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MEDIA RELEASE

FIRST INDUSTRIAL REALTY TRUST ANNOUNCES FULL LEASE-UP OF 226,074 SQUARE-FOOT BUILDING AT FIRST PARK NEW CASTLE

*Strong leasing momentum drives development of a second
612,554 square-foot facility serving the Greater Philadelphia market*

CHICAGO, July 28, 2026 – First Industrial Realty Trust, Inc. (NYSE: FR), a leading U.S.-only owner, operator, developer and acquirer of logistics properties, announced the completion and full lease-up of its first building at First Park New Castle in the Philadelphia market in northern Delaware. First Industrial leased the 226,074 square-foot logistics facility at completion.

On the strength of this success, First Industrial commenced development of the second building at the park, a 612,554 square-foot facility. The building is designed to serve multiple tenants and its completion is expected in the first half of 2027. Collectively, the park will encompass approximately 838,628 square feet of Class A logistics space to serve customers seeking modern industrial space and convenient access to the Philadelphia market and major distribution networks throughout the Mid-Atlantic.

“Northern Delaware continues to be an attractive market for logistics users because of its strategic location with outstanding connectivity, including the I-95 corridor,” said John Hanlon, executive director, First Industrial Realty Trust. “We’re pleased to welcome our newest customer to First Park New Castle and appreciate the trust they have placed in us.”

Located at the midpoint of the I-95 corridor between New York City and Washington, D.C., the development offers convenient access to Route 13, Interstates 95, 295 and 495, as well as the Delaware Memorial Bridge, the Port of Wilmington and a broad regional labor pool spanning Delaware, Pennsylvania, New Jersey and Maryland.

The new building will feature modern specifications designed to support a wide range of logistics operations, including 40-foot clear heights, ESFR sprinklers, abundant trailer and employee parking, and efficient loading configurations.

First Industrial would like to thank CBRE's Dan Rattay and Colby Reeder for their assistance in leasing the project. Additional thanks go to Blue Rock Construction, JVB Architect, LLC, and BL Companies for their partnership in delivering First Park New Castle.

About First Industrial Realty Trust, Inc.

First Industrial Realty Trust, Inc. (NYSE: FR) is a leading U.S.-only owner, operator, developer and acquirer of logistics properties. Through our fully integrated operating and investing platform, we provide high quality facilities and industry-leading customer service to multinational corporations and regional firms that are essential for their supply chains. In total, we own and have under development approximately 72.1

million square feet of industrial space concentrated in 15 target MSAs as of June 30, 2026. For more information, please visit us at www.firstindustrial.com.

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