

# **GIP ACQUISITIONS**



*Acquisition*

# CRITERIA

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## **OVERVIEW**

GIP acquires office, industrial, and retail assets in well-known cities and suburbs, with primarily investment grade tenants, and shorter lease terms.

### **7% PLUS CAP RATE**

We pursue assets with a 7% or higher cap rate.

### **7+ LEASE YEARS**

Our target lease often has 7+ lease years remaining.

## **INVESTMENT GRADE TENANT**

In addition to our cap rate and lease term targets, we primarily seek investment grade tenants.

Please review our portfolio at [gipreit.com/portfolio](http://gipreit.com/portfolio) or the next page for examples.



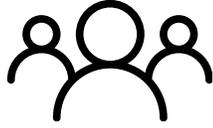
Acquisition

# TENANTS

## TARGET TENANTS

We are looking for investment grade tenants. Below is a non-exhaustive set of desired tenants intended to be illustrative. Please [contact our acquisitions team](#) for more information.





*Acquisitions*  
**TEAM**

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**FORWARD-LOOKING STATEMENTS**

This information, whether or not expressly stated, may contain “forward-looking” statements as defined in the Private Securities Litigation Reform Act of 1995. It reflects the Company’s expectations regarding future events and economic performance and are forward-looking in nature and, accordingly, are subject to risks and uncertainties. Such forward-looking statements include risks and uncertainties that could cause actual results to differ materially from those expressed or implied by such forward-looking statements which are, in some cases, beyond the Company’s control which could have a material adverse effect on the Company’s business, financial condition, and results of operations. Some of these risks and uncertainties are identified in the Company’s most recent Annual Report on Form 1-K and its other filings with the SEC, which are available at [www.sec.gov](http://www.sec.gov). The occurrence of any of these risks and uncertainties could have a material adverse effect on the Company’s business, financial condition, and results of operations. For these reasons, among others, investors are cautioned not to place undue reliance upon any forward-looking statements in this press release. The Company undertakes no obligation to publicly revise these forward- looking statements to reflect events or circumstances that arise after the date hereof.