# OVERVIEW

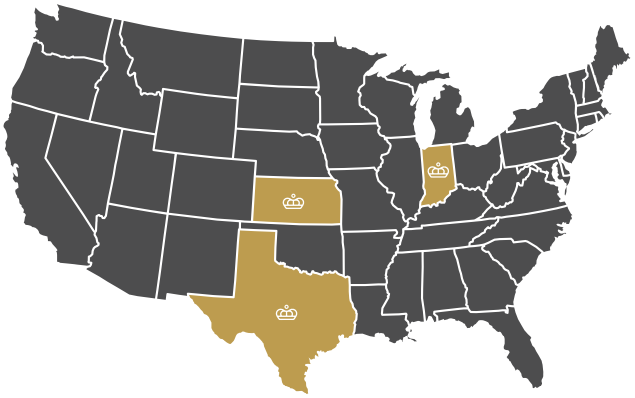
For Accredited Investors Only

Triple Crown Realty Trust, Inc. ("TCRT") is a growth-focused private NAV REIT that invests primarily in industrial real estate in underserved secondary and tertiary markets through sale-leaseback transactions. Our underwriting requires tenants to be private equity-sponsored or professionally managed. TCRT uses the private equity and manufacturing experience of its managers and board to directly source opportunities, many driven by the onshoring of small manufacturing and distribution businesses. The fund has paid quarterly distributions for 18 consecutive quarters and achieved NAV appreciation, producing an 8.9% average annual total return since inception. We believe the fund is well positioned, with its industrial assets valued at an approximately 27% discount to replacement cost.

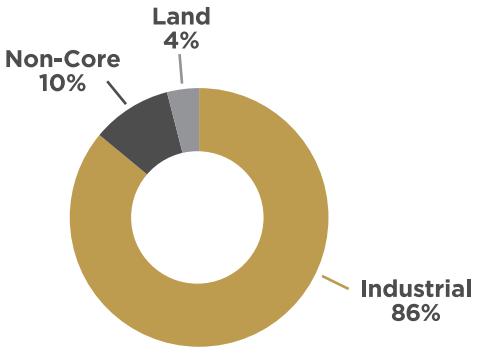
## Key Facts as of 6/30/26

| | |
|---|---|
| Market Value of Assets | $75.7M |
| Secured Debt | $45.3M |
| Portfolio LTV | 57.2% |
| WALT - Industrial | 7.9 Years |
| Common Stock – CAGR | Since Inception – 8.9%<br>1 Year – 5.6% |
| Series A Preferred Stock | 11.0% |

## Portfolio Assets by Geography



## Portfolio Allocation as of 6/30/26




## 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% |

## Land

| Location | Sq Ft | Zoning |
|---|---|---|
| Wichita SW | 1M | Commercial |

FOR MORE INFORMATION, PLEASE VISIT
**www.tcrtreit.com**

**Risk Factors**

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