

Top 20 Tenant Diversification

(As of June 30, 2022)

Top 20 Tenants	Number of Leases	ABR	% of ABR	Credit rating
CVS	25	\$ 6,940	8.2%	BBB / Baa2
Walgreens	19	5,580	6.6%	BBB / Baa2
Hobby Lobby	14	5,468	6.5%	IG Profile
7-Eleven	21	4,879	5.8%	A / Baa2
Dollar General	43	4,341	5.2%	BBB / Baa2
Advance Auto Parts	39	3,843	4.6%	BBB- / Baa2
Sam's / Walmart	6	3,770	4.5%	AA / Aa2
Lowe's	4	3,578	4.3%	BBB+ / Baa1
Best Buy	6	3,211	3.8%	BBB+ / A3
Dollar Tree / Family Dollar	31	3,040	3.6%	BBB / Baa2
Ahold Delhaize – Food Lion / Stop & Shop	4	2,660	3.2%	BBB / Baa1
Floor & Décor	2	2,615	3.1%	BB- / Ba3
Big Lots	9	2,382	2.8%	IG Profile
Ollie's	9	2,282	2.7%	IG Profile
Home Depot	2	1,944	2.3%	A / A2
Harbor Freight	13	1,884	2.2%	BB- / Ba3
Tractor Supply	7	1,578	1.9%	BBB / Baa1
Winn Dixie	3	1,455	1.7%	B+ / Ba3
Fresenius	6	1,331	1.6%	BBB / Baa3
Burlington	3	1,205	1.4%	BB+ / Ba2
Total	266	\$ 63,985	76.0%	

¹ IG Profile stands for Investment Grade Profile, which represents tenants with investment grade credit metrics (more than \$1.0 billion in annual sales and a debt to adjusted EBITDA ratio of less than 2.0x), but do not carry a published rating from S&P, Moody's, or NAIC.

Industry Diversification

(As of June 30, 2022)

Industry	Defensive Category	Number of Leases	% of ABR
Drug Stores & Pharmacies	Necessity	44	14.9%
Home Improvement	Necessity	32	13.7%
Discount Retail	Discount	29	9.3%
Grocery	Necessity	16	9.3%
Dollar Stores	Discount	74	8.8%
Convenience Stores	Service	25	6.7%
Arts & Crafts	Other	14	6.5%
Auto Parts	Necessity	59	6.4%
General Retail	Necessity	6	4.4%
Consumer Electronics	Other	6	3.8%
Quick Service Restaurants	Service	18	3.5%
Healthcare	Necessity	12	2.8%
Farm Supplies	Necessity	7	1.9%
Automotive Service	Service	14	1.7%
Health and Fitness	Service	1	1.2%
Furniture Stores	Other	2	1.1%
Casual Dining	Service	5	0.9%
Equipment Rental and Leasing	Service	5	0.8%
Banking	Necessity	4	0.7%
Apparel	Other	4	0.6%
Wholesale Warehouse Club	Necessity	1	0.5%
Specialty	Other	1	0.3%
Gift, Novelty, and Souvenir Shops	Other	1	0.2%
Home Furnishings	Other	1	0.2%
Total		<u>381</u>	<u>100.0%</u>

Defensive Category	Number of Leases	% of ABR
Necessity	181	54.5%
Discount	103	18.1%
Service	68	14.8%
Other	29	12.7%
Total	<u>381</u>	<u>100.0%</u>

Geographical Diversification

(As of June 30, 2022)

State	Number of Leases	% of ABR
Texas	37	10.00%
Illinois	21	9.40%
Ohio	33	6.50%
Georgia	21	5.70%
New York	16	5.60%
California	13	5.00%
Wisconsin	17	4.60%
Virginia	7	4.60%
Indiana	15	4.40%
Alabama	19	3.90%
Mississippi	14	3.80%
Pennsylvania	20	3.60%
Louisiana	7	2.90%
Michigan	9	2.80%
Florida	15	2.70%
Arizona	5	2.20%
New Mexico	7	1.80%
Washington	3	1.70%
South Carolina	9	1.60%
Kentucky	4	1.60%
Arkansas	7	1.40%
Tennessee	5	1.40%
North Carolina	5	1.10%
Oklahoma	7	1.10%
Kansas	4	1.10%
Maryland	4	1.00%
Nevada	5	0.90%
Massachusetts	4	0.90%
Connecticut	3	0.80%
Nebraska	2	0.80%
Vermont	10	0.80%
Minnesota	5	0.70%
Iowa	6	0.70%
New Jersey	4	0.70%
Colorado	4	0.50%
West Virginia	3	0.50%
South Dakota	1	0.40%
Utah	2	0.40%
Missouri	3	0.30%
New Hampshire	3	0.20%
Idaho	1	0.10%
North Dakota	1	0.10%
Total	381	100.00%