

Top Tenant Diversification

(As of March 31, 2026)

Top Tenants	Number of Investments ⁽¹⁾	% of ABR	Credit rating ⁽²⁾
Ahold Delhaize – Food Lion / Stop & Shop	13	4.5%	BBB+
Dollar General	76	4.3%	BBB
CVS	30	4.3%	BBB
Home Depot	5	3.5%	A
Tractor Supply	26	3.4%	Baa1
Hobby Lobby	17	3.3%	IG Profile
United Lone Enterprises	15	2.5%	SIG (unrated)
Walgreens	17	2.3%	SIG (unrated)
Family Dollar	43	2.3%	IG Profile
Sam's / Walmart	7	2.3%	AA
Speedway	50	2.1%	A
Life Time Fitness	2	2.0%	B+
Kroger	8	2.0%	Baa1
Total	309	38.7%	

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, Fitch, Moody's, or NAIC. SIG (unrated) stands for Sub-Investment Grade unrated, which applies to tenants without a credit rating.

Industry Diversification

(As of March 31, 2026)

Industry	Defensive Category	Number of Investments ⁽¹⁾	% of ABR
Grocery	Necessity	57	15.1%
Convenience Stores	Service	150	15.1%
Home Improvement	Necessity	32	8.4%
Dollar Stores	Discount	144	8.0%
Drug Stores & Pharmacies	Necessity	47	6.6%
Health and Fitness	Service	14	6.2%
Quick Service Restaurants	Service	68	5.1%
Automotive Service	Service	69	4.9%
Sporting Goods	Other	10	4.5%
Healthcare	Necessity	34	4.4%
Farm Supplies	Necessity	29	4.4%
Discount Retail	Discount	33	4.1%
Arts & Crafts	Other	16	3.3%
General Retail	Necessity	7	2.3%
Auto Parts	Necessity	53	2.1%
Consumer Electronics	Other	7	1.9%
Apparel	Other	6	0.8%
Specialty	Other	2	0.5%
Casual Dining	Service	6	0.5%
Furniture Stores	Other	2	0.4%
Equipment Rental and Leasing	Service	6	0.3%
Telecommunications	Other	4	0.3%
Banking	Necessity	2	0.2%
Wholesale Warehouse Club	Necessity	1	0.2%
Beauty Supplies	Other	1	0.1%
Pet Supplies	Necessity	1	0.1%
Gift, Novelty, and Souvenir Shops	Other	1	0.1%
Home Furnishings	Other	1	0.1%
Total		803	100.0%

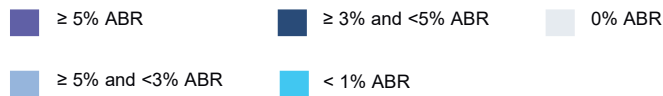
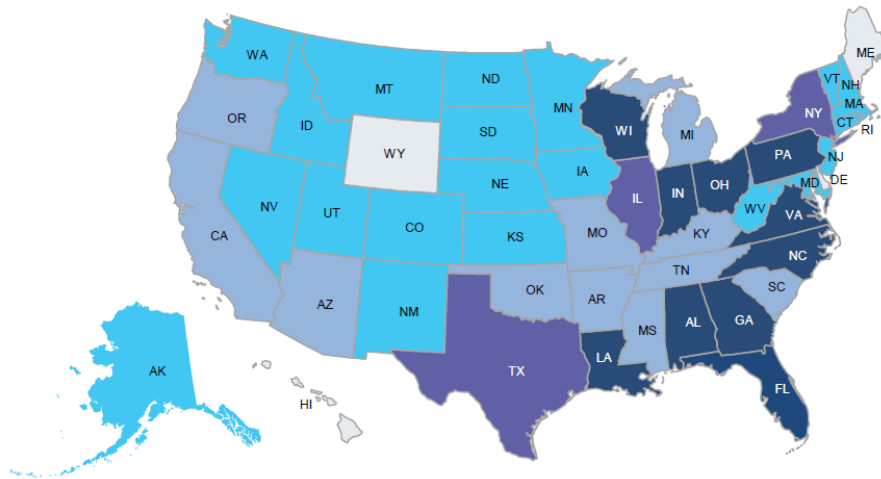
Defensive Category	Number of Investments	% of ABR
Necessity	263	43.9%
Discount	177	12.1%
Service	313	32.1%
Other	50	11.9%
Total	803	100.0%

1. Includes acquisitions, mortgage loans receivable, and completed developments, but excludes four properties under development and one vacant property.

Geographical Diversification

(As of March 31, 2026)

State	Number of Investments ⁽¹⁾	% of ABR ⁽²⁾
Texas	115	18.6%
Illinois	48	8.1%
New York	41	7.2%
Wisconsin	27	4.9%
Georgia	36	4.6%
Florida	28	4.5%
North Carolina	69	3.7%
Alabama	52	3.7%
Indiana	29	3.5%
Ohio	36	3.5%
Other	322	37.7%
Total	803	100.0%



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