Top Tenant Diversification

(As of June 30, 2026)

Top 20 Tenants	Number of Investments(1)	% of ABR	Credit rating(2)
Ahold Delhaize – Food Lion / Stop & Shop	13	4.2%	BBB+
Dollar General	74	3.9%	BBB
CVS	29	3.9%	BBB
Home Depot	5	3.3%	A
Tractor Supply	26	3.2%	Baa1
Speedway(3)	49	2.8%	A
Hobby Lobby	16	2.7%	IG Profile
United Lone Enterprises	16	2.5%	SIG (unrated)
Walgreens(4)	18	2.2%	SIG (unrated)
Family Dollar	43	2.1%	IG Profile
Sam's / Walmart	7	2.1%	AA
Academy Sports	6	2.0%	BB+
Total	352	48.7%	

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.
3. Speedfast is a convenience store brand owned by United Lone Enterprises.
4. Stats incorporate all completed activities as of July 15, 2026, as if they occurred by June 30, 2026; all other portfolio stats as of June 30, 2026.

Industry Diversification
(As of June 30, 2026)

Industry	Defensive Category	Number of Investments	% of ABR
Grocery	Necessity	72	16.6%
Convenience Stores	Service	155	15.6%
Home Improvement	Necessity	34	8.1%
Dollar Stores	Discount	140	7.3%
Health and Fitness	Service	16	6.4%
Drug Stores & Pharmacies[2]	Necessity	48	6.1%
Quick Service Restaurants	Service	87	5.8%
Automotive Service	Service	74	4.9%
Sporting Goods	Other	11	4.4%
Healthcare	Necessity	35	4.3%
Discount Retail	Discount	36	4.2%
Farm Supplies	Necessity	29	4.1%
Arts & Crafts	Other	15	2.6%
General Retail	Necessity	7	2.1%
Auto Parts	Necessity	55	2.1%
Consumer Electronics	Other	7	1.7%
Casual Dining	Service	11	0.9%
Apparel	Other	6	0.7%
Specialty	Other	2	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		859	100.0%

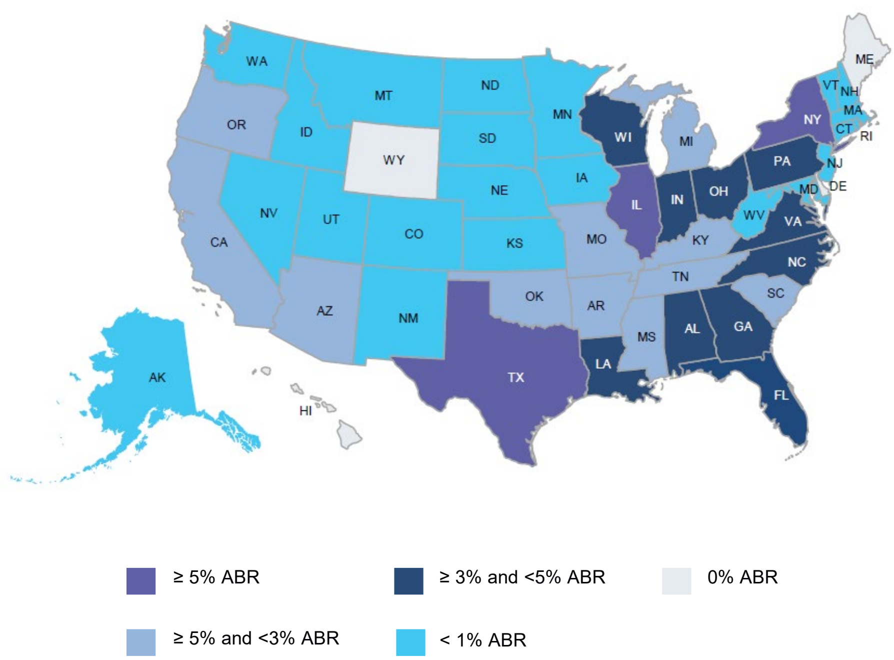
Defensive Category	Number of Investments	% of ABR
Necessity	284	43.7%
Discount	176	11.5%
Service	349	33.9%
Other	50	10.9%
Total	859	100.0%

1. Includes acquisitions, mortgage loans receivable, and completed developments, but excludes five properties under development.
2. Stats incorporate all completed activities as of July 15, 2026, as if they occurred by June 30, 2026; all other portfolio stats as of June 30, 2026.

Geographical Diversification

(As of June 30, 2026)

State	Number of Investments[1]	% of ABR[2]
Texas	128	19.0%
Illinois	51	7.6%
New York	41	7.3%
Georgia	42	4.9%
Wisconsin	26	4.5%
North Carolina	68	4.5%
Florida	31	4.3%
Alabama	54	3.5%
Ohio	38	3.5%
Indiana	30	3.4%
Other	380	40.9%
Total	859	100.0%



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