

For Immediate Release
February 2, 2026



FRONTVIEW REIT

FrontView REIT Announces Tax Treatment of 2025 Dividends

Dallas, TX – FrontView REIT, Inc. (NYSE: FVR) (the “Company,” “FrontView,” “we,” “our,” or “us”) today announced the income tax characterization of its 2025 common stock dividends, as summarized in the table below. The Company’s federal income tax return for the year ended December 31, 2025 has not yet been filed. Accordingly, the income tax classifications shown below are based on the best information available as of the date of this release and may be subject to change. Stockholders are encouraged to consult their own tax advisors regarding the tax treatment of dividends received from the Company.

Common Stock – CUSIP Number: 35922N100

Record Date	Payable Date	Rate per Share	Ordinary Dividends %	Total Capital Gain %	Non-Dividend Dist. %	Total Percent (100%)	Qualified Dividends (% of Ordinary Dividends)	Section 199A Dividends (% of Ordinary Dividends)	Total Qualified & Section 199A (% of Ordinary Dividends)
3/31/2025	4/15/2025	\$0.2150	53.3561%	0.0000%	46.6439%	100.0000%	0.0000%	100.0000%	100.0000%
6/30/2025	7/15/2025	\$0.2150	53.3561%	0.0000%	46.6439%	100.0000%	0.0000%	100.0000%	100.0000%
9/30/2025	10/15/2025	\$0.2150	53.3561%	0.0000%	46.6439%	100.0000%	0.0000%	100.0000%	100.0000%
12/31/2025	1/15/2026	\$0.2150	53.3561%	0.0000%	46.6439%	100.0000%	0.0000%	100.0000%	100.0000%

Record Date	Payable Date	Rate per Share	Ordinary Dividends	Total Capital Gain	Non-Dividend Distributions	Total	Qualified Dividends	Section 199A Dividends	Total Qualified & Section 199A
3/31/2025	4/15/2025	\$0.2150	\$0.1150	0.0000%	\$0.1000	\$0.2150	0.0000%	\$0.1150	\$0.1150
6/30/2025	7/15/2025	\$0.2150	\$0.1150	0.0000%	\$0.1000	\$0.2150	0.0000%	\$0.1150	\$0.1150
9/30/2025	10/15/2025	\$0.2150	\$0.1150	0.0000%	\$0.1000	\$0.2150	0.0000%	\$0.1150	\$0.1150
12/31/2025	1/15/2026	\$0.2150	\$0.1150	0.0000%	\$0.1000	\$0.2150	0.0000%	\$0.1150	\$0.1150

About FrontView REIT, Inc.

FrontView is an internally-managed net-lease REIT that acquires, owns and manages primarily properties with frontage that are net leased to a diversified group of tenants. FrontView is differentiated by an investment approach focused on properties that are in prominent locations with direct frontage on high-traffic roads that are highly visible to consumers. FrontView’s tenants include service-oriented businesses, such as cellular stores, financial institutions, automotive stores and dealers, medical and dental providers, restaurants, pharmacies, convenience and gas stores, car washes, fitness operations, home improvement stores, grocery stores, professional services as well as general retail tenants.

Company Contact

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