

Supplemental Information



Second Quarter 2023

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,	
	2023	2022	2023	2022
	(unaudited)	(unaudited)	(unaudited)	(unaudited)
Revenues:				
Rental revenue ^{1,2}	\$ 81,819	\$ 67,089	\$ 159,991	\$ 133,201
Interest on loans and direct financing lease receivables	4,534	3,949	8,981	7,771
Other revenue, net	163	408	1,232	595
Total revenues	86,516	71,446	170,204	141,567
Expenses:				
General and administrative	7,585	7,026	16,169	15,089
Property expenses ³	1,144	828	1,987	1,837
Depreciation and amortization	24,742	22,074	48,567	42,387
Provision for impairment of real estate	802	6,258	1,479	10,193
Change in provision for loan losses	8	107	(22)	167
Total expenses	34,281	36,293	68,180	69,673
Other operating income:				
Gain on dispositions of real estate, net	12,547	10,094	17,461	11,752
Income from operations	64,782	45,247	119,485	83,646
Other (expense)/income:				
Loss on debt extinguishment ⁴	—	—	—	(2,138)
Interest expense	(12,071)	(9,190)	(24,204)	(18,350)
Interest income	448	30	1,086	48
Income before income tax expense	53,159	36,087	96,367	63,206
Income tax expense	159	275	311	576
Net income	53,000	35,812	96,056	62,630
Net income attributable to non-controlling interests	(198)	(159)	(358)	(278)
Net income attributable to stockholders	\$ 52,802	\$ 35,653	\$ 95,698	\$ 62,352
Basic weighted-average shares outstanding				
	150,492,454	131,271,882	147,466,087	129,068,197
Basic net income per share	\$ 0.35	\$ 0.27	\$ 0.65	\$ 0.48
Diluted weighted-average shares outstanding				
	151,522,350	132,019,501	148,776,458	129,983,198
Diluted net income per share	\$ 0.35	\$ 0.27	\$ 0.64	\$ 0.48

1. Includes contingent rent (based on a percentage of the tenant's gross sales at the leased property) of \$144, \$159, \$320 and \$315 for the three and six months ended June 30, 2023 and 2022, respectively.

2. Includes reimbursable income from the Company's tenants of \$750, \$501, \$1,341 and \$1,054 for the three and six months ended June 30, 2023 and 2022, respectively.

3. Includes reimbursable expenses from the Company's tenants of \$750, \$500, \$1,341 and \$1,054 for the three and six months ended June 30, 2023 and 2022, respectively.

4. During the six months ended June 30, 2022, includes debt extinguishment costs associated with the Company's restructuring of its credit and term loan facilities.

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,	
	2023	2022	2023	2022
Net income	\$ 53,000	\$ 35,812	\$ 96,056	\$ 62,630
Depreciation and amortization of real estate	24,717	22,048	48,515	42,335
Provision for impairment of real estate	802	6,258	1,479	10,193
Gain on dispositions of real estate, net	(12,547)	(10,094)	(17,461)	(11,752)
Funds from Operations	65,972	54,024	128,589	103,406
Non-core expense (income) ¹	172	—	(704)	2,138
Core Funds from Operations	66,144	54,024	127,885	105,544
Adjustments:				
Straight-line rental revenue, net	(6,710)	(6,535)	(13,548)	(12,801)
Non-cash interest expense	615	689	1,434	1,350
Non-cash compensation expense	2,157	2,188	4,878	5,024
Other amortization expense	254	208	535	402
Other non-cash charges	2	104	(33)	160
Capitalized interest expense	(582)	(61)	(1,015)	(127)
Adjusted Funds from Operations	\$ 61,880	\$ 50,617	\$ 120,136	\$ 99,552
Net income per share²:				
Basic	\$ 0.35	\$ 0.27	\$ 0.65	\$ 0.48
Diluted	\$ 0.35	\$ 0.27	\$ 0.64	\$ 0.48
FFO per share²:				
Basic	\$ 0.44	\$ 0.41	\$ 0.87	\$ 0.80
Diluted	\$ 0.43	\$ 0.41	\$ 0.86	\$ 0.79
Core FFO per share²:				
Basic	\$ 0.44	\$ 0.41	\$ 0.86	\$ 0.81
Diluted	\$ 0.44	\$ 0.41	\$ 0.86	\$ 0.81
AFFO per share²:				
Basic	\$ 0.41	\$ 0.38	\$ 0.81	\$ 0.77
Diluted	\$ 0.41	\$ 0.38	\$ 0.81	\$ 0.76

1. During the three and six months ended June 30, 2023, includes \$0.2 million of severance expense and non-cash compensation expense in connection with the departure of one of our junior executives; during the six months ended June 30, 2023, includes \$0.9 million of insurance recovery income related to two properties; and during the six months ended June 30, 2022, includes our \$2.1 million loss on debt extinguishment.
2. Calculations exclude \$102, \$97, \$203 and \$187 from the numerator for the three and six months ended June 30, 2023 and 2022, respectively, related to dividends paid on unvested restricted stock awards and restricted stock units.

Financial Summary

Consolidated Balance Sheets

(in thousands, except share and per share amounts)

	June 30, 2023	December 31, 2022
	(unaudited)	(audited)
ASSETS		
Investments:		
Real estate investments, at cost:		
Land and improvements	\$ 1,370,069	\$ 1,228,687
Building and improvements	2,684,807	2,440,630
Lease incentive	17,681	18,352
Construction in progress	59,570	34,537
Intangible lease assets	87,946	88,364
Total real estate investments, at cost	4,220,073	3,810,570
Less: accumulated depreciation and amortization	(318,862)	(276,307)
Total real estate investments, net	3,901,211	3,534,263
Loans and direct financing lease receivables, net	227,405	240,035
Real estate investments held for sale, net	4,617	4,780
Net investments	4,133,233	3,779,078
Cash and cash equivalents	14,108	62,345
Restricted cash	—	9,155
Straight-line rent receivable, net	92,135	78,587
Derivative assets	47,865	47,877
Rent receivables, prepaid expenses and other assets, net	25,481	22,991
Total assets	\$ 4,312,822	\$ 4,000,033
LIABILITIES AND EQUITY		
Unsecured term loans, net of deferred financing costs	\$ 1,026,053	\$ 1,025,492
Senior unsecured notes, net	395,566	395,286
Revolving credit facility	—	—
Intangible lease liabilities, net	11,399	11,551
Dividend payable	43,705	39,398
Derivative liabilities	657	2,274
Accrued liabilities and other payables	28,182	29,261
Total liabilities	1,505,562	1,503,262
Commitments and contingencies	—	—
Stockholders' equity:		
Preferred stock, \$0.01 par value; 150,000,000 authorized; none issued and outstanding as of 6/30/23 and 12/31/22	—	—
Common stock, \$0.01 par value; 500,000,000 authorized; 155,172,501 and 142,379,655 issued and outstanding as of 6/30/23 and 12/31/22, respectively	1,552	1,424
Additional paid-in capital	2,863,857	2,563,305
Distributions in excess of cumulative earnings	(109,466)	(117,187)
Accumulated other comprehensive loss	42,785	40,719
Total stockholders' equity	2,798,728	2,488,261
Non-controlling interests	8,532	8,510
Total equity	2,807,260	2,496,771
Total liabilities and equity	\$ 4,312,822	\$ 4,000,033

Financial Summary

GAAP Reconciliations to EBITDA_{re}, GAAP NOI, Cash NOI and Estimated Run Rate Metrics

(unaudited, in thousands)	Three Months Ended June 30, 2023
Net income	\$ 53,000
Depreciation and amortization	24,742
Interest expense	12,071
Interest income	(448)
Income tax expense	159
EBITDA	89,524
Provision for impairment of real estate	802
Gain on dispositions of real estate, net	(12,547)
EBITDA_{re}	77,779
Adjustment for current quarter re-leasing, acquisition and disposition activity ¹	4,370
Adjustment to exclude other non-core and non-recurring activity ²	833
Adjustment to exclude termination/prepayment fees and certain percentage rent ³	(53)
Adjusted EBITDA_{re} - Current Estimated Run Rate	82,929
General and administrative	7,230
Adjusted net operating income ("NOI")	90,159
Straight-line rental revenue, net ¹	(8,652)
Other amortization expense	254
Adjusted Cash NOI	\$ 81,761
Annualized EBITDA_{re}	\$ 311,116
Annualized Adjusted EBITDA_{re}	\$ 331,716
Annualized Adjusted NOI	\$ 360,636
Annualized Adjusted Cash NOI	\$ 327,044

1. Adjustment made to reflect EBITDA_{re}, NOI and Cash NOI as if all re-leasing activity, investments in and dispositions of real estate and loan repayments completed during the three months ended June 30, 2023 had occurred on April 1, 2023.
2. Adjustment is made to i) exclude non-core income and expense adjustments made in computing Core FFO, ii) exclude changes in our provision for credit losses, iii) exclude the write-off of receivables from prior periods and iv) eliminate the impact of seasonal fluctuation in certain non-cash compensation expense recorded in the period.
3. Adjustment excludes lease termination or loan prepayment fees and 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, if any.

Financial Summary

Market Capitalization, Debt Summary and Leverage Metrics

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

	June 30, 2023	Rate	Wtd. Avg. Maturity
Unsecured debt:			
April 2024 term loan ¹	\$ 200,000	2.9%	0.8 years
February 2027 term loan ¹	430,000	2.4%	3.6 years
January 2028 term loan ¹	400,000	4.6%	4.6 years
Senior unsecured notes due July 2031	400,000	3.1%	8.0 years
Revolving credit facility ²	—	—%	2.6 years
Total unsecured debt	1,430,000	3.3%	4.7 years
Gross debt	1,430,000		
Less: cash & cash equivalents	(14,108)		
Less: restricted cash available for future investment	—		
Net debt	1,415,892		
Equity:			
Preferred stock	—		
Common stock and OP units (155,726,348 shares @ \$23.54/share as of 6/30/23) ³	3,665,798		
Total equity	3,665,798		
Total enterprise value ("TEV")	\$ 5,081,690		
Pro forma adjustments to Net Debt and TEV:⁴			
Net debt	\$ 1,415,892		
Less: cash received — unsettled forward equity	(20,122)		
Pro forma net debt	1,395,770		
Total equity	3,665,798		
Common stock — unsettled forward equity (836,050 shares @ \$23.54/share as of 6/30/23)	19,681		
Pro forma TEV	\$ 5,081,249		
Gross Debt / Undepreciated Gross Assets	30.9%		
Net Debt / TEV	27.9%		
Net Debt / Annualized Adjusted EBITDAre	4.3x		
Pro Forma Gross Debt / Undepreciated Gross Assets	30.7%		
Pro Forma Net Debt / Pro Forma TEV	27.5%		
Pro Forma Net Debt / Annualized Adjusted EBITDAre	4.2x		

1. Rates presented for our term loans are fixed at the stated rates after giving effect to our interest rate swaps, applicable margin of 85bps and SOFR premium of 10bps.

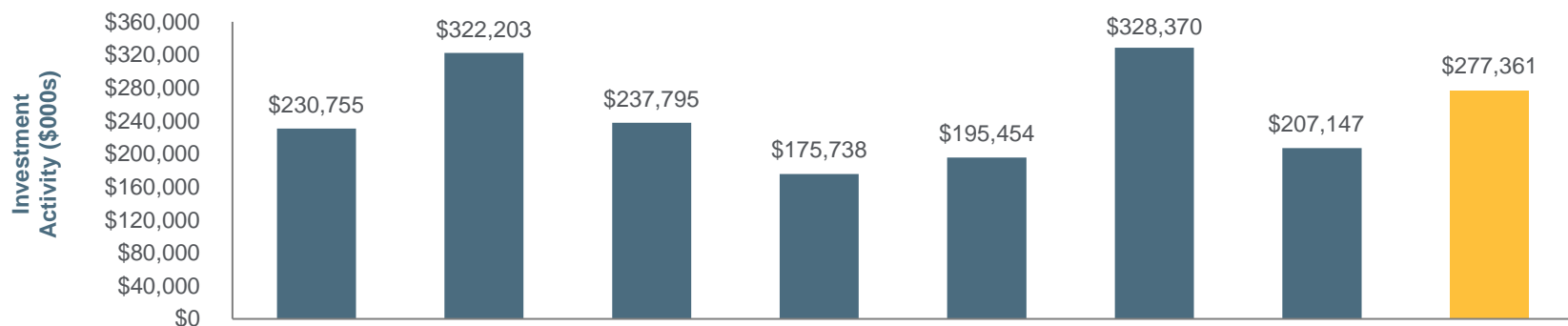
2. Our revolving credit facility provides a maximum aggregate initial original principal amount of up to \$600 million and includes an accordion feature to increase, subject to certain conditions, the maximum availability of the facility by up to \$600 million. Borrowings bear interest at Term SOFR plus applicable margin of 77.5bps and SOFR premium of 10bps.

3. Common stock and OP units as of June 30, 2023, based on 155,172,501 common shares outstanding and 553,847 OP units held by non-controlling interests.

4. Pro forma adjustments have been made to reflect 836,050 shares sold on a forward basis through the Company's ATM Program as if they had been physically settled on June 30, 2023.

Net Investment Activity

Investment Summary



Investments ¹	3Q'21	4Q'21	1Q'22	2Q'22	3Q'22	4Q'22	1Q'23	2Q'23
Number of Transactions	31	55	23	23	27	39	24	29
Property Count	85	96	105	39	40	115	57	78
Average Investment per Unit (in 000s)	\$2,676	\$3,230	\$2,187	\$3,870	\$3,750	\$2,782	\$3,401	\$3,350
Cash Cap Rates ²	7.0%	6.9%	7.0%	7.0%	7.1%	7.5%	7.6%	7.4%
GAAP Cap Rates ³	7.9%	7.8%	7.8%	8.0%	8.2%	8.8%	9.0%	8.7%
Weighted Average Lease Escalation	1.6%	1.6%	1.4%	1.5%	1.6%	1.8%	2.0%	1.9%
Master Lease % ^{4,5}	80%	59%	83%	86%	68%	90%	86%	57%
Sale-Leaseback % ^{4,6}	84%	96%	100%	100%	89%	99%	100%	99%
Existing Relationship % ⁴	81%	89%	83%	79%	94%	95%	94%	66%
% of Financial Reporting ⁴	100%	98%	100%	100%	100%	100%	100%	100%
Rent Coverage Ratio	2.8x	3.0x	3.3x	2.7x	4.4x	3.2x	3.3x	3.9x
Lease Term Years	16.4	16.3	15.0	17.2	16.5	18.7	19.0	19.3

1. Includes investments in mortgage loans receivable.

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

3. GAAP rent and interest income for the first twelve months after the investment divided by the gross investment in the property plus transaction costs.

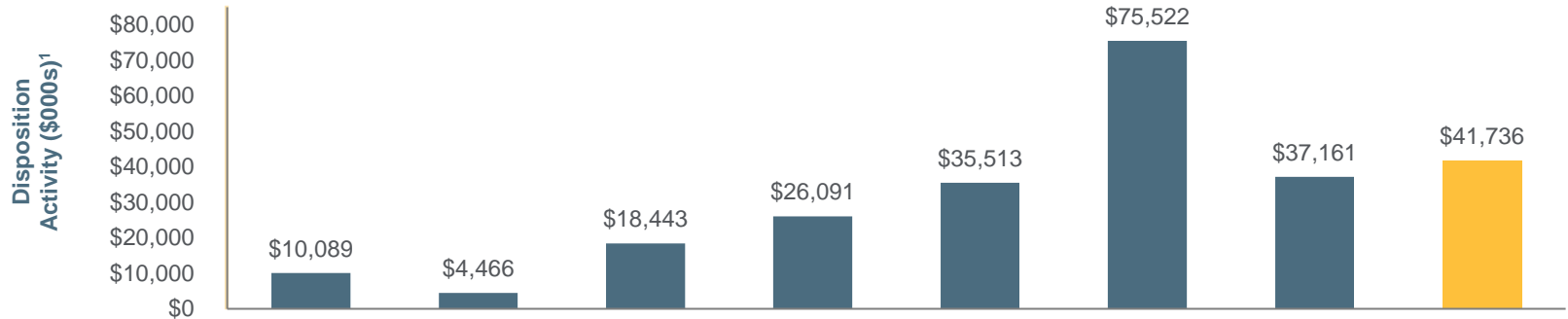
4. As a percentage of cash ABR for the quarter.

5. Includes investments in mortgage loans receivable collateralized by more than one property.

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

Net Investment Activity

Disposition Summary



Dispositions	3Q'21	4Q'21	1Q'22	2Q'22	3Q'22	4Q'22	1Q'23	2Q'23
Realized Gain/(Loss) ^{1,2}	29.8% ⁵	7.5%	0.4%	38.6%	11.1%	7.2%	(2.1%)	(0.9%)
Cash Cap Rate on Leased Assets ³	6.5% ⁵	6.0%	7.1% ⁵	6.2%	6.2% ⁵	6.9%	6.1% ⁵	6.2% ⁵
Leased Properties Sold ⁴	11	2	6	8	12	25	17	14
Vacant Properties Sold ⁴	—	—	—	—	—	1	—	2
Rent Coverage Ratio	1.2x	0.0x	2.5x ⁵	1.1x	1.2x	2.1x	2.3x	2.2x

1. Includes the impact of 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 of undeveloped land parcels or dispositions where only a portion of the owned parcel is sold.

5. Excludes properties sold pursuant to an existing tenant purchase option or properties purchased by the tenant.

Portfolio Summary

Portfolio Highlights

As of June 30, 2023

Investment Properties (#) ¹	1,742
Square Footage (mm)	17.2
Tenants (#)	360
Concepts (#)	560
Industries (#)	16
States (#)	48
Weighted Average Remaining Lease Term (Years)	14.0
Triple-Net Leases (% of Cash ABR)	95.4%
Master Leases (% of Cash ABR)	65.8%
Sale-Leaseback (% of Cash ABR) ^{2,3}	89.0%
Unit-Level Rent Coverage	4.1x
Unit-Level Financial Reporting (% of Cash ABR)	98.6%
Leased (%)	99.9%
Top 10 Tenants (% of Cash ABR)	17.5%
Average Investment Per Property (\$mm)	\$2.4
Total Cash ABR (\$mm)	\$328.7



1. Includes 142 properties that secure mortgage loans receivable.











2. Exclusive of our Initial Portfolio.

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

Portfolio Summary

Tenant and Industry Diversification

Top 10 Tenants

Top 10 Tenants ¹	Properties ²	% of Cash ABR
 Equipment Share	40	3.6%
 festival foods	6	1.7%
 FIVE STAR PARKS & ATTRACTIONS	10	1.7%
 CAPTAIN D CAR WASHES	77	1.7%
 Chicken N Pickle	6	1.7%
 WHITEWATER EXPRESS CAR WASH	16	1.5%
 AB Accelerated Brands	12	1.4%
 Cadence EDUCATION	21	1.4%
 Mammoth Holdings	17	1.4%
 Mister	13	1.4%
Top 10 Tenants	218	17.5%
Total	1,742	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
Car Washes	Service	\$ 51,190	15.6%	175	848,609	\$ 60.71
Early Childhood Education	Service	39,510	12.0%	175	1,872,795	21.10
Quick Service	Service	35,400	10.8%	398	1,106,549	31.88
Medical / Dental	Service	34,837	10.6%	200	1,423,365	24.48
Automotive Service	Service	26,990	8.2%	207	1,315,837	20.29
Casual Dining	Service	22,607	6.9%	104	748,330	29.48
Equipment Rental and Sales	Service	15,904	4.8%	63	1,049,428	14.47
Convenience Stores	Service	14,411	4.4%	129	496,240	30.38
Other Services	Service	7,691	2.3%	36	444,665	17.30
Family Dining	Service	6,743	2.1%	38	249,173	27.06
Pet Care Services	Service	4,486	1.4%	37	253,305	15.47
Service Subtotal		\$ 259,769	79.1%	1,562	9,808,294	\$ 26.35
Entertainment	Experience	26,275	8.0%	50	1,485,043	17.69
Health and Fitness	Experience	13,626	4.1%	34	1,321,388	9.25
Movie Theatres	Experience	4,366	1.3%	6	293,206	14.89
Experience Subtotal		\$ 44,267	13.4%	90	3,099,637	\$ 13.96
Grocery	Retail	11,566	3.5%	32	1,477,780	7.83
Home Furnishings	Retail	1,492	0.5%	3	176,809	8.44
Retail Subtotal		\$ 13,058	4.0%	35	1,654,589	\$ 7.89
Other Industrial	Industrial	7,713	2.3%	30	1,368,677	5.64
Building Materials	Industrial	3,855	1.2%	23	1,257,017	3.07
Industrial Subtotal		\$ 11,568	3.5%	53	2,625,694	\$ 4.41
Total		\$ 328,662	100.0%	1,740	17,188,214	\$ 18.96

1. Represents tenant, guarantor or parent company.

2. Property count includes 142 properties that secure mortgage loans receivable and excludes two vacant properties.

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

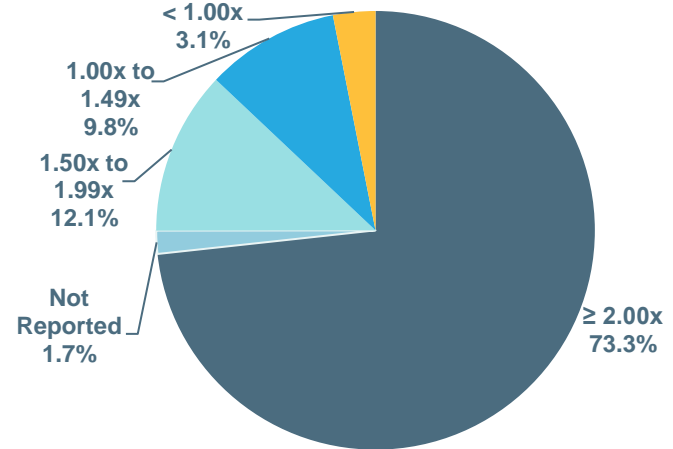
Portfolio Summary

Portfolio Health

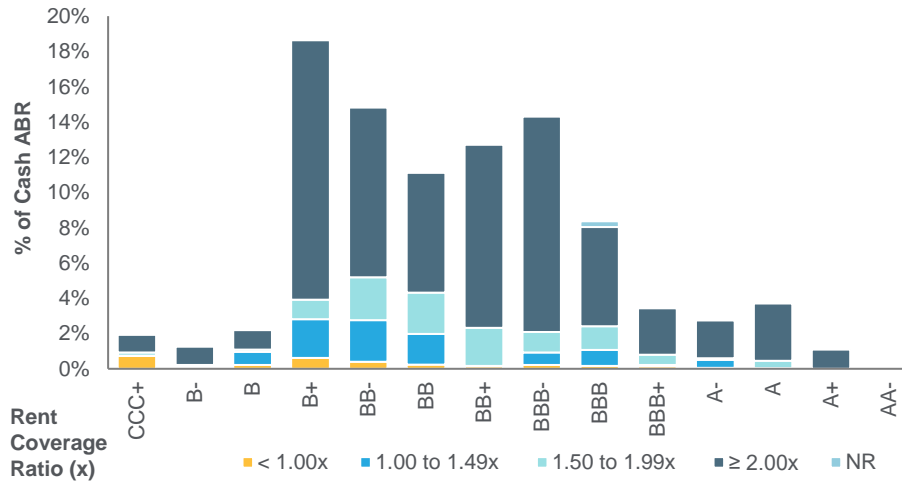
Tenant Financial Reporting Requirements

Reporting Requirements	% of Cash ABR
Unit-Level Financial Information	98.6%
Corporate-Level Financial Reporting	98.9%
Both Unit-Level and Corporate-Level Financial Information	98.3%
No Financial Information	0.8%

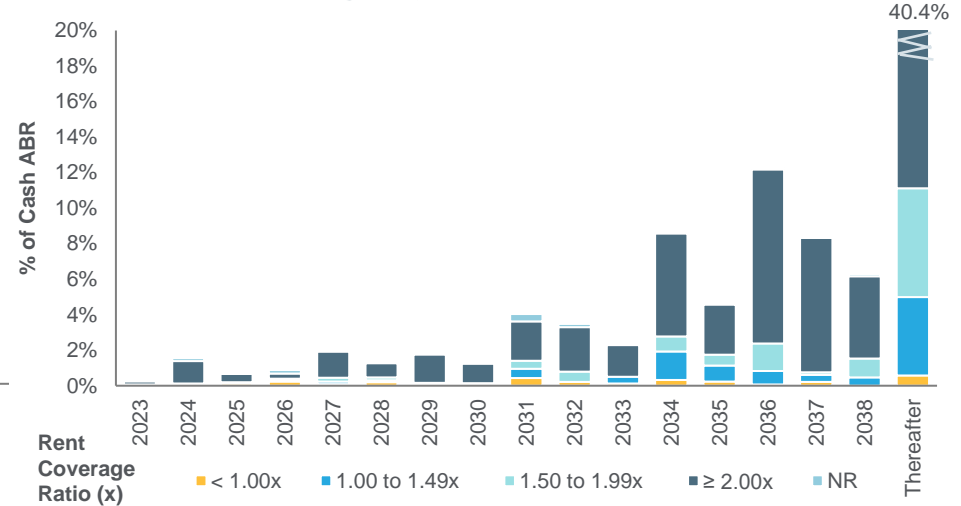
% of Cash ABR by Unit-Level Coverage Tranche¹



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, 2023, 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 (\$'000)s	% of Cash ABR	# of Properties ²	Wgt. Avg. Coverage ³
2023	746	0.2%	10	3.8x
2024	5,091	1.5%	48	6.3x
2025	2,257	0.7%	17	2.9x
2026	2,880	0.9%	19	2.7x
2027	6,366	1.9%	59	2.8x
2028	4,156	1.3%	13	2.2x
2029	5,729	1.7%	78	4.9x
2030	4,196	1.3%	46	8.4x
2031	13,257	4.0%	79	2.9x
2032	11,408	3.5%	46	3.7x
2033	7,803	2.4%	24	3.4x
2034	28,368	8.6%	202	6.4x
2035	14,991	4.6%	100	4.1x
2036	40,392	12.3%	163	4.4x
2037	27,461	8.4%	135	5.8x
2038	20,517	6.2%	111	4.5x
2039	18,832	5.7%	91	3.1x
2040	29,490	9.0%	131	3.0x
2041	22,712	6.9%	108	2.5x
2042	36,923	11.2%	166	3.2x
Thereafter	25,087	7.7%	94	3.7x
Total	\$ 328,662	100.0%	1,740	4.1x

Leasing Activity – Trailing 12 Months

\$(000)s	Lease Renewals	Terminated Leases Re-Leased		Total Leasing
		Without Vacancy	After Vacancy	
Prior Cash ABR	\$ 402	\$ 4,181	\$ 156	\$ 4,739
New Cash ABR ⁴	411	3,827	126	4,364
Recovery Rate	102.2%	91.5%	80.8%	92.1%
Number of Leases	3	14	3	20
Average Months Vacant	—	—	4.5	—
% of Total Cash ABR ⁵	0.1%	1.2%	0.0%	1.3%

Leasing Statistics

Vacant Properties at March 31, 2023	4
Expiration Activity	—
Properties Subject to Lease Termination	—
Vacant Property Sales	(2)
Properties Leased	—
Vacant Properties at June 30, 2023	2

1. Expiration year of contracts in place as of June 30, 2023, excluding any tenant option renewal periods that have not been exercised.

2. Property count includes 142 properties that secure mortgage loans receivable but excludes two vacant properties.

3. Weighted by cash ABR as of June 30, 2023.

4. New cash ABR reflects full lease rental rate without giving effect to free rent or discounted rent periods.

5. New cash ABR divided by total cash ABR as of June 30, 2023.

Leasing Summary

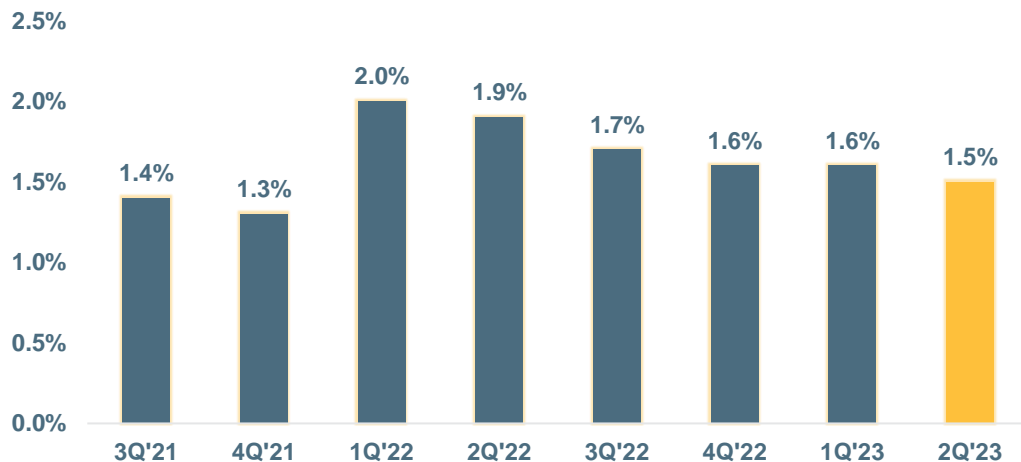
Same-Store Analysis

Same-Store Portfolio Performance¹

Type of Business	Contractual Cash Rent (\$'000s) ²		% Change
	2Q'22	2Q'23	
Service	\$ 49,819	\$ 50,673	1.7%
Experience	7,090	7,102	0.2%
Retail	2,775	2,812	1.3%
Industrial	1,565	1,590	1.6%
Total Same-Store Rent	\$ 61,249	\$ 62,178	1.5%



Trailing 8 Qtr. Avg. Same-Store Rent Growth¹



1. All properties owned, excluding new sites under construction, for the entire same-store measurement period, which is April 1, 2022 through June 30, 2023. The same-store portfolio for 2Q'23 is comprised of 1,429 properties and represents 76% of our total portfolio as measured by contractual cash rent and interest divided by our cash ABR at June 30, 2023.

2. The amount of cash rent and interest our tenants are contractually obligated to pay per the in-place lease or mortgage as of June 30, 2023; excludes 1.) percentage rent that is subject to sales breakpoints per the lease and 2.) redevelopment properties in a free rent period.

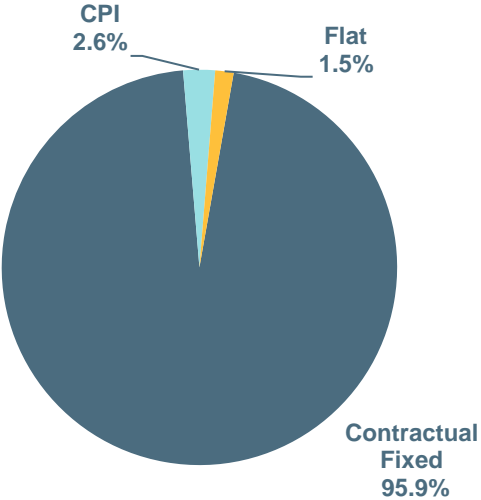
Leasing Summary

Lease Escalations

Lease Escalation Frequency

Lease Escalation Frequency	% of Cash ABR	Weighted Average Annual Escalation Rate ^{1,2}
Annually	80.1%	1.7%
Every 2 years	1.2	1.5
Every 3 years	0.2	0.0
Every 4 years	0.2	1.0
Every 5 years	12.3	1.8
Other escalation frequencies	4.5	1.1
Flat	1.5	0.1
Total / Weighted Average	100.0%	1.6%

Lease Escalation Type



1. Based on cash ABR as of June 30, 2023.

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 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 expense, other non-cash charges and capitalized interest expense. 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 or loan prepayment 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.