

Supplemental Information



First 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 March 31,	
	2023 (unaudited)	2022 (unaudited)
Revenues:		
Rental revenue ^{1,2}	\$ 78,172	\$ 66,112
Interest on loans and direct financing lease receivables	4,446	3,822
Other revenue, net	1,069	187
Total revenues	83,687	70,121
Expenses:		
General and administrative	8,583	8,063
Property expenses ³	843	1,009
Depreciation and amortization	23,824	20,313
Provision for impairment of real estate	677	3,935
Change in provision for credit losses	(30)	60
Total expenses	33,897	33,380
Other operating income:		
Gain on dispositions of real estate, net	4,914	1,658
Income from operations	54,704	38,399
Other (expense)/income:		
Loss on debt extinguishment ⁴	—	(2,138)
Interest expense	(12,133)	(9,160)
Interest income	638	18
Income before income tax expense	43,209	27,119
Income tax expense	153	301
Net income	43,056	26,818
Net income attributable to non-controlling interests	(160)	(119)
Net income attributable to stockholders	\$ 42,896	\$ 26,699
Basic weighted-average shares outstanding	144,406,044	126,839,258
Basic net income per share	\$ 0.30	\$ 0.21
Diluted weighted-average shares outstanding	146,000,007	127,923,499
Diluted net income per share	\$ 0.29	\$ 0.21

1. Includes contingent rent (based on a percentage of the tenant's gross sales at the leased property) of \$176 and \$156 for the three months ended March 31, 2023 and 2022, respectively.

2. Includes reimbursable income from our tenants of \$591 and \$553 for the three months ended March 31, 2023 and 2022, respectively.

3. Includes reimbursable expenses from our tenants of \$591 and \$554 for the three months ended March 31, 2023 and 2022, respectively.

4. During the three months ended March 31, 2022, includes debt extinguishment costs associated with the restructuring of our 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 March 31,	
	2023	2022
Net income	\$ 43,056	\$ 26,818
Depreciation and amortization of real estate	23,799	20,287
Provision for impairment of real estate	677	3,935
Gain on dispositions of real estate, net	(4,914)	(1,658)
Funds from Operations	62,618	49,382
Non-core (income) expenses ¹	(876)	2,138
Core Funds from Operations	61,742	51,520
Adjustments:		
Straight-line rental revenue, net	(6,838)	(6,265)
Non-cash interest expense	819	661
Non-cash compensation expense	2,721	2,836
Other amortization expense	281	194
Other non-cash charges	(35)	56
Capitalized interest expense	(432)	(66)
Adjusted Funds from Operations	\$ 58,258	\$ 48,936
Net income per share²:		
Basic	\$ 0.30	\$ 0.21
Diluted	\$ 0.29	\$ 0.21
FFO per share²:		
Basic	\$ 0.43	\$ 0.39
Diluted	\$ 0.43	\$ 0.39
Core FFO per share²:		
Basic	\$ 0.43	\$ 0.40
Diluted	\$ 0.42	\$ 0.40
AFFO per share²:		
Basic	\$ 0.40	\$ 0.38
Diluted	\$ 0.40	\$ 0.38

1. During the three months ended March 31, 2023, includes \$0.9 million of insurance recovery income related to two properties and, during the three months ended March 31, 2022, includes debt extinguishment costs associated with the restructuring of our credit and term loan facilities.

2. Calculations exclude \$101 and \$90 from the numerator for the three months ended March 31, 2023 and 2022, respectively, related to dividends paid on unvested restricted stock units.

Financial Summary

Consolidated Balance Sheets

(in thousands, except share and per share amounts)

	March 31, 2023	December 31, 2022
	(unaudited)	(audited)
ASSETS		
Investments:		
Real estate investments, at cost:		
Land and improvements	\$ 1,274,398	\$ 1,228,687
Building and improvements	2,554,139	2,440,630
Lease incentive	18,191	18,352
Construction in progress	42,777	34,537
Intangible lease assets	87,851	88,364
Total real estate investments, at cost	3,977,356	3,810,570
Less: accumulated depreciation and amortization	(297,362)	(276,307)
Total real estate investments, net	3,679,994	3,534,263
Loans and direct financing lease receivables, net	231,731	240,035
Real estate investments held for sale, net	5,398	4,780
Net investments	3,917,123	3,779,078
Cash and cash equivalents	70,958	62,345
Restricted cash	—	9,155
Straight-line rent receivable, net	85,425	78,587
Derivative assets	36,640	47,877
Rent receivables, prepaid expenses and other assets, net	26,201	22,991
Total assets	\$ 4,136,347	\$ 4,000,033
LIABILITIES AND EQUITY		
Unsecured term loans, net of deferred financing costs	\$ 1,025,773	\$ 1,025,492
Senior unsecured notes, net	395,426	395,286
Revolving credit facility	—	—
Intangible lease liabilities, net	11,536	11,551
Dividend payable	41,183	39,398
Derivative liabilities	6,024	2,274
Accrued liabilities and other payables	25,778	29,261
Total liabilities	1,505,720	1,503,262
Commitments and contingencies	—	—
Stockholders' equity:		
Preferred stock, \$0.01 par value; 150,000,000 authorized; none issued and outstanding as of 3/31/23 and 12/31/22	—	—
Common stock, \$0.01 par value; 500,000,000 authorized; 148,838,117 and 142,379,655 issued and outstanding as of 3/31/23 and 12/31/22, respectively	1,488	1,424
Additional paid-in capital	2,712,797	2,563,305
Distributions in excess of cumulative earnings	(118,066)	(117,187)
Accumulated other comprehensive loss	25,982	40,719
Total stockholders' equity	2,622,201	2,488,261
Non-controlling interests	8,426	8,510
Total equity	2,630,627	2,496,771
Total liabilities and equity	\$ 4,136,347	\$ 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 March 31, 2023
Net income	\$ 43,056
Depreciation and amortization	23,824
Interest expense	12,133
Interest income	(638)
Income tax expense	153
EBITDA	78,528
Provision for impairment of real estate	677
Gain on dispositions of real estate, net	(4,914)
EBITDA_{re}	74,291
Adjustment for current quarter re-leasing, acquisition and disposition activity ¹	3,370
Adjustment to exclude other non-core and non-recurring activity ²	(328)
Adjustment to exclude termination/prepayment fees and certain percentage rent ³	(371)
Adjusted EBITDA_{re} - Current Estimated Run Rate	76,962
General and administrative	8,005
Adjusted net operating income ("NOI")	84,967
Straight-line rental revenue, net ¹	(8,016)
Other amortization expense	281
Adjusted Cash NOI	\$ 77,232
Annualized EBITDA_{re}	\$ 297,164
Annualized Adjusted EBITDA_{re}	\$ 307,848
Annualized Adjusted NOI	\$ 339,868
Annualized Adjusted Cash NOI	\$ 308,928

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 March 31, 2023 had occurred on January 1, 2023.
2. Adjustment made to i) exclude non-core income and expense adjustments made in computing Core FFO, ii) exclude changes in our provision for credit losses and iii) 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)

	March 31, 2023	Rate	Wtd. Avg. Maturity
Unsecured debt:			
April 2024 term loan ¹	\$ 200,000	2.9%	1.0 years
February 2027 term loan ¹	430,000	2.4%	3.9 years
January 2028 term loan ¹	400,000	4.6%	4.8 years
Senior unsecured notes due July 2031	400,000	3.1%	8.3 years
Revolving credit facility ²	—	—%	2.9 years
Total unsecured debt	1,430,000	3.3%	5.0 years
Gross debt	1,430,000		
Less: cash & cash equivalents	(70,958)		
Less: restricted cash available for future investment	—		
Net debt	1,359,042		
Equity:			
Preferred stock	—		
Common stock & OP units (149,391,964 shares @ \$24.85/share as of 3/31/23) ³	3,712,390		
Total equity	3,712,390		
Total enterprise value ("TEV")	\$ 5,071,432		
Pro forma adjustments to Net Debt and TEV:⁴			
Net debt	\$ 1,359,042		
Less: cash received — unsettled forward equity	(103,605)		
Pro forma net debt	1,255,437		
Total equity	3,712,390		
Common stock — unsettled forward equity (4,421,401 shares @ \$24.85/share as of 3/31/23)	109,872		
Pro forma TEV	\$ 5,077,699		
Gross Debt / Undepreciated Gross Assets	32.2%		
Net Debt / TEV	26.8%		
Net Debt / Annualized Adjusted EBITDAre	4.4x		
Pro Forma Gross Debt / Undepreciated Gross Assets	31.5%		
Pro Forma Net Debt / Pro Forma TEV	24.7%		
Pro Forma Net Debt / Annualized Adjusted EBITDAre	4.1x		

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.

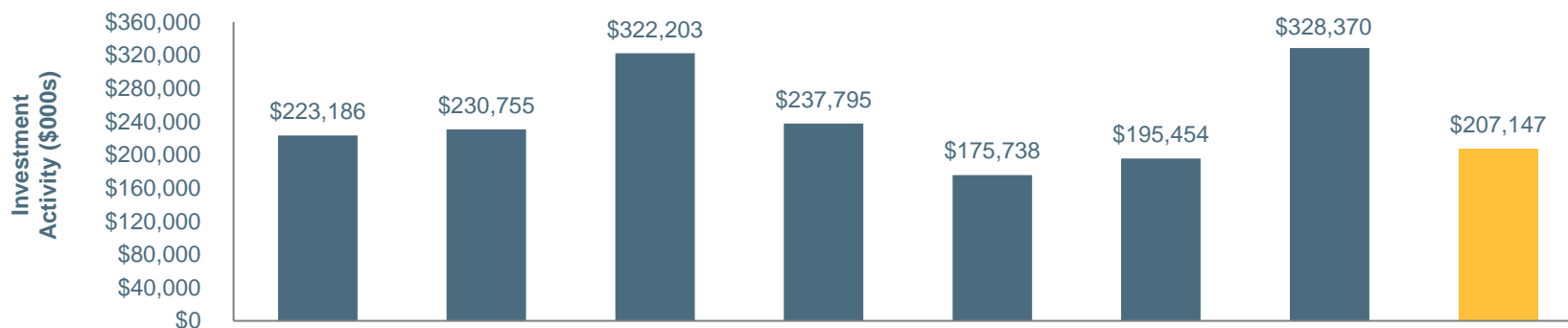
2. Our revolving credit facility provides a maximum aggregate initial original principal amount of up to \$600 million and includes an accordion feature to increase, subject to certain conditions, the maximum availability of the facility by up to \$600 million. Borrowings bear interest at Term SOFR plus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

3. Common equity & units as of March 31, 2023, based on 148,838,117 common shares outstanding and 553,847 OP units held by non-controlling interests.

4. Pro forma adjustments have been made to reflect 4,421,401 shares sold on a forward basis in the Company's February 2023 follow-on equity offering as if they had been physically settled for cash on March 31, 2023.

Net Investment Activity

Investment Summary



Investments ¹	2Q'21	3Q'21	4Q'21	1Q'22	2Q'22	3Q'22	4Q'22	1Q'23
Number of Transactions	34	31	55	23	23	27	39	24
Property Count	94	85	96	105	39	40	115	57
Average Investment per Unit (in 000s)	\$2,354	\$2,676	\$3,230	\$2,187	\$3,870	\$3,750	\$2,782	\$3,401
Cash Cap Rates ²	7.1%	7.0%	6.9%	7.0%	7.0%	7.1%	7.5%	7.6%
GAAP Cap Rates ³	7.8%	7.9%	7.8%	7.8%	8.0%	8.2%	8.8%	9.0%
Weighted Average Lease Escalation	1.4%	1.6%	1.6%	1.4%	1.5%	1.6%	1.8%	2.0%
Master Lease % ^{4,5}	83%	80%	59%	83%	86%	68%	90%	86%
Sale-Leaseback % ^{4,6}	88%	84%	96%	100%	100%	89%	99%	100%
Existing Relationship % ⁴	97%	81%	89%	83%	79%	94%	95%	94%
% of Financial Reporting ⁴	100%	100%	98%	100%	100%	100%	100%	100%
Rent Coverage Ratio	2.7x	2.8x	3.0x	3.3x	2.7x	4.4x	3.2x	3.3x
Lease Term Years	13.5	16.4	16.3	15.0	17.2	16.5	18.7	19.0

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.

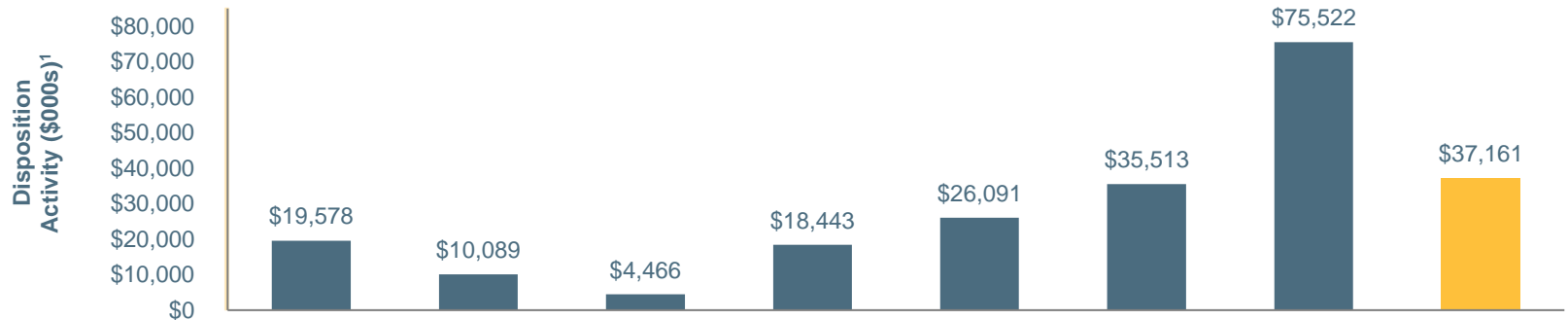
4. As a percentage of cash ABR for the quarter.

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	2Q'21	3Q'21	4Q'21	1Q'22	2Q'22	3Q'22	4Q'22	1Q'23
Realized Gain/(Loss) ^{1,2}	(7.3%)	29.8% ⁵	7.5%	0.4%	38.6%	11.1%	7.2%	(2.1%)
Cash Cap Rate on Leased Assets ³	7.1%	6.5% ⁵	6.0%	7.1% ⁵	6.2%	6.2% ⁵	6.9%	6.1% ⁵
Leased Properties Sold ⁴	6	11	2	6	8	12	25	17
Vacant Properties Sold ⁴	1	—	—	—	—	—	1	—
Rent Coverage Ratio	1.8x	1.2x	0.0x	2.5x ⁵	1.1x	1.2x	2.1x	2.3x

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 March 31, 2023

Investment Properties (#) ¹	1,688
Square Footage (mm)	16.5
Tenants (#)	348
Concepts (#)	556
Industries (#)	16
States (#)	48
Weighted Average Remaining Lease Term (Years)	13.9
Triple-Net Leases (% of Cash ABR)	95.1%
Master Leases (% of Cash ABR)	65.9%
Sale-Leaseback (% of Cash ABR) ^{2,3}	88.3%
Unit-Level Rent Coverage	3.9x
Unit-Level Financial Reporting (% of Cash ABR)	98.7%
Leased (%)	99.8%
Top 10 Tenants (% of Cash ABR)	17.1%
Average Investment Per Property (\$mm)	\$2.4
Total Cash ABR (\$mm)	\$310.3



1. Includes 150 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	31	3.0%
 Chicken N Pickle	6	1.8%
 Captain D's	75	1.7%
 Cadence Education	23	1.6%
 Whitewater Express Car Wash	16	1.6%
 Five Star Parks & Attractions	9	1.5%
 Festival Foods	5	1.5%
 Mammoth Holdings	17	1.5%
 Mister Donut	13	1.5%
 Spare Time Entertainment	6	1.4%
Top 10 Tenants	201	17.1%
Total	1,684	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	\$ 45,384	14.6%	152	763,642	\$ 59.43
Early Childhood Education	Service	38,611	12.4%	171	1,842,998	20.95
Quick Service	Service	35,407	11.4%	406	1,130,103	31.47
Medical / Dental	Service	33,469	10.8%	195	1,386,451	24.14
Automotive Service	Service	25,750	8.3%	199	1,264,345	20.14
Casual Dining	Service	20,590	6.6%	95	684,555	29.28
Convenience Stores	Service	14,618	4.7%	130	489,694	30.26
Equipment Rental and Sales	Service	13,257	4.3%	54	954,681	13.13
Other Services	Service	7,546	2.4%	35	438,901	17.19
Family Dining	Service	6,686	2.3%	38	249,173	26.83
Pet Care Services	Service	4,798	1.5%	41	305,073	15.39
Service Subtotal		\$ 246,116	79.3%	1,516	9,509,616	\$ 25.78
Entertainment	Experience	24,611	8.0%	49	1,441,997	17.69
Health and Fitness	Experience	12,813	4.1%	32	1,278,814	9.25
Movie Theatres	Experience	4,305	1.4%	6	293,206	14.68
Experience Subtotal		\$ 41,729	13.5%	87	3,014,017	\$ 13.75
Grocery	Retail	9,756	3.1%	28	1,341,200	7.27
Home Furnishings	Retail	2,049	0.7%	4	217,339	9.42
Retail Subtotal		\$ 11,805	3.8%	32	1,558,539	\$ 7.57
Other Industrial	Industrial	6,841	2.2%	26	1,155,651	5.92
Building Materials	Industrial	3,855	1.2%	23	1,257,017	3.07
Industrial Subtotal		\$ 10,696	3.4%	49	2,412,668	\$ 4.48
Total		\$ 310,346	100.0%	1,684	16,494,840	\$ 18.73

1. Represents tenant, guarantor or parent company.

2. Property count includes 150 properties that secure mortgage loans receivable and excludes four vacant properties.

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

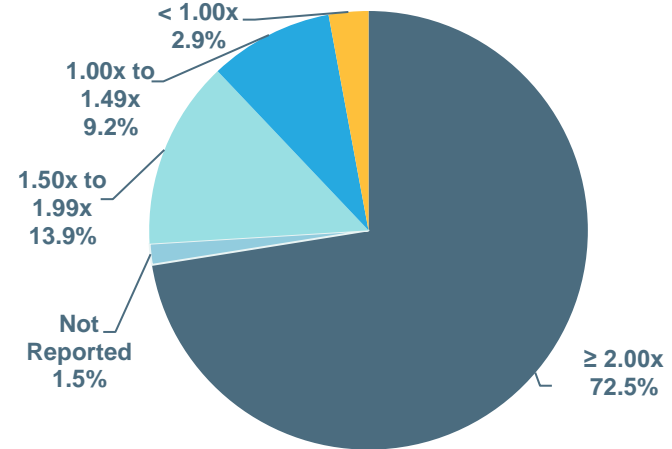
Portfolio Summary

Portfolio Health

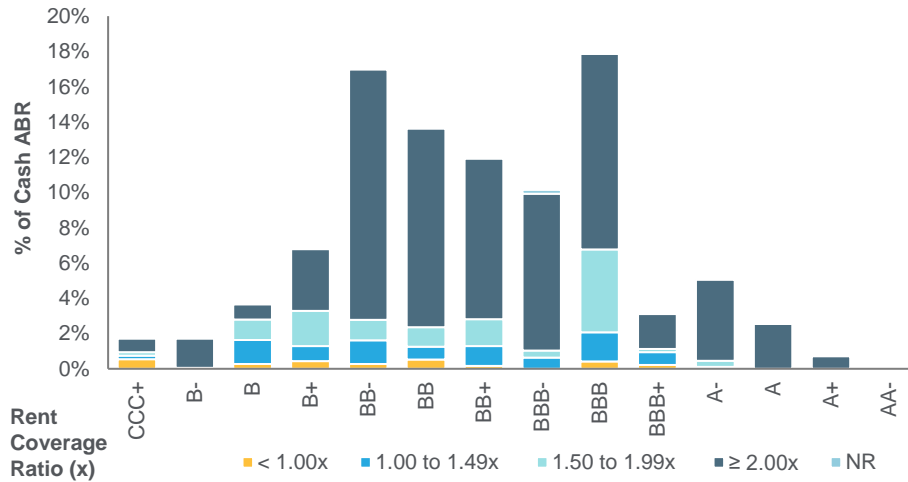
Tenant Financial Reporting Requirements

Reporting Requirements	% of Cash ABR
Unit-Level Financial Information	98.7%
Corporate-Level Financial Reporting	98.9%
Both Unit-Level and Corporate-Level Financial Information	98.6%
No Financial Information	0.9%

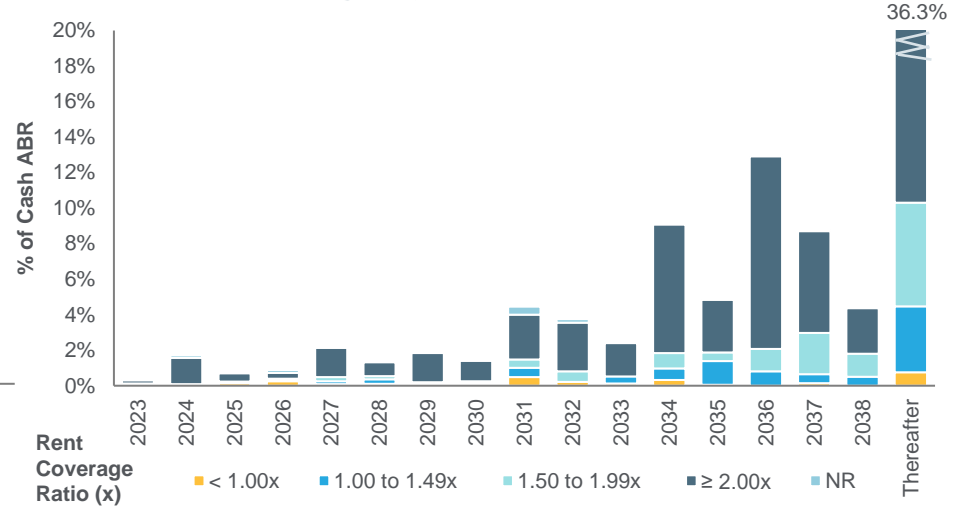
% of Cash ABR by Unit-Level Coverage Tranche¹



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 March 31, 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	1,033	0.3%	12	3.1x
2024	5,028	1.6%	48	5.9x
2025	2,257	0.7%	18	2.5x
2026	2,753	0.9%	19	2.6x
2027	6,708	2.2%	65	2.7x
2028	4,095	1.3%	13	2.1x
2029	5,678	1.8%	78	3.8x
2030	4,453	1.4%	48	6.4x
2031	13,803	4.4%	80	2.9x
2032	11,630	3.7%	47	3.7x
2033	7,412	2.4%	24	3.3x
2034	28,344	9.1%	204	6.2x
2035	14,973	4.8%	101	4.1x
2036	40,408	13.0%	166	4.4x
2037	27,215	8.8%	134	6.4x
2038	13,400	4.3%	83	2.9x
2039	18,758	6.0%	91	3.4x
2040	29,577	9.5%	133	2.7x
2041	22,681	7.3%	109	2.4x
2042	35,417	11.4%	160	3.4x
Thereafter	14,723	5.1%	51	3.1x
Total	\$ 310,346	100.0%	1,684	3.9x

Leasing Activity – Trailing 12 Months

\$(000)s	Lease Renewals	Terminated Leases Re-Leased		Total Leasing
		Without Vacancy	After Vacancy	
Prior Cash ABR	\$ 298	\$ 4,619	\$ 205	\$ 5,123
New Cash ABR ⁴	305	4,227	186	4,718
Recovery Rate	102.3%	91.5%	90.6%	92.1%
Number of Leases	2	20	4	26
Average Months Vacant	—	—	3.9	—
% of Total Cash ABR ⁵	0.1%	1.4%	0.1%	1.5%

Leasing Statistics

Vacant Properties at December 31, 2022	2
Expiration Activity	—
Properties Subject to Lease Termination	6
Vacant Property Sales	—
Properties Leased	(4)
Vacant Properties at March 31, 2023	4

1. Expiration year of contracts in place as of March 31, 2023, excluding any tenant option renewal periods that have not been exercised.

2. Property count includes 150 properties that secure mortgage loans receivable but excludes four vacant properties.

3. Weighted by cash ABR as of March 31, 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 March 31, 2023.

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 December 31, 2021 through March 31, 2023. The same-store portfolio for 1Q'23 is comprised of 1,413 properties and represents 78% of our total portfolio as measured by contractual cash rent and interest divided by our cash ABR at March 31, 2023.

Contractual Cash Rent:

The amount of cash rent and interest our tenants are contractually obligated to pay per the in-place lease or mortgage as of March 31, 2023; excludes 1.) percentage rent that is subject to sales breakpoints per the lease and 2.) redevelopment properties in a free rent period.

Same-Store Portfolio Performance

Type of Business	Contractual Cash Rent (\$000s)		% Change
	1Q'23	1Q'22	
Service	\$ 49,209	\$ 48,344	1.8%
Experience	6,741	6,714	0.4%
Retail	2,951	2,915	1.3%
Industrial	1,582	1,558	1.5%
Total Same-Store Rent	\$ 60,483	\$ 59,531	1.6%



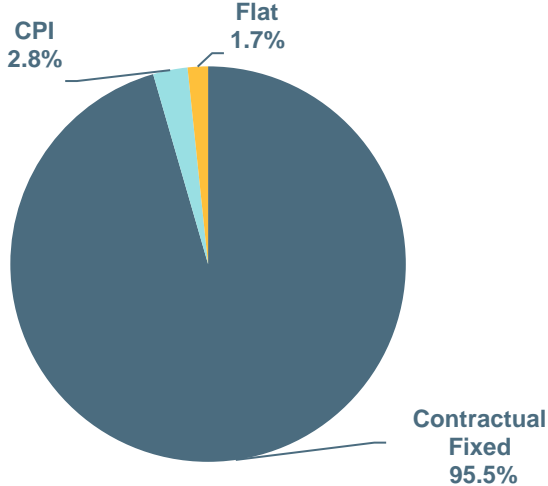
Leasing Summary

Lease Escalations

Lease Escalation Frequency

Lease Escalation Frequency	% of Cash ABR	Weighted Average
		Annual Escalation Rate ^{1,2}
Annually	81.1%	1.7%
Every 2 years	1.3	1.5
Every 3 years	0.2	0.0
Every 4 years	0.2	1.0
Every 5 years	10.9	1.7
Other escalation frequencies	4.6	1.1
Flat	1.7	0.0
Total / Weighted Average	100.0%	1.6%

Lease Escalation Type



1. Based on cash ABR as of March 31, 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.