



CONVENIENCE **A**UTOMOTIVE **R**ETAIL

SAFE HARBOR STATEMENTS

Forward Looking Statements

Certain statements in this presentation constitute “forward-looking statements” within the meaning of the federal securities laws. Forward-looking statements are statements that relate to management’s expectations or beliefs, future plans and strategies, future financial performance and similar expressions concerning matters that are not historical facts. In some cases, forward-looking statements can be identified by the use of forward-looking terminology such as “may,” “will,” “should,” “expects,” “intends,” “plans,” “anticipates,” “believes,” “estimates,” “predicts,” or “potential.” Such forward-looking statements reflect current views with respect to the matters referred to and are based on certain assumptions and involve known and unknown risks, uncertainties and other important factors, many of which are beyond the Company’s control, that could cause the actual results, performance, or achievements of the Company to differ materially from any future results, performance, or achievement implied by such forward-looking statements.

While forward-looking statements reflect the Company’s good faith beliefs, assumptions and expectations, they are not guarantees of future performance. Unknown or unpredictable factors could have material adverse effects on our business, financial condition, liquidity, results of operations and prospects. Except as required under the federal securities laws and the rules and regulations of the SEC, the Company does not undertake any obligation to release publicly any revisions to the forward-looking statements to reflect events or circumstances after the date of this presentation or to reflect the occurrence of unanticipated events. For a further discussion of factors that could cause the Company’s future results to differ materially from any forward-looking statements, see the Company’s Annual Report on Form 10-K for the year ended December 31, 2022 and the Company’s other filings with the SEC, including, in particular, the section entitled “Risk Factors” contained therein. In light of these risks, uncertainties, assumptions and factors, there can be no assurance that the results and events contemplated by the forward-looking statements contained in this presentation will, in fact, transpire. Moreover, because the Company operates in a very competitive and rapidly changing environment, new risks are likely to emerge from time to time. Given these risks and uncertainties, potential investors are cautioned not to place undue reliance on these forward-looking statements as a prediction of future results.

Unless otherwise noted in this presentation, all financial data is for the quarter and year ended March 31, 2023, and all portfolio data is as of March 31, 2023.

Non-GAAP Financial Measures

This presentation includes non-GAAP financial measures Funds From Operations (“FFO”) and Adjusted Funds From Operations (“AFFO”), which the Company uses as supplemental measures of its performance. Please refer to the Definitions and Reconciliations section of this presentation for additional information and complete reconciliations between each of these non-GAAP financial measures and the most directly comparable GAAP financial measure.

The Company believes that FFO and AFFO are helpful to investors in measuring its performance because both FFO and AFFO exclude various items included in GAAP net earnings that do not relate to, or are not indicative of, the Company’s core operating performance. The Company pays particular attention to AFFO, a supplemental non-GAAP performance measure, as the Company believes it best represents its core operating performance and allows analysts and investors to better assess the Company’s core operating performance. Further, the Company believes that AFFO is useful in comparing the sustainability of the Company’s core operating performance with the sustainability of the core operating performance of other real estate companies.

Other

The information contained herein has been prepared from public and non-public sources believed to be reliable. However, the Company has not independently verified certain of the information contained herein and does not make any representation or warranty as to the accuracy or completeness of the information contained in this presentation.

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COMPANY



GETTY AT A GLANCE

NET LEASE REIT SPECIALIZING IN CONVENIENCE
AND AUTOMOTIVE RETAIL REAL ESTATE

GTY
LISTED
NYSE

\$2.3 billion
Enterprise
Value

1,047
Properties
39
States + DC

BBB-
Fitch
Rated



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WE INVEST IN FREESTANDING, SINGLE TENANT PROPERTIES WHERE
CONSUMERS SPEND MONEY IN THEIR CARS OR ON THEIR CARS

INVESTMENT HIGHLIGHTS

STABLE PORTFOLIO OF ESSENTIAL USE ASSETS WITH ATTRACTIVE GROWTH OPPORTUNITIES

PORTFOLIO SNAPSHOT



99.7% OCCUPIED



70% CORNER
LOCATIONS



64% TOP 50 MSAs



8.8 YEARS WALT



2.7x TENANT RENT
COVERAGE

FINANCIAL SNAPSHOT



\$158 MILLION ABR



1.6% ANNUAL RENT
ESCALATIONS



4.9x NET DEBT/
EBITDA



3.8x FIXED CHARGE
COVERAGE



5.1% DIVIDEND
YIELD

Durable Rental Income

- Essential, e-commerce and recession resistant, retail businesses
- Established national and regional tenants operating multi-store platforms

Incremental Investment Opportunities

- Fragmented sectors and institutional capital flows driving transaction activity
- Sale leaseback and development funding aligns with tenant “buy & build” strategies

Versatile Real Estate in Major Markets

- Freestanding properties on corner locations in high density metro areas
- Emphasis on accessibility, population trends and potential for alternate use

Well Positioned Balance Sheet

- Ample liquidity, moderate leverage, unencumbered assets
- Facilitates growth, mitigates risk and maximizes flexibility



Q1 2023 UPDATE

STRONG EARNINGS GROWTH, INVESTMENT ACTIVITY AND CAPITAL MARKETS EXECUTION TO START 2023

INVESTMENT ACTIVITY

- Acquired eight car wash properties and one convenience store for an aggregate \$48.1 million
- Acquired four under construction car wash properties for \$8.5 million and committed to provide additional funding to complete the projects
- Advanced construction loans totaling \$8.5 million for 13 new-to-industry car wash properties and convenience stores
- As of April 26, 2023, committed investment pipeline of more than \$105.0 million for the acquisition and development of 34 convenience stores, auto service centers, car wash properties and QSRs ⁽¹⁾

PORTFOLIO

- 99.7% occupied
- Full, normalized rent collections
- 2.7x tenant rent coverage

BALANCE SHEET

- \$21 million cash + \$145 million forward equity + \$300 million Revolver capacity
- 4.9x net debt / EBITDA
- Closed previously announced unsecured note issuance – \$125 million of 3.65% notes due 2033
- Sold 3.45 million common shares on a forward basis for anticipated gross proceeds of \$112.5 million
- Filed new and upsized \$350 million ATM program

EARNINGS

- Increased Q1 2023 AFFO by 9.3% to \$27.1 million
- Increased Q1 2023 AFFO per share by 7.7% to \$0.56

Note: Portfolio and Balance Sheet data as of March 31, 2023.

1) While the Company has fully executed agreements for each transaction, the timing and amount of each investment is ultimately dependent on its counterparties and the schedules under which they are able to complete development projects and certain business acquisitions for which the Company is providing sale leaseback financing.

BUSINESS PLAN EXECUTION

EXPANDING OUR PLATFORM, GROWING OUR PORTFOLIO AND INCREASING PROFITABILITY

PLATFORM CAPABILITIES

- Expanding investment opportunities
- Improving access to and cost of capital

Broadened Investment Strategy

- Targeting assets across the full spectrum of Convenience and Automotive Retail real estate
- Complementing core sale leaseback activity with development funding, acquisition of existing leases and redevelopment of owned properties

Capital Enhancements

- Upsized ATM program to \$350 million
- BBB- investment grade rating with stable outlook from Fitch

PORTFOLIO GROWTH*

- Entering new geographic markets
- Enhancing portfolio composition

Acquired **356** properties
for **\$925** million

Added **17** states to national footprint
and **41** new tenant relationships

Average Acquired Property

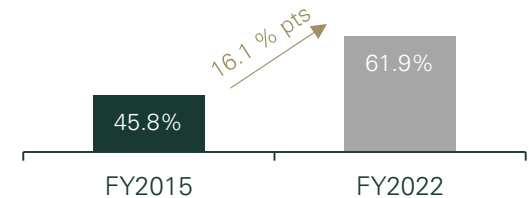
	← 2016	2016 →	Change
Sq. Ft.	2,231	3,602	▲ 61%
Acres	0.78	1.24	▲ 59%
Rent	\$134K	\$184K	▲ 37%

Completed **26** redevelopments
at **17%** incremental yields

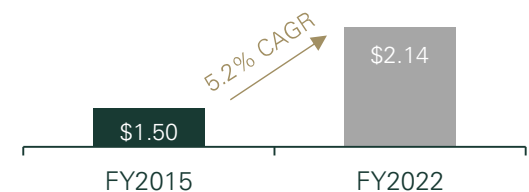
PROFITABILITY

- Increasing profit margins
- Growing AFFO and dividends per share

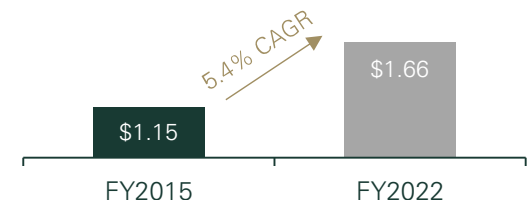
AFFO Margin



AFFO per Share



Dividends per Share



PORTFOLIO



REAL ESTATE

FREESTANDING PROPERTIES OFFERING ESSENTIAL GOODS AND SERVICES TIED TO CONVENIENCE & AUTOMOBILITY

CONVENIENCE & AUTOMOTIVE RETAIL REAL ESTATE

RETAIL SECTORS

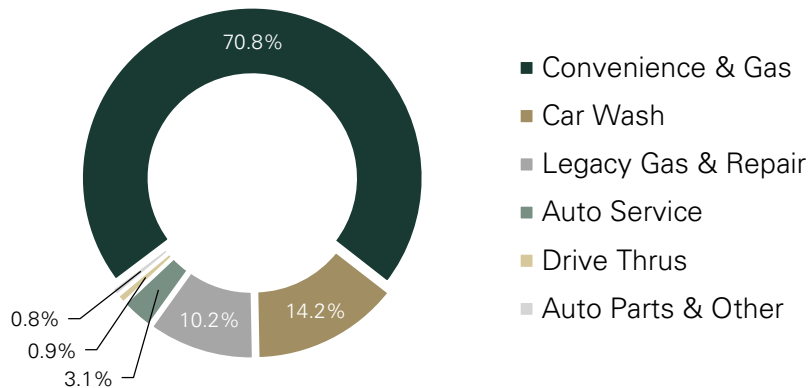
- Convenience & Gas
- Car Wash
- Auto Service
 - Tire & Battery
 - Oil & Maintenance
- Auto Parts
- Drive Thrus

REAL ESTATE ATTRIBUTES

- 3,000 - 5,000 SF buildings
- 1 - 2 acre sites
- Corner locations
- Signalized intersections
- High traffic counts
- Strong retail corridors
- Alternate use potential



PORTFOLIO COMPOSITION



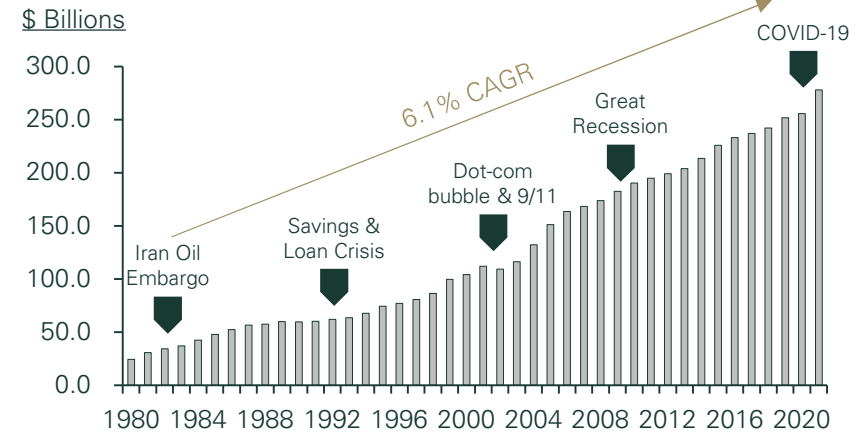
INDUSTRY

RESILIENT CONVENIENCE STORES CONTINUE TO EVOLVE WITH INCREASINGLY SOPHISTICATED RETAIL OPERATIONS

COMMENTARY

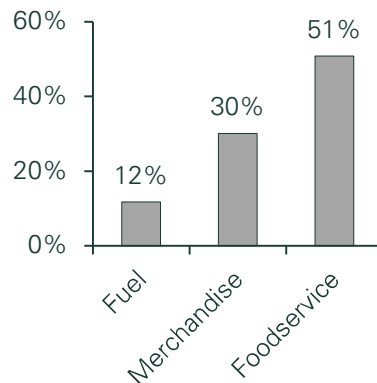
- Multi-store operators expanding brands thru consolidation and new-to-industry stores drives Getty investment opportunities
- Long-term track record of consistent inside sales growth
- Improving profitability through expanded foodservice, higher margin product offerings, loyalty/rewards programs, and increased fuel margins
 - Foodservice sales increased 18.6% in 2021 vs. 2020
 - Loyalty program participation more than doubled since 2019

C-STORE INSIDE SALES

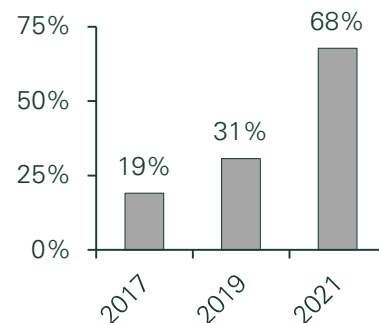


C-STORE TRENDS

Gross Profit Margins

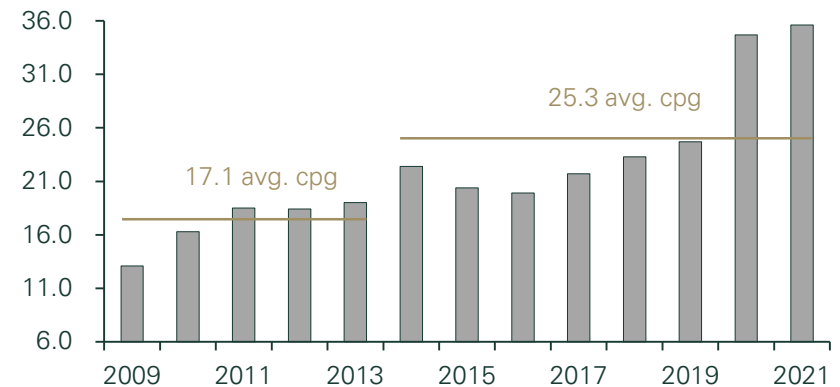


Loyalty Membership ⁽¹⁾



FUEL MARGINS

Cents per Gallon (cpg)



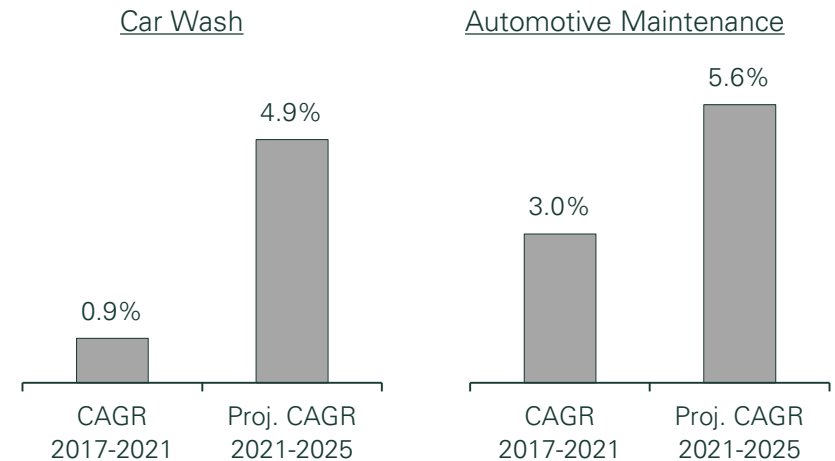
INDUSTRY

LARGE AND GROWING BASE OF VEHICLES IN OPERATION SUPPORTS THE BROADER AUTOMOTIVE RETAIL SECTOR

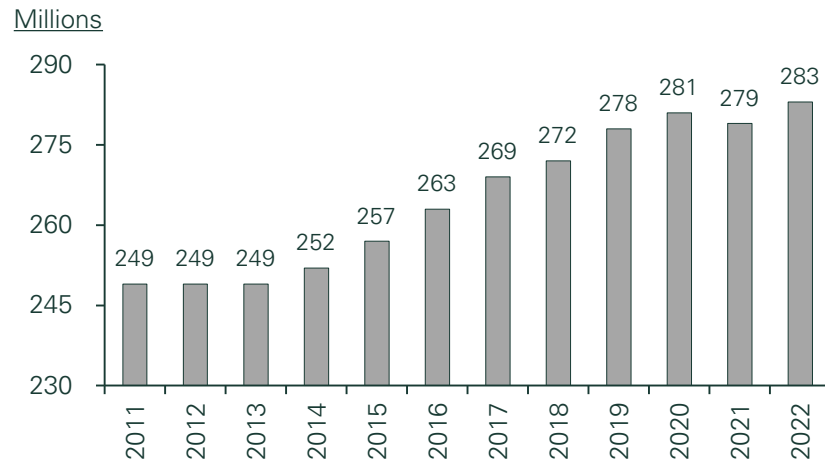
COMMENTARY

- Highly fragmented growth industries provide breadth of investment opportunities for Getty
- Demand for auto care and maintenance generally needs based and resistant to economic downturns
- Total number of vehicles in operation and average vehicle age are key factors supporting sector performance
- Multi-store operators using brand awareness, membership programs and enhanced technology to improve profitability

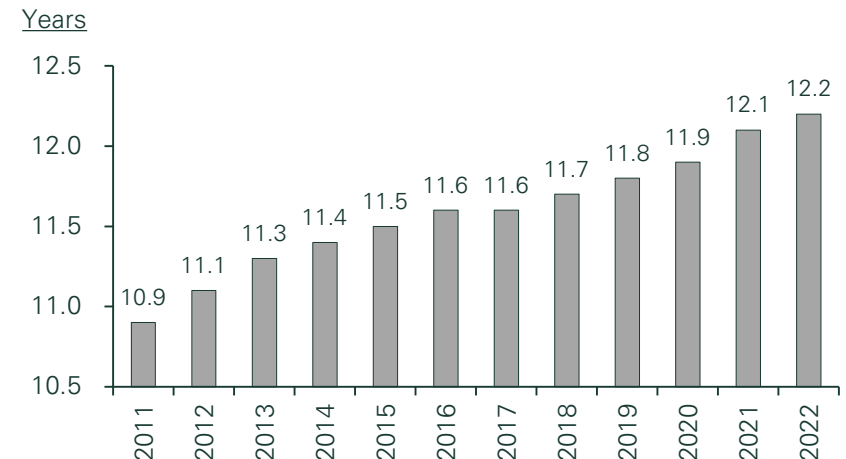
INDUSTRY SALES GROWTH



VEHICLES IN OPERATION



AVERAGE VEHICLE AGE



LOCATIONS

NATIONAL FOOTPRINT WITH CONCENTRATIONS IN HIGH DENSITY METROPOLITAN AREAS

1,047

FREESTANDING
PROPERTIES

39

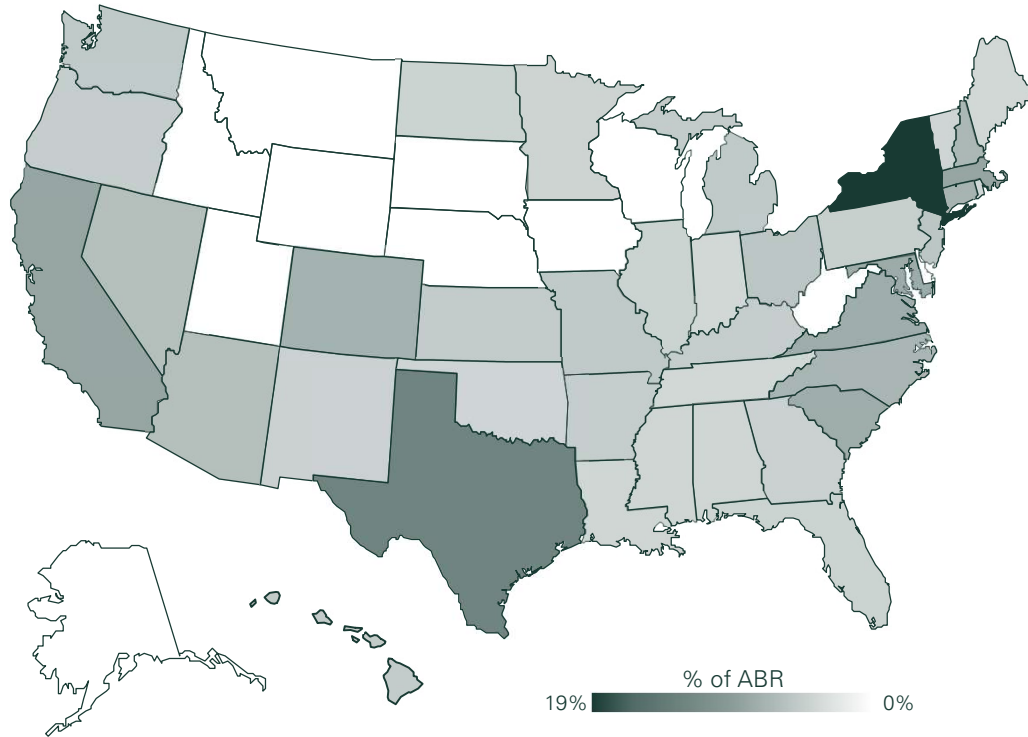
STATES
+ D.C.

70%

CORNER
LOCATIONS

64%

TOP 50 MSAs
























Rank	Metro Area	% of ABR	Top 50 MSA
1	New York City	17%	✓
2	Washington D.C.	8%	✓
3	Boston	5%	✓
4	Columbia, SC	4%	
5	Denver	3%	✓
6	Kansas City	3%	✓
7	Las Vegas	3%	✓
8	Poughkeepsie, NY	3%	
9	Worcester, MA	2%	
10	San Antonio	2%	✓
11	Austin	2%	✓
12	Phoenix	2%	✓
13	Los Angeles	2%	✓
14	Dallas-Fort Worth	2%	✓
15	Charlotte	1%	✓
	Other	41%	

TENANTS AND LEASES

INSTITUTIONAL OPERATORS PRIMARILY UNDER UNITARY LEASES



Tenant	Sector	Sector Rank ⁽²⁾	% of ABR
ARKO  	C&G	6	15.5%
Global 	C&G	26	13.1%
United Pacific 	C&G	16	10.4%
CPD Energy 	C&G	105	8.2%
GO Car wash 	Car Wash	8	7.7%
Nouria Energy 	C&G	47	5.7%
Applegreen 	C&G	34	4.4%
CrossAmerica 	C&G	32	4.3%
Capitol Petroleum 	C&G	n/a	3.2%
Zips Car Wash 	Car Wash	3	2.2%

Tenant	Sector	Sector Rank ⁽²⁾	% of ABR
BP 	C&G	7	1.9%
LV Petroleum 	C&G	n/a	1.8%
Tidal Wave 	Car Wash	6	1.7%
WhiteWater Express 	Car Wash	11	1.6%
Aloha 	C&G	87	1.4%
7-Eleven 	C&G	1	1.4%
Valvoline 	Auto Service	2	1.3%
Fikes 	C&G	35	1.2%
Circle K 	C&G	2	1.2%
Splash 	Car Wash	22	1.0%

Note: All data except Sector Rank as of March 31, 2023.

¹⁾ Includes 66% of ABR subject to site level reporting requirements and an additional 26% of ABR subject to public company reporting requirements.

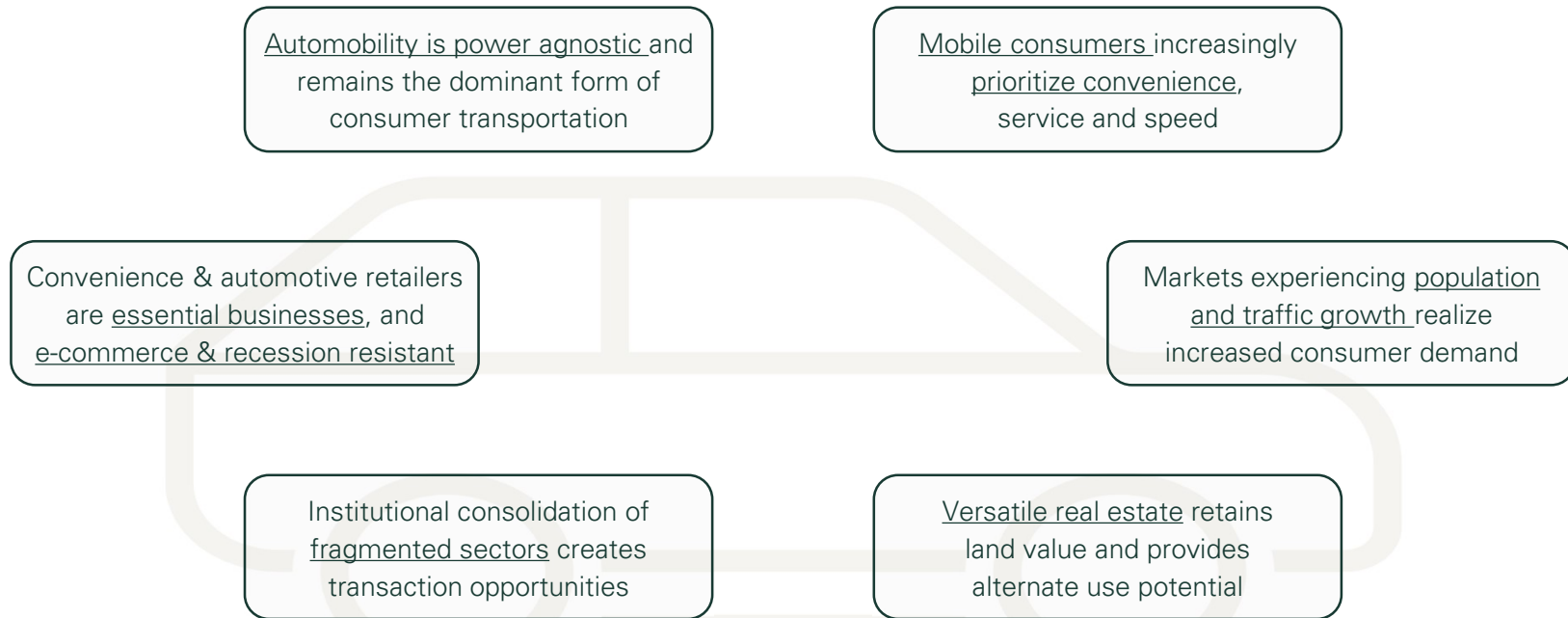
²⁾ Refers to "CSP's Top 202 Convenience Stores of 2022", a ranking of the largest convenience store chains by U.S. store count, "CP Top 100", a ranking of the largest conveyor car washes by number of locations, or "National Oil and Lube News – Tops 2021", a ranking of the largest oil and lube shops by number of locations.

CAPABILITIES



INVESTMENT APPROACH

MACRO PERSPECTIVES SUPPORTED BY COMPREHENSIVE TRANSACTION UNDERWRITING AND LEASE STRUCTURING



TRANSACTION UNDERWRITING

- Real estate attributes
- Market characteristics
- Site level financial analysis
- Tenant credit analysis
- Environmental due diligence

LEASE STRUCTURING

- Triple net leases
- Unitary agreements
- Annual rent escalations
- Site level financial reporting
- Environmental indemnification

PLATFORM

BROAD CAPABILITIES, TARGETED INVESTMENTS

FULL SERVICE REAL ESTATE COMPANY SPECIALIZING
IN CONVENIENCE AND AUTOMOTIVE RETAIL PROPERTIES



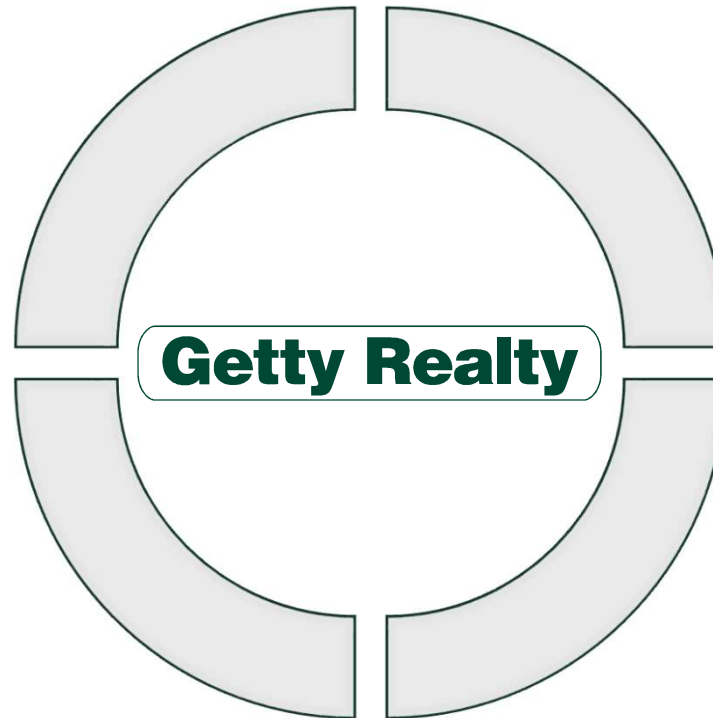
ACQUISITIONS

- Sale leasebacks
- Forward purchases
- Programmatic relationships
- Marketed transactions



REDEVELOPMENT

- Single tenant retail
- Ground leases
- Build to suit
- Other alternate uses



FINANCING

- Development funding
- Mortgage loans
- Seller financing
- Capital improvements



ASSET MANAGEMENT

- Portfolio optimization
- Dispositions
- Leasing
- Ancillary income

EXPERIENCED TEAM OF REAL ESTATE AND PUBLIC COMPANY PROFESSIONALS,
INCLUDING IN HOUSE LEGAL AND ENVIRONMENTAL EXPERTISE

ACQUISITIONS

ACQUIRED 356 PROPERTIES FOR
\$925 MILLION SINCE JANUARY 2016...

PROPERTY TYPE: Car Wash
TRANSACTION VALUE: \$46 million (to date)
TRANSACTION TYPE: Sale Leaseback + Dev Funding
OF PROPERTIES: 11
GEOGRAPHY: Various
LEASE TERM: 20.0 years
RENT ESCALATIONS: 2.0% annual



PROPERTY TYPE: Convenience & Gas
TRANSACTION VALUE: \$41 million
TRANSACTION TYPE: Sale Leaseback
OF PROPERTIES: 7
GEOGRAPHY: Las Vegas, NV
LEASE TERM: 20.0 years
RENT ESCALATIONS: 2.0% annual



ACQUISITIONS

...ENHANCING TENANT, PROPERTY TYPE AND GEOGRAPHIC DIVERSIFICATION

PROPERTY TYPE: Car Wash
TRANSACTION VALUE: \$17 million (to date)
TRANSACTION TYPE: Development Funding
OF PROPERTIES: 8 (to date)
GEOGRAPHY: Jacksonville, FL + Raleigh, NC + Washington, D.C.
LEASE TERM: 15.0 years
RENT ESCALATIONS: 1.75% annual



PROPERTY TYPE: Auto Service
TRANSACTION VALUE: \$21 million
TRANSACTION TYPE: Sale Leaseback
OF PROPERTIES: 13
GEOGRAPHY: North Carolina
LEASE TERM: 15.0 years
RENT ESCALATIONS: 10% / 5 years



REDEVELOPMENT

COMPLETED 26 PROJECTS TOTALING
\$16.7 MILLION AT A 17% INCREMENTAL YIELD

RENT COMMENCEMENT: Q4 2022

PROPERTY TYPE: Convenience & Gas

DEVELOPMENT TYPE: Ground Lease

TOTAL INVESTMENT: \$0.4 million

INCREMENTAL YIELD: 28%

GEOGRAPHY: Dallas, TX



RENT COMMENCEMENT: Q3 2022

PROPERTY TYPE: Drive Thru Retail

DEVELOPMENT TYPE: Ground Lease

TOTAL INVESTMENT: \$0.7 million

INCREMENTAL YIELD: 8%

GEOGRAPHY: Boston, MA



Redevelopment rendering

CURRENT PIPELINE INCLUDES FOUR PROJECTS TOTALING ~\$5.1 MILLION OF
NEW INVESTMENT WITH ESTIMATED COMPLETIONS SCHEDULED FOR 2023-2024

CORPORATE



BALANCE SHEET

AMPLE LIQUIDITY AND FLEXIBLE CAPITAL STRUCTURE SUPPORT PORTFOLIO GROWTH OBJECTIVES

- ACCESS TO CAPITAL
 - \$21 million cash
 - \$145 million forward equity
 - \$300 million Revolver capacity

BBB-
FITCH
RATED

4.9x
NET DEBT
TO EBITDA

36%
DEBT TO TOTAL
ASSET VALUE

29%
DEBT TO TOTAL
CAPITALIZATION

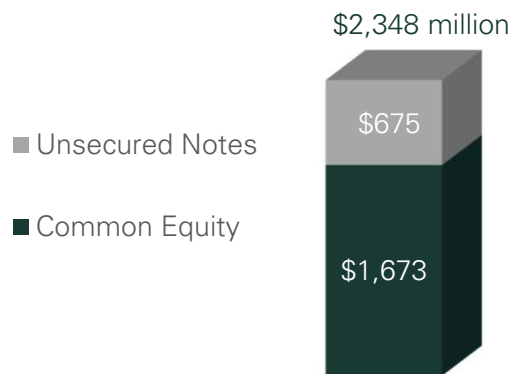
- CAPITAL STRUCTURE
 - Low to moderate leverage
 - 100% unencumbered assets
 - Long-term, fixed-rate permanent debt
 - Well-laddered debt maturities

3.8x
FIXED CHARGE
COVERAGE

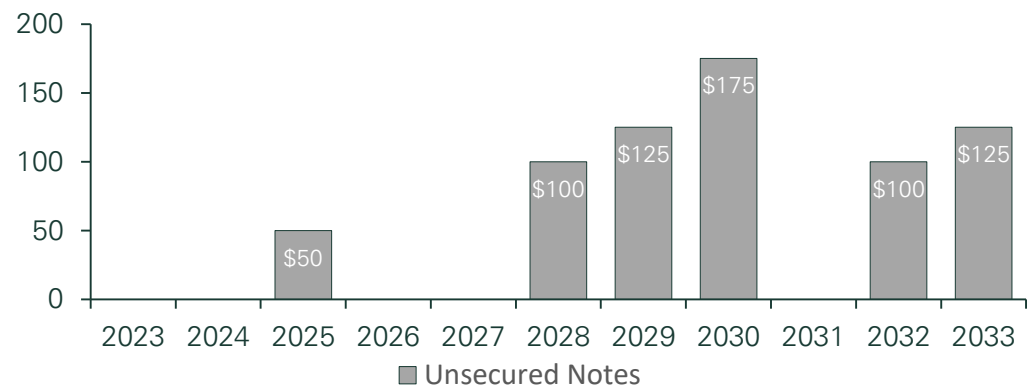
3.9%
WTD. AVG.
DEBT COST

7.2
years
WTD. AVG.
DEBT MATURITY

SUMMARY CAPITAL STRUCTURE



DEBT MATURITY SCHEDULE (\$M)



CORPORATE RESPONSIBILITY

COMMITTED TO GOOD CORPORATE CITIZENSHIP AND
BUSINESS PRACTICES THAT SERVE ALL OF OUR STAKEHOLDERS



ENVIRONMENTAL PRACTICES

- We place a high priority on the protection of our assets and the environment
- Our team includes environmental experts who conduct extensive due diligence and monitor on-going compliance
- Our tenants are responsible for the environmental impact of their operations, and are required to maintain insurance and comply with applicable regulations
- We maintain an actively-managed program to oversee legacy environmental remediation for which we are responsible
- We emphasize sustainability efforts at our corporate headquarters
- We support and encourage our tenants' sustainability initiatives



SOCIAL RESPONSIBILITY

- We believe that our people are the foundation of our success
- We aim to foster a diverse and inclusive work environment
- Women currently comprise 50% of our full-time team
- Our employee benefits include robust healthcare, commuter, profit sharing and wellness programs
- We promote and fund professional development opportunities
- Our Business Conduct Guidelines and Employee Handbook govern our professional conduct and ethics
- Our headquarters adheres to health and safety best practices



CORPORATE GOVERNANCE

- We are dedicated to maintaining high standards for corporate governance predicated on integrity and transparency
- Our Board is comprised of 83% independent directors, including an independent Chairman
- We are committed to broadening the diversity composition of our Board
- We hold annual elections for all directors
- Our Board maintains a significant equity investment in our Company
- Our Board has delegated oversight of our ESG efforts to our Nominating & Corporate Governance Committee, and oversight of enterprise risk management to our Audit Committee

SUMMARY

STABLE PORTFOLIO OF ESSENTIAL USE ASSETS WITH ATTRACTIVE GROWTH OPPORTUNITIES

- DURABLE RENTAL INCOME
- VERSATILE REAL ESTATE IN MAJOR MARKETS
- INCREMENTAL INVESTMENT OPPORTUNITIES
- WELL POSITIONED BALANCE SHEET



WE INVEST IN FREESTANDING, SINGLE TENANT PROPERTIES WHERE
CONSUMERS SPEND MONEY IN THEIR CARS OR ON THEIR CARS



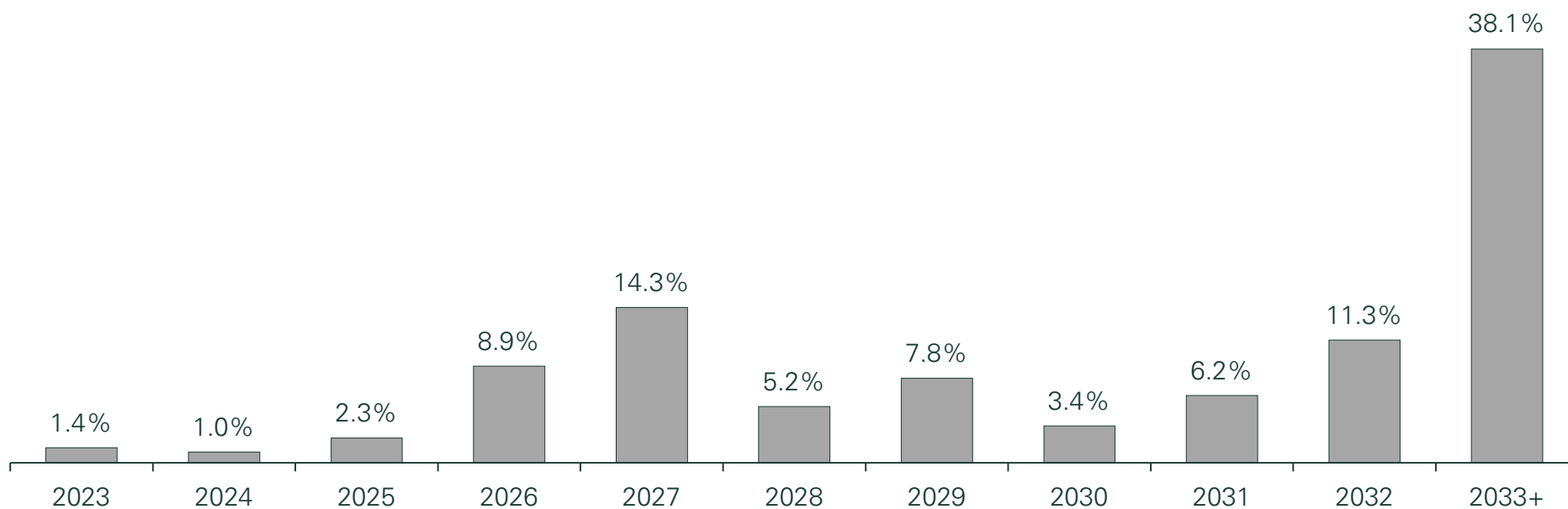
CONVENIENCE **A**UTOMOTIVE **R**ETAIL

SUPPLEMENTAL INFORMATION

LEASE EXPIRATIONS

LEASE EXPIRATION SCHEDULE (% of ABR)

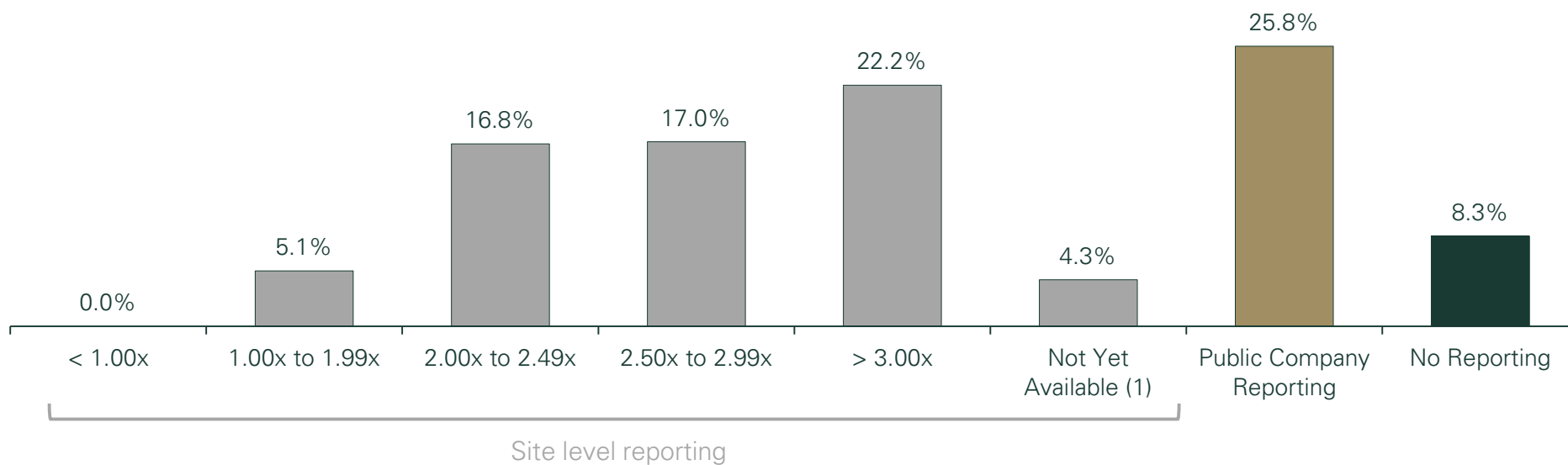
- 99.7% occupied
- 8.8 years WALT



TENANT REPORTING & RENT COVERAGE

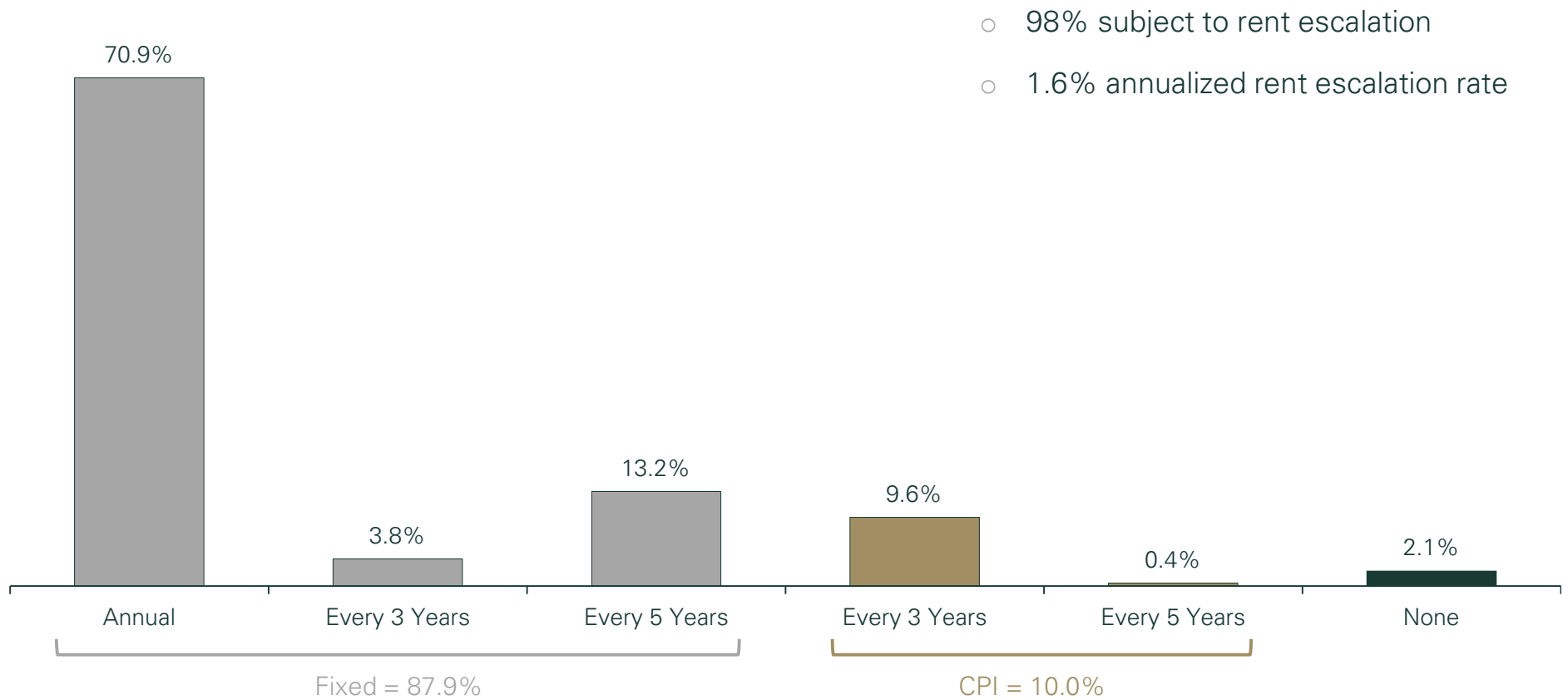
TENANT REPORTING & RENT COVERAGE (% of ABR)

- 66% site level reporting
- 2.7x tenant rent coverage



RENT ESCALATIONS

RENT ESCALATIONS (% of ABR)



REDEVELOPMENT ACTIVITY

IN-PROGRESS REDEVELOPMENTS (\$000s)

Market	Property Type	Anticipated Total Investment ⁽¹⁾	Investment as of 3/31/2023	Expected Completion
Austin, TX	Convenience & Gas	\$ 1,583	\$ 367	2023
New York, NY	Auto Parts	1,298	709	2023
Pottsville, PA	Auto Parts	280	148	2023
Providence, RI	Drive Thru QSR	1,986	278	2024
Total Active Projects		\$ 5,147	\$ 1,502	

RECENT RENT COMMENCEMENTS (\$000s)

Market	Property Type	Total Investment ⁽¹⁾	Incremental Rental Income	Rent Commencement
Dallas, TX	Convenience & Gas	\$ 352	\$ 100	Q4 2022
Boston, MA	Drive Thru Retail	704	59	Q3 2022
Harker Heights, TX	Convenience & Gas	218	110	Q4 2021
Dallas, TX	Convenience & Gas	597	100	Q4 2021
Boston, MA	Other Retail	91	76	Q3 2021
Dallas, TX	Convenience & Gas	335	86	Q3 2021
Baltimore, MD	Convenience & Gas	67	48	Q3 2021
Total Rent Commencements		\$ 2,364	\$ 579	

Note: No assurance can be given that redevelopment projects will be completed in the time or on the budget expected, or at all.

¹⁾ Total investment includes development costs, termination/recapture fees, leasing commissions and other costs, as applicable.

REVENUES FROM RENTAL PROPERTIES AND PROPERTY COSTS

REVENUES FROM RENTAL PROPERTIES

<i>\$ in thousands</i>	Three Months Ended March 31,	
	2023	2022
<u>Rental Income</u>		
Base rent (1)	\$ 38,792	\$ 36,173
Additional rent (2)	253	251
Deferred rental revenue (straight-line rent)	1,194	704
Amortization of above and below market leases, net	249	290
Amortization of investments in direct financing leases	(1,426)	(1,271)
Amortization of lease incentives	(274)	(299)
Total rental income	\$ 38,788	\$ 35,848
Tenant reimbursement income	3,579	3,135
Total revenue from rental properties	\$ 42,367	\$ 38,983

PROPERTY COSTS

<i>\$ in thousands</i>	Three Months Ended March 31,	
	2023	2022
<u>Property Operating Expenses</u>		
Reimbursable expenses	\$ 3,579	\$ 3,135
Rent expense	672	770
Other non-reimbursable expenses	271	389
Total property operating expenses	\$ 4,522	\$ 4,294
<u>Leasing and Redevelopment Expenses</u>		
Professional fees	\$ 54	\$ 98
Demolition costs	121	232
Project write-offs	3	1
Total leasing and redevelopment expenses	\$ 178	\$ 331
Total property costs	\$ 4,700	\$ 4,625

DEBT AND CREDIT METRICS

REVOLVER

Capacity / drawn	\$300.0 / \$0.0
Pricing	Adj. SOFR + 130 bps
Maturity	October 2025
Extensions	Two 6-month

UNSECURED NOTES

Maturity	Fixed Rate	Amount
February 2025	4.75%	\$ 50.0
June 2028	5.47%	100.0
September 2029	3.52%	125.0
November 2030	3.43%	175.0
February 2032	3.45%	100.0
January 2033	3.65%	125.0
	Total	\$ 675.0

CREDIT AGREEMENT METRICS & COVENANTS

Total Asset Value	\$ 2,006.5
Total Consolidated Indebtedness	716.8
EBITDA	132.2

	Covenant	Actual
Maximum Consolidated Leverage	60%	36%
Minimum Fixed Charge Coverage	1.5x	3.8x

CAPITALIZATION AND LEVERAGE

Market value of common equity	\$ 1,672.9
Total debt outstanding	675.0
Total capitalization	\$ 2,347.9
Cash & equivalents	(22.1)
Enterprise value	\$ 2,325.8

Total debt to total capitalization	29%
Net debt / EBITDA	4.9x

EBITDA RECONCILIATION

Net earnings	\$ 14.1
Interest expense	7.5
Income taxes	0.1
Depreciation and amortization of real estate assets	10.4
Gain on dispositions of real estate	(0.6)
Impairments	0.5
EBITDAre	\$ 32.1

Revenue recognition adjustments	0.3
Adjustment for current quarter acquisitions	0.7
EBITDA	\$ 33.1

Annualized EBITDA	\$ 132.2
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CONVENIENCE **A**UTOMOTIVE **R**ETAIL

DEFINITIONS AND RECONCILIATIONS

NON-GAAP FINANCIAL MEASURES

Funds from Operations (FFO) and Adjusted Funds from Operations (AFFO). In addition to measurements defined by accounting principles generally accepted in the United States of America ("GAAP"), the Company also focuses on Funds From Operations ("FFO") and Adjusted Funds From Operations ("AFFO") to measure its performance.

FFO and AFFO are generally considered by analysts and investors to be appropriate supplemental non-GAAP measures of the performance of REITs. FFO and AFFO are not in accordance with, or a substitute for, measures prepared in accordance with GAAP. In addition, FFO and AFFO are not based on any comprehensive set of accounting rules or principles. Neither FFO nor AFFO represent cash generated from operating activities calculated in accordance with GAAP and therefore these measures should not be considered an alternative for GAAP net earnings or as a measure of liquidity. These measures should only be used to evaluate the Company's performance in conjunction with corresponding GAAP measures.

FFO is defined by the National Association of Real Estate Investment Trusts ("NAREIT") as GAAP net earnings before (i) depreciation and amortization of real estate assets, (ii) gains or losses on dispositions of real estate assets, (iii) impairment charges, and (iv) the cumulative effect of accounting changes.

The Company defines AFFO as FFO excluding (i) certain revenue recognition adjustments (defined below), (ii) certain environmental adjustments (defined below), (iii) stock-based compensation, (iv) amortization of debt issuance costs, and (v) other non-cash and/or unusual items that are not reflective of the Company's core operating performance.

Other REITs may use definitions of FFO and/or AFFO that are different than the Company's and, accordingly, may not be comparable.

The Company believes that FFO and AFFO are helpful to analysts and investors in measuring the Company's performance because both FFO and AFFO exclude various items included in GAAP net earnings that do not relate to, or are not indicative of, the core operating performance of the Company's portfolio. Specifically, FFO excludes items such as depreciation and amortizations of real estate assets, gains or losses on dispositions of real estate assets, and impairment charges. With respect to AFFO, the Company further excludes the impact of (i) deferred rental revenue (straight-line rent), the net amortization of above-market and below-market leases, adjustments recorded for the recognition of rental income from direct financing leases, and the amortization of deferred lease incentives (collectively, "Revenue Recognition Adjustments"), (ii) environmental accretion expenses, environmental litigation accruals, insurance reimbursements, legal settlements and judgments, and changes in environmental remediation estimates (collectively, "Environmental Adjustments"), (iii) stock-based compensation expense; (iv) amortization of debt issuance costs and (v) other items, which may include allowances for credit losses on notes and mortgages receivable and direct financing leases, losses on extinguishment of debt, retirement and severance costs, and other items that do not impact the Company's recurring cash flow and which are not indicative of its core operating performance.

The Company pays particular attention to AFFO which it believes provides the most useful depiction of the core operating performance of its portfolio. By providing AFFO, the Company believes it is presenting information that assists analysts and investors in their assessment of the Company's core operating performance, as well as the sustainability of its core operating performance with the sustainability of the core operating performance of other real estate companies. For a tabular reconciliation of FFO and AFFO to GAAP net earnings, see the table captioned "Reconciliation of Net Earnings to Funds From Operations and Adjusted Funds From Operations" included herein.

OTHER METRICS AND DEFINITIONS

Annual Base Rent (ABR). Contractually specified annual base rent in effect for all leases that have commenced as of the date noted, including those accounted for as direct financing leases.

Annual Rent Escalations. Weighted average contractual rent increases per year under the terms of in-place leases, weighted by ABR.

Automobility. Automobiles as the major means of transportation.

Credit Agreements. Refers to (i) the amended and restated credit agreement governing the Revolver and (ii) the amended and restated note purchase and guarantee agreements governing the Company's senior unsecured notes.

Debt to Total Asset Value. The ratio of (a) Consolidated Total Indebtedness to (b) Total Asset Value, each as defined in the Credit Agreements.

Debt to Total Capitalization. The ratio of (a) total outstanding debt, including unsecured notes and amounts drawn on the Revolver, to (b) the sum of total outstanding debt and the market value of the Company's common stock as of the date noted.

Fixed Charge Coverage. The ratio of (a) EBITDAR to (b) fixed charges, as defined and described, respectively, in the Credit Agreements.

Incremental Yield. For redevelopment projects, the amount of incremental rent generated by the redeveloped property divided by the capital investment required to complete the project.

Net Debt to EBITDA. The ratio of (a) total outstanding debt, including unsecured notes and amounts drawn on the Revolver, minus cash and equivalents, to (b) EBITDA, as defined in the Credit Agreements.

MSAs. Core Based Statistical Areas as defined by United States Office of Management and Budget. The Company uses MSAs to define the geographic markets in which it operates.

Revolver. The Company's \$300 million unsecured revolving credit facility.

Tenant Rent Coverage. Site-level rent coverage calculated one quarter in arrears based on trailing twelve month financial information provided by tenants. The Company does not independently verify financial information provided by tenants.

Weighted Average Lease Term (WALT). The remaining lease term of all in-place leases as of the date noted, weighted by ABR.

RECONCILIATION OF NET EARNINGS TO FFO AND AFFO

\$ in thousands, except per share amounts

	Three Months Ended March 31,	
	2023	2022
Net earnings	\$ 14,082	\$ 18,749
Depreciation and amortization of real estate assets	10,428	9,628
Gain on dispositions of real estate	(587)	(6,153)
Impairments	522	1,038
Funds from operations (FFO)	\$ 24,445	\$ 23,262
<u>Non-Cash Revenue Recognition Adjustments</u>		
Deferred rental revenue (straight-line rent)	(1,194)	(704)
Amortization of above and below market leases, net	(249)	(290)
Amortization of investments in direct financing leases	1,426	1,271
Amortization of lease incentives	274	299
Total revenue recognition adjustments	257	576
<u>Non-Cash and/or Non-Recurring Environmental Adjustments</u>		
Accretion expense	158	444
Changes in environmental estimates	(57)	(821)
Insurance reimbursements	(52)	-
Total environmental adjustments	49	(377)
<u>Other Non-Cash and/or Non-Recurring Adjustments</u>		
Stock-based compensation expense	1,275	1,084
Amortization of debt issuance costs	255	229
Loss on extinguishment of debt	43	-
Retirement and severance costs	848	77
Adjusted funds from operations (AFFO)	\$ 27,172	\$ 24,851
<u>Diluted Per Share Amounts</u>		
Net earnings	\$ 0.28	\$ 0.39
FFO (1)	0.50	0.49
AFFO (1)	0.56	0.52
Diluted weighted average common shares outstanding	47,571	46,742

1) Dividends paid and undistributed earnings allocated, if any, to unvested restricted stockholders are deducted from FFO and AFFO for the computation of the per share amounts. See the Company's earnings release filed on Form 8-K on April 26, 2023 for additional information.



CONVENIENCE **A**UTOMOTIVE **R**ETAIL

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