



OVERVIEW

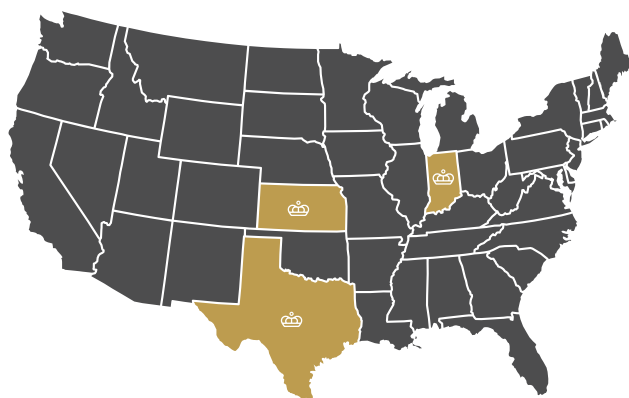
For Accredited Investors Only

Triple Crown Realty Trust, Inc ("TCRT") is a growth focused Private NAV REIT which invests in underserved secondary and tertiary market industrial real estate, backed by private equity sponsored or professionally managed tenants. TCRT seeks to use the private equity and manufacturing business expertise of its managers and board to capitalize on the increasing on-shoring of small manufacturing and distribution. The fund has provided investors with quarterly distributions for the last 14 quarters, as well as NAV appreciation. The fund believes it is well positioned as the value of its industrial assets represents an approximate 30% discount* to replacement costs.

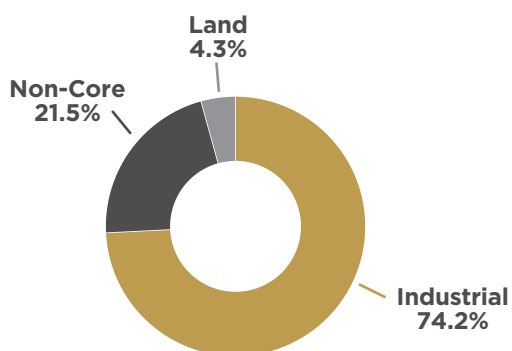
Key Facts as of 6/30/25

Market Value of Assets	\$83.6M
Secured Debt	\$50.9M
Portfolio LTV	60.9%
WALT - Industrial	8.8 Years
Common Stock - CAGR	Inception - 9.1% 5 Year - 6.0% 2 Year - 6.4%
Series A Preferred Stock	11.0%

Portfolio Assets by Geography



Portfolio Allocation as of 6/30/25



Single Tenant Industrial

Location	Sq Ft	Land/Acres
DFW-135W	38,280	5.0
Wichita SW	203,525	12.7
Wichita Airport	220,354	14.0
Wichita SW	100,000	6.6
Wichita SW	80,967	20.7
Ft Wayne	78,000	14.3
Wichita SW	40,000	5.1

Non-Core

Location	Sq Ft	Occ%
Wichita NE-Office	50,000	100%
Wichita SW-Retail	110,000	100%

Land

Location	Sq Ft	Zone
Wichita SW	1.2 M	Commercial



FOR MORE INFORMATION, PLEASE VISIT
www.tcrreit.com

Risk Factors

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