



INVESTMENT SUMMARY



BECKNELL
INDUSTRIAL INCOME TRUST

This is neither an offer to sell nor a solicitation of an offer to buy shares in Becknell Industrial Income Trust, Inc. an offer of which can only be made through the Private Placement Memorandum (PPM).

Managing Dealer:
Realta Equities, Inc.
Member FINRA and SIPC

OUR INVESTMENT OBJECTIVES

- Preserve and protect shareholder capital;
- Provide reliable, predictable cash distributions;
- Realize appreciation in our Stabilized Asset Value.

OUR INVESTMENT STRATEGY

We intend to acquire and actively manage a diversified portfolio of stable, income-producing industrial assets in mission-critical locations throughout the United States. Acquisitions will be sourced largely from Becknell Industrial's build-to-suit pipeline as well as other strategic market opportunities. Tenants will include leading companies with strong credit profiles and long-term leases, primarily in the distribution and light manufacturing sectors. While focusing on generating reliable, predictable income, we may also, when appropriate, fund the development of high quality, fully pre-leased build-to-suit projects within the United States.

OUR SPONSOR

Becknell Industrial is a vertically integrated real estate investment company specializing in the acquisition, development, management and disposition of industrial buildings. The company was founded in 1990 and is headquartered in suburban Chicago, with four additional offices located throughout the country. Over its 35-year history, Becknell has acquired or developed more than 225 industrial buildings occupying in excess of 40 million square feet with total capitalization of just under \$4 billion.

35+ YEARS
Providing Industrial
Real Estate Solutions

\$4 BILLION
in Acquisitions &
Developments

40+ MILLION
Square-Feet
Developed

225+
Properties
Acquired or Developed



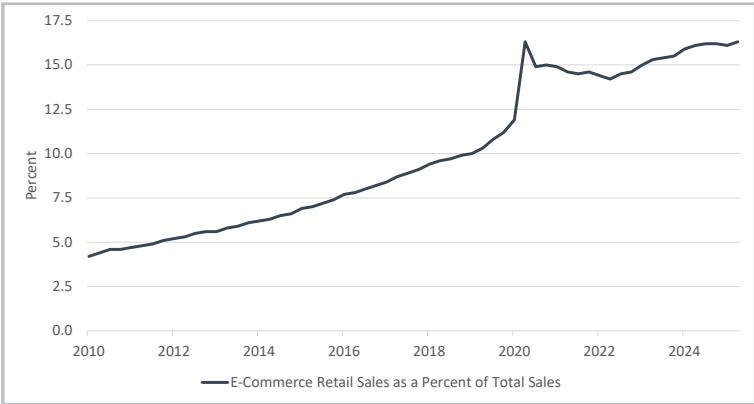
THE MARKET OPPORTUNITY

Demand for both distribution and manufacturing space continues to increase. The increase is the result of structural changes to the domestic and global economies. Most notably, the proliferation of e-commerce and the expansion of domestic manufacturing.

INCREASING DEMAND

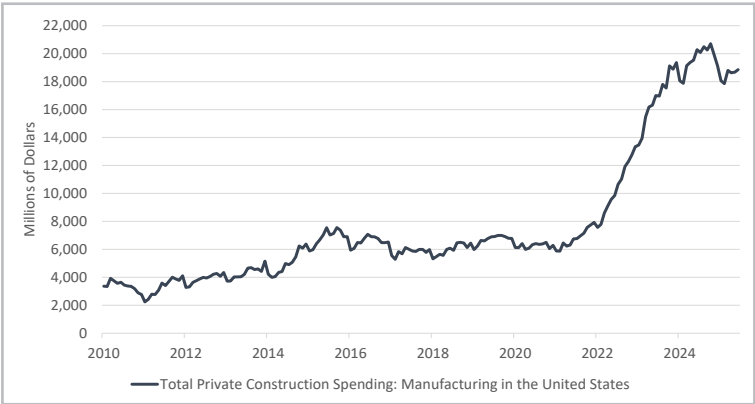
- The combination of increasing e-commerce sales as a percentage of total retail sales and the proliferation of same-day delivery has led to the need for large and complex distribution networks.
- An e-commerce driven supply chain requires more warehouse and logistics space, typically three times more than a traditional brick-and-mortar retailer.
- Recent investments in domestic manufacturing will also spur additional demand for industrial space as U.S. policy tailwinds continue to support the onshoring of production capabilities.

E-COMMERCE RETAIL SALES AS A PERCENT OF TOTAL SALES



*Source: U.S. Census Bureau via FRED® Q2 2025

PRIVATE MANUFACTURING CONSTRUCTION

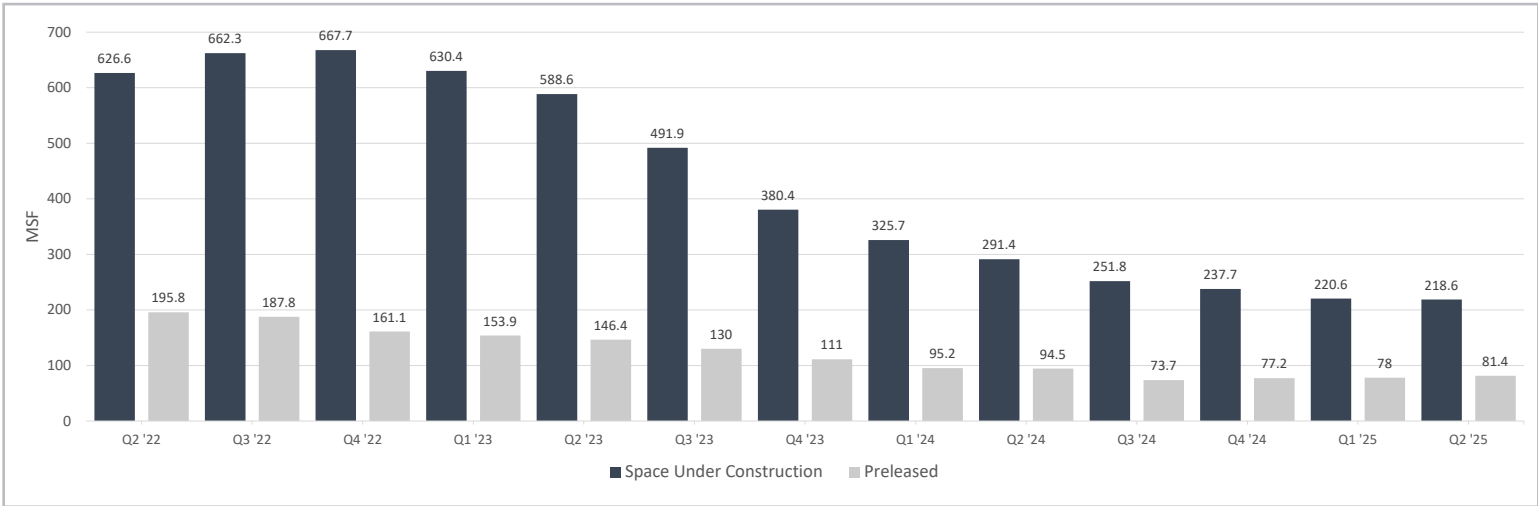


*Source: U.S. Census Bureau via FRED® Q2 2025

CONSTRAINED SUPPLY

New supply of industrial space, as evidenced by new construction starts, has steadily declined since the 4th quarter of 2022 and today is at its lowest level since 2017.

INDUSTRIAL SPACE UNDER CONSTRUCTION



*Source: CBRE Research Q2 2025

With the decline in new construction and the dramatic increase in demand, we believe the supply and demand dynamics within the industrial real estate sector provide an attractive entry point for investors.

BECKNELL INDUSTRIAL MARKET PRESENCE



*As of June 30, 2025

IMPORTANT RISK FACTORS

This is neither an offer to sell nor a solicitation of an offer to buy shares in Becknell Industrial Income Trust, Inc., an offer of which can only be made through the Private Placement Memorandum (PPM). Securities may only be offered or sold pursuant to registration of securities or an exemption therefrom using offering documents, and any securities offered pursuant to an exemption under the United States Securities Act of 1933 (the "Securities Act") are not required to comply with the specific disclosure requirements that apply to registration under the Securities Act. Sales of securities will be limited to those persons who are qualified as "accredited investors" as defined in Regulation D promulgated under the Securities Act.

An investment in the Fund is highly speculative and involves a high degree of risk, including the risk of loss of a shareholder's entire investment. An investment in the Fund is suitable only for sophisticated investors who fully understand and are capable of bearing the risks of an investment in the Fund as a shareholder. No guarantee or representation is made that the Fund will achieve its investment objectives or that Shareholders will receive a return of their capital. The following describes certain risks; however, this list is not, and is not intended to be, an exhaustive list or a comprehensive description of the types of risks that any Shareholder in the Fund may encounter, and other risks not discussed below may arise in connection with the management and operation of the Fund. Reference is made to the Private Placement Memorandum ("PPM") for a more complete statement of risks and terms of the Offering. The information set forth herein is qualified in its entirety by the PPM.

All prospective Investors must read the PPM, and no person may invest without acknowledging receipt and complete review of the PPM.

- An investment in the Fund and an indirect investment in the Investments involve a high degree of risk, including the risk that the entire amount invested may be lost.
- The Advisor controls the Fund, and Shareholders will have no control of the Advisor.
- The Fund faces all of the risks of a newly formed company.
- The Fund relies heavily on its key personnel, and if any of them were to no longer serve the Fund for any reason, the Fund's prospects and performance could suffer.
- There can be no assurance of Fund profit, cash distributions, or appreciation.
- There are risks related to distributions.
- The OP Agreement allows the Advisor to act in its discretion, which may afford less protection to the Shareholders than a fiduciary standard.
- Shareholders will have limited ability to transfer their shares or withdraw from the Fund.
- The Fund may fail to maintain its exemption under the Investment Company Act of 1940.
- Shareholders are not protected by the Investment Advisers Act of 1940.
- Increased regulations could reduce the Fund's ability to generate positive returns.
- There are potential conflicts of interest between the Shareholders and the Fund's management team.
- There are risks associated with the OP Agreement's exculpation and indemnification provisions, and you may have fewer remedies against the Advisor than would be the case in the absence of such OP Agreement provisions.
- The Offering is not registered under state or federal securities laws, reducing the level of oversight over the Offering process and the safeguards available in a registered public offering.
- The Fund may face competition in consummating attractive Investments.
- The Fund's Investments may be difficult to liquidate, which could reduce cash available for distribution and the value of your investment.
- The Fund faces numerous risks associated with the real estate industry.

Photos pictured throughout are of properties owned by the sponsor and are representative of the types of real estate the fund expects to acquire.

Securities offered through Realta Equities, Inc., the managing broker-dealer for the Fund and member FINRA/SIPC. Becknell Industrial Income Trust, Inc. and Realta Equities, Inc. are not affiliated.