

**FOR IMMEDIATE RELEASE**

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**ExchangeRight Reports Record-Breaking Year in 2020**

PASADENA, Calif. - [ExchangeRight](#) is pleased to report that 2020 was a record-breaking year for the company despite the economic turbulence caused by COVID-19 and the government-imposed shutdowns across the country.

ExchangeRight and its affiliates protected investor capital across all 60 of its offerings, 11 of which were fully subscribed in 2020. Over the course of the year, investors allocated over \$535 million into ExchangeRight offerings, representing over 33% growth from 2019. The company grew to over \$3.2 billion in assets under management, becoming the second largest sponsor of privately held 1031-exchangeable real estate investments and one of the top 10 sponsors of non-listed real estate securities in the United States by equity invested, according to reports produced by Mountain Dell Consulting and Robert A. Stanger & Company.

In the face of the COVID-19 pandemic, government shutdowns, and resulting recession, ExchangeRight collected over 99.9% of rent due to investors from its net-leased assets and it maintained its impeccable track record of meeting or exceeding targeted distributions every month across all of the company's offerings since its inception in 2012.

ExchangeRight successfully brought 4 offerings full cycle, with total returns ranging from 118% to 181% including return of capital for investors. The weighted average annualized return across all of ExchangeRight's full-cycle net-leased offerings to date ranges from 8.16% to 10.18%, and over 20% per year to investors for ExchangeRight's sister company, Telos Capital.

ExchangeRight acquired over 180 net-leased properties in 2020, bringing its total number of assets under management to over 775 properties diversified across 39 states and covering over 13 million square feet as of year-end. The vast majority of these properties are backed by investment-grade-credit tenants and over 93% of the net operating income generated by these properties is from essential businesses. Past performance is no guarantee of future results.

**About ExchangeRight**

ExchangeRight currently serves over 4,300 investors in pursuit of its passion to empower people to be secure, free, and generous by providing REIT, fund, and 1031 DST portfolios that target secure capital, stable income, and strategic exits. The company strategically acquires and manages long-term, net-leased assets backed by investment-grade corporations that operate essential businesses successfully in the necessity-based retail and healthcare industries. Please visit [www.exchangeright.com](http://www.exchangeright.com) for more information.

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