

**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 2, 2023
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

Item 1.02 Termination of a Material Definitive Agreement

On November 1, 2023, Plymouth Industrial Properties REIT, Inc. (the "Company") repaid the all of the outstanding obligations of approximately \$110 million under the Loan Agreement by and among American General Life Insurance Company, American Home Assurance Company, National Union Life Insurance Company of Pittsburgh, PA and The United States Life Insurance Company in the City of New York and certain real estate owning subsidiaries of the Company (the "AIG Loan"). The repayment of the AIG Loan was funded by the borrowing of approximately of \$106.9 million under the Company's Second Amended and Restated Credit Agreement, as amended, with the remaining repayment amount of approximately \$3.1 million being funded by the release of funds in escrow accounts under the loan agreement. The AIG Loan bore interest at a rate of 4.08% per annum.

Item 2.02 Results of Operations and Financial Condition

On November 2, 2023, Plymouth Industrial REIT, Inc. (the "Company") issued a press release (the "Earnings Release") announcing, among other things, earnings for the three and nine months ended September 30, 2023. 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 2.03 Creation of a Direct Financial Obligation or an Obligation under an Off-Balance Sheet Arrangement of a Registrant

The information contained in Item 1.02 above is incorporated herein by reference.

Item 7.01 Regulation FD Disclosure.

On November 2, 2023, the Company disclosed a supplemental analyst package in connection with its earnings conference call for the three and nine months ended September 30, 2023, which took place on November 2, 2023. 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 2, 2023
99.2	Supplemental Analyst Package – Third Quarter 2023
104	Cover Page Interactive Data File (embedded within the Inline XBRL document)

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 2, 2023

By: /s/ Jeffrey E. Witherell
Jeffrey E. Witherell
Chief Executive Officer

**Contact:**

Tripp Sullivan
 SCR Partners
 IR@plymouthreit.com

PLYMOUTH INDUSTRIAL REIT REPORTS THIRD QUARTER RESULTS

BOSTON, November 2, 2023 – Plymouth Industrial REIT, Inc. (NYSE: PLYM) (the “Company”) today announced its financial results for the third quarter ended September 30, 2023 and other recent developments.

Third Quarter and Subsequent Highlights

- Reported results for the third quarter of 2023 reflect net income attributable to common stockholders of \$0.17 per weighted average common share; Core Funds from Operations attributable to common stockholders and unit holders (“Core FFO”) of \$0.46 per weighted average common share and units; and Adjusted FFO (“AFFO”) of \$0.42 per weighted average common share and units.
- Same store NOI (“SS NOI”) increased 0.8% on a GAAP basis excluding early termination income for the third quarter compared with the same period in 2022; increased 5.4% on a cash basis excluding early termination income. SS NOI increased 2.7% on a GAAP basis excluding early termination income for the first nine months of 2023 compared with the same period in 2022; increased 6.8% on a cash basis excluding early termination income.
- Commenced leases during the third quarter experienced a 24.1% increase in rental rates on a cash basis from leases greater than six months with new leases experiencing a 25.9% increase on a cash basis and renewal leases experiencing a 23.6% increase on a cash basis. Through November 1, 2023, executed leases scheduled to commence during 2023, excluding leases associated with new construction, total an aggregate of 5,546,550 square feet, all of which are associated with terms of at least six months. The Company will experience a 20.1% increase in rental rates on a cash basis from these leases.
- Issued approximately 2.1 million common shares through its ATM program at an average price of \$23.04 per share, raising approximately \$48.1 million in net proceeds.
- Completed the disposition of an industrial building in Chicago for \$19.9 million, yielding a 4.9% cap rate on in-place NOI and an IRR of 31.1% over a six-year hold period; the sale resulted in \$14.0 million of net proceeds after the payoff of a secured mortgage and other adjustments.
- Redeemed all outstanding shares of the 7.50% Series A Cumulative Redeemable Preferred Stock for a total redemption payment of \$48.8 million.
- Paid a regular quarterly cash dividend for the third quarter of 2023 of \$0.225 per share for the common stock and a prorated cash dividend of \$0.34647 per share for the Preferred Stock.
- On November 1, repaid the AIG Loan in full in the amount of approximately \$110 million, or \$106.9 million after factoring the release of lender escrows; the repayment leaves the Company with only \$18.6 million of debt maturing until August 2025.
- Affirmed the full year 2023 guidance range for Core FFO of \$1.84 to \$1.86 per weighted average common share and units previously issued on August 3, 2023, increased its range of net income to \$0.32 to \$0.34 per weighted average common share and units and adjusted the accompanying assumptions.

Jeff Witherell, Chairman and Chief Executive Officer of Plymouth Industrial REIT, noted, “The strong demand for our space within the Golden Triangle continues to support our portfolio performance as occupancy remains within our targets, leases are signing consistent with the 18% to 20% mark-to-market in the existing portfolio, and the remaining space in our new developments continues to be absorbed. With the multi-year buildup expected from the Golden Triangle’s manufacturing resurgence, we believe our type of industrial space and our properties are well-positioned for the leasing opportunities we are anticipating in 2024 and 2025. We have also made significant progress in simplifying our balance sheet and bringing leverage below our year-end target earlier than we had anticipated.”

Financial Results for the Third Quarter of 2023

Net income attributable to common stockholders for the quarter ended September 30, 2023 was \$7.5 million, or \$0.17 per weighted average common share outstanding, compared with net loss attributable to common stockholders of \$8.0 million, or \$(0.19) per weighted average common share outstanding, for the same period in 2022. The year-over-year improvement was primarily due to a \$12.1 million net gain on sale of real estate and an increase in net operating income, partially offset by increased interest expense resulting from higher interest rates. Weighted average common shares outstanding for the third quarters ended September 30, 2023 and 2022 were 44.1 million and 41.1 million, respectively.

Consolidated total revenues for the quarter ended September 30, 2023 were \$49.8 million, compared with \$47.8 million for the same period in 2022.

NOI for the quarter ended September 30, 2023 was \$34.0 million compared with \$33.3 million for the same period in 2022. Same store NOI (“SS NOI”) excluding early termination income – GAAP basis for the quarter ended September 30, 2023 was \$30.1 million compared with \$29.9 million for the same period in 2022, an increase of 0.8%. SS NOI excluding early termination income – Cash basis for the quarter ended September 30, 2023 was \$29.8 million compared with \$28.3 million for the same period in 2022, an increase of 5.4%. SS NOI for the third quarter was positively impacted by rent escalations and renewal and new leasing spreads. The same store portfolio is comprised of 182 buildings totaling 30.8 million square feet, or 90.3% of the Company’s total portfolio, and was 98.6% occupied as of September 30, 2023.

EBITDAre for the quarter ended September 30, 2023 was \$30.7 million compared with \$29.2 million for the same period in 2022.

Core FFO for the quarter ended September 30, 2023 was \$20.6 million compared with \$19.4 million for the same period in 2022, primarily as a result of the growth in same-store NOI, contribution from developments placed into service and a decrease in preferred stock dividends resulting from the full conversion of the Series B Convertible Stock and redemption of the Series A Cumulative Preferred Stock, partially offset by an increase in interest expense. The Company reported Core FFO for the quarter ended September 30, 2023 of \$0.46 per weighted average common share and unit compared with \$0.46 per weighted average common share and unit for the same period in 2022. Weighted average common shares and units outstanding for the third quarters ended September 30, 2023, and 2022 were 44.9 million and 41.9 million, respectively.

AFFO for the quarter ended September 30, 2023 was \$19.0 million, or \$0.42 per weighted average common share and unit, compared with \$17.0 million, or

\$0.40 per weighted average common share and unit, for the same period in 2022. The results reflected the aforementioned changes in Core FFO and a reduction in straight-line rent adjustments.

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

Liquidity and Capital Markets Activity

As of November 1, 2023, the Company's current cash balance was approximately \$9.1 million, excluding operating expense escrows of approximately \$5.7 million, and it has approximately \$178.1 million of capacity under the existing unsecured line of credit.

During the third quarter, the Company issued approximately 2.1 million common shares through its ATM program at an average price of \$23.04 per share, raising approximately \$48.1 million in net proceeds.

On September 6, 2023, the Company redeemed all of its outstanding 7.50% Series A Cumulative Redeemable Preferred Stock for a total redemption payment of \$48.8 million at a redemption price equal to \$25.00 per share. On the same date, a dividend in the amount of \$0.34647 per share of Series A Preferred Stock was paid in cash to holders of record at the close of business on August 25, 2023. The shares of Preferred Stock were delisted from trading on the NYSE American.

On November 1, 2023, Plymouth repaid the AIG Loan in full in the amount of approximately \$110 million, or \$106.9 million after factoring the release of lender escrows. The repayment was funded with a \$106.9 million draw on the Company's unsecured credit facility. The previously encumbered assets under the AIG Loan were added to the unencumbered pool of the unsecured credit facility, thereby expanding availability on the line of credit by approximately \$19 million after factoring the draw. The Company intends to execute an interest rate swap for the full outstanding balance of the unsecured credit facility over the remaining term, which matures in August 2025.

Investment and Disposition Activity

As of September 30, 2023, the Company had real estate investments comprised of 211 industrial buildings totaling 34.1 million square feet.

On September 15, 2023, Plymouth sold its 306,552-square-foot industrial building at 6510 West 73rd Street in Chicago for \$19.9 million to an undisclosed owner-user. Plymouth's net proceeds after the payoff of a \$6.7 million mortgage secured by the property, return of lender escrowed reserves and other adjustments were \$14.0 million. The Company used the proceeds to pay down outstanding borrowings on its credit facility and fund its development program. The sale yielded a 4.9% cap rate on in-place NOI and an IRR of 31.1% over a six-year hold period.

Plymouth has one additional industrial building under contract to sale by year end. The sale is expected to generate approximately \$16.8 million in proceeds.

During the quarter, the Company delivered its 180,000-square-foot industrial building in Atlanta and its 40,572-square-foot industrial building in Jacksonville. Plymouth signed 119,000 square feet of new construction leases that commenced during the quarter, bringing the occupancy in its delivered development projects to 68.3% at September 30, 2023. For the remaining 215,000 square feet of space yet to be leased in its development program, Plymouth has active proposals under consideration for 100% of this space.

Plymouth has two fully leased projects in Jacksonville totaling 92,670 square feet in the current phase of its development program with approximately 50% of the expected \$12.5 million in development costs funded as of September 30, 2023. The first building is expected to come online in the fourth quarter of 2023, and the second building is expected to come online during mid-2024.

Leasing Activity

Leases commencing during the third quarter ended September 30, 2023 totaled an aggregate of 1,761,715 square feet, all of which are associated with terms of at least six months. The Company will experience a 24.1% increase in rental rates on a cash basis from these leases. These leases included 1,194,817 square feet of renewal leases (9.1% of these leases were associated with contractual renewals) with a 23.6% increase in rental rates on a cash basis and 566,898 square feet of new leases with a 25.9% increase in rental rates on a cash basis. Total portfolio occupancy at September 30, 2023 was 97.6% and reflects recent new developments now in service. Same store occupancy at September 30, 2023 was 98.6%.

Through November 1, 2023, executed leases scheduled to commence in 2023 total an aggregate of 5,546,550 square feet, all of which are associated with terms of at least six months. The Company will experience a 20.1% increase in rental rates on a cash basis from these leases. These leases included 1,601,526 square feet of new leases with a 29.4% increase in rental rates on a cash basis and 3,945,024 square feet of renewal leases (10.7% of these leases were associated with contractual renewals) with a 16.3% increase in rental rates on a cash basis. Of the 2023 space leased, 96,979 square feet was vacant at the start of 2023, leaving a net 393,163 square feet, or 6.5% of 2023 expirations, to be addressed.

The Company has leased 2,241,077 square feet of space that will commence during 2024, all of which are associated with terms of at least six months. The Company will experience a 14.3% increase in rental rates on a cash basis from these leases. These leases included 418,294 square feet of new leases with a 42.6% increase in rental rates on a cash basis and 1,822,783 square feet of renewal leases (43.2% of these leases were associated with contractual renewals) with an 9.3% increase in rental rates on a cash basis for these leases.

Quarterly Distributions to Stockholders

On October 31, 2023, the Company paid a regular quarterly common stock dividend of \$0.225 per share for the third quarter of 2023 to stockholders of record on September 29, 2023.

Guidance for 2023

Plymouth affirmed the full year 2023 guidance range for Core FFO of \$1.84 to \$1.86 per weighted average common share and units previously issued on August 3, 2023, increased its range of net income to \$0.32 to \$0.34 per weighted average common share and units and adjusted the accompanying assumptions, which can be found in the tables below.

(Dollars, shares and units in thousands)

	Full Year 2023 Range ¹			
	Low		High	
Core FFO attributable to common stockholders and unit holder per share	\$	1.84	\$	1.86
Same Store Portfolio NOI growth – cash basis ²		7.25%		7.75%
Average Same Store Portfolio occupancy – full year		98.4%		98.8%
General and administrative expenses ³	\$	14,600	\$	14,200

Interest expense, net	\$	39,600	\$	39,000
Weighted average common shares and units outstanding ⁴		44,411		44,411

Reconciliation of net income attributable to common stockholders and unit holders per share to Core FFO guidance:

	Full Year 2023 Range ¹	
	Low	High
Net income	\$ 0.32	\$ 0.34
Real estate depreciation & amortization	2.09	2.09
Gain on sale of real estate	(0.51)	(0.51)
Preferred stock dividends	(0.06)	(0.06)
Core FFO	\$ 1.84	\$ 1.86

- 1) Our 2023 guidance refers to the Company's in-place portfolio as of November 1, 2023 and an anticipated property disposition at the end of Q4 2023 representing a total contract price of \$16.8 million. The disposition is subject to customary closing conditions. As such, there can be no assurance that we will complete the disposition. Our 2023 guidance does not include prospective acquisitions, additional dispositions, or additional capitalization activities that have not closed.
- 2) The Same Store Portfolio consists of 182 buildings aggregating 30,832,615 rentable square feet, representing approximately 90% of total in-place portfolio square footage. The Same Store projected performance reflects an annual NOI on a cash basis, excluding termination income.
- 3) Includes non-cash stock compensation of \$3.0 million for 2023.
- 4) As of November 1, 2023, the Company has 45,740,483 common shares and units outstanding.

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 9, 2023, by dialing (877) 344-7529 and entering the replay access code, 1910241.

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 full service, vertically integrated real estate investment company focused on the acquisition, ownership and management of single and multi-tenant industrial properties. Our mission is to provide tenants with cost effective space that is functional, flexible and safe.

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, 2023	December 31, 2022
Assets		
Real estate properties	\$ 1,570,624	\$ 1,555,846
Less accumulated depreciation	(254,402)	(205,629)
Real estate properties, net	1,316,222	1,350,217
Cash	12,034	11,003
Cash held in escrow	11,143	13,376
Restricted cash	7,095	6,834
Deferred lease intangibles, net	56,316	70,718
Interest rate swaps	34,115	30,115
Other assets	39,585	39,055
Total assets	<u>\$ 1,476,510</u>	<u>\$ 1,521,318</u>
Liabilities, Preferred Stock and Equity		
Liabilities:		
Secured debt, net	377,714	389,531
Unsecured debt, net	447,823	447,345
Borrowings under line of credit	65,000	77,500
Accounts payable, accrued expenses and other liabilities	75,112	72,551

Deferred lease intangibles, net	6,604	8,918
Financing lease liability	2,265	2,248
Total Liabilities	974,518	998,093

Preferred stock, par value \$0.01 per share, 100,000,000 shares authorized,
Series A; 0 and 1,955,513 shares issued and outstanding at September 30, 2023 and December 31, 2022, respectively
(aggregate liquidation preference of \$0 and \$48,888 at September 30, 2023 and December 31, 2022, respectively) — 46,844

Equity:		
Common stock, \$0.01 par value: 900,000,000 shares authorized; 45,250,184 and 42,849,489 shares issued and outstanding at September 30, 2023 and December 31, 2022, respectively	452	428
Additional paid in capital	654,346	635,068
Accumulated deficit	(191,882)	(194,243)
Accumulated other comprehensive income	33,695	29,739
Total stockholders' equity	496,611	470,992
Non-controlling interest	5,381	5,389
Total equity	501,992	476,381
Total liabilities, preferred stock and equity	\$ 1,476,510	\$ 1,521,318

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,	
	2023	2022	2023	2022
Rental revenue	\$ 49,736	\$ 47,788	\$ 149,006	\$ 136,120
Management fee revenue and other income	29	2	58	90
Total revenues	49,765	47,790	149,064	136,210
Operating expenses:				
Property	15,754	14,495	47,398	42,369
Depreciation and amortization	22,881	24,860	70,098	71,759
General and administrative	3,297	4,078	10,586	11,776
Total operating expenses	41,932	43,433	128,082	125,904
Other income (expense):				
Interest expense	(9,473)	(8,983)	(28,592)	(23,303)
Earnings (loss) in investment of unconsolidated joint venture	—	—	—	(147)
Loss on extinguishment of debt	(72)	—	(72)	(2,176)
Gain on sale of real estate	12,112	—	12,112	—
(Appreciation) depreciation of warrants	—	—	—	1,760
Total other income (expense)	2,567	(8,983)	(16,552)	(23,866)
Net income (loss)	\$ 10,400	\$ (4,626)	\$ 4,430	\$ (13,560)
Less: Net income (loss) attributable to non-controlling interest	\$ 114	\$ (55)	\$ 46	\$ (170)
Net income (loss) attributable to Plymouth Industrial REIT, Inc.	\$ 10,286	\$ (4,571)	\$ 4,384	\$ (13,390)
Less: Preferred Stock dividends	677	930	2,509	3,949
Less: Series B Preferred Stock accretion to redemption value	—	2,371	—	4,621
Less: Loss on extinguishment/redemption of Series A Preferred Stock	2,021	56	2,023	80
Less: Amount allocated to participating securities	83	62	253	194
Net income (loss) attributable to common stockholders	\$ 7,505	\$ (7,990)	\$ (401)	\$ (22,234)
Net income (loss) per share attributable to common stockholders — basic	\$ 0.17	\$ (0.19)	\$ (0.01)	\$ (0.57)
Net income (loss) per share attributable to common stockholders — diluted	\$ 0.17	\$ (0.19)	\$ (0.01)	\$ (0.57)
Weighted-average common shares outstanding — basic	44,056,855	41,128,421	43,108,039	38,838,811
Weighted-average common shares outstanding — diluted	44,139,603	41,128,421	43,108,039	38,838,811

PLYMOUTH INDUSTRIAL REIT, INC.
SUPPLEMENTAL RECONCILIATION OF NON-GAAP DISCLOSURES
UNAUDITED

(In thousands, except share and per share amounts)

NOI:	For the Three Months Ended September 30,		For the Nine Months Ended September 30,	
	2023	2022	2023	2022
Net income (loss)	\$ 10,400	\$ (4,626)	\$ 4,430	\$ (13,560)

General and administrative	3,297	4,078	10,586	11,776
Depreciation and amortization	22,881	24,860	70,098	71,759
Interest expense	9,473	8,983	28,592	23,303
(Earnings) loss in investment of unconsolidated joint venture	—	—	—	147
Loss on extinguishment of debt	72	—	72	2,176
Gain on sale of real estate	(12,112)	—	(12,112)	—
Appreciation (depreciation) of warrants	—	—	—	(1,760)
Management fee revenue and other income	(29)	(2)	(58)	(90)
NOI	<u>\$ 33,982</u>	<u>\$ 33,293</u>	<u>\$ 101,608</u>	<u>\$ 93,751</u>

	For the Three Months Ended September 30,		For the Nine Months Ended September 30,	
	2023	2022	2023	2022
EBITDAre:				
Net income (loss)	\$ 10,400	\$ (4,626)	\$ 4,430	\$ (13,560)
Depreciation and amortization	22,881	24,860	70,098	71,759
Interest expense	9,473	8,983	28,592	23,303
Loss on extinguishment of debt	72	—	72	2,176
Gain on sale of real estate	(12,112)	—	(12,112)	—
Appreciation (depreciation) of warrants	—	—	—	(1,760)
EBITDAre	<u>\$ 30,714</u>	<u>\$ 29,217</u>	<u>\$ 91,080</u>	<u>\$ 81,918</u>

	For the Three Months Ended September 30,		For the Nine Months Ended September 30,	
	2023	2022	2023	2022
FFO:				
Net income (loss)	\$ 10,400	\$ (4,626)	\$ 4,430	\$ (13,560)
Gain on sale of real estate	(12,112)	—	(12,112)	—
Depreciation and amortization	22,881	24,860	70,098	71,759
Depreciation and amortization from unconsolidated joint ventures	—	—	—	268
FFO:	<u>\$ 21,169</u>	<u>\$ 20,234</u>	<u>\$ 62,416</u>	<u>\$ 58,467</u>
Preferred stock dividends	(677)	(930)	(2,509)	(3,949)
Acquisition expenses	—	51	85	201
Appreciation (depreciation) of warrants	—	—	—	(1,760)
Loss on extinguishment of debt	72	—	72	2,176
Core FFO	<u>\$ 20,564</u>	<u>\$ 19,355</u>	<u>\$ 60,064</u>	<u>\$ 55,135</u>
Weighted average common shares and units outstanding	44,922	41,906	43,966	39,614
Core FFO per share	<u>\$ 0.46</u>	<u>\$ 0.46</u>	<u>\$ 1.37</u>	<u>\$ 1.39</u>

	For the Three Months Ended September 30,		For the Nine Months Ended September 30,	
	2023	2022	2023	2022
AFFO:				
Core FFO	\$ 20,564	\$ 19,355	\$ 60,064	\$ 55,135
Amortization of debt related costs	570	565	1,708	1,597
Non-cash interest expense	(50)	676	402	1,582
Stock compensation	827	518	2,128	1,498
Capitalized interest	(282)	(315)	(968)	(521)
Straight line rent	(216)	(1,319)	(1,833)	(3,045)
Above/below market lease rents	(417)	(541)	(1,820)	(2,632)
Recurring capital expenditures ⁽¹⁾	(1,965)	(1,985)	(4,863)	(5,440)
AFFO:	<u>\$ 19,031</u>	<u>\$ 16,954</u>	<u>\$ 54,818</u>	<u>\$ 48,174</u>
Weighted average common shares and units outstanding	44,922	41,906	43,966	39,614
AFFO per share	<u>\$ 0.42</u>	<u>\$ 0.40</u>	<u>\$ 1.25</u>	<u>\$ 1.22</u>

(1) Excludes non-recurring capital expenditures of \$8,132 and \$20,517 for the three months ended September 30, 2023 and 2022, respectively, and \$24,185 and \$42,960 for the nine months ended September 30 2023 and 2022, respectively.

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, appreciation (depreciation) of warrants, loss on impairments, and loss on extinguishment of debt. 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, acquisition and transaction related expenses for transactions not completed, and certain non-cash operating expenses such as impairment on real estate lease, 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, capitalized interest 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.



THIRD QUARTER 2023 SUPPLEMENTAL

Plymouth Industrial REIT, Inc.

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Forward-Looking Statements: This Supplemental Information contains 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 Supplemental Information do not constitute guarantees of future performance. Investors are cautioned that statements in this Supplemental Information, 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 Supplemental Information, 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.

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 17-18. For reconciliations of the non-GAAP financial measures to the most directly comparable U.S. GAAP measures, refer to page 8.

Plymouth Industrial REIT, Inc.

Executive Summary

Company overview: Plymouth Industrial REIT, Inc. (NYSE: PLYM) is a full service, vertically integrated real estate investment trust company focused on the acquisition, ownership, and management of single and multi-tenant industrial properties. Our mission is to provide tenants with cost effective space that is functional, flexible and safe.

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 and Chairman	Anthony J. Saladino Executive Vice President and Chief Financial Officer	James M. Connolly Executive Vice President Asset Management	Lyndon J. Blakesley Senior Vice President and Chief Accounting Officer
Benjamin P. Coues Senior Vice President and Head of Acquisitions	Anne A. Hayward Senior Vice President and General Counsel	Daniel Hefferman Senior Vice President Asset Management	Scott L. Robinson Senior Vice President Corporate Development

Board of Directors

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. Director	Jeffrey E. Witherell Chief Executive Officer and Chairman	

Equity Research Coverage¹

Baird Nicholas Thillman 414.298.5053	BNP Paribas Exane Nate Crossett 646.725.3716	Colliers Securities Barry Oxford 203.961.6573	KeyBanc Capital Markets Todd Thomas 917.368.2375
BMO Capital Markets John Kim 212.885.4115	B Riley Securities Bryan Maher 646.885.5423	JMP Securities Mitch Germain 212.906.3537	J.P. Morgan Mike Mueller 212.622.6689
			Truist Securities Anthony Hau 212.303.4176

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 2, 2023 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 9, 2023 by dialing (877) 344-7529 and entering the replay access code, 1910241.

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.

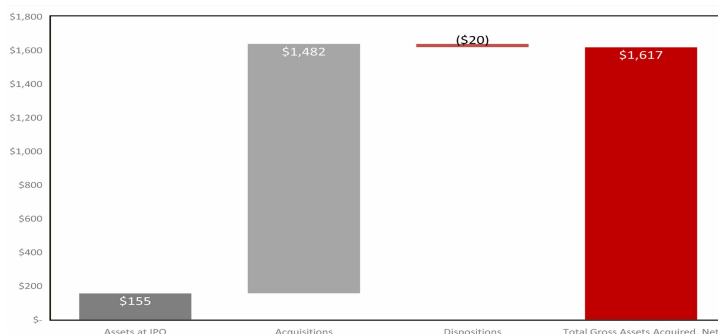
Portfolio Statistics

Unaudited (\$ in thousands, except Cost/SF) as of 9/30/2023

Portfolio Snapshot

Portfolio Growth (\$ in millions)⁷

Number of Properties	156
Number of Buildings	211
Square Footage	34,142
Occupancy	97.6%
WA Lease Term Remaining (yrs.) ¹	3.5
Total Annualized Base Rent (ABR) ²	\$149,404
Rental Rate Increase - Cash Basis ³	24.1%
Q3 Rent Collections	99.0%



Acquisition Activity

Acquisitions

Location	Acquisition Date	# of Buildings	Purchase Price ⁴	Square Footage	Projected Initial Yield ⁵	Cost per Square Foot ⁶
Multiple	Full Year 2022	44	\$ 253,655	4,164,864	6.1%	\$ 71.54
Multiple	Full Year 2021	24	\$ 370,977	6,380,302	6.7%	\$ 63.15
Multiple	Full Year 2020	27	\$ 243,568	5,473,596	7.8%	\$ 46.99
Multiple	Full Year 2019	32	\$ 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		187	\$ 1,426,215	29,894,952	7.4%	\$ 55.94

Portfolio statistics and acquisitions include wholly owned industrial properties only; excludes our property management office located in Columbus, Ohio.

- 1) The average contractual lease term remaining as of the close of the reporting period (in years) weighted by square footage.
- 2) Annualized base rent is calculated as monthly contracted base rent as of September 30, 2023, multiplied by 12. Excludes rent abatements.
- 3) Based on approximately 1.8 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.
- 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.
- 7) Acquisitions include capitalized costs in accordance to GAAP for development properties placed in-service.

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Plymouth Industrial REIT, Inc.

Value Creation

Unaudited (\$ in thousands, except RSF)

Examples of Value Creation



Memphis
Executed a 312,000 SF 5-year lease with annual escalators of 3.0% at a rental rate increase of 56% over prior rents.

Atlanta
Acquired single-tenant industrial building in January 2020 with ~ 65 acres of developable land.

Chicago
Sold a 306,552 square-foot industrial building at 6510 West 73rd Street in Chicago.

Tenant move-out was addressed expeditiously. The building will undergo roof and fire suppression upgrades as a part of the new lease transaction.

Broke ground on new 237,000 SF building during Q2 2021 and completed development in Q1 2023 at a cost of ~\$13.8M, an additional 180,000 SF building is delivered in Q3 2023 at a cost of ~\$12.0M.

Net proceeds after the payoff of a \$6.7 million mortgage, return of lender escrow reserves, and other adjustments were \$14.0 million.

The property was acquired at a going-in yield of 8.0%, which now has increased to a stabilized yield of over 11.0%.

Flexible design planned for both buildings to allow for demising. The 237,000 SF building is 100% leased - the 180,000 SF building is 40% leased.

The disposition yielded a 4.9% cap rate on in-place NOI and an IRR of 31.1% over a six-year hold period.

Plymouth is partnering with the Green Building Initiative to align our environmental objectives with the execution of all new development and portfolio enhancement activities. Thus far Plymouth has achieved a Three Green Globe certification on our Cincinnati development and a Two Green Globe certification on both the Boston and first Atlanta developments.¹

Development Projects (as of 09/30/2023)

The Company has identified over 1.7 million SF of developable GLA with 92,670 SF currently under construction and 679,952 SF recently completed. The total investment in development under construction is approximately \$6.3 million as of 9/30/2023 against a budget of approximately \$13.1 million. The total investment in completed developments is approximately \$55.4 million. The proforma stabilized cash NOI yields on development projects under construction and completed range between 7.0% - 9.0%.

Under Construction ²	# of Buildings	Total Rentable Square Feet (RSF)	% Leased	% Funded	Estimated Completion
Jacksonville - Liberty I	1	39,750	100%	90%	Q4 2023
Jacksonville - Liberty II	1	52,920	100%	15%	Mid-2024
	2	92,670			

Completed ³	# of Buildings	Total Rentable Square Feet (RSF)	% Leased	% Funded	Completed
Boston - Milliken Road	1	68,088	100%	100%	Q4 2022
Atlanta - New Calhoun I	1	236,600	100%	100%	Q1 2023
Cincinnati - Fisher Park I	1	154,692	31%	100%	Q1 2023
Atlanta - New Calhoun II	1	180,000	40%	100%	Q3 2023
Jacksonville - Salisbury	1	40,572	100%	100%	Q3 2023
	5	679,952			

- The Company is a member organization of the Green Building Initiative (GBI), a nonprofit organization and American National Standards Institute (ANSI) Accredited Standards Developer dedicated to reducing climate impacts by improving the built environment. Founded in 2004, the organization is the global provider of the Green Globes and federal Guiding Principles Compliance certification and assessment programs.
- Under construction represents projects for which vertical construction has commenced. Refer to the Developable Land section of the Net Asset Components on page 11 of this Supplemental Information for additional details on the Company's development activities.
- Completed buildings are included within portfolio occupancy and square footage metrics as of September 30, 2023.

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Plymouth Industrial REIT, Inc.

Guidance

Unaudited (in thousands, except per-share amounts)

Plymouth affirms its full year 2023 guidance range for Core FFO of \$1.84 to \$1.86 per weighted average common share and units previously issued on August 3, 2023, increases its range of net income to \$0.32 to \$0.34 per weighted average common share and units and adjusts the accompanying assumptions, which can be found in the tables below.

Core FFO attributable to common stockholders and unit holders per share
 Same Store Portfolio NOI growth - cash basis²
 Average Same Store Portfolio occupancy - full year
 General and administrative expenses³
 Interest expense, net
 Weighted average common shares and units outstanding⁴

Full Year 2023 Range ¹	
Low	High
\$ 1.84	\$ 1.86
7.25%	7.75%
98.4%	98.8%
\$ 14,600	\$ 14,200
\$ 39,600	\$ 39,000
44,411	44,411

Reconciliation of net loss attributable to common stockholders and unit holders per share to Core FFO guidance:

Net income/(loss)
 Depreciation and amortization
 Gain on sale of real estate
 Preferred stock dividends

Full Year 2023 Range ¹	
Low	High
\$ 0.32	\$ 0.34
2.09	2.09
(0.51)	(0.51)
(0.06)	(0.06)
\$ 1.84	\$ 1.86

- Our 2023 guidance refers to the Company's in-place portfolio as of November 1, 2023 and an anticipated property disposition at the end of Q4 2023 representing a total contract price of \$16.8 million. The disposition is subject to customary closing conditions. As such, there can be no assurance that we will complete the disposition. Our 2023 guidance does not include prospective acquisitions, additional dispositions, or additional capitalization activities that have not closed.
- The Same Store Portfolio consists of 182 buildings aggregating 30,832,615 rentable square feet, representing approximately 90% of total in-place portfolio square footage. The Same Store projected performance reflects an annual NOI on a cash basis, excluding termination income.
- Includes non-cash stock compensation of \$3.0 million for 2023.
- As of November 1, 2023, the Company has 45,740,483 common shares and units outstanding.

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Plymouth Industrial REIT, Inc.

Same Store Net Operating Income (NOI)

Unaudited (\$ and SF in thousands)

Same Store Portfolio Statistics

Square footage	30,833	Includes ¹ : wholly owned properties as of December 31, 2021; determined and set once per year for the following twelve months (refer to Glossary for Same Store definition)
Number of properties	137	
Number of buildings	182	Excludes ² : wholly owned properties classified as repositioning, lease-up during 2022 or 2023 (8 buildings representing approximately 935,000 of rentable square feet) and under contract for sale.
Percentage of total portfolio square footage	90.3%	
Occupancy at period end	98.6%	

Same Store NOI - GAAP Basis

	Three Months Ended September 30,			
	2023	2022	\$ Change	% Change
Rental revenue	\$ 44,217	\$ 42,886	\$ 1,331	3.1%
Property expenses	14,030	12,949	1,081	8.3%
Same Store NOI - GAAP Basis	\$ 30,187	\$ 29,937	\$ 250	0.8%
Same Store NOI excluding early termination income - GAAP Basis	\$ 30,112	\$ 29,879	\$ 233	0.8%
	Nine Months Ended September 30,			
	2023	2022	\$ Change	% Change
Rental revenue	\$ 132,530	\$ 127,378	\$ 5,152	4.0%
Property expenses	41,903	39,251	2,652	6.8%
Same Store NOI - GAAP Basis	\$ 90,627	\$ 88,127	\$ 2,500	2.8%
Same Store NOI excluding early termination income - GAAP Basis	\$ 90,334	\$ 87,986	\$ 2,349	2.7%

Same Store NOI - Cash Basis

	Three Months Ended September 30,			
	2023	2022	\$ Change	% Change
Rental revenue	\$ 43,912	\$ 41,293	\$ 2,619	6.3%
Property expenses	14,030	12,949	1,081	8.3%
Same Store NOI - Cash Basis	\$ 29,882	\$ 28,344	\$ 1,538	5.4%
Same Store NOI excluding early termination income - Cash Basis	\$ 29,807	\$ 28,286	\$ 1,521	5.4%
	Nine Months Ended September 30,			
	2023	2022	\$ Change	% Change
Rental revenue	\$ 130,622	\$ 122,186	\$ 8,436	6.9%
Property expenses	41,903	39,251	2,652	6.8%
Same Store NOI - Cash Basis	\$ 88,719	\$ 82,935	\$ 5,784	7.0%
Same Store NOI excluding early termination income - Cash Basis	\$ 88,426	\$ 82,794	\$ 5,633	6.8%

- For the three and nine months ended September 30, 2023 and 2022, our Same Store Portfolio includes the 28-building Memphis Industrial Portfolio which we acquired the remaining 80% interest in our former unconsolidated JV on March 11, 2022.
- Sold a 306,552 square-foot building, 0.9% of Plymouth REIT's portfolio, at 6510 West 73rd Street in Chicago to an owner operator for net proceeds of \$14.0 million. Refer to the 2023 Quarterly Report on Form 10-Q for additional information. Additionally, a 156,634 square-foot building has been removed from the same store portfolio as it is currently under contract for disposition in Q4 2023.

Plymouth Industrial REIT, Inc.

Consolidated Statements of Operations

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

	For the Three Months Ended		For the Nine Months Ended	
	September 30,	September 30,	September 30,	September 30,
	2023	2022	2023	2022
Revenues:				
Rental revenue	\$ 37,416	\$ 36,746	\$ 112,816	\$ 104,509
Tenant recoveries	12,320	11,042	36,190	31,611
Management fee revenue and other income	29	2	58	90
Total revenues	\$ 49,765	\$ 47,790	\$ 149,064	\$ 136,210
Operating expenses:				
Property	15,754	14,495	47,398	42,369
Depreciation and amortization	22,881	24,860	70,098	71,759

General and administrative	3,297	4,078	10,586	11,776
Total operating expenses	\$ 41,932	\$ 43,433	\$ 128,082	\$ 125,904
Other income (expense):				
Interest expense	(9,473)	(8,983)	(28,592)	(23,303)
Earnings (loss) in investment of unconsolidated joint venture ¹	—	—	—	(147)
Loss on extinguishment of debt	(72)	—	(72)	(2,176)
Gain on sale of real estate ²	12,112	—	12,112	—
(Appreciation) depreciation of warrants ³	—	—	—	1,760
Total other income (expense)	\$ 2,567	\$ (8,983)	\$ (16,552)	\$ (23,866)
Net income (loss)	\$ 10,400	\$ (4,626)	\$ 4,430	\$ (13,560)
Less: Net income (loss) attributable to non-controlling interest	114	(55)	46	(170)
Net income (loss) attributable to Plymouth Industrial REIT, Inc.	\$ 10,286	\$ (4,571)	\$ 4,384	\$ (13,390)
Less: Preferred Stock dividends	677	930	2,509	3,949
Less: Series B Preferred Stock accretion to redemption value	—	2,371	—	4,621
Less: Loss on extinguishment/redemption of Series A Preferred Stock	2,021	56	2,023	80
Less: Amount allocated to participating securities	83	62	253	194
Net income (loss) attributable to common stockholders	\$ 7,505	\$ (7,990)	\$ (401)	\$ (22,234)
Net income (loss) per share attributable to common stockholders - basic⁴	\$ 0.17	\$ (0.19)	\$ (0.01)	\$ (0.57)
Net income (loss) per share attributable to common stockholders - diluted⁴	\$ 0.17	\$ (0.19)	\$ (0.01)	\$ (0.57)
Weighted-average common shares outstanding - basic	44,057	41,128	43,108	38,839
Weighted-average common shares outstanding - diluted	44,140	41,128	43,108	38,839

- 1) Represents our share of earnings (losses) related to our investment in an unconsolidated joint venture. The Company acquired the remaining 80% interest in our unconsolidated JV in March 2022.
- 2) For the nine months ended September 30, 2023, the Company sold one property totaling 306,552 square feet, recognizing a net gain of \$12,112.
- 3) Represents the change in the fair market value of our common stock warrants. On March 23, 2022, the common stock warrants were exercised in full and converted on a cashless basis, resulting in 139,940 shares of common stock.
- 4) Refer to Note 11 in the Q3 2023 Quarterly Report on Form 10-Q for additional information.

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Plymouth Industrial REIT, Inc.

Non-GAAP Measurements

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

Consolidated NOI

	For the Three Months Ended September 30,		For the Nine Months Ended September 30,	
	2023	2022	2023	2022
Net income (loss)	\$ 10,400	\$ (4,626)	\$ 4,430	\$ (13,560)
General and administrative	3,297	4,078	10,586	11,776
Depreciation and amortization	22,881	24,860	70,098	71,759
Interest expense	9,473	8,983	28,592	23,303
(Earnings) loss in investment of unconsolidated joint venture ¹	—	—	—	147
Loss on extinguishment of debt	72	—	72	2,176
Gain on sale of real estate	(12,112)	—	(12,112)	—
Appreciation (depreciation) of warrants ²	—	—	—	(1,760)
Management fee revenue and other income	(29)	(2)	(58)	(90)
Net Operating Income	\$ 33,982	\$ 33,293	\$ 101,608	\$ 93,751

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

Net income (loss)	\$ 10,400	\$ (4,626)	\$ 4,430	\$ (13,560)
Depreciation and amortization	22,881	24,860	70,098	71,759
Interest expense	9,473	8,983	28,592	23,303
Loss on extinguishment of debt	72	—	72	2,176
Gain on sale of real estate	(12,112)	—	(12,112)	—
Appreciation (depreciation) of warrants ²	—	—	—	(1,760)
EBITDAre	\$ 30,714	\$ 29,217	\$ 91,080	\$ 81,918
Stock compensation	827	518	2,128	1,498
Acquisition expenses	—	51	85	201
Pro forma effect of acquisitions/developments ³	542	2	1,303	2,349
Adjusted EBITDA	\$ 32,083	\$ 29,788	\$ 94,596	\$ 85,966

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

Net income (loss)	\$ 10,400	\$ (4,626)	\$ 4,430	\$ (13,560)
Gain on sale of real estate	(12,112)	—	(12,112)	—
Depreciation and amortization	22,881	24,860	70,098	71,759
Depreciation and amortization from unconsolidated joint venture	—	—	—	268
FFO	\$ 21,169	\$ 20,234	\$ 62,416	\$ 58,467
Preferred stock dividends	(677)	(930)	(2,509)	(3,949)
Acquisition expenses	—	51	85	201
Appreciation (depreciation) of warrants ²	—	—	—	(1,760)
Loss on extinguishment of debt	72	—	72	2,176
Core FFO	\$ 20,564	\$ 19,355	\$ 60,064	\$ 55,135

Amortization of debt related costs	570	565	1,708	1,597
Non-cash interest expense	(50)	676	402	1,582
Stock compensation	827	518	2,128	1,498
Capitalized interest	(282)	(315)	(968)	(521)
Straight line rent	(216)	(1,319)	(1,833)	(3,045)
Above/below market lease rents	(417)	(541)	(1,820)	(2,632)
Recurring capital expenditures ⁴	(1,965)	(1,985)	(4,863)	(5,440)
AFFO	\$ 19,031	\$ 16,954	\$ 54,818	\$ 48,174
Weighted-average common shares and units outstanding ⁵	44,922	41,906	43,966	39,614
Core FFO attributable to common stockholders and unit holders per share	\$ 0.46	\$ 0.46	\$ 1.37	\$ 1.39
AFFO attributable to common stockholders and unit holders per share	\$ 0.42	\$ 0.40	\$ 1.25	\$ 1.22

- 1) Represents our share of (earnings) losses related to our investment in an unconsolidated joint venture.
- 2) Represents the change in the fair market value of our common stock warrants. On March 23, 2022, the common stock warrants were exercised in full and converted on a cashless basis, resulting in 139,940 shares of common stock.
- 3) Represents the estimated impact of wholly owned acquisitions and development properties as if they had been acquired or stabilized on the first day of each respective quarter in which the acquisitions occurred or developments were placed in-service. 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 and/or placed the development properties in-service as of the beginning of the respective periods.
- 4) Excludes non-recurring capital expenditures of \$8,132 and \$20,517 for the three months ended September 30, 2023 and 2022, respectively, and \$24,185 and \$42,960 for the nine months ended September 30 2023 and 2022, respectively.
- 5) Weighted-average common shares and units outstanding includes common stock, OP units, and restricted stock units as of September 30, 2023 and excludes 51,410 performance stock units as they are deemed to be non-participatory.

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Plymouth Industrial REIT, Inc.

Consolidated Balance Sheets

Unaudited (\$ in thousands)

	<u>September 30, 2023</u>	<u>December 31, 2022</u>
ASSETS		
Real estate properties:		
Land	\$ 227,599	\$ 231,829
Building and improvements	1,343,025	1,324,017
Less accumulated depreciation	(254,402)	(205,629)
Total real estate properties, net	\$ 1,316,222	\$ 1,350,217
Cash, cash held in escrow and restricted cash	30,272	31,213
Deferred lease intangibles, net	56,316	70,718
Interest rate swaps ¹	34,115	30,115
Other assets	39,585	39,055
Total assets	\$ 1,476,510	\$ 1,521,318
LIABILITIES, PREFERRED STOCK AND EQUITY		
Secured debt, net	\$ 377,714	\$ 389,531
Unsecured debt, net ²	512,823	524,845
Accounts payable, accrued expenses and other liabilities	75,112	72,551
Deferred lease intangibles, net	6,604	8,918
Financing lease liability ³	2,265	2,248
Total liabilities	\$ 974,518	\$ 998,093
Preferred stock - Series A	\$ —	\$ 46,844
Equity:		
Common stock	\$ 452	\$ 428
Additional paid in capital	654,346	635,068
Accumulated deficit	(191,882)	(194,243)
Accumulated other comprehensive income	33,695	29,739
Total stockholders' equity	496,611	470,992
Non-controlling interest	5,381	5,389
Total equity	\$ 501,992	\$ 476,381
Total liabilities, preferred stock and equity	\$ 1,476,510	\$ 1,521,318

- 1) Represents the fair value of the Company's interest rate swaps. A summary of the Company's interest rate swaps and accounting are detailed in Note 6 of our most recent Quarterly Report on Form 10-Q.
- 2) Includes borrowings under line of credit and term loans. Refer to Debt Summary in this Supplemental Information for additional details.
- 3) As of September 30, 2023, we have a single finance lease in which we are the sublessee for a ground lease with a remaining lease term of approximately 32 years. Refer to our 2023 Quarterly Report on Form 10-Q for expanded disclosure.

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Plymouth Industrial REIT, Inc.

Capital Structure and Debt Summary

Debt Summary

Secured Debt:	Maturity Date	Interest Rate	Commitment	Principal Balance	
AIG Loan	November-23	4.08%	\$ 120,000	\$ 109,646	
Ohio National Life Mortgage ¹	August-24	4.14%	21,000	18,572	
Allianz Loan	April-26	4.07%	63,115	61,546	
Nationwide Loan	October-27	2.97%	15,000	15,000	
Lincoln Life Gateway Mortgage ¹	January-28	3.43%	28,800	28,800	
Minnesota Life Memphis Industrial Loan ¹	January-28	3.15%	56,000	55,244	
Midland National Life Insurance Mortgage ¹	March-28	3.50%	10,820	10,717	
Minnesota Life Loan	May-28	3.78%	21,500	19,683	
Transamerica Loan	August-28	4.35%	78,000	59,669	
Total / Weighted Average Secured Debt		3.86%	\$ 414,235	\$ 378,877	
Unsecured Debt:					
KeyBank Line of Credit	August-25	6.98% ²	\$ 350,000	\$ 65,000	
\$100m KeyBank Term Loan	August-26	3.10% ^{2,3}	100,000	100,000	
\$200m KeyBank Term Loan	February-27	3.13% ^{2,3}	200,000	200,000	
\$150m KeyBank Term Loan	May-27	4.50% ^{2,3}	150,000	150,000	
Total / Weighted Average Unsecured Debt		4.01%	\$ 800,000	\$ 515,000	
Net Debt:					
	September 30, 2023	June 30, 2023	March 31, 2023	December 31, 2022	September 30, 2022
Total Debt ⁴	\$ 893,877	\$ 925,033	\$ 926,959	\$ 918,728	\$ 910,293
Less: Cash	30,272	38,517	38,432	31,213	36,253
Net Debt	\$ 863,605	\$ 886,516	\$ 888,527	\$ 887,515	\$ 874,040

Capitalization

	September 30, 2023	June 30, 2023	March 31, 2023	December 31, 2022	September 30, 2022
Common Shares and Units Outstanding ⁵	45,740	43,591	43,521	43,339	43,339
Closing Price (as of period end)	\$ 20.95	\$ 23.02	\$ 21.01	\$ 19.18	\$ 16.81
Market Value of Common Shares ⁶	\$ 958,253	\$ 1,003,465	\$ 914,376	\$ 831,242	\$ 728,529
Preferred Stock - Series A (at liquidation preference) ⁸	—	48,845	48,845	48,888	49,311
Total Market Capitalization ^{6,7}	\$ 1,852,130	\$ 1,977,343	\$ 1,890,180	\$ 1,798,858	\$ 1,688,133
Dividend / Share (annualized)	\$ 0.90	\$ 0.90	\$ 0.90	\$ 0.88	\$ 0.88
Dividend Yield (annualized)	4.3%	3.9%	4.3%	4.6%	5.2%
Total Debt-to-Total Market Capitalization	48.3%	46.8%	49.0%	51.1%	53.9%
Secured Debt as a % of Total Debt	42.4%	41.9%	42.0%	42.6%	43.2%
Unsecured Debt as a % of Total Debt	57.6%	58.1%	58.0%	57.4%	56.8%
Net Debt-to-Annualized Adjusted EBITDA (quarter annualized)	6.7x	7.1x	7.1x	7.3x	7.3x
Net Debt plus Preferred-to-Annualized Adjusted EBITDA (quarter annualized)	6.7x	7.4x	7.5x	7.7x	7.7x
Weighted Average Maturity of Total Debt (years)	3.0	3.2	3.4	3.7	4.0

Capital Markets Activity

Common Shares	Avg. Price	Offering	Period	Net Proceeds
-	\$ -	N/A	Q1 2023	\$ -
70,000	\$ 23.16	ATM	Q2 2023	\$ 1,385
2,130,600	\$ 23.04	ATM	Q3 2023	\$ 48,133

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.

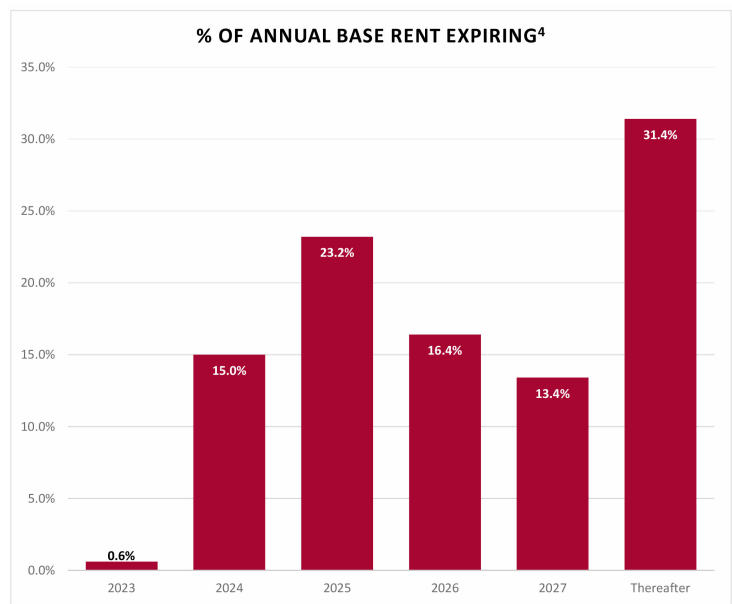
- 1) Debt assumed at acquisition.
- 2) For the month of September 2023, the one-month term SOFR for our unsecured debt and borrowings under line of credit was 5.327%. The spread over the applicable rate for the \$100m, \$150m, and \$200m KeyBank Term Loans and KeyBank unsecured line of credit is based on the Company's total leverage ratio plus the 0.1% SOFR index adjustment.
- 3) As of September 30, 2023, the one-month term SOFR for the \$100m, \$150m and \$200m KeyBank Term Loans was swapped to a fixed rate of 1.504%, 2.904%, and 1.527%, respectively.
- 4) Total Debt is not adjusted for the amortization of debt issuance costs or fair market premiums or discounts.
- 5) Common shares and units outstanding were 45,250 and 490 as of September 30, 2023, respectively, and 36,111 and 490 for the year ended December 31, 2022, respectively.
- 6) Based on closing price as of last trading day of the quarter and common shares and units as of the period ended.
- 7) Market value of shares and units plus total debt and preferred stock as of period end.
- 8) On September 6, 2023 ("Redemption Date"), the Company redeemed all outstanding Series A Preferred Stock in cash at a redemption price equal to \$25.00 per share. As of the Redemption Date and through September 30, 2023, the shares of Series A Preferred Stock were no longer outstanding.

Plymouth Industrial REIT, Inc.

Net Asset Value Components

Unaudited (\$ in thousands) as of 9/30/2023

Net Operating Income	Three Months Ended	Developable Land					
		Market	Owned Land (acres) ⁴	Developable GLA (SF) ⁴	Under Construction (SF) ⁵	Est. Investment / Est. Completion	Under Development (SF) ⁵
Pro Forma Net Operating Income (NOI)	September 30, 2023						
Total Operating NOI	\$ 33,982	Atlanta	9	200,000			
Pro Forma Effect of New Lease Activity ¹	838	Chicago	11	220,000			
Pro Forma Effect of Acquisitions ²	-	Cincinnati	18	285,308			285,308
		Jacksonville	12	135,337	92,670	\$5.7M/Q4 '23	42,667



- 1) Lease renewals and new lease activity excludes leases with terms less than six months.
- 2) Executed leases scheduled to commence during 2023, which includes the third quarter activity, total an aggregate of 5,396,550 square feet, all of which are associated with terms of at least six months. The Company will experience a 20.5% increase in rental rates on a cash basis from these leases.
- 3) Annualized base rent is calculated as monthly contracted base rent as of September 30, 2023, multiplied by 12. Excludes rent abatements.
- 4) Calculated as annualized base rent set forth in this table divided by total annualized base rent as of September 30, 2023.

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Plymouth Industrial REIT, Inc.

Leased Square Feet and Annualized Base Rent by Tenant Industry

Unaudited as of 9/30/2023

Industry	Total Leased Square Feet	# of Leases	% Rentable Square Feet	ABR ¹	% ABR	ABR Per Square Foot
Logistics & Transportation	9,898,429	86	29.7%	40,376,041	27.0%	\$ 4.08
Wholesale/Retail	2,297,588	29	6.9%	11,520,930	7.7%	5.01
Automotive	2,197,139	27	6.6%	10,270,804	6.9%	4.67
Printing & Paper	1,976,631	17	5.9%	7,576,158	5.1%	3.83
Home & Garden	1,841,386	19	5.5%	6,261,361	4.2%	3.40
Construction	1,765,118	41	5.3%	7,951,324	5.3%	4.50
Cardboard and Packaging	1,630,027	20	4.9%	6,677,465	4.5%	4.10
Food & Beverage	1,487,131	22	4.5%	7,377,658	4.9%	4.96
Light Manufacturing	1,234,493	12	3.7%	4,463,287	3.0%	3.62
Healthcare	1,017,495	39	3.1%	6,106,967	4.1%	6.00
Other Industries*	7,964,945	202	23.9%	40,822,420	27.3%	5.13
Total	33,310,382	514	100.0%	\$ 149,404,415	100.0%	\$ 4.49

*Other Industries	Total Leased Square Feet	# of Leases	% Rentable Square Feet	ABR ¹	% ABR	ABR Per Square Foot
Plastics	939,728	13	2.8%	4,417,625	3.0%	\$ 4.70
Education	925,840	8	2.8%	4,464,571	2.9%	4.82
Industrial Equipment Components	791,180	21	2.4%	3,457,339	2.3%	4.37
Metal Fabrication/Finishing	639,114	10	1.9%	3,118,936	2.1%	4.88
Technology & Electronics	579,761	22	1.7%	3,713,363	2.5%	6.40
Chemical	527,632	9	1.6%	2,084,581	1.4%	3.95
Storage	520,540	10	1.6%	2,895,065	1.9%	5.56
Aero Space	455,605	3	1.4%	1,442,410	1.0%	3.17
Business Services	432,385	24	1.3%	3,386,180	2.3%	7.83
Plumbing Equipment/Services	404,712	7	1.2%	1,578,014	1.1%	3.90
Other ²	1,748,448	75	5.2%	10,264,336	6.8%	5.87
Total	7,964,945	202	23.9%	\$ 40,822,420	27.3%	\$ 5.13

- 1) Annualized base rent is calculated as monthly contracted base rent as of September 30, 2023, 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.

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Plymouth Industrial REIT, Inc.

Leased Square Feet and Annualized Base Rent by Type

Unaudited as of 9/30/2023

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	27,778,343	406	83.4%	\$ 121,660,724	81.5%	\$ 4.38
Modified Net	3,570,144	61	10.7%	18,138,908	12.1%	5.08
Gross	1,961,895	47	5.9%	9,604,783	6.4%	4.90
Total	33,310,382	514	100.0%	\$ 149,404,415	100.0%	\$ 4.49

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	16,807,117	408	50.5%	\$ 81,573,176	54.6%	\$ 4.85
Single-Tenant	16,503,265	106	49.5%	67,831,239	45.4%	4.11
Total	33,310,382	514	100.0%	\$ 149,404,415	100.0%	\$ 4.49

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	21,266,014	119	63.9%	\$ 84,552,867	56.6%	\$ 3.98
Warehouse/Light Manufacturing	8,731,275	41	26.2%	39,710,476	26.6%	4.55
Small Bay Industrial ²	3,313,093	51	9.9%	25,141,072	16.8%	7.59
Total	33,310,382	211	100.0%	\$ 149,404,415	100.0%	\$ 4.49

- 1) Annualized base rent is calculated as monthly contracted base rent as of September 30, 2023, multiplied by 12. Excludes rent abatements.
- 2) Small bay industrial is inclusive of flex space totaling 528,493 leased square feet and annualized base rent of \$6,315,302. Small bay industrial is multipurpose space; flex space includes office space that accounts for greater than 50% of the total rentable area.

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Plymouth Industrial REIT, Inc.

Top 10 Tenants by Annualized Base Rent

Unaudited as of 9/30/2023

Tenant	Market	Industry	# of Leases	Total Leased Square Feet	Expiration	ABR Per Square Foot	ABR ¹	% Total ABR
FedEx Supply Chain, Inc.	St. Louis	Logistics & Transportation	1	769,500	7/31/2024	4.60	\$ 3,539,875	2.4%
Geodis Logistics, LLC	St. Louis	Logistics & Transportation	1	624,159	8/31/2025	4.36	2,718,993	1.8%
Royal Canin U.S.A, Inc.	St. Louis	Wholesale/Retail	1	521,171	5/31/2025	4.75	2,475,562	1.7%
Houghton Mifflin Harcourt Company	Chicago	Education	1	513,512	3/31/2026	4.56	2,341,615	1.6%
ODW Logistics, Inc.	Columbus	Logistics & Transportation	1	772,450	6/30/2025	2.99	2,312,163	1.5%
Archway Marketing Holdings, Inc.	Chicago	Logistics & Transportation	3	503,000	3/31/2026	4.51	2,268,180	1.5%
ASW Supply Chain Services, LLC ⁵	Cleveland	Logistics & Transportation	5	577,237	11/30/2027	3.58	2,065,130	1.4%
Balta US, Inc.	Jacksonville	Home & Garden	2	629,084	10/31/2029	3.13	1,968,631	1.3%
Communications Test Design, Inc.	Memphis	Logistics & Transportation	2	566,281	12/31/2024	3.34	1,892,967	1.3%
Winston Products, LLC	Cleveland	Wholesale/Retail	2	266,803	4/30/2032	6.94	1,852,295	1.2%
Total Largest Tenants by Annualized Rent			19	5,743,197		\$ 4.08	\$ 23,435,411	15.7%
All Other Tenants			495	27,567,185		\$ 4.57	\$ 125,969,004	84.3%
Total Company Portfolio			514	33,310,382		\$ 4.49	\$ 149,404,415	100.0%

Lease Segmentation by Size

Square Feet	# of Leases	Total Leased Square Feet	Total Rentable Square Feet	Total Leased % Excluding Repositioning ²	Total Leased % Excluding Repositioning ²	ABR ¹	In-Place + Uncommenced ABR ³	% of Total In-Place + Uncommenced ABR	In-Place + Uncommenced ABR Per SF ⁴
< 4,999	63	179,763	240,066	74.9%	76.8%	\$ 1,761,316	\$ 1,761,316	1.2%	\$ 9.80
5,000 - 9,999	76	542,551	644,346	84.3%	84.3%	4,598,708	4,598,708	3.1%	8.48
10,000 - 24,999	110	1,881,750	1,944,820	96.8%	97.3%	13,709,146	13,709,146	9.1%	7.29
25,000 - 49,999	96	3,416,168	3,525,285	96.9%	96.9%	19,814,938	19,814,938	13.2%	5.80
50,000 - 99,999	76	5,310,160	5,442,106	97.6%	97.6%	23,939,139	23,939,139	16.0%	4.51
100,000 - 249,999	63	10,262,572	10,627,944	96.5%	96.5%	43,141,773	43,779,273	29.2%	4.20
> 250,000	30	11,717,418	11,717,418	100.0%	100.0%	42,439,395	42,439,395	28.2%	3.62
Total / Weighted Average	514	33,310,382	34,141,985	97.6%	97.6%	\$ 149,404,415	\$ 150,041,915	100.0%	\$ 4.49

- 1) Annualized base rent is calculated as monthly contracted base rent as of September 30, 2023, 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, 2023 plus annualized base rent for leases signed but not commenced as of September 30, 2023.
- 4) In-Place + Uncommenced ABR per SF is calculated as in-place current annualized base rent as of September 30, 2023 plus annualized base rent for leases signed but not commenced as of September 30, 2023, divided by leased square feet plus uncommenced leased square feet.
- 5) Inclusive of a single 44,800 square feet lease set to expire on December 31, 2023. The remaining balance of the square footage has an expiration date of November 30, 2027.

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Plymouth Industrial REIT, Inc.

Rentable Square Feet and Annualized Base Rent by Market

Unaudited (\$ in thousands) as of 6/30/2023

Primary Markets¹

	# of Properties	# of Buildings	Occupancy	Total Rentable Square Feet	% Rentable Square Feet	ABR ²	% ABR
Atlanta ³	10	13	87.6%	2,086,835	6.1%	\$ 8,440	5.6%

Chicago	39	40	99.6%	6,624,335	19.4%	30,163	20.3%
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Secondary Markets¹

	# of Properties	# of Buildings	Occupancy	Total Rentable Square Feet	% Rentable Square Feet	ABR ²	% ABR
Boston	1	2	100.0%	268,713	0.8%	\$ 2,109	1.4%
Charlotte	1	1	100.0%	155,220	0.5%	1,229	0.8%
Cincinnati ³	10	12	95.0%	2,710,964	7.9%	10,606	7.1%
Cleveland	16	19	98.6%	3,979,209	11.7%	18,383	12.4%
Columbus	15	15	100.0%	3,757,614	11.0%	13,485	9.0%
Indianapolis	17	17	98.3%	4,085,169	12.0%	15,455	10.3%
Jacksonville ³	8	27	99.6%	2,092,646	6.1%	14,992	10.0%
Kansas City	1	1	100.0%	221,911	0.6%	837	0.6%
Memphis	25	49	94.7%	4,783,046	14.0%	17,509	11.7%
Philadelphia	1	1	99.8%	156,634	0.5%	1,061	0.7%
St. Louis	12	14	99.4%	3,219,689	9.4%	15,135	10.1%
Total	156	211	97.6%	34,141,985	100.0%	\$ 149,404	100.0%

Total Acquisition and Replacement Cost by Market

Market	State	# of Buildings	Total Acquisition Cost ⁴	Gross Real Estate Assets ⁵	% Gross Real Estate Assets	Replacement Cost ⁶
Atlanta	GA	13	\$ 111,988,423	\$ 106,970	6.9%	\$ 154,583
Chicago	IL, IN, WI	40	279,749,706	275,245	17.6%	710,499
Boston	ME	2	19,023,122	19,222	1.2%	40,729
Charlotte	NC	1	20,400,000	18,999	1.2%	20,821
Cincinnati	OH, KY	12	106,705,354	109,037	7.0%	190,851
Cleveland	OH	19	201,550,000	190,629	12.3%	362,436
Columbus	OH	15	157,624,379	148,529	9.6%	293,943
Indianapolis	IN	17	149,251,426	141,881	9.1%	356,416
Jacksonville	FL, GA	27	153,931,164	142,649	9.2%	207,038
Kansas City	MO	1	8,600,000	9,057	0.6%	20,451
Memphis	MS, TN	49	185,406,993	181,828	11.7%	349,852
Philadelphia	NJ	1	9,700,000	8,786	0.6%	14,912
St. Louis	IL, MO	14	213,787,000	201,319	13.0%	325,818
Total		211	\$ 1,617,717,567	\$ 1,554,151	100.0%	\$ 3,048,349

- 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, Charlotte, 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, 2023, multiplied by 12. Excludes rent abatements.
- 3) During Q1 2023, the 154,692 square feet development property in Cincinnati was placed in-service. During Q3 2023, the 40,572 and 180,000 square feet development properties in Jacksonville and Atlanta, respectively, were placed in-service.
- 4) Represents total direct consideration paid prior to the allocations per U.S. GAAP and the allocated costs in accordance to GAAP of development properties placed in-service.
- 5) The gross book value of real estate assets as of September 30, 2023 excludes development projects of \$8,672, \$2,454 in leasehold improvements and assets related to corporate activities, our regional property management office in Columbus of \$4,495, and the finance lease right-of-use asset of \$852 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.
- 6) 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.

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, appreciation/(depreciation) of warrants, loss on impairments, and loss on extinguishment of debt. 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, dispositions and developments 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, acquisition and transaction related costs for transactions not completed, and excludes certain non-cash operating expenses such as impairment on real estate lease, 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, capitalized interest, 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.

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.

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 in 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: 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, 2021. 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 are classified as repositioning, lease-up during 2022 or 2023 (8 buildings representing approximately 935,000 of rentable square feet) or under contract for sale. For 2023, the Same Store Portfolio consists of 137 properties aggregating 30.8 million 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.

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.