



GLOBAL ENERGY TENANT NET LEASE THROUGH APRIL 2030

18 Years of Operational Continuity at Same Location
124 and 130 Equity Blvd., Houma, LA, 70360



- NYSE: XPRO
- Limited Landlord Expenses
- Lease Through April 2030
- 18 Years at Location
- ~3% Annual Increases
- Global Energy Services Platform



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ESTABLISHED ENERGY-SERVICES LOCATION WITH EMBEDDED TENANT OPERATIONS

EXECUTIVE SUMMARY

The offering provides investors the opportunity to acquire two industrial facilities totaling approximately 28,091 square feet on approximately 2.2 acres within Sugar Pointe Industrial Park in Houma, Louisiana. The properties support Expro's established Houma operations and are leased to Frank's International, LLC, an Expro company. Expro and its predecessor operations have maintained a presence at the location since 2008, resulting in approximately 18 years of operating history at the site.

The tenant initially occupied 130 Equity Boulevard before expanding into neighboring 124 Equity Boulevard. Over its tenure, the operation has completed multiple lease renewals and incorporated specialized infrastructure, including overhead cranes, jib cranes, and compressed-air equipment. The most recent lease amendment extended the term through April 30, 2030, further reinforcing the tenant's long-standing commitment to the location.

Contractual base rent increases approximately 3% annually through lease expiration, providing investors with scheduled income growth throughout the remaining term. The lease places broad operating, maintenance, real estate tax and repair responsibilities on the tenant, while ownership remains responsible for property insurance.

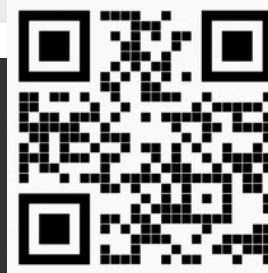


Price:	\$ 3,100,000.00
Current Annualized NOI:	\$226,590.00
Current Cap Rate:	7.31%
Annual Rent Growth:	~3%
Lease Expiration:	April 30, 2030
Facility Size:	28,091 SF Total GBA
Land Area:	2.2 Acres

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LOCATED IN THE ENERGY SERVICES CORRIDOR AND 6.8 MILES FROM U.S. HIGHWAY 90 / FUTURE I-49



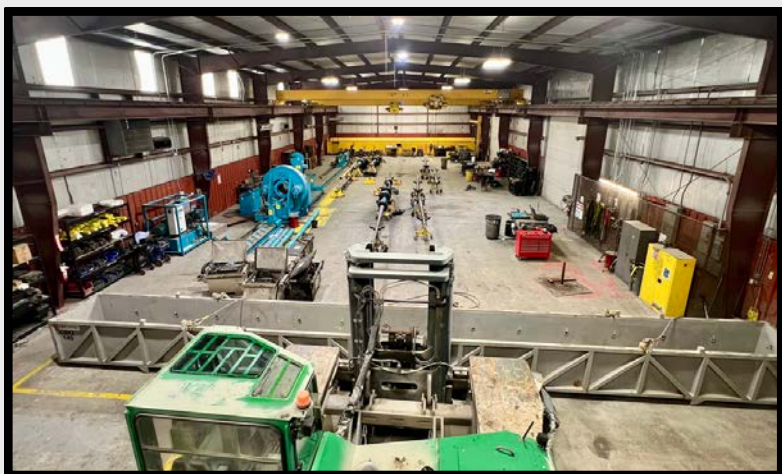
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INVESTMENT HIGHLIGHTS



Approximately 18 Years of Location-Specific Operating History

Expro and its predecessor organizations have maintained operations at the property since 2008, demonstrating long-term utility of the facilities to the tenant's Gulf Coast operations.

Lease Extended With Contractual Rent Growth Through April 2030

Following numerous previous lease extensions, the tenant most recently committed to an additional five-year term, extending the current lease through April 30, 2030. Base rent increases approximately 3% annually through lease expiration, providing investors with scheduled income growth throughout the remaining term.

Established Global Energy-Services Tenant

The property is leased to Frank's International, LLC, an Expro company. Frank's combined with Expro in 2021, connecting the investment to Expro's global energy-services platform.

Demonstrated Expansion at the Location

The tenant initially operated from 130 Equity Boulevard before expanding into 124 Equity Boulevard, providing tangible evidence of the location's continued operational importance.

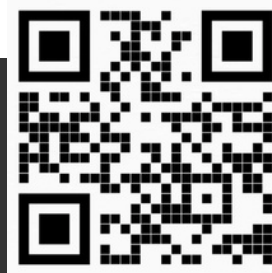
Specialized Tenant Investment

Tenant-installed infrastructure includes two 10-ton overhead cranes, two 1/2-ton jib cranes, compressed-air equipment and other specialized improvements designed to support equipment servicing and offshore-related operations.

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INVESTMENT HIGHLIGHTS

Limited Landlord Expense Structure

The lease places substantial property-level operating obligations on the tenant, including real estate taxes, maintenance and repairs. Ownership remains responsible for property insurance, currently approximately \$29,262 annually. This structure provides investors with limited ongoing landlord expense exposure while maintaining contractual rent growth through April 2030.

Additional Nearby Expro Occupancy

Expro occupies additional nearby industrial properties under separate ownership, further demonstrating the depth of the company's existing operational presence in the Houma market.

Functional Gulf Coast Industrial Improvements

The properties combine warehouse/service space, office areas, substantial covered work areas, crane infrastructure and industrial yard functionality suitable for equipment-intensive energy-service operations.

Tight South Louisiana Industrial Fundamentals

South Louisiana is reporting low industrial vacancy in 2026, along with positive trailing-12-month absorption. This highlights limited availability of functional industrial product across the broader Acadiana market.



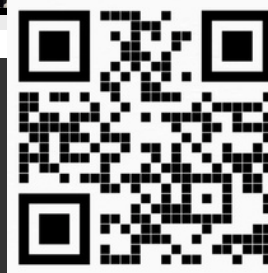
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TENANT OVERVIEW: EXPRO

Global Energy Services Platform
Established Houma Operations Since 2008



Expro is a global provider of energy services supporting customers throughout the well lifecycle, with capabilities spanning well construction, well flow management, subsea well access, and well intervention and integrity. With roots dating to 1938, the company operates in more than 60 countries with more than 7,000 employees and reported approximately \$1.61 billion in revenue for 2025. Expro Group Holdings' common shares are publicly traded on the New York Stock Exchange under the symbol XPRO.

The Houma operation has a particularly compelling history. Expro and its predecessor operations have occupied the property since 2008, creating an approximately 18-year operating history at the location. The tenant initially occupied 130 Equity Boulevard and subsequently expanded its operations to include 124 Equity Boulevard. Lease documentation reflects repeated extensions over the years. The most recent lease amendment identifies Frank's International, LLC, an Expro company, as Lessee and extends the lease term through April 30, 2030.

The facilities support Expro's equipment storage, servicing and offshore support activities and include tenant-installed operational infrastructure such as bridge/overhead cranes, jib cranes and compressed-air equipment. This investment, together with the tenant's long occupancy history, expanded footprint and additional nearby leased facilities, demonstrates the established nature of Expro's Houma-area operation.

For an investor, the combination of a long-tenured energy-services occupant, repeated renewal history, specialized tenant investment, limited landlord expense exposure and contractual rent growth creates a compelling income profile within one of South Louisiana's established offshore energy-service corridors.

60+
*Countries in
Expro Global Operations*

\$1.61
*Billion
2025 Expro Revenue*

~7,000
Global Employees

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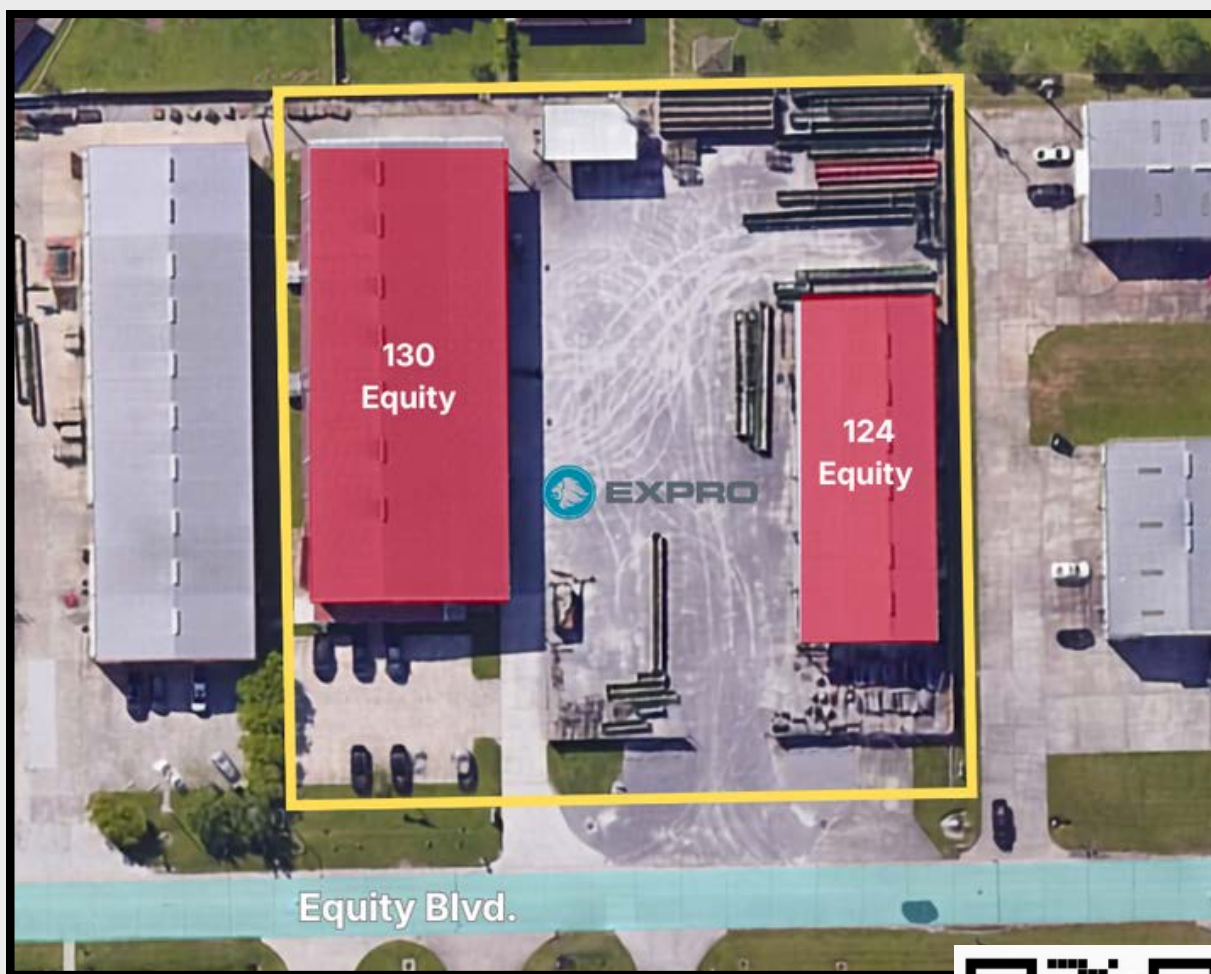


TWO HIGH-FUNCTIONING INDUSTRIAL BUILDINGS

124 and 130 Equity Blvd., Houma, LA 70360

Property Description

Address	124 & 130 Equity Blvd.
Site Size	96,000 SF (2.2 Acres)
Zoning	I1 - Light Industrial
Legal Description	Lots 4 & 5, Block 1, Sugar Pointe Industrial Park
Building 1 (130 Equity)	± 19,203 SF • 9,532 SF Shop • 2,408 SF Office (1st) • 2,263 SF Office (2nd) • 5,000 SF Cov. Area
Building 2 (124 Equity)	± 8,888 SF • 6,000 SF Shop • 2,888 SF Cov. Area
Year Built	~2007
FEMA Flood Zone	Zone X
Parking	Concrete/Limestone



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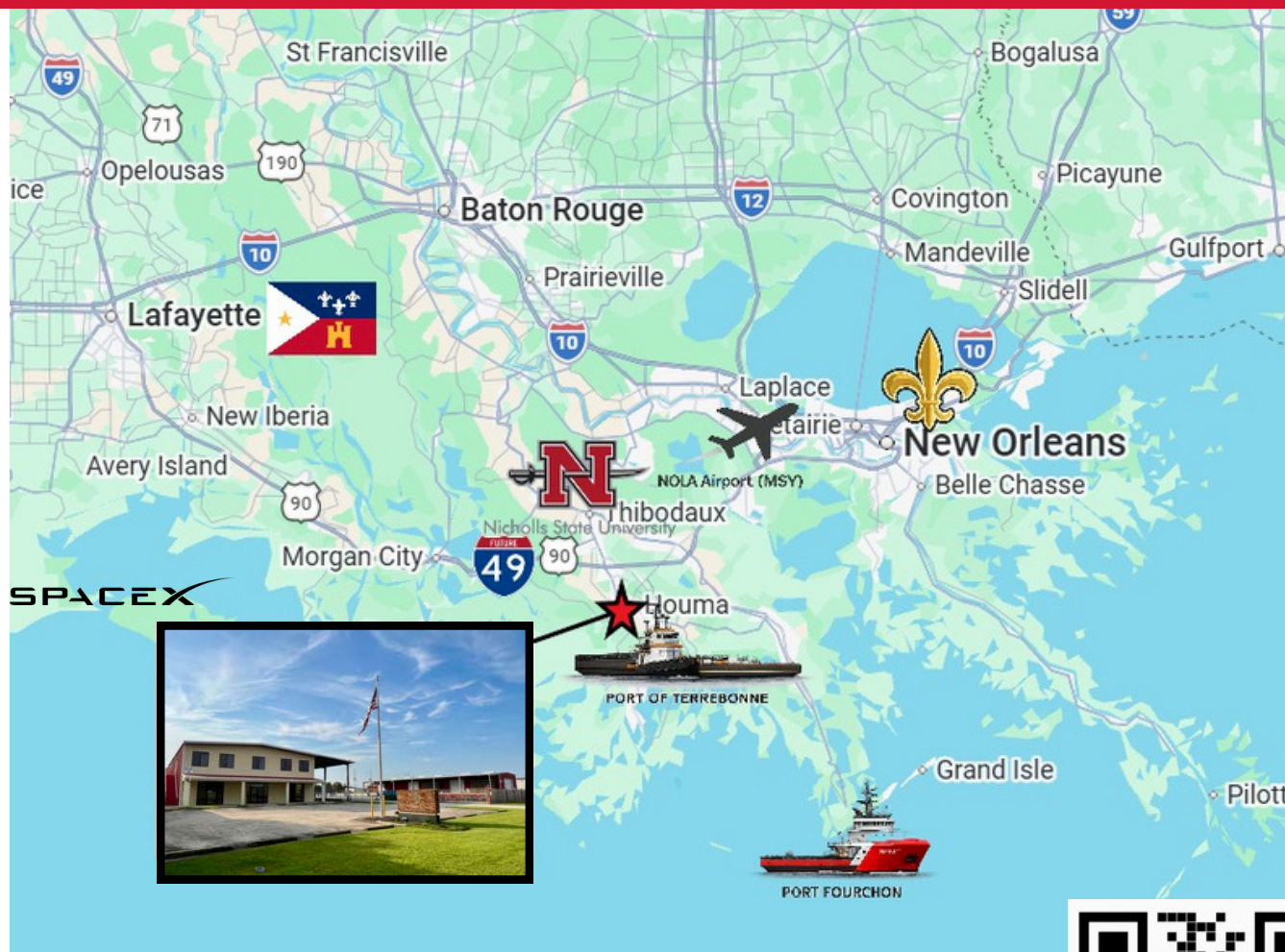
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REGIONAL ACCESSIBILITY & STRATEGIC LOCATION

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Destination	Approx. Miles
Port Fourchon	60 mi.
U.S. 90 (Future I-49)	8 mi.
Houma Airport (KHUM)	6 mi.
Nicholls State University	18 mi.
Port of Terrebonne	8 mi.
Port of Morgan City	53 mi.
Lafayette	104 mi.
Baton Rouge	78 mi.
NOLA Airport (MSY)	63 mi.
Downtown New Orleans	67 mi.
Starbase LA (SpaceX)	137 mi.



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HEART OF THE ENERGY CORRIDOR

When location, operational resilience, and access to the energy industry matter, few markets offer the strategic advantages of Houma, Louisiana.



For generations, Houma has served as one of the nation's most important centers for offshore energy services, marine logistics, engineering, fabrication, and industrial innovation. Strategically located in the heart of Louisiana's Bayou Region, the community has evolved into a critical business hub supporting offshore energy production, maritime commerce, coastal restoration, advanced manufacturing, and industrial operations throughout the Gulf Coast.

Located approximately one hour from Port Fourchon—one of North America's premier offshore energy service ports—Houma offers businesses immediate access to an experienced workforce, established supply chains, and a mature industrial ecosystem that has supported some of the world's largest energy companies for decades.

Unlike many regional markets, Houma combines the operational advantages of a major industrial center with the accessibility and cost structure of a secondary market. Companies benefit from efficient transportation corridors, regional airports, skilled labor, and proximity to offshore operations while avoiding many of the congestion and occupancy challenges associated with larger metropolitan areas.

Whether supporting offshore production, marine transportation, utility operations, engineering, disaster response, or regional corporate administration, organizations located in Houma operate from one of America's most strategically important energy corridors.

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