



NEWS RELEASE

FrontView REIT Secures Long-Term Avis Lease at Former TriColor Site, Unlocking Value Through Real Estate Underwriting and Asset Management Execution

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DALLAS--(BUSINESS WIRE)-- FrontView REIT, Inc. (NYSE: FVR) ("FrontView", "we", or the "Company") today announced the successful re-leasing of its former TriColor property in Marietta, Georgia to Avis Budget Group.

FrontView executed a new 10-year absolute net lease with Avis at the former TriColor site with an initial annual base rent of \$480,000 and 2.1% average annual rent escalators. Based on comparable long-term leases in the marketplace with similarly rated credits, we estimate the property's value at approximately \$8.8 million, implying a mid 5%'s capitalization rate. Relative to FrontView's original \$7.1 million basis, this reflects an approximate 24% increase in asset value and a cash capitalization rate of 6.8% and an economic yield of 7.4%.

"Re-tenanting this property quickly to Avis underscores the quality of our real estate and our top-tier asset-management process and capabilities," said Stephen Preston, Chairman and CEO of FrontView REIT. "While the TriColor insolvency created meaningful write-downs across the lending and ABS ecosystem, including on highly-rated securitized notes, our outcome was different. We effectively assessed multiple credible options, including lease and sale alternatives, and selected the structure that maximized long-term, risk-adjusted returns for our shareholders. This outcome reinforces the strategic advantage of owning frontage-oriented properties in supply-constrained, high-visibility commercial corridors."

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.

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, including our ability to realize initial annual base rent, 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 increases 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, 2024, which the Company filed with the SEC on March 20, 2025, and the Company's Quarterly Report on Form 10-Q for the quarter ended June 30, 2025, which was filed with the SEC on August 14, 2025, which you are encouraged to read, and is 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.

Company Contact

Pierre Revol
Chief Financial Officer
prevol@frontviewreit.com

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