

Industrial Income Trust (IIT) would like to thank the following brokers for their outstanding contribution to helping IIT lease and grow our southern California industrial portfolio. Thanks to your knowledge and expertise,

IIT's southern California industrial portfolio has grown to approximately 6.7 million square feet (57.2 million square feet nationally). Additionally, you have helped us lease over 2.2 million square feet in southern California, keeping IIT's southern California Operating Portfolio 100% leased (95% nationally) and our Total Portfolio in southern California (including development) 90% leased (93% nationally). Thank you all for your longstanding support and exceptional performance.



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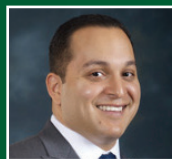
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