



ESSENTIAL PROPERTIES



September 2021 Presentation

Disclaimer

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Investment Highlights

New Vintage Net Lease Portfolio with Strong External Growth Potential Creates a Compelling Investment Opportunity

Newly Assembled Portfolio of Single-Tenant Net Lease Properties with Long Duration Leases and Solid Unit-Level Rent Coverage

14.0 Years
of Weighted Average
Lease Term (WALT)¹

3.2x
Unit-Level
Rent Coverage¹

Experienced Senior Management Team with Track Record of Growing and Managing Public Net Lease Companies to Significant Scale

60+ Years
of Collective
Net Lease Experience

\$3.1B
of Undepreciated
Total Gross Assets¹

Small-Scale, Single-Tenant Properties Leased to Service-Oriented and Experienced-Based Businesses

95%
Service and
Experiential
Cash ABR²

\$2.2mm
Average Investment
Per Property¹

Disciplined and Proven Investment Strategy Targeting Growth via Sale-Leaseback Transactions with Middle-Market Companies

85%
Internally-Originated
Sale-Leasebacks^{2,3}

\$175mm
Average Quarterly
Investment Activity⁴

Balance Sheet Positioned to Fund External Growth Opportunities While Maintaining Conservative Long-Term Leverage Profile

4.6x
Net Debt-to-
Adjusted Annualized
EBITDAre¹

33%
Debt-to-
Undepreciated
Gross Assets¹

1. As of June 30, 2021.

2. Based on Cash ABR as of June 30, 2021.

3. Exclusive of Initial Portfolio.

4. Average quarterly investment activity represents the trailing eight quarter average as of June 30, 2021.

Executive Summary

We Continue to Execute Our External Growth Strategy with a Well Positioned Balance Sheet

3Q'21 Update

- **Investment Activity¹:** Completed ~\$169mm of QTD investments at a 7.2% cash yield with another ~\$67mm under PSA and ~\$210mm under LOI
- **Investment Statistics²:** Our closed and probable³ investments are 89% sale-leaseback, 78% master leased and 94% prior relationship-based
- **Dispositions¹:** Sold 11 properties QTD for \$9.9mm in net proceeds
- **ATM Activity¹:** Completed \$75mm of QTD¹ gross equity issuance
- **Occupancy¹:** Our portfolio was 99.9% leased with only one vacant property

Well Positioned Balance Sheet

- **Low Leverage:** Net Debt / Annualized Adjusted EBITDA_{re} was 4.6x as of 2Q'21
- **100% Unsecured:** Balance sheet has no secured debt, and asset base is 100% unencumbered
- **Strong Liquidity:** Liquidity was \$530mm as of 2Q'21, which includes \$400mm of capacity on our unsecured credit facility and \$130mn of available cash
- **Well-Laddered Low-Cost Debt:** Our weighted average debt maturity is 6.7 years, and our weighted average interest rate is 3.11% as of 2Q'21

Other

- **2021 Guidance Range:** 2021 AFFO/sh guidance raised to \$1.30-\$1.32 from \$1.24-\$1.28
- **3Q'21 Dividend:** Declared 3Q'21 quarterly dividend of \$0.25/sh

1. As of September 13, 2021.

2. Ratios are based on percentage of Cash ABR.

3. Probable references investments that are under PSA (including investments subject to sign and close agreements) and under LOI.

Targeted Investment Strategy Based on Decades of Experience

Management's Investment Discipline Has Been Refined Over Multiple Decades of Managing Assets Through Various Credit Cycles

Service-oriented and experience-based businesses are performing well in the current economic environment and increasing store counts

Service-Oriented & Experience-Based Industries

- ✓ E-commerce resistant
- ✓ Profit centers essential to tenant's operations
- ✓ Customers must visit to receive service/experience

Small-scale net leased properties are easier to divest and re-let in comparison to larger properties

Sale-Leaseback Transactions with Middle-Market Tenants

- ✓ Longer lease term
- ✓ Unit-level financial reporting
- ✓ Include contractual rent increases

Access to growth capital for **middle-market businesses** is limited and results in attractive risk-adjusted returns

Small-Scale Net Leased Properties

- ✓ Increases diversification
- ✓ Deeper pool of potential buyers
- ✓ Greater alternative uses



Seek to be the Capital Provider of Choice

Maintain Direct Relationships with Our Tenants and Actively Seek to Leverage Our Relationships to Identify New Investment Opportunities

Relationship-Based Sourcing

85.6%

Repeat Business Through Existing Senior Management Relationships¹

84.7%

Internally Originated Sale-Leaseback Transactions²



41.6%

Tenant Relationships

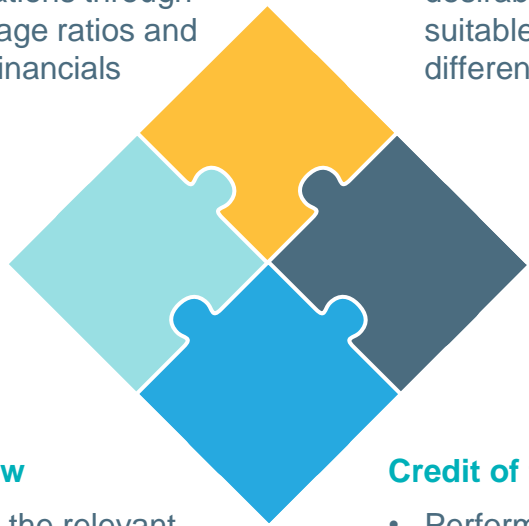
Underwriting Methodology

Unit-Level Profitability

- Evaluate the profitability of the business operated at our real estate locations through rent coverage ratios and historical financials

Real Estate Valuation

- Identify whether the underlying real estate is commercially desirable and suitable for use by different tenants



Industry View

- Determine the relevant competitive factors and long-term viability of the industry, avoiding industries subject to long-term functional obsolescence

Credit of the Tenant

- Perform detailed credit reviews of the financial condition of all proposed tenants to determine their financial strength and flexibility

1. Percentage of portfolio cash ABR as of June 30, 2021 that was acquired from parties who previously engaged in one or more transaction with a senior management team member. Exclusive of Initial Portfolio.
2. Percentage of portfolio cash ABR as of June 30, 2021 that was attributable to internally originated sale-leaseback transactions. Exclusive of Initial Portfolio.

New Vintage Portfolio is Focused on Targeted Industries

Our Portfolio is the Result of a Disciplined Adherence to Investing in Properties Leased to Service-Oriented and Experience-Based Businesses with Unit-Level Reporting

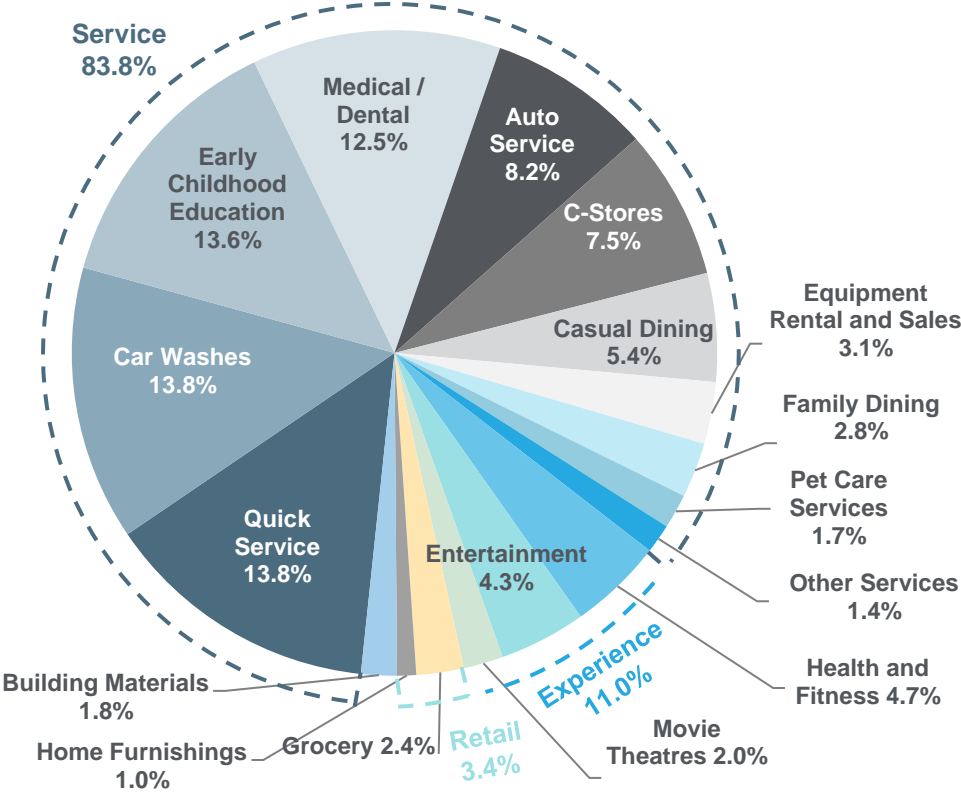
- **E-Commerce Resistant:** 95% of cash ABR comes from service-oriented and experience-based tenants
- **Focus on 17 Industries:** Results in greater sector expertise and more efficient underwriting and asset management
- **Long WALT Limits Near-Term Cash Flow Erosion:** <1% and <4% of our ABR expires through 2023 and 2025, respectively
- **Highly Transparent with No Legacy Issues:** 98.3% unit-level reporting; investment program started in June 2016

Portfolio Highlights

	June 30, 2021
Investment Properties (#) ¹	1,325
Square Footage (mm)	11.6
Tenants (#)	281
Industries (#)	17
States (#)	44
Weighted Average Remaining Lease Term (Years)	14.0
Master Leases (% of Cash ABR)	59.5%
Sale-Leaseback (% of Cash ABR) ^{2,3}	84.7%
Unit-Level Rent Coverage	3.2x
Unit-Level Financial Reporting (% of Cash ABR)	98.3%
Leased (%)	99.8%
Top 10 Tenants (% of Cash ABR)	19.5%
Average Investment Per Property (\$mm)	\$2.2

1. Includes 159 properties that secure mortgage loans receivable.
 2. Exclusive of Initial Portfolio.
 3. Includes investments in mortgage loans receivable made in support of sale-leaseback transactions.






Tenant Industry Diversification



Portfolio Summary

Our Top 10 Tenants Operate 222 Properties and Represent 19.5% of Cash ABR

Top 10 Tenants

Top 10 Tenants ¹	Properties	% of Cash ABR
	74	2.5%
	17	2.4%
	23	2.3%
	13	2.1%
	34	1.8%
	5	1.8%
	19	1.7%
	5	1.7%
	19	1.6%
	13	1.6%
Top 10 Tenants	222	19.5%
Total	1,325	100.0%

Diversification by Industry

Tenant Industry	Type of Business	Cash ABR (\$'000s)	% of Cash ABR	# of Properties ²	Building SqFt	Rent Per SqFt ³
Quick Service	Service	\$ 28,975	13.8%	350	958,092	\$ 30.11
Car Washes	Service	28,802	13.8%	119	559,428	50.61
Early Childhood Education	Service	28,426	13.6%	122	1,288,886	21.71
Medical / Dental	Service	26,083	12.5%	158	1,089,845	23.97
Automotive Service	Service	17,075	8.2%	125	876,015	20.57
Convenience Stores	Service	15,800	7.5%	144	570,876	27.68
Casual Dining	Service	11,368	5.4%	82	466,641	24.93
Equipment Rental and Sales	Service	6,503	3.1%	27	540,352	12.04
Family Dining	Service	5,768	2.8%	39	227,894	25.31
Pet Care Services	Service	3,622	1.7%	36	262,371	17.35
Other Services	Service	3,055	1.4%	18	199,983	16.06
Service Subtotal		\$ 175,477	83.8%	1,220	7,040,383	\$ 25.21
Health and Fitness	Experience	9,885	4.7%	25	1,004,189	9.84
Entertainment	Experience	9,097	4.3%	22	735,738	12.36
Movie Theatres	Experience	4,171	2.0%	6	293,206	14.22
Experience Subtotal		\$ 23,153	11.0%	53	2,033,133	\$ 11.39
Grocery	Retail	4,966	2.4%	23	961,560	5.16
Home Furnishings	Retail	1,998	1.0%	4	217,339	9.19
Retail Subtotal		\$ 6,964	3.4%	27	1,178,899	\$ 5.91
Building Materials	Industrial	3,748	1.8%	23	1,257,017	2.98
Total		\$ 209,342	100.0%	1,323	11,509,433	\$ 18.28

1. Represents tenant, guarantor or parent company.

2. Property count includes 159 properties that secure mortgage loans receivable, but excludes two vacant properties as of June 30, 2021.

3. Calculation excludes properties with no annualized base rent and properties under construction.

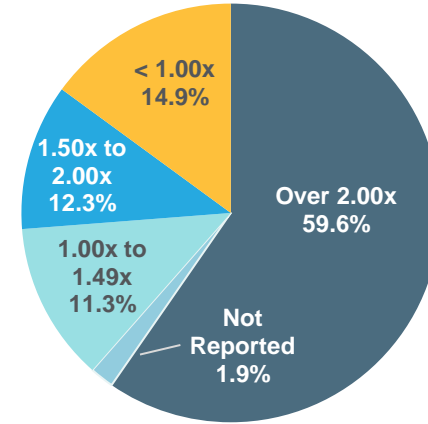
Disciplined Underwriting Leading to Healthy Portfolio Metrics

98.2% of Unit-Level Reporting Provides (Near) Real-Time Tenant Visibility

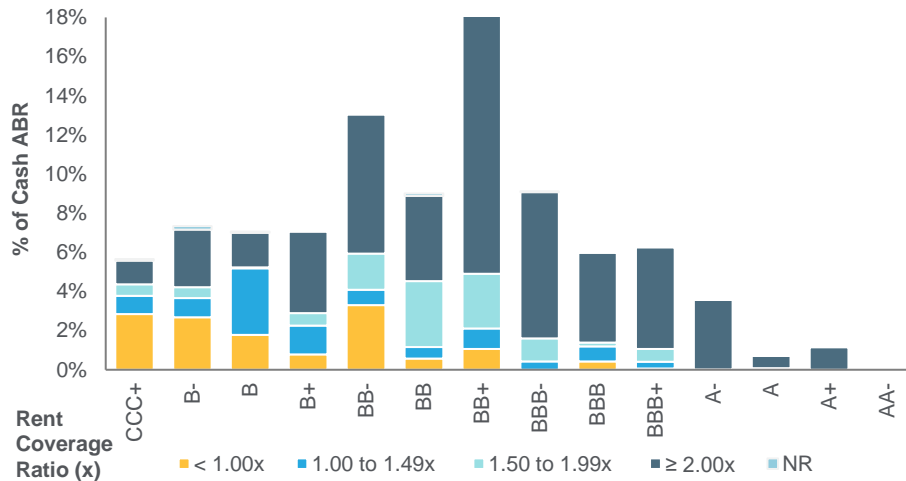
Tenant Financial Reporting Requirements

Reporting Requirements	% of Cash ABR
Unit-Level Financial Information	98.3%
Corporate-Level Financial Reporting	98.3%
Both Unit-Level and Corporate-Level Financial Information	97.8%
No Financial Information	1.5%

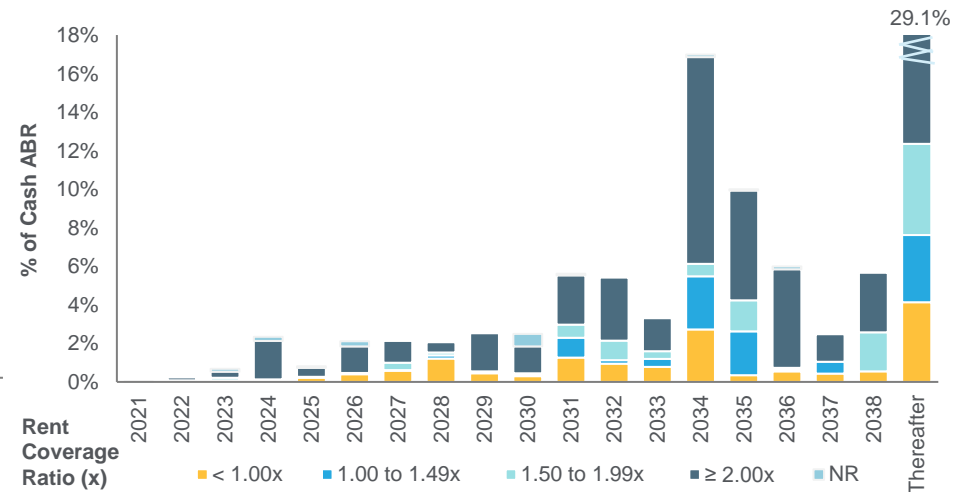
% of Cash ABR by Unit-Level Coverage Tranche¹



Unit-Level Coverage by Tenant Credit²



Unit-Level Coverage by Lease Expiration



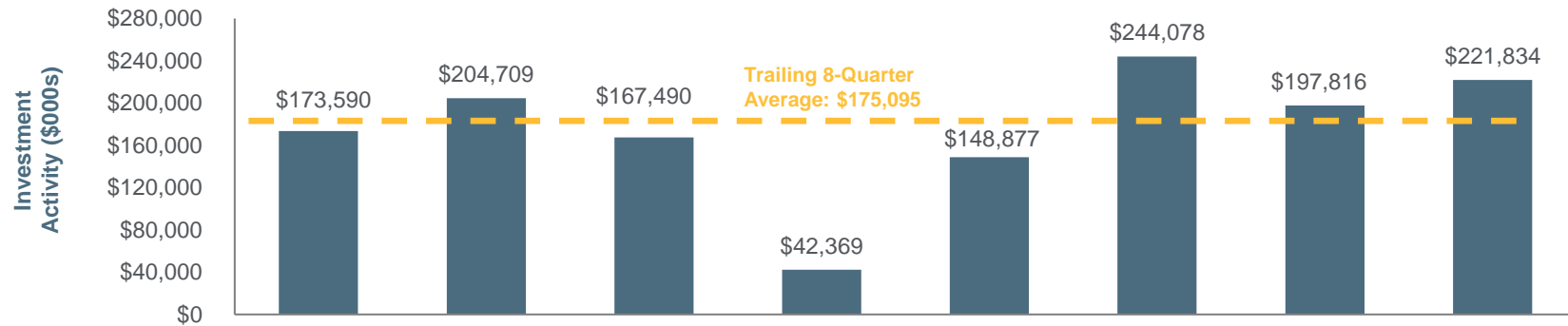
Note: 'NR' means not reported.

1. Certain tenants, whose leases do not require unit-level financial reporting, provide the Company with unit-level financial information. The data shown includes unit-level coverage for these leases.

2. The chart illustrates the portions of annualized base rent as of June 30, 2021 attributable to leases with tenants having specified implied credit ratings based on their Moody's RiskCalc scores. Moody's equates the EDF scores generated using RiskCalc with a corresponding credit rating.

Established and Proven Investment Infrastructure

Scalable Platform Allows for Consistent Sourcing of Investment Activity at Attractive Yields without Sacrificing Underwriting Standards and Investment Focus



Investments ¹	3Q'19	4Q'19	1Q'20	2Q'20	3Q'20	4Q'20	1Q'21	2Q'21
Number of Transactions	28	41	32	11	19	33	22	34
Property Count	139	94	63	13	50	108	74	94
Avg. Investment per Unit (in 000s)	\$1,174	\$2,049	\$2,551	\$2,870	\$2,866	\$2,218	\$2,650	\$2,354
Cash Cap Rates ²	7.5%	7.3%	7.1%	7.4%	7.1%	7.1%	7.0%	7.1%
GAAP Cap Rates ³	8.3%	8.0%	8.0%	8.1%	7.9%	7.7%	7.9%	7.8%
Master Lease % ^{4,5}	73%	41%	54%	68%	79%	89%	79%	83%
Sale-Leaseback % ^{4,6}	93%	81%	88%	100%	92%	88%	85%	88%
% of Financial Reporting ⁴	100%	99%	100%	100%	100%	100%	100%	100%
Rent Coverage Ratio	3.2x	3.1x	2.7x	4.3x	2.8x	3.6x	3.0x	2.7x
Lease Term Years	16.6	16.3	16.1	16.7	17.6	16.3	16.1	13.5

1. Includes investments in mortgage loans receivable.

2. Cash ABR for the first full month after the investment divided by the gross purchase price for the property plus transaction costs.

3. GAAP rent for the first twelve months after the investment divided by the gross purchase price for the property plus transaction costs.

4. As a percentage of cash ABR for the quarter.

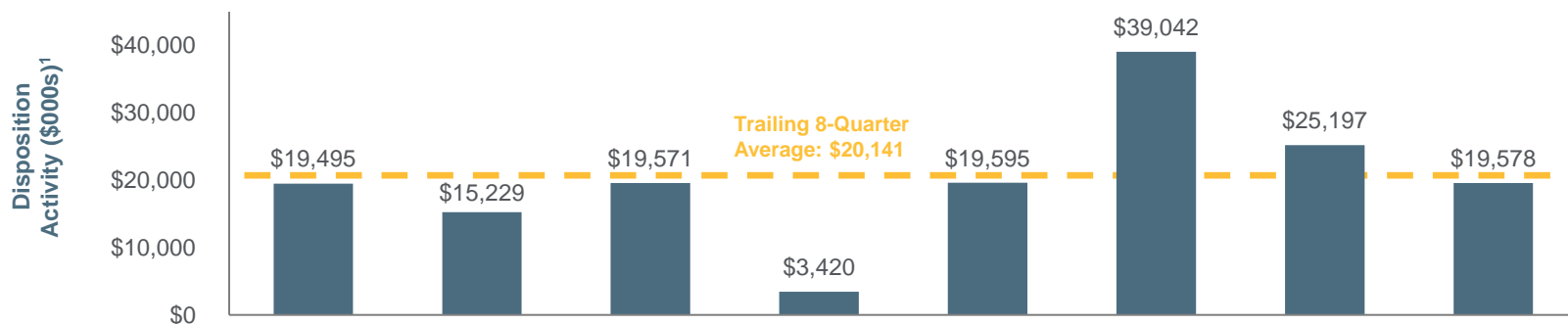
5. Includes investments in mortgage loan receivables collateralized by more than one property.

6. Includes investments in mortgage loans receivable made in support of sale-leaseback transactions.

Active Asset Management

Proactive Asset Management Mitigates Risk and Maximizes Risk-Adjusted Returns

Dispositions Have Traded at Attractive Cap Rates: Since our inception in 2016 through 2Q'21, we have sold 220 properties for net proceeds of \$329 million. Excluding vacant properties, we have sold 175 leased properties at a weighted average cash cap rate of 6.9%, which had a weighted average coverage ratio of 1.8x.



Dispositions	3Q'19	4Q'19	1Q'20	2Q'20	3Q'20	4Q'20	1Q'21	2Q'21
Realized Gain/(Loss) ^{1,2}	17.8%	8.5%	3.2%	29.5%	(4.5%)	(10.2%)	4.5%	(7.3%)
Cash Cap Rate on Leased Assets ³	6.7%	6.9%	7.1%	6.8%	7.0%	7.4%	7.1%	7.1%
Leased Properties Sold ⁴	9	7	10	3	11	21	15	6
Vacant Properties Sold ⁴	1	1	--	--	3	2	1	1
Rent Coverage Ratio	1.1x	1.7x	0.7x	1.3x	2.2x	2.3x	1.8x	1.8x

1. Includes transaction costs.

2. Gains/(losses) based on our initial purchase price.

3. Cash ABR at time of sale divided by gross sale price (excluding transaction costs) for the property.

4. Property count excludes dispositions in which only a portion of the owned parcel is sold.

Low Leverage and Ample Liquidity to Drive Robust AFFO/sh Growth

Ample Liquidity and Balance Sheet Capacity to Support External Growth

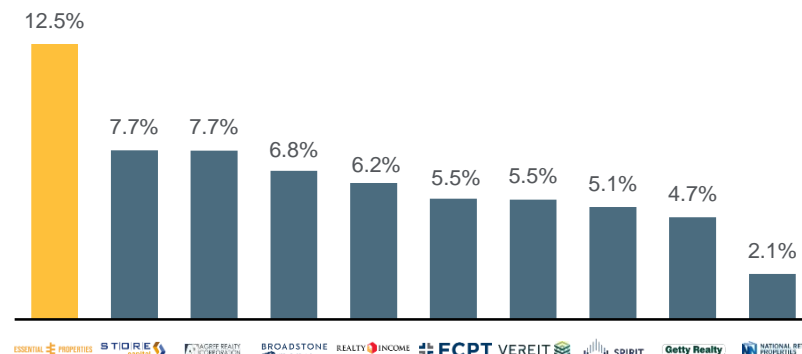
- **100% Unsecured Balance Sheet:** Balance sheet has no secured debt, and asset base is 100% unencumbered
- **Flexible Debt Structure:** We have no debt maturities until 2024²
- **Low Leverage:** 2Q'21 Net Debt / Annualized Adjusted EBITDAre was 4.6x
- **Strong Liquidity:** We have \$530mm in immediate liquidity as of 2Q'21, which consists of \$130mm in cash and full availability of our \$400mm unsecured revolving credit facility
- **Accordions:** We have \$270mm of aggregate accordions through the \$200mm accordion feature on our \$400mm unsecured credit facility and the \$70mm accordion feature on our term loan expiring in 2026

Net Debt + Preferred / EBITDAre

(Net Debt plus Preferred-to-Adjusted Annualized EBITDAre²)



2022E AFFO per Share Growth³



Source: Public filings, Factset, and SNL.

Note: Market data as of September 13, 2021. Financial data as of June 30, 2021.

1. Our unsecured credit facility expires in 2023, but has a one-year extension option at the Company's election.

2. Companies may define adjusted annualized EBITDAre differently; accordingly, such data for these companies and EPRT may not be comparable.

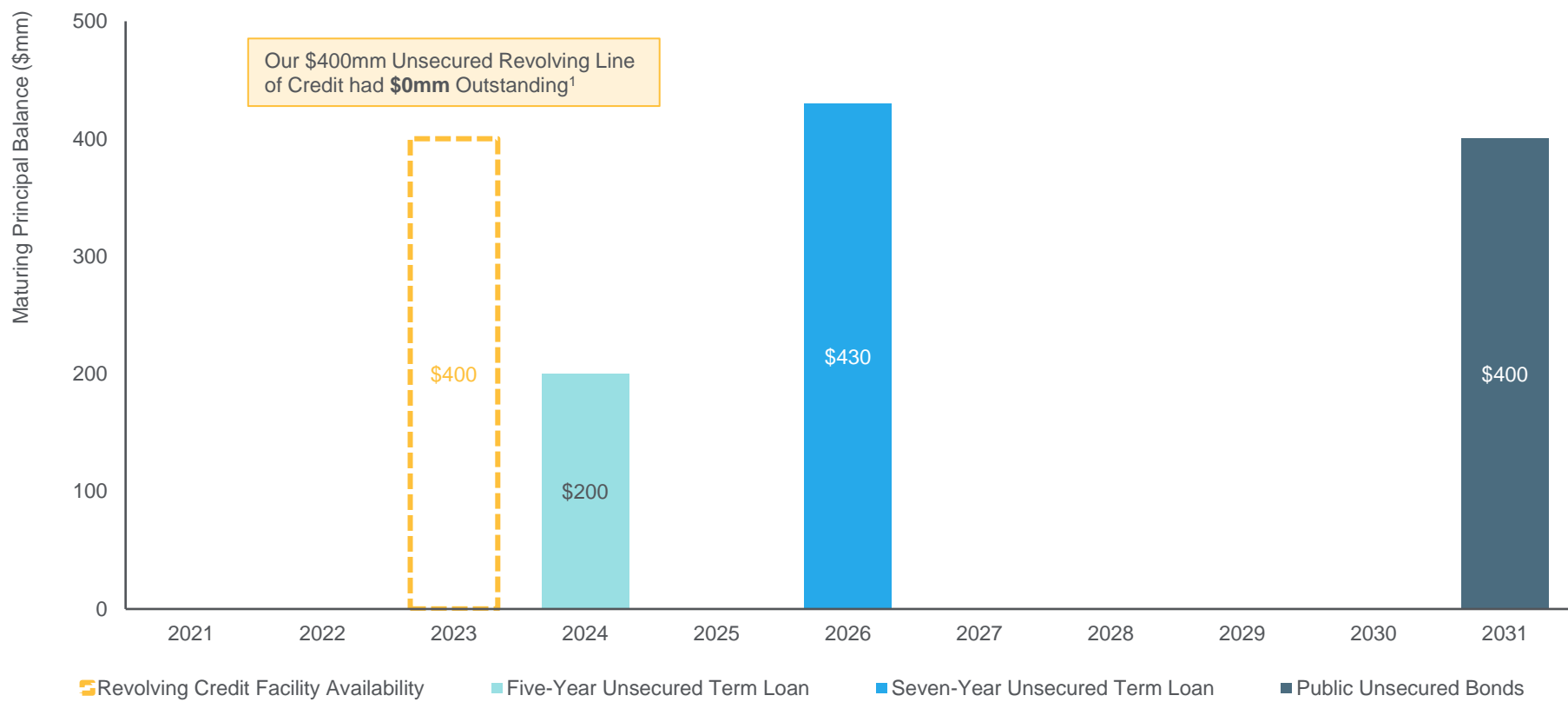
3. 2022E AFFO per share growth is calculated using FactSet mean 2022E AFFO per share estimates and FactSet mean 2021E AFFO per share estimates.

Flexible Debt Structure

No Significant Debt Maturities Until 2024

- **Well-Laddered Low-Cost Debt:** Our weighted average debt maturity is 6.7 years, and our weighted average interest rate is 3.11% as of 2Q'21

Debt Maturity Schedule¹

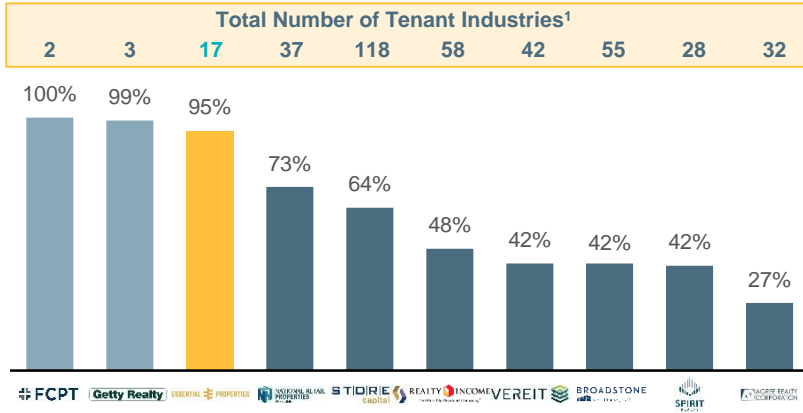


1. As of June 30, 2021.

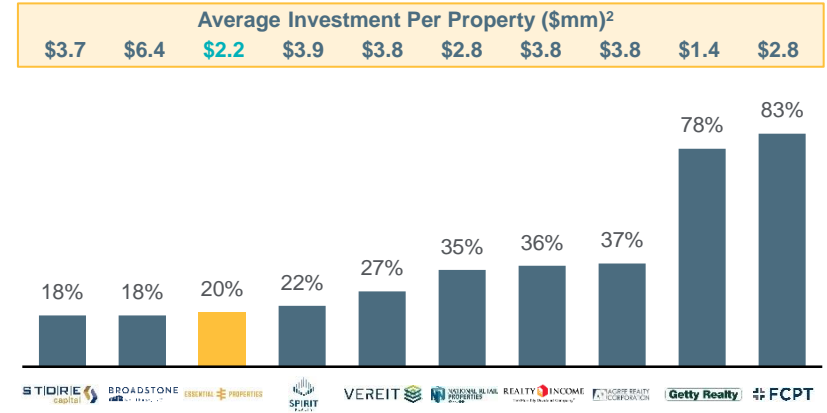
Differentiated Net Lease Portfolio

Portfolio Mix and Underlying Fundamentals are Favorable Relative to Peers

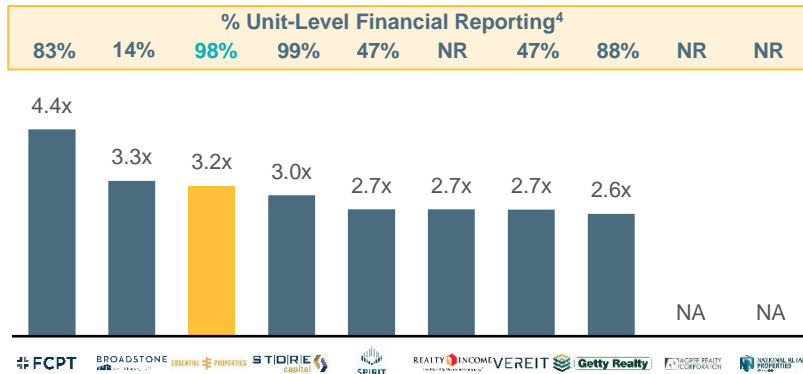
Service-Oriented & Experience-Based Industries (% of ABR)



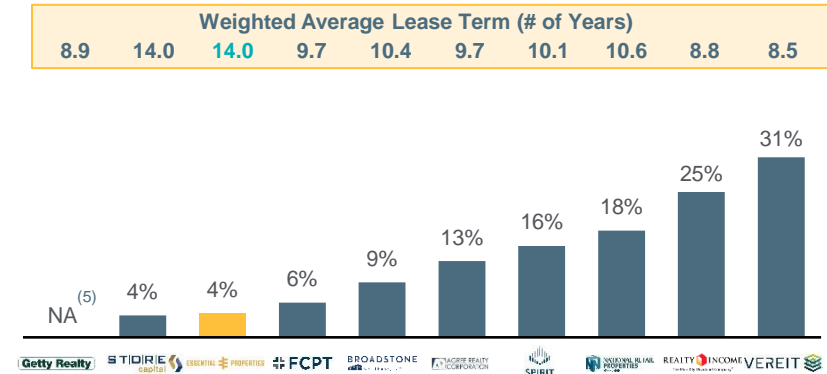
Less Reliance on Top 10 Tenancy with Smaller Scale Properties (% of ABR)



Strong Unit-Level Coverage³ & Transparency



Limited Intermediate-Term Lease Maturities (% of Rent Expiring through 2025)



Source: Public filings and press releases.

Note: Company data based on most recent reported filings for period ending June 30, 2021. 'NR' means not reported. Companies may define service-oriented and experience-based tenants differently, may calculate weighted average remaining lease term differently, may calculate unit-level coverage differently (including peers on a mean or median basis with EPRT representing a weighted average) and may calculate the percentage of their tenants reporting differently than EPRT. Accordingly, such data for these companies and EPRT may not be comparable.

1. Designations entitled "other" are counted as one industry, even though the "other" segment could represent multiple industries.

2. Investment value includes land and improvements, building and improvements, lease incentives, construction in progress, intangible lease assets, loans and direct financing lease receivables and real estate investments held for sale, all at cost.

3. EPRT, GTY, O, SRC and STOR coverage based on four-wall.

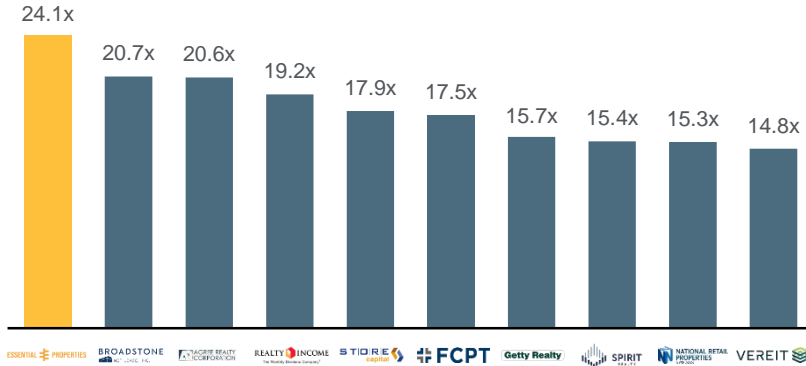
4. VER property level sales data was collected for 88.4% of retail and restaurant properties required to provide unit level sales reports, representing 46.6% of retail and restaurant properties owned.

5. GTY discontinued reporting lease maturity by year in 2Q21.

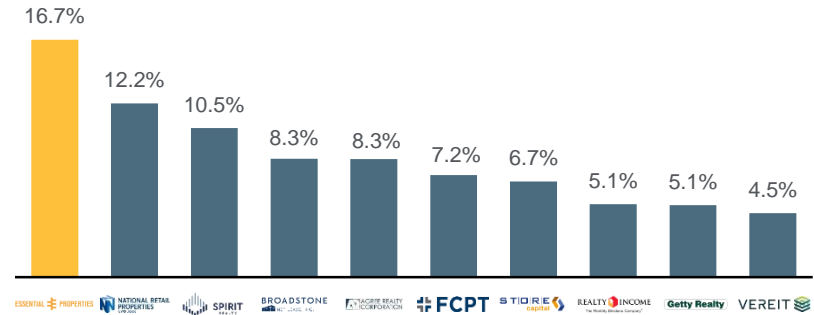
Relative Valuation and Growth

EPRT's Projected AFFO/sh Growth is Sector Leading

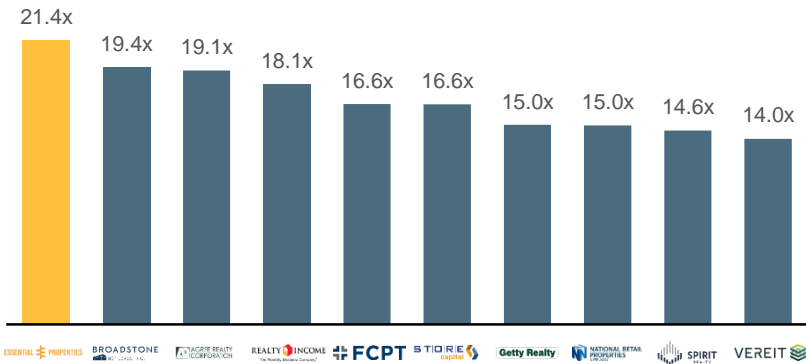
2021E AFFO per Share Multiple¹



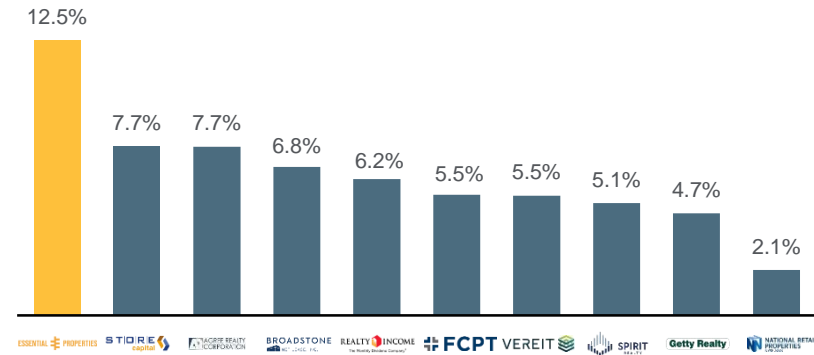
2021E AFFO per Share Growth²



2022E AFFO per Share Multiple³



2022E AFFO per Share Growth⁴



Source: Public filings, FactSet and SNL.

Note: Market data as of September 13, 2021.

1. 2021E AFFO per share multiple calculated using current price per share and FactSet mean 2021E AFFO per share estimates.

2. 2021E AFFO per share growth is calculated using FactSet mean 2021E AFFO per share estimates and 2020A AFFO per share. BNL 2020A AFFO calculated using 4Q20 AFFO, annualized, to adjust for timing of IPO.

NNN 2020A AFFO of \$2.68 excludes the net straight-line accrued rent impact of the rent deferrals (repayments) from the COVID-19 rent deferral lease amendment of \$30mm for the year ended December 31, 2020.

3. 2022E AFFO per share multiple calculated using current price per share and FactSet mean 2022E AFFO per share estimates.

4. 2022E AFFO per share growth is calculated using FactSet mean 2022E AFFO per share estimates and FactSet mean 2021E AFFO per share estimates.



**SERVICE
FIRST**
AUTOMOTIVE CENTERS

**SERVICE
FIRST**
AUTOMOTIVE CENTERS



24 HOUR

Appendix

EMERGENCY ROOM

CENTERS

AMBULANCE

Financial Summary – 2Q'21

Consolidated Statements of Operations

(in thousands, except share and per share data)	Three Months Ended June 30,		Six Months Ended June 30,	
	2021	2020	2021	2020
	(unaudited)	(unaudited)	(unaudited)	(unaudited)
Revenues:				
Rental revenue ^{1,2,3}	\$ 53,150	\$ 36,465	\$ 98,582	\$ 76,007
Interest on loans and direct financing lease receivables	3,879	2,037	6,984	3,976
Other revenue, net	37	1	52	8
Total revenues	57,066	38,503	105,618	79,991
Expenses:				
General and administrative ⁴	6,470	6,253	12,901	13,789
Property expenses ⁵	1,174	572	2,588	945
Depreciation and amortization	17,184	13,464	32,830	26,476
Provision for impairment of real estate	398	1,486	6,120	1,859
Change in provision for loan losses	(166)	48	(128)	516
Total expenses	25,060	21,823	54,311	43,585
Other operating income:				
Gain on dispositions of real estate, net	3,710	1,093	7,498	2,968
Income from operations	35,716	17,773	58,805	39,374
Other (expense)/income:				
Loss on repayment and repurchase of secured borrowings ⁶	(4,461)	—	(4,461)	(924)
Interest expense	(7,811)	(7,403)	(15,489)	(14,236)
Interest income	17	144	37	375
Income before income tax expense	23,461	10,514	38,892	24,589
Income tax expense	61	70	117	101
Net income	23,400	10,444	38,775	24,488
Net income attributable to non-controlling interests	(116)	(63)	(196)	(147)
Net income attributable to stockholders and members	\$ 23,284	\$ 10,381	\$ 38,579	\$ 24,341
Basic weighted-average shares outstanding	116,318,386	91,604,397	111,678,562	90,963,400
Basic net income per share	\$ 0.20	\$ 0.11	\$ 0.34	\$ 0.27
Diluted weighted-average shares outstanding	117,513,344	92,483,898	112,770,501	91,908,098
Diluted net income per share	\$ 0.20	\$ 0.11	\$ 0.34	\$ 0.26

1. Includes contingent rent (based on a percentage of the tenant's gross sales at the leased property) of \$62, \$56, \$231 and \$257 for the three and six months ended June 30, 2021 and 2020, respectively.

2. Includes reimbursable income from the Company's tenants of \$399, \$347, \$852 and \$511 for the three and six months ended June 30, 2021 and 2020, respectively.

3. During the three and six months ended June 30, 2021, includes the recognition of \$2,061 and \$1,044 of cash and straight-line rent receivables, respectively, for previously unaccrued amounts from tenants that were moved from non-accrual to accrual accounting.

4. During the three and six months ended June 30, 2020, includes non-recurring expenses of \$441 and \$1,093, respectively, for costs and charges incurred in connection with the termination of one of our executive officers and \$119 of non-recurring recruiting costs.

5. Includes reimbursable expenses from the Company's tenants of \$398, \$346, \$850, and \$511 for the three and six months ended June 30, 2021 and 2020, respectively.

6. Includes a make-whole payment of \$2,543 and the write-off of \$1,873 of deferred financing costs during the three and six months ended June 30, 2021 and the write-off of \$924 of deferred financing costs during the six months ended June 30, 2020.

Financial Summary – 2Q'21

Funds from Operations (FFO) and Adjusted Funds from Operations (AFFO)

(unaudited, in thousands except per share amounts)	Three months ended June 30,		Six months ended June 30,	
	2021	2020	2021	2020
Net income	\$ 23,400	\$ 10,444	\$ 38,775	\$ 24,488
Depreciation and amortization of real estate	17,158	13,439	32,779	26,427
Provision for impairment of real estate	398	1,486	6,120	1,859
Gain on dispositions of real estate, net	(3,710)	(1,093)	(7,498)	(2,968)
Funds from Operations	37,246	24,276	70,176	49,806
Other non-recurring expenses ^{1,2}	4,461	560	4,461	2,136
Core Funds from Operations	41,707	24,837	74,637	51,942
Adjustments:				
Straight-line rental revenue, net	(5,220)	(2,170)	(8,864)	(5,361)
Non-cash interest expense	417	237	896	771
Non-cash compensation expense	1,856	1,399	3,451	2,690
Other amortization expense	1,315	919	2,420	1,353
Other non-cash charges	(168)	48	(132)	516
Capitalized interest expense	(15)	(65)	(35)	(160)
Transaction costs	—	42	—	109
Adjusted Funds from Operations	\$ 39,892	\$ 25,247	\$ 72,373	\$ 51,861
Net income per share³:				
Basic	\$ 0.20	\$ 0.11	\$ 0.34	\$ 0.27
Diluted	\$ 0.20	\$ 0.11	\$ 0.34	\$ 0.26
FFO per share³:				
Basic	\$ 0.32	\$ 0.26	\$ 0.60	\$ 0.54
Diluted	\$ 0.32	\$ 0.26	\$ 0.60	\$ 0.54
Core FFO per share³:				
Basic	\$ 0.35	\$ 0.27	\$ 0.64	\$ 0.57
Diluted	\$ 0.35	\$ 0.27	\$ 0.64	\$ 0.56
AFFO per share³:				
Basic	\$ 0.34	\$ 0.27	\$ 0.62	\$ 0.57
Diluted	\$ 0.34	\$ 0.27	\$ 0.62	\$ 0.56

1. During the three and six months ended June 30, 2021, includes a make-whole payment of \$2,543 and the write-off of \$1,873 of deferred financing costs.

2. Includes non-recurring expenses of \$441 and \$1,093 for accruals of severance payments and acceleration of non-cash compensation expense in connection with the termination of an executive officer during the three and six months ended June 30, 2020, respectively, \$119 of non-recurring recruiting costs during the three and six months ended June 30, 2020 and our \$924 loss on repayment of secured borrowings during the six months ended June 30, 2020.

3. Calculations exclude \$68, \$77, \$187 and \$207 from the numerator for the three and six months ended June 30, 2021 and 2020, respectively, related to dividends paid on unvested restricted share awards and restricted share units.

Financial Summary – 2Q'21

Consolidated Balance Sheets

(in thousands, except share and per share amounts)

	June 30, 2021 (unaudited)	December 31, 2020 (audited)
ASSETS		
Investments:		
Real estate investments, at cost:		
Land and improvements	\$ 835,542	\$ 741,254
Building and improvements	1,723,811	1,519,665
Lease incentive	13,152	14,297
Construction in progress	4,329	3,908
Intangible lease assets	85,276	80,271
Total real estate investments, at cost	2,662,110	2,359,395
Less: accumulated depreciation and amortization	(165,731)	(136,097)
Total real estate investments, net	2,496,379	2,223,298
Loans and direct financing lease receivables, net	237,648	152,220
Real estate investments held for sale, net	6,349	17,058
Net investments	2,740,376	2,392,576
Cash and cash equivalents	126,465	26,602
Restricted cash	3,212	6,388
Straight-line rent receivable, net	47,739	37,830
Rent receivables, prepaid expenses and other assets, net	30,882	25,406
Total assets	\$ 2,948,674	\$ 2,488,802
LIABILITIES AND EQUITY		
Secured borrowings, net of deferred financing costs	\$ —	\$ 171,007
Unsecured term loans, net of deferred financing costs	626,628	626,272
Senior unsecured notes, net	394,955	—
Revolving credit facility	—	18,000
Intangible lease liabilities, net	10,465	10,168
Dividend payable	29,698	25,703
Derivative liabilities	23,169	38,912
Accrued liabilities and other payables	21,189	16,792
Total liabilities	1,106,104	906,854
Commitments and contingencies	—	—
Stockholders' equity:		
Preferred stock, \$0.01 par value; 150,000,000 authorized; none issued and outstanding as of 6/30/21 and 12/31/20	—	—
Common stock, \$0.01 par value; 500,000,000 authorized; 117,982,993 and 106,361,524 issued and outstanding as of 6/30/21 and 12/31/20, respectively	1,181	1,064
Additional paid-in capital	1,955,450	1,688,540
Distributions in excess of cumulative earnings	(94,911)	(77,665)
Accumulated other comprehensive loss	(26,327)	(37,181)
Total stockholders' equity	1,835,393	1,574,758
Non-controlling interests	7,177	7,190
Total equity	1,842,570	1,581,948
Total liabilities and equity	\$ 2,948,674	\$ 2,488,802

Financial Summary – 2Q'21

GAAP Reconciliations to EBITDAre, GAAP NOI, Cash NOI and Estimated Run Rate Metrics

(unaudited, in thousands)	Three Months Ended June 30, 2021
Net income	\$ 23,400
Depreciation and amortization	17,184
Interest expense	7,811
Interest income	(17)
Income tax expense	61
EBITDA	48,439
Provision for impairment of real estate	398
Gain on dispositions of real estate, net	(3,710)
EBITDAre	45,127
Adjustment for current quarter re-leasing, acquisition and disposition activity ¹	2,945
Adjustment to exclude other non-recurring activity ²	1,191
Adjusted EBITDAre - Current Estimated Run Rate	49,263
General and administrative	6,470
Adjusted net operating income ("NOI")	55,733
Straight-line rental revenue, net ¹	(4,090)
Other amortization expense ³	244
Adjusted Cash NOI	\$ 51,887
Annualized EBITDAre	\$ 180,508
Annualized Adjusted EBITDAre	\$ 197,052
Annualized Adjusted NOI	\$ 222,932
Annualized Adjusted Cash NOI	\$ 207,548

1. These adjustments are made to reflect EBITDAre, NOI and Cash NOI as if all re-leasing activity, investments in and dispositions of real estate made during the three months ended June 30, 2021 had occurred on April 1, 2021.

2. Adjustment includes \$4,461 of non-core expenses added back to compute Core FFO, offset by \$3,105 of cash and straight-line rent receivables from tenants moved from non-accrual to accrual accounting that was previously unaccrued and the \$166 adjustment to our provision for loan loss.

3. Adjustment excludes \$1,071 of non-recurring amortization expense recorded upon lease termination.

Financial Summary – 2Q'21

Market Capitalization, Debt Summary and Leverage Metrics

(dollars in thousands, except share and per share amounts)

	June 30, 2021	Rate	Maturity
Total secured debt	\$ —	—%	N/A
Unsecured debt:			
\$200mm term loan	\$ 200,000	3.26%	2.8 years
\$430mm term loan	430,000	3.02%	5.4 years
Senior Unsecured Notes	400,000	3.12%	10.0 years
Revolving credit facility ¹	—	—%	1.8 years
Total unsecured debt	\$ 1,030,000	3.11%	6.7 years
Gross debt	\$ 1,030,000	3.11%	6.7 years
Less: cash & cash equivalents	(126,465)		
Less: restricted cash available for future investment	(3,212)		
Net debt	\$ 900,323		
Equity:			
Preferred stock	\$ —		
Common stock & OP units (118,536,840 shares @ \$27.04/share as of 6/30/21) ²	3,205,236		
Total equity	\$ 3,205,236		
Total enterprise value ("TEV")	\$ 4,105,559		
Net Debt / TEV		21.9%	
Net Debt / Annualized Adjusted EBITDAre		4.6x	

1. Our revolving credit facility provides a maximum aggregate initial original principal amount of up to \$400 million and includes an accordion feature to increase, subject to certain conditions, the maximum availability of the facility by up to \$200 million.
2. Common equity & units as of June 30, 2021, based on 117,982,993 common shares outstanding (including unvested restricted share awards) and 553,847 OP units held by non-controlling interests.

Glossary

Supplemental Reporting Measures

FFO, Core FFO and AFFO

Our reported results are presented in accordance with U.S. generally accepted accounting principles ("GAAP"). We also disclose funds from operations ("FFO"), core funds from operations ("Core FFO") and adjusted funds from operations ("AFFO"), each of which is a non-GAAP financial measure. We believe these non-GAAP financial measures are industry measures used by analysts and investors to compare the operating performance of REITs.

We compute FFO in accordance with the definition adopted by the Board of Governors of the National Association of Real Estate Investment Trusts ("NAREIT"). NAREIT defines FFO as GAAP net income or loss adjusted to exclude extraordinary items (as defined by GAAP), net gain or loss from sales of depreciable real estate assets, impairment write-downs associated with depreciable real estate assets and real estate-related depreciation and amortization (excluding amortization of deferred financing costs and depreciation of non-real estate assets), including the pro rata share of such adjustments of unconsolidated subsidiaries. FFO is used by management, and may be useful to investors and analysts, to facilitate meaningful comparisons of operating performance between periods and among our peers primarily because it excludes the effect of real estate depreciation and amortization and net gains and losses on sales (which are dependent on historical costs and implicitly assume that the value of real estate diminishes predictably over time, rather than fluctuating based on existing market conditions).

We compute Core FFO by adjusting FFO, as defined by NAREIT, to exclude certain GAAP income and expense amounts that we believe are infrequent and unusual in nature and/or not related to our core real estate operations. Exclusion of these items from similar FFO-type metrics is common within the equity REIT industry, and management believes that presentation of Core FFO provides investors with a metric to assist in their

evaluation of our operating performance across multiple periods and in comparison to the operating performance of our peers, because it removes the effect of unusual items that are not expected to impact our operating performance on an ongoing basis. Core FFO is used by management in evaluating the performance of our core business operations. Items included in calculating FFO that may be excluded in calculating Core FFO include items like certain transaction related gains, losses, income or expense or other non-core amounts as they occur.

To derive AFFO, we modify the NAREIT computation of FFO to include other adjustments to GAAP net income related to certain items that we believe are not indicative of our operating performance, including straight-line rental revenue, non-cash interest expense, non-cash compensation expense, other amortization and non-cash charges, capitalized interest expense and transaction costs. Such items may cause short-term fluctuations in net income but have no impact on operating cash flows or long-term operating performance. We believe that AFFO is an additional useful supplemental measure for investors to consider to assess our operating performance without the distortions created by non-cash and certain other revenues and expenses.

FFO, Core FFO and AFFO do not include all items of revenue and expense included in net income, they do not represent cash generated from operating activities, and they are not necessarily indicative of cash available to fund cash requirements; accordingly, they should not be considered alternatives to net income as a performance measure or cash flows from operations as a liquidity measure and should be considered in addition to, and not in lieu of, GAAP financial measures. Additionally, our computation of FFO, Core FFO and AFFO may differ from the methodology for calculating these metrics used by other equity REITs and, therefore, may not be comparable to similarly titled measures reported by other equity REITs.

Glossary

Supplemental Reporting Measures

We also present our earnings before interest, taxes and depreciation and amortization for real estate (“EBITDA”), EBITDA further adjusted to exclude gains (or losses) on sales of depreciable property and real estate impairment losses (“EBITDAre”), net debt, net operating income (“NOI”) and cash NOI (“Cash NOI”), all of which are non-GAAP financial measures. We believe these non-GAAP financial measures are accepted industry measures used by analysts and investors to compare the operating performance of REITs.

EBITDA and EBITDAre

We compute EBITDA as earnings before interest, income taxes and depreciation and amortization. In 2017, NAREIT issued a white paper recommending that companies that report EBITDA also report EBITDAre. We compute EBITDAre in accordance with the definition adopted by NAREIT. NAREIT defines EBITDAre as EBITDA (as defined above) excluding gains (or losses) from the sales of depreciable property and real estate impairment losses. We present EBITDA and EBITDAre as they are measures commonly used in our industry and we believe that these measures are useful to investors and analysts because they provide important supplemental information concerning our operating performance, exclusive of certain non-cash and other costs. We use EBITDA and EBITDAre as measures of our operating performance and not as measures of liquidity.

EBITDA and EBITDAre do not include all items of revenue and expense included in net income, they do not represent cash generated from operating activities and they are not necessarily indicative of cash available to fund cash requirements; accordingly, they should not be considered alternatives to net income as a performance measure or cash flows from operations as a liquidity measure and should be considered in addition to, and not in lieu of, GAAP financial measures. Additionally, our computation of EBITDA and EBITDAre may differ from the methodology for calculating these metrics used by other equity REITs and, therefore,

may not be comparable to similarly titled measures reported by other equity REITs.

Net Debt

We calculate our net debt as our gross debt (defined as total debt plus net deferred financing costs on our secured borrowings) less cash and cash equivalents and restricted cash available for future investment.

We believe excluding cash and cash equivalents and restricted cash available for future investment, all of which could be used to repay debt, provides an estimate of the net contractual amount of borrowed capital to be repaid, which we believe is a beneficial disclosure to investors and analysts.

NOI and Cash NOI

We compute NOI as total revenues less property expenses. NOI excludes all other items of expense and income included in the financial statements in calculating net income or loss. Cash NOI further excludes non-cash items included in total revenues and property expenses, such as straight-line rental revenue and other amortization and non-cash charges. We believe NOI and Cash NOI provide useful and relevant information because they reflect only those income and expense items that are incurred at the property level and present such items on an unlevered basis.

NOI and Cash NOI are not measurements of financial performance under GAAP. You should not consider our NOI and Cash NOI as alternatives to net income or cash flows from operating activities determined in accordance with GAAP. Additionally, our computation of NOI and Cash NOI may differ from the methodology for calculating these metrics used by other equity REITs and, therefore, may not be comparable to similarly titled measures reported by other equity REITs.

Glossary

Supplemental Reporting Measures

Adjusted EBITDAre / Adjusted NOI / Adjusted Cash NOI

We further adjust EBITDAre, NOI and Cash NOI i) based on an estimate calculated as if all re-leasing, investment and disposition activity that took place during the quarter had been made on the first day of the quarter, ii) to exclude certain GAAP income and expense amounts that we believe are infrequent and unusual in nature and iii) to eliminate the impact of lease termination fees and contingent rental revenue from our tenants which is subject to sales thresholds specified in the lease. We then annualize these estimates for the current quarter by multiplying them by four, which we believe provides a meaningful estimate of our current run rate for all investments as of the end of the current quarter. You should not unduly rely on these measures, as they are based on assumptions and estimates that may prove to be inaccurate. Our actual reported EBITDAre, NOI and Cash NOI for future periods may be significantly less than these estimates of current run rates.

Cash ABR

Cash ABR means annualized contractually specified cash base rent in effect as of the end of the current quarter for all of our leases (including those accounted for as direct financing leases) commenced as of that date and annualized cash interest on our mortgage loans receivable as of that date.

Rent Coverage Ratio

Rent coverage ratio means the ratio of tenant-reported or, when unavailable, management's estimate based on tenant-reported financial information, annual EBITDA and cash rent attributable to the leased property (or properties, in the case of a master lease) to the annualized base rental obligation as of a specified date.

Initial Portfolio

Initial Portfolio means our acquisition of a portfolio of 262 net leased properties on June 16, 2016, consisting primarily of restaurants, that were being sold as part of the liquidation of General Electric Capital Corporation for an aggregate purchase price of \$279.8 million (including transaction costs).

GAAP Cap Rate

GAAP Cap Rate means annualized rental income computed in accordance with GAAP for the first full month after investment divided by the purchase price, as applicable, for the property.

Cash Cap Rate

Cash Cap Rate means annualized contractually specified cash base rent for the first full month after investment or disposition divided by the purchase or sale price, as applicable, for the property.

Disclaimer

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