

Terreno Realty Corp  
Form 10-Q  
November 01, 2017  
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**UNITED STATES**  
**SECURITIES AND EXCHANGE COMMISSION**  
**Washington, D.C. 20549**

**Form 10-Q**

**QUARTERLY REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE  
ACT OF 1934**

**For the quarterly period ended September 30, 2017**

**OR**

**TRANSITION REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE  
ACT OF 1934**

**For the transition period from \_\_\_\_\_ to \_\_\_\_\_**

**Commission file number 001-34603**

**Terreno Realty Corporation**  
**(Exact Name of Registrant as Specified in Its Charter)**

**Maryland**  
**(State or Other Jurisdiction of**

**27-1262675**  
**(I.R.S. Employer**

**Incorporation or Organization)**

**Identification No.)**

**101 Montgomery Street, Suite 200**

**San Francisco, CA**  
**(Address of Principal Executive Offices)**

**94104**  
**(Zip Code)**

**Registrant's telephone number, including area code: (415) 655-4580**

Indicate by check mark whether the registrant: (1) has filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that the registrant was required to file such reports), and (2) has been subject to such filing requirements for the past 90 days. Yes No

Indicate by check mark whether the registrant has submitted electronically and posted on its corporate Web site, if any, every Interactive Data File required to be submitted and posted pursuant to Rule 405 of Regulation S-T (§232.405 of this chapter) during the preceding 12 months (or for such shorter period that the registrant was required to submit and post such files). Yes No

Indicate by check mark whether the registrant is a large accelerated filer, an accelerated filer, a non-accelerated filer, smaller reporting company or an emerging growth company. See the definitions of large accelerated filer, accelerated filer, smaller reporting company and emerging growth company in Rule 12b-2 of the Exchange Act.

Large accelerated filer

Accelerated filer

Non-accelerated filer (Do not check if a smaller reporting company)

Smaller reporting company

Emerging growth company

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act.

Indicate by check mark whether the registrant is a shell company (as defined in Rule 12b-2 of the Exchange Act). Yes No

The registrant had 54,551,579 shares of its common stock, \$0.01 par value per share, outstanding as of October 31, 2017.



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**Terreno Realty Corporation**

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	<i>September 30, 2017</i>	<i>December 31, 2016</i>
	<i>(Unaudited)</i>	
<b>ASSETS</b>		
Investments in real estate		
Land	\$ 693,316	\$ 570,181
Buildings and improvements	756,443	710,277
Intangible assets	70,407	62,580
Total investments in properties	1,520,166	1,343,038
Accumulated depreciation and amortization	(130,611)	(109,357)
Net investments in properties	1,389,555	1,233,681
Properties held for sale, net	6,050	
Net investments in real estate	1,395,605	1,233,681
Cash and cash equivalents	109,058	14,208
Restricted cash	4,265	4,270
Other assets, net	27,079	26,822
Total assets	\$ 1,536,007	\$ 1,278,981
<b>LIABILITIES AND EQUITY</b>		
<b>Liabilities</b>		
Credit facility	\$	\$ 51,500
Term loans payable, net	148,827	148,616
Senior unsecured notes, net	247,880	148,594
Mortgage loans payable, net	65,264	66,617
Security deposits	10,494	9,922
Intangible liabilities, net	20,289	3,485
Dividends payable	12,005	9,483
Performance share awards payable	10,677	10,739
Accounts payable and other liabilities	22,387	18,220
Total liabilities	537,823	467,176
Commitments and contingencies (Note 11)		
<b>Equity</b>		
Stockholders' equity		

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Preferred stock: \$0.01 par value, 100,000,000 shares authorized, and 0 and 1,840,000 shares (liquidation preference of \$25.00 per share) issued and outstanding, respectively		46,000
Common stock: \$0.01 par value, 400,000,000 shares authorized, and 54,569,238 and 47,414,365 shares issued and outstanding, respectively	546	474
Additional paid-in capital	992,570	766,229
Retained earnings		