Monmouth Real Estate Investment Corporation

A Public REIT Since 1968

November 2020

Investor Presentation

NYSE: MNR

This presentation may contain forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended, Section 21E of the Securities Exchange Act of 1934, as amended. Forward-looking statements provide Monmouth Real Estate Investment Corporation's current expectations or forecasts of future events. Forward-looking statements include statements about Monmouth's expectations, beliefs, intentions, plans, objectives, goals, strategies, future events, performance and underlying assumptions and other statements that are not historical facts. You can identify forward-looking statements by their use of forward-looking words, such as "may," "will," "anticipate," "expect," "believe," "intend," "plan," "should," "seek," or comparable terms, or the negative use of those words, but the absence of these words does not necessarily mean that a statement is not forward-looking. The forward-looking statements are based on Monmouth's beliefs, assumptions and expectations of its future performance, taking into account all information currently available to it. Forward-looking statements are not predictions of future events. These beliefs, assumptions and expectations can change as a result of many possible events or factors, not all of which are known to Monmouth. Some of these factors are described under the headings "Risk Factors" and "Management's Discussion and Analysis of Financial Condition and Results of Operations" as included in Monmouth's Annual Report on Form 10-K for the fiscal year ended September 30, 2019, its Quarterly Reports on Form 10-Q for the quarterly periods ended June 30, 2020, March 31, 2020, and December 31, 2019 and its other periodic reports filed with the Securities and Exchange Commission, which are accessible on SEC's Electronic Data Gathering, Analysis and Retrieval website, or "EDGAR" at www.sec.gov. These factors should not be construed as exhaustive and should be read in conjunction with other cautionary statements that are included in this presentation and in Monmouth's SEC filings. These and other risks, uncertainties and factors could cause Monmouth's actual results to differ materially from those included in any forward-looking statements it makes. Any forward-looking statement speaks only as of the date on which it is made. New risks and uncertainties arise over time, and it is not possible for Monmouth to predict those events or how they may affect it. Except as required by law, Monmouth is not obligated to, and does not intend to, update or revise any forward-looking statements, whether as a result of new information, future events or otherwise. You should not place undue reliance on these forward-looking statements, as events described or implied in such statements may not occur.

This presentation may include references to "FFO" and "AFFO", which are non-GAAP financial measures. A reconciliation of "FFO" and "AFFO" to the most comparable GAAP financial measures is included in our most recent Annual Report on Form 10-Q and/or our Supplemental Information package as of June 30, 2020, furnished to shareholders on Form 8-K, and is available on our website at www.mreic.reit.

COVID-19 Global Pandemic

The future effects of the evolving impact of COVID-19 are uncertain, however at this time we believe that the fallout from COVID-19 will not have a material adverse effect on our financial condition.

Monmouth went into the global pandemic very well positioned with a strong balance sheet, a high-quality tenant roster, nearly full occupancy, and a well-covered dividend. Our resilient rent collection results during these challenging times highlights the mission-critical nature of our assets and underscores the essential need for our tenants' operations. In addition, because our weighted average lease maturity is 7.1 years and our weighted average fixed-rate mortgage debt maturity is 11.2 years, we expect our income streams to remain resilient for years to come.

Tenant Rent Collections and Occupancy During COVID-19 Pandemic

- For the month of March 100%
- For the month of April 99.7%
- For the month of May 99.7%
- For the month of June 99.6%
- For the month of July 99.6%
- For the month of August 99.6%
- For the month of September 99.7%
- For the month of October 99.7%

99.4% Occupancy Throughout

Select Properties

FedEx Ground Dallas MSA

amazon Indianapolis MSA

Milwaukee Memphis MSA

Coca-Cola Phoenix MSA

INTERNATIONAL PAPER Kansas City MSA

Beam Suntory Lexington MSA

Company Overview

- Single tenant, net-leased Industrial REIT specializing in well-located, modern properties subject to long-term leases primarily to investment grade tenants or their subsidiaries
- Property portfolio contains 23.4 million square feet, consisting of 119 properties with 99.4% occupancy
- Geographically diversified portfolio across 31 states with a focus on major seaports, major intermodal ports, and major airports
- Quality roster of investment grade tenants
    - Approximately 81% of rental revenue is from investment grade tenants or their subsidiaries, including Amazon, Anheuser-Busch, Beam Suntory, Coca-Cola, FedEx, Home Depot, International Paper, Magna, National Oilwell, Shaw Industries, Sherwin-Williams, Siemens, Toyota, United Technologies, UPS and other high-quality companies
- Strong recent growth
    - Monmouth successfully grew GLA by approximately 70% during the past five years
    - In fiscal 2019, closed on three properties totaling approximately 824,000 square feet for $138.6 million
    - In fiscal 2020, closed on five properties with approximately 1.2 million square feet for $175.1 million
    - Current acquisition pipeline includes six properties containing approximately 2.4 million square feet with a total purchase price of $338.4 million
        - All six properties are leased long-term to investment grade tenants
- Conservative capital structure
    - 31.9% Net Debt to Total Market Capitalization
    - 6.2x Net Debt/Adjusted EBITDA
    - 2.3x Fixed Charge Coverage
    - 11.2 years Weighted Average Fixed Rate Mortgage Debt Maturity

Indianapolis MSA

Memphis MSA

Cleveland MSA

Source: MNR 10-Q and subsequent press releases

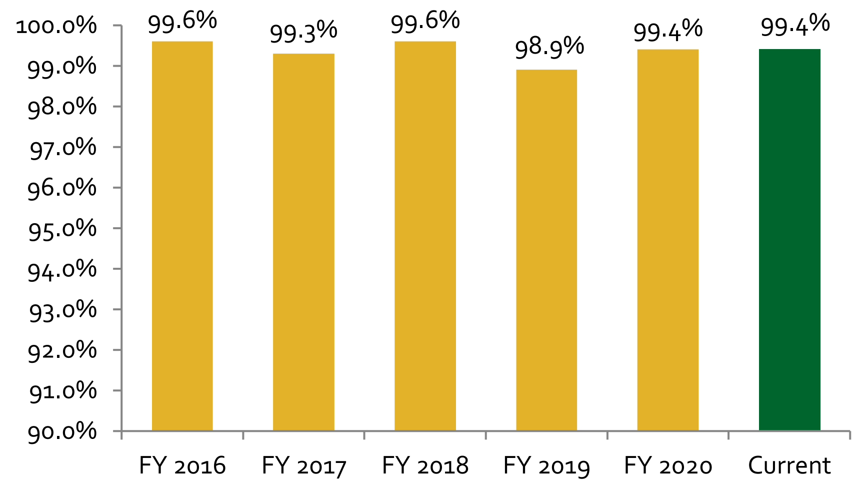
Portfolio Overview

- 119 properties geographically diversified across 31 states, totaling approximately 23.4 million square feet of GLA
- Highest occupancy rate in the Industrial REIT sector at 99.4%
- Currently in our sixth consecutive year with above 98% occupancy
- Most modern industrial property portfolio with a weighted average building age of 9.8 years
  - FedEx portfolio weighted average building age is 9.1 years
- Average building size is approximately 200,000 square feet
- Weighted average lease maturity is 7.1 years
- Weighted average rent per square foot is $6.36
- Ample expansion capability with a land to building ratio of 5.3:1
- FedEx portfolio land to building ratio is 6.1:1
- Simple business model
  - No off-balance sheet joint ventures
  - No in-house development division
  - No significant amount of non-income producing land

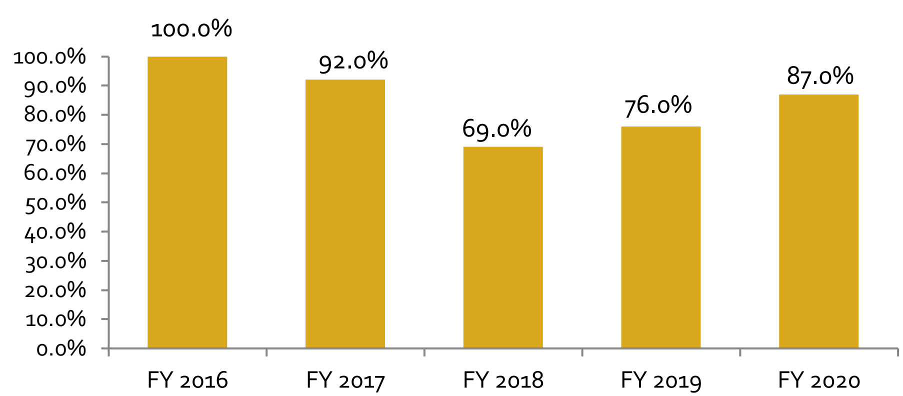
Charlotte MSA

Consistent Results

Occupancy



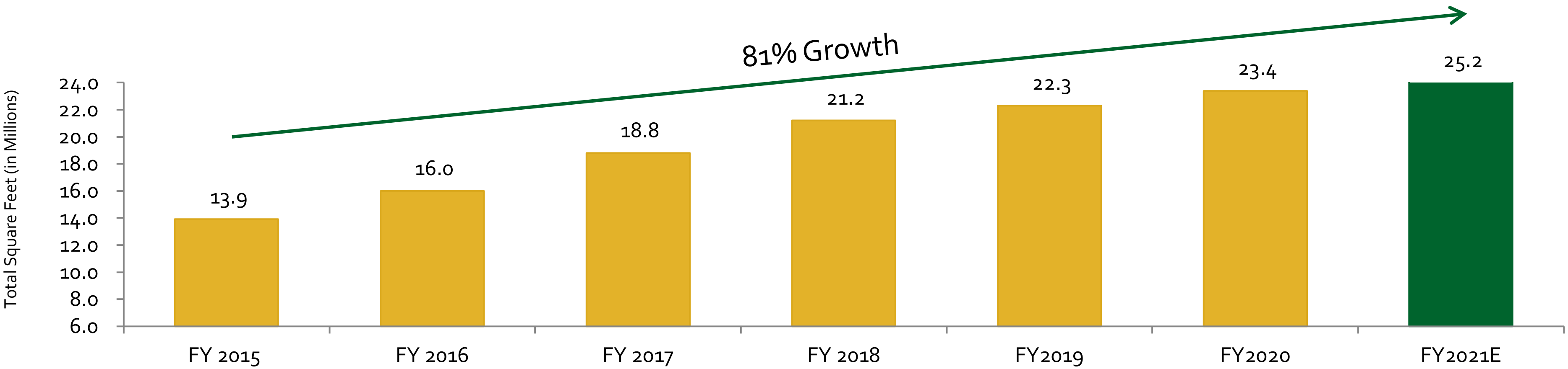
Tenant Retention



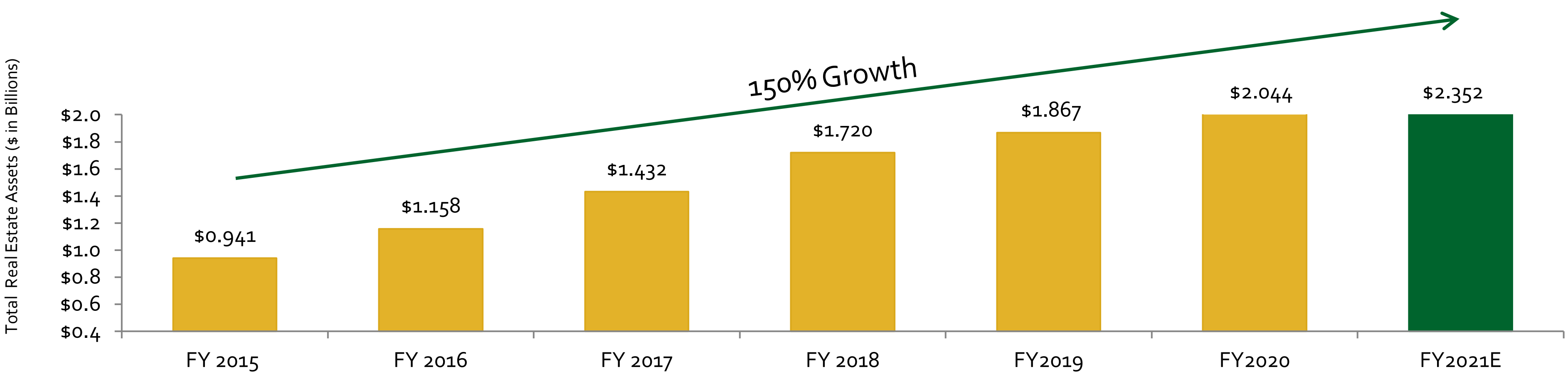
Source: MNR 10-Q and subsequent press releases

Portfolio Growth

Total GLA

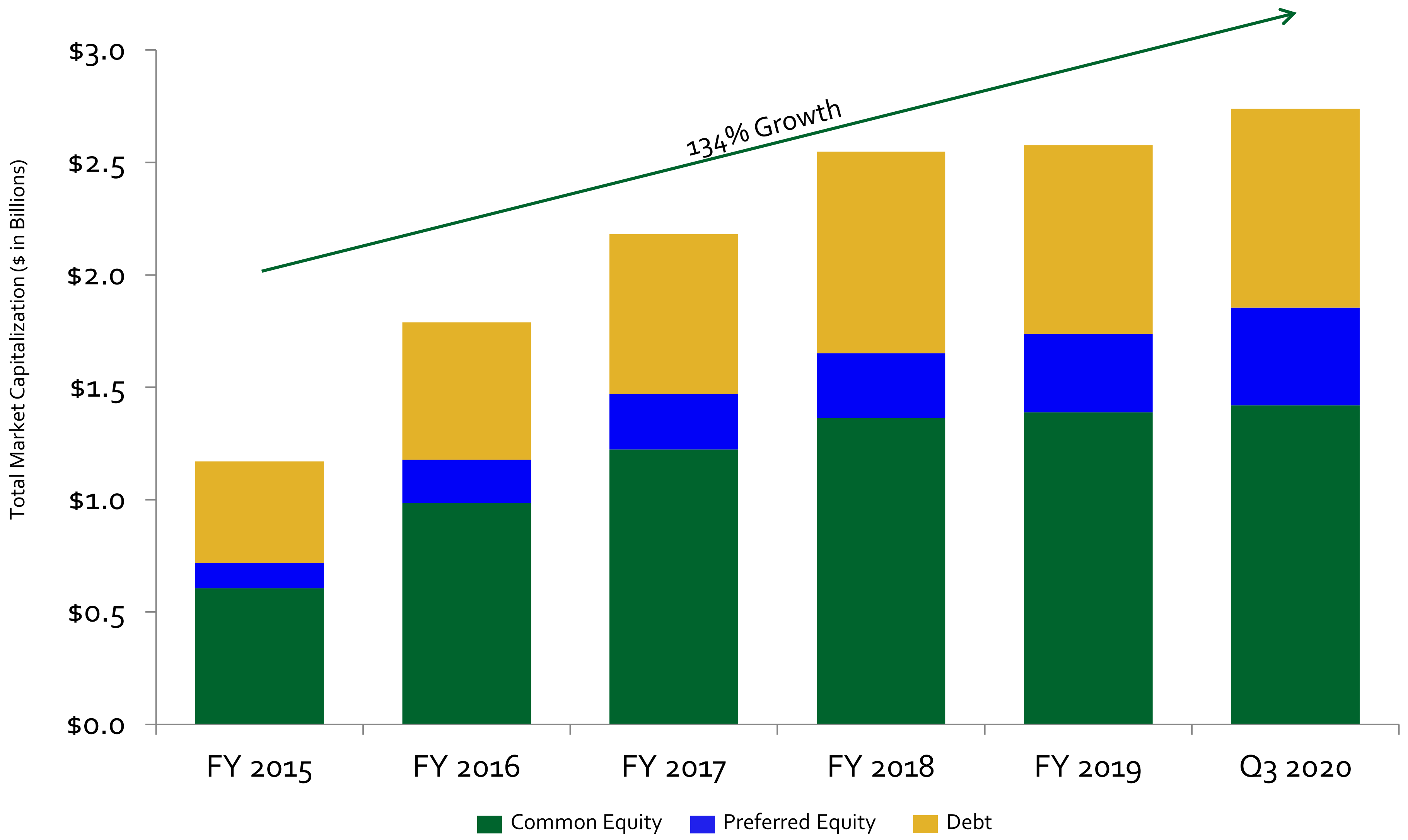


Total Real Estate Assets



Source: MNR 10-Q and subsequent press releases

Capital Structure

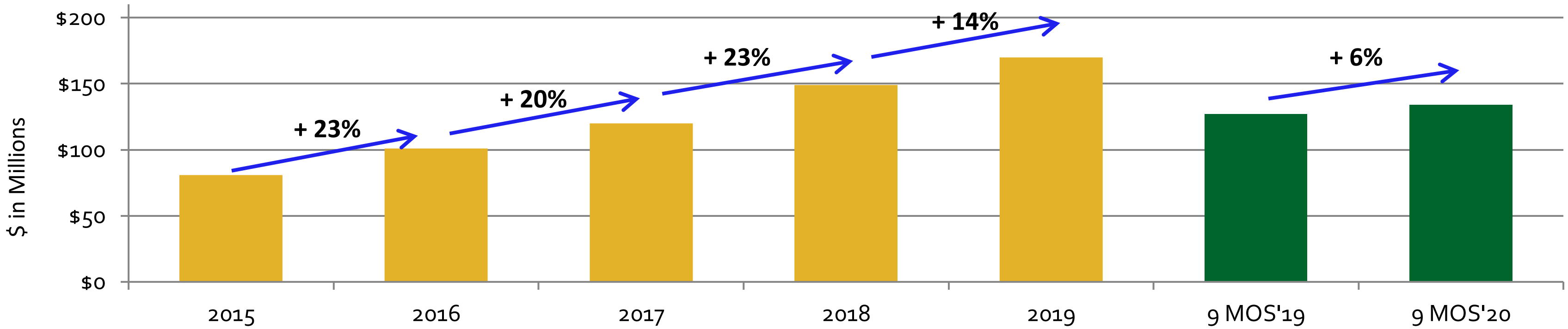


Source: MNR 10-Q and subsequent press releases

Financial Highlights

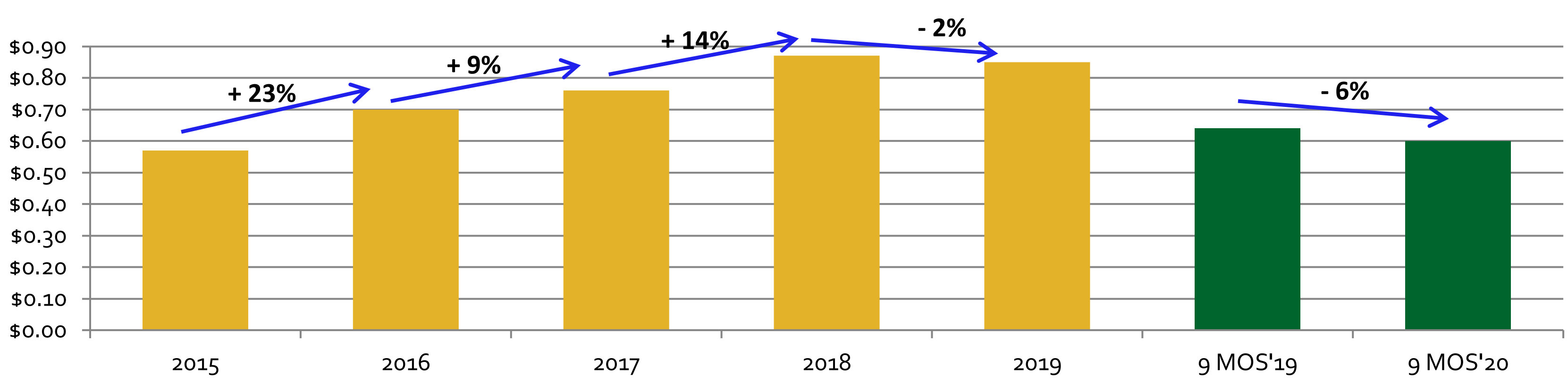
Gross Revenue

- Gross Revenue has grown at an average annual rate of 20% over the past five years



Adjusted Funds from Operations per Share

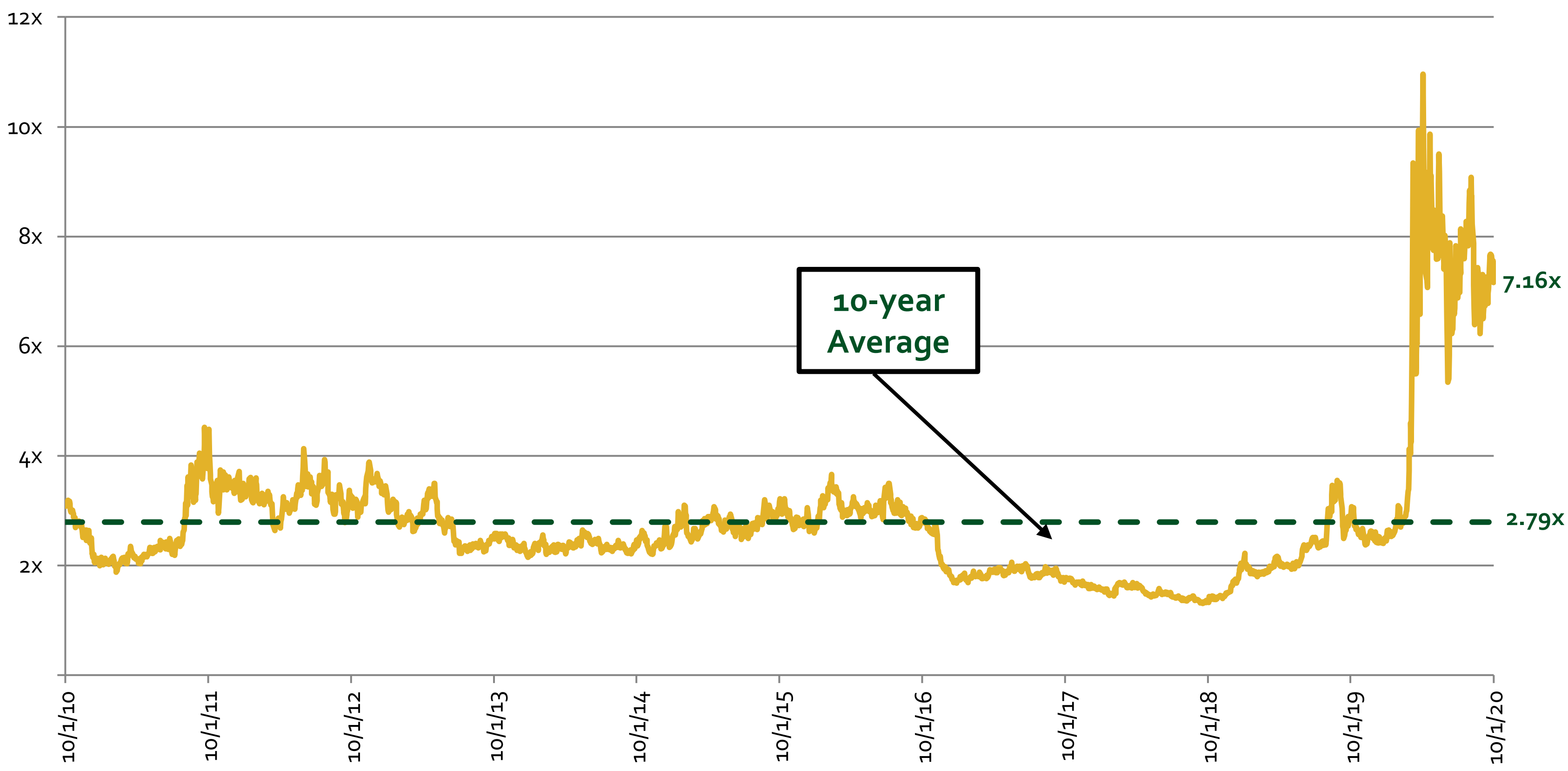
- AFFO per share has grown at an average annual rate of 11% over the past five years



The decrease in AFFO per share for the 9 month period in fiscal 2020 versus the prior year period was primarily attributable to a $5.8 million increase in Preferred Dividend expense as a result of an increase in preferred shares outstanding, as well as a $2.6 million decrease in dividend income, partially offset by a $7.1 million increase in Net Operating Income (NOI).

Source: MNR 10-Q and subsequent press releases

Monmouth's Dividend Yield as a multiple of the 10yr Treasury Yield is at Historic Highs

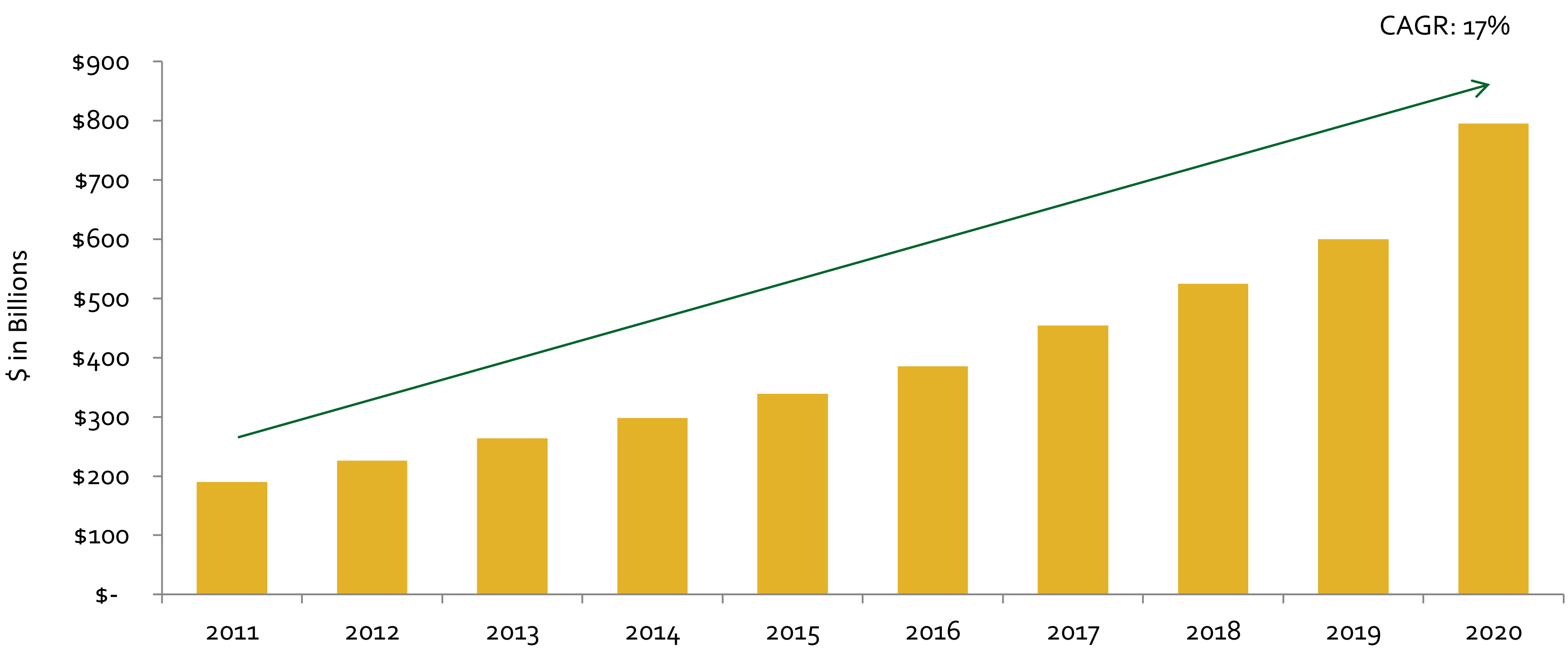


Source: S&P Global Market Intelligence & Investing.com as of 10/01/2020

Ecommerce Trends and MNR's Portfolio

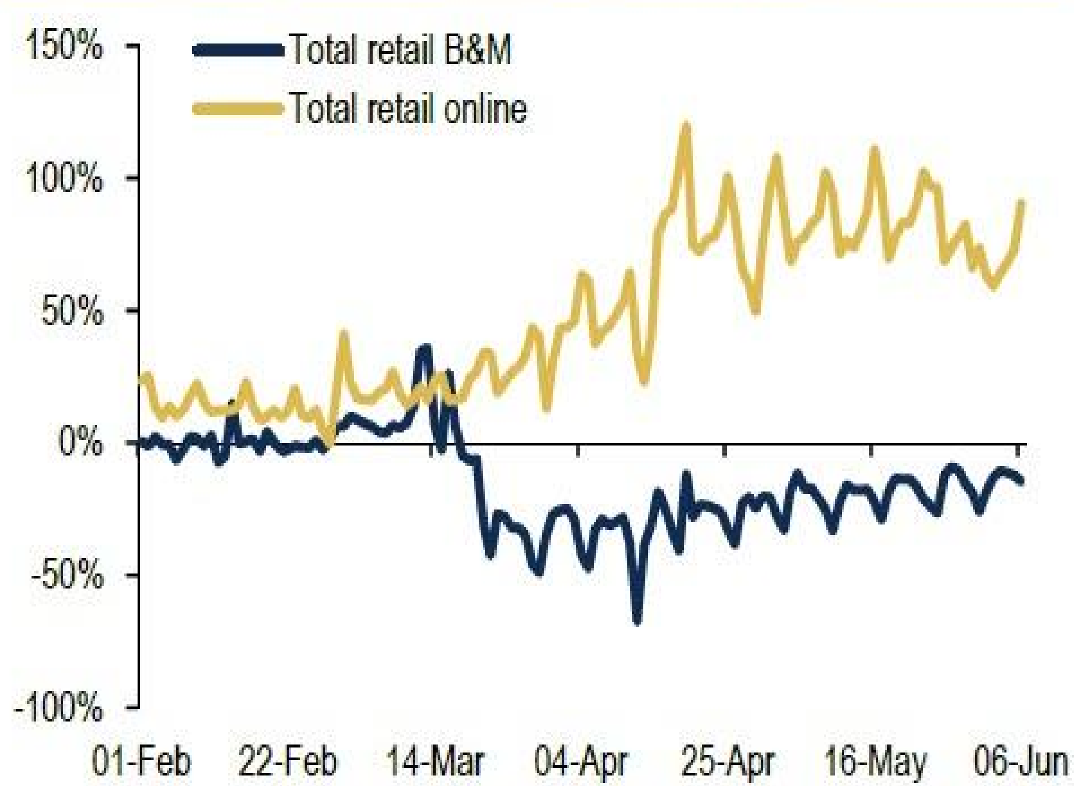
- Monmouth was early in anticipating consumer spending's shift from traditional stores to internet sales.
- The entire retail industry continues to migrate from brick and mortar stores to omni-channel platforms. This has led to significant demand for large, modern industrial distribution centers.
- As a result of the COVID-19 Pandemic, U.S. ecommerce sales are expected to rise to $795 billion in 2020, representing an 32% increase from 2019 and 14.4% of total U.S. retail sales.
- Today, Monmouth's vast FedEx and Amazon holdings represent an integral part of the growing ecommerce ecosystem.

ECommerce Sales



Source: U.S. Census Bureau & eMarketer

The COVID-19 lockdown has caused a surge in online spending



Source: www.zerohedge.com

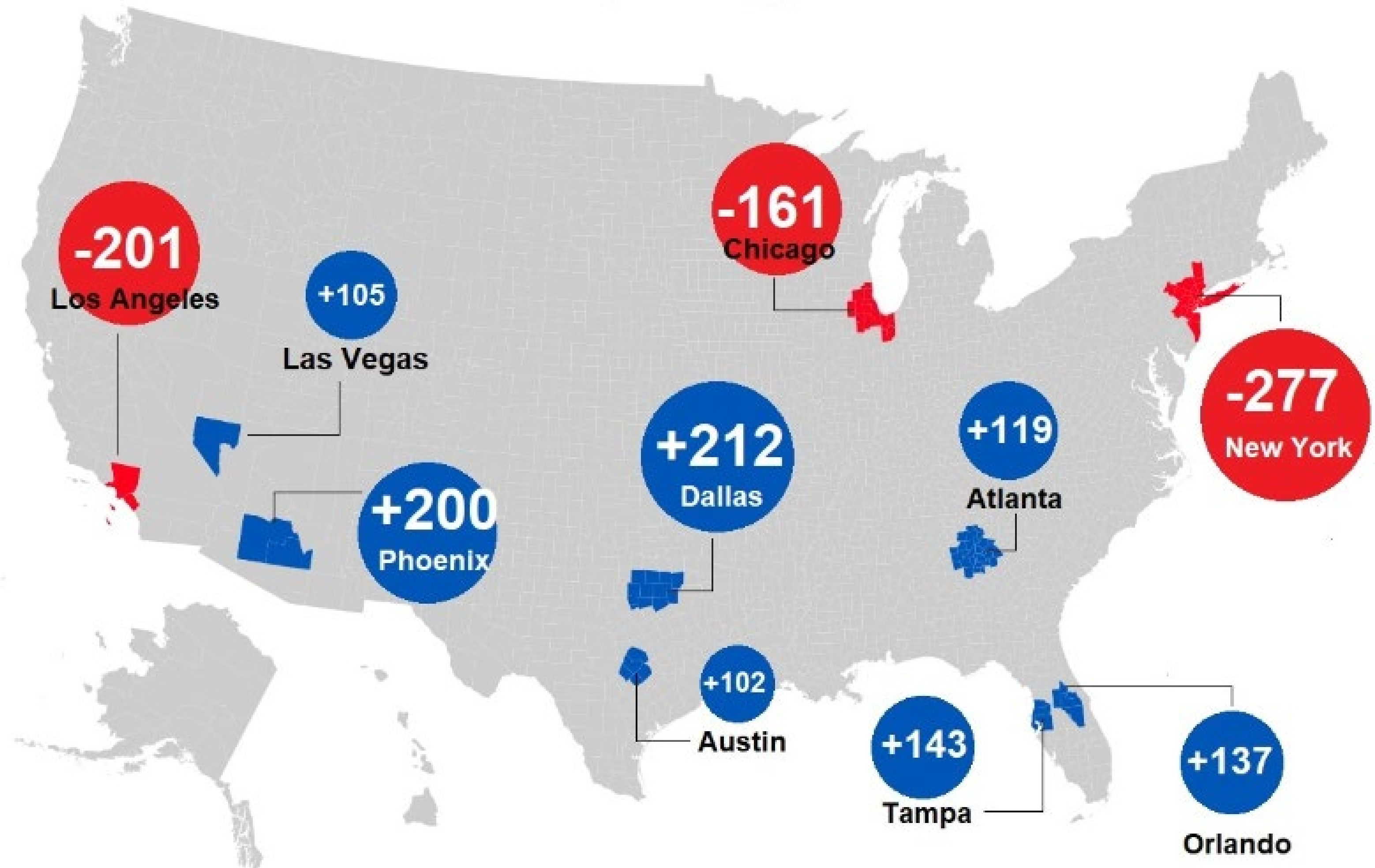
Inventories-to-Sales Ratio, Retailers

- Supply chains need to be more resilient in a Post-Pandemic World. Inventory levels are projected to increase substantially. This will drive greater industrial space demand.

Source: U.S. Census Bureau

Triple Digit Demographic Shifts

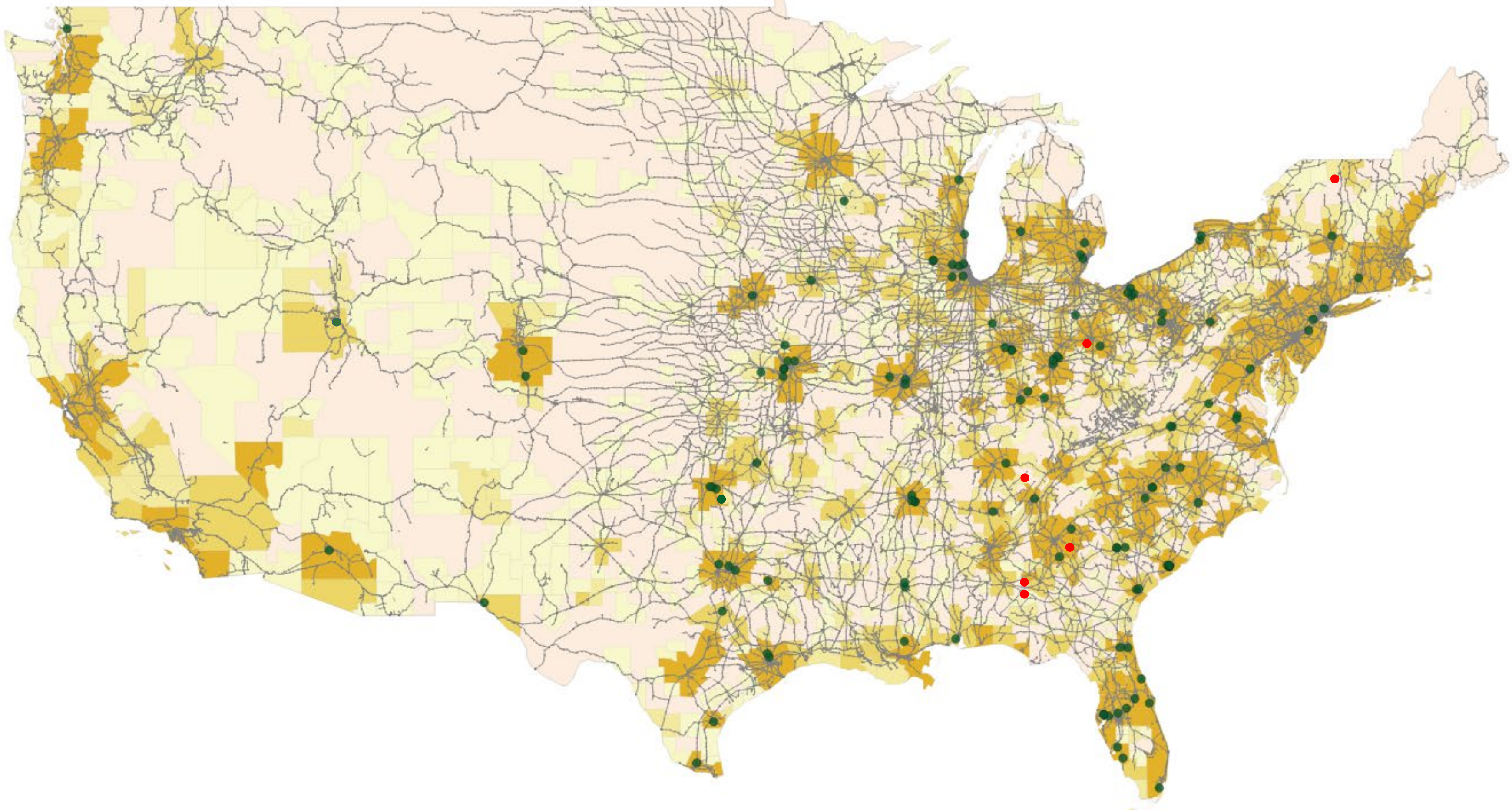
Metropolitan areas with the greatest daily net population exodus and gain (Pre-COVID Trends)



Source: Bloomberg analysis of U.S. Census data

Strategic Locations

Monmouth's Property Portfolio with U.S. Population Density and U.S. Railroads



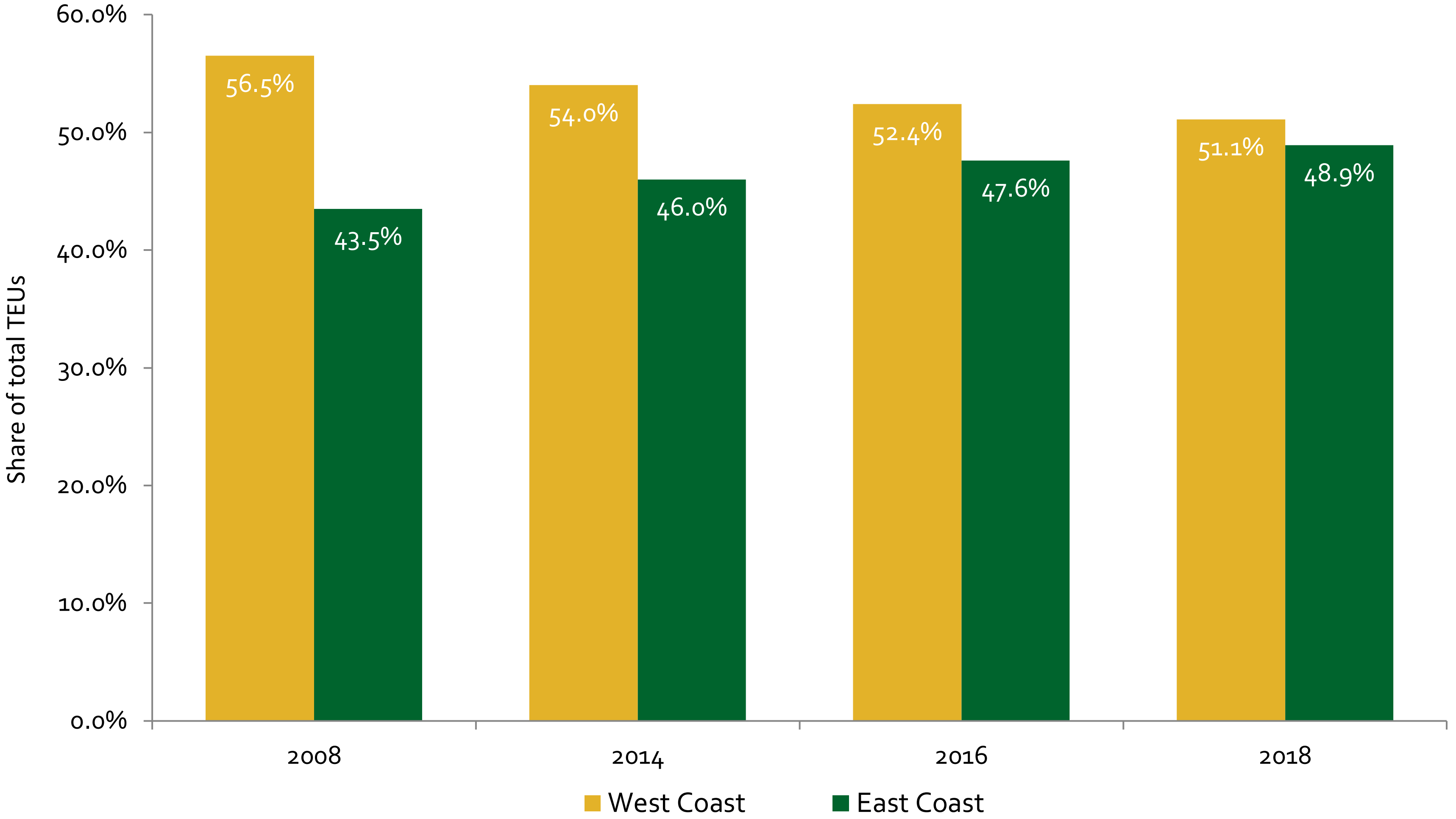
Population Density (#/sq. mi.)

1.74 – 37.60
37.60 – 70.60
70.60 – 112.60
112.60 – 207.00
207.00 – 2,891.79
U.S Railroads
MREIC Current Properties
MREIC Properties Under Contract

Source: S&P Global Market Intelligence as of 11/9/20

Expanded Panama Canal Changes the Balance

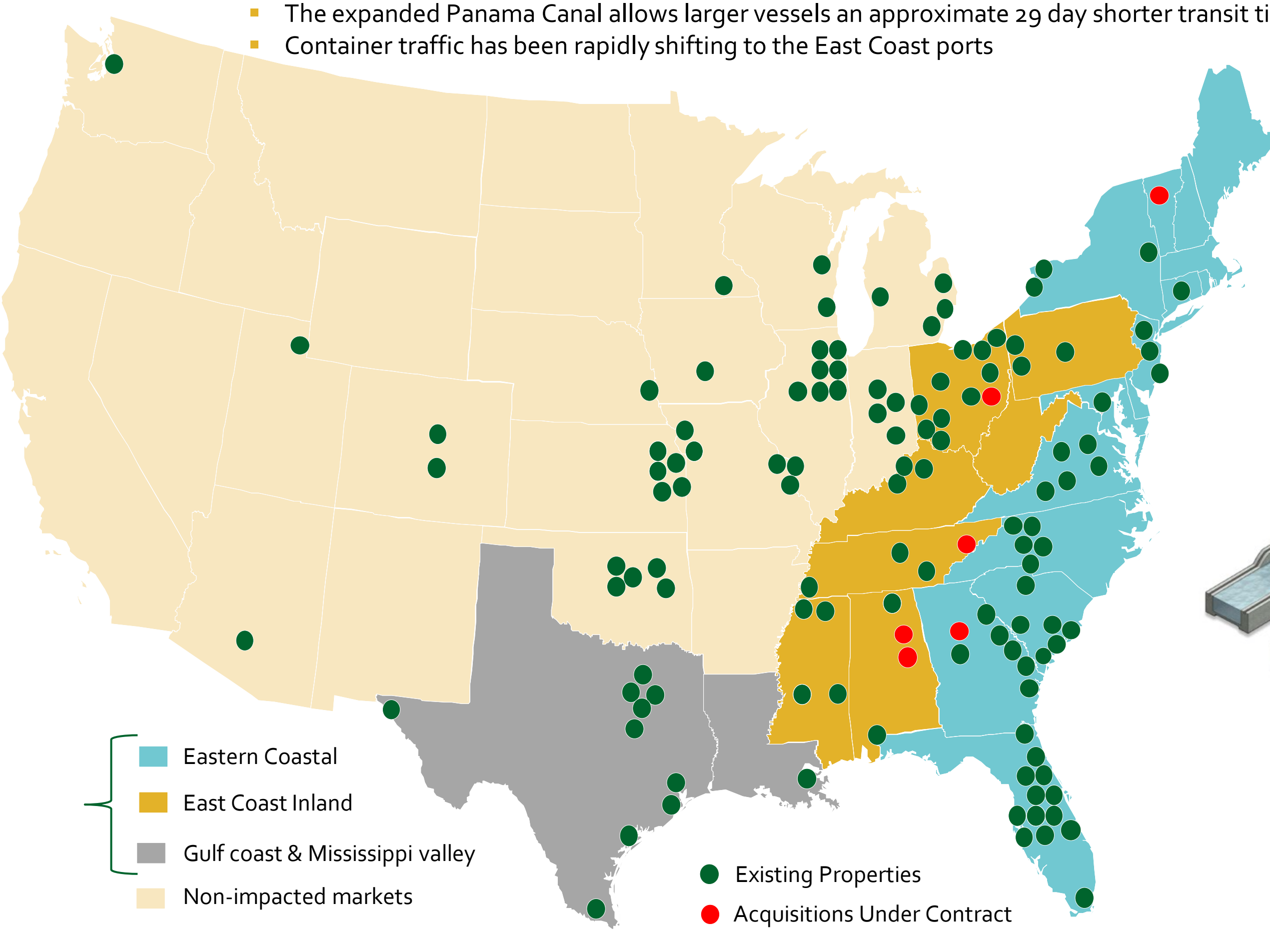
- Since 2008, shipping container volumes on East Coast ports have increased dramatically by 46.8%. West Coast ports have seen some growth as well, albeit at a much slower rate of 18.4%.
- The Post-Pandemic environment will likely accelerate this trend further.

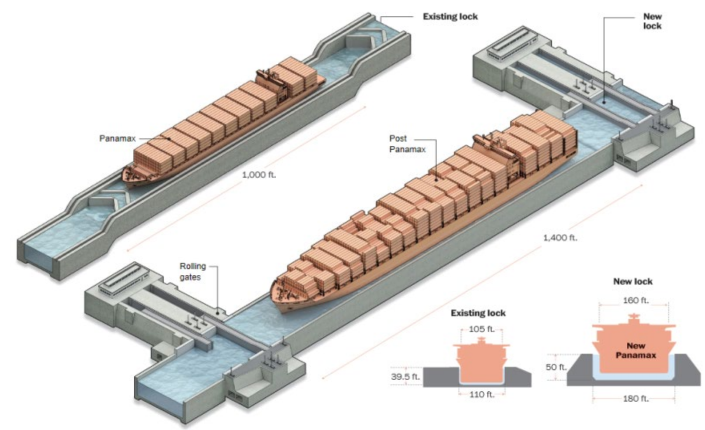


Source: JLL Research

Portfolio Markets & Panama Canal Expansion

- **Monmouth's acquisition pipeline currently comprises six new build-to-suit industrial properties containing approximately 2.4 million square feet with an aggregate purchase price of $338.4 million. All six properties are leased to investment grade tenants or their subsidiaries.**
- Over 70% of the U.S. population lives east of the Mississippi River
- Following nine years of construction costing $5.4 billion, the Panama Canal expansion project opened on June 26, 2016
- North American ports have been spending billions of dollars in order to accommodate these larger ships
  - These ships have more than twice the cargo capacity of the older ships
  - The expanded Panama Canal allows larger vessels an approximate 29 day shorter transit time from the Atlantic to the Pacific oceans
  - Container traffic has been rapidly shifting to the East Coast ports





Source: MNR 10-Q, subsequent press releases, Parsons Brinckerhoff Panama Canal Expansion Study, June 2012; Panama Canal Authority, Canal Expansion Programs – Components Report April 2012, Washington Post: "Modernization of the Panama Canal"; January 2013

High Quality Tenant Base

Largest Percentage of Investment Grade Tenants in the REIT Sector

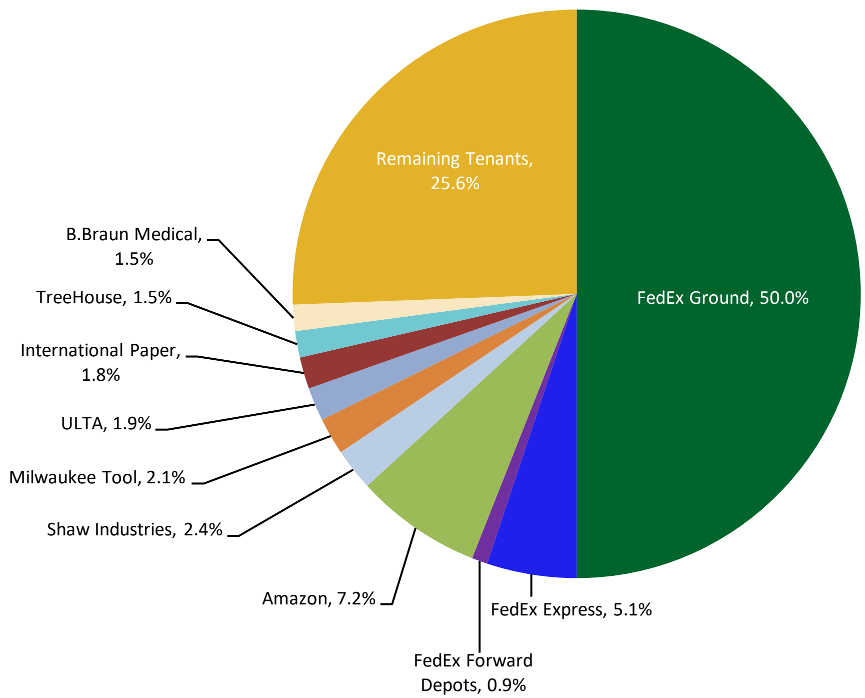
- Approximately 81% of rental revenue is from investment grade tenants or subsidiaries
  - Higher investment grade tenant base than any other REIT
- Rental roster includes Amazon, Anheuser-Busch, Beam Suntory, Coca-Cola, FedEx, Home Depot, International Paper, Keurig Dr Pepper, Magna, Milwaukee Tool, National Oilwell, Shaw Industries, Sherwin-Williams, Siemens, Snap-on, Toyota , ULTA, United Technologies, UPS and other high quality companies
- Monmouth began investing in properties leased to FedEx in 1994
  - Recent acquisitions include seven properties consisting of an additional 1.6 million square feet leased to FedEx
  - Sixteen FedEx expansion projects completed since Fiscal 2014, increasing the rent and lease terms of these facilities, with several parking expansion projects currently underway

Source: MNR 10-Q and subsequent press releases

High Quality Tenants

Annual Rent by Tenant

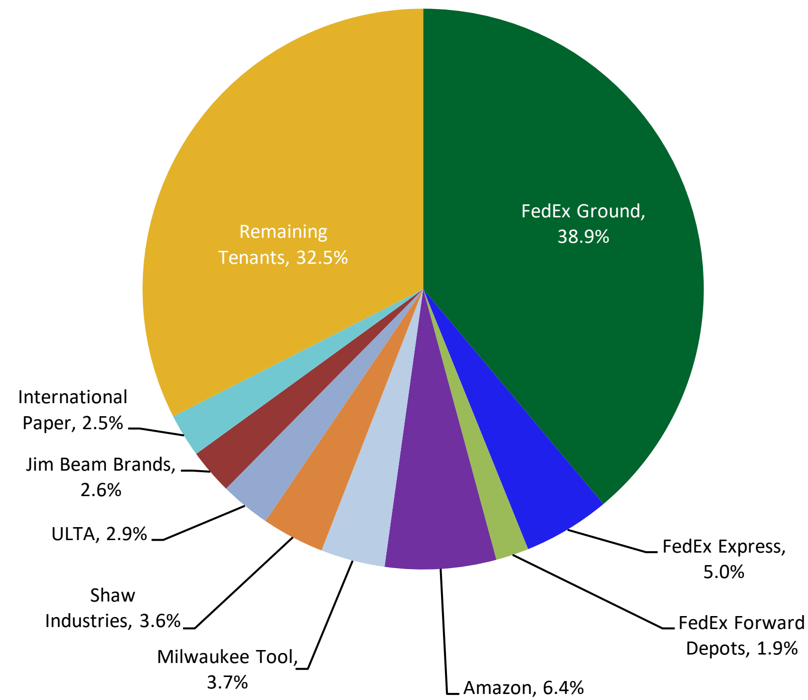
Total Annual Rent: $148.0 million



FDX and its subsidiaries represent 56.0% of Annual Rent

Square Footage by Tenant

Total Square Footage: 23.4 million

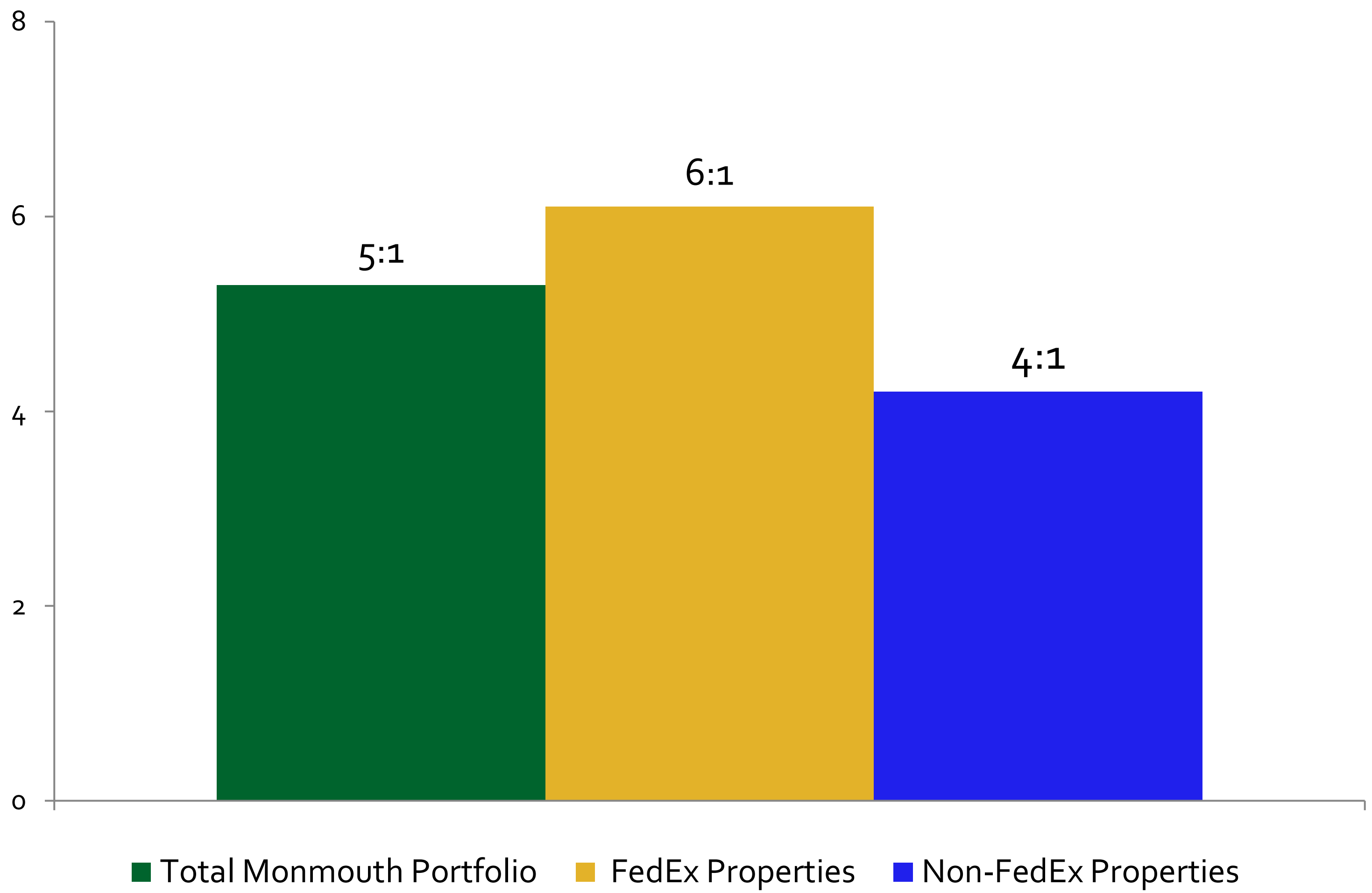


FDX and its subsidiaries represent 45.8% of Square Footage

Source: MNR 10-Q and subsequent press releases

Land – to – Building Ratios

- Monmouth's properties contain ample land in order to accommodate future expansion projects
- Our FedEx properties contain even more land in order to accommodate their significant parking requirements
- Several expansion projects are currently underway

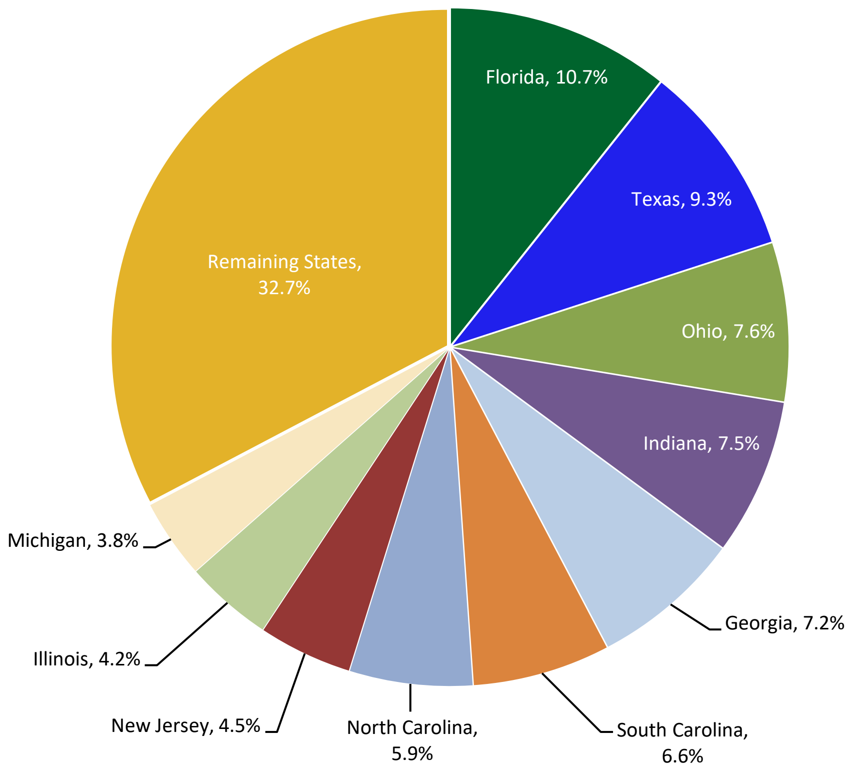


Geographic Focus

- Our 23.4 million square foot portfolio is well diversified across 31 states
- We have built high concentrations in several of the most business friendly states

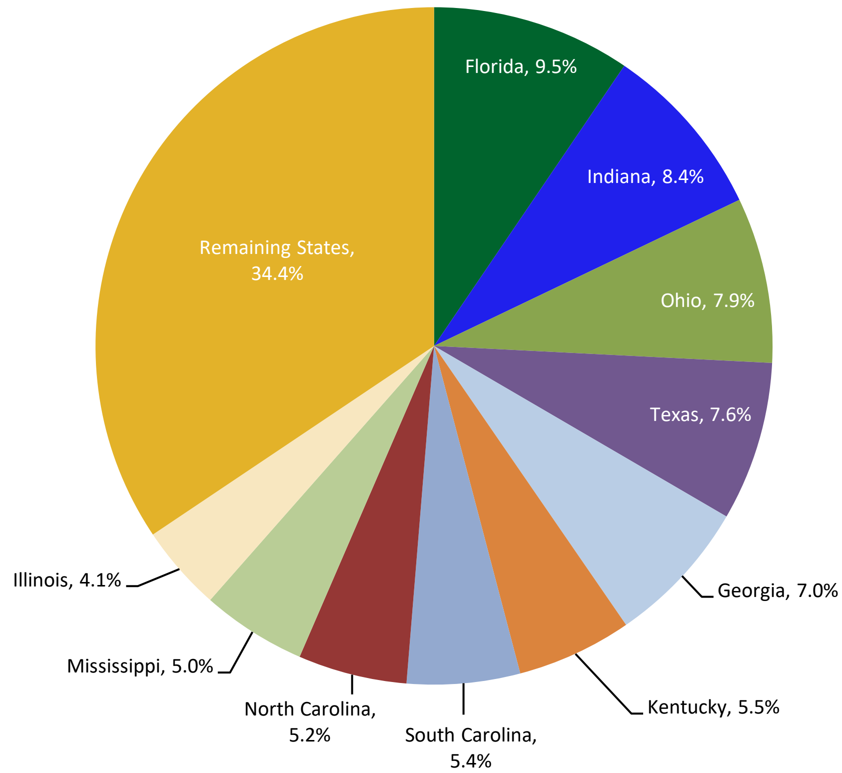
Annual Rent by State

Total Annual Rent: $148.0 million



Square Footage by State

Total Square Footage: 23.4 million

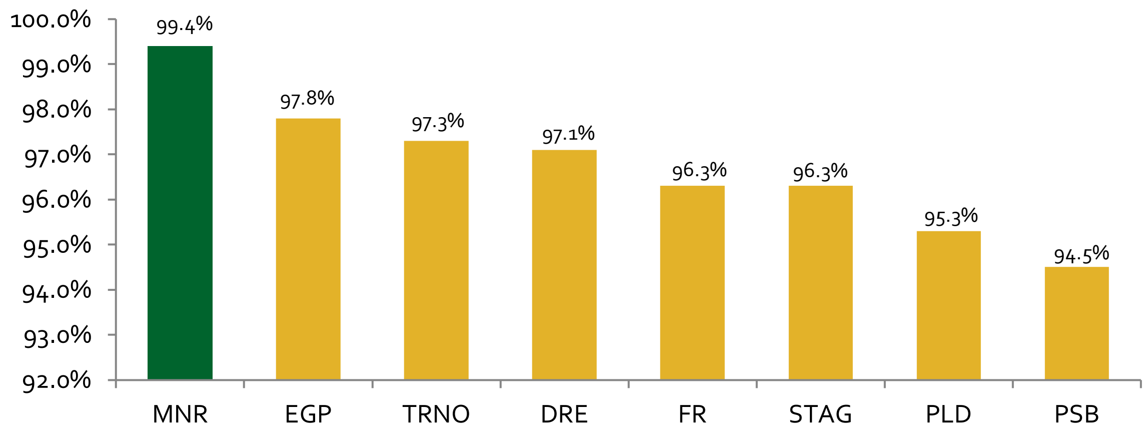


Source: MNR 10-Q and subsequent press releases

Summary Portfolio Metrics

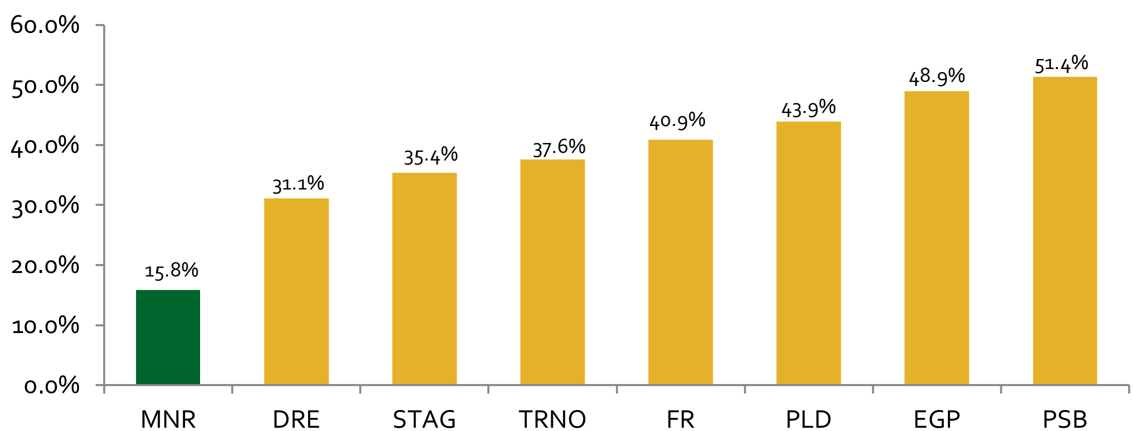
- Highest occupancy rate
- Strongest Tenants
- Longest lease terms
- Youngest portfolio in the Industrial REIT sector with a weighted average building age of 9.8 year

Current Occupancy Rate



- Highest occupancy rate in the sector

Rent Roll (% next 3 years by base revenues)



- Limited near term rent roll

Source: S&P Global Market Intelligence as of 11/9/2020

Fiscal 2019 & 2020 Acquisitions

- Monmouth has completed almost $1.5 billion in acquisitions and more than doubled portfolio GLA over the past seven years.
- In fiscal 2019, Monmouth acquired three properties containing approximately 824,000 square feet for $138.6 million, all are net-leased to investment grade tenants or their subsidiaries.
- In fiscal 2020, Monmouth acquired five properties containing approximately 1.2 million square feet for $175.1 million.
- Monmouth's acquisition pipeline currently contains approximately 2.4 million square feet consisting of six new build-to-suit properties, all of which are net-leased to investment grade tenants or their subsidiaries, with an aggregate purchase price of $338.4 million.

Fiscal 2020 Acquisitions

MSAs:	Indianapolis, IN	Columbus, OH	Greensboro, NC	Salt Lake City, UT	Oklahoma City, OK
Tenant:	amazon	MAGNA	FedEx Ground	FedEx Express	amazon
Credit Rating: (S&P/Moody's)	AA-/A2	A-/A3	BBB/Baa2	BBB/Baa2	AA-/A2
Year Built:	2019	2020	2020	2020	2020
Size (sf):	615,747	153,000	286,281	69,734	120,780
Acres:	78.6	24.2	39.3	7.5	21.5
Purchase Price:	$81,500,000	$17,874,148	$47,644,571	$12,863,600	$15,200,000
Price/SF:	$132.36	$116.82	$166.43	$184.47	$125.85
Lease Maturity:	8/31/2034	1/31/2030	4/30/2035	3/31/2035	8/31/2030
Total Annualized Rental Revenue for properties purchased in fiscal 2020:		$10,853,000			

Source: MNR 10-Q and subsequent press releases

Select Acquisitions

FedEx Ground – Orlando, FL MSA – 310,922 sf

This photo illustrates the strong demand for our locations, and how integral they are to the Ecommerce ecosystem. Situated on the I-4 corridor between Tampa and Orlando, Walmart recently constructed two large ecommerce fulfillment centers (one on each side of our FedEx facility) totaling 2.35 million square feet.

Source: MNR 10-Q and subsequent press releases

The Changing of The Guard

- The Big Town Mall was for many years the largest mall in Texas, and today…

Before

Source: MNR

The Changing of The Guard

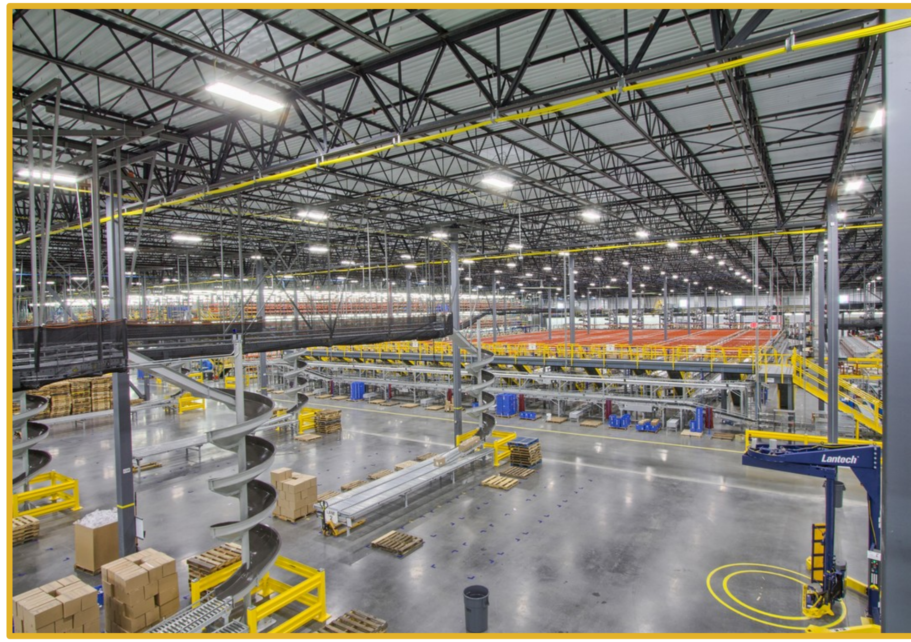
- This large 65 acre parcel situated six miles east of downtown Dallas is now the site of Monmouth's new 352,000 sf FedEx facility.

After

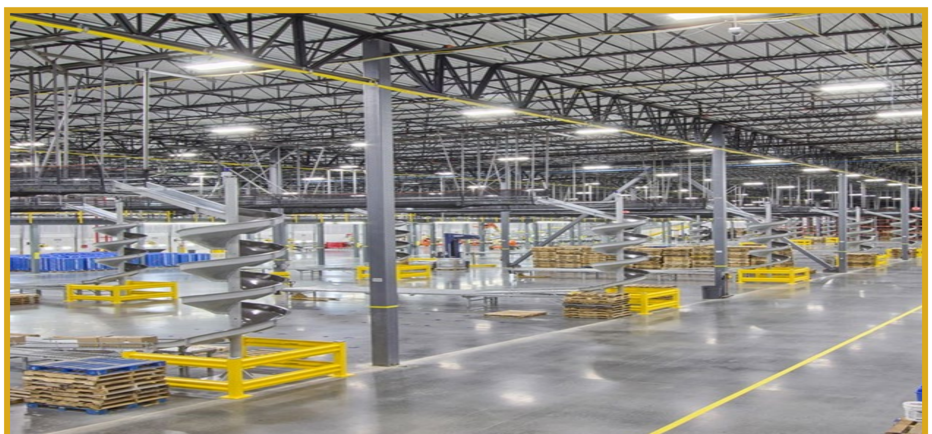
Source: MNR

Acquisition Pipeline

- Large acquisition pipeline comprising approximately 2.4 million square feet with a purchase price of $338.4 million
  - 100% is leased to investment grade tenants
  - Leases commence throughout fiscal 2021 and 2022
  - Acquisitions included in the pipeline have a weighted average lease maturity of 15.3 years
- Monmouth actively looks for new build-to-suit opportunities near already owned FedEx facilities
- Nine expansion projects completed within the last five years with a total cost of $34.2 million
- These expansions resulted in extending the weighted average lease terms by approximately 12 years and produced approximately 10% unlevered annual returns on cost from increased rents
- Several parking expansion projects are currently under construction



Built-to-Suit Infrastructure Installation (material and handling equipment is owned by tenant)



Built-to-Suit Infrastructure Installation (material and handling equipment is owned by tenant)

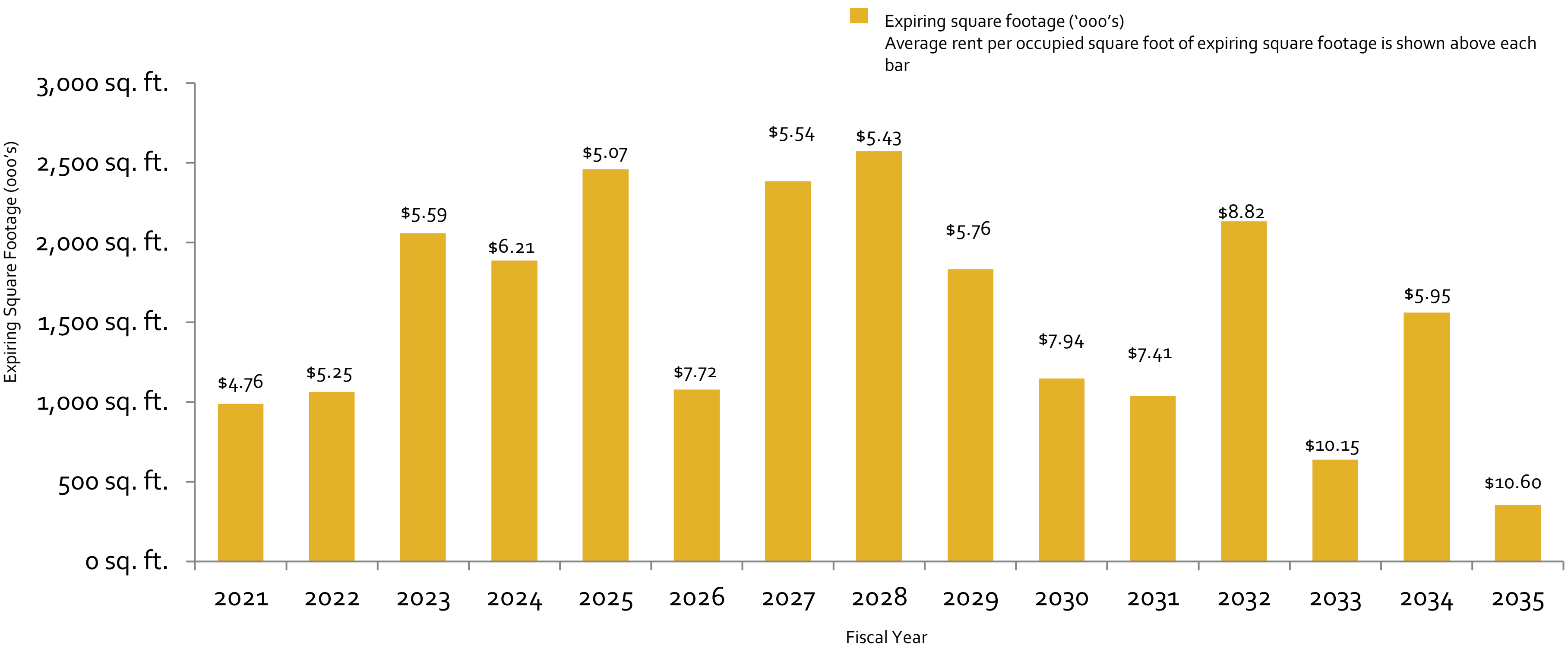
FedEx Express

Salt Lake City MSA

Source: MNR 10-Q and subsequent press releases

Lease Expirations Are Well Dispersed

- Strong embedded rent growth potential
- Weighted average lease maturity currently at 7.1 years
- Weighted average rent per occupied square foot of $6.36
- National average rent psf for industrial real estate currently is $6.58 and trending higher
- Monmouth historically averages approximately 90% annual tenant retention. Achieved 87% tenant retention in fiscal 2020
- Monmouth's properties contain additional land and excess parking



GLA	4.2%	4.5%	8.8%	8.1%	10.5%	4.6%	10.2%	11.0%	7.8%	4.9%	4.4%	9.1%	2.7%	6.7%	1.5%
ABR	3.2%	3.8%	7.8%	7.9%	8.4%	5.6%	8.9%	9.4%	7.1%	6.2%	5.2%	12.7%	4.4%	6.3%	2.6%

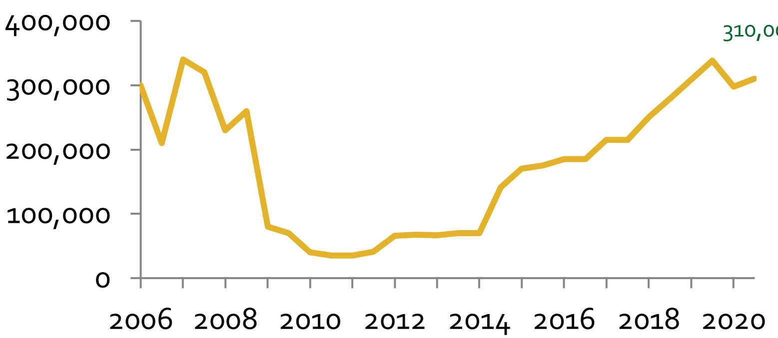
Source: MNR 10-Q and subsequent press releases, GLA: Gross Leasable Area, ABR: Annual Base Rent

Favorable US Industrial Fundamentals

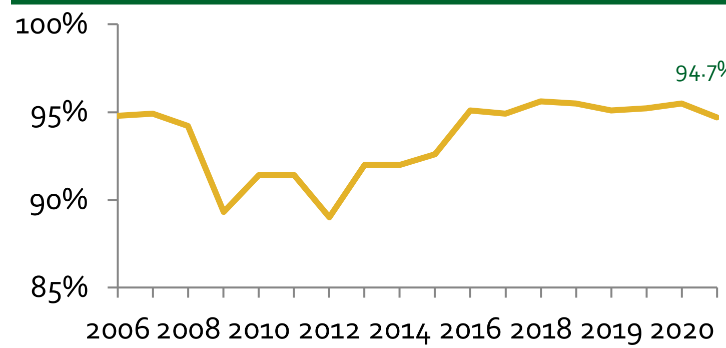
Current economic indicators are very favorable for the US industrial real estate sector and Monmouth's portfolio due to:

- Rampant growth in Ecommerce which has accelerated further due to the COVID-19 Pandemic
- Increased inventory stocking due to the COVID-19 Pandemic
- Manufacturing growth due to supply chains shifting back to the U.S.
- Over nine consecutive years of positive net absorption
- Continued benefits from the recently completed Panama Canal expansion

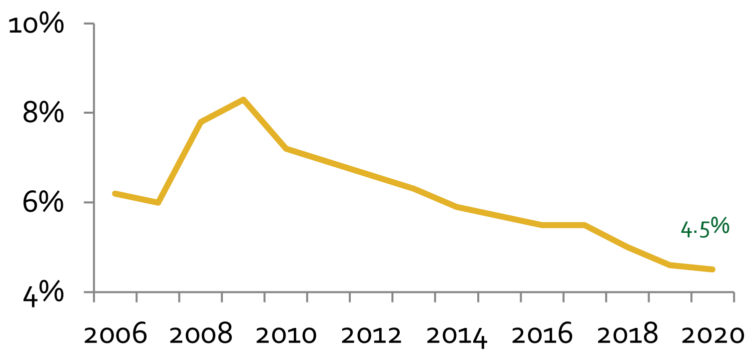
US Industrial Construction **(000's)**



US Industrial Occupancy



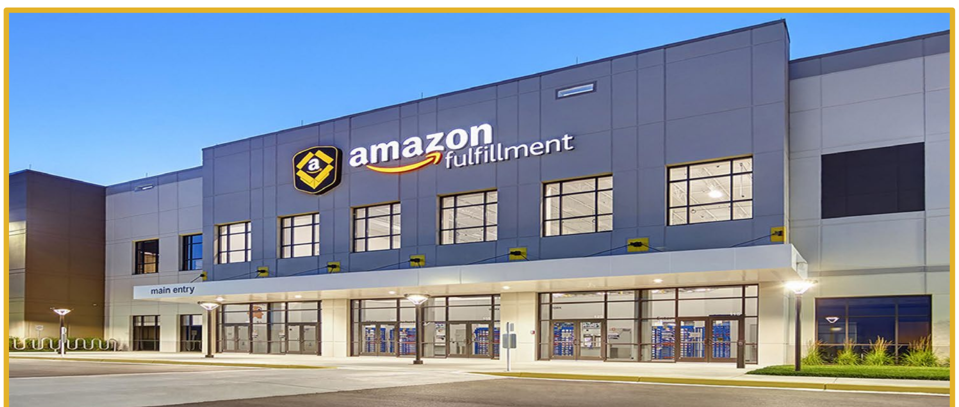
US Industrial Cap Rates



Source: CBRE Research, Green Street, and Cushman & Wakefield

Conservative Balance Sheet

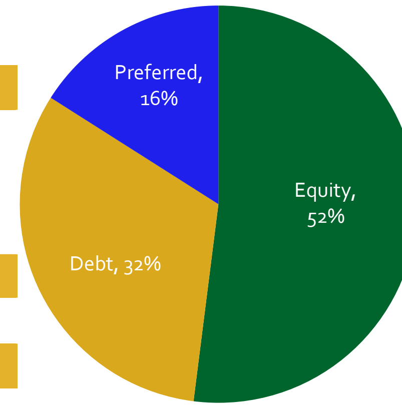
- Conservative capital structure
  - 31.9% Net Debt to total market capitalization
  - 6.2x Net Debt/Adjusted EBITDA
  - 2.3x Fixed Charge Coverage
  - 99.4% fixed rate debt, weighted average interest rate of 3.9%
- Limited debt maturities each year through 2024
- 91% of debt consists of modest LTV asset level mortgage financing
- Weighted average mortgage maturity of 11.2 years, representing one of the longest debt maturity schedules in the REIT sector
- $456.0 million in potential liquidity
  - $118.9 million in REIT marketable securities (approximately 5.4% of gross assets)
  - $225.0 million available on our $225.0 million unsecured revolving line of credit, plus an additional $100.0 million potentially available on an accordion feature
  - $12.1 million in cash
- In October 2018, we completed our first Common Stock offering since 2014, with the sale of 9.2 million shares generating gross proceeds of $138 million



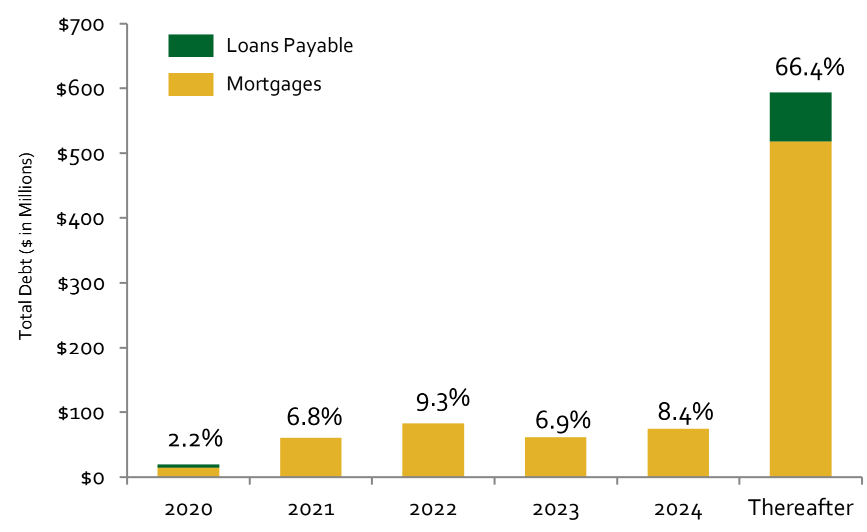
amazon Mobile, AL

Total Market Capitalization (1)

Total Shares Outstanding (6/30/20)	97,971,630
Stock Price (6/30/20)	$14.49
Equity Market Capitalization	**$1,419.6**
Mortgage Notes Payable	804.3
Loans Payable	80.0
Total Debt	**$884.3**
Total Preferred Stock	433.9
Total Market Capitalization	**$2,737.8**



Debt Maturities

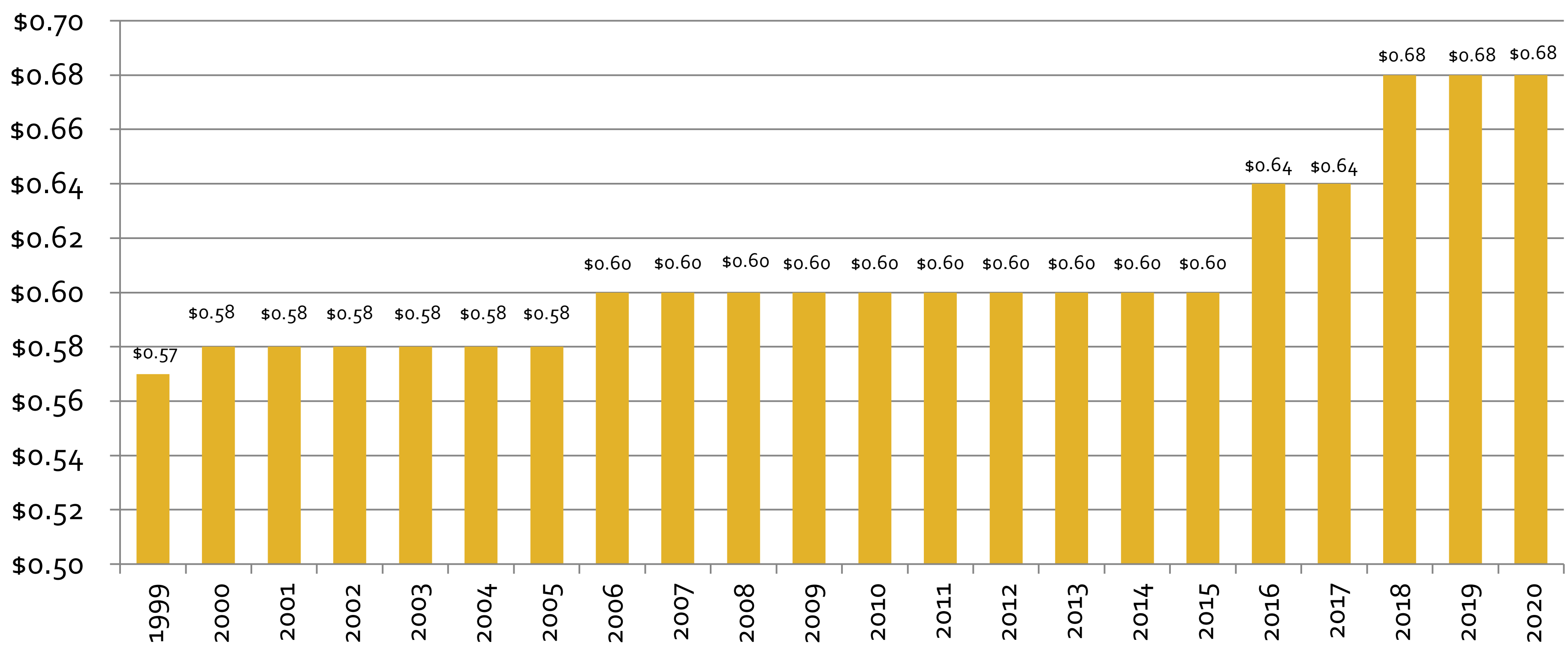


(1) All dollar amounts except stock price are in millions
Source: MNR 10-Q and subsequent press releases

Long Term Reliable Cash Dividends

- **Monmouth has maintained or increased its dividend for 29 consecutive years, representing one of the best track records in the entire REIT sector.**
- **On October 2, 2017, Monmouth increased its dividend by 6.25% to $0.68 per year, marking our second dividend increase in 3 years. These 2 dividend increases total 13%.**
- Current AFFO dividend payout ratio is 85%.
- Monmouth was one of the only REITs that maintained its dividend throughout the Great Recession.
- 100% cash dividends since inception.
- Best rent collection and occupancy results during the COVID-19 Pandemic in the Industrial Property sector.

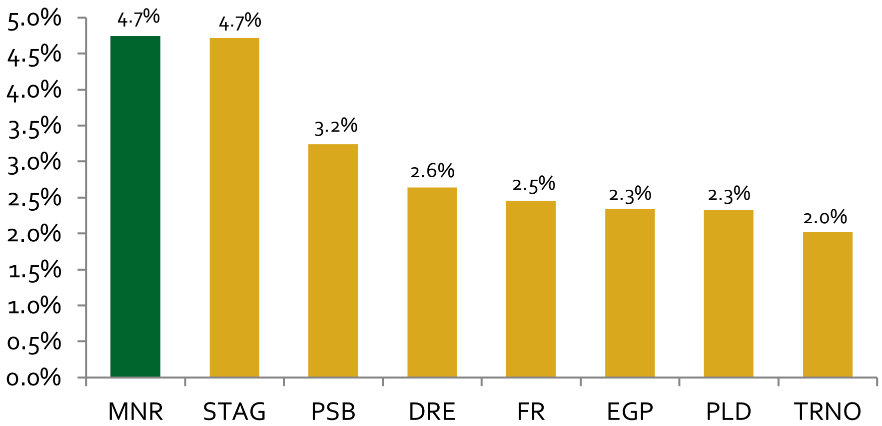
Dividends Per Share



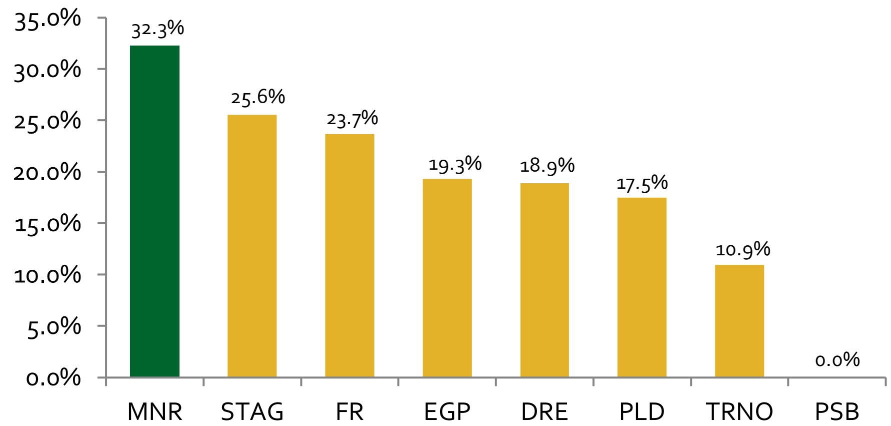
Source: S&P Global Market Intelligence

Peer Analysis

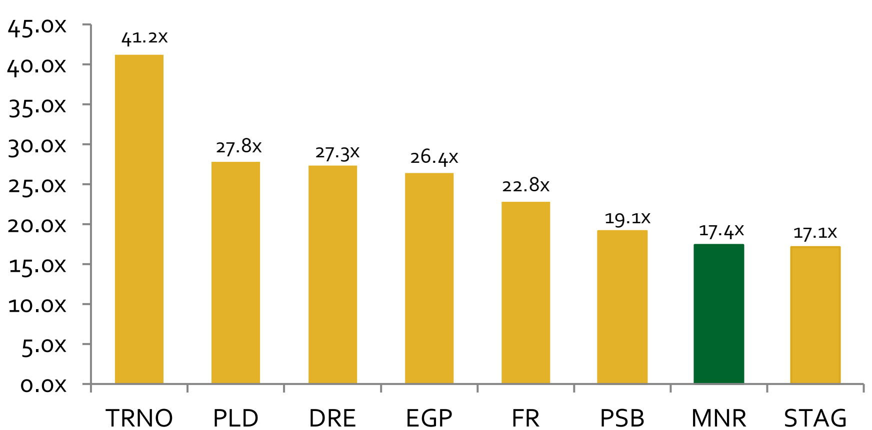
Dividend Yield



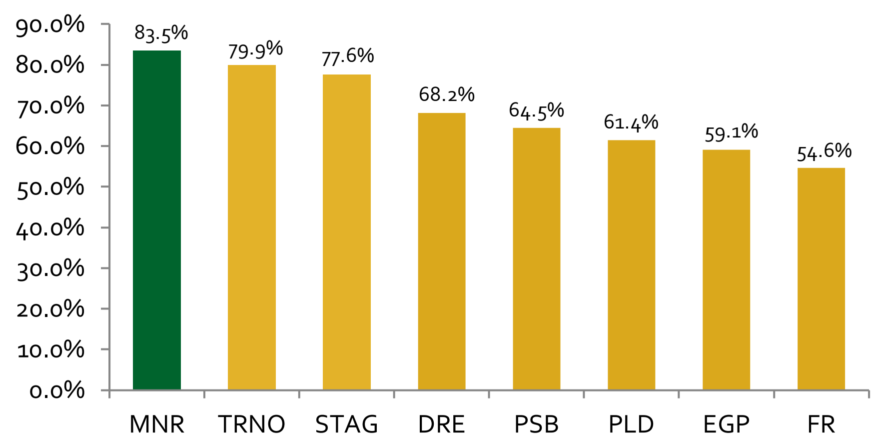
Total Debt/Total Market Capitalization



2020E FFO Multiple



2020E FFO Payout Ratio

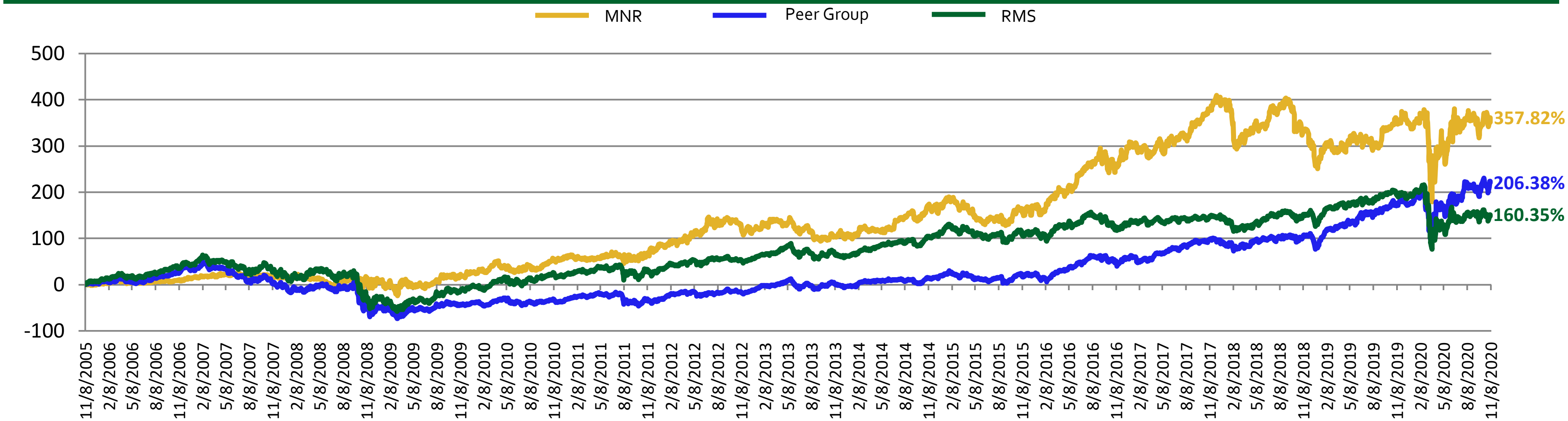


Source: S&P Global Market Intelligence as of 11/9/2020
NOTE: MNR peers include DRE, EGP, FR, PLD, PSB, STAG and TRNO

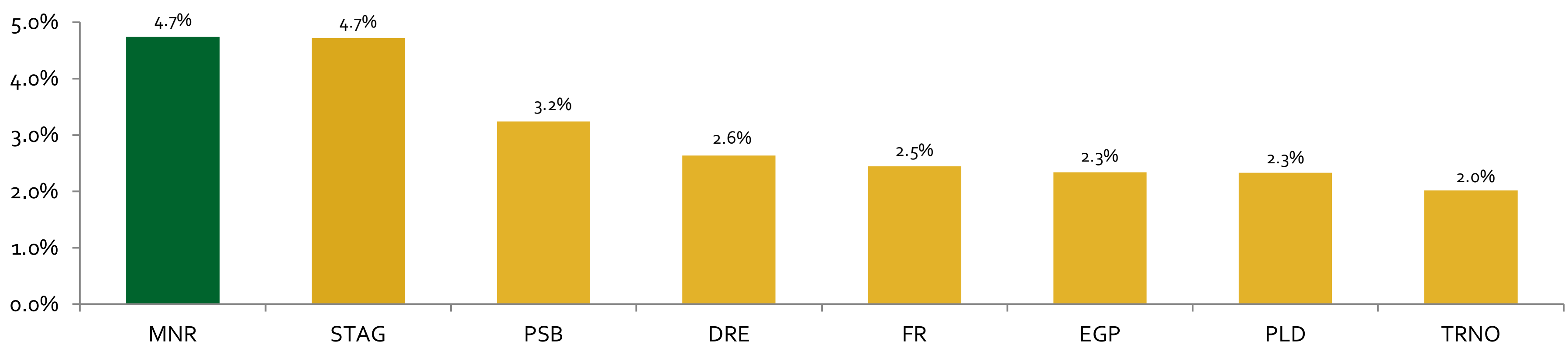
Total Return Performance

- Monmouth is one of the top performing REITs
- Slide utilizes a 15 year period to illustrate long term performance including during the Global Financial Crisis

15Year



Dividend Yield

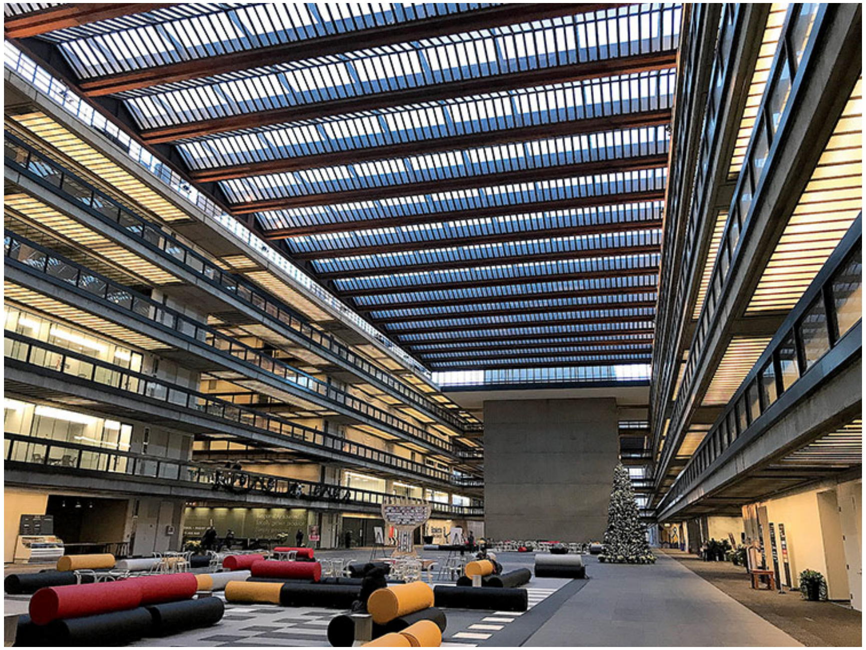


Source: S&P Global Market Intelligence as of 11/9/2020

ESG- Environmental

Environmental

- **Location:** Monmouth's property portfolio is strategically located adjacent to major seaports, international air freight terminals, major highways, and inter-modal transportation hubs. This minimizes distance traveled for goods flowing through traditional and online networks and reduces the negative carbon and environmental impacts from truck traffic, pollution, and highway congestion.
- **Sustainability:** Our properties incorporate numerous environmentally-friendly features, such as Solar Energy, LEED certification, heat reflective energy efficient roofing systems, and energy efficient lighting. Our tenants are committed to creating and improving healthy, sustainable communities, reducing waste and emissions, maintaining green workspaces, minimizing their carbon footprint, and conserving resources.
- **High Productivity:** Our consistently high-productive use of space, with a real estate portfolio known to possess very low historic vacancy rates and maximum throughput, represents a very efficient and environmentally sustainable business model.



- **Headquarters:** Monmouth's Headquarters, Bell Works in Holmdel, New Jersey includes 60,000 square feet of amorphous silicon photovoltaic glass panels. These panels generate free, clean solar energy throughout the day and offsets approximately 60 tons of annual CO_2 emissions.

ESG- Social & Governance

Social

- **Diversity in Management Team:** Monmouth's key functions are approximately 50% diverse based on gender, race, or ethnicity.
- **Competitive Compensation, Work-Life Balance:** Our employees are compensated without regard to gender, race or ethnicity, and routinely recognized for outstanding performance. Employees are offered great flexibility to meet personal and family needs.
- **Ethics and Integrity:** We adhere to a robust Code of Business Conduct and Ethics which extends to our suppliers and vendors, as applicable. We afford all employees meaningful whistleblower protections. All claims will be investigated and addressed without fear of reprisal.
- **Community:** Monmouth supports its Named Executive Officers and all other employees serving on non-profit boards and engaging in charitable activities in the greater community.
- **Partnership:** Working with our major tenants, our buildings have been utilized to bring urgently needed medical supplies, food, clothing, and other aid to areas throughout the world that have been stricken by natural disasters.

Governance

- **Independent Board:** 9 out of 13 Board Members (69%) are independent.
- **Diversity of Board:** Our board currently includes two women and the age of our board members ranges from 32 years of age to 87 years of age. The Governance Committee mandates that at least one candidate representing a diversity of gender, race, ethnicity, age, and/or sexual orientation be included in each pool of candidates from which a Board nominee is chosen.
- **Plurality Plus Voting for Election of Directors:** A nominee who does not receive a majority of the votes cast in his or her uncontested election must offer to resign as a director.
- **Annual Board Self-Evaluation:** Our directors engage in annual individual performance evaluations.
- **Named Executive Officer (NEO) Stock Ownership:** Effective October 1, 2017, our Named Executive Officers are subject to Stock Ownership Guidelines recommending 2x their base salary.
- **Director Stock Ownership:** Effective September 12,2017, our Independent Directors are subject to Stock Ownership Guidelines recommending 3x their annual cash fee.
- **Insider Ownership:** Our insider ownership reflects approximately 6% of all shares outstanding, resulting in a strong alignment of ownership with fellow shareholders.
- **Clawback Policy:** Effective October 1, 2017, performance-based compensation to a Named Executive Officer may be recouped if the NEO engaged in fraud or willful misconduct contributing to the need for a material restatement of financial results.
- **Annual Say-on-Pay:** Non-binding votes on executive compensation are held annually.

Key Investment Highlights

Best-in-Class Single Tenant Net-Lease Industrial Portfolio

Geographically Diversified with a High Quality Tenant Base

Demonstrated Portfolio, Earnings, and Dividend Growth

Conservative Balance Sheet

Experienced & Aligned Management Team with 6% Ownership

Well Positioned for Future Growth

2019 Annual report is available on our website. Please contact our IR department if you would like to receive a hard copy.

MREIC

Monmouth Real Estate Investment Corporation

Learn more at: www.mreic.reit/throughthelookingglass