EXHIBIT 99.2

FRONTVIEW
REIT

Investor Presentation

Quarter ended June 30, 2026

FrontView is an internally managed net-lease real estate investment trust (“REIT”) focused on acquiring, owning, and managing properties with frontage that are leased to a diversified tenant base. Our real estate-first investment strategy is centered around highly visible properties in prominent retail corridors with strong underlying real estate fundamentals. We target properties along high-traffic roads that offer strong consumer visibility and adaptable building formats capable of supporting various businesses over time.

investor.frontviewreit.com

Aspen Dental 20861 E 13 Mile Rd, Roseville, MI 48066	$2.1 million PURCHASE PRICE	25.3K / Day TRAFFIC COUNT

FrontView REIT Overview

Real Estate First. Diversification by Design.

Fungible boxes with frontage in major markets operating in vibrant strong retail corridors, with replaceable rents

Competitive edge in fragmented market through granular sourcing and developer underwriting acumen

Embedded higher organic growth from contractual escalators and **mark-to-market upside potential**

Low levered balance sheet with equity raised to fund 2026 and 2027 investments and a low payout ratio

Highly diversified, with no tenant representing more than **2.6%** of ABR and top 10 of only **20.2%**

Strong alignment through meaningful insider ownership, equity compensation, and strong corporate governance

Q2 2026: Highlights and Opportunity

Disciplined Execution

- **Optimized portfolio through capital recycling**, enhancing diversification, real estate quality, tenant credit and WALT
- **Raised 2026 AFFO per share guidance to 7% growth at midpoint**, with Adj. Net Debt / Annualized Adj. EBITDAre of **4.0x,** Net Debt / Annualized Adj. EBITDAre to **5.4x**, Fixed Charge Ratio of **3.6x**, of and LTV of **33.0%**
- **99.4% occupied** and renewed three properties to new tenants, with **23.4% increase in rents** and re-tenanted a vacant property to **Amazon adding over $260K in ABR**

Differentiated Portfolio

- **Diversified tenant base,** with the largest tenant at only **2.6% of ABR, top 10 at 20.2% and top 20 at 35.5%**
- **Granular frontage portfolio,** with median box size of **5,000 SQFT** and median rent per box of **$174,000**
- Highly desirable locations, with **over 27K average daily traffic, top 26.9 Placer.ai rankings** and **173K 5-mile population**
- **Portfolio improvement: increased top 100 MSAs** to 78.5% (+1.5% from Q1), **reduced Dollar Trees** (-1.4% from Q1)
- **Best-in-class disclosures: 100% of ABR** by concept and **100% of property addresses** (1)

Alignment, Growth, Portfolio Improvement

- **Strong alignment with shareholders**, as management team and board collectively own approximately **10%** (2) of the outstanding shares and units
- **Fully funded for 2026 and 2027** investments with forward equity, undrawn preferred stock and revolver capacity; raised **$50.5 million** in common equity under the ATM program
- **Attractive PEG ratio** supported by **7% growth at mid-point of 2026 guidance**; raised 2026 net investment guidance to **$120 million**

(1) Please see https://frontviewreit.com/portfolio.
(2) As of 6/30/2026; Includes OP units and common shares. Assumes full impact of Series A convertible preferred stock is converted to common stock at $17.00 per share.

Q2 2026 Key Stats and Guidance

As of June 30, 2026

316
Properties

$66.9M
Annualized Base Rent (ABR)

5,000
Median Square Feet per Box

~$174K
Median Rent per Box

99.4%
Occupancy

173K
5-Mile Average Population [1]

2.6% Top Tenant ABR %

33.6% Investment Grade [1]

78.5% Top 100 MSAs [1]

91.8% Proximity to Shopping Centers [2]

Weighted Avg. Lease Term	**7.1 years**
Median Placer.ai Score [3]	**26.9**
Rentable Square Feet	**2,890K**
Available Liquidity	**$208M**
Adj. Net Debt / Ann. Adjusted EBITDAre	**4.0x**
Dividend Payout Ratio [4]	**64.7%**

2026 Guidance

Metric	Prior	Current	Change
Net Investment	~$110M	~$120M	~$10M
AFFO per Share	$1.29 - $1.33	$1.32 - $1.34	**+ $0.03 - $0.01** 6.6% y-o-y growth (midpoint) 7.4% y-o-y growth (high end)

Note: Data as of or for the quarter ended June 30, 2026.
(1) Based on ABR.
(2) Based on the number of properties within 0.5 miles of a shopping center.
(3) Placer.ai ranks locations from 1 to 100, with 1 being the best, based on retail subcategories determined by visitations. A score of 50 indicates an average location.
(4) Adjusted Funds from Operations ("AFFO") payout ratio.

Q2 2026 Portfolio Overview

Portfolio Stats

Properties	316
Annualized Base Rent ("ABR"):	$66.9M
Number of Leases:	336
Top 10:	20.2%
Concepts	165
Industries	16
Rentable Square Feet	2.9M
Average Rent Per Square Foot	$23.28
Occupancy	99.4%
WALT	7.1 years
Median Rent per Box	$174K
Median Square Feet per Box	5,000

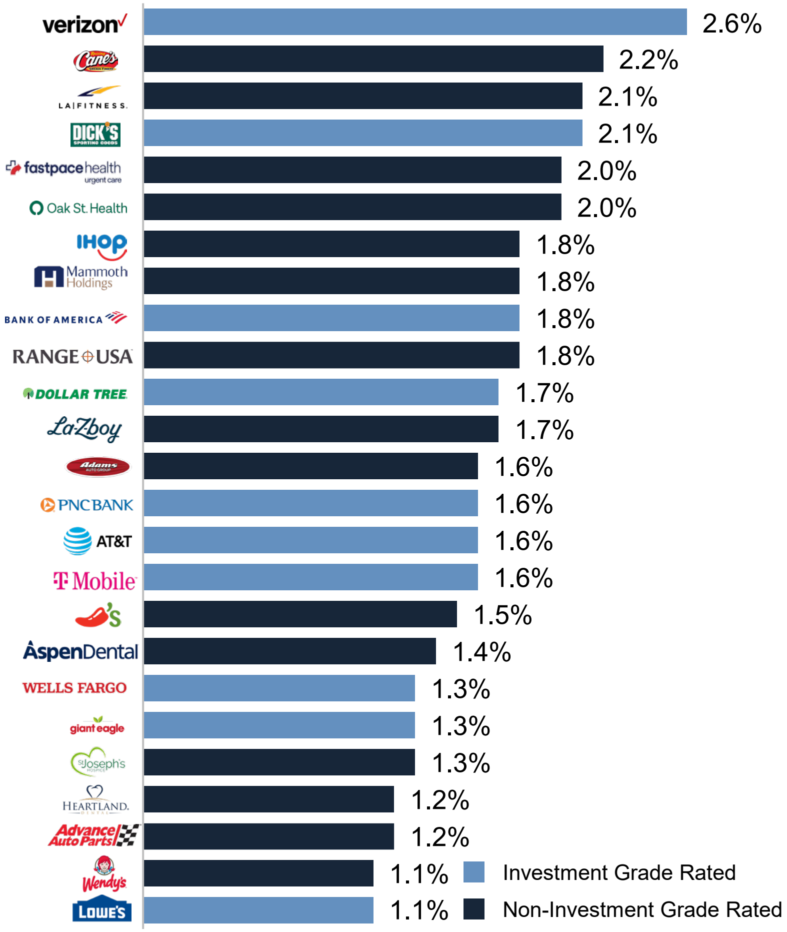
Tenant and Lease Characteristics

Corporate or Large Franchisee (1)	96.1%
Investment Grade % (1, 2)	33.6%
Leases with Escalators	97.5%
Annual Escalators	1.7%
Ground Lease (3)	10.9%

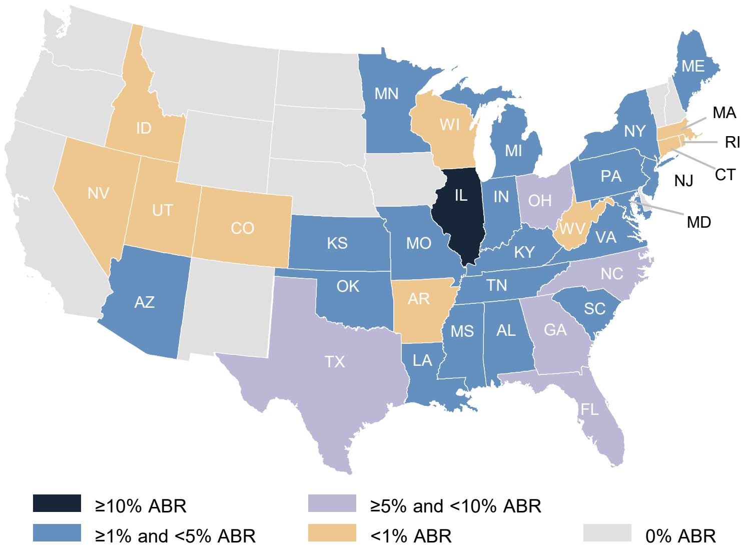
Location and Performance

Top 100 MSA (3)	78.5%
Proximity to Shopping Centers (4)	91.8%
Median State Placer.ai Score (5)	26.9
Average Daily Traffic Count	26.7K
Average 5-Mile Population	172.9K

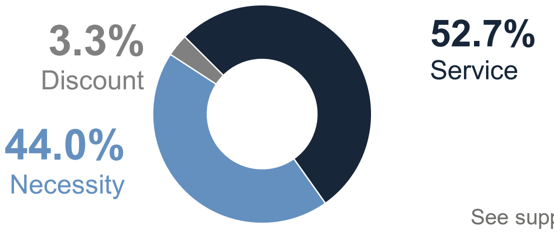
Top 25 Tenants



Geographically Diversified



Industry Defensive Mix



See supplemental for detail

(1) A major franchisee has over 50 units. Investment grade represents tenant or guarantor rating weighted by ABR.
(2) Includes Giant Eagle, which entered into an agreement to be acquired by Kroger, an IG tenant.
(3) Based on ABR.
(4) Based on number of assets within a 0.5-mile radius of an anchor tenant within a shopping center.
(5) Placer.ai ranks locations from 1 to 100, with 1 being the best, based on retail subcategories determined by visitations. A score of 50 indicates an average location.

Highly Fungible Assets with Strong Visibility

Our properties are strategically-located and frontage-based providing tenants with excellent visibility, customer convenience and brand-building opportunities

Brand Building Through Real Estate

- Opportunity to build individual signage and prototypes to allow tenants to market, brand, and advertise themselves as they are located along highly trafficked roads

Convenience and Access

- Attracts tenants in the essential and experiential retail segments that demand high-profile physical locations that facilitate frequent visitation from customers
- Frontage on highly-trafficked roads provides tenants with premium visibility and convenient access for customers

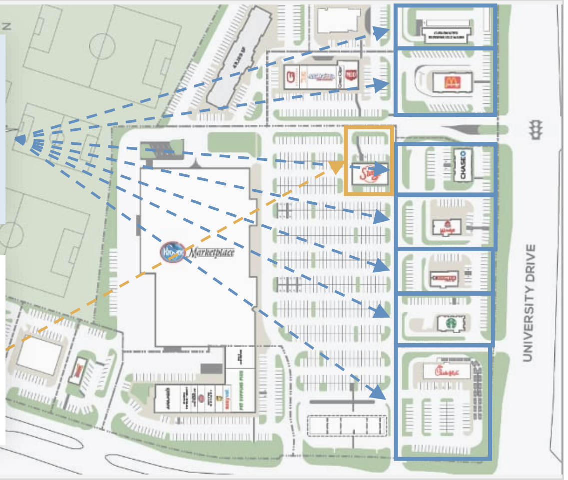
Growing Demand Drivers

- New tenants entering the marketplace
- Existing tenants expanding/relocating
- Demographic changes, including growing population

Sample Brands

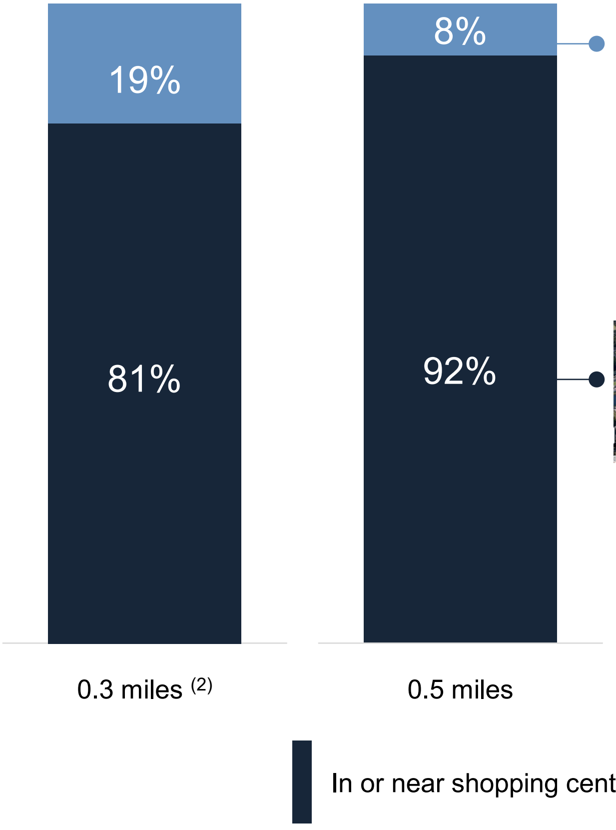
FrontView's tenants are typically positioned within a retail center to attract the greatest road/foot traffic

Many properties lack the access and visibility that are essential to FrontView's strategy and as a result, they fall outside of our buy box



Strategically Located Properties

Properties Located Near Highly Trafficked Shopping Centers and Along Major Thoroughfares [1]



Rise –
Orem, UT
(Salt Lake MSA)

PNC Bank –
Chicago, IL
(Chicago MSA)

WellNow –
Amherst, NY
(Buffalo MSA)

7 Brew –
Jacksonville, FL
(Jacksonville MSA)

Chili's –
Naperville, IL
(Chicago MSA)

Verizon –
Snellville, GA
(Atlanta MSA)

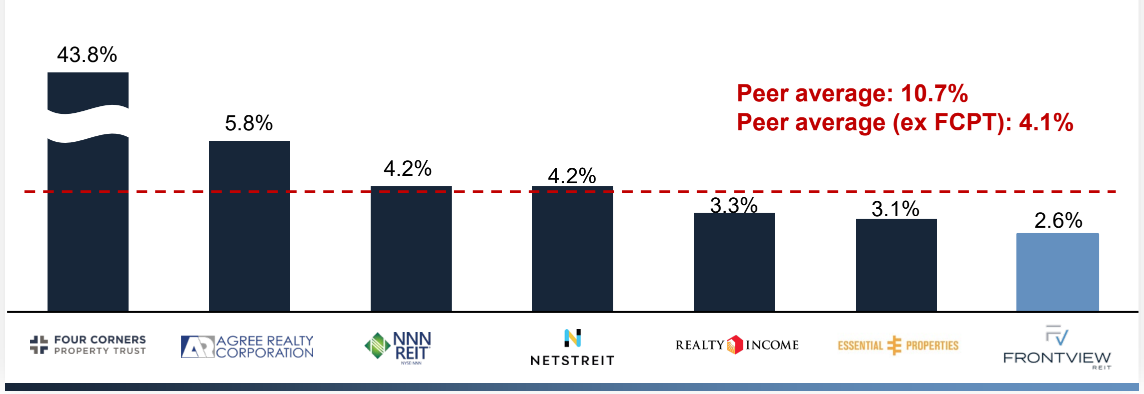
Benefits of Locations In or Near Shopping Centers

- Increased foot traffic
- Seamless omnichannel experience for visitors
- Cross-selling and upselling opportunities
- Stronger brand loyalty and engagement
- Fungible real estate

(1) Based on the number of assets.
(2) According to Urban Land Institute, the average retail node is approximately 0.3 miles. These locations include high-traffic shopping centers and/or large standalone high-traffic retailers (e.g., Costco, Walmart, Target, Home Depot, Lowe's).

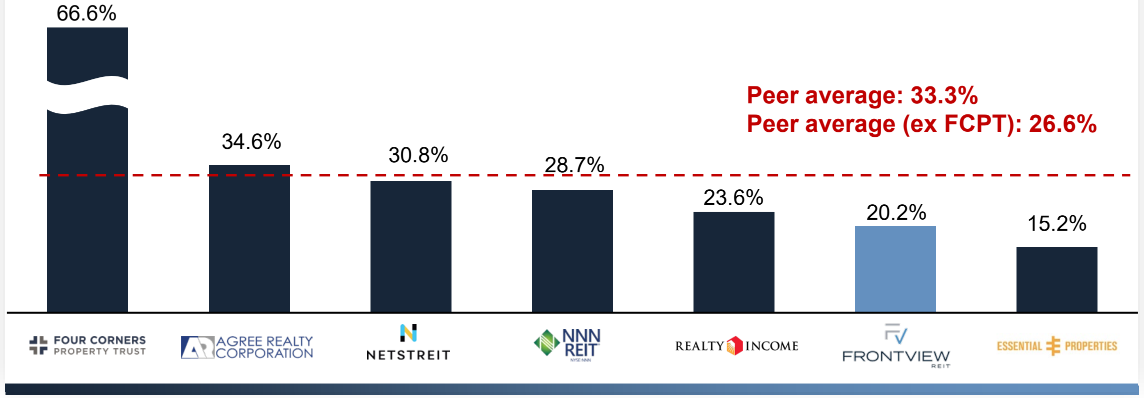
Differentiated Characteristics Versus Peers

Top Tenant Concept as % of ABR



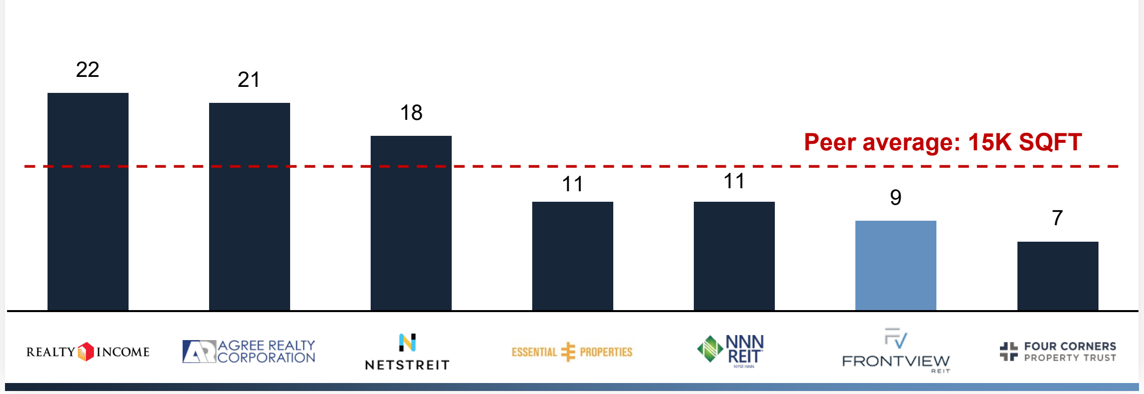
Excellent Tenant Diversification

Top 10 Tenant Concepts as % of ABR



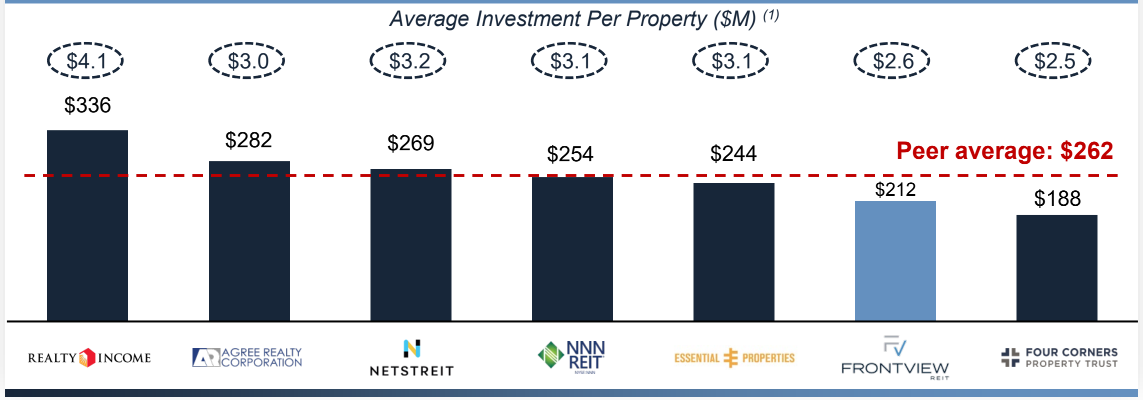
FrontView's Portfolio is Predominately in Top MSAs

Average Box Size (000s Square Feet)



Fungible Box Sizes That Many Tenants Can Utilize

Annualized Base Rent Per Property ($000s)



Low Rent and Basis Allowing for Positive Releasing Opportunities

Note: Essential Properties, Four Corners, Agree Realty, NNN REIT, and NETSTREIT as of Q2 2026; Realty Income as of Q1 2026.

(1) Reflects the undepreciated book value of real estate divided by the number of properties.

Top Industries and Concepts

High Quality Concepts Across Top Industries

Medical & Dental Providers

#	Concept	Credit	# of Leases	ABR %
1	Fast Pace Urgent Care	Corporate	7	2.0%
2	Oak Street Health	Corporate	6	2.0%
3	Aspen Dental	Corporate	7	1.4%
4	St. Joseph Hospice	Corporate	2	1.3%
5	Heartland Dental	Corporate	5	1.2%
	Others		26	7.9%
	Total		**53**	**15.8%**

Quick Service Restaurants

#	Concept	Credit	# of Leases	ABR %
1	Raising Canes	Corporate	6	2.2%
2	Wendy's	Franchisee	6	1.1%
3	Andy's Frozen Custard	Corporate	4	0.9%
4	Burger King	Corporate	4	0.9%
5	Chipotle	Corporate	5	0.9%
	Others		43	7.4%
	Total		**68**	**13.4%**

Other – Service

#	Concept	Credit	# of Leases	ABR %
1	Dick's	Corporate - IG	1	2.1%
2	Range USA	Corporate	3	1.8%
3	LA-Z-Boy	Corporate	3	1.7%
4	Academy Sports	Corporate	1	1.1%
5	WSS	Corporate - IG	2	1.0%
	Others		14	4.0%
	Total		**24**	**11.7%**

Casual Dining

#	Concept	Credit	# of Leases	ABR %
1	IHOP	Corporate	7	1.8%
2	Chili's	Corporate	3	1.5%
3	Applebee's	Franchisee	3	0.9%
4	Buffalo Wild Wings	Corporate	2	0.8%
5	Chuy's Mexican	Corporate - IG	2	0.7%
	Others		17	4.2%
	Total		**34**	**9.9%**

Financial Institutions

#	Concept	Credit	# of Leases	ABR %
1	Bank of America	Corporate - IG	5	1.8%
2	PNC Bank	Corporate - IG	6	1.6%
3	Wells Fargo	Corporate - IG	3	1.3%
4	Charles Schwab	Corporate - IG	1	1.1%
5	Chase Bank	Corporate - IG	3	0.9%
	Others		8	1.8%
	Total		**26**	**8.5%**

Automotive Stores

#	Concept	Credit	# of Leases	ABR %
1	Advance Auto Parts	Corporate	7	1.2%
2	Take 5 Oil Change	Franchisee	6	1.0%
3	Jiffy Lube	Franchisee	3	0.6%
4	O'Reily Auto Parts	Corporate – IG	4	0.6%
5	AutoZone	Corporate – IG	3	0.6%
	Other		11	2.2%
	Total		**34**	**6.2%**

The Top 6 Industries Represent Approximately 65.5% of ABR as of June 30, 2026

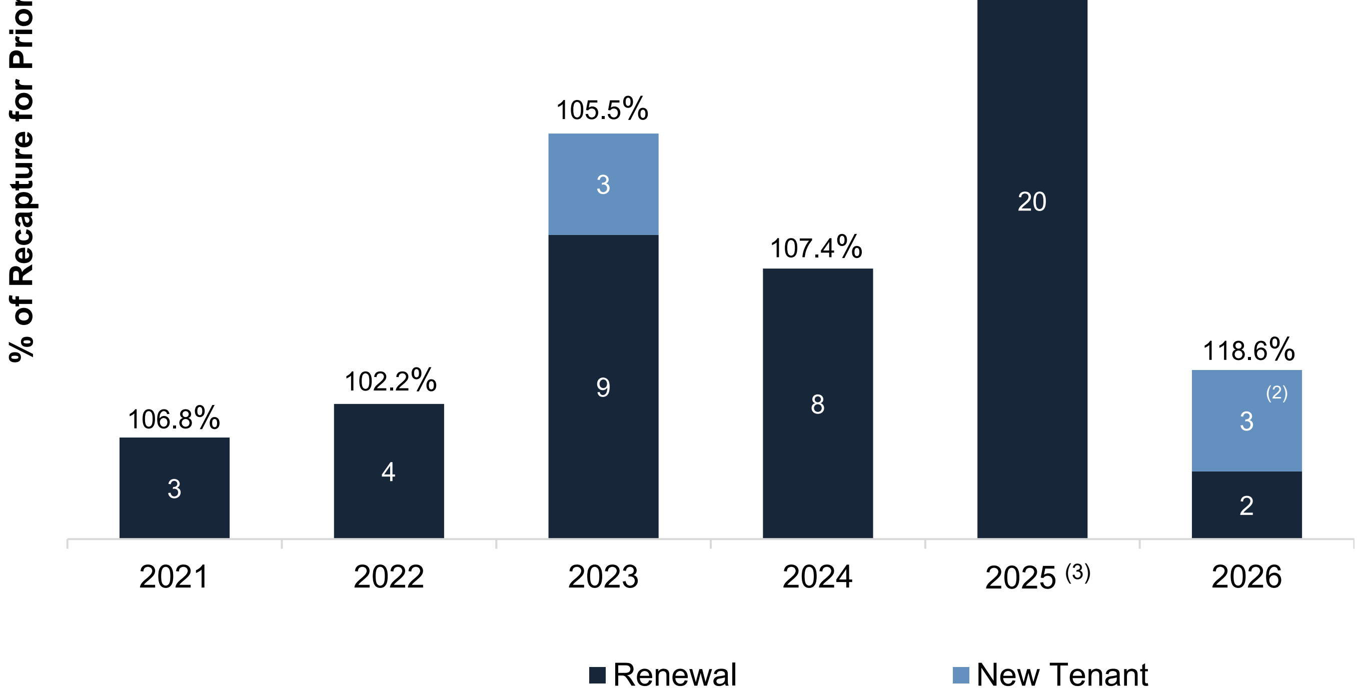
Strong Track Record on Renewals

Since inception in 2016, FrontView has had 52 lease renewals

- Renewed 46 leases at expiration, achieving **104.3%** of expiring rent
- Executed seven (2) new tenant leases at expiration, achieving **119.8%** of prior tenants' rent
- Contractual renewal rate typically ranges between 100.0% - 110.0% of prior rent

Since 2016, Overall Recapture of 106.1% (1)

Recapture Breakdown	
Lease Renewals	104.3%
New Tenant	119.8%
Overall Recapture Rate	**106.1%**



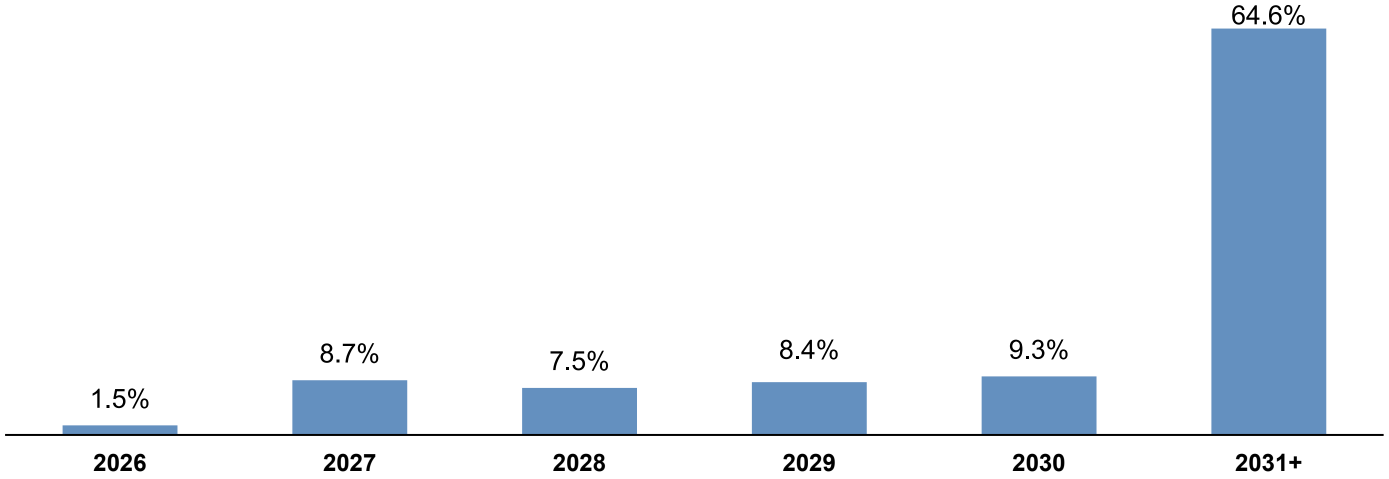
(1) Includes tenant lease renewals, new tenant leases at expiration, and new tenant leases after expiration, excluding blend and extend.
(2) Successfully negotiated two new lease agreements out of an expiring Twin Peaks lease in Winston-Salem, NC.
(3) Includes five tenants whose leases originally expired in 2026 but exercised their option in 2025.

Upcoming Lease Expirations Are Well-Positioned in Their Respective Markets for Rent Appreciation

Lease Maturity Summary

	Next 5-years	Total Portfolio
# of Leases	128	336
GLA	0.93M	2.89M
% of Total GLA	32%	100%
Median Box Size (SQFT)	4,410	5,000
Shopping Center Exposure (1)	94%	92%
ABR Per SQFT	$25.54	$23.28
% of Total ABR	35%	100%
Median Rent per Box	$156K	$174K
Average 5-Mile Population	179.2K	172.9K
Average Traffic Counts	22,546	26,677

Lease Maturity (% of ABR)



	2026	2027	2028	2029	2030	2031+
Number of Leases	8	29	30	29	32	208
High Traffic Counts of Upcoming Expirations (2)	15,667	23,996	20,548	22,597	23,865	28,908
5-Mile Average Population	131.1K	186.1K	136.8K	187.9K	206.7K	169.4K
Median Placer.ai Scores of Upcoming Expirations (3)	Top-Half	Top-Quartile	Top-Half	Top-Third	Top-Third	Top-Third

Upcoming 5-year Maturities Are Related to Real Estate Locations That Are Attractive For Their Respective Markets

(1) Based on 0.5-mile proximity to a shopping center by the number of properties.
(2) Traffic Counts are determined by CoStar.
(3) Placer.ai ranks locations from 1 to 100, with 1 being the best, based on retail subcategories determined by visitations. A score of 50 indicates an average location.

Optimizing Portfolio Through Accretive Capital Recycling

Trailing Twelve Months Acquisitions

Top 100 MSA	79.7%
Median Placer.ai Score	22.5
Rent per Square Foot	$19.80
Avg. 5-mile Population	133.2K
Median Box Size	5,925
IG (1)	34.7%

Number of Properties	37
Investment	$149M
Cash Cap Rate	7.42%
Economic Yield	7.63%
Median Purchase Price	$2.8M
WALT (years)	9.7

- Median purchase price of $2.8M across 37 properties and 32 unique concepts

Trailing Twelve Months Occupied Dispositions

6.50% or less Capitalization Rate

Over 6.50% to 7.00% Capitalization Rate

Over 7.00% Capitalization Rate

Occupied Properties	31
Occupied Proceeds	$74M
Cash Cap Rate	6.89%
WALT (years)	8.2

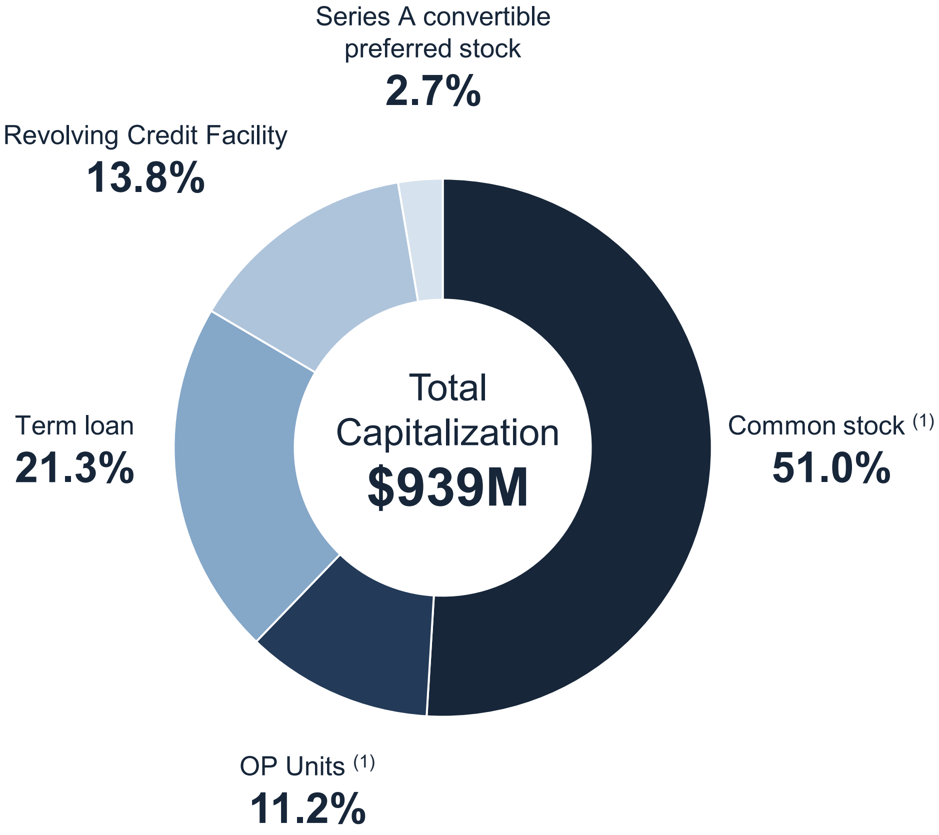
- Strategic sales including removing tertiary locations, increasing industry diversification, and shedding weaker / tired concepts

(1) Includes Giant Eagle, which entered into an agreement to be acquired by Kroger, an IG tenant.

Q2 2026 Capital Structure Overview

Sub-35% Leverage Ratio With Ample Liquidity

Capital Structure



Net debt and adjusted net debt to annualized adjusted EBITDAre (000s)	Interest rate	Fixed rate SOFR swap	Max maturity	June 30, 2026	
Term loan	4.81%	3.66%	10/3/2029 [3]	$	200,000
Revolving credit facility	SOFR + 1.15%	2.92% - 3.28% [2]	10/3/2029 [3]		130,000
Gross debt				$	**330,000**
Cash and cash equivalents					(6,001)
Net debt				$	**323,999**
Less: Net value of undrawn Series A convertible preferred stock					(50,000)
Less: Net value of unsettled forward equity					(32,237)
Adjusted net debt				$	**241,762**
Annualized adjusted EBITDAre				$	59,924
Net debt to annualized adjusted EBITDAre					**5.4x**
Adjusted net debt to annualized adjusted EBITDAre					**4.0x**

Fixed charge coverage ratio (000s)		
Interest expense	$	4,191
Non-cash interest		(400)
Preferred dividends		422
Fixed charges		4,213
Annualized Fixed Charges	$	16,852
Fixed Charge Coverage Ratio [4]		**3.6x**

Liquidity (000s)		
Cash and cash equivalents	$	6,001
Undrawn revolving credit facility capacity		120,000
Undrawn Series A convertible preferred stock		50,000
Unsettled forward equity		32,237
Total liquidity	$	**208,238**

Term Loan and Credit Facility Covenants		
Total leverage ratio	≤ 60%	33.0%
Adjusted EBITDA to fixed charges ratio	≥ 1.50 to 1.00	3.6x
Secured leverage ratio	≤ 40%	0.0%
Unencumbered NOI to unsecured interest expense ratio	≥ 1.75 to 1.00	4.4x
Unsecured leverage ratio	≤ 60%	33.4%
Tangible net worth	≥ $ 380,032	$666,786

Note: Metrics as of June 30, 2026.
(1) Equity value as of June 30, 2026, was $20.23.
(2) The revolving credit facility has four hedges for a notional amount of $100.0 million that expires on March 31, 2028.
(3) Maturity date assumes both 12-month extension options are exercised. Initial maturity is October 3, 2027.
(4) Fixed Charge Coverage Ratio represents Adjusted Annualized EBITDAre divided by Annualized Fixed Charges.

Case Studies

Hops n Drops Disposition: Harvesting Value from a Dark Asset

Property Characteristics

Address: 5820 Stetson Hills Blvd., Colorado Springs, CO 80922

5,077 SQFT	1.2 Acres	24,165	777K People
Building Size	Land Size	Average Daily Traffic	Within Colorado Springs MSA (Top 100 MSA)

Prior Tenant

- Acquired a Hops N Drops in 2019 with prime frontage and ~10 years of lease term remaining for a $2.5M Purchase Price
- The store initially performed well, generating over $2.2M in annual sales and mid-single digit rent-to-sales ratios
- Persistent inflationary pressure and rising operating costs pushed management to shut the store down

Disposition Details

- Given the property's prime location and real estate characteristics, FrontView quickly received several sub-lease proposals from experienced operators
- After evaluating multiple lease opportunities with new tenants, FrontView decided to sell the property to a qualified buyer who purchased the asset for a substantial premium
- **Recognized significant value creation** by selling the property for **$3.75M in July 2026**, representing a **50% gain** over the original purchase price and a **5.0% capitalization rate** on existing rent

Harvested value for shareholders by selling a dark asset generating an IRR of 12.1%

Amazon Re-Tenanting: Converting Walgreens Risk into AA Credit Value Creation

Property Characteristics

Address: 710 Fayetteville St, Durham, NC 27701

10,152 SQFT	1.2 Acres	22,966	625K People
Building Size	Land Size	Average Daily Traffic	Within Durham MSA (Top 100 MSA)

[(1)] Amazon lease remains subject to tenant's limited diligence / governmental approval contingency, including the ability to terminate the lease if required approvals for its intended fulfillment-related use are not obtained within the applicable contingency period. Value creation estimate assumes lease commencement and tenant occupancy following satisfaction or waiver of such contingency.
[(2)] Based on market cap rate, where comparable Amazon leases are trading in the marketplace.

Prior Tenant | Walgreens

- FrontView acquired the property in 2019 with excellent frontage and approximately six years of Walgreens lease term remaining
- The store initially performed well, generating approximately $7.2M in annual sales
- Following Walgreens' acquisition by Sycamore Partners, FrontView proactively evaluated alternative outcomes for the asset

New Tenant | amazon

- Marketed the property through our network and quickly generated multiple qualified lease and sale offers
- Signed a multi-year lease with Amazon [(1)] at approximately the same rent, with 2% annual escalators and no tenant improvement contribution; rent commenced mid-May 2026
- **Created significant value over our basis** [(2)] through targeted credit enhancement and real estate-first asset management

Signed a new lease with Amazon, an AA/A1 credit, validating the strength of the real estate and demonstrating FrontView's ability to convert tenant risk into value creation

Raising Cane's Redevelopment: Upgrading from Miller's Ale House

Property Characteristics

Address: 6401 95th Street, Chicago Ridge, IL 60415

3,065 SQFT	1.6 Acres	47,800	9.6M People
Building Size	Land Size	Average Daily Traffic	Within Chicago MSA

Prior Tenant

MILLER'S ALE·HOUSE

- Acquired property in 2019 at a 7.0% cap rate, ~7 years of term remaining
- Strong initial performance, later pressured by COVID-19 headwinds
- Signalized hard corner with exceptional demographics, created clear re-tenanting upside

New Tenant

Raising Cane's CHICKEN FINGERS

- Marketed the property for lease while partnering with Miller's on a long-term solution
- Signed 15-year Raising Cane's ground lease with zero landlord contributions; Miller's termination fee covered carrying costs
- **$1.7M gain on basis (42% increase)** (1) supported by hard-corner real estate, stronger credit, zero landlord contributions, and a 15-year ground lease

Proactively converted the asset into a 15-year Raising Cane's ground lease, with prior tenant termination fees fully offsetting carrying costs during the transition

(1) Based on 5.00% cap rate, where comparable long-term Raising Cane's leases are trading.

Panda & Jaggers Redevelopment: Former Twin Peaks

Property Characteristics

Address: 1915 Hampton Inn Ct, Winston-Salem, NC 27103

6,200 SQFT (1)	1.8 Acres	90,530	700K People
Building Size	Land Size	Average Daily Traffic	In Winston-Salem MSA

Prior Tenant

TWIN PEAKS — EATS • DRINKS • SCENIC VIEWS

- Acquired property in 2019 for \$1.8M with 6.5 years of term remaining
- Oversized parcel, below-market rent, and strong store (5% rent-to-sales)
- FAT Brands' 2021 LBO saddled Twin Peaks with debt, prompting FrontView to proactively pursue alternatives

New Tenants

JAGGERS · PANDA EXPRESS

- FrontView subdivided the site into two ground leases
- Created two new leases with combined annual rent of \$265K, with rents of \$140K and \$125K, a 92% increase over prior rent of \$138K
- **\$3.0M gain on basis (163% increase)** (2) driven by site subdivision, stronger-credit tenants, 92% higher rent, and new 15+ year ground leases

Leveraging FrontView's development expertise, FVR subdivided an underperforming property into two ground-leased parcels and executed new leases with stronger-credit tenants at materially higher rents

(1) Based on the combined proposed building sizes of both stores.
(2) Based on 5.50% cap rate, where comparable long-term Panda Express and Jaggers leases are trading.

Avis Re-Tenanting: Former Tricolor

Property Characteristics

Address: 1431 Cobb Pkwy SE, Marietta, GA 30067

20,246 SQFT	2.12 Acres	39,895	6.4M People
Building Size	Land Size	Average Daily Traffic	Within Atlanta MSA

Prior Tenant

tricolor auto

- Post alleged fraud, Tricolor's senior A-rated secured ABS traded below 80 (20%+ implied losses)
- Given its strong location, FrontView received multiple offers to purchase and lease the property during bankruptcy

New Tenant

AVIS

- With several potential options for the property, FrontView chose to pursue a lease with Avis (market cap of ~$5.6B (1) , credit rating of BB- from S&P)
- 10-year lease at a 6.8% initial cash cap rate with 2.1% annual escalators (7.4% economic cap), rent commenced two months after the bankruptcy
- **$1.7M gain on basis (24% increase)** (2) supported by superior credit, higher escalators and a new 10-year lease

Real estate-first underwriting converted tenant default into an improved economic outcome

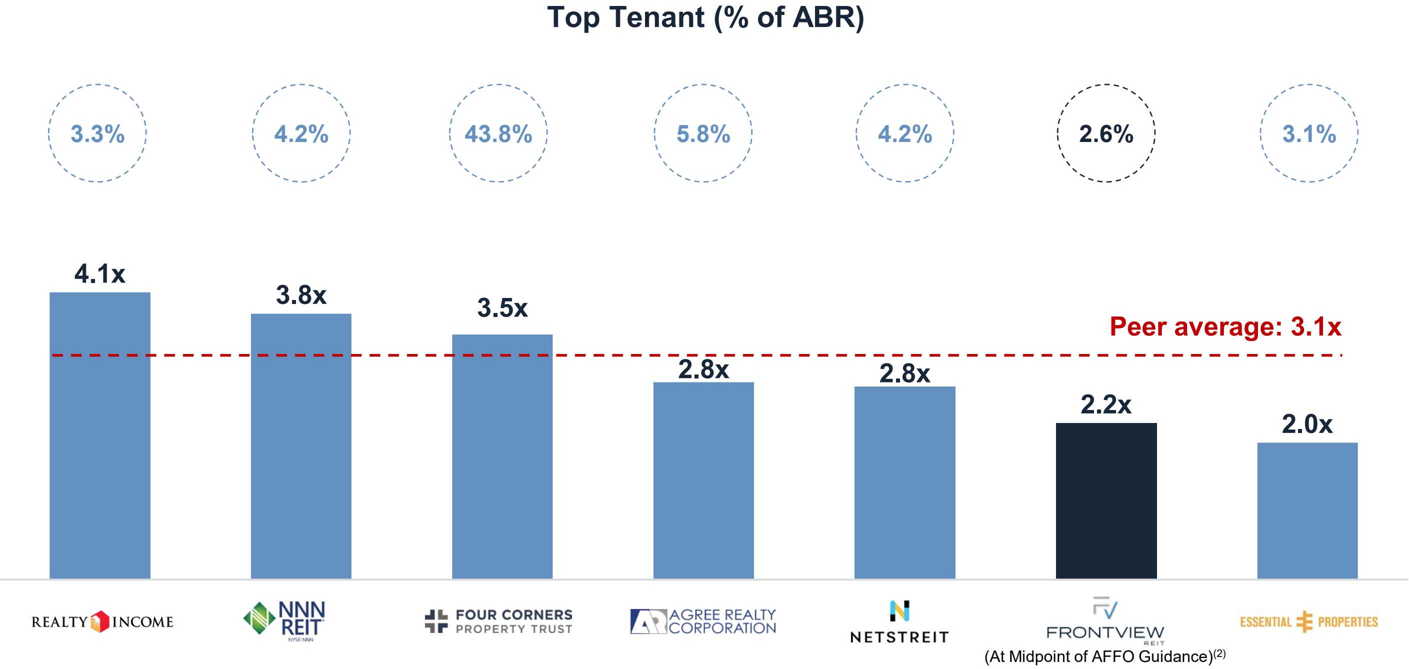
(1) As of July 23rd, 2026.
(2) Based on a 5.45% cap rate, where comparable Avis long-term leases have traded.

FRONTVIEW REIT

Investment Opportunity

Significant AFFO Growth at a Material Valuation Discount to Peers

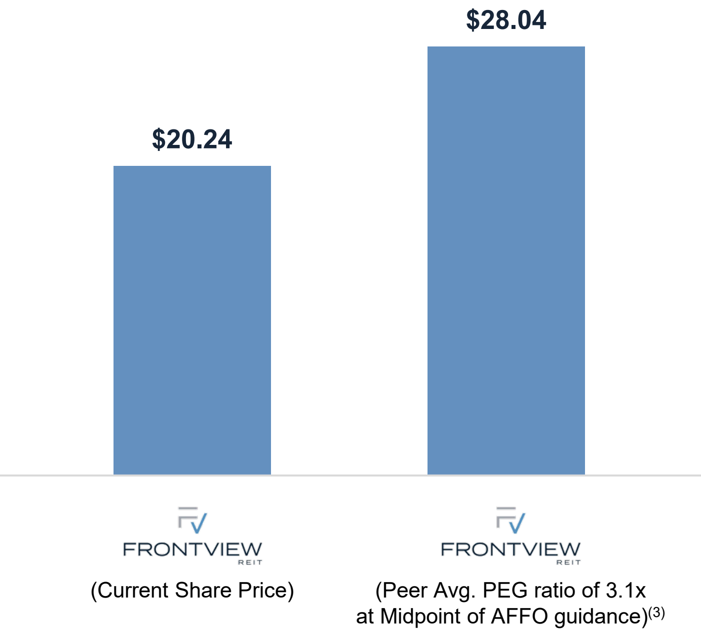
PEG Ratio [1] – Select Net Lease REIT Universe



	Realty Income	NNN REIT	Four Corners	Agree Realty	NETSTREIT	FrontView	Essential Properties
P / NTM AFFO	14.0x	13.0x	13.3x	16.3x	14.7x	14.8x	14.5x
2026E AFFO growth[2]	3%	3%	4%	6%	5%	7%	7%

FVR Upside Potential

+39%
Upside Potential



Note: As of Q2 2026; Market data based on FactSet as of 8/4/2026.
(1) Calculated as Price / NTM AFFO based on FactSet consensus divided by the growth in 2025A – 2026E AFFO per share based on guidance or consensus.
(2) EPRT, NNN, ADC, and NTST based on midpoint of guidance as of Q2'2026, other peers based on FactSet consensus as of 8/4/2026.
(3) Based on midpoint of guidance AFFO per share growth of 7%.

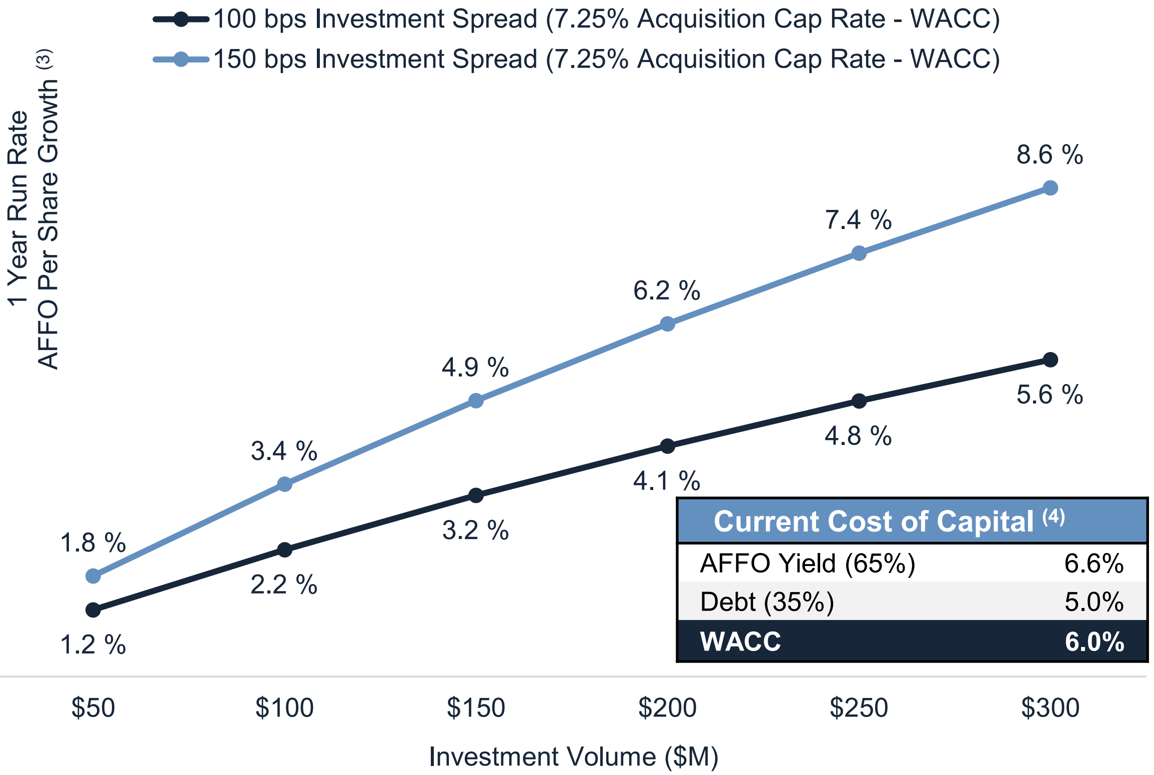
Smaller Size is a Structural Advantage

FrontView is Uniquely Positioned to Deliver Industry-Leading Growth with Relatively Low Investment Activity

Net Lease Peers Capital Deployment and Growth

Company	2026 Investment Guidance in Millions	2026E to 2028E AFFO Per Share CAGR (1)
Realty Income	$9,500	3.1%
NNN	$750	3.1%
Agree Realty	$1,700	4.4%
Essential Properties	$1,350	6.6%
Netstreit	$750	5.2%
Four Corners (2)	$528	3.4%
Peer Average	**$2,430**	**4.3%**

FrontView Smaller Size Structural Advantage



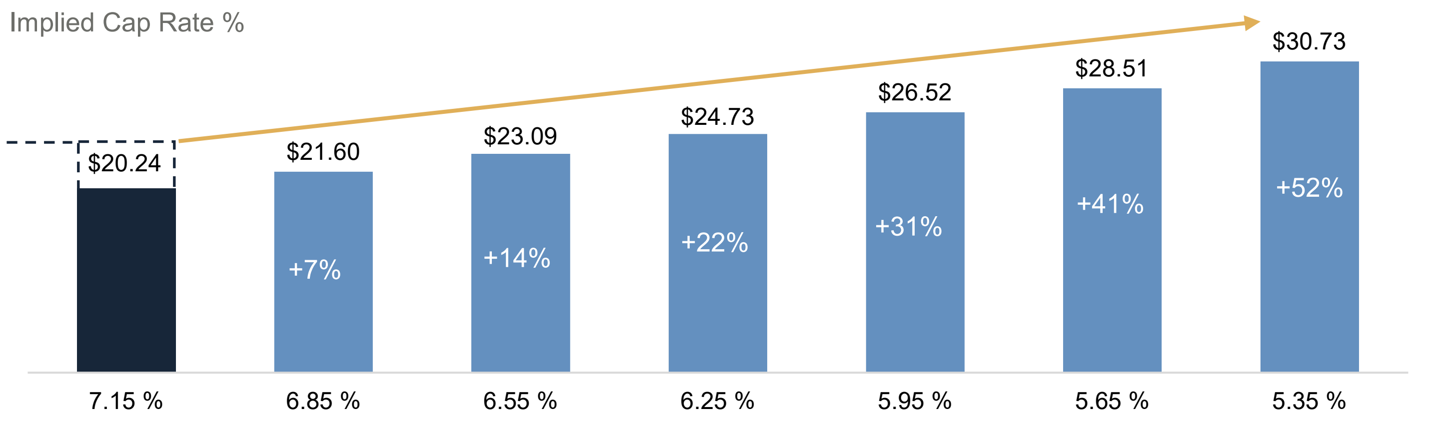
Current Cost of Capital (4)	
AFFO Yield (65%)	6.6%
Debt (35%)	5.0%
WACC	**6.0%**

(1) Peer AFFO per share based on FactSet consensus; as of 8/4/2026.
(2) Proforma for 2026 TTM.
(3) Represents incremental AFFO per share growth assuming midpoint of 2026E guidance of $1.33 per share.
(4) AFFO yield is based on stock price of $20.24 as of August 4, 2026, and assumed medium debt cost of 5.0%. Excludes benefit from free cash flow.

Net Asset Value and Implied Cap Rate

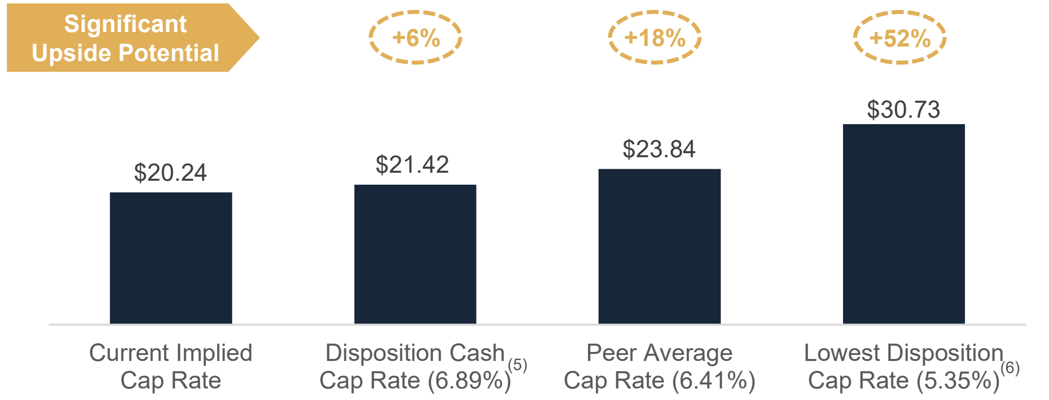
($M, except per share values)	June 30, 2026
Share Price as of Aug 4, 2026	$20.24
Shares outstanding, assuming full conversion of Series A Convertible Preferred Stock	30.3
Equity Market Cap	**$614.0**
Net Debt	324.0
Total Enterprise Value	938.0
Other Assets (1)	(21.5)
Other Liabilities (2)	28.6
Implied Operating Real Estate Value	**$945.1**
Annualized Adjusted Cash NOI (3)	67.6
Implied Cap Rate (LQA Annualized)	**7.15%**

Upside Potential to NAV based on Implied Capitalization Rate



Valuation Discount Relative To Portfolio Quality and Peer Multiple

Peer Cap Rates (4)	
NNN	6.90%
FCPT	6.60%
NTST	6.38%
O	6.50%
EPRT	6.30%
ADC	5.80%
Peer Average	**6.41%**



(1) Includes components of accounts receivable (net) and deferred rent receivables (net) that are realizable assets, and $7.1 million in net book value of vacant assets.
(2) Other Liabilities of $28.6 million includes accounts payable and accrued liabilities.
(3) Includes $0.8 million of annualized other operating income.
(4) Based on Company Filings, Green Street Advisors, Equity Research. Market Data as of August 4, 2026.
(5) See page 12 for assets sold over the trailing twelve months. Overall, the assets disposed of were generally of lower quality than those comprising the remaining portfolio.
(6) Lowest cap rate was a Friendly's in Commack, NY.

Supplemental Information

Additional Portfolio Stratifications

The Supplemental is available on the company website

- Quarterly Highlights
- Financial Statements
- Non-GAAP Reconciliations
- Net Asset Value Components
- TTM Investment and Disposition Activity
- Full Tenant List and ABR by Tenant
- Industry, Ground Lease, and Geography Stratifications
- Definitions

Available at

investor.frontviewreit.com

Non-GAAP Reconciliations

FFO and AFFO Reconciliations

(unaudited, in thousands except share and per share data)

	For the three months ended June 30,		For the six months ended June 30,	
	2026	2025	2026	2025
Net income (loss)	**$ 1,517**	**$ (4,530)**	**$ 1,917**	**$ (5,867)**
Less: Series A Convertible Preferred Stock dividends	(422)	—	(661)	—
Net income (loss) attributable to OP common unitholders	**1,095**	**(4,530)**	**1,256**	**(5,867)**
Depreciation and amortization [1]	8,229	9,466	15,901	17,271
Gain on sale of real estate	(2,262)	(1,194)	(3,225)	(1,661)
Impairment loss	156	2,978	968	3,406
Funds from operations (FFO)	**$ 7,218**	**$ 6,720**	**$ 14,900**	**$ 13,149**
Straight-line rent adjustments	(22)	(286)	(456)	(408)
Amortization of financing transaction and discount costs	400	400	795	795
Amortization of above/below market lease intangibles [2]	457	941	1,078	1,652
Stock-based compensation	1,065	200	2,126	815
Adjustment for structuring and public company readiness costs	—	89	—	290
Other non-recurring expenses [3]	278	964	443	964
Adjusted funds from operations (AFFO)	**$ 9,396**	**$ 9,028**	**$ 18,886**	**$ 17,257**
Weighted average common shares outstanding, basic	22,831,250	19,136,225	22,556,120	18,229,095
Weighted average operating partnership units outstanding	5,273,171	8,690,812	5,435,376	9,595,836
Unvested restricted stock units and LTIP units [4]	167,620	—	198,863	—
Weighted average common shares outstanding, diluted [5]	**28,272,041**	**27,827,037**	**28,190,359**	**27,824,931**
Net earnings per diluted share	**$ 0.03**	**$ (0.16)**	**$ 0.03**	**$ (0.22)**
FFO per diluted share	**$ 0.26**	**$ 0.24**	**$ 0.53**	**$ 0.47**
AFFO per diluted share	**$ 0.33**	**$ 0.32**	**$ 0.67**	**$ 0.62**

(1) Includes write-offs of intangibles of $0.3 million and $1.6 million for the three months ended June 30, 2026 and 2025, respectively, and $0.6 million and $1.6 million for the six months ended June 30, 2026 and 2025, respectively.
(2) Includes write-offs of $(0.1) million for both the three and six months ended June 30, 2026 and $0.4 million for both the three and six months ended June 30, 2025.
(3) Other non-recurring expenses include one-time expenses, deal pursuit costs and other non-recurring items.
(4) Excludes unvested performance based LTIP awards that are contingently issuable.
(5) Represents weighted average common shares outstanding, diluted, excluding any shares issuable upon conversion of the Company's Series A Convertible Preferred Stock.

Adj. EBITDAre and Adj. Cash NOI Reconciliations

(unaudited, in thousands)

		For the three months ended June 30, 2026
Net income	**$**	**1,517**
Depreciation and amortization (1)		8,366
Interest expense		4,191
Income taxes		94
EBITDA	**$**	**14,168**
Gain on sale of real estate		(2,262)
Impairment loss		156
EBITDAre	**$**	**12,062**
Adjustments:		
Current period investment activity (2)		903
Current period disposition activity (2)		(142)
Non-cash compensation expense		1,065
Exclude non-recurring expenses (3)		278
Exclude write-offs of non-cash items		815
Adjusted EBITDAre	**$**	**14,981**
General and administrative, net of non-recurring		2,464
Adjusted NOI	**$**	**17,445**
Straight-line rental revenue, net		(550)
Adjusted Cash NOI	**$**	**16,895**
Annualized Adjusted EBITDAre	**$**	**59,924**
Annualized Adjusted NOI	**$**	**69,780**
Annualized Adjusted Cash NOI	**$**	**67,580**

(1) Includes amortization of above/below market lease intangibles of $0.5 million and excludes write-offs of intangibles of $0.3 million.
(2) Reflects an adjustment to give effect to all investments and dispositions during the quarter as if they had been acquired or disposed as of the beginning of the period.
(3) Other non-recurring expenses include one-time expenses, deal pursuit costs and other non-recurring items.

Appendix

Definitions and Forward-Looking Statements

Non-GAAP Definitions and Explanations

Adjusted NOI, Annualized Adjusted NOI, and Cash NOI:

Adjusted NOI, Annualized Adjusted NOI, Cash NOI, and Adjusted Cash NOI are non-GAAP financial measures which we use to assess our operating results. We compute Adjusted NOI as Adjusted EBITDAre excluding general and administration expenses. We further adjust Adjusted NOI for non-cash revenue components of straight-line rent and other amortization expense to derive Adjusted Cash NOI. We believe Adjusted NOI and Adjusted Cash NOI provide useful and relevant information because they reflect only those income and expense items that are incurred at the property level. Adjusted NOI and Adjusted Cash NOI are not measurements of financial performance under GAAP and may not be comparable to similarly titled measures of other companies. You should not consider Adjusted NOI and Adjusted Cash NOI as alternatives to net income or cash flows from operating activities determined in accordance with GAAP. Annualized Adjusted NOI is calculated by multiplying Adjusted NOI for the applicable quarter by four and Annualized Adjusted Cash NOI is calculated by multiplying Adjusted Cash NOI for the applicable quarter by four. We believe these annualized figures provide a meaningful estimate of our current run rate for all of our investments as of the end of the most recently completed quarter given the contractual nature of our long-term net leases. You should not unduly rely on these measures as they are based on assumptions and estimates that may prove to be inaccurate. Our actual Adjusted NOI and Adjusted Cash NOI for future periods may be significantly different from our Annualized Adjusted NOI and Annualized Adjusted Cash NOI.

EBITDA, EBITDAre, Adjusted EBITDAre, and Annualized Adjusted EBITDAre:

EBITDA, EBITDAre, Adjusted EBITDAre, and Annualized Adjusted EBITDAre are non-GAAP financial measures. We compute EBITDA as earnings before interest, income taxes and depreciation and amortization. EBITDA is a measure commonly used in our industry. We believe that EBITDA provides investors and analysts with a measure of our performance that includes our operating results unaffected by the differences in capital structures, capital investment cycles and useful life of related assets compared to other companies in our industry. In 2017, Nareit issued a white paper recommending that companies that report EBITDA also report EBITDAre in financial reports. We compute EBITDAre in accordance with the definition adopted by Nareit. Nareit defines EBITDAre as EBITDA (as defined above) excluding gains (loss) from the sales of depreciable property and provisions for impairment on investment in real estate. We believe EBITDA and EBITDAre are useful to investors and analysts because they provide important supplemental information about our operating performance exclusive of certain non-cash and other costs. EBITDA and EBITDAre are not measures of financial performance under GAAP, and our EBITDA and EBITDAre may not be comparable to similarly titled measures of other companies. You should not consider our EBITDA and EBITDAre as alternatives to net income or cash flows from operating activities determined in accordance with GAAP. We compute Adjusted EBITDAre as EBITDAre for the applicable quarter, as adjusted to (i) reflect all investment and disposition activity that took place during the applicable quarter as if each transaction had been completed on the first day of the quarter, (ii) exclude certain GAAP income and expense amounts that we believe are infrequent and unusual in nature because they relate to unique circumstances or transactions that had not previously occurred and which we do not anticipate occurring in the future, (iii) eliminate the impact of lease termination fees from certain of our tenants, and (iv) exclude non-cash stock-based compensation expense. Annualized Adjusted EBITDAre is calculated by multiplying Adjusted EBITDAre for the applicable quarter by four, which we believe provides a meaningful estimate of our current run rate for all of our investments as of the end of the most recently completed quarter given the contractual nature of our long-term net leases. You should not unduly rely on this measure as it is based on assumptions and estimates that may prove to be inaccurate. Our actual EBITDAre for future periods may be significantly different from our Annualized Adjusted EBITDAre. Adjusted EBITDAre and Annualized Adjusted EBITDAre are not measurements of performance under GAAP, and our Adjusted EBITDAre and Annualized Adjusted EBITDAre may not be comparable to similarly titled measures of other companies. You should not consider our Adjusted EBITDAre and Annualized Adjusted EBITDAre as alternatives to net income or cash flows from operating activities determined in accordance with GAAP.

Funds From Operations (FFO) and Adjusted Funds From Operations (AFFO):

FFO and AFFO are non-GAAP measures. We compute FFO in accordance with the standards established by the Board of Governors of the National Association of Real Estate Investment Trusts (“Nareit”). Nareit defines FFO as GAAP net income or loss adjusted to exclude net gains (losses) from sales of certain depreciated real estate assets, depreciation and amortization expense from real estate assets, gains and losses from change in control, and impairment charges related to certain previously depreciated real estate assets. Our leases typically include cash rents that increase through lease escalations over the term of the lease. Our leases do not typically include significant front-loading or back-loading of payments, or significant rent-free periods. Therefore, we find it useful to evaluate rent on a contractual basis as it allows for comparison of existing rental rates to market rental rates. To derive AFFO, we modify the Nareit computation of FFO to include other adjustments to GAAP net income related to certain non-cash or non-recurring revenues and expenses, including, as applicable, straight-line rents, cost of debt extinguishments, amortization of lease intangibles, amortization of debt issuance costs, amortization of net mortgage premiums, (gain) loss on interest rate swaps and other non-cash interest expense, realized gains or losses on foreign currency transactions, Internalization expenses, structuring and public company readiness costs, extraordinary items, and other specified non-cash items. We believe that such items are not indicative of operating performance and thus we believe excluding such items assists management and investors in distinguishing whether changes in our operations are due to growth or decline of operations at our properties or from other factors. We believe the use of FFO and AFFO are useful to investors because they are widely accepted industry measures used by analysts and investors to compare the operating performance of REITs. FFO and AFFO should not be considered alternatives to net income as a performance measure or to cash flows from operations, as reported on our statement of cash flows, or as a liquidity measure and should be considered in addition to, and not in lieu of, GAAP financial measures.

Fixed Charge Coverage Ratio (FCCR):

The fixed charge coverage ratio is the ratio of Annualized Adjusted EBITDAre to annualized fixed charges. Fixed charges are computed for the applicable quarter on a consolidated basis as interest expense (excluding amortization of fees paid in cash and discounts and premiums on debt), plus regularly scheduled principal repayments of debt (excluding any balloon or similar payments), plus any preferred dividends payable in cash. The annualized fixed charges is calculated by multiplying fixed charges for the applicable quarter by four. Our actual fixed charges for future periods may be significantly different from our annualized fixed charges. We believe this ratio is useful to investors and analysts as it is used to evaluate our liquidity and ability to obtain financing.

Other Definitions and Explanations

Adjusted Net Debt:
Adjusted Net Debt is a non-GAAP financial measure. We define Adjusted Net Debt as Net Debt less undrawn Series A convertible preferred stock and unsettled forward equity.

Adjusted Cash G&A:
We define Adjusted Cash G&A as total G&A less non-cash compensation and non-recurring items. We believe this ratio is useful to understand the normalized cash G&A.

Adjusted Cash Revenue:
Adjusted Cash Revenue is a non-GAAP financial measure. We define Adjusted Cash Revenue as Total Revenues, less reimbursable income, adjustments to recognize contractual rental amounts on a straight-line basis, and above/below market lease amortization. We believe this ratio is useful to investors and analysts to understand the cash revenue, excluding reimbursement income.

Annualized Base Rent (ABR):
We define ABR as the annualized contractual cash rent due for the last month of the reporting period and adjusted to remove rent from properties sold during the month and to include a full month of contractual cash rent for properties acquired during the last month of the reporting period.

Cash Capitalization Rate:
Cash Capitalization Rate is calculated by measuring the annualized contractual cash rent at the time of closing, divided by the purchase price of the related property.

Concept:
Represents the brand or trade name the tenant operates.

Defensive Mix:
Defensive Mix is a term used by us to categorize tenants determined by their area of focus: (1) Necessity, which represents tenants providing essential services or selling essential goods to consumers and includes Medical and Dental Providers, Financial Institutions, Automotive Stores, Convenience & Gas Stores, Pharmacies, and Home Improvement Stores, (2) Service, which represents tenants who provide specific services to consumers and includes Quick Service Restaurants, Casual Diners, Automotive Dealers, Fitness Operators, Car Washes, and Professional Service, and (3) Discount, which represents tenants that sell merchandise and goods a significant discount compared to traditional retailers.

Disposition Capitalization Rate:
Disposition Capitalization Rate is calculated by the ABR on the date of the related disposition divided by the gross sale price.

Other Definitions and Explanations (Continued)

Economic Yield:
Economic Yield is defined as the sum of contractual fixed annual rents computed on a straight-line basis over the primary lease terms, divided by the purchase price.

GAAP:
GAAP is the Generally Accepted Accounting Principles in the United States.

Gross Debt:
We define Gross Debt as total debt, net plus debt issuance costs and original issuance discount.

Net Debt:
Net Debt is a non-GAAP financial measure. We define Net Debt as our Debt less cash and cash equivalents.

Occupancy:
Occupancy or a specified percentage of our portfolio that is “occupied” or “leased” means as of a specified date (i) the number of properties that are subject to a signed lease divided by (ii) the total number of properties in our portfolio.

Purchase Price:
Purchase Price is represented by the contractual acquisition price of the related property, excluding any transaction costs or other capital expenditures.

Secured Overnight Financing Rate (SOFR):
We define SOFR as the current one-month term SOFR.

Tenant:
Tenant represents the legal entity responsible for fulfilling obligations under the lease agreement.

WALT:
WALT represents the remaining average lease term of our leases, weighted by rent, and excluding lease renewal options and investments in mortgage loans.

Forward-Looking and Cautionary Statements

About the Data

This data and other information described herein are as of and for the three months ended June 30, 2026, unless otherwise indicated. Future performance may not be consistent with past performance and is subject to change, involving inherent risks and uncertainties. This information should be read in conjunction with FrontView's Annual Report on Form 10-K as of and for the year ended December 31, 2025 and Form 10-Q for the period ended June 30, 2026, including the financial statements and the management's discussion and analysis of financial condition and results of operations sections.

Forward Looking Statements

This presentation contains forward-looking statements, which reflect our current views regarding our business, financial performance, growth prospects and strategies, market opportunities, and market trends. Forward-looking statements include all statements that are not historical facts. In some cases, you can identify these forward-looking statements by the use of words such as "outlook, " "believes, " "expects, " "potential, " "continues, " "may, " "will, " "should, " "could, " "would be, " "seeks, " "approximately, " "projects, " "predicts, " "intends, " "plans, " "estimates, " "anticipates, " or the negative version of these words or other comparable words. All of the forward-looking statements herein, including 2026 updated guidance, are subject to various risks and uncertainties. Assumptions relating to the foregoing involve judgments with respect to, among other things, future economic, competitive and market conditions, and future business decisions, all of which are difficult or impossible to predict accurately and many of which are beyond our control. Although we believe that the expectations reflected in such forward-looking statements are based on reasonable assumptions, our actual results, performance, and achievements could differ materially from those expressed in or by the forward-looking statements and may be affected by a variety of risks and other factors. Accordingly, there are or will be important factors that could cause actual outcomes or results to differ materially from such forward-looking statements. These factors include, but are not limited to, risks and uncertainties related to general economic conditions, including but not limited to increases in the rate of inflation and/or interest rates, local real estate conditions, tenant financial health, and property acquisitions and the timing of these investments and acquisitions. These and other risks, assumptions, and uncertainties are described in our filings with the SEC, which are available on the SEC's website at www.sec.gov.

You are cautioned not to place undue reliance on any forward-looking statements included herein. All forward-looking statements are made as of the date of this document and the risk that actual results, performance, and achievements will differ materially from the expectations expressed or referenced herein will increase with the passage of time. We undertake no obligation to publicly update or review any forward-looking statement, whether as a result of new information, future developments, or otherwise, except as required by law.

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