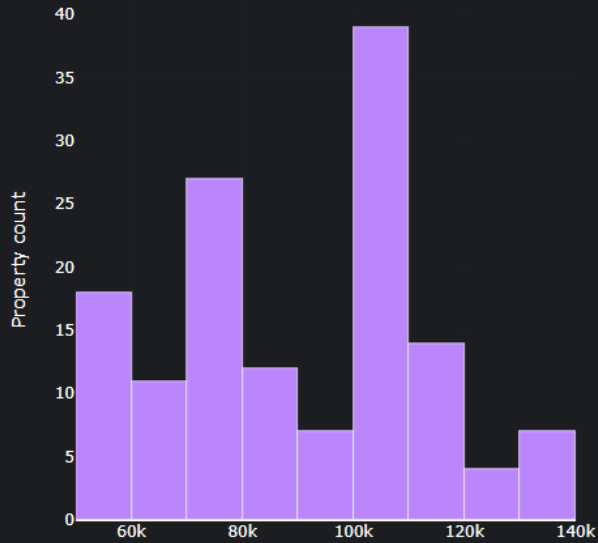
Global Exposure



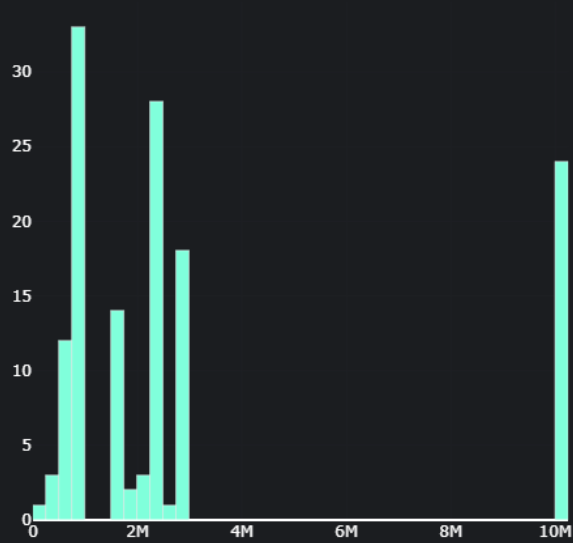
City Exposure



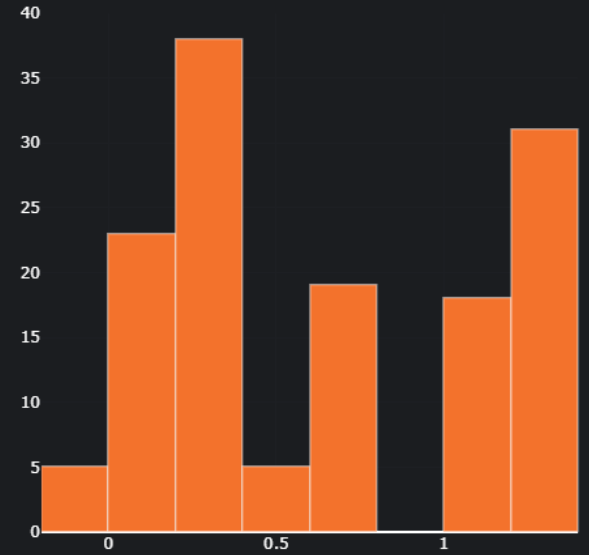
Median Household Income



Population

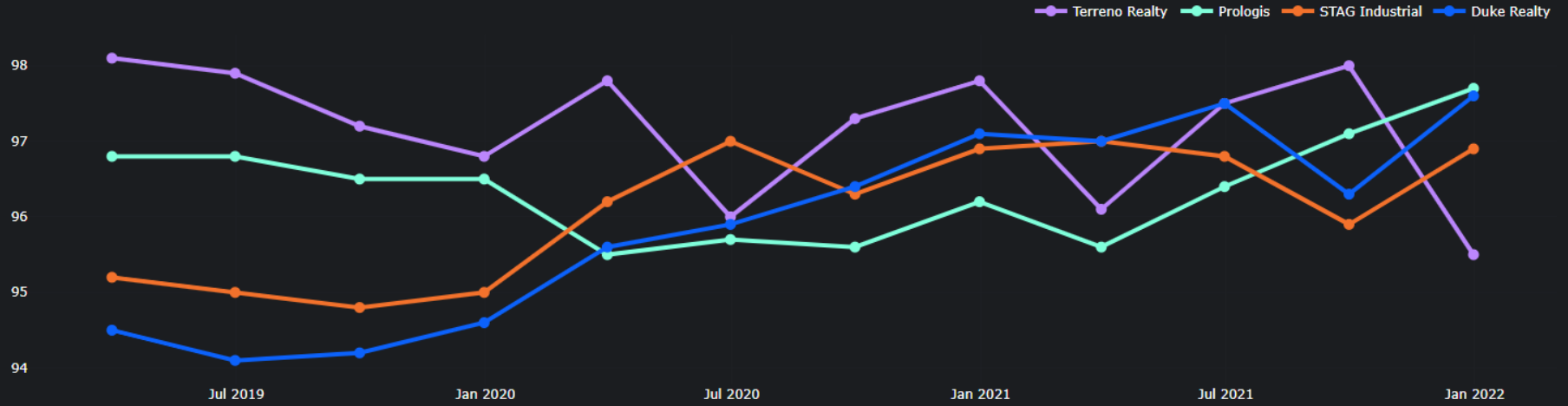


Projected Population Change %

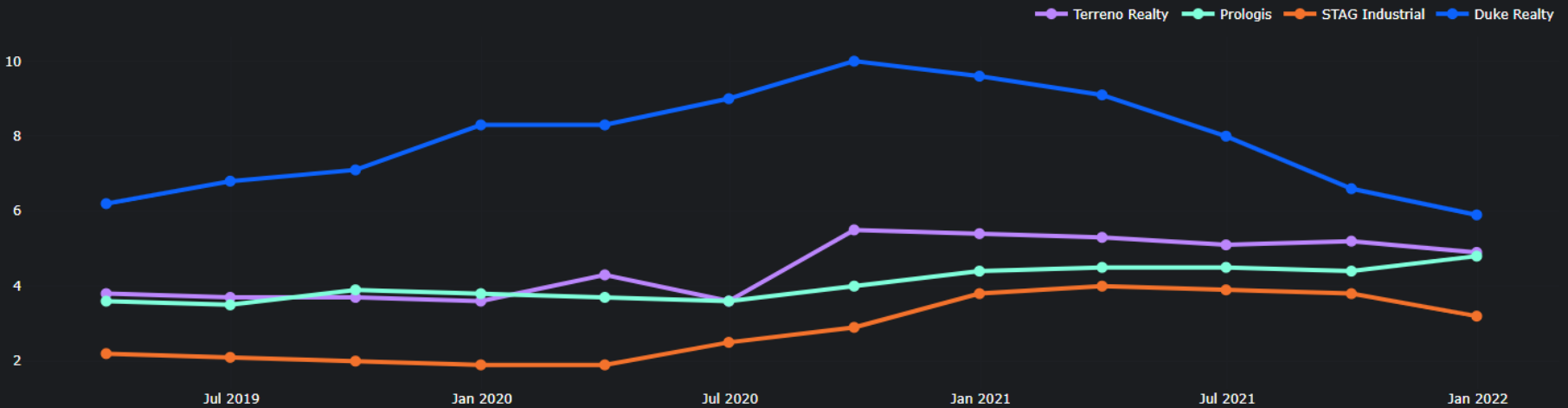


Portfolio Performance

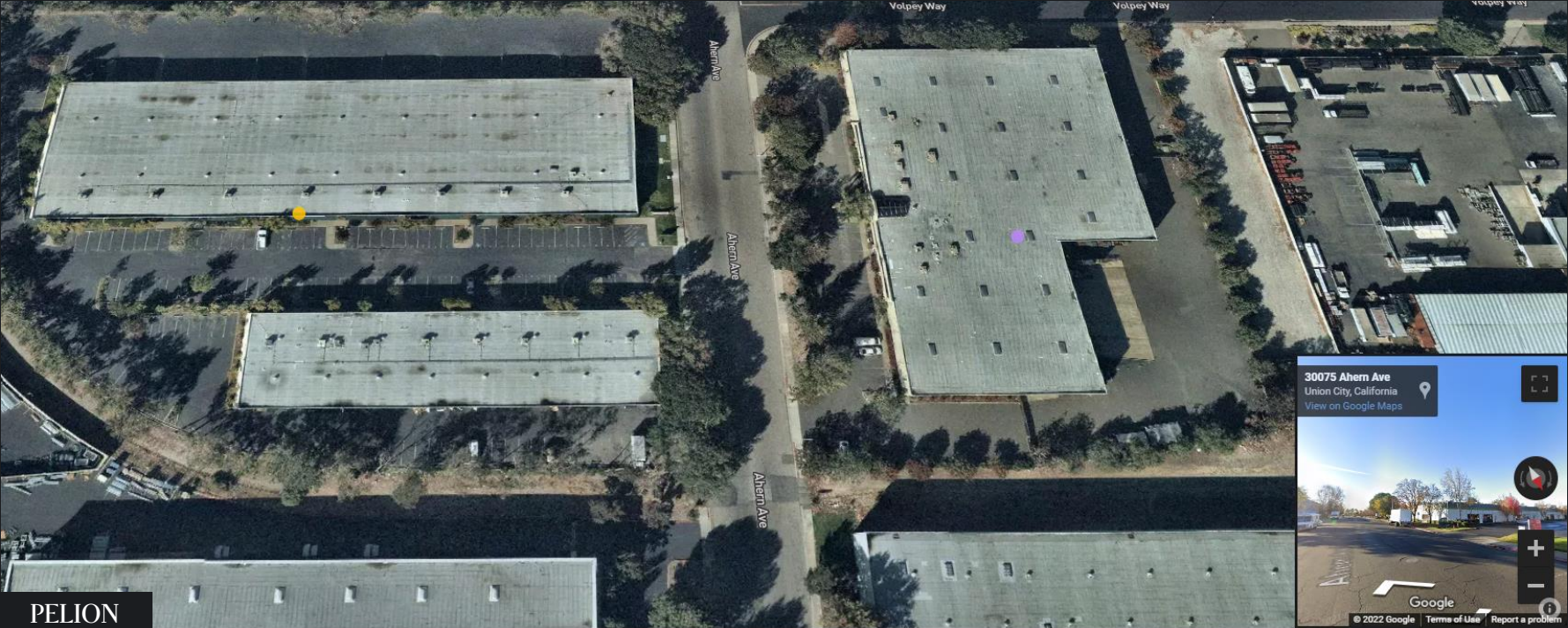
Portfolio Occupancy



Largest Tenant %

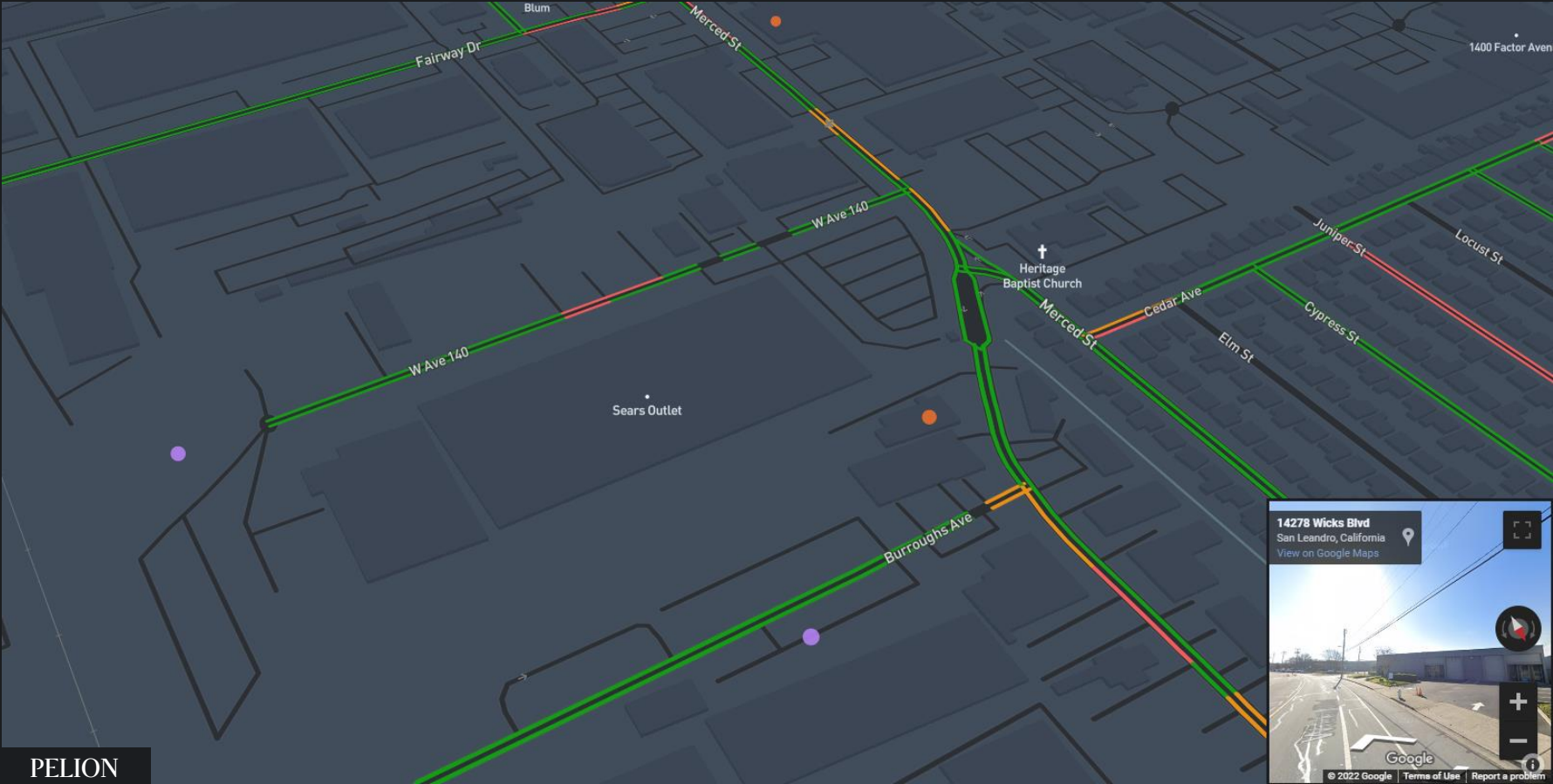


Sample Property – Union City, CA



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Sample Property – San Leandro, CA



A dark, semi-transparent map of the Dallas, Texas metropolitan area serves as the background. The map shows major highways, city districts, and parks. Overlaid on the map are two logos: 'PELION' in a bold, white, sans-serif font on the left, and 'Alphasite' in a white, serif font on the right. The 'Alphasite' logo includes a stylized 'A' with a dot above it. The text 'Dallas' is visible on the map near the center-right.

PELION

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