

FOR IMMEDIATE RELEASE
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Proterra Launches Industrial Net Lease Real Estate Strategy Focused on U.S. Food Value Chain

CM Pacific Capital to Support Distribution

(Minneapolis, Minn.) — [Insert Date] — Proterra Real Estate LP (“Proterra”), an affiliate of Proterra Investment Partners LP, has launched Proterra Net Lease, a new investment strategy focused on acquiring and managing mission-critical, net-leased industrial properties supporting U.S. food value chain. CM Pacific Capital Group will support distribution of the strategy to financial professionals.

Proterra Net Lease targets single-tenant, industrial assets that play a critical role in food production and related industries, including food processing and manufacturing, packaging, cold storage, distribution, and equipment dealers and manufacturers. The strategy focuses on stabilized properties with long-term triple-net leases, generally ranging from 10 to 25 years.

Investment Focus and Strategy

Proterra Net Lease seeks to:

- Acquire industrial real estate integral to the production, processing, storage, and distribution of food and related equipment dealers, including facilities subject to FDA guidelines and regulations.
- Prioritize long-term (10–25 year) triple-net lease structures with annual rent escalators, targeting transaction sizes between \$10 million and \$50 million and cap rates of 7% to 9%.
- Invest in stabilized, fully leased industrial assets located in markets where tenants maintain significant equipment and technology investments.
- Source opportunities through Proterra’s sector-focused network, including a current pipeline of more than \$250 million in actionable, largely off-market opportunities.

- Operate as an evergreen investment vehicle with quarterly redemptions, subject to a two-year lockup and a \$50,000 minimum investment.

Industry Context

Demand for infrastructure supporting the food value chain continues to increase as producers, processors, and distributors expand capacity and modernize supply chains. Proterra's specialization in food and food-related industries, supported by its global footprint, positions the firm to evaluate operational and regulatory considerations unique to this industry.

Leadership Commentary

"As a sector-focused alternative asset manager for over a decade, Proterra is positioned to generate pipeline and underwrite transactions across the food value chain," said David Kay, Managing Director at Proterra. "Our focus on mission-critical industrial facilities supports our strategy of seeking to provide investors with non-correlated, durable risk-adjusted return potential".

"Proterra's specialization in food-related real estate brings valuable focus to an essential segment of the industrial market," said Michael Crimmins, Founder and Chief Executive Officer of CM Pacific Capital. "We're pleased to support the distribution of this strategy to financial professionals."

About Proterra Investment Partners LP

Proterra is an alternative asset manager that makes investments across the food value chain from farm to fork. The firm focuses on seven core investment verticals: Credit, Farmland, Growth Equity, Proterra Asia, Sustainable Agriculture, Asset-backed Strategies, and Real Estate. Headquartered in Minneapolis, the firm employs 75 professionals across four global offices: Minneapolis, Fayetteville, Shanghai and Singapore. For more information, visit proterrapartners.com.

About CM Pacific Capital Group

CM Pacific Capital Group is a wholesaling firm that supports the distribution of alternative investment offerings through independent broker-dealers and registered investment advisors, providing outreach and distribution services for real estate sponsors and alternative asset managers.

About American Alternative Capital

American Alternative Capital serves as the managing broker-dealer for Proterra Net Lease, providing comprehensive securities distribution and compliance oversight. The firm specializes in alternative investment products and supports sponsors through regulatory coordination, due diligence processes, and distribution infrastructure for financial professionals.

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