NYSE:FVR

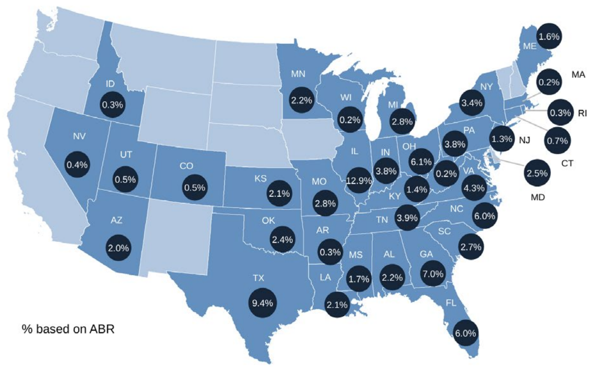
Second Quarter 2026

FrontView Reit

Investment Proposition

FrontView is a net lease REIT that owns 316 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



Portfolio

26.9 Score Median Placer.ai Ranking

316 Properties

35 States

Key Metrics and Guidance

$1.32 – $1.34
2026 AFFO Per Share Guidance (7% y-o-y growth at mid)

$208M
Available Liquidity

4.0x
Adj. Net Debt to Adj. EBITDAre

64.7%
AFFO Dividend Payout Ratio

Investment Overview

Highly Diversified
Top 10 only 20.2%, largest tenant 2.6%; 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; 17 properties acquired in Q2 2026 at a median purchase price of $2.6 million

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

Portfolio Stats

$66.9M Annualized Base Rent	**$986M** Gross Real Estate Investment	**$92.0M** YTD Acquisitions at 7.40% Cap Rate
78.5% Properties in Top 100 MSA	**33.6%** Investment Grade	**99.4%** Occupancy
$174K Median Rent per Box	**173K** 5-Mile Average Population	**5K** Median Square Feet per Box

Latest Podcast: Stephen Preston & Pierre Revol on the Net Lease Observer