Industrial Realty Group Completes More Than One Million Square Feet in Combined Dispositions and Acquisitions

Leverages 1031 exchange to recycle investment capital at scale into mission-critical logistics assets situated in urban infill corridors

LOS ANGELES – **NOVEMBER 18, 2026** – Industrial Realty Group, LLC (IRG), one of the largest privately held commercial and industrial real estate firms in the United States, today announced that it has completed more than one million square feet in combined dispositions and acquisitions. IRG sold two industrial properties in Richmond, Virginia and Colorado Springs, Colorado, and separately acquired two assets in Kansas City, Missouri and Flemington, New Jersey. The transactions were structured under a Section 1031 tax-deferred exchange, whereby the capital proceeds from both dispositions funded the acquisitions.

Both of the industrial acquisitions will be part of the portfolio of assets under the recently announced IRG Realty Trust, Inc ("IRGT"), which will be formed from a definitive contribution agreement that IRG entered into earlier this year with Sachem Capital Corp. (NYSE American: SACH). IRGT will focus on mission-critical industrial infrastructure supporting manufacturing and distribution users and is expected to have an implied enterprise value of approximately $3.4 billion, positioning IRGT as a top-10 publicly listed industrial REIT based on enterprise value.

"These transactions demonstrate our strategic and disciplined approach to successfully exiting legacy investments and recycling that capital into highly functional assets that benefit from critical proximity to large population centers and offer significant mark-to-market opportunities," said Peter Goffstein, Executive Vice President, Real Estate, Industrial Realty Group. "Both Kansas City and the Northern New Jersey market offer appealing locations that benefit from strong connectivity to transportation nodes, demand for flex warehouse space, and major business and logistics hubs. Furthermore, strategically structuring these transactions under a 1031 exchange allowed us to effectively redeploy capital at scale into properties with in-place, durable NOI and long-term performance potential that will generate continued value for our portfolio and investors."

The two acquisitions include:

- **Midtown Park, Kansas City, Missouri**: A 320,400-square-foot, four-building infill industrial park located in Kansas City's Eastern Jackson County submarket, approximately 2.5 miles from Downtown Kansas City, with proximity to I-35, I-70 and I-435. The property features an efficient loading configuration designed to accommodate a broad range of tenant requirements with abundant dock-high and grade-level doors, and recently completed improvements to the roofs, exteriors, interior spaces and parking lots. The park is 75% leased across 14 tenants, with a current vacancy of 80,000 square feet in Building 1.

- **500 Highway 202, Flemington, New Jersey**: A 200,000-square-foot facility located within the Hunterdon/Warren submarket of Northern New Jersey, a key logistics corridor with toll-

free connectivity to New York City and access to U.S. Highway 202, I-78 and I-287, offering a rare market area reach to over 150 million U.S. and Canadian residents within a one-day's drive. The rear-load facility is ideally positioned for distribution uses and features modern specifications including a 360-foot building depth, 125-foot truck court depth, 208 auto parking spaces, LED lighting, 4,000 amps of power, and a helipad. The building is 100% leased via a sale-leaseback structure to a publicly traded medical equipment manufacturing and healthcare solutions firm.

About IRG

IRG is a nationwide real estate development and investment firm specializing in the acquisition, development and management of commercial and industrial real estate throughout the United States. Through affiliated partnerships and limited liability companies, IRG operates more than 150 properties in 32 states with over 100 million square feet of rentable space. IRG is nationally recognized for the adaptive reuse of commercial and industrial real estate. Learn more at www.industrialrealtygroup.com.

About Sachem Capital Corp.

Sachem Capital Corp. is a mortgage REIT that specializes in originating, underwriting, funding, servicing, and managing a portfolio of loans secured by first mortgages on real property. It offers short-term (i.e., three years or less) secured, nonbanking loans to real estate investors to fund their acquisition, renovation, development, rehabilitation, or improvement of properties. Sachem's primary underwriting criteria is a conservative loan to value ratio. The properties securing the loans are generally classified as residential or commercial real estate and, typically, are held for investment. Learn more at www.sachemcapitalcorp.com.

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