

**PRESS RELEASE**

7 January 2026

**EQT Exeter Real Estate Income Trust acquires 76,000 square-foot industrial property in Torrance, CA for \$51.5 million**

EQT Exeter Real Estate Income Trust, Inc. ("EQRT") is pleased to announce it has acquired a 76,007 square-foot industrial property positioned across approximately 9.6 acres in Torrance, California for \$51.5 million.

The property is situated in the heart of the South Bay submarket of Los Angeles, one of the most supply-constrained logistics hubs in the U.S., with access to approximately 20 million people within a one-hour drive. With close proximity to dense population centers, the ports of Los Angeles and Long Beach, and key transportation corridors including I-405 and I-110, the site is well-positioned to serve both regional and last-mile distribution needs.

The property is fully occupied by a Fortune 50 food and beverage company. The building offers a compelling set of functional features, including van-high loading on the east and west sides, dock-high loading on the south side, 30 foot clear height, approximately 12% high-quality office build-out, and multiple EV charging stations to support zero-emission last-mile delivery fleets.

Ali Houshmand, Global Head of Non-Traded REITs at EQT Real Estate, LLC ("EQT Real Estate") said: "This acquisition reflects our continued conviction in the long-term fundamentals of industrial real estate. Southern California is one the tightest and most strategically important logistics markets in the country, and this investment sits squarely within EQRT's investment strategy of stabilized, income-oriented properties critical to modern supply chains and positioned for sustainable, long-term demand."

EQRT is externally advised by EQT Real Estate, the real estate division of EQT AB, a purpose-driven global investment organization. EQRT focuses on properties that can leverage EQT Real Estate's scale and long-standing direct leasing relationships with Fortune 1000 companies. EQRT will generally seek to invest in properties with business tenants, such as industrial or life science properties, and in real estate assets with consumer users, such as multifamily or self-storage properties.

**Contact**

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**Forward-Looking Statements Disclosure**

*Statements contained in this press release that are not historical facts are based on EQRT's current expectations, estimates, projections, opinions or beliefs and speak only as of the date hereof. Such statements are not facts and involve known and unknown risks, uncertainties, and other factors. You should not rely on these forward-looking statements as if they were fact. These forward-looking statements can be identified by the use of forward-looking terminology such as "may," "will," "should," "expect," "anticipate," "project," "target," "estimate," "intend," "continue," "forecast," or "believe" or the negatives thereof or other variations thereon or other comparable terminology. Actual events or results or EQRT's actual performance may differ materially from those reflected or contemplated in such forward-looking statements as a result of various risks and uncertainties including those relating to future economic, competitive and market conditions and future business decisions by EQRT. No representation or warranty is made as to future performance or such forward-looking statements. In light of the significant uncertainties inherent in these forward-looking statements, the inclusion of this information should not be regarded as a representation by EQRT or any other person that EQRT's*



*objectives and plans, which EQRT considers to be reasonable, will be achieved.*

*Except as otherwise required by federal securities laws, EQRT does not undertake to publicly update or revise any forward-looking statements, whether as a result of new information, future events or otherwise.*

*This press release shall not constitute an offer to sell or the solicitation of an offer to buy securities.*

***About EQT Exeter Real Estate Income Trust***

*EQT Exeter Real Estate Income Trust ("EQRT") is an externally managed non-traded perpetual life REIT, which is designed to provide investors access to a global, vertically integrated real estate platform. Combining EQT Real Estate's heritage as a pioneer in the logistics industry and belief in the importance of innovation, EQRT will target real estate critical to the functioning of America's supply chain and its ongoing leadership in research and development-driven sectors, including life sciences, healthcare and information technology.*