



INDUSTRIAL TRUST



2025
ANNUAL LETTER
TO SHAREHOLDERS

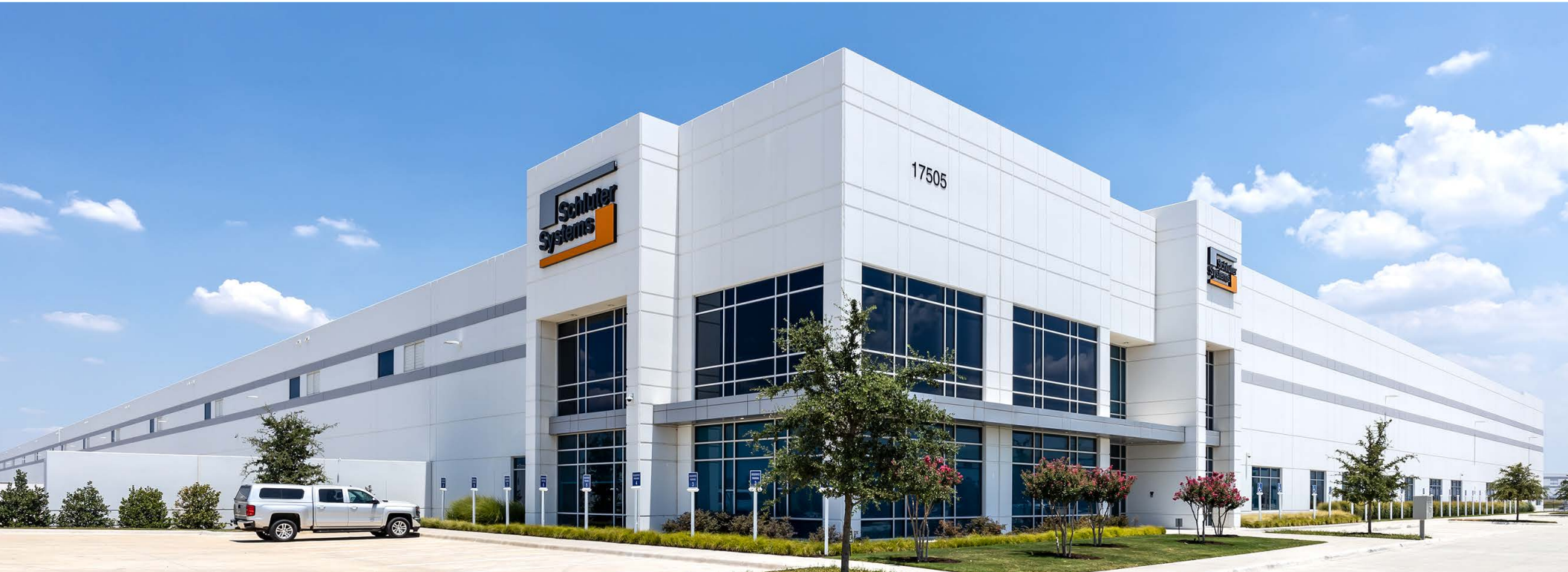


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COMPANY OVERVIEW

LXP Industrial Trust (NYSE: LXP) is a real estate investment trust (REIT) that is an active acquirer, operator and developer focused on Class A bulk logistics facilities in 12 markets across the Sunbelt and lower Midwest with high-growth potential. Through its multi-channel investment strategy, LXP has the flexibility to pursue a variety of income and growth opportunities focused on the industrial sector.

LXP
NYSE

>30 Years
Publicly-Traded

\$4.7B
Gross Assets

87%
Top 12 Markets¹

93%
Class A Properties²

47%
Investment
Grade Tenancy³



1. Based on percentage of Gross Book Value. 2. Based on square footage utilizing Costar. 3. Based on percentage of ABR.

INTRODUCTION

DEAR FELLOW SHAREHOLDERS



T. WILSON EGLIN
Chairman, Chief Executive Officer,
and President

2025 was a successful year for LXP Industrial Trust (“LXP”), driven by meaningful achievements across all areas of our business. We executed on key strategic objectives, which included strengthening the balance sheet, raising occupancy, producing attractive mark-to-market leasing results, achieving successful outcomes on our big box development properties and increasing exposure to our target markets.

LXP targets investment in 12 markets across the Sunbelt and lower Midwest. Market fundamentals improved over the course of the year, with our target markets outperforming, and contributing an outsized share of overall U.S. net absorption, in 2025. Our strong leasing volume in 2025 reflected an improving leasing market and produced attractive rent growth.

Ongoing trends, including favorable demographics and business investment in advanced manufacturing projects, continue to be tailwinds for our portfolio. Our business-friendly markets with strong population and job growth are attracting advanced manufacturing investment, with the strongest concentration of projects in Phoenix, Dallas, Houston, Columbus and Indianapolis.

“We executed on key strategic objectives in 2025, including strengthening our balance sheet, raising occupancy, and achieving successful leasing and sales outcomes.”

A top priority for LXP as we entered 2025 was to produce successful outcomes on three of our big box development properties. We leased our 1.1 million square foot Greenville-Spartanburg development property in May and sold our Indianapolis and Central Florida one-million square foot properties to a user buyer in September at a 20% premium to our cost basis. These outcomes drove

the significant increase in portfolio occupancy during 2025. Furthermore, the sales transaction was impactful to our financial metrics, providing immediate earnings accretion while also materially reducing leverage.

In 2025, we also prioritized strengthening our balance sheet. By utilizing sales proceeds to retire high-coupon debt, among other things, we reduced leverage significantly and entered 2026 in a strong financial position. After resolving the vacancy at our big box development properties and achieving our deleveraging objectives, our 2026 capital allocation priorities are focused on disciplined investment in external growth opportunities,

predominately in our land bank, and opportunistic share repurchases.

Our Corporate Responsibility Program continues to prioritize disclosures alignment, oversight at both the Board and senior management level, employee development, a decarbonization program and increasing green building certifications in our real estate portfolio. We made further progress on all our environmental targets in 2025 and remain hopeful we will be able to achieve these by 2030.

We’re pleased to share more detail with you on our successes in 2025 and positioning for 2026.



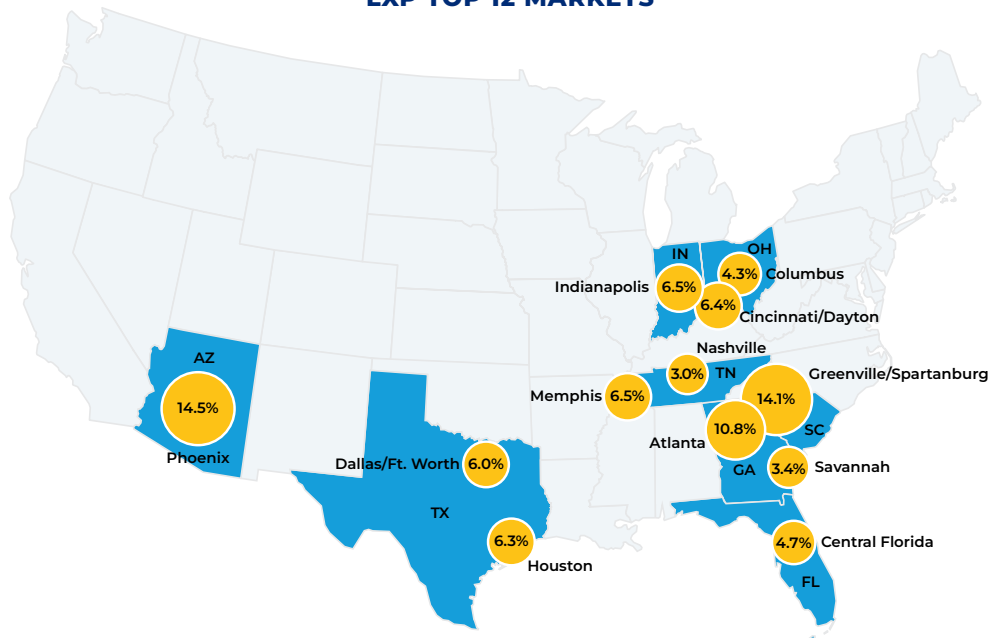
GREENVILLE-SPARTANBURG MARKET

MARKETS



Target Markets Outperformed Broader U.S. in 2025

LXP TOP 12 MARKETS¹



LOCATION MATTERS

Industrial market fundamentals steadily improved over the course of 2025, with overall demand increasing and development completions continuing to decline. Our 12 target markets, which make up 87% of our portfolio by gross book value, outperformed the broader U.S. in 2025, with net absorption of approximately 111 million square feet, which was 63% of overall U.S. net absorption. Ten of our target markets were included in the top 15 markets across the country based on net absorption in 2025. Larger users made up the bulk of overall demand in the second half of the year, favoring facilities exceeding 500,000 square feet and built within the last five years. With this emerging shift in user demand, we believe our modern, Class A bulk logistics portfolio is positioned well to benefit from increasing demand across our market footprint.

The onshoring of advanced manufacturing continued to build momentum across the U.S. in 2025, with an increase in the number of projects, jobs created and investment committed. We believe our markets should benefit from the ongoing demand being created from the onshoring of advanced manufacturing. Our markets' compelling characteristics have

attracted a disproportionate share of the advanced manufacturing investment across the country, with the top site selections in Phoenix, Dallas, Houston, Indianapolis and Columbus.

LXP TARGET MARKET CHARACTERISTICS

LXP's target markets are characterized by their business-friendly government policies, strong job and population growth, and direct access to rail, port and airport infrastructure for advanced manufacturing investment.

ADVANCED MANUFACTURING LANDSCAPE

	January 2026 ²	August 2024 ³
Projects	110+	80+
Jobs	120,000+	75,000+
Investment	\$300B	\$150B

Source: Newmark Research.

1. As a percentage of Gross Book Value. 2. Aggregate announced manufacturing investment in LXP's 12 target markets as of January 2026. Includes projects in relevant MSAs or CMSAs. 3. Aggregate announced manufacturing investment in LXP's 12 target markets as of August 2024. Includes projects in relevant MSAs or CMSAs.

INVESTMENT ACTIVITY

STRATEGIC INVESTMENT ACTIVITY

Our investment strategy focuses on new, Class A bulk logistics facilities across the Sunbelt and lower Midwest. Transaction activity in 2025 concentrated primarily on strategic asset sales and we exited five non-target markets. We acquired one property in the Atlanta market for a 1031 exchange requirement and continue to prioritize growth opportunities into our 12 target markets. Sales volume in 2025 totaled \$389 million at an average cash capitalization rate of 5.7% on stabilized assets.

These sales included the successful sale of our Indianapolis and Ocala development properties for \$175 million to a user buyer, at an implied 5% capitalization rate and a 20% premium to our initial cost basis. Our net proceeds of \$151 million were used to repay \$140 million of high coupon debt via a tender offer. This transaction provided immediate

earnings accretion while materially reducing leverage and increasing portfolio occupancy by 370 basis points.

Fourth quarter sales proceeds of approximately \$116 million will be primarily invested in growth opportunities, including our speculative development project in Phoenix that we announced in early 2026. We also took the opportunity to utilize a portion of our 2025 sales proceeds to

buy back shares. This included the repurchase of 277,000 shares at an average price of \$49.47 in December 2025 and January 2026.

We commenced two redevelopment projects in 2025 in the Orlando and Richmond markets, totaling 600,000 square feet. Both projects are expected to complete in 2026 and produce yields on incremental cost in the low teens.

Given our strong financial position entering 2026, our capital allocation priorities will focus on development opportunities in our target markets, primarily in our land bank. We may also execute opportunistic share repurchases, while sustaining the balance sheet progress we made in 2025. Acquisition activity is expected to be limited to 1031 exchanges in 2026, which may happen from time to time as we exit non-target markets.

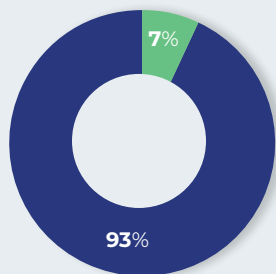


of Strategic Sales Executed in 2025



CENTRAL FLORIDA MARKET

PORTFOLIO HIGHLIGHTS



■ Class A Properties¹
■ Other

108 Properties

52.7M SF

4.8 Years WALT²

97.1% Leased³

47.4% Investment Grade Tenancy⁴

9.9 Years Average Age⁵

33.5' Average Clear Height⁶

2.8% Average Annual Rental Escalations⁷

1. Based on square footage utilizing Costar. 2. Weighting based on ABR. 3. For Stabilized Portfolio. Percentage includes first generation space available for lease. 4. Percent of ABR. Credit ratings are based upon tenant, guarantor or parent/ultimate parent. 5. Weighting based on square footage, excluding land parcels. 6. Based on internal and external sources. 7. Average Annual Rental Escalation based on next rent step percentage. Excludes escalating leases after last escalation.

GROWTH OPPORTUNITIES

ATTRACTIVE EXTERNAL GROWTH OPPORTUNITIES

Through our development program, we have constructed 15 facilities since 2019 at a 7.1% weighted-average stabilized yield on first generation leases and generated sales proceeds of \$91 million in excess of our cost basis. We were successful in executing attractive outcomes for three big box facilities that were vacant when we entered 2025. At year-end, our development program was 98% leased or sold.



of Development Program Leased or Sold

It's been several years since we've seen attractive development opportunities that make sense for the Company. With our key objectives achieved in 2025, we're excited to capitalize on external growth opportunities in 2026, primarily on our existing land bank. Our land bank includes 514 acres of development land available for total future development, including 315 acres in Phoenix and land sites in the Indianapolis, Atlanta and Columbus markets. We have continued to closely monitor market fundamentals where we own land, evaluating both build-to-suit and speculative development opportunities.

In Phoenix's West Valley, where our site is located, we have observed an acceleration in leasing activity for facilities over one million square feet. With limited availability for this product size, coupled with lower construction costs, we broke ground on a 1.2 million square foot speculative development project on our site. The project's completion is slated for the first half of 2027, with an estimated budget of \$120 million and a stabilized cash yield within a range of 7.0% to 7.5%. The remaining 240 acres is available on this site, which could support up to four million square feet of industrial development.

PHOENIX SPOTLIGHT



The LXP Phoenix portfolio and our ~315-acre development site is well-positioned to capture demand and rent growth

FAVORABLE BACKDROP

- Favorable demand / supply environment in the West Valley for 1M+ SF buildings
 - **10 buildings leased or sold** to users since June 2024
 - No available buildings currently for lease
- Construction costs are **~\$20 per square foot lower** compared to pricing at the market peak
- User / tenant demand and prospective interest from broad range of users, **including Amazon, Walmart, Dollar Tree, 3PLs and data center-related users**

ADVANCED MANUFACTURING TAILWINDS

- Top market for advanced manufacturing investment
- **Taiwan Semiconductor (TSMC)**, the world's largest chip manufacturer, has **committed to a \$165M investment in Phoenix**
 - Expected to employ 12,000 people when fully operational
 - **45 semiconductor suppliers have entered the market since 2020**, with an additional 20 in the pipeline to establish operations in Phoenix to support TSMC
 - Benefits of onshoring-related industrial demand in early stages of decade-plus investment plan

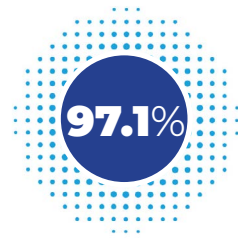
OPERATIONAL PERFORMANCE

LEASING AND IDENTIFIABLE EARNINGS GROWTH DRIVERS

In 2025, we leased nearly five million square feet, including our 1.1 million square foot development property in the Greenville-Spartanburg market. On second-generation new leases and extensions, we produced attractive mark-to-market outcomes, increasing Base and Cash Base rents approximately 30% and 28%, respectively, excluding fixed-rate renewals.

Notably, we increased occupancy by 350 basis points to 97.1% at year-end, primarily as a result of the successful outcomes we achieved on our big

box development properties. Same-store net operating income (NOI) grew 2.9% compared to 2024 and our average annual escalator on leases signed in 2025 was 3.2%.



Increased occupancy in 2025

We have made good progress addressing our 2026 expirations, with over 40% leased at an average Cash Base rental increase of 28%, excluding fixed rate renewals. Our remaining 2026 lease roll, which represents roughly 7% of our annual base rent, is expected to have attractive mark-to-market outcomes of 20-30%.

Our 2026 leasing initiatives will be meaningful contributors to future earnings growth. We're encouraged by increasing tenant demand in our markets and believe we will continue

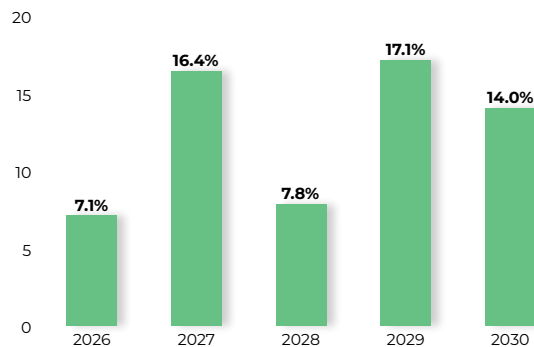
to produce positive leasing outcomes for our portfolio.

2026 Leasing Priorities

- Achieving attractive market-to-market outcomes
- Producing a 70-80% tenant retention rate
- Increasing our overall average annual rental escalators
- Leasing our available space

LEASE ROLLOVER SCHEDULE

~62% of Portfolio Expiring Through 2030 – ~16% Current Mark-to-Market¹



INTERNAL GROWTH DRIVERS

Mark-to-Market Opportunity

Leases expiring through 2030 estimated to have a ~16% current mark-to-market



Estimated to increase initial annual cash rent by **\$29M**, or **\$0.48** per share (~15% of FFO)^{1,2}

Contractual Rental Escalations

2.8% average annual escalations³



3.2% average annual escalations on leases signed in 2025

Available For Lease

Lease up of **1.5M SF** of first and second generation leasing



Estimated to produce ~**\$16M** in initial annual cash rent, or **\$0.28** per share (~9% of FFO)^{2,4}

1. Based on independent third-party broker data and current renewal discussions for leases expiring through 2030, second-generation vacancies and redevelopment properties. 2. Current quarter Adjusted Company FFO annualized. 3. Average annual escalations up from 2.5% in 2022. 4. Based on current estimates of market rents and includes estimated operating expense reimbursements. Second generation leasing of 1.2 million square feet also captured in mark-to-market estimates and corresponding rent and Adjusted Company FFO per share.

BALANCE SHEET HIGHLIGHTS

Strengthening our balance sheet was a primary objective in 2025. We significantly reduced leverage by year-end to 4.9x net debt to Adjusted EBITDA, a full turn lower than year-end 2024. As a result, S&P Global Ratings revised their outlook on LXP to positive. Our balance sheet progress was driven primarily through the repayment of high-coupon debt. We retired an aggregate of \$218.1 million of debt in 2025, including \$140 million of 6.75% Senior Notes due 2028, \$50 million of unsecured term debt and \$28.1 million of Trust Preferred Securities. At year-end, we had a cash balance of \$170 million, with a portion of this committed to 2026 investments. We also completed a 1-for-5



Reduced leverage to 4.9x Net Debt to Adjusted EBITDA

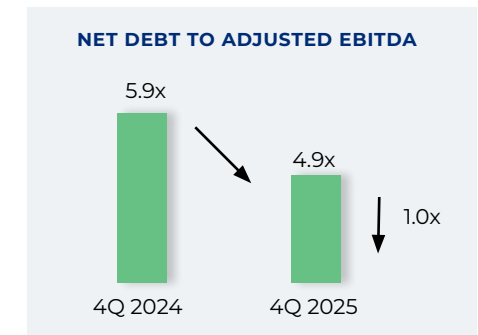
reverse stock split of our common shares in November 2025.

We further strengthened our balance sheet following year-end with the extension of the maturities on our \$600 million revolving credit

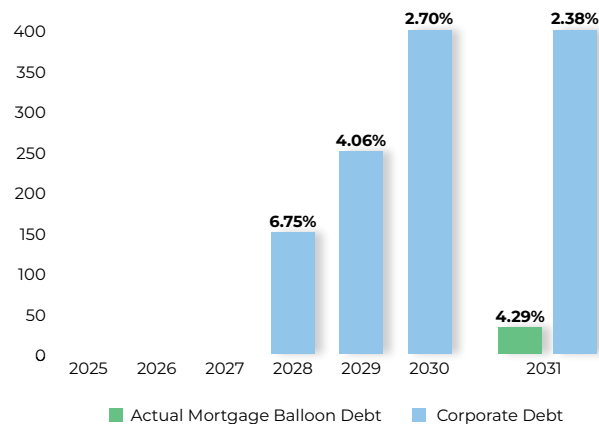
facility and \$250 million term loan. The new debt facilities extend our overall debt maturity profile and reduce our interest costs. Following these transactions, we have an attractive weighted-average interest rate of 3.58% with a weighted-average term to maturity of five years. Approximately 99% of debt is fixed in 2026.

Finally, our Board of Trustees authorized an annualized dividend increase in the third quarter of approximately 3.7%, representing an annualized dividend rate of \$2.80 per share. The newly declared quarterly common share dividend was paid in the first quarter of 2026.

Credit Ratings ¹	
Moody's	Baa2
Fitch	BBB
S&P	BBB-



CONSOLIDATED DEBT MATURITY PROFILE (\$MM)²



2025 FINANCIALS	TOTAL
Gross Revenues	\$350.2M
Net Income Attributable to Common Shareholders	\$106.5M (\$1.82 per share)
Adjusted Company FFO	\$187.3M (\$3.15 per share)
Funds Available for Distribution	\$183.1M
Common Dividend	\$2.80 per share ³

1. Credit ratings are not recommendations to buy, sell or hold any security. LXP does not undertake any obligation to maintain the ratings or to advise of any changes to ratings. 2. Proforma for the refinancing of the \$250.0 million unsecured term loan in January 2026. Percentages on bar graph denote weighted-average interest rate as of period end. 3. Annualized dividend post reverse split.



of Portfolio is Green Building Certified

CORPORATE RESPONSIBILITY PROGRAM

We endeavor to deliver shareholder value in many ways, including the continual enhancement of our Corporate Responsibility program. Through our environmental, social, governance and resilience initiatives, we have delivered measurable results that prove beneficial to our overall business.

Our environmental performance continues to focus on benchmarking utility consumption, obtaining green building certifications and evaluating opportunities to expand renewable

energy options. These strategies assist in streamlining operations and attracting and retaining high-quality tenants.

In 2025, LXP maintained its commitment to supporting our employees and local communities. We implemented health and wellness programs, hosted employee events and training sessions and provided opportunities for community engagement and volunteering to foster collaboration between employees and the broader community.

CORPORATE RESPONSIBILITY HIGHLIGHTS



ENVIRONMENTAL



SOCIAL



RESILIENCE



GOVERNANCE

- Continued progress on environmental targets
- Over 40% of portfolio is green building certified
- Obtained ENERGY STAR® certification for 9M SF+ of overall portfolio
- Provided over 400 hours of employee training
- Received 93% employee satisfaction rate in 2025 Employee Survey
- Maintained 'A' ranking in the U.S. Industrial Peer Group for GRESB Public Disclosure



LXP EMPLOYEE APPRECIATION EVENT

SUMMARY

In summary, we're pleased with our achievements in 2025 and are looking forward to continuing building on this momentum in 2026. We successfully executed on our top strategic initiatives in 2025, including enhancing our balance sheet, addressing vacancy at our three big box development properties, increasing portfolio occupancy and achieving attractive leasing outcomes.

Our priorities will center on strategic capital deployment in 2026, specifically pursuing disciplined growth opportunities and opportunistic share repurchases, leasing our available space and generating attractive mark-to-market leasing outcomes. Our high-quality portfolio of primarily Class A assets in the Sunbelt and lower Midwest is well positioned to benefit from improving market fundamentals and the positive momentum associated with advanced manufacturing investments.

Thank you for your continued support.

Sincerely,



Will Eglin



HOUSTON MARKET

CORPORATE INFORMATION

INDEPENDENT TRUSTEES



Jamie Handwerker^{1,2,3}



Lawrence L. Gray^{3,4}



Arun Gupta^{2,3}



Derrick Johnson^{2,4}



Claire A. Koeneman^{3,4}



Nancy Elizabeth Noe⁴



Howard S. Roth²

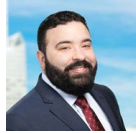
MANAGEMENT TEAM



T. Wilson Eglin
Chairman
Chief Executive Officer
President



Brendan Mullinix
Executive Vice President
Chief Investment Officer



Mark Cherone
Executive Vice President
Chief Accounting Officer



Nathan Brunner
Executive Vice President
Chief Financial Officer and
Treasurer



James Dudley
Executive Vice President
Director of Asset
Management



Heather Gentry
Executive Vice President
Investor Relations



Joseph S. Bonventre
Executive Vice President
Chief Operating Officer
General Counsel
Secretary



Nabil Andrawis
Executive Vice President
Director of Tax

Corporate Headquarters

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Investor Relations

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NYSE Symbols

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LXPPRC (Preferred)

Transfer Agent and Registrar

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Tel: (800) 850-3948 (toll-free)
(201) 680-6578 (outside of U.S.)
www-us.computershare.com/investor

Website

www.lxp.com

Direct Share Purchase Plan

Information regarding our Direct Share Purchase Plan, including the dividend reinvestment component, may be obtained from our transfer agent and registrar, Computershare. Answers to many of your shareholder questions and requests for forms are available by visiting www-us.computershare.com/investor.

Independent Registered Public Accounting Firm

Deloitte & Touche LLP, U.S.
New York, NY

Forward-Looking Statements

Reference is made to “Risk Factors” in our Annual Report on Form 10-K for the year ended December 31, 2025 for discussion of

certain factors that might cause actual results to differ materially from those set forth in any forward-looking statements included herein.

Non-GAAP Financial Measures and Defined Terms

See our Quarterly Supplemental Information, Fourth Quarter 2025, on our website for reconciliations of non-GAAP financial measures and the definitions of certain defined terms.

All information in this document is on a consolidated basis as of December 31, 2025, unless otherwise noted.