



ESSENTIAL PROPERTIES



Supplemental Operating & Financial Data

Second Quarter Ended June 30, 2019

Table of Contents



Financial Summary

Consolidated Statements of Operations	2
Funds from Operations and Adjusted Funds from Operations	3
Consolidated Balance Sheets	4
GAAP Reconciliations to EBITDAre, GAAP NOI and Cash NOI	5
Market Capitalization, Debt Summary and Leverage Metrics	6

Net Investment Activity

Investment Summary	7
Disposition Summary	8

Portfolio Summary

Portfolio Highlights	9
Tenant and Industry Diversification	10
Portfolio Health	11

Leasing Summary

Leasing Expiration Schedule, Leasing Activity and Statistics	12
Same-Store Analysis	13
Lease Escalations	14

Glossary	15-17
-----------------	-------

Financial Summary

Consolidated Statements of Operations

(in thousands, except share and per share data)	Three Months Ended June 30,		Six Months Ended June 30,	
	2019	2018	2019	2018
	(unaudited)	(unaudited)	(unaudited)	(unaudited)
Revenues:				
Rental revenue ^{1,2}	\$ 32,111	\$ 21,554	\$ 62,884	\$ 41,647
Interest on loans and direct financing leases	403	89	729	159
Other revenue	241	22	248	25
Total revenues	32,755	21,665	63,861	41,831
Expenses:				
Interest	5,779	8,634	12,867	16,911
General and administrative	4,737	2,987	8,925	6,343
Property expenses ³	645	380	1,892	727
Depreciation and amortization	10,105	7,611	19,225	14,079
Provision for impairment of real estate	481	907	1,921	2,756
Total expenses	21,747	20,519	44,830	40,816
Other operating income:				
Gain on dispositions of real estate, net	3,474	2,412	4,150	3,645
Income from operations	14,482	3,558	23,181	4,660
Other (loss)/income:				
Loss on repurchase of secured borrowings ⁴	(4,353)	—	(4,353)	—
Interest	518	28	609	64
Income before income tax expense	10,647	3,586	19,437	4,724
Income tax expense	76	87	143	117
Net income	10,571	3,499	19,294	4,607
Net income attributable to non-controlling interests	(2,620)	(99)	(5,214)	(99)
Net income attributable to stockholders and members	\$ 7,951	\$ 3,400	\$ 14,080	\$ 4,508
Basic weighted-average shares outstanding	57,103,676		51,204,733	
Basic net income per share	\$ 0.14		\$ 0.27	
Diluted weighted-average shares outstanding	76,665,905		70,686,969	
Diluted net income per share	\$ 0.14		\$ 0.27	

1. Includes contingent rent (based on a percentage of the tenant's gross sales at the leased property) of \$226, \$169, \$575 and \$683 for the three and six months ended June 30, 2019 and 2018, respectively.

2. Includes reimbursable income from our tenants of \$198, \$6, \$941 and \$24 for the three and six months ended June 30, 2019 and 2018, respectively.

3. Includes reimbursable expenses from our tenants of \$198, \$6, \$941 and \$24 for the three and six months ended June 30, 2019 and 2018, respectively.

4. Includes premium paid on repurchase of Master Trust Funding notes of \$1,400, the write-off of \$2,853 of deferred financing costs related to the repurchased notes and \$100 of legal costs related to the repurchase.

Financial Summary

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,	
	2019	2018	2019	2018
Net income	\$ 10,571	\$ 3,499	\$ 19,294	\$ 4,607
Depreciation and amortization of real estate	10,081	7,610	19,178	14,077
Provision for impairment of real estate	481	907	1,921	2,756
Gain on dispositions of real estate, net	(3,474)	(2,412)	(4,150)	(3,645)
Funds from Operations	17,659	9,604	36,243	17,795
Loss on repurchase of secured borrowings ¹	4,353	—	4,353	—
Core Funds from Operations	22,012	9,604	40,596	17,795
Adjustments:				
Straight-line rental revenue, net	(2,994)	(1,867)	(5,897)	(3,517)
Non-cash interest expense	709	589	1,525	1,165
Non-cash compensation expense	1,247	169	2,473	347
Other amortization and non-cash charges	216	31	447	207
Capitalized interest expense	(45)	(83)	(70)	(136)
Transaction costs	—	18	—	26
Adjusted Funds from Operations	\$ 21,145	\$ 8,461	\$ 39,074	\$ 15,887
Net income per share²:				
Basic	\$ 0.14		\$ 0.27	
Diluted	\$ 0.14		\$ 0.27	
FFO per share²:				
Basic	\$ 0.23		\$ 0.51	
Diluted	\$ 0.23		\$ 0.51	
Core FFO per share²:				
Basic	\$ 0.29		\$ 0.57	
Diluted	\$ 0.29		\$ 0.57	
AFFO per share²:				
Basic	\$ 0.28		\$ 0.56	
Diluted	\$ 0.27		\$ 0.55	

1. Includes premium paid on repurchase of Master Trust Funding notes of \$1,400, the write-off of \$2,853 of deferred financing costs related to the repurchased notes and \$100 of legal costs related to the repurchase.

2. Calculations exclude \$112 and \$267 from the numerator for the three and six months ended June 30, 2019, respectively, related to dividends paid on unvested restricted share awards and restricted share units.

Financial Summary

Consolidated Balance Sheets

(in thousands, except share and per share amounts)	June 30, 2019 (unaudited)	December 31, 2018 (audited)
ASSETS		
Investments:		
Real estate investments, at cost:		
Land and improvements	\$ 502,561	\$ 420,848
Building and improvements	1,038,589	885,656
Lease incentive	4,794	2,794
Construction in progress	7,079	1,325
Intangible lease assets	74,079	66,421
Total real estate investments, at cost	1,627,102	1,377,044
Less: accumulated depreciation and amortization	(69,010)	(51,855)
Total real estate investments, net	1,558,092	1,325,189
Loans and direct financing lease receivables, net	30,659	17,505
Real estate investments held for sale, net	2,474	—
Net investments	1,591,225	1,342,694
Cash and cash equivalents	7,816	4,236
Restricted cash	10,128	12,003
Straight-line rent receivable, net	19,610	14,255
Prepaid expenses and other assets, net	14,524	7,712
Total assets	\$ 1,643,303	\$ 1,380,900
LIABILITIES AND EQUITY		
Secured borrowings, net of deferred financing costs	\$ 306,553	\$ 506,116
Unsecured term loan, net of deferred financing costs	199,097	—
Revolving credit facility	67,000	34,000
Intangible lease liabilities, net	9,778	11,616
Dividend payable	16,917	13,189
Accrued liabilities and other payables	13,442	4,938
Total liabilities	612,787	569,859
Commitments and contingencies	—	—
Stockholders' equity:		
Preferred stock, \$0.01 par value; 150,000,000 authorized; none issued and outstanding as of June 30, 2019 and December 31, 2018	—	—
Common stock, \$0.01 par value; 500,000,000 authorized; 57,825,460 and 43,749,092 issued and outstanding as of June 30, 2019 and December 31, 2018, respectively	578	431
Additional paid-in capital	806,376	569,407
Distributions in excess of cumulative earnings	(18,447)	(7,659)
Accumulated other comprehensive income	(2,913)	—
Total stockholders' equity	785,594	562,179
Non-controlling interests	244,922	248,862
Total equity	1,030,516	811,041
Total liabilities and equity	\$ 1,643,303	\$ 1,380,900

Financial Summary

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

(unaudited, in thousands)	Three Months Ended June 30, 2019
Net income	\$ 10,571
Depreciation and amortization	10,105
Interest expense	5,779
Interest income	(518)
Income tax expense	76
EBITDA	26,013
Provision for impairment of real estate	481
Gain on dispositions of real estate, net	(3,474)
EBITDAre	23,020
Adjustment for current quarter acquisition and disposition activity ¹	2,608
Adjustment to exclude loss on repurchase of secured borrowings ²	4,353
Adjustment to exclude certain percentage rent ³	(116)
Adjusted EBITDAre - Current Estimated Run Rate	29,865
General and administrative	4,737
Adjusted net operating income ("NOI")	34,602
Straight-line rental revenue, net ¹	(2,911)
Other amortization and non-cash charges	214
Adjusted Cash NOI	\$ 31,905
Annualized EBITDAre	\$ 92,080
Annualized Adjusted EBITDAre	\$ 119,460
Annualized Adjusted NOI	\$ 138,408
Annualized Adjusted Cash NOI	\$ 127,620

1. These adjustments are made to reflect EBITDAre, NOI and Cash NOI as if all acquisitions and dispositions of real estate investments made during the three months ended June 30, 2019 had occurred on April 1, 2019.

2. Includes premium paid on repurchase of Master Trust Funding notes of \$1,400, the write-off of \$2,853 of deferred financing costs related to the repurchased notes and \$100 of legal costs related to the repurchase.

3. Adjustment excludes contingent rent (based on a percentage of the tenant's gross sales at the leased property) where payment is subject to exceeding a sales threshold specified in the lease.

Financial Summary

Market Capitalization, Debt Summary and Leverage Metrics

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

	June 30, 2019	Rate	Maturity ¹
Secured debt:			
Series 2016-1, Class A	\$ 53,513	4.45%	2.4 years
Series 2016-1, Class B	17,243	5.43%	2.4 years
Series 2017-1, Class A	225,305	4.10%	5.0 years
Series 2017-1, Class B	15,669	5.11%	5.0 years
Total secured debt	311,730	4.28%	4.4 years
Unsecured debt:			
Term loan	200,000	3.26%	4.8 years
Revolving credit facility ²	67,000	LIBOR plus 1.25% to 1.85%	3.8 years
Total unsecured debt	267,000	3.36%	4.5 years
Gross debt	578,730	3.86%	4.5 years
Less: cash & cash equivalents	(7,816)		
Less: restricted cash deposits held for the benefit of lenders	(10,128)		
Net debt	560,786		
Equity:			
Preferred stock	—		
Common stock & OP units (76,882,012 shares @ \$20.04/share as of 6/30/19) ³	1,540,716		
Total equity	1,540,716		
Total enterprise value ("TEV")	\$ 2,101,502		
Net Debt / TEV	26.7%		
Net Debt / Annualized Adjusted EBITDAre	4.7x		

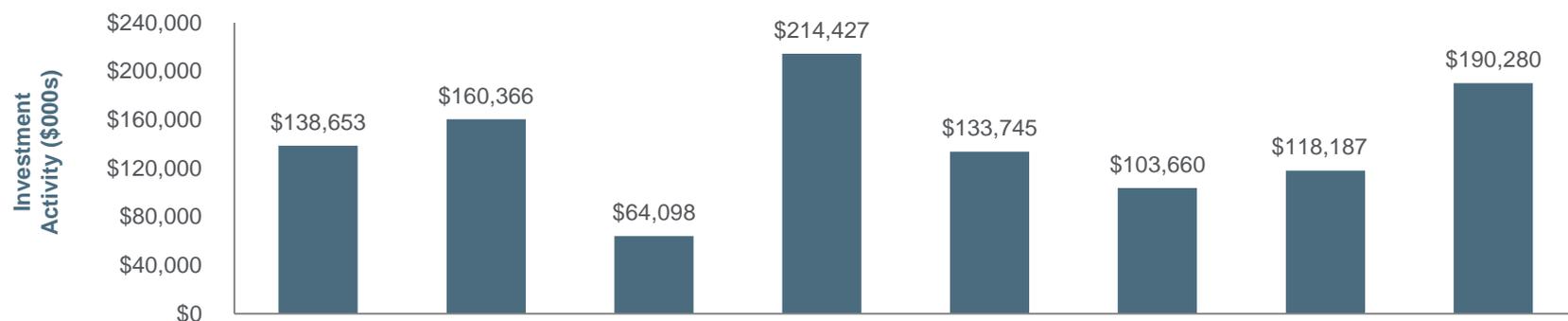
1. Maturity figures for our secured debt are based off of our anticipated repayment schedule. The Series 2016-1 notes mature in November 2046 but have an anticipated repayment date of November 2021. The Series 2017-1 notes mature in June 2047 but have an anticipated repayment date of June 2024.

2. 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

3. Common equity & units as of June 30, 2019, based on 57,825,460 common shares outstanding (including unvested restricted share awards) and 19,056,552 OP units held by non-controlling interests..

Net Investment Activity

Investment Summary



Investments	3Q 2017	4Q 2017	1Q 2018	2Q 2018 ⁴	3Q 2018 ⁶	4Q 2018 ⁷	1Q 2019	2Q 2019 ⁸
Number of Transactions	18	21	16	23	34	24	35	32
Property Count	50	90	28	86	62	39	51	91
Avg. Investment per Unit (in 000s)	\$2,728	\$1,742	\$2,195	\$2,438	\$2,042	\$2,572	\$2,303	\$2,015
Cash Cap Rates ¹	7.7%	7.7%	7.8%	7.6%	7.6%	7.6%	7.5%	7.3%
GAAP Cap Rates ²	8.9%	8.7%	8.3%	8.7%	8.5%	8.5%	8.4%	8.1%
Master Lease % ³	73%	65%	33%	82%	58%	57%	47%	67%
Sale-Leaseback % ³	94%	75%	68%	90%	77%	83%	78%	65%
% of Financial Reporting ³	98%	100%	100%	96% ⁵	100%	90% ⁵	100%	100%
Rent Coverage Ratio	2.8x	3.1x	2.3x	2.4x	2.7x	2.8x	3.2x	3.2x
Lease Term Years	18.4	15.5	14.1	17.2	16.1	16.6	15.1	15.3

1. Cash ABR for the first full month after the investment divided by the purchase price for the property.

2. GAAP rent for the first twelve months after the investment divided by the purchase price for the property.

3. As a percentage of cash ABR for that particular quarter.

4. Included two properties that secured \$2.4 million of mortgage loans receivables; \$1.1 million was partially repaid in 2Q 2019.

5. In aggregate, includes the purchase of eight properties with no unit-level reporting per the lease; however, the Company was able to receive financials due to existing relationships with the tenants.

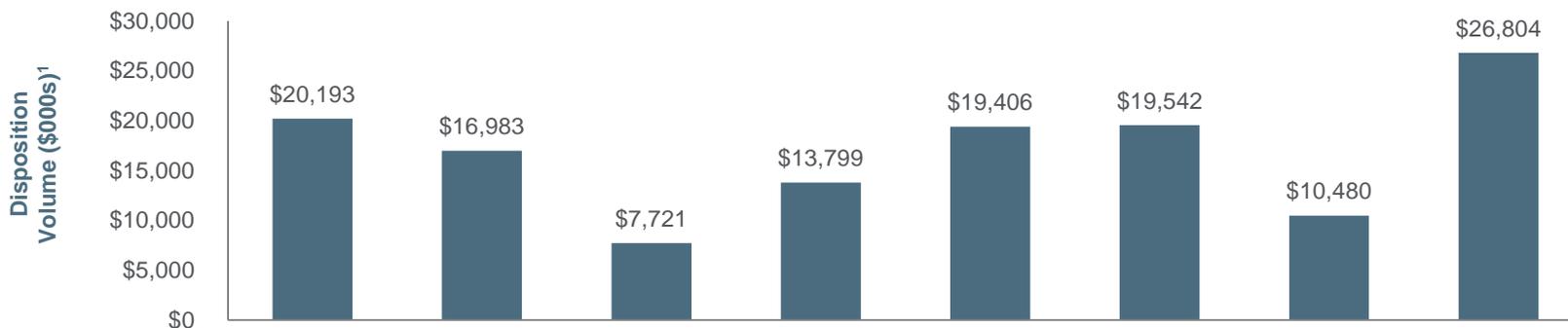
6. Included nine properties that secured \$5.7 million of mortgage loans receivables; these properties contractually converted to a 20 year master lease in 1Q 2019.

7. Excluded one property that secured \$3.5 million of mortgage loans receivables; this loan was fully repaid in 2Q 2019.

8. Included three properties that secured \$16.8 million of mortgage loans receivables.

Net Investment Activity

Disposition Summary



Dispositions	3Q 2017	4Q 2017	1Q 2018	2Q 2018	3Q 2018	4Q 2018	1Q 2019	2Q 2019 ⁷
Realized Gain/(Loss) ^{1,2}	10.2%	15.9%	(1.7%)	9.7% ⁵	(6.6%) ⁶	0.4%	2.9%	1.3%
Cash Cap Rate on Leased Assets ³	6.1%	6.4%	6.7%	7.1% ⁵	6.8% ⁶	6.9%	6.6%	7.0%
Leased Properties Sold ⁴	8	9	5	8	17	7	7	10
Vacant Properties Sold ⁴	6	3	1	2	4	1	--	1
Rent Coverage Ratio	2.4x	1.8x	0.8x	2.1x ⁵	1.8x ⁶	1.8x	1.8x	1.5x

1. Net of transaction costs.

2. Gains/(losses) based on our aggregate allocated 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.

5. Excludes one property sold pursuant to an existing tenant purchase option.

6. Excludes the sale of one leasehold property.

7. Excludes the prepayment of two mortgage loans receivables for \$4.6 million.

Portfolio Summary

Portfolio Highlights

As of June 30, 2019

Investment Properties (#) ¹	789
Square Footage (mm)	6.8
Tenants (#)	184
Concepts (#)	219
Industries (#)	16
States (#)	45
Weighted Average Remaining Lease Term (Years)	14.5
Triple-Net Leases (% of Cash ABR)	92.4%
Master Leases (% of Cash ABR)	62.8%
Sale-Leaseback (% of Cash ABR) ²	80.4%
Unit-Level Rent Coverage	2.9x
Unit-Level Financial Reporting (% of Cash ABR)	97.9%
Leased (%)	100.0%
Top 10 Tenants (% of Cash ABR)	28.0%
Average Investment Per Property (\$mm)	\$2.1
Average Transaction Size (\$mm) ²	\$6.4
Total Cash ABR (\$mm)	\$126.2



1. Includes one undeveloped land parcel and four properties that secure mortgage loans receivables.

2. Exclusive of GE Seed Portfolio.

Portfolio Summary

Tenant and Industry Diversification

Top 10 Tenant Exposure

Top 10 Tenants ¹	Properties	% of Cash ABR
	74	4.0%
	13	3.3%
	4	3.0%
	34	2.9%
	5	2.9%
	14	2.9%
	13	2.4%
	25	2.2%
	5	2.1%
	3	2.1%
Top 10 Tenants	190	28.0%
Total	789	100.0%

Diversification by Industry

Tenant Industry	Type of Business	Cash ABR (\$'000s)	% of Cash ABR	# of Properties ²	Building SqFt ('000s)	Rent Per SqFt ³
Quick Service	Service	\$ 16,175	12.8%	205	557,318	\$ 29.81
Early Childhood Education	Service	14,816	11.7%	65	751,529	19.45
Convenience Stores	Service	13,660	10.8%	118	457,466	29.86
Car Washes	Service	13,542	10.7%	52	246,301	54.98
Medical / Dental	Service	11,884	9.4%	84	465,714	24.62
Casual Dining	Service	9,236	7.3%	66	395,089	23.38
Automotive Service	Service	6,855	5.4%	54	358,036	19.15
Family Dining	Service	5,319	4.2%	31	196,229	27.10
Pet Care Services	Service	3,376	2.7%	24	144,970	20.27
Other Services	Service	2,545	2.0%	16	134,753	18.88
Service Subtotal		\$ 97,407	77.2%	715	3,707,404	\$ 26.09
Health and Fitness	Experience	8,706	6.9%	21	841,833	10.64
Entertainment	Experience	7,050	5.6%	18	647,483	10.89
Movie Theatres	Experience	4,299	3.4%	6	293,206	14.66
Experience Subtotal		\$ 20,056	15.9%	45	1,782,522	\$ 11.42
Home Furnishings	Retail	5,839	4.6%	8	418,778	13.94
Grocery	Retail	212	0.2%	1	32,190	6.58
Retail Subtotal		\$ 6,051	4.8%	9	450,968	\$ 13.42
Building Materials	Other	2,643	2.1%	19	896,956	2.95
Total		\$ 126,157	100.0%	788	6,837,850	\$ 18.45

1. Represents tenant, guarantor or parent company.

2. Excludes one undeveloped land parcel, but includes four properties that secure mortgage loans receivables.

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

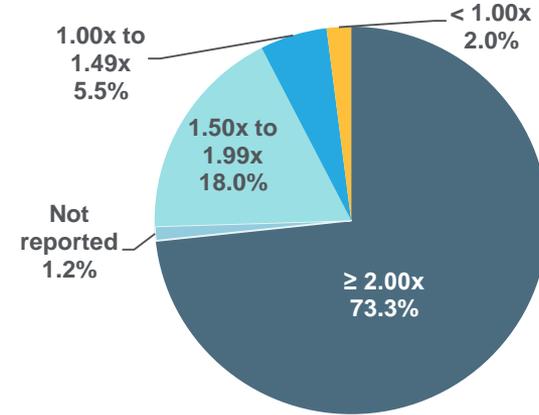
Portfolio Summary

Portfolio Health

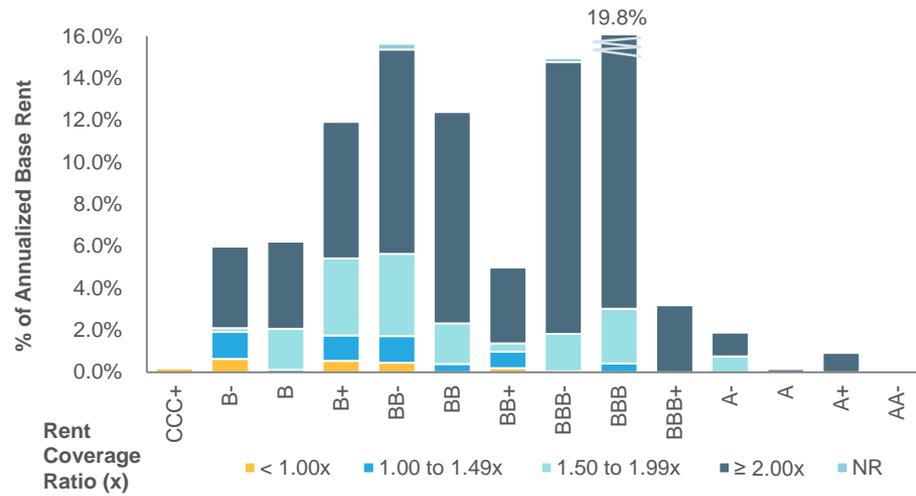
Tenant Financial Reporting

Tenant Financial Reporting Requirements	% of Cash ABR
Unit-Level Financial Information	97.9%
Corporate-Level Financial Reporting	98.6%
Both Unit-Level and Corporate-Level Financial Information	97.5%
No Financial Information	1.2%

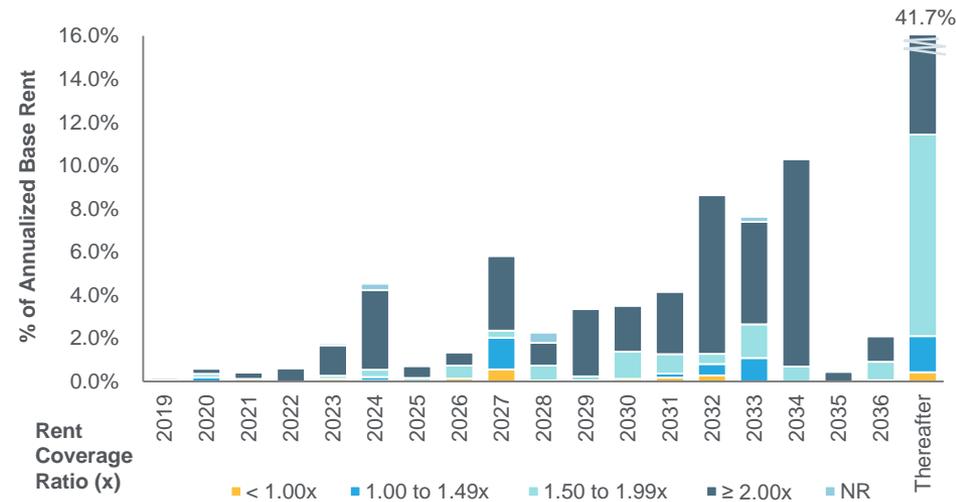
% of Cash ABR by Unit-Level Coverage Tranche¹



Unit-Level Coverage by Tenant Credit²



Unit-Level Coverage by Lease Expiration



Note: 'NR' means not reported.

- 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.
- The chart illustrates the portions of annualized base rent as of June 30, 2019 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.

Leasing Summary

Leasing Expiration Schedule, Leasing Activity and Statistics

Annual Lease Expiration by Cash ABR

Year ¹	Cash ABR	% of Cash ABR	# of Properties ²	Wgt. Avg. Coverage ³
2019	\$ 253	0.2%	5	4.6x
2020	738	0.6%	8	2.6x
2021	510	0.4%	5	2.3x
2022	764	0.6%	5	3.8x
2023	2,252	1.8%	13	2.9x
2024	5,714	4.5%	49	3.4x
2025	894	0.7%	9	3.6x
2026	1,770	1.4%	9	2.0x
2027	7,330	5.8%	41	2.7x
2028	2,847	2.3%	17	3.0x
2029	4,230	3.4%	66	4.1x
2030	4,407	3.5%	42	3.6x
2031	5,228	4.1%	33	3.5x
2032	10,875	8.6%	70	3.0x
2033	9,618	7.6%	44	2.2x
2034	12,978	10.3%	84	3.3x
2035	550	0.4%	4	2.0x
2036	2,638	2.1%	22	2.3x
2037	21,900	17.4%	95	3.0x
2038	18,615	14.8%	96	2.1x
2039	10,492	8.3%	64	2.7x
Thereafter	1,554	1.2%	7	3.0x
Total	\$ 126,157	100.0%	788	2.9x

Leasing Activity – Trailing 12 Months

\$(000)s	Renewed Per Terms of Lease	Re-Leased to New Tenant Without Vacancy	After Vacancy	Total Leasing
Prior Cash ABR	\$ 393	\$ 1,853	-	\$ 2,246
New Cash ABR	387	1,884	-	2,271
Recovery Rate	98.5%	101.7%	-	101.1%
Number of Leases	5	5	-	10
Average Months Vacant	-	-	-	-
Lease Incentives	-	1,500	-	1,500
% of Total Cash ABR ⁴	0.3%	1.5%	-	1.8%

Leasing Statistics

Vacant Properties at March 31, 2019		1
Expiration Activity		+ 0
Leasing Activity		- 0
Vacant Property Sales		- 1
Vacant Properties at June 30, 2019		0

1. Expiration year of contracts in place as of June 30, 2019 and excludes any tenant option renewal periods that have not been exercised.

2. Excludes one undeveloped land parcel, but includes four properties that secure mortgage loans receivables.

3. Weighted by cash ABR as of June 30, 2019.

4. New cash ABR divided by total cash ABR as of June 30, 2019.

Leasing Summary

Same-Store Analysis

Defined Terms

Same-Store Portfolio:

All properties owned, excluding new sites under construction, for the entire same-store measurement period, which is April 1, 2018 through June 30, 2019. The same-store portfolio for 2Q 2019 is comprised of **468 properties** and represented **55%** of our current portfolio as measured by contractual cash rent divided by our cash ABR at June 30, 2019.

Contractual Cash Rent:

The amount of cash rent our tenants are contractually obligated to pay per the in-place lease as of June 30, 2019; excludes percentage rent that is subject to sales breakpoints per the lease.

Same-Store Portfolio Performance

Type of Business	Contractual Cash Rent (\$000s)		% Change
	Q2 2019	Q2 2018	
Service	\$ 13,255	\$ 13,016	1.8%
Experience	1,990	1,943	2.4%
Retail	1,418	1,400	1.3%
Industrial	661	648	2.0%
Total Same-Store Rent	\$ 17,323	\$ 17,006	1.9%
- Property Operating Expense ¹	366	340	7.9%
Total Same-Store NOI	\$ 16,957	\$ 16,667	1.7%



1. Excludes reimbursable property operating expenses.

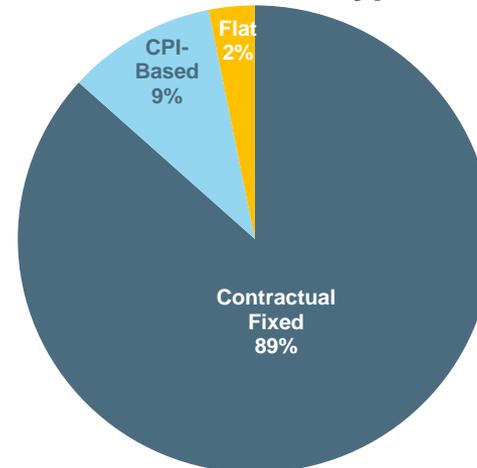
Leasing Summary

Lease Escalations

Lease Escalation Frequency

Lease Escalation Frequency	% of Cash ABR	Weighted Average Annual Escalation Rate ^{1,2}
Annually	77.8%	1.7%
Every 2 years	3.2	1.4
Every 3 years	0.4	1.2
Every 4 years	0.6	0.8
Every 5 years	12.8	1.2
Other escalation frequencies	3.4	1.4
Flat	1.9	NA
Total / Weighted Average	100.0%	1.5%

Lease Escalation Type



- Leases contributing 98% of cash ABR provided for base rent escalation, generally ranging from 1.0% to 4.0% annually, with a weighted average annual escalation rate of 1.5%, which assumes 0.0% change in annual CPI
- 9% of contractual rent escalations by cash ABR are CPI-based, while 89% are based on fixed percentage or scheduled increases
- 74% of cash ABR derived from flat leases is attributable to leases that provide for contingent rent based on a percentage of the tenant's gross sales at the leased property

1. Based on cash ABR as of June 30, 2019.

2. Represents the weighted average annual escalation rate of the entire portfolio as if all escalations occur annually. For leases in which rent escalates by the greater of a stated fixed percentage or CPI, we have assumed an escalation equal to the stated fixed percentage in the lease. As any future increase in CPI is unknowable at this time, we have not included an increase in the rent pursuant to these leases in the weighted average annual escalation rate presented.

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 excluding from NAREIT defined FFO 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, nor do they 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 are not measures of financial performance under GAAP. You should not consider EBITDA and EBITDAre as alternatives to net income or cash flows from operating activities determined in accordance with GAAP. 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 deposits held for the benefit of lenders.

We believe excluding cash and cash equivalents and restricted cash deposits held for the benefit of lenders from gross debt, 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 and Other Terms

Adjusted EBITDAre / Adjusted NOI / Adjusted Cash NOI

We further adjust EBITDAre, NOI and Cash NOI i) based on an estimate calculated as if all acquisition 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, such as our loss on repurchase of secured borrowings and iii) to eliminate the impact of 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 properties owned as of the end of the current quarter. You should not unduly rely on these metrics 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.

GE Seed Portfolio

GE seed 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 acquisition 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 acquisition or disposition divided by the purchase or sale price, as applicable, for the property.