OCALA 75
LOGISTICS CENTER

INVESTMENT UPDATE
AUGUST 4TH, 2026

Tenancy Update: The Temporary Certificate of Occupancy for ECMD's leased premises was issued to current ownership on July 30, 2026, marking the official commencement of the tenant's lease obligation. This commencement is in line with the OM underwriting.

Tenant Financials: ECMD

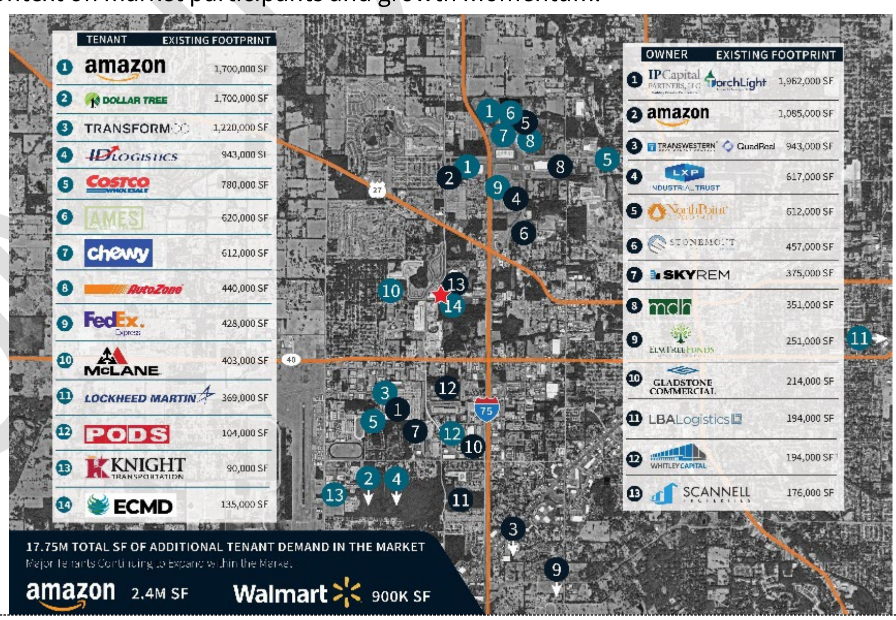
- ECMD reported $656.1 million in net sales for fiscal year 2025, generating $32.8M in EBITDA over the same period, demonstrating the company's continued strength as a leading distributor in the millwork and building materials sector.

Daikin

- Daikin Industries, Ltd., the parent company and lease guarantor, generated approximately $31.8 billion in consolidated net sales for fiscal year 2026, reflecting solid year-over-year revenue growth of 5.5%, with its North American subsidiary Daikin Comfort Technologies North America, Inc. (the tenant) contributing significantly to the company's global air conditioning and refrigeration business. The Moody's credit rating for this tenant is A2 with a stable outlook, confirming the investment grade nature of this company.

Market Update: The Ocala metro area ranked No. 1 in population growth nationally for the second consecutive year, with a 3.4% growth rate adding over 14,600 residents between July 2024 and July 2025. This sustained growth occurred even as population expansion slowed across most U.S. counties, underscoring Ocala's emergence as a premier destination for residents and businesses.

New Materials: JLL has uploaded a comprehensive market map to the deal room highlighting tenancy and ownership dynamics in the Ocala market. The map illustrates tenant demand, with major tenants continuing to expand their presence in the region and identifies key ownership groups active in the market, providing investors with valuable context on market participants and growth momentum.



Debt Underwriting JLL's debt professional, Wells Waller (214 632 3583 – Wells.Waller@jll.com) is working with several lenders and has received indicative financing feedback at multiple leverage points for this opportunity. Investors intending to finance the acquisition are encouraged to speak with him to discuss various options available.

JLL