Top Tenant Diversification

(As of September 30, 2025)

Top Tenants	Number of Investments[1]	% of ABR	Credit rating[2]
Dollar General[3]	83	5.4%	BBB
CVS	31	5.2%	BBB
Ahold Delhaize – Food Lion / Stop & Shop	10	4.4%	BBB+
Home Depot	5	4.1%	A
Hobby Lobby	17	3.8%	IG Profile
Tractor Supply	24	3.7%	Baa1
Walgreens	18	2.9%	SIG (unrated)
Family Dollar	44	2.8%	SIG (unrated)
Sam's / Walmart	7	2.7%	AA
Speedway	50	2.5%	A
7-Eleven	18	2.4%	A
Life Time Fitness	2	2.3%	B+
Best Buy	7	2.2%	A3
Aldi	7	2.1%	IG Profile
Festival Foods	3	2.1%	IG Profile
Total	371	57.9%	

1. Includes acquisitions, mortgage loans receivable, and completed developments.
2. If rated by a credit rating agency, reflects highest rating from S&P, Fitch, Moody's or National Association of Insurance Commissioners. IG Profile stands for Investment Grade Profile, which represents investments 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.
3. Stats incorporate all completed activities as of October 27, 2025, as if they occurred by September 30, 2025; all other portfolio stats are as of September 30, 2025.

Industry Diversification

(As of September 30, 2025)

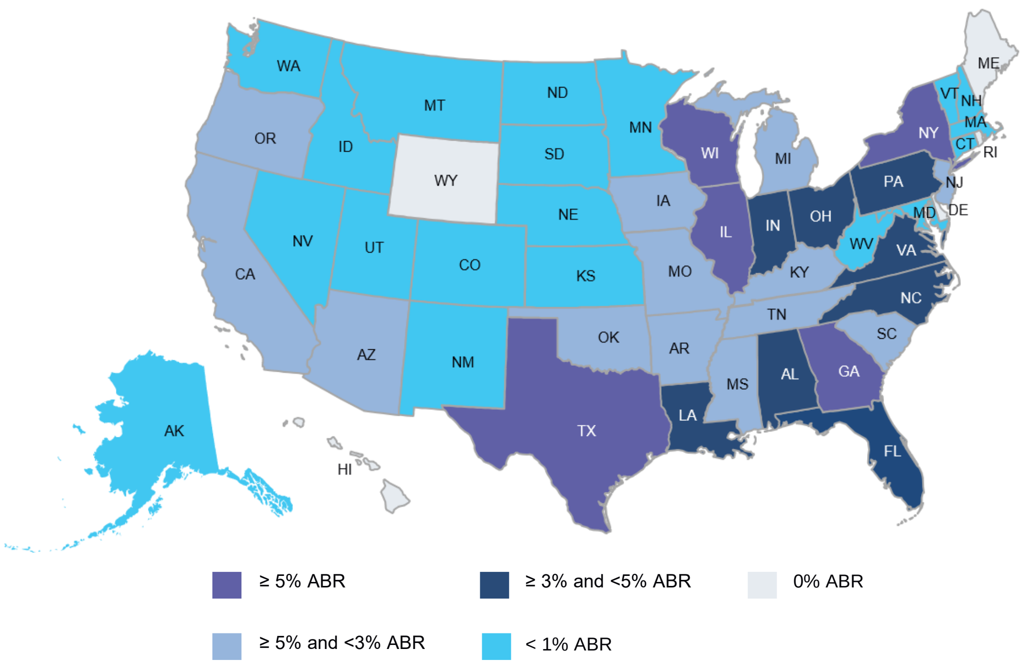
Industry	Defensive Category	Number of Investments[1]	% of ABR
Grocery	Necessity	47	13.9%
Convenience Stores	Service	124	12.8%
Dollar Stores[2]	Discount	153	9.9%
Home Improvement	Necessity	30	9.4%
Drug Stores & Pharmacies	Necessity	49	8.1%
Farm Supplies	Necessity	27	4.8%
Discount Retail	Discount	33	4.8%
Sporting Goods	Other	9	4.8%
Automotive Service	Service	53	4.5%
Quick Service Restaurants	Service	49	4.2%
Healthcare	Necessity	26	3.8%
Health and Fitness	Service	5	3.8%
Arts & Crafts	Other	16	3.8%
General Retail	Necessity	7	2.7%
Auto Parts	Necessity	53	2.5%
Consumer Electronics	Other	7	2.2%
Apparel	Other	6	0.9%
Specialty	Other	2	0.6%
Casual Dining	Service	6	0.6%
Furniture Stores	Other	2	0.5%
Equipment Rental and Leasing	Service	6	0.4%
Banking	Necessity	2	0.2%
Wholesale Warehouse Club	Necessity	1	0.2%
Telecommunications	Other	3	0.2%
Beauty Supplies	Other	1	0.2%
Pet Supplies	Necessity	1	0.1%
Gift, Novelty, and Souvenir Shops	Other	1	0.1%
Home Furnishings	Other	1	0.1%
Total		720	100.0%

Defensive Category	Number of Investments	% of ABR
Necessity	243	45.8%
Discount	186	14.7%
Service	243	26.3%
Other	48	13.2%
Total	720	100.0%

1. Includes acquisitions, mortgage loans receivable, and completed developments, but excludes one vacant property.
2. Stats incorporate all completed activities as of October 27, 2025, as if they occurred on September 30, 2025; all other portfolio stats are as of September 30, 2025.

Geographical Diversification
(As of September 30, 2025)

State	Number of Investments[1]	% of ABR[2]
Texas	88	15.4%
Illinois	41	8.4%
New York	40	7.2%
Wisconsin	24	5.2%
Georgia	33	5.2%
North Carolina	69	4.4%
Ohio	40	4.3%
Indiana	28	4.0%
Alabama	47	3.9%
Florida	25	3.8%
Other	285	38.2%
Total	720	100.0%



1. Includes acquisitions, mortgage loans receivable, and completed developments, but excludes one vacant property.
2. Due to rounding, respective percentage of ABR may not precisely reflect absolute figures.