NEWS RELEASE

FrontView REIT Achieves BBB- Investment Grade Rating from Fitch Ratings

2026-11-16

DALLAS--(BUSINESS WIRE)-- FrontView REIT, Inc. (NYSE: FVR) (the “Company”, “FrontView”, “we”, “our”, or “us”), today announced that Fitch Ratings (“Fitch”) has assigned the Company a BBB- investment-grade rating with a stable outlook.

“Achieving an investment-grade rating from Fitch represents a significant milestone for FrontView, particularly as the smallest publicly traded REIT by market capitalization to earn this distinction, just over two years after our IPO,” said Pierre Revol, President and Chief Financial Officer of FrontView REIT. “This rating reflects the quality of our underlying real estate, the strength and diversification of our portfolio, and the disciplined execution of our strategy. Our real estate-first approach, focused on owning high-quality properties in desirable locations, supports attractive cash flows and has delivered sector-leading rent recapture rates while providing meaningful downside protection. Importantly, this rating further strengthens our competitive position by lowering our cost of capital, expanding our access to institutional debt markets and enhancing our ability to pursue accretive growth opportunities.”

Fitch Rating Highlights:

- Highly granular, diversified portfolio: 327 properties across 36 states and 172 tenant concepts, averaging about $3.2 million per property, with roughly 79% located in the top 100 MSAs
- Strong operating fundamentals: 99.4% occupancy, a weighted-average lease term of about 7 years, favorable re-leasing outcomes and contractual rent escalators

- Limited tenant concentration: the largest tenant represents about 2.5% of annualized base rent (lowest in the sector)
- Conservative balance sheet: a fully unencumbered portfolio with no secured debt, leverage appropriate for the rating and strong near-term liquidity

About FrontView REIT, Inc.

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 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.

As of September 30, 2026, FrontView owned a diversified portfolio of 327 direct frontage properties across 36 U.S. states, leased primarily to service and necessity-based tenants across 16 industries, including medical and dental providers, quick-service and casual dining restaurants, financial institutions, cellular retailers, automotive-related, fitness, and general retail, along with several other diversified industries.

Forward-Looking Statements

This press release contains "forward-looking" statements within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended, regarding, among other things, our plans, strategies, and prospects, both business and financial. Such forward-looking statements can generally be identified by our use of forward-looking terminology such as "outlook," "potential," "may," "will," "should," "could," "seeks," "approximately," "projects," "predicts," "expect," "intends," "anticipates," "estimates," "plans," "would be," "believes," "continues," or the negative version of these words or other comparable words.

Forward-looking statements to execute our business and acquisition strategies, or to complete the sale and disposition of our investment pipeline on favorable terms, if at all, involve known and unknown risks and uncertainties, which may cause the Company's actual future results to differ materially from expected results, including, without limitation, risks and uncertainties related to general economic conditions, including but not limited to fluctuations in the rate of inflation and/or interest rates, local real estate conditions, tenant financial health, property investments and acquisitions, and the timing and uncertainty of completing these property investments and acquisitions, and uncertainties regarding future distributions to our stockholders. These and other risks, assumptions, and uncertainties are described in Item 1A. "Risk Factors" of the Company's Annual Report on Form 10-K for the fiscal year ended December 31, 2025, which the Company filed with the SEC on February 25, 2026, and which you are encouraged to read, are available on the SEC's website at **www.sec.gov**. Should one or

more of these risks or uncertainties materialize, or should underlying assumptions prove incorrect, actual results may vary materially from those indicated or anticipated by such forward-looking statements.

Accordingly, you are cautioned not to place undue reliance on these forward-looking statements, which speak only as of the date they are made. The Company assumes no obligation to, and does not currently intend to, update any forward-looking statements after the date of this press release, whether as a result of new information, future events, changes in assumptions, or otherwise.

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Source: FrontView REIT, Inc.