

**UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
WASHINGTON, D.C. 20549**

FORM 8-K

**CURRENT REPORT
PURSUANT TO SECTION 13 OR 15(d) OF
THE SECURITIES EXCHANGE ACT OF 1934**

November 5, 2021
Date of Report (Date of earliest event reported)

PLYMOUTH INDUSTRIAL REIT, INC.

(Exact Name of Registrant as Specified in Its Charter)

MARYLAND
(State or Other Jurisdiction
of Incorporation)

001-38106
(Commission
File Number)

27-5466153
(IRS Employer
Identification No.)

20 Custom House Street, 11th Floor
Boston, MA 02110
(Address of Principal Executive Offices) (Zip Code)

(617) 340-3814
(Registrant's Telephone Number, Including Area Code)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions (see General Instruction A.2. below):

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
- Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
- Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
- Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

Indicate by check mark whether the registrant is an emerging growth company as defined in as defined in Rule 405 of the Securities Act of 1933 (§230.405 of this chapter) or Rule 12b-2 of the Securities Exchange Act of 1934 (§240.12b-2 of this chapter).

Emerging growth company

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act.

Securities registered pursuant to Section 12(b) of the Act:

<u>Title of Each Class</u>	<u>Trading Symbol</u>	<u>Name of Each Exchange on Which Registered</u>
Common Stock, par value \$0.01 per share	PLYM	New York Stock Exchange
7.50% Series A Cumulative Redeemable Preferred Stock, par value \$0.01 per share	PLYM-PrA	NYSE American

Item 2.02 Results of Operations and Financial Condition

On November 5, 2021, Plymouth Industrial REIT, Inc. (the "Company") issued a press release (the "Earnings Release") announcing, among other things, earnings for the nine months ended September 30, 2021. The text of the Earnings Release is included as Exhibit 99.1 to this Current Report.

The Earnings Release is furnished pursuant to Item 2.02 and shall not be deemed "filed" for purposes of Section 18 of the Securities Exchange Act of 1934, as amended (the "Exchange Act"), or subject to the liabilities of that Section. The information in this Current Report shall not be incorporated by reference in any filing under the Securities Act of 1933, as amended, or the Exchange Act, except as shall be expressly set forth by specific reference in such filing.

Item 7.01 Regulation FD Disclosure.

On November 5, 2021, the Company disclosed a supplemental analyst package in connection with its earnings conference call for the nine months ended September 30, 2021, which took place on November 5, 2021. A copy of the supplemental analyst package is attached hereto as Exhibit 99.2.

The supplemental analyst package is furnished pursuant to Item 7.01 and shall not be deemed "filed" for purposes of Section 18 of the Exchange Act, or subject to the liabilities of that Section. The information in this Current Report shall not be incorporated by reference in any filing under the Securities Act of 1933, as amended, or the Exchange Act, except as shall be expressly set forth by specific reference in such filing.

Item 9.01 Financial Statements and Exhibits.

(d) Exhibits:

<u>Exhibit No.</u>	<u>Description</u>
99.1	Press Release dated November 5, 2021
99.2	Supplemental Analyst Package – Third Quarter 2021

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the Company has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

PLYMOUTH INDUSTRIAL REIT, INC.

Date: November 5, 2021

By: /s/ Jeffrey E. Witherell

Jeffrey E. Witherell
Chief Executive Officer

**Contact:**

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PLYMOUTH INDUSTRIAL REIT REPORTS THIRD QUARTER RESULTS

BOSTON, November 5, 2021 –Plymouth Industrial REIT, Inc. (NYSE: PLYM) (the “Company”) today announced its consolidated financial results for the third quarter ended September 30, 2021 and other recent developments.

Third Quarter and Subsequent Highlights

- Reported results for the third quarter of 2021 reflect a net loss attributable to common stockholders of \$7.1 million, or \$(0.22) per weighted average common share; net operating income (“NOI”) of \$23.8 million; Core Funds from Operations attributable to common stockholders and unit holders (“Core FFO”) of \$0.43 per weighted average common share and units; and Adjusted FFO (“AFFO”) of \$0.31 per weighted average common share and units, the latter of which was impacted by leasing commissions, primarily related to two 10-year leases that were executed in the period.
- Collected approximately 99.7% of its rent for the third quarter.
- Same store NOI (“SS NOI”) increased 3.8% on a GAAP basis excluding early termination income for the third quarter compared with the same period in 2020; increased 6.2% on a cash basis excluding early termination income and the impacts of free rent related to three leases aggregating approximately 900,000 square feet.
- Acquired 10 buildings totaling approximately 3.4 million square feet for \$218.5 million, a weighted average price of \$68.73 per square foot and a weighted average initial projected yield of 6.6%.
- Commenced leases during the third quarter totaling 1.4 million square feet with a 10.8% increase in rental rates on a cash basis from leases greater than six months; through September 2021, approximately 88.0% of 2021 lease expirations have already been addressed in addition to 342,000 square feet of vacancy leased to new tenants.
- Issued approximately 3.5 million common shares during the third and fourth quarter of 2021 through its ATM program at an average price of \$22.45 per share, raising net proceeds of approximately \$76.6 million.
- The Company closed on a \$500 million unsecured credit facility, comprised of a \$200 million revolving line of credit and a new \$200 million term loan in addition to the existing \$100 million term loan, with lower borrowing costs and maturities extending to 2025 and 2027, respectively, and accordion provisions that would increase total borrowing capacity up to \$1 billion.
- Declared a regular quarterly cash dividend for the third quarter of 2021 of \$0.21 for the common stock and a regular quarterly cash dividend of \$0.46875 per share for the 7.50% Series A Cumulative Redeemable Preferred Stock (“the Preferred Stock”).
- Updated full year 2021 guidance ranges for net loss, Core FFO and AFFO per weighted average common share and units.

Jeff Witherell, Chairman and Chief Executive Officer of Plymouth Industrial REIT, noted, “Our leasing, acquisitions and capital markets activity this quarter continues to exceed our expectations based on strong occupancy, NOI and rent growth. We are on pace in 2021 for another record year for portfolio growth, while the early success we have achieved with our 2022 leasing and progress with our new development projects reinforce our confidence in focusing on owning industrial properties in ‘the first mile to the last mile.’”

Financial Results for the Third Quarter of 2021

Net loss attributable to common stockholders for the quarter ended September 30, 2021 was \$7.1 million, or \$(0.22) per weighted average common share outstanding, compared with net loss attributable to common stockholders of \$7.1 million, or \$(0.36) per weighted average common share, for the same period in 2020. The net loss was flat year-over-year primarily due to an increase in net operating income, partially offset by an increase in depreciation expense associated with acquisitions activity. Weighted average common shares outstanding for the third quarters ended September 30, 2021 and 2020 were 32.3 million and 19.6 million, respectively. Plymouth has a total of 34.6 million common shares as of November 4, 2021.

Consolidated total revenues for the quarter ended September 30, 2021 were \$36.0 million, compared with \$27.5 million for the same period in 2020.

NOI for the quarter ended September 30, 2021 was \$23.8 million compared with \$17.5 million for the same period in 2020. Same store NOI (“SS NOI”) – Cash basis for the quarter ended September 30, 2021 was \$15.0 million excluding early termination income and the impacts of free rent related to three leases aggregating approximately 900,000 square feet compared with \$14.1 million for the same period in 2020, an increase of 6.2%. SS NOI for the third quarter was positively impacted by rent escalations and renewal spreads, partially offset by an increase in operating expenses. SS NOI – GAAP basis excluding early termination income for the quarter ended September 30, 2021 was \$15.4 million compared with \$14.9 million for the same period in 2020, an increase of 3.8%. SS NOI for the third quarter was positively impacted by rent escalations and renewal spreads, partially offset by an increase in operating expenses.

EBITDAre for the quarter ended September 30, 2021 was \$20.5 million compared with \$14.9 million for the same period in 2020.

Core FFO for the quarter ended September 30, 2021 (defined as FFO less dividends paid (or declared) to holders of preferred stock and excluding certain non-cash operating expenses such as impairment on real estate lease, unrealized appreciation/(depreciation) of warrants and loss on extinguishment of debt) was \$14.3 million compared with \$8.7 million for the same period in 2020, primarily as a result of the contribution from acquisitions. The Company reported Core FFO for the quarter ended September 30, 2021 of \$0.43 per weighted average common share and unit compared with \$0.43 per weighted average common share and unit for the same period in 2020. The increase in weighted average share count offset the contribution of acquisitions. Weighted average common shares and units outstanding for the third quarters ended September 30, 2021, and 2020 were 33.0 million and 20.5 million, respectively. As of September 30, 2021, the Company had a total of 34.8 million common shares and units outstanding

and has a total of 35.1 million common shares and units outstanding as of November 4, 2021.

AFFO for the quarter ended September 30, 2021 was \$10.4 million, or \$0.31 per weighted average common share and unit, compared with \$7.9 million, or \$0.38 per weighted average common share and unit, for the same period in 2020. The current period results reflected the change in Core FFO offset by increased commissions associated with leasing activity, primarily driven by two 10-year leases that were executed in the period.

See "Non-GAAP Financial Measures" for complete definitions of NOI, EBITDAre, Core FFO and AFFO and the financial tables accompanying this press release for reconciliations of net income to NOI, EBITDAre, Core FFO and AFFO.

Capital Markets Activity and Liquidity

During the third quarter of 2021, the Company issued approximately 3.17 million common shares through its ATM program at an average price of \$22.32 per share, raising approximately \$69.3 million in net proceeds.

As of November 4, 2021, the Company's current cash balance was approximately \$38.8 million, excluding operating expense escrows of approximately \$4.4 million, and it has approximately \$85.0 million of availability under the existing unsecured line of credit.

In August 2021, the Company entered into a combined \$500 million unsecured credit facility, which is comprised of an amended \$200 million revolving credit facility, an amended \$100 million term loan, and a new \$200 million term loan, providing expanded borrowing capacity and greater capital structure flexibility with lower borrowing costs and extended maturities. The combined unsecured credit facilities have an accordion feature enabling the Company to increase the total borrowing capacity under the credit facilities up to an aggregate of \$1 billion, subject to certain conditions. The amended revolving credit facility matures in August 2025 and has two, six-month extension options, subject to certain conditions, the amended \$100 million term loan matures in August 2026, and the new \$200 million term loan matures in February 2027. Amounts outstanding under the revolving facility bear interest at LIBOR plus a margin between 135 to 190 basis points with no LIBOR floor and amounts outstanding under the term facilities bear interest at LIBOR plus a margin between 130 and 185 basis points, in either case depending on the Company's leverage.

Investment Activity

As of September 30, 2021, the Company had real estate investments comprised of 152 industrial buildings totaling 26.6 million square feet with occupancy of 96.3%. During the third quarter, the Company acquired five buildings totaling 1.8 million square feet for a total of \$101.5 million, a weighted average price of \$62 per square foot, and a weighted average initial projected yield of 7.2%. The acquired buildings are in Memphis, Tennessee, St. Louis, Missouri, and Chicago, Illinois.

Subsequent to quarter end, the Company acquired five industrial buildings totaling 1.6 million square feet for \$117.0 million, a weighted average price of \$74.76 per square foot, and an initial yield projected yield of 6.1%.

The Company also has two additional industrial buildings totaling 0.5 million square feet under definitive agreement for \$30.0 million, a weighted average price of \$66.79 per square foot, and a weighted average initial yield of 6.6%. These two additional acquisitions are expected to close, subject to customary closing conditions, by year end.

Leasing Activity

Leases commencing during the third quarter of 2021 totaled an aggregate of 1,538,268 square feet, of which 1,428,068 square feet is associated with leases with terms of at least six months. The Company will experience a 10.8% increase in rental rates on a cash basis from these leases. Leases commencing during the first three quarters of 2021 totaled an aggregate of 4,746,898 square feet, of which 4,454,043 square feet is associated with leases with terms of at least six months. The Company will experience a 9.7% increase in rental rates on a cash basis from these leases.

Quarterly Distributions to Stockholders

On September 15, 2021, the Company announced the Board of Directors declared a regular quarterly common stock dividend of \$0.21 per share, or an annualized rate of \$0.84 per share, for the third quarter of 2021. The dividend was payable on October 29, 2021 to stockholders of record as of the close of business on September 30, 2021.

On September 1, 2021, the Company announced the Board of Directors declared a regular quarterly cash dividend of \$0.46875 per share for the Preferred Stock for the third quarter of 2021. The dividend was paid on September 30, 2021 to stockholders of record on September 15, 2021.

Guidance for 2021

The Company updated its full year 2021 guidance ranges for net loss, Core FFO and AFFO per weighted average common share and units and updated several of its accompanying guidance assumptions:

	Full Year 2021 Range	
	Low	High
Net loss	\$ (0.40)	\$ (0.37)
Add: Real estate depreciation & amortization	2.22	2.23
Add: Real estate depreciation & amortization attributable to JV	0.05	0.05
Less: Gain on sale of real estate	(0.02)	(0.02)
Add: Unrealized appreciation of warrants	0.06	0.06
Less: Preferred stock dividends	(0.21)	(0.21)
Core FFO	1.70	1.74
Amortization of debt related costs	0.05	0.05
Stock compensation	0.05	0.05
Straight-line rent	(0.10)	(0.10)
Above/below market lease rents	(0.06)	(0.06)
Recurring capital expenditures	(0.28)	(0.27)
AFFO	\$ 1.36	\$ 1.41

- Total revenues of \$138.2 million to \$138.8 million for the year
- Net operating income of \$92.7 million to \$93.3 million for the year

- EBITDAre of \$79.4 million to \$79.8 million for the year
- General and administrative expenses of \$12.6 million to \$12.3 million for the year, including non-cash expenses of \$1.6 million
- Recurring capital expenditures of \$8.7 million to \$8.4 million for the year
- SS NOI on a cash basis of \$59.0 million to \$59.3 million, representing a 2.5% to 3.0% increase for the year
- Same store occupancy of 95.5% to 97.0% for the year
- 31,598,000 weighted average common shares and operating partnership units outstanding for the year (35,096,000 currently outstanding)
- The completion of approximately \$347 million in acquisitions (\$293 million of which have been completed to date, with the balance projected to occur prior to year-end)

Earnings Conference Call and Webcast

The Company will host a conference call and live audio webcast, both open for the general public to hear, later today at 9:00 a.m. Eastern Time. The number to call for this interactive teleconference is (844) 784-1727 (international callers: (412) 717-9587). A replay of the call will be available through November 12, 2021, by dialing (412) 317-0088 and entering the replay access code, 10160362.

The live audio [webcast](#) of the Company's quarterly conference call will be available online in the Investor Relations section of the Company's website at [ir.plymouthreit.com](#). The online replay will be available approximately one hour after the end of the call and archived for approximately 90 days.

About Plymouth

[Plymouth Industrial REIT](#) Inc. (NYSE: PLYM) is a real estate investment trust focused on the acquisition, ownership and management of single and multi-tenant industrial properties, including distribution centers, warehouses, light industrial and small bay industrial properties, located in primary and secondary markets within the main industrial, distribution and logistics corridors of the United States.

Forward-Looking Statements

This press release includes "forward-looking statements" that are made pursuant to the safe harbor provisions of Section 27A of the Securities Act of 1933 and of Section 21E of the Securities Exchange Act of 1934. The forward-looking statements in this release do not constitute guarantees of future performance. Investors are cautioned that statements in this press release, which are not strictly historical statements, including, without limitation, statements regarding management's plans, objectives and strategies, constitute forward-looking statements. Such forward-looking statements are subject to a number of known and unknown risks and uncertainties that could cause actual results to differ materially from those anticipated by the forward-looking statement, many of which may be beyond our control, including, without limitation, those factors described under the captions "Cautionary Note Regarding Forward-Looking Statements" and "Risk Factors" in the Company's Annual Report on Form 10-K and Quarterly Reports on Form 10-Q filed with the Securities and Exchange Commission. Forward-looking statements generally can be identified by the use of forward-looking terminology such as "may," "plan," "seek," "will," "expect," "intend," "estimate," "anticipate," "believe" or "continue" or the negative thereof or variations thereon or similar terminology. Any forward-looking information presented herein is made only as of the date of this press release, and we do not undertake any obligation to update or revise any forward-looking information to reflect changes in assumptions, the occurrence of unanticipated events, or otherwise.

PLYMOUTH INDUSTRIAL REIT, INC.
CONDENSED CONSOLIDATED BALANCE SHEETS
UNAUDITED
(In thousands, except share and per share amounts)

	September 30, 2021	December 31, 2020
Assets		
Real estate properties	\$ 1,062,748	\$ 886,681
Less accumulated depreciation	(129,910)	(98,283)
Real estate properties, net	932,838	788,398
Cash	63,712	15,668
Cash held in escrow	10,488	11,939
Restricted cash	4,743	4,447
Deferred lease intangibles, net	68,703	66,116
Investment in unconsolidated joint venture	6,008	6,683
Other assets	35,948	27,019
Total assets	<u>\$ 1,122,440</u>	<u>\$ 920,270</u>
Liabilities, Preferred stock and Equity		
Liabilities:		
Secured debt, net	\$ 336,225	\$ 328,908
Unsecured debt, net	247,729	99,254
Borrowings under line of credit	—	90,000
Accounts payable, accrued expenses and other liabilities	61,074	49,335
Deferred lease intangibles, net	9,679	11,350
Financing lease liability	2,221	2,207
Total liabilities	<u>656,928</u>	<u>581,054</u>

Preferred stock, par value \$0.01 per share, 100,000,000 shares authorized,

Series A: 2,023,551 and 2,023,999 shares issued and outstanding at September 30, 2021 and December 31, 2020, respectively (aggregate liquidation preference of \$50,589 and \$50,600 at September 30, 2021 and December 31, 2020, respectively)	48,473	48,485
Series B: 4,411,764 shares issued and outstanding at September 30, 2021 and December 31, 2020, (aggregate liquidation preference of \$97,277 and \$97,230 at September 30, 2021 and December 31, 2020, respectively)	92,630	87,209

Equity:		
Common stock, \$0.01 par value: 900,000,000 shares authorized; 34,273,244 and 25,344,161 shares issued and outstanding at September 30, 2021 and December 31, 2020, respectively	343	253
Additional paid in capital	492,003	360,752
Accumulated deficit	(172,671)	(162,250)
Total stockholders' equity	319,675	198,755
Non-controlling interest	4,734	4,767
Total equity	324,409	203,522
Total liabilities, preferred stock and equity	\$ 1,122,440	\$ 920,270

PLYMOUTH INDUSTRIAL REIT, INC.
CONDENSED CONSOLIDATED STATEMENTS OF OPERATIONS
UNAUDITED

(In thousands, except share and per share amounts)

	For the Three Months Ended September 30,		For the Nine Months Ended September 30,	
	2021	2020	2021	2020
Rental revenue	\$ 35,877	\$ 27,518	\$ 100,468	\$ 79,884
Management fee revenue and other income	85	—	265	—
Total revenues	<u>35,962</u>	<u>27,518</u>	<u>100,733</u>	<u>79,884</u>
Operating expenses:				
Property	12,032	10,064	34,398	28,101
Depreciation and amortization	18,305	13,985	50,984	41,602
General and administrative	3,264	2,280	9,582	7,378
Total operating expenses	<u>33,601</u>	<u>26,329</u>	<u>94,964</u>	<u>77,081</u>
Other income (expense):				
Interest expense	(4,906)	(4,538)	(14,489)	(14,309)
Impairment on real estate lease	—	(311)	—	(311)
Earnings (loss) in investment of unconsolidated joint venture	(178)	—	(675)	—
Gain on sale of real estate	—	—	590	—
Unrealized (appreciation) depreciation of warrants	(926)	(103)	(1,809)	(103)
Total other income (expense)	<u>(6,010)</u>	<u>(4,952)</u>	<u>(16,383)</u>	<u>(14,723)</u>
Net loss	(3,649)	(3,763)	(10,614)	(11,920)
Less: Loss attributable to non-controlling interest	(57)	(130)	(193)	(584)
Net loss attributable to Plymouth Industrial REIT, Inc.	(3,592)	(3,633)	(10,421)	(11,336)
Less: Preferred stock dividends	1,652	1,613	4,956	4,839
Less: Series B preferred stock accretion to redemption value	1,807	1,854	5,421	5,562
Less: Amount allocated to participating securities	48	38	153	144
Net loss attributable to common stockholders	<u>\$ (7,099)</u>	<u>\$ (7,138)</u>	<u>\$ (20,951)</u>	<u>\$ (21,881)</u>
Net loss basic and diluted per share attributable to common stockholders	<u>\$ (0.22)</u>	<u>\$ (0.36)</u>	<u>\$ (0.71)</u>	<u>\$ (1.35)</u>
Weighted-average common shares outstanding basic and diluted	<u>32,301,693</u>	<u>19,631,443</u>	<u>29,636,996</u>	<u>16,232,420</u>

Non-GAAP Financial Measures Definitions

Net Operating Income (NOI): We consider net operating income, or NOI, to be an appropriate supplemental measure to net income in that it helps both investors and management understand the core operations of our properties. We define NOI as total revenue (including rental revenue and tenant reimbursements) less property-level operating expenses. NOI excludes depreciation and amortization, general and administrative expenses, impairments, gain/loss on sale of real estate, interest expense, and other non-operating items.

EBITDAre: We define earnings before interest, taxes, depreciation and amortization for real estate in accordance with the standards established by the National Association of Real Estate Investment Trusts ("NAREIT"). EBITDAre represents net income (loss), computed in accordance with GAAP, before interest expense, tax, depreciation and amortization, gains or losses on the sale of rental property, and loss on impairments. We believe that EBITDAre is helpful to investors as a supplemental measure of our operating performance as a real estate company as it is a direct measure of the actual operating results of our industrial properties.

Funds from Operations (“FFO”): Funds from operations, or FFO, is a non-GAAP financial measure that is widely recognized as a measure of REIT operating performance. We consider FFO to be an appropriate supplemental measure of our operating performance as it is based on a net income analysis of property portfolio performance that excludes non-cash items such as depreciation. The historical accounting convention used for real estate assets requires straight-line depreciation of buildings and improvements, which implies that the value of real estate assets diminishes predictably over time. Since real estate values rise and fall with market conditions, presentations of operating results for a REIT, using historical accounting for depreciation, could be less informative. In December 2018, NAREIT issued a white paper restating the definition of FFO. The purpose of the restatement was not to change the fundamental definition of FFO, but to clarify existing NAREIT guidance. The restated definition of FFO is as follows: Net Income (calculated in accordance with GAAP), excluding: (i) Depreciation and amortization related to real estate, (ii) Gains and losses from the sale of certain real estate assets, (iii) Gain and losses from change in control, and (iv) Impairment write-downs of certain real estate assets and investments in entities when the impairment is directly attributable to decreases in the value of depreciable real estate held by the entity.

We define FFO consistent with the NAREIT definition. Adjustments for unconsolidated partnerships and joint ventures will be calculated to reflect FFO on the same basis. Other equity REITs may not calculate FFO as we do, and, accordingly, our FFO may not be comparable to such other REITs’ FFO. FFO should not be used as a measure of our liquidity, and is not indicative of funds available for our cash needs, including our ability to pay dividends.

Core Funds from Operations (“Core FFO”): Core FFO represents FFO reduced by dividends paid (or declared) to holders of our preferred stock and excludes certain non-cash operating expenses such as impairment on real estate lease, unrealized appreciation/(depreciation) of warrants and loss on extinguishment of debt. As with FFO, our reported Core FFO may not be comparable to other REITs’ Core FFO, should not be used as a measure of our liquidity, and is not indicative of our funds available for our cash needs, including our ability to pay dividends.

Adjusted Funds from Operations (“AFFO”): Adjusted funds from operations, or AFFO, is presented in addition to Core FFO. AFFO is defined as Core FFO, excluding certain non-cash operating revenues and expenses, acquisition and transaction related costs for transactions not completed and recurring capitalized expenditures. Recurring capitalized expenditures include expenditures required to maintain and re-tenant our properties, tenant improvements and leasing commissions. AFFO further adjusts Core FFO for certain other non-cash items, including the amortization or accretion of above or below market rents included in revenues, straight line rent adjustments, non-cash equity compensation and non-cash interest expense.

We believe AFFO provides a useful supplemental measure of our operating performance because it provides a consistent comparison of our operating performance across time periods that is comparable for each type of real estate investment and is consistent with management’s analysis of the operating performance of our properties. As a result, we believe that the use of AFFO, together with the required GAAP presentations, provide a more complete understanding of our operating performance. As with Core FFO, our reported AFFO may not be comparable to other REITs’ AFFO, should not be used as a measure of our liquidity, and is not indicative of our funds available for our cash needs, including our ability to pay dividends.

PLYMOUTH INDUSTRIAL REIT, INC.
SUPPLEMENTAL RECONCILIATION OF NON-GAAP DISCLOSURES
UNAUDITED
(In thousands, except per share amounts)

	For the Three Months Ended September 30,		For the Nine Months Ended September 30,	
	2021	2020	2021	2020
NOI:				
Net loss	\$ (3,649)	\$ (3,763)	\$ (10,614)	\$ (11,920)
General and administrative	3,264	2,280	9,582	7,378
Depreciation and amortization	18,305	13,985	50,984	41,602
Interest expense	4,906	4,538	14,489	14,309
Impairment on real estate lease	—	311	—	311
Gain on sale of real estate	—	—	(590)	—
Unrealized appreciation (depreciation) of warrants	926	103	1,809	103
(Earnings) loss in investment of unconsolidated joint venture	178	—	675	—
Management fee revenue and other income	(85)	—	(265)	—
NOI	<u>\$ 23,845</u>	<u>\$ 17,454</u>	<u>\$ 66,070</u>	<u>\$ 51,783</u>

	For the Three Months Ended September 30,		For the Nine Months Ended September 30,	
	2021	2020	2021	2020
EBITDAre:				
Net loss	\$ (3,649)	\$ (3,763)	\$ (10,614)	\$ (11,920)
Depreciation and amortization	18,305	13,985	50,984	41,602
Interest expense	4,906	4,538	14,489	14,309
Unrealized appreciation (depreciation) of warrants	926	103	1,809	103
Gain on sale of real estate	—	—	(590)	—
EBITDAre	<u>\$ 20,488</u>	<u>\$ 14,863</u>	<u>\$ 56,078</u>	<u>\$ 44,094</u>

	For the Three Months Ended September 30,		For the Nine Months Ended September 30,	
	2021	2020	2021	2020
FFO:				
Net loss	\$ (3,649)	\$ (3,763)	\$ (10,614)	\$ (11,920)
Gain on sale of real estate	—	—	(590)	—
Depreciation and amortization	18,305	13,985	50,984	41,602
Depreciation and amortization from unconsolidated joint venture	374	—	1,176	—
FFO	<u>\$ 15,030</u>	<u>\$ 10,222</u>	<u>\$ 40,956</u>	<u>\$ 29,682</u>
Preferred stock dividends	(1,652)	(1,613)	(4,956)	(4,839)

Unrealized appreciation (depreciation) of warrants	926	103	1,809	103
Core FFO	<u>\$ 14,304</u>	<u>\$ 8,712</u>	<u>\$ 37,809</u>	<u>\$ 24,946</u>
Weighted average common shares and units outstanding	33,046	20,488	30,436	17,217
Core FFO per share	\$ 0.43	\$ 0.43	\$ 1.24	\$ 1.45

	For the Three Months Ended September 30,		For the Nine Months Ended September 30,	
	2021	2020	2021	2020
AFFO:				
Core FFO	\$ 14,304	\$ 8,712	\$ 37,809	\$ 24,946
Amortization of debt related costs	424	386	1,163	1,051
Non-cash interest expense	41	(169)	(31)	(79)
Stock compensation	340	324	1,219	1,056
Impairment on real estate lease	—	311	—	311
Straight line rent	(966)	(492)	(2,726)	(1,453)
Above/below market lease rents	(480)	(449)	(1,589)	(1,435)
Recurring capital expenditure (1)	(3,312)	(749)	(6,727)	(2,504)
AFFO	<u>\$ 10,351</u>	<u>\$ 7,874</u>	<u>\$ 29,118</u>	<u>\$ 21,893</u>
Weighted average common shares and units outstanding	33,046	20,488	30,436	17,217
AFFO per share	\$ 0.31	\$ 0.38	\$ 0.96	\$ 1.27

(1) Excludes non-recurring capital expenditures of \$8,524 and \$1,327 for the three months ended September 30, 2021 and 2020, respectively and \$16,109 and \$3,478 for the nine months ended September 30, 2021 and 2020, respectively.



Third Quarter 2021 Supplemental



Plymouth Industrial REIT, Inc.

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Forward-Looking Statements: This Supplemental Information contains forward-looking statements within the meaning of the U.S. federal securities laws. We make statements in this Supplemental Information that are forward-looking statements, which are usually identified by the use of words such as “anticipates,” “believes,” “estimates,” “expects,” “intends,” “may,” “plans” “projects,” “seeks,” “should,” “will,” and variations of such words or similar expressions. Our forward-looking statements reflect our current views about our plans, intentions, expectations, strategies and prospects, which are based on the information currently available to us and on assumptions we have made. Although we believe that our plans, intentions, expectations, strategies and prospects as reflected in or suggested by our forward-looking statements are reasonable, we can give no assurance that our plans, intentions, expectations, strategies or prospects will be attained or achieved and you should not place undue reliance on these forward-looking statements. Additionally, unforeseen factors emerge from time to time, and we cannot predict which factors will arise or their ultimate impact on our business or the extent to which any such factor, or combination of factors, may cause actual results to differ materially from those contained in any forward-looking statements. One of these factors is the outbreak of the novel coronavirus (COVID-19), the impact of which is difficult to fully assess at this time due to, among other factors, uncertainty regarding the severity and duration of the outbreak domestically and internationally and the effectiveness of efforts to contain the spread of the virus and its resulting direct and indirect impact on the U.S. economy and economic activity. Furthermore, actual results may differ materially from those described in the forward-looking statements and may be affected by a variety of risks and factors. Any forward-looking statement speaks only as of the date on which it is made. New risks and uncertainties arise over time, and it is not possible for us to predict those events or how they may affect us. Except as required by law, we are not obligated to, and do not intend to, update or revise any forward-looking statements, whether as a result of new information, future events or otherwise.

Definitions and Reconciliations: For definitions of certain terms used throughout this Supplemental Information, including certain non-GAAP financial measures, refer to the Glossary on pages 20-21. For reconciliations of the non-GAAP financial measures to the most directly comparable U.S. GAAP measures, refer to page 10.

Plymouth Industrial REIT, Inc.

Executive Summary

Company overview: Plymouth Industrial REIT, Inc. (NYSE: PLYM) is a real estate investment trust focused on the acquisition, ownership, and management of single and multi-tenant industrial properties, including distribution centers, warehouses, light industrial and small bay industrial properties, located in primary and secondary markets within the main industrial, distribution and logistics corridors of the United States.

Management, Board of Directors, Investor Relations, and Equity Coverage

Corporate	Investor Relations	Transfer Agent
20 Custom House Street, 11th Floor Boston, Massachusetts 02110 617.340.3814 www.plymouthreit.com	Tripp Sullivan SCR Partners 615.942.7077 IR@plymouthreit.com	Continental Stock Transfer & Trust Company 1 State Street, 30th Floor New York, NY 10004 212.509.4000

Executive Management

Jeffrey E. Witherell
Chief Executive Officer

Pendleton P. White, Jr.
President and Chief Investment

Daniel C. Wright
Executive Vice President

James M. Connolly
Executive Vice President

Board of Directors

Martin Barber
Independent Director

Philip S. Cottone
Independent Director

Richard J. DeAgazio
Independent Director

David G. Gaw
Lead Independent Director

John W. Guinee
Independent Director

Caitlin Murphy
Independent Director

Pendleton P. White, Jr.
President and Chief Investment
Officer

Jeffrey E. Witherell
Chief Executive Officer
and Chairman

Equity Research Coverage¹

Baird
Dave Rodgers
216.737.7341

Colliers Securities
Barry Oxford
203.961.6573

Wedbush Securities
Henry Coffey
212.833.1382

Berenberg Capital Markets
Connor Siversky
646.949.9037

JMP Securities
Aaron Hecht
415.835.3963

B. Riley Securities
Guarav Mehta
212.417.8008

KeyBanc Capital Markets
Craig Mailman
917.368.2316

Investor Conference Call and Webcast:

The Company will host a conference call and live audio webcast, both open for the general public to hear, on November 5, 2021 at 9:00 a.m. Eastern Time. The number to call for this interactive teleconference is (844) 784-1727 (international callers: (412) 717-9587). A replay of the call will be available through November 12, 2021 by dialing (412) 317-0088 and entering the replay access code, 10158282.

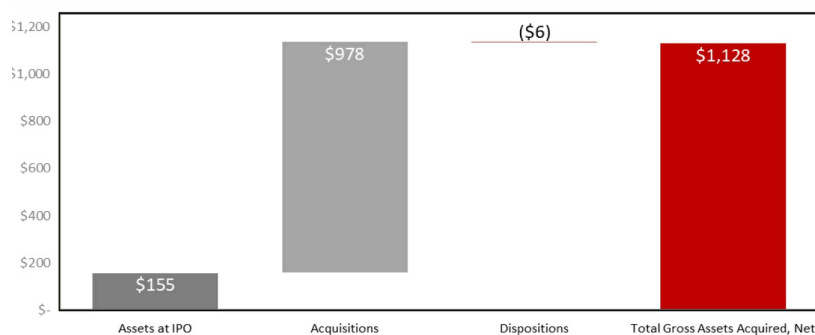
1) The analysts listed provide research coverage on the Company. Any opinions, estimates or forecasts regarding the Company's performance made by these analysts are theirs alone and do not represent opinions, estimates or forecasts by the Company or its management. The Company does not by reference above imply its endorsement of or concurrence with such information, conclusions or recommendations.

Plymouth Industrial REIT, Inc.**Portfolio Statistics**

Unaudited (\$ in thousands, except Cost/SF) as of 09/30/2021

Portfolio Snapshot

Number of Properties	117
Number of Buildings	152
Square Footage	26,595
Occupancy	96.3%
WA Lease Term Remaining (yrs.)	3.8
Total Annualized Base Rent (ABR) ¹	\$106,670
Rental Rate Increase - Cash basis ²	10.8%

Portfolio Growth (\$ in millions)

Acquisition Activity

Transaction Summary (YTD Q3 2021)

Purchase Price ⁴	\$ 176,527
Cost Per Square Foot	\$ 54.73
Replacement Cost/SF ³ - YTD 2021	\$ 88.71
Square Footage Acquired	3,449,395
WA Occupancy at Acquisition	99.3%
WA Lease Term Remaining (yrs.)	3.9

Investment Highlights

- Since the Company's initial public offering in June 2017, the Company has acquired \$978 million of wholly owned warehouse, distribution, light manufacturing, and small bay industrial properties totaling approximately 22.8 million square feet
- YTD 2021, the Company has acquired industrial properties in the markets of Chicago, Cleveland, Columbus Indianapolis, Kansas City, Memphis, and St. Louis at a significant discount to replacement cost

Acquisitions

Location	Acquisition Date	# of Buildings	Purchase Price ⁴	Square Footage	Projected Initial Yield ⁵	Cost per Square Foot ⁶
Memphis, TN	7/9/2021	1	\$ 9,900	233,000	7.7%	\$ 42.49
Memphis, TN	7/30/2021	2	6,277	316,935	8.0%	19.81
Chicago, IL	8/12/2021	1	30,100	513,512	7.8%	58.62
St. Louis, MO	8/24/2021	1	55,200	769,500	6.7%	71.73
Total Third Quarter 2021 Acquisitions		5	\$ 101,477	1,832,947	7.2%	\$ 61.78
Multiple	Q2 2021	2	\$ 14,050	230,099	6.8%	\$ 61.73
Multiple	Q1 2021	5	\$ 61,000	1,386,349	7.7%	\$ 46.87
Multiple	Full Year 2020	27	\$ 243,568	5,473,596	7.8%	\$ 46.99
Multiple	Full Year 2019	31	\$ 220,115	5,776,928	8.4%	\$ 42.21
Multiple	Full Year 2018	24	\$ 164,575	2,903,699	8.2%	\$ 70.54
Multiple	2017 (since IPO)	36	\$ 173,325	5,195,563	8.4%	\$ 33.81
Total Acquisitions Post-IPO		130	\$ 978,110	22,799,181	8.0%	\$ 49.28

QTD Q4 2021 Acquisitions

Location	Acquisition Date	# of Buildings	Purchase Price ⁴	Square Footage	Projected Initial Yield ⁵	Cost per Square Foot ⁶
St. Louis, MO	10/5/2021	1	\$ 11,100	100,021	6.9%	110.98
St. Louis, MO	10/5/2021	1	7,700	76,042	6.2%	101.26
St. Louis, MO	10/7/2021	2	75,100	1,145,330	5.8%	65.57
Indianapolis, IN	10/26/2021	1	23,100	294,730	6.9%	78.38
		5	\$ 117,000	1,616,123	6.1%	\$ 74.76

Portfolio statistics and acquisitions include wholly owned properties only.

- 1) Annualized base rent is calculated as monthly contracted base rent as of September 30, 2021, multiplied by 12. Excludes rent abatements.
- 2) Based on approximately 1.4 million square feet of new and renewal leases greater than six months in term. Refer to Leasing Activity in this Supplemental Information for additional details.
- 3) Replacement cost is based on the Marshall & Swift valuation methodology for the determination of building costs. Replacement cost includes land reflected at the allocated cost in accordance with GAAP.
- 4) Represents total direct consideration paid rather than GAAP cost basis.
- 5) Weighted based on Purchase Price.
- 6) Calculated as Purchase Price divided by square footage.

During the first three quarters of 2021 and to date in the fourth quarter, the Company closed on the acquisition of seventeen industrial buildings totaling approximately 5.1 million square feet for a total of \$294 million, a weighted average price of \$64 per square foot, and a weighted average initial yield of 6.9%

Unaudited (\$ in thousands, except Cost/SF)

Lakeview Drive



Location	St. Louis
Acquisition Date	August-21
# of Buildings	1
Purchase Price ¹	\$55,200
Square Footage	769,500
Occupancy	100.0%
WA Lease Term Remaining	2.7 years
Projected Initial Yield	6.7%
Purchase Price/SF ²	\$71.73
Replacement Cost/SF ²	\$91.00
Multi-Tenant %	0%
Single-Tenant %	100%

Location Characteristics: St. Louis is located within 500 miles of one-third of the U.S. population and within 1,500 hundred miles of 90% of North America's population by way of its four interstates with national access. Additionally, the region is home to two international cargo airports, and the third-largest rail hub and second-largest inland port in the U.S.

Market Insight: Supply continues to contract; growth shows no signs of slowing down as more firms look to Midwest markets for distribution hubs (source: JLL)

Portfolio Fit: Brings Company's scale in the St. Louis market to nearly 2.0 million square feet and complements the existing tenant / industry base with the addition of a leading 3PL company to the roster

ODW Logistics Distribution Center



Location	Columbus
Acquisition Date	March-21
# of Buildings	1
Purchase Price ¹	\$29,000
Square Footage	772,450
Occupancy	100.0%
WA Lease Term Remaining	4.3 years
Projected Initial Yield	7.5%
Purchase Price/SF ²	\$37.54
Replacement Cost/SF ²	\$69.36
Multi-Tenant %	0%
Single-Tenant %	100%

Location Characteristics: Columbus is one of the preeminent distribution corridors in the world; centrally positioned to the entire eastern half of the U.S., enabling same-day / next-day delivery to all population centers in the Northeast, Mid-Atlantic, Southeast, and Midwest (source: CBRE)

Market Insight: Low vacancy rates; positive supply and demand fundamentals supporting rent growth; robust development pipeline

Portfolio Fit: Brings Company's scale in the Columbus metro area to nearly 3.0 million square feet and enlarges tenant / industry diversification

1) Represents total direct consideration paid rather than GAAP cost basis.

2) Replacement cost is based on the Marshall & Swift valuation methodology for the determination of building costs. Replacement cost includes land reflected at the allocated cost in accordance with GAAP.

Value Creation

Unaudited (\$ in thousands, except RSF)

Examples of Value Creation



Lease Extension / Redevelopment

Cincinnati, OH

Acquired multi-tenant industrial building in October 2018 with over 1.1 million SF of rentable square feet and 30+ acres available for future development

Renewed nearly 0.5 million SF at higher rental rents with average annual rent escalations of 3.3% and terms greater than 4 years

Installing floors over open crane pit areas to create an additional ~150,000 SF of new leasable space, approximately 40% of which has been leased



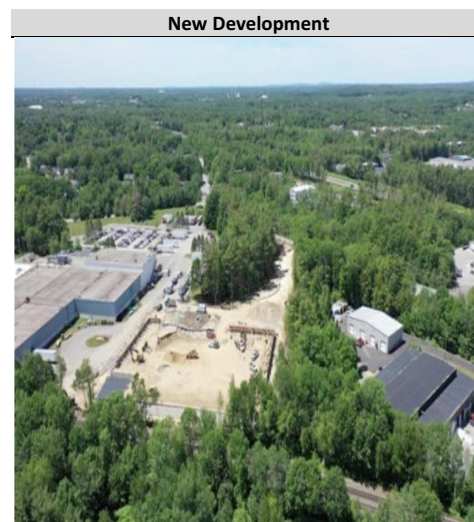
Early Termination and New Lease

Canton, OH

Acquired single-tenant ~275,000 square foot building in November 2020 as part of a 10-building portfolio, with a known vacancy

Negotiated an early lease termination and executed a new 10.5-year lease commencing Q3 2021 at market rents with no downtime

Exit capitalization rate ~200bps below allocated acquisition capitalization rate¹



New Development

Portland, ME

Acquired multi-tenant industrial building in November 2014 with ~8 acres of developable land

Broke ground on new ~70,000 square foot industrial building during Q2 2021 with an estimated shell completion in December 2021 at a cost of ~\$7.3 million

Flexible design features will allow the building to be efficiently utilized for both single- and multi-tenant occupancy

Replacement Cost Analysis (as of 9/30/2021)

Market	Market Type ²	# of Buildings	Total Rentable Square Feet (RSF)	Purchase Price ³	Replacement Cost ⁴
Atlanta	Primary	9	1,318,002	\$ 62,931	\$ 81,124
Chicago	Primary	39	6,592,226	232,676	559,828
Boston	Secondary	1	200,625	10,500	20,161
Cincinnati	Secondary	8	2,045,910	68,457	131,968
Cleveland	Secondary	17	3,681,390	176,250	307,536
Columbus	Secondary	10	2,724,173	101,643	183,766
Indianapolis	Secondary	14	3,468,401	104,740	245,919
Jacksonville	Secondary	24	1,966,154	135,650	172,492
Kansas City	Secondary	1	221,911	8,600	20,451
Memphis	Secondary	19	2,397,934	74,902	150,011
Philadelphia	Secondary	1	156,634	9,700	10,569
St. Louis	Secondary	9	1,821,761	111,437	150,894
Total		152	26,595,121	\$ 1,127,586	\$ 2,034,719

- 1) Based on acquisition yield and third-party real estate market estimate of current exit capitalization rate.
- 2) Primary markets means the following two metropolitan areas in the U.S., each generally consisting of more than 300 million square feet of industrial space: Chicago and Atlanta. Secondary markets means non-primary markets, each generally consisting of between 100 million and 300 million square feet of industrial space, including the following metropolitan areas in the U.S.: Boston, Cincinnati, Cleveland, Columbus, Indianapolis, Jacksonville, Kansas City, Memphis, Milwaukee, Philadelphia, South Florida, and St. Louis. Our definitions of primary and secondary markets may vary from the definitions of these terms used by investors, analysts, or other industrial REITs.
- 3) Represents total direct consideration paid rather than GAAP cost basis.
- 4) Replacement cost is based on the Marshall & Swift valuation methodology for the determination of building costs. Replacement cost includes land reflected at the allocated cost in accordance with GAAP.

Plymouth Industrial REIT, Inc.

Rent Collections and Deferrals

The Company continues to experience substantial rent collection throughout the COVID-19 pandemic. Collection of original contracted rents, including those deferred, as of the current quarter ended was over 99%.

Unaudited (\$ in thousands)

Rent Collections	% of Tenant Contractual Base Rent Collected	% of Tenant Contractual Base Rent Deferred	Total Revised Contractual Base Rent Collected
First Quarter 2020	99.9%	0.0%	99.9%
Second Quarter 2020	95.2%	4.7%	99.9%
Third Quarter 2020	99.5%	0.4%	99.9%
Fourth Quarter 2020	99.9%	0.0%	99.9%
First Quarter 2021	99.7%	0.2%	99.9%
Second Quarter 2021	99.7%	0.0%	99.7%
Third Quarter 2021 ¹	99.7%	0.0%	99.7%
Rent Deferrals ²	Granted	Collected	Outstanding
Full Year 2020 ³	\$ 1,250	\$ 1,250	\$ —
YTD 2021 ⁴	\$ 54	\$ 27	\$ 27

- Cash receipts based on contractual base rent receivables through October 25, 2021.
- Rent deferrals require full repayment of rent amounts within twelve months from the date of the deferment.
- The total outstanding rental deferral amounts as of the year ended December 31, 2020 have been paid consistent with the deferral terms and fully collected.
- For the nine months ended September 30, 2021, a single rent deferment agreement was executed that stipulates the repayment of deferred rents to be fully repaid by year-end 2021.

Plymouth Industrial REIT, Inc.

Guidance

The Company affirmed the full year 2021 guidance ranges for Net loss, Core FFO and AFFO attributable to common stockholders and unit holders noted below. In addition, the Company updated the 2021 guidance assumptions accompanying the full year range herein.

Unaudited (in thousands, except per-share amounts)

	Full Year 2021 Range ¹	
	Low	High
Net loss	\$ (0.40)	\$ (0.37)
Depreciation and amortization	2.22	2.23
Depreciation and amortization from unconsolidated joint venture	0.05	0.05
Gain on sale of real estate	(0.02)	(0.02)
Unrealized appreciation of warrants	0.06	0.06
Preferred stock dividend	(0.21)	(0.21)
Core FFO	\$ 1.70	\$ 1.74
Amortization of debt related costs	0.05	0.05
Stock compensation	0.05	0.05
Straight-line rent	(0.10)	(0.10)
Above/below market lease rents	(0.06)	(0.06)
Recurring capital expenditures	(0.28)	(0.27)
AFFO attributable to common stockholders and unit holders	\$ 1.36	\$ 1.41
Weighted-average common shares and units outstanding	31,598	31,598

2021 Guidance Assumptions

	Low	High
Total Revenue	\$ 138,150	\$ 138,750
NOI	\$ 92,650	\$ 93,250
EBITDAre	\$ 79,400	\$ 79,750
General & Administrative ²	\$ 12,600	\$ 12,300
Recurring Capital Expenditures	\$ 8,700	\$ 8,400
Same Store Cash NOI ³	\$ 59,000	\$ 59,250
Same Store Occupancy ³	95.5%	97.0%

- 1) Assumes the completion of approximately \$347 million of acquisitions (\$293 million of which have been completed to date, with the balance projected to occur prior to year-end). There can be no assurance that we will complete the projected acquisitions within the forecasted timeframes.
- 2) Includes non-cash stock compensation of \$1.6 million for the full year 2021.
- 3) The Same Store Portfolio consists of 108 buildings aggregating 17,093,547 rentable square feet. The Same Store projected performance reflects an annual NOI cash basis, excluding termination income and free rent associated with lease-up, increase of 2.5%-3.0%.

Plymouth Industrial REIT, Inc.
Same Store Net Operating Income (NOI)

Unaudited (\$ in thousands)

Same Store Portfolio Statistics

Square footage	17,093,547	Includes: wholly owned properties as of December 31, 2019; determined and set once per year for the following twelve months (refer to Glossary for Same Store definition)
Number of properties	81	
Number of buildings	108	
Percentage of total portfolio square footage	64.3%	Excludes: wholly owned properties classified as repositioning or lease-up during 2020 or 2021 (5 properties representing approximately 607,000 of rentable square feet) and unconsolidated joint venture properties
Occupancy at period end	97.8%	

Same Store NOI - GAAP Basis

	Three Months Ended September 30,			
	2021	2020	\$ Change	% Change
Rental revenue	\$ 24,779	\$ 23,986	\$ 793	3.3%
Property expenses	9,349	8,968	381	4.2%
Same Store NOI - GAAP Basis	\$ 15,430	\$ 15,018	\$ 412	2.7%
Same Store NOI excluding early termination income - GAAP Basis	\$ 15,430	\$ 14,871	\$ 559	3.8%
	Nine Months Ended September 30,			
	2021	2020	\$ Change	% Change
Rental revenue	\$ 73,100	\$ 71,048	\$ 2,052	2.9%
Property expenses	27,431	25,409	2,022	8.0%
Same Store NOI - GAAP Basis	\$ 45,669	\$ 45,639	\$ 30	0.1%
Same Store NOI excluding early termination income - GAAP Basis	\$ 45,595	\$ 45,369	\$ 226	0.5%

Same Store NOI - Cash Basis

	Three Months Ended September 30,			
	2021	2020	\$ Change	% Change
Rental revenue	\$ 24,031	\$ 23,235	\$ 796	3.4%
Free rents ¹	314	—	314	—
Property expenses	9,349	8,968	381	4.2%

Same Store NOI - Cash Basis	\$ 14,996	\$ 14,267	\$ 729	5.1%
Same Store NOI excluding early termination income - Cash Basis	\$ 14,996	\$ 14,120	\$ 876	6.2%
Nine Months Ended September 30,				
	2021	2020	\$ Change	% Change
Rental revenue	\$ 70,299	\$ 68,617	\$ 1,682	2.5%
Free rents ¹	683	—	683	—
Property expenses	27,431	25,409	2,022	8.0%
Same Store NOI - Cash Basis	\$ 43,551	\$ 43,208	\$ 343	0.8%
Same Store NOI excluding early termination income - Cash Basis	\$ 43,478	\$ 42,938	\$ 540	1.3%

1) Free rent associated with early terminations and lease-up periods for approximately 900,000 rentable square feet of space across three (3) buildings within the Same Store Portfolio for which new leases commenced during the three and nine months ended September 2021. The lease durations associated with these leases range in term from 5 to 10 years with an average of three (3) months of free rent.

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Plymouth Industrial REIT, Inc.

Consolidated Statements of Operations

Unaudited (\$ thousands, except per-share amounts)

	For the Three Months Ended September 30,		For the Nine Months Ended September 30,	
	2021	2020	2021	2020
Revenues:				
Rental revenue	\$ 27,454	\$ 21,131	\$ 77,635	\$ 61,855
Tenant recoveries	8,423	6,387	22,833	18,029
Management fee revenue ¹	85	—	265	—
Total revenues	\$ 35,962	\$ 27,518	\$ 100,733	\$ 79,884
Operating expenses:				
Property	12,032	10,064	34,398	28,101
Depreciation and amortization	18,305	13,985	50,984	41,602
General and administrative	3,264	2,280	9,582	7,378
Total operating expenses	\$ 33,601	\$ 26,329	\$ 94,964	\$ 77,081
Other income (expense):				
Interest expense	(4,906)	(4,538)	(14,489)	(14,309)
Impairment on real estate lease	—	(311)	—	(311)
Earnings (loss) in investment of unconsolidated joint venture ²	(178)	—	(675)	—
Gain on sale of real estate ⁴	—	—	590	—
Unrealized (appreciation) depreciation of warrants ³	(926)	(103)	(1,809)	(103)
Total other income (expense)	\$ (6,010)	\$ (4,952)	\$ (16,383)	\$ (14,723)
Net loss	\$ (3,649)	\$ (3,763)	\$ (10,614)	\$ (11,920)
Less: Loss attributable to non-controlling interest	(57)	(130)	(193)	(584)
Net loss attributable to Plymouth Industrial REIT, Inc.	\$ (3,592)	\$ (3,633)	\$ (10,421)	\$ (11,336)
Less: Preferred stock dividends	1,652	1,613	4,956	4,839
Less: Series B preferred stock accretion to redemption value	1,807	1,854	5,421	5,562
Less: Amount allocated to participating securities	48	38	153	144
Net loss attributable to common stockholders	\$ (7,099)	\$ (7,138)	\$ (20,951)	\$ (21,881)
Net loss basic and diluted per share attributable to common stockholders	\$ (0.22)	\$ (0.36)	\$ (0.71)	\$ (1.35)
Weighted-average common shares outstanding basic & diluted	32,302	19,631	29,637	16,232

- 1) Represents management fee revenue earned from the unconsolidated joint venture.
- 2) Represents our share of earnings (losses) related to our investment in an unconsolidated joint venture. Refer to Unconsolidated Joint Venture in this Supplement Information for additional details.
- 3) Represents the change in the fair market value of our common stock warrants.
- 4) During the first quarter of 2021, the Company sold a single, 98,340 SF property for approximately \$2,037, recognizing a net gain of \$590.

Plymouth Industrial REIT, Inc.

Non-GAAP Measurements

Unaudited (\$ in thousands)

Consolidated NOI

	Three Months Ended September 30,		Nine Months Ended September 30,	
	2021	2020	2021	2020
Net loss	\$ (3,649)	\$ (3,763)	\$ (10,614)	\$ (11,920)
General and administrative	3,264	2,280	9,582	7,378
Depreciation and amortization	18,305	13,985	50,984	41,602
Interest expense	4,906	4,538	14,489	14,309
Impairment on real estate lease	-	311	-	311
Gain on sale of real estate	-	-	(590)	-
Unrealized appreciation (depreciation) of warrants ¹	926	103	1,809	103
(Earnings) loss in investment of unconsolidated joint venture ²	178	-	675	-
Other Income ³	(85)	-	(265)	-
Net Operating Income	\$ 23,845	\$ 17,454	\$ 66,070	\$ 51,783

Earnings Before Interest, Taxes, Depreciation and Amortization for Real Estate (EBITDAre)

	2021	2020	2021	2020
Net loss	\$ (3,649)	\$ (3,763)	\$ (10,614)	\$ (11,920)
Depreciation and amortization	18,305	13,985	50,984	41,602
Interest expense	4,906	4,538	14,489	14,309
Unrealized appreciation (depreciation) of warrants ¹	926	103	1,809	103
Gain on sale of real estate	-	-	(590)	-
EBITDAre	\$ 20,488	\$ 14,863	\$ 56,078	\$ 44,094
Stock compensation	340	324	1,219	1,056
Pro forma effect of acquisitions ⁴	874	713	2,140	1,297
EBITDA adjustments attributable to unconsolidated joint venture ⁵	466	-	1,453	-
Adjusted EBITDA	\$ 22,168	\$ 15,900	\$ 60,890	\$ 46,447

Funds from Operations (FFO), Core FFO & Adjusted Funds from Operations (AFFO)

	2021	2020	2021	2020
Net loss	\$ (3,649)	\$ (3,763)	\$ (10,614)	\$ (11,920)
Gain on sale of real estate	-	-	(590)	-
Depreciation and amortization	18,305	13,985	50,984	41,602
Depreciation and amortization from unconsolidated joint venture	374	-	1,176	-
FFO	\$ 15,030	\$ 10,222	\$ 40,956	\$ 29,682
Preferred stock dividends	(1,652)	(1,613)	(4,956)	(4,839)
Unrealized appreciation (depreciation) of warrants ¹	926	103	1,809	103
Core FFO	\$ 14,304	\$ 8,712	\$ 37,809	\$ 24,946
Amortization of debt related costs	424	386	1,163	1,051
Non-cash interest expense	41	(169)	(31)	(79)
Stock compensation	340	324	1,219	1,056
Impairment of real estate lease	-	311	-	311
Straight line rent	(966)	(492)	(2,726)	(1,453)
Above/below market lease rents	(480)	(449)	(1,589)	(1,435)
Recurring capital expenditures ⁶	(3,312)	(749)	(6,727)	(2,504)
AFFO	\$ 10,351	\$ 7,874	\$ 29,118	\$ 21,893
Weighted-average common shares and units outstanding	33,046	20,488	30,436	17,217

Core FFO attributable to common stockholders and unit holders per share	\$ 0.43	\$ 0.43	\$ 1.24	\$ 1.45
AFFO attributable to common stockholders and unit holders per share	\$ 0.31	\$ 0.38	\$ 0.96	\$ 1.27

- 1) Represents the change in the fair market value of our common stock warrants.
- 2) Represents our share of (earnings) losses related to our investment in an unconsolidated joint venture. Refer to Unconsolidated Joint Venture in this Supplemental Information for additional details.
- 3) Represents management fee revenue earned from the unconsolidated joint venture.
- 4) Represents the estimated impact of wholly owned and joint venture acquisitions as if they had been acquired on the first day of each respective quarter in which the acquisitions occurred. We have made a number of assumptions in such estimates and there can be no assurance that we would have generated the projected levels of EBITDA had we owned the acquired properties as of the beginning of the respective periods.
- 5) Represents depreciation and amortization, and interest expense from the Company's unconsolidated joint venture.
- 6) Excludes non-recurring capital expenditures of \$8,524 and \$1,327 for the three months ended September 30, 2021 and 2020, respectively, and \$16,109 and \$3,478 for the nine months ended September 30, 2021 and 2020, respectively.

Plymouth Industrial REIT, Inc.

Consolidated Balance Sheets

Unaudited (\$ in thousands)

	September 30, 2021	December 31, 2020
ASSETS		
Real estate properties:		
Land	\$ 183,852	\$ 159,681
Building and improvements	878,896	727,000
Less accumulated depreciation	(129,910)	(98,283)
Total real estate properties, net	\$ 932,838	\$ 788,398
Cash, cash held in escrow and restricted cash	78,943	32,054
Deferred lease intangibles, net	68,703	66,116
Investment in unconsolidated joint venture ¹	6,008	6,683
Other assets	35,948	27,019
Total assets	\$ 1,122,440	\$ 920,270
LIABILITIES, PREFERRED STOCK AND EQUITY		
Secured debt, net	\$ 336,225	\$ 328,908
Unsecured debt, net ²	247,729	189,254
Accounts payable, accrued expenses and other liabilities	61,074	49,335
Deferred lease intangibles, net	9,679	11,350
Financing lease liability ³	2,221	2,207
Total liabilities	\$ 656,928	\$ 581,054
Preferred stock - Series A	\$ 48,473	\$ 48,485
Preferred stock - Series B⁴	\$ 92,630	\$ 87,209
Equity:		
Common stock	\$ 343	\$ 253
Additional paid in capital	492,003	360,752
Accumulated deficit	(172,671)	(162,250)
Total stockholders' equity	319,675	198,755
Non-controlling interest	4,734	4,767
Total equity	\$ 324,409	\$ 203,522
Total liabilities, preferred stock and equity	\$ 1,122,440	\$ 920,270

- 1) Represents a noncontrolling equity interest in a single joint venture we entered into during October 2020. Our investment in the joint venture is accounted for under the equity method of accounting. Refer to Investment in Unconsolidated Joint Venture in this Supplemental Information for additional details.
- 2) Includes borrowings under revolving credit facility and term loan. Refer to Debt Summary in this Supplemental Information for additional details.
- 3) As of September 30, 2021, we have a single finance lease in which we are the sublessee for a ground lease with a remaining lease term of approximately 34.3 years. Refer to our 2021 Quarterly Report on Form 10-Q for expanded disclosure.
- 4) Refer to Glossary in this Supplemental Information for relevant features of the Preferred stock - Series B.

Plymouth Industrial REIT, Inc.

Capital Structure and Debt Summary

Unaudited (\$ in thousands) as of 09/30/2021

Debt Summary

Secured Debt:	Maturity Date	Interest Rate	Commitment	Principal Balance
Lincoln Life Mortgage ¹	January-22	3.41%	\$ 9,600	\$ 9,121
AIG Loan	November-23	4.08%	120,000	115,139
Ohio National Life Mortgage ¹	August-24	4.14%	21,000	19,810
Allianz Loan	April-26	4.07%	63,115	63,115
JPMorgan Chase Loan ¹	January-27	5.23%	13,900	13,266
Nationwide Loan	October-27	2.97%	15,000	15,000
Midland National Life Insurance Mortgage	March-28	3.50%	10,820	10,820
Minnesota Life Loan	May-28	3.78%	21,500	20,558
Transamerica Loan	August-28	4.35%	78,000	71,983
Total / Weighted Average Secured Debt		4.08%	\$ 352,935	\$ 338,812
Unsecured Debt²:				
KeyBank Unsecured Line of Credit	August-25	1.63% ³	\$ 200,000	\$ —
\$100m KeyBank Unsecured Term Loan	August-26	1.58% ³	100,000	100,000
\$200m KeyBank Unsecured Term Loan	February-27	1.58% ³	200,000	150,000
Total / Weighted Average Unsecured Debt		1.60%	\$ 500,000	\$ 250,000
Net Debt:	September 30, 2021	June 30, 2021	March 31, 2021	December 31, 2020
Total Debt ⁴	\$ 600,012	\$ 508,544	\$ 539,883	\$ 533,211
Less: Cash	78,943	29,314	28,163	32,054
Net Debt	\$ 521,069	\$ 479,230	\$ 511,720	\$ 501,157

Capitalization

	September 30, 2021	June 30, 2021	March 31, 2021	December 31, 2020
Common Shares and Units Outstanding ⁵	34,781	31,596	28,945	25,951
Closing Price (as of period end)	\$ 22.75	\$ 19.90	\$ 16.85	\$ 15.00
Market Value of Common Shares ⁶	\$ 791,268	\$ 628,760	\$ 487,723	\$ 389,265
Preferred Stock - Series A (at liquidation preference)	50,589	50,589	50,589	50,600
Preferred Stock - Series B (at liquidation preference)	97,277	97,277	97,277	97,230
Total Market Capitalization^{6,7}	\$ 1,539,146	\$ 1,285,170	\$ 1,175,472	\$ 1,070,306
Dividend / Share (annualized)	\$ 0.84	\$ 0.84	\$ 0.80	\$ 0.80
Dividend Yield (annualized)	3.7%	4.2%	4.7%	5.3%
Total Debt-to-Total Market Capitalization	39.0%	39.6%	45.9%	49.8%
Secured Debt as a % of Total Debt	58.3%	67.0%	63.3%	62.3%
Unsecured Debt as a % of Total Debt	41.7%	33.0%	36.7%	37.7%
Net Debt-to-Annualized Adjusted EBITDA (quarter annualized)	5.9x	6.2x	6.7x	6.7x
Net Debt plus Preferred-to-Annualized Adjusted EBITDA (quarter annualized)	7.5x	8.1x	8.6x	8.7x
Weighted Average Maturity of Total Debt (years)	4.7	4.3	4.7	4.9

Capital Markets Activity - YTD

Common Shares	Avg. Price	Offering	Period	Net Proceeds
2,883,794	\$ 15.00	ATM	Q1 2021	\$ 42,510
2,646,854	\$ 18.86	ATM	Q2 2021	\$ 48,584
3,173,883	\$ 22.32	ATM	Q3 2021	\$ 69,292
315,000	\$ 23.70	ATM	Q4 2021	\$ 7,316

Refer to Glossary in this Supplemental Information for definitions of non-GAAP financial measures, including Net debt and Net debt plus preferred-to-Adjusted EBITDA.

- Debt assumed at acquisition. On October 12, 2021, the Company, repaid in full, the outstanding principal and interest balance on the Lincoln Life Mortgage.
- On August 11, 2021, the Company entered into a combined \$500 million unsecured credit facility, which is comprised on an amended \$200 million revolving credit facility, an amended \$100 million term loan, and a new \$200 million term loan.
- The 1-month LIBOR rate as of September 30, 2021 was 0.08%. The spread over the applicable rate for the KeyBank Term Loan and the revolving line of credit with KeyBank is based on the Company's total leverage ratio.
- Total Debt is not adjusted for the amortization of debt issuance costs or fair market premiums or discounts. Total Debt includes the Company's pro rata share of unconsolidated joint venture debt in the amount of \$11.2 million.
- Common shares and units outstanding were 34,274 and 507 as of September 30, 2021, respectively, and 25,344 and 607 for the year ended 2020, respectively.
- Based on closing price as of last trading day of the quarter and common shares and units as of the period ended.

Plymouth Industrial REIT, Inc.

Unconsolidated Joint Venture

In October 2020, the Company announced the formation of a \$150 million equity joint venture with Madison International Realty to pursue the acquisition of value-add and opportunistic industrial properties in key markets. The joint venture's first acquisition on December 17, 2020 was a portfolio of infill industrial buildings in metropolitan Memphis for \$86 million. The acquisition is projected to provide an initial yield of approximately 7.7%.

Unaudited (\$ in thousands) as of 09/30/2021

Unconsolidated Joint Venture Portfolio Statistics

Number of Properties	16
Number of Buildings	28
Square Footage	2,320,773
Occupancy	93.7%
Weighted Average Lease Term Remaining (in years)	2.5
Multi-Tenant %	37%
Single-Tenant %	63%

Madison International Realty Joint Venture¹

	Partnership Interests	Total Equity Commitment
Joint Venture Members		
Plymouth (Managing Member)	20%	\$ 30,000
Madison	80%	120,000
		\$ 150,000
Partner Equity Deployed		\$ 33,328
Annualized Asset Mgmt. Fee to PLYM		\$ 333

	Targeted Leverage	Total Potential Investment	Remaining Potential Investment
	60%	\$ 375,000	\$ 289,000
	65%	\$ 428,000	\$ 342,000

Balance Sheet Information²

	September 30, 2021
ASSETS	
Real estate properties, net	\$ 76,385
Cash, cash held in escrow and restricted cash	3,875
Other assets	7,689
Total assets	\$ 87,949
LIABILITIES AND EQUITY	
Secured debt, net ²	\$ 55,435
Other liabilities	2,877
Equity	29,637
Total liabilities and equity	\$ 87,949

Selected Quarter-to-Date and Year-to-Date Financial Information³

	Three Months Ended September 30, 2021	Nine Months Ended September 30, 2021
Plymouth's Share		
Revenues	\$ 481	\$ 1,426
Net Operating Income	\$ 312	\$ 916
Interest Expense	\$ 92	\$ 277
EBITDA	\$ 289	\$ 849
Joint Venture Assets	\$ 17,590	\$ 17,590
Joint Venture Debt	\$ 11,200	\$ 11,200

Joint Venture Key Terms

- We are the Managing Member of the joint venture and receive an annual 1% asset management fee on the total equity investment
- Distribution of cash flows: first to Members pro rata until Madison achieves a 12% return; second 10% to Managing Member and 90% to Members pro-rata until Madison achieves a 15% return, thereafter 20% to Managing Member and 80% to Members pro rata

Additional details on the unconsolidated joint venture can be found in documents filed with or furnished to the SEC.

- 1) For illustrative purposes only.
- 2) Balance sheet and portfolio information is presented at 100% of the joint venture. Selected financial information is presented at our pro rata share.
- 3) A \$56 million mortgage secured by the joint venture properties from Minnesota Life that carries a seven-year term at a fixed interest rate of 3.15%.

Plymouth Industrial REIT, Inc.

Net Asset Value Components

Unaudited (\$ in thousands) as of 09/30/2021

Net Operating Income

	Three Months Ended September 30, 2021	
Pro Forma Net Operating Income (NOI)		
Total Operating NOI	\$	23,845
Share of Joint Venture NOI		312
Pro Forma Effect of New Lease Activity ¹		871
Pro Forma Effect of Acquisitions ²		874
Pro Forma Effect of Repositioning / Development ³		984
Pro Forma NOI	\$	26,886
Amortization of above / below market lease intangibles, net		(489)
Straight-line rental revenue adjustment		(967)
Pro Forma Cash NOI	\$	25,430

YTD Q3 2021 Acquisitions

Market	Acquisition Date	# of Buildings	Square Footage	Purchase Price	Projected Initial Yield
Kansas City	2/12/2021	1	221,911	\$ 8,600	8.8%
St. Louis	3/23/2021	1	142,364	7,800	7.6%
Chicago	3/25/2021	1	149,474	7,900	7.3%
Cleveland	3/29/2021	1	100,150	7,700	7.6%
Columbus	3/29/2021	1	772,450	29,000	7.5%
Memphis	6/29/2021	1	74,665	5,250	7.0%
St. Louis	6/30/2021	1	155,434	8,800	6.7%
Memphis	7/9/2021	1	233,000	9,900	7.7%
Memphis	7/30/2021	2	316,935	6,277	8.0%
Chicago	8/12/2021	1	513,512	30,100	7.8%
St. Louis	8/24/2021	1	769,500	55,200	6.7%
		12	3,449,395	\$ 176,527	6.9%

Other Assets and Liabilities

Cash, cash held in escrow and restricted cash	\$	78,943
Other assets	\$	35,948
Accounts payable, accrued expenses and other liabilities	\$	61,074

Debt and Preferred Stock

Secured Debt, net	\$	338,812
Unsecured Debt, net	\$	250,000
Share of Joint Venture Debt ⁶	\$	11,200
Preferred Stock - Series A ⁷	\$	50,589
Preferred Stock - Series B ⁷	\$	97,277
Common shares and units outstanding ⁸		34,781

Developable Land

Market	Owned Land (acres) ⁴	Developable GLA (SF) ⁴	Under Construction (SF) ⁵	Under Development (SF) ⁵
Atlanta	65	420,000	240,000	180,000
Chicago	11	220,000	-	-
Boston	8	70,000	70,000	-
Cincinnati	30	500,000	-	500,000
Jacksonville	15	178,000	-	178,000
Memphis	23	475,000	-	-
	152	1,863,000	310,000	858,000

We have made a number of assumptions with respect to the pro forma effects and there can be no assurance that we would have generated the projected levels of NOI had we actually owned the acquired properties and / or fully stabilized the repositioning / development properties as of the beginning of the period. Refer to Glossary in this Supplemental Information for a definition and discussion of non-GAAP financial measures.

- 1) Represents the estimated incremental base rents from uncommitted new leases as if rent commencement had occurred as of the beginning of the period.
- 2) Represents the estimated impact of acquisitions as if they had been acquired at the beginning of the period.
- 3) Represents the estimated impact of properties that are undergoing repositioning or lease-up as if the properties were fully stabilized and rents had commenced as of the beginning of the period.
- 4) Developable land represents acreage currently owned by us and identified for potential development. The developable gross leasable area (GLA) is based on the developable land area and a land to building ratio. Developable land and GLA are estimated and can change periodically due to changes in site design, road and storm water requirements, parking requirements and other factors. We have made a number of assumptions in such estimates and there can be no assurance that we will develop land that we own.
- 5) Under construction represents projects for which vertical construction has commenced. Under development represents projects in the pre-construction phase.
- 6) Our ownership interest is 20%.
- 7) Preferred Stock is calculated at its liquidation preference as of the end of the period.
- 8) Common shares and units outstanding were 34,274 and 507 as of September 30, 2021.

Plymouth Industrial REIT, Inc.

Leasing Activity and Expirations

Unaudited as of 09/30/2021

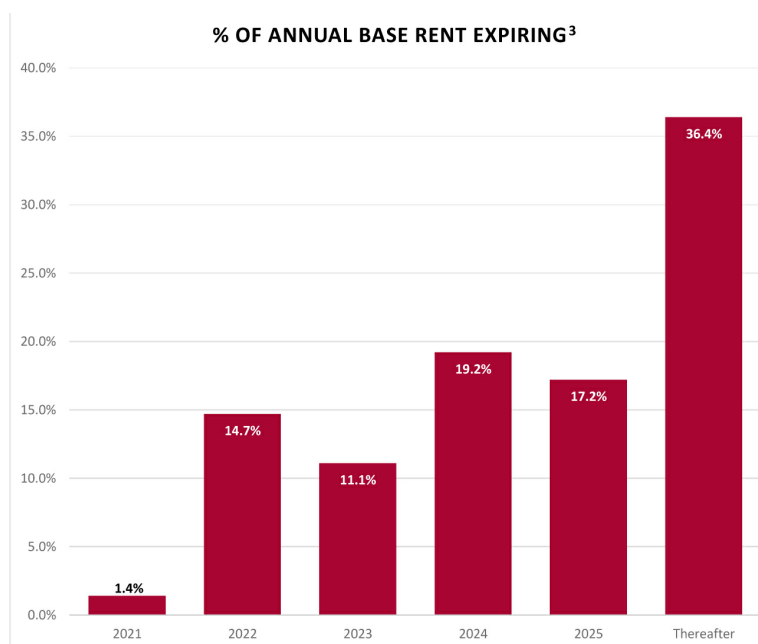
Lease Renewals and New Leases¹

Year	Type	Square Footage	Percent	Expiring Rent	New Rent	% Change	Tenant Improvements \$/SF/YR	Lease Commissions \$/SF/YR
2019	Renewals	1,380,839	58.4%	\$ 4.17	\$ 4.51	7.9%	\$ 0.19	\$ 0.14
	New Leases	982,116	41.6%	\$ 2.88	\$ 3.43	19.1%	\$ 0.27	\$ 0.23
	Total	2,362,955	100%	\$ 3.64	\$ 4.06	11.6%	\$ 0.22	\$ 0.17

2020	Renewals	1,881,346	71.1%	\$ 3.75	\$ 3.93	4.8%	\$ 0.13	\$ 0.08
	New Leases	764,314	28.9%	\$ 4.31	\$ 5.07	17.6%	\$ 0.24	\$ 0.19
	Total	2,645,660	100%	\$ 3.92	\$ 4.26	8.7%	\$ 0.16	\$ 0.11
Q1 2021	Renewals	892,358	77.3%	\$ 3.99	\$ 4.38	9.8%	\$ 0.23	\$ 0.07
	New Leases	261,495	22.7%	\$ 3.82	\$ 4.61	20.5%	\$ 0.15	\$ 0.14
	Total	1,153,853	100%	\$ 3.95	\$ 4.43	12.2%	\$ 0.21	\$ 0.08
Q2 2021	Renewals	937,191	50.1%	\$ 4.04	\$ 4.17	3.2%	\$ 0.16	\$ 0.10
	New Leases	934,931	49.9%	\$ 3.49	\$ 3.89	11.4%	\$ 0.23	\$ 0.23
	Total	1,872,122	100%	\$ 3.77	\$ 4.03	7.0%	\$ 0.19	\$ 0.16
Q3 2021	Renewals	455,146	31.9%	\$ 4.49	\$ 4.72	5.1%	\$ 0.16	\$ 0.14
	New Leases	972,922	68.1%	\$ 4.16	\$ 4.74	13.8%	\$ 0.22	\$ 0.25
	Total	1,428,068	100%	\$ 4.27	\$ 4.73	10.8%	\$ 0.20	\$ 0.22

Lease Expiration Schedule

Year	Square Footage	ABR ²	% of ABR Expiring ³
Available	982,381	\$ -	-
2021	215,716	1,514,747	1.4%
2022	3,639,621	15,677,829	14.7%
2023	2,987,924	11,886,574	11.1%
2024	5,074,431	20,474,380	19.2%
2025	4,572,543	18,299,142	17.2%
Thereafter	9,122,505	38,817,591	36.4%
Total	26,595,121	\$106,670,263	100.0%



- 1) Lease renewals and new lease activity excludes leases with terms less than six months.
- 2) Annualized base rent is calculated as monthly contracted base rent as of September 30, 2021, multiplied by 12. Excludes rent abatements..
- 3) Calculated as annualized base rent set forth in this table divided by total annualized base rent as of September 30, 2021.

Plymouth Industrial REIT, Inc.

Leased Square Feet and Annualized Base Rent by Tenant Industry

Unaudited as of 09/30/2021

Industry	Total Leased Square Feet	# of Tenants	% Rentable Square Feet	ABR ¹	% ABR	ABR Per Square Foot
Logistics & Transportation	6,924,539	70	27.1%	\$ 26,559,744	24.8%	\$ 3.84
Home & Garden	1,607,780	15	6.3%	5,219,842	4.9%	3.25
Food & Beverage	1,398,717	20	5.5%	6,369,212	6.0%	4.55
Cardboard and Packaging	1,338,266	14	5.2%	4,959,945	4.6%	3.71

Construction	1,324,009	31	5.2%	5,514,888	5.2%	4.17
Printing	1,288,178	9	5.0%	4,257,192	4.0%	3.30
Automotive	1,215,163	19	4.7%	5,206,875	4.9%	4.28
Wholesale/Retail	1,154,080	21	4.5%	4,661,491	4.4%	4.04
Light Manufacturing	1,081,362	10	4.2%	3,599,699	3.4%	3.33
Education	918,356	9	3.6%	4,335,848	4.1%	4.72
Other Industries*	7,362,290	196	28.7%	35,985,527	33.7%	4.89
Total	25,612,740	414	100.0%	\$ 106,670,263	100.0%	\$ 4.16

*Other Industries	Total Leased Square Feet	# of Tenants	% Rentable Square Feet	ABR ¹	% ABR	ABR Per Square Foot
Healthcare	806,391	24	3.1%	\$ 3,996,176	3.7%	\$ 4.96
Plastics	771,234	10	3.0%	3,171,461	3.0%	4.11
Storage	717,260	11	2.8%	3,212,415	3.0%	4.48
Industrial Equipment Components	708,839	18	2.8%	2,723,675	2.6%	3.84
Metal Fabrication/Finishing	487,566	10	1.9%	2,316,104	2.2%	4.75
Technology & Electronics	460,070	14	1.8%	2,429,022	2.3%	5.28
Business Services	417,342	22	1.6%	3,344,297	3.1%	8.01
Chemical	371,672	5	1.5%	1,366,019	1.3%	3.68
Plumbing Equipment/Services	361,374	6	1.4%	1,272,813	1.2%	3.52
Appliances	335,415	2	1.3%	1,450,098	1.4%	4.32
Other ²	1,925,127	74	7.5%	10,703,447	9.9%	5.56
Total	7,362,290	196	28.7%	\$ 35,985,527	33.7%	\$ 4.89

1) Annualized base rent is calculated as monthly contracted base rent as of September 30, 2021, multiplied by 12. Excludes rent abatements.

2) Includes tenant industries for which the total leased square feet aggregates to less than 300,000 square feet.

Plymouth Industrial REIT, Inc.

Leased Square Feet and Annualized Base Rent by Type

Unaudited as of 09/30/2021

Leased Square Feet and Annualized Base Rent by Lease Type

Lease Type	Total Leased Square Feet	# of Leases	% Leased Square Feet	ABR ¹	% ABR	ABR Per Square Foot
Triple Net	19,458,177	306	76.0%	\$ 79,354,719	74.4%	\$ 4.08
Modified Net	3,205,210	50	12.5%	13,894,792	13.0%	4.34
Gross	2,949,353	58	11.5%	13,420,752	12.6%	4.55
Total	25,612,740	414	100.0%	\$ 106,670,263	100.0%	\$ 4.16

Leased Square Feet and Annualized Base Rent by Tenant Type

Tenant Type	Total Leased Square Feet	# of Leases	% Leased Square Feet	ABR ¹	% ABR	ABR Per Square Foot
Multi-Tenant	14,577,879	349	56.9%	\$ 65,561,022	61.5%	\$ 4.50
Single-Tenant	11,034,861	65	43.1%	41,109,241	38.5%	3.73
Total	25,612,740	414	100.0%	\$ 106,670,263	100.0%	\$ 4.16

Leased Square Feet and Annualized Base Rent by Building Type

Building Type	Total Leased Square Feet	# of Buildings	% Leased Square Feet	ABR ¹	% ABR	ABR Per Square Foot
Warehouse/Distribution	16,702,289	78	65.2%	\$ 60,830,706	57.1%	\$ 3.64
Warehouse/Light Manufacturing	6,110,678	29	23.9%	24,889,263	23.3%	4.07
Small Bay Industrial ²	2,799,773	45	10.9%	20,950,294	19.6%	7.48
Total	25,612,740	152	100.0%	\$ 106,670,263	100.0%	\$ 4.16

1) Annualized base rent is calculated as monthly contracted base rent as of September 30, 2021, multiplied by 12. Excludes rent abatements.

2) Small bay industrial is inclusive of flex space totaling 366,431 leased square feet and annualized base rent of \$5,034,750. Small bay industrial is multipurpose space; flex space includes office space that accounts for greater than 50% of the total rentable area.

Plymouth Industrial REIT, Inc.

Top 10 Tenants by Annualized Base Rent

Unaudited as of 09/30/2021

Tenant	Market	Industry	# of Leases	Total Leased		ABR Per			% Total ABR
				Square Feet	Expiration	Square Foot	ABR ¹		
FedEx Supply Chain, Inc.	St. Louis	Logistics & Transportation	1	769,500	6/30/2024	\$ 4.40	\$ 3,385,800	3.2%	
Houghton Mifflin Harcourt Company	Chicago	Education	1	513,512	3/31/2026	4.42	2,269,723	2.1%	
ODW Logistics, Inc.	Columbus	Logistics & Transportation	1	772,450	6/30/2025	2.86	2,211,524	2.1%	
Archway Marketing Holdings, Inc.	Chicago	Logistics & Transportation	3	503,000	3/31/2026	4.30	2,164,500	2.0%	
Balta US, Inc.	Jacksonville	Home & Garden	2	629,084	12/31/2028	3.02	1,898,956	1.8%	
Communications Test Design, Inc.	Memphis	Logistics & Transportation	2	566,281	12/31/2024	3.21	1,819,461	1.7%	
Pactiv Corporation	Chicago	Food & Beverage	3	439,631	8/31/2023	3.95	1,737,484	1.6%	
ASW Supply Chain Services, LLC	Cleveland	Logistics & Transportation	4	532,437	11/30/2027	3.10	1,650,555	1.5%	
First Logistics	Chicago	Logistics & Transportation	1	327,194	10/31/2024	4.95	1,619,610	1.5%	
JobsOhio Beverage System	Cleveland	Food & Beverage	1	350,000	3/31/2024	4.26	1,491,000	1.4%	
Total Largest Tenants by Annualized Rent			19	5,403,089		\$ 3.75	\$ 20,248,613	18.9%	
All Other Tenants			395	20,209,651		\$ 4.28	\$ 86,421,650	81.1%	
Total Company Portfolio			414	25,612,740		\$ 4.16	\$ 106,670,263	100.0%	

Lease Segmentation by Size

Square Feet	# of Leases	Total Leased		Total Leased %	Total Leased % Excluding		In-Place + Uncommenced		% of Total In-Place + Uncommenced	
		Square Feet	Square Feet		Repositioning ²	ABR ¹	ABR ³	ABR	ABR Per SF ⁴	
< 4,999	64	155,596	208,267	74.7%	79.9%	\$ 1,699,384	\$ 1,736,850	1.6%	\$ 10.75	
5,000 - 9,999	59	424,945	516,445	82.3%	86.7%	3,444,312	3,498,869	3.3%	8.06	
10,000 - 24,999	88	1,476,563	1,635,960	90.3%	90.9%	10,011,384	10,081,464	9.4%	6.74	
25,000 - 49,999	78	2,722,971	2,806,055	97.0%	99.4%	15,149,447	15,149,447	14.1%	5.56	
50,000 - 99,999	57	3,891,324	4,180,501	93.1%	97.9%	17,656,813	17,990,268	16.8%	4.53	
100,000 - 249,999	42	7,261,544	7,261,544	100.0%	100.0%	26,648,980	26,648,980	24.9%	3.67	
> 250,000	26	9,679,797	9,986,349	96.9%	100.0%	32,059,944	32,059,944	29.9%	3.31	
Total / Weighted Average	414	25,612,740	26,595,121	96.3%	98.7%	\$ 106,670,263	\$ 107,165,821	100.0%	\$ 4.17	

1) Annualized base rent is calculated as monthly contracted base rent as of September 30, 2021, multiplied by 12. Excludes rent abatements.

2) Total Leased % Excluding Repositioning excludes vacant square footage being refurbished or repositioned.

3) In-Place + Uncommenced ABR calculated as in-place current annualized base rent as of September 30, 2021 plus annualized base rent for leases signed but not commenced as of September 30, 2021.

4) In-Place + Uncommenced ABR per SF is calculated as in-place current rent annualized base rent as of September 30, 2021 plus annualized base rent for leases signed but not commenced as of September 30, 2021, divided by leased square feet plus uncommenced leased square feet.

Plymouth Industrial REIT, Inc.

Rentable Square Feet and Annualized Base Rent by Market

Unaudited (\$ in thousands) as of 09/30/2021

Primary Markets¹

	# of Properties	# of Buildings	Occupancy	Total Rentable Square Feet	% Rentable Square Feet	ABR ²	% ABR
Atlanta	8	9	98.6%	1,318,002	5.0%	\$ 5,318	5.0%
Chicago	38	39	92.6%	6,592,226	24.9%	26,364	24.7%

Secondary Markets¹

	# of Properties	# of Buildings	Occupancy	Total Rentable	% Rentable	ABR ²	% ABR
				Square Feet	Square Feet		
Boston	1	1	100.0%	200,625	0.8%	\$ 1,141	1.1%
Cincinnati	8	8	95.1%	2,045,910	7.7%	7,326	6.9%
Cleveland	14	17	98.6%	3,681,390	13.8%	15,313	14.4%
Columbus	10	10	96.3%	2,724,173	10.2%	8,657	8.1%
Indianapolis	14	14	98.0%	3,468,401	13.0%	11,976	11.2%
Jacksonville	7	24	99.7%	1,966,154	7.4%	12,984	12.2%
Kansas City	1	1	100.0%	221,911	0.8%	790	0.6%
Memphis	8	19	94.1%	2,397,934	9.0%	8,097	7.6%
Philadelphia	1	1	99.8%	156,634	0.6%	952	0.9%
St. Louis	7	9	99.8%	1,821,761	6.8%	7,752	7.3%
Total	117	152	96.3%	26,595,121	100.0%	\$ 106,670	100.0%

Total Acquisition Cost by Market

Market	State	# of Buildings	Total Acquisition	Gross Real Estate	% Gross Real
			Cost ³	Assets ⁴	Estate Assets
Atlanta	GA	9	\$ 62,931	\$ 55,358	5.3%
Chicago	IL, IN, WI	39	262,776	253,027	24.0%
Boston	MA, ME	1	10,500	9,258	0.9%
Cincinnati	OH, KY	8	68,457	63,428	6.0%
Cleveland	OH	17	176,250	165,330	15.7%
Columbus	OH	10	101,643	98,764	9.4%
Indianapolis	IN	14	104,740	94,137	9.0%
Jacksonville	FL, GA	24	135,650	123,540	11.8%
Kansas City	MO	1	8,600	8,114	0.8%
Memphis	TN	19	74,902	69,076	6.6%
Philadelphia	PA, NJ	1	9,700	8,679	0.8%
St. Louis	MO	9	111,437	102,087	9.7%
Total		152	\$ 1,127,586	\$ 1,050,798	100.0%

- 1) Primary markets means the following two metropolitan areas in the U.S., each generally consisting of more than 300 million square feet of industrial space: Chicago and Atlanta. Secondary markets means non-primary markets, each generally consisting of between 100 million and 300 million square feet of industrial space, including the following metropolitan areas in the U.S.: Boston, Cincinnati, Cleveland, Columbus, Indianapolis, Jacksonville, Kansas City, Memphis, Milwaukee, Philadelphia, South Florida, and St. Louis. Our definitions of primary and secondary markets may vary from the definitions of these terms used by investors, analysts, or other industrial REITs.
- 2) Annualized base rent is calculated as monthly contracted base rent as of September 30, 2021, multiplied by 12. Excludes rent abatements.
- 3) Represents total direct consideration paid prior to the allocations per U.S. GAAP.
- 4) The gross book value of real estate assets as of September 30, 2021 excluding \$11,046 in leasehold improvements and assets related to corporate activities and the finance lease right-of-use asset of \$904 related to the ground sublease at 2100 International Parkway. Gross book value of real estate assets excludes depreciation and the allocation of the acquisition cost related to intangible assets and liabilities required by U.S. GAAP.

Plymouth Industrial REIT, Inc.

Glossary

This glossary contains additional details for sections throughout this Supplemental Information, including explanations and reconciliations of certain non-GAAP financial measures, and the reasons why we use these supplemental measures of performance and believe they provide useful information to investors. Additional detail can be found in our most recent annual report on Form 10-K and subsequent quarterly reports on Form 10-Q, as well as other documents filed with or furnished to the SEC from time to time.

Non-GAAP Financial Measures Definitions:

Net Operating Income (NOI): We consider net operating income, or NOI, to be an appropriate supplemental measure to net income in that it helps both investors and management understand the core operations of our properties. We define NOI as total revenue (including rental revenue and tenant reimbursements) less property-level operating expenses. NOI excludes depreciation and amortization, general and administrative expenses, impairments, gain/loss on sale of real estate, interest expense, and other non-operating items.

Cash Net Operating Income - (Cash NOI): We define Cash NOI as NOI excluding straight-line rent adjustments and amortization of above and below market leases.

EBITDAre and Adjusted EBITDA: We define earnings before interest, taxes, depreciation and amortization for real estate in accordance with the standards established by the National Association of Real Estate Investment Trusts (“NAREIT”). EBITDAre represents net income (loss), computed in accordance with GAAP, before interest expense, tax, depreciation and amortization, gains or losses on the sale of rental property, and loss on impairments. We calculate Adjusted EBITDA by adding or subtracting from EBITDAre the following items: (i) non-cash stock compensation, (ii) gain (loss) on extinguishment of debt, (iii) acquisition expenses (iv) the proforma impacts of acquisition and dispositions and (v) non-cash impairments on real estate lease. We believe that EBITDAre and Adjusted EBITDA are helpful to investors as supplemental measures of our operating performance as a real estate company as they are direct measures of the actual operating results of our industrial properties. EBITDAre and Adjusted EBITDA should not be used as measures of our liquidity and may not be comparable to how other REITs' calculate EBITDAre and Adjusted EBITDA.

Funds From Operations ("FFO"): Funds from operations, or FFO, is a non-GAAP financial measure that is widely recognized as a measure of REIT operating performance. We consider FFO to be an appropriate supplemental measure of our operating performance as it is based on a net income analysis of property portfolio performance that excludes non-cash items such as depreciation. The historical accounting convention used for real estate assets requires straight-line depreciation of buildings and improvements, which implies that the value of real estate assets diminishes predictably over time. Since real estate values rise and fall with market conditions, presentations of operating results for a REIT using historical accounting for depreciation could be less informative. In December 2018, NAREIT issued a white paper restating the definition of FFO. The purpose of the restatement was not to change the fundamental definition of FFO, but to clarify existing NAREIT guidance. The restated definition of FFO is as follows: Net Income (calculated in accordance with GAAP), excluding: (i) Depreciation and amortization related to real estate, (ii) Gains and losses from the sale of certain real estate assets, (iii) Gain and losses from change in control, and (iv) Impairment write-downs of certain real estate assets and investments in entities when the impairment is directly attributable to decreases in the value of depreciable real estate held by the entity.

We define FFO consistent with the NAREIT definition. Adjustments for unconsolidated partnerships and joint ventures will be calculated to reflect FFO on the same basis. Other equity REITs may not calculate FFO as we do, and accordingly, our FFO may not be comparable to such other REITs' FFO. FFO should not be used as a measure of our liquidity, and is not indicative of funds available for our cash needs, including our ability to pay dividends.

Core Funds from Operations ("Core FFO"): Core FFO represents FFO reduced by dividends paid (or declared) to holders of our preferred stock and excludes certain non-cash operating expenses such as impairment on real estate lease, unrealized appreciation/(depreciation) of warrants and loss on extinguishment of debt. As with FFO, our reported Core FFO may not be comparable to other REITs' Core FFO, should not be used as a measure of our liquidity, and is not indicative of our funds available for our cash needs, including our ability to pay dividends.

Adjusted Funds from Operations attributable to common stockholders ("AFFO"): Adjusted funds from operations, or AFFO, is presented in addition to Core FFO. AFFO is defined as Core FFO, excluding certain non-cash operating revenues and expenses, acquisition and transaction related costs for transactions not completed and recurring capitalized expenditures. Recurring capitalized expenditures include expenditures required to maintain and re-tenant our properties, tenant improvements and leasing commissions. AFFO further adjusts Core FFO for certain other non-cash items, including the amortization or accretion of above or below market rents included in revenues, straight line rent adjustments, non-cash equity compensation and non-cash interest expense.

We believe AFFO provides a useful supplemental measure of our operating performance because it provides a consistent comparison of our operating performance across time periods that is comparable for each type of real estate investment and is consistent with management's analysis of the operating performance of our properties. As a result, we believe that the use of AFFO, together with the required GAAP presentations, provide a more complete understanding of our operating performance. As a result, we believe that the use of AFFO, together with the required GAAP presentations, provide a more complete understanding of our operating performance.

As with Core FFO, our reported AFFO may not be comparable to other REITs' AFFO, should not be used as a measure of our liquidity, and is not indicative of our funds available for our cash needs, including our ability to pay dividends.

Net Debt and Preferred stock to Adjusted EBITDA: Net debt and preferred stock to Adjusted EBITDA is a non-GAAP financial measure that we believe is useful to investors as a supplemental measure in evaluating balance sheet leverage. Net debt and preferred stock is equal to the sum of total consolidated and our pro rata share of unconsolidated joint venture debt less cash, cash equivalents, and restricted cash, plus preferred stock calculated at its liquidation preference as of the end of the period.

Plymouth Industrial REIT, Inc.

Glossary

This glossary contains additional details for sections throughout this Supplemental Information, including explanations and reconciliations of certain non-GAAP financial measures, and the reasons why we use these supplemental measures of performance and believe they provide useful information to investors. Additional detail can be found in our most recent annual report on Form 10-K and subsequent quarterly reports on Form 10-Q, as well as other documents filed with or furnished to the SEC from time to time.

Other Definitions:

GAAP: U.S. generally accepted accounting principles.

Gross Assets: The carrying amount of total assets plus accumulated depreciation and amortization, as reported in the Company's consolidated financial statements. For gross assets as of September 30, 2021 the calculation is as follows:

Total assets	\$ 1,122,440
Add back accumulated depreciation	129,910
Add back intangible amortization	65,134
Gross assets	<u>\$ 1,317,484</u>

Joint Venture Financial Information: We present components of balance sheet and operating results information related to our real estate joint venture, which are not presented, or intended to be presented, in accordance with GAAP. We present the proportionate share of certain financial line items by applying our noncontrolling economic interest ownership percentage to each financial item to arrive at the amount of such cumulative noncontrolling interest share of each component presented. In addition, we present components of balance sheet and portfolio information at 100% of the joint venture. We believe this information can help investors estimate the balance sheet and operating results information related to our unconsolidated joint venture. Presenting this information provides a perspective not immediately available from consolidated financial statements and one that can supplement an understanding of the joint venture assets, liabilities, revenues, and expenses included in our consolidated results. Joint venture financial information should not be considered an alternative to our consolidated financial statements, which are prepared in accordance with GAAP.

Lease Type: We define our triple net leases in that the tenant is responsible for all aspects of and costs related to the property and its operation during the lease term. We define our modified net leases in that the landlord is responsible for some property related expenses during the lease term, but the cost of most of the expenses is passed through to the tenant. We define our gross leases in that the landlord is responsible for all aspects of and costs related to the property and its operation during the lease term.

Non-Recurring Capital Expenditures: Non-recurring capital expenditures include capital expenditures of long lived improvements required to upgrade/replace existing systems or items that previously did not exist. Non-recurring capital expenditures also include costs associated with repositioning a property, redevelopment/development and capital improvements known at the time of acquisition.

Occupancy: We define occupancy as the percentage of total leasable square footage as the earlier of lease term commencement or revenue recognition in accordance to GAAP as of the close of the reporting period.

Preferred Stock - Series B: On December 14, 2018, we completed the offering of 4,411,764 shares of the Company's Series B Convertible Redeemable Preferred Stock at a purchase price of \$17.00 per share for an aggregate consideration of \$75,000 or \$71,800, net of issuance costs. The relevant features of the Series B Preferred Stock ("Series B") are as follows (\$ in thousands):

Year	Cash Pay Rate	Annual Cash Dividend	Liquidation Preference ¹	Conversion and Redemption Options ²
3 - 2021	3.75%	\$ 2,813	\$ 97,277	No conversion or redemption options
4 - 2022	4.00%	\$ 3,000	\$ 97,277	- Commencing 1/1/2022, holders of the Series B have the right to convert at the liquidation preference; - Commencing 1/1/2022, Plymouth can elect to convert up to 100% of Series B upon the 20-day VWAP per share of Plymouth's common stock being greater than \$26.35; - Neither option expires
5 - 2023	6.50%	\$ 4,875	\$ 105,971	Commencing 1/1/2023, Plymouth can redeem up to 50% of the Series B at the liquidation preference - Commencing 1/1/2024, Plymouth can redeem up to 100% of the Series B at the liquidation preference;
6 - 2024 ³	12.00%	\$ 9,000	\$ 114,028	- Commencing 12/31/2024, any outstanding shares of Series B will automatically convert into common stock, subject to the 19.99% threshold ⁴

- Liquidation Preference is defined as the greater of (a) the amount necessary for the holder to achieve a 12% internal rate of return, taking into account cash dividends paid and (b) \$21.89, plus accrued and unpaid dividends.
- Conversion and Redemption Options grant Plymouth the right to settle the conversion/redemption via: I) **Physical Settlement** with each share of Series B being converted to a number of common shares equal to the greater of (i) one share of common stock or (ii) the quotient of the liquidation preference divided by the 20-Day VWAP, subject to the 19.99% threshold, or II) **Cash Settlement** whereby we pay for each share of Series B being converted in cash in an amount equal to the greater of (i) the liquidation preference or (ii) the 20-Day VWAP, or III) **Combination Settlement** whereby Plymouth shall pay, or deliver, in respect to each share of Series B being converted, a settlement amount equal to either (i) cash equal to the Cash Settlement amount or (ii) number of shares of common stock equal to the Physical Settlement.
- Effective 1/1/2025, in the event the Series B Preferred Stock has not been settled, the holders obtain certain governance rights, including the option to elect an additional two members to Plymouth's Board of Directors.
- The 19.99% Threshold requires approval from the shareholders of Plymouth's common stock to approve the conversion of any Series B Preferred Stock into common shares that exceeds 19.99% of the outstanding common shares as of December 14, 2018.

Recurring Capital Expenditures: Recurring capitalized expenditures includes capital expenditures required to maintain and re-tenant our buildings, tenant improvements and leasing commissions.

Replacement Cost: is based on the Marshall & Swift valuation methodology for the determination of building costs. The Marshall & Swift building cost data and analysis is widely recognized within the U.S. legal system and has been written into law in over 30 U.S. states and recognized in the U.S. Treasury Department Internal Revenue Service Publication. Replacement cost includes land reflected at the allocated cost in accordance with Financial Accounting Standards Board ("FASB") ASC 805.

Same Store Portfolio: The Same Store Portfolio is a subset of the consolidated portfolio and includes properties that are wholly owned by the Company as of December 31, 2019. The Same Store Portfolio is evaluated and defined on an annual basis based on the growth and size of the consolidated portfolio. The Same Store Portfolio excludes properties that were or will be classified as repositioning or lease-up during 2020 and 2021. For 2021, the Same Store Portfolio consists of 81 properties aggregating 17,093,547 rentable square feet. Properties that are being repositioned generally are defined as those properties where a significant amount of space is held vacant in order to implement capital improvements that enhance the functionality, rental cash flows, and value of that property. We define a significant amount of space at a property using both the size of the space and its proportion to the properties total square footage as a determinate. Our computation of same store NOI may not be comparable to other REITs.

VWAP: The volume weighted average price of a trading security.

Weighted Average Lease Term Remaining: The average contractual lease term remaining as of the close of the reporting period (in years) weighted by square footage.

