NYSE:FVR

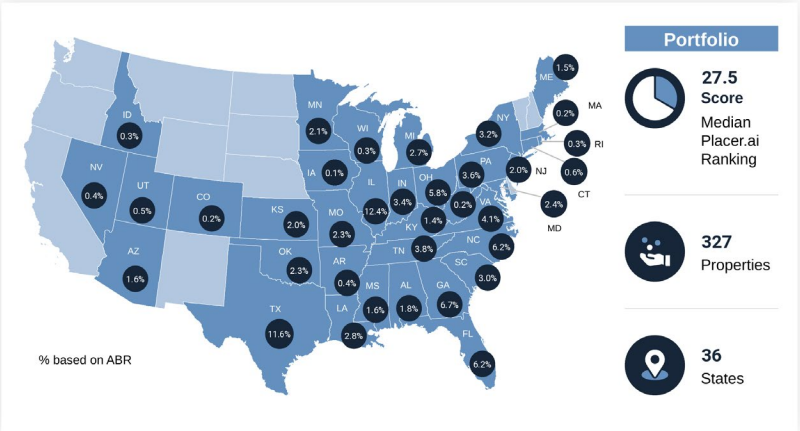
Third Quarter 2026

FrontView REIT

Investment Proposition

FrontView is a net lease REIT that owns 327 properties across top 100 MSAs. Our real estate-first strategy targets fungible buildings with frontage along high-traffic retail corridors where rents are replaceable. Our portfolio is carefully curated, sourced through channels built over decades as both a retail owner and developer. The focus on real estate quality, with highly liquid properties, attractive reinvestment opportunities, and sector-leading rent recapture, drives both internal and external growth.

Portfolio



Key Metrics and Guidance

$120M
2026 Net Investment Guidance

$174M
Available Liquidity

4.5x
Adj. Net Debt to Ann. Adj. EBITDAre

64.7%
AFFO Dividend Payout Ratio

Investment Overview

Highly Diversified
Top 10 only 20.1%, largest tenant 2.5%; 100% of ABR disclosed by tenant and property addresses on website

Embedded Organic Growth
Contractual escalators plus mark-to-market upside: 2026 renewals completed above 115% of prior rent

Prefunded External Growth
Equity raised to fund 2026 and 2027 investments combined with a low payout ratio

Competitive edge
Granular sourcing in a highly fragmented market; 16 properties acquired in Q3 2026 for $50.6 million at a 7.56% cash cap rate

Strong alignment
Meaningful insider ownership, equity compensation, and strong corporate governance

Portfolio Stats

2.5% / 20.1% Top Tenant / Top 10 Tenants (% of ABR)	**5,090** Median Square Feet per Box	**33.5%** Investment Grade
$1,027M Gross Real Estate Investment	**$370M** Acquisitions Since IPO (October 2, 2024)	**$128M** Dispositions Since IPO (October 2, 2024)
79.2% Properties in Top 100 MSA	**175K** 5-Mile Average Population	**99.4%** Occupancy