UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
WASHINGTON, D.C. 20549

FORM 8-K

CURRENT REPORT

Pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934

Date of Report (Date of earliest event reported): August 06, 2026

FrontView REIT, Inc.

(Exact name of Registrant as Specified in Its Charter)

Maryland	**001-42301**	**93-2133671**
(State or Other Jurisdiction of Incorporation)	**(Commission File Number)**	**(IRS Employer Identification No.)**

3131 McKinney Avenue Suite L10 Dallas, Texas	**75204**
(Address of Principal Executive Offices)	**(Zip Code)**

Registrant's Telephone Number, Including Area Code: 214 796-2445

(Former Name or Former Address, if Changed Since Last Report)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

☐ Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)

☐ Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)

☐ Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))

☐ Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

Securities registered pursuant to Section 12(b) of the Act:

Title of each class	Trading Symbol(s)	Name of each exchange on which registered
Common stock $0.01 par value per share	FVR	New York Stock Exchange

Indicate by check mark whether the registrant is an emerging growth company as defined in Rule 405 of the Securities Act of 1933 (§ 230.405 of this chapter) or Rule 12b-2 of the Securities Exchange Act of 1934 (§ 240.12b-2 of this chapter).

Emerging growth company ☒

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act. ☐

Item 2.02 Results of Operations and Financial Condition.

On August 6, 2026, FrontView REIT, Inc. (the "Company") issued a press release announcing its financial results for the quarter ended June 30, 2026. A copy of the press release is attached hereto as Exhibit 99.1 and is incorporated herein by reference. The press release is also available on the Company's website.

Item 7.01 Regulation FD Disclosure.

On August 6, 2026, the Company made available on its website an updated presentation containing quarterly supplemental information pertaining to its operations and financial results for the quarter ended June 30, 2026. A copy of the quarterly supplemental information is attached hereto as Exhibit 99.2 and is incorporated herein by reference.

On August 6, 2026, the Company made available on its website an investor presentation that it intends to use in connection with its earnings conference call containing its operations and financial results for the quarter ended June 30, 2026. A copy of the quarterly investor presentation is attached hereto as Exhibit 99.3 and is incorporated herein by reference.

The information contained in Item 2.02 and 7.01 hereof, including the information contained in the press release attached as Exhibit 99.1, the quarterly supplemental information attached as Exhibit 99.2, and the investor presentation information attached as Exhibit 99.3 are being "furnished" and shall not be deemed to be "filed" for purposes of Section 18 of the Securities Exchange Act of 1934, as amended (the "Exchange Act"), or otherwise subject to the liabilities of that section, nor shall such information be deemed to be incorporated by reference in any filing under the Securities Act of 1933, as amended, or the Exchange Act, except as shall be expressly set forth by specific reference in such filing. References to the Company's website in this Current Report on Form 8-K and in the attached Exhibit 99.1, Exhibit 99.2 and Exhibit 99.3 do not incorporate by reference the information on such website into this Current Report on Form 8-K and the Company disclaims any such incorporation by reference.

Item 9.01 Financial Statements and Exhibits.

(d) Exhibits

INDEX TO EXHIBITS

Exhibit No.	Description
99.1	Press Release Dated August 6, 2026
99.2	Quarterly Supplemental Information for the Quarter Ended June 30, 2026
99.3	Investor Presentation for the Quarter Ended June 30, 2026
104	Cover Page Interactive Data File - the cover page XBRL tags are embedded within the Inline XBRL document

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

FrontView REIT, Inc.

Date: August 6, 2026

By: /s/ Pierre Revol
Pierre Revol
Chief Financial Officer, Treasurer, and Secretary

EXHIBIT 99.1

For Immediate Release
August 6, 2026

FrontView REIT Announces Second Quarter 2026 Results and Raises 2026 Net Investment and AFFO per Share Guidance

Dallas, TX – FrontView REIT, Inc. (NYSE: FVR) (the "Company", "FrontView", "we", "our", or "us"), today announced its operating results for the quarter ended June 30, 2026.

MANAGEMENT COMMENTARY

"FrontView delivered a strong quarter across both operations and capital deployment. We are raising the midpoint of our 2026 AFFO per share guidance by $0.02, representing 7% growth over 2025. Our acquisition pipeline remains active and we are increasing our net investment guidance to $120.0 million. During the quarter, we further diversified our portfolio, expanded our presence in Top 100 MSAs, and continued to achieve sector-leading recapture rates. With the equity capital raised during the quarter and our low-levered balance sheet, we are fully funded through 2027 and well positioned to execute on our growth plan," said Stephen Preston, Chief Executive Officer of FrontView REIT.

SECOND QUARTER 2026 HIGHLIGHTS

- Generated net income of $1.5 million, or $0.03 per share with funds from operations ("FFO") of $7.2 million, or $0.26 per share and adjusted funds from operations ("AFFO") of $9.4 million, or $0.33 per share.
- Acquired 17 properties for $58.2 million at an average capitalization of 7.34% and a weighted average lease term of 7.3 years.
- Sold 10 properties, including 9 occupied properties, for $22.9 million in gross proceeds with an average capitalization rate of 7.12% on the occupied properties and a weighted average lease term of 9.7 years.
- Strong liquidity with $208.2 million in capacity between cash and cash equivalents, availability under revolving credit facility, undrawn Series A Convertible Preferred Stock and unsettled forward equity proceeds.
- Maintained strong operational performance, including 99.4% occupancy.
- During the second quarter, we sold 2,588,775 shares of common stock under the Company's at-the-market equity offering program at a weighted average gross price of $19.50 per share, generating gross proceeds of approximately $50.5 million. Of the shares sold, we issued and settled 898,983 shares, receiving $17.3 million in proceeds, with the remaining shares sold on a forward basis, worth $32.2 million in net proceeds.
- Paid a quarterly dividend per common share of $0.215 representing a AFFO per share payout ratio of 64.7%.
- Increased 2026 AFFO per share guidance to $1.32 to $1.34, implying 7% growth at the midpoint.

SUMMARIZED FINANCIAL RESULTS

The following table summarizes the Company's select financial results for the three and six months ended June 30, 2026 and 2025:

(unaudited, in thousands, except shares, per share amounts and percentages)	For the three months ended June 30,		For the six months ended June 30,	
	2026	2025	2026	2025
Revenues	$ 18,005	$ 17,554	$ 36,190	$ 33,797
Net income (loss), including non-controlling interest	$ 1,517	$ (4,530)	$ 1,917	$ (5,867)
Earnings per share	$ 0.03	$ (0.16)	$ 0.03	$ (0.22)
FFO	$ 7,218	$ 6,720	$ 14,900	$ 13,149
FFO per share	$ 0.26	$ 0.24	$ 0.53	$ 0.47
AFFO	$ 9,396	$ 9,028	$ 18,886	$ 17,257
AFFO per share	$ 0.33	$ 0.32	$ 0.67	$ 0.62
Common stock dividend	$ 0.215	$ 0.215	$ 0.430	$ 0.430
AFFO payout ratio	64.7%	66.3%	64.2%	69.3%
Weighted average common shares outstanding, diluted	28,272,041	27,827,037	28,190,359	27,824,931

NET INVESTMENT ACTIVITY

The following table summarizes the Company’s investments and dispositions for the three and six months ended June 30, 2026:

(unaudited, $ in thousands, except # of properties and percentages)	For the three months ended June 30, 2026		For the six months ended June 30, 2026	
	# of Properties	Amount	# of Properties	Amount
Investments	17	$ 58,187	27	$ 92,043
Less: dispositions	10	22,882	15	32,542
Investment activity	7	$ 35,305	12	$ 59,501
Investment activity				
Cash yield		7.34%		7.40%
Economic yield		7.39%		7.54%
Investment grade [(1)]		31.4%		26.1%
Average annual escalators		1.4%		1.5%
Weighted average lease term (years)		7.3		7.8
Disposition activity				
Cash yield		7.12%		7.09%
Weighted average lease term (years)		9.7		9.5

(1) Includes Giant Eagle, which entered into an agreement to be acquired by Kroger, an IG tenant.

PORTFOLIO UPDATE

The following table summarizes the Company's real estate portfolio as of June 30, 2026:

		June 30, 2026
Number of properties		316
Annualized base rent (000s)	$	66,899
Gross real estate investment (000s)	$	985,892
Average rent per square foot	$	23.28
Rentable square feet (000s)		2,890
Number of concepts		165
Number of industries		16
Occupancy		99.4%
Weighted average lease term (years)		7.1
Investment grade %		33.6%

BALANCE SHEET AND LIQUIDITY

The following tables summarize the Company’s leverage, fixed charge coverage and liquidity as of June 30, 2026:

(unaudited)

Leverage and Fixed Charge	June 30, 2026
Net Debt to Annualized Adjusted EBITDAre	5.4x
Adjusted Net Debt to Annualized Adjusted EBITDAre	4.0x
Fixed Charge Coverage Ratio	3.6x

(unaudited, $ in thousands)

Liquidity		June 30, 2026
Cash and cash equivalents	$	6,001
Undrawn revolving credit facility capacity		120,000
Undrawn Series A Convertible Preferred Stock		50,000
Unsettled forward equity		32,237
Total liquidity	$	208,238

DISTRIBUTIONS

On August 5, 2026, our board of directors authorized a quarterly dividend of $0.215 per common share and a quarterly distribution of $0.215 per OP unit, each payable in cash on October 15, 2026, to holders of record as of September 30, 2026.

On August 5, 2026, our board of directors authorized a regular quarterly dividend on the Series A Preferred Stock, payable in cash on October 15, 2026, to holders of record as of September 30, 2026. As of August 5, 2026, 250,000 shares of Series A Preferred Stock were issued and outstanding.

2026 UPDATED GUIDANCE

The Company is revising full year 2026 AFFO per share guidance and net investment guidance.

	Prior Guidance	Current Guidance
AFFO per share	$1.29 to $1.33	$1.32 to $1.34
Net investment activity	Approximately $110.0 million	Approximately $120.0 million

The Company's 2026 guidance is based on a number of assumptions that are subject to change and many of which are outside the Company's control. If actual results vary from these assumptions, the Company's expectations may change. There can be no assurance that the Company will achieve these results.

We do not provide guidance for the most comparable GAAP financial measure, net income, or a reconciliation of the forward-looking non-GAAP financial measure of AFFO per share to earnings per share attributable to common stockholders computed in accordance with GAAP, because we are unable to reasonably predict, without unreasonable efforts, certain items that would be contained in the GAAP measure, including items that are not indicative of our ongoing operations, including, without limitation, potential impairments of real estate assets, net gain/loss on dispositions of real estate assets, changes in allowance for credit losses, and stock-based

compensation expense. These items are uncertain, depend on various factors, and could have a material impact on our GAAP results for the guidance periods.

CONFERENCE CALL AND WEBCAST

The Company will host its second quarter earnings conference call and audio webcast on Thursday, August 6, 2026, at 10:00 a.m. Central Time.

To access the live webcast, which will be available in listen-only mode, please visit: https://events.q4inc.com/attendee/768173004. If you prefer to listen via phone, U.S. participants may dial: 1-833-461-5787 (toll free) or 1-626-884-3620, conference ID 768173004.

A replay of the conference call webcast will be available approximately one hour after the conclusion of the live broadcast. To listen to a replay of the call via the web, which will be available for one year, please visit: investor.frontviewreit.com.

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-first 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 June 30, 2026, FrontView owned a diversified portfolio of 316 direct frontage properties across 35 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, including our 2026 updated guidance, our ability to draw on the Series A Convertible Preferred Stock, 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, 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.

Notice Regarding Non-GAAP Financial Measures

In addition to our reported results and net earnings per diluted share, which are financial measures presented in accordance with GAAP, this press release contains and may refer to certain non-GAAP financial measures, including Funds from Operations ("FFO"), Adjusted Funds from Operations ("AFFO"), EBITDA, EBITDAre, Adjusted EBITDAre, Annualized Adjusted EBITDAre, Adjusted Net Operating Income ("NOI"), Annualized Adjusted NOI, Adjusted Cash NOI, Annualized Adjusted Cash NOI, Net Debt, Adjusted Net Debt and Fixed Charge Coverage Ratio.

These non-GAAP financial measures should not be considered alternatives to net income as a performance measure or to cash flows from operations as a liquidity measure, and should be considered in addition to, and not in lieu of, GAAP financial measures. Reconciliations of our non-GAAP measures to the most directly comparable GAAP financial measure and statements of why management believes these measures are useful to investors are included below.

Company Contact

investorrelations@frontviewreit.com

FRONTVIEW REIT, INC.
CONDENSED CONSOLIDATED BALANCE SHEETS
(Unaudited)
(in thousands, except share and per share amounts)

	June 30, 2026	December 31, 2025
ASSETS		
Real estate held for investment, at cost		
Land	**$ 350,780**	$ 329,478
Buildings and improvements	**458,562**	417,393
Total real estate held for investment, at cost	**809,342**	746,871
Less: accumulated depreciation	**(54,356)**	(48,204)
Real estate held for investment, net	**754,986**	698,667
Assets held for sale	**7,979**	12,493
Mortgage loans receivable	**10,316**	10,324
Cash and cash equivalents	**6,001**	13,518
Intangible lease assets, net	**99,636**	99,489
Other assets	**21,444**	19,952
Total assets	**$ 900,362**	$ 854,443
LIABILITIES AND EQUITY		
Liabilities		
Debt, net	**$ 329,104**	$ 314,251
Intangible lease liabilities, net	**13,849**	14,474
Accounts payable and accrued liabilities	**28,786**	32,494
Total liabilities	**371,739**	361,219
Equity		
FrontView REIT, Inc. equity		
Series A Convertible Preferred Stock, $0.01 par value 750,000 shares authorized, 250,000 shares issued and outstanding as of June 30, 2026 (liquidation preference $25,000)	**3**	—
Common stock, $0.01 par value 450,000,000 shares authorized, 23,650,757 and 22,111,165 shares issued and outstanding as of June 30, 2026 and December 31, 2025, respectively	**236**	221
Additional paid-in capital	**471,987**	420,024
Accumulated deficit	**(37,161)**	(28,149)
Accumulated other comprehensive income (loss)	**2,257**	(901)
Total FrontView REIT, Inc. equity	**437,322**	391,195
Non-controlling interests	**91,301**	102,029
Total equity	**528,623**	493,224
Total liabilities and equity	**$ 900,362**	$ 854,443

FRONTVIEW REIT, INC.
CONDENSED CONSOLIDATED STATEMENTS OF OPERATIONS
(Unaudited)
(in thousands, except share and per share amounts)

	For the three months ended June 30,		For the six months ended June 30,	
	2026	2025	2026	2025
Revenues				
Rental revenues	**$ 17,809**	$ 17,547	**$ 35,785**	$ 33,790
Interest income on mortgage loans	**196**	7	**405**	7
Total revenues	**18,005**	17,554	**36,190**	33,797
Operating expenses				
Depreciation and amortization	**8,229**	9,466	**15,901**	17,271
Property operating expenses	**2,273**	2,714	**4,603**	5,090
General and administrative expenses	**3,807**	3,279	**7,458**	6,118
Total operating expenses	**14,309**	15,459	**27,962**	28,479
Other expenses (income)				
Interest expense	**4,191**	4,647	**8,404**	9,144
Gain on sale of real estate	**(2,262)**	(1,194)	**(3,225)**	(1,661)
Impairment loss	**156**	2,978	**968**	3,406
Income taxes	**94**	194	**164**	296
Total other expenses	**2,179**	6,625	**6,311**	11,185
Net income (loss)	**1,517**	(4,530)	**1,917**	(5,867)
Net income (loss) attributable to non-controlling interests	**285**	(1,629)	**365**	(2,133)
Net income (loss) attributable to FrontView REIT, Inc.	**1,232**	(2,901)	**1,552**	(3,734)
Series A Convertible Preferred Stock dividends	**(422)**	—	**(661)**	—
Net income (loss) attributable to common stockholders	**$ 810**	$ (2,901)	**$ 891**	$ (3,734)
Weighted average number of common shares outstanding used in earnings per share				
Basic	**22,831,250**	19,136,225	**22,556,120**	18,229,095
Diluted	**23,114,693**	19,136,225	**22,870,767**	18,229,095
Earnings per share attributable to common stockholders				
Basic	**$ 0.03**	$ (0.16)	**$ 0.03**	$ (0.22)
Diluted	**$ 0.03**	$ (0.16)	**$ 0.03**	$ (0.22)

Reconciliation of Non-GAAP Measures

The following is a reconciliation of net income (loss) (which is the most comparable GAAP measure) to FFO and AFFO:

(unaudited, in thousands, except share, per share amounts and percentages)	For the three months ended June 30,		For the six months ended June 30,	
	2026	2025	2026	2025
Net income (loss)	$ 1,517	$ (4,530)	$ 1,917	$ (5,867)
Less: Series A Convertible Preferred Stock dividends	(422)	—	(661)	—
Net income (loss) attributable to OP common unitholders	1,095	(4,530)	1,256	(5,867)
Depreciation and amortization [1]	8,229	9,466	15,901	17,271
Gain on sale of real estate	(2,262)	(1,194)	(3,225)	(1,661)
Impairment loss	156	2,978	968	3,406
Funds from Operations ("FFO")	$ 7,218	$ 6,720	$ 14,900	$ 13,149
Straight-line rent adjustments	(22)	(286)	(456)	(408)
Amortization of financing transaction and discount costs	400	400	795	795
Amortization of above/below market lease intangibles [2]	457	941	1,078	1,652
Stock-based compensation	1,065	200	2,126	815
Adjustment for structuring and public company readiness costs	—	89	—	290
Other non-recurring expenses [3]	278	964	443	964
Adjusted Funds from Operations ("AFFO")	$ 9,396	$ 9,028	$ 18,886	$ 17,257
FFO per share	**$ 0.26**	**$ 0.24**	**$ 0.53**	**$ 0.47**
AFFO per share	**$ 0.33**	**$ 0.32**	**$ 0.67**	**$ 0.62**
Dividends per share	$ 0.215	$ 0.215	$ 0.430	$ 0.430
Dividends per share as a percentage of AFFO	64.7%	66.3%	64.2%	69.3%
Weighted average common shares outstanding, basic	22,831,250	19,136,225	22,556,120	18,229,095
Weighted average operating partnership units outstanding	5,273,171	8,690,812	5,435,376	9,595,836
Unvested restricted stock units and LTIP units [4]	167,620	—	198,863	—
Weighted average common shares outstanding, diluted [5]	28,272,041	27,827,037	28,190,359	27,824,931

(1) Includes write-offs of intangibles of $0.3 million and $1.6 million for the three months ended June 30, 2026 and 2025, respectively, and $0.6 million and $1.6 million for the six months ended June 30, 2026 and 2025, respectively.

(2) Includes write-offs of $(0.1) million for both the three and six months ended June 30, 2026 and $0.4 million for both the three and six months ended June 30, 2025.

(3) Other non-recurring expenses include one-time expenses, deal pursuit costs and other non-recurring items.

(4) Excludes unvested performance based LTIP awards that are contingently issuable.

(5) Represents weighted average common shares outstanding, diluted, excluding any shares issuable upon conversion of the Company's Series A Convertible Preferred Stock.

We compute FFO in accordance with the standards established by the Board of Governors of the National Association of Real Estate Investment Trusts ("Nareit"). Nareit defines FFO as GAAP net income or loss adjusted to exclude net gains (losses) from sales of certain depreciated real estate assets, depreciation and amortization expense from real estate assets, gains and losses from change in control, and impairment charges related to certain previously depreciated real estate assets. Our leases typically include cash rents that increase through lease escalations over the term of the lease. Our leases do not typically include significant front-loading or back-loading of payments, or significant rent-free periods. Therefore, we find it useful to evaluate rent on a contractual basis as it allows for comparison of existing rental rates to market rental rates. To derive AFFO, we modify the Nareit computation of FFO to include other adjustments to GAAP net income related to certain non-cash or non-recurring revenues and expenses, including, as applicable, straight-line rents, cost of debt extinguishments, amortization of lease intangibles, amortization of debt issuance costs, amortization of net mortgage premiums, (gain) loss on interest rate swaps and other non-cash interest expense, realized gains or losses on foreign currency

transactions, Internalization expenses, structuring and public company readiness costs, extraordinary items, and other specified non-cash items. We believe that such items are not indicative of operating performance and thus we believe excluding such items assists management and investors in distinguishing whether changes in our operations are due to growth or decline of operations at our properties or from other factors.

FFO is used by management, investors, and analysts to facilitate meaningful comparisons of operating performance between periods and among our peers, primarily because it excludes the effect of real estate depreciation and amortization and net gains on sales, which are based on historical costs and implicitly assume that the value of real estate diminishes predictably over time, rather than fluctuating based on existing market conditions. We also use AFFO as a measure of our performance when we formulate corporate goals. We believe that AFFO is a useful supplemental measure for investors to consider because it will help them to better assess our operating performance without the distortions created by one-time cash and non-cash revenues or expenses. FFO and AFFO may not be comparable to similarly titled measures employed by other REITs, and comparisons of our FFO and AFFO with the same or similar measures disclosed by other REITs may not be meaningful. FFO and AFFO should not be considered alternatives to net income as a performance measure or to cash flows from operations as a liquidity measure, and should be considered in addition to, and not in lieu of, GAAP financial measures.

Neither the SEC nor any other regulatory body has passed judgment on the acceptability of the adjustments to FFO that we use to calculate AFFO. In the future, the SEC, Nareit or another regulatory body may decide to standardize the allowable adjustments across the REIT industry and in response to such standardization we may have to adjust our calculation and characterization of AFFO accordingly.

The following is a reconciliation of net income (which is the most comparable GAAP measure) to EBITDA, EBITDAre, Adjusted EBITDAre, Adjusted NOI and Adjusted Cash NOI:

(unaudited, in thousands)		**For the three months ended June 30, 2026**
Net income	$	1,517
Depreciation and amortization [1]		8,366
Interest expense		4,191
Income taxes		94
EBITDA	$	14,168
Gain on sale of real estate		(2,262)
Impairment loss		156
EBITDAre	$	12,062
Adjustments:		
Current period investment activity [2]		903
Current period disposition activity [2]		(142)
Non-cash compensation expense		1,065
Exclude non-recurring expenses [3]		278
Exclude write-offs of non-cash items		815
Adjusted EBITDAre	$	14,981
General and administrative, net of non-recurring		2,464
Adjusted Net Operating Income (“NOI”)	$	17,445
Straight-line rental revenue, net		(550)
Adjusted Cash NOI	$	16,895
Annualized Adjusted EBITDAre	$	59,924
Annualized Adjusted NOI	$	69,780
Annualized Adjusted Cash NOI	$	67,580

(1) Includes amortization of above/below market lease intangibles of $0.5 million and excludes write-offs of intangibles of $0.3 million.

(2) Reflects an adjustment to give effect to all investments and dispositions during the quarter as if they had been acquired or disposed as of the beginning of the period.

(3) Reflects an adjustment to exclude non-recurring expenses including one-time expenses, deal pursuit costs and other non-recurring items.

We compute EBITDA as earnings before interest, income taxes and depreciation and amortization. EBITDA is a measure commonly used in our industry. We believe that EBITDA provides investors and analysts with a measure of our performance that includes our operating results unaffected by the differences in capital structures, capital investment cycles and useful life of related assets compared to other companies in our industry. In 2017, Nareit issued a white paper recommending that companies that report EBITDA also report EBITDAre in financial reports. We compute EBITDAre in accordance with the definition adopted by Nareit. Nareit defines EBITDAre as EBITDA (as defined above) excluding gains (loss) from the sales of depreciable property and provisions for impairment on investment

in real estate. We believe EBITDA and EBITDAre are useful to investors and analysts because they provide important supplemental information about our operating performance exclusive of certain non-cash and other costs.

EBITDA and EBITDAre are not measures of financial performance under GAAP, and our EBITDA and EBITDAre may not be comparable to similarly titled measures of other companies. You should not consider our EBITDA and EBITDAre as alternatives to net income or cash flows from operating activities determined in accordance with GAAP.

We compute Adjusted EBITDAre as EBITDAre for the applicable quarter, as adjusted to (i) reflect all investment and disposition activity that took place during the applicable quarter as if each transaction had been completed on the first day of the quarter, (ii) exclude certain GAAP income and expense amounts that we believe are infrequent and unusual in nature because they relate to unique circumstances or transactions that had not previously occurred and which we do not anticipate occurring in the future, (iii) eliminate the impact of lease termination fees from certain of our tenants, and (iv) exclude non-cash stock-based compensation expense. Annualized Adjusted EBITDAre is calculated by multiplying Adjusted EBITDAre for the applicable quarter by four, which we believe provides a meaningful estimate of our current run rate for all of our investments as of the end of the most recently completed quarter given the contractual nature of our long-term net leases. You should not unduly rely on this measure as it is based on assumptions and estimates that may prove to be inaccurate. Our actual EBITDAre for future periods may be significantly different from our Annualized Adjusted EBITDAre.

Adjusted EBITDAre and Annualized Adjusted EBITDAre are not measurements of performance under GAAP, and our Adjusted EBITDAre and Annualized Adjusted EBITDAre may not be comparable to similarly titled measures of other companies. You should not consider our Adjusted EBITDAre and Annualized Adjusted EBITDAre as alternatives to net income or cash flows from operating activities determined in accordance with GAAP.

Adjusted Net Operating Income ("NOI") and Adjusted Cash NOI are non-GAAP financial measures which we use to assess our operating results. We compute Adjusted NOI as Adjusted EBITDAre excluding general and administration expenses. We further adjust Adjusted NOI for non-cash revenue components of straight-line rent and other amortization expense to derive Adjusted Cash NOI. We believe Adjusted NOI and Adjusted Cash NOI provide useful and relevant information because they reflect only those income and expense items that are incurred at the property level.

Adjusted NOI and Adjusted Cash NOI are not measurements of financial performance under GAAP and may not be comparable to similarly titled measures of other companies. You should not consider Adjusted NOI and Adjusted Cash NOI as alternatives to net income or cash flows from operating activities determined in accordance with GAAP.

Annualized Adjusted NOI is calculated by multiplying Adjusted NOI for the applicable quarter by four and Annualized Adjusted Cash NOI is calculated by multiplying Adjusted Cash NOI for the applicable quarter by four. We believe these annualized figures provide a meaningful estimate of our current run rate for all of our investments as of the end of the most recently completed quarter given the contractual nature of our long-term net leases. You should not unduly rely on these measures as they are based on assumptions and estimates that may prove to be inaccurate. Our actual Adjusted NOI and Adjusted Cash NOI for future periods may be significantly different from our Annualized Adjusted NOI and Annualized Adjusted Cash NOI.

The following table reconciles total debt (which is the most comparable GAAP measure) to Net Debt and Adjusted Net Debt, and presents the ratios of Net Debt to Annualized Adjusted EBITDAre and Adjusted Net Debt to Annualized Adjusted EBITDAre:

(unaudited, in thousands)	As of June 30, 2026
Debt	
Term Loan	$ 200,000
Revolving Credit Facility	130,000
Gross Debt	330,000
Cash and cash equivalents	(6,001)
Net Debt	$ 323,999
Net value of undrawn Series A Convertible Preferred Stock	(50,000)
Net value of unsettled forward equity	(32,237)
Adjusted Net Debt	$ 241,762

(unaudited) **Leverage**	As of June 30, 2026
Net Debt to Annualized Adjusted EBITDAre	5.4x
Adjusted Net Debt to Annualized Adjusted EBITDAre	4.0x

Net Debt is a non-GAAP financial measure. We define Net Debt as our Gross Debt less cash and cash equivalents. We then adjust Net Debt by the undrawn Series A Preferred Stock and unsettled forward equity to derive Adjusted Net Debt. The ratios of Net Debt to Annualized Adjusted EBITDAre and Adjusted Net Debt to Annualized Adjusted EBITDAre represent Net Debt and Adjusted Net Debt as of the end of the applicable period divided by Annualized Adjusted EBITDAre for the period, respectively. We believe that these ratios are useful to investors and analysts because they provide information about Gross Debt less cash and cash equivalents as well as Gross Debt less cash and cash equivalents, undrawn Series A Preferred Stock and unsettled forward equity, which could be useful to repay debt.

The following table summarizes our fixed charges, and presents Annualized fixed charges to Annualized Adjusted EBITDAre:

(unaudited, in thousands)	As of June 30, 2026
Interest expense	$ 4,191
Non-cash interest	(400)
Preferred dividends	422
Fixed charges	4,213
Annualized fixed charges	16,852
Fixed Charge Coverage Ratio	3.6x

The Fixed Charge Ratio is the ratio of Annualized Adjusted EBITDAre to Annualized Fixed Charges. Fixed charges are computed for the applicable quarter on a consolidated basis as interest expense (excluding amortization of fees paid in cash and discounts and premiums on debt), plus regularly scheduled principal repayments of debt (excluding any balloon or similar payments), plus any preferred dividends payable in cash.

The Annualized Fixed Charges is calculated by multiplying fixed charges for the applicable quarter by four. We believe this ratio is useful to investors and analysts as it is used to evaluate our liquidity and ability to obtain financing.

EXHIBIT 99.2

FRONTVIEW REIT

Q2 2026 Quarterly Supplemental Information

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-first 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.

investor.frontviewreit.com

Table of Contents

Section	Page
Company Overview	3
Quarterly Highlights	4
Balance Sheets	5
Income Statement	6
Income Statement Detail	7
FFO and AFFO Reconciliations	8
Adjusted EBITDAre and Adjusted Cash NOI Reconciliations	9
Net Asset Value Components	10
Capital Structure Overview	11
TTM Investment Activity	12
TTM Disposition Activity	13
Tenant Concepts List	14-17
Industry Diversification	18
Ground Lease Portfolio	19
Property Map and Geography	20
Lease Expirations, Occupancy and Contractual Rent Growth	21
Appendix	22
Definitions and Explanations	23-25
Forward-Looking and Cautionary Statements	26

Company Overview

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-first 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.

Investor Relations Contact	Pierre Revol	EVP & Chief Financial Officer	prevol@frontviewreit.com

- As of June 30, 2026, the Company owned a well-diversified portfolio of 316 properties with direct frontage across 35 U.S. states.

- The Company's tenants include service-oriented businesses, such as:
  - Medical and Dental Providers
  - Quick Service Restaurants
  - Casual Dining
  - Financial Institutions
  - Other – Service
  - Cellular Stores
  - Fitness Operators
  - Automotive Stores
  - Discount Retail
  - Automotive Dealers
  - Convenience Stores and Gas Stations
  - Car Washes
  - Home Improvement Stores
  - Pharmacies
  - Other – Necessity
  - Professional Services

Executive Team



Stephen Preston
President and Chief Executive Officer and Chairman of the Board



Pierre Revol
EVP and Chief Financial Officer



Drew Ireland
Chief Operating Officer



Sean Fukumura
Chief Accounting Officer

Board of Directors



Charles Fitzgerald
Independent Director



Elizabeth Frank
Independent Director



Robert Green
Director



Noelle LeVeaux
Independent Director



Tim McHugh
Independent Director



Ernesto Perez
Independent Director



Stephen Preston
Chairman of the Board



Daniel Swanstrom
Independent Director

Quarterly Highlights

(unaudited, in thousands, except share and per share amounts)

Financial Results	June 30, 2026	March 31, 2026	December 31, 2025	September 30, 2025	June 30, 2025
Net income (loss)	$1,517	$400	$(5,243)	$5,547	$(4,530)
Net earnings per common share, diluted	$0.03	$0.00	$(0.19)	$0.19	$(0.16)
Funds from operations (FFO)	$7,218	$7,682	$6,058	$6,866	$6,720
FFO per share, diluted	$0.26	$0.27	$0.22	$0.25	$0.24
Adjusted funds from operations (AFFO)	$9,396	$9,490	$8,636	$8,829	$9,028
AFFO per share, diluted	$0.33	$0.34	$0.31	$0.32	$0.32
Dividends declared per share	$0.215	$0.215	$0.215	$0.215	$0.215
Weighted average common shares outstanding, diluted	28,272,041	28,064,086	27,874,696	27,834,670	27,827,037

Key Portfolio Metrics	June 30, 2026	March 31, 2026	December 31, 2025	September 30, 2025	June 30, 2025
Number of properties	316	309	303	307	319
Annualized base rent (ABR)	$66,899	$64,218	$62,852	$61,289	$62,293
Gross real estate investment	$985,892	$935,036	$912,385	$890,943	$900,305
Average rent per square foot	$23.28	$23.39	$23.74	$24.22	$24.01
Rentable square footage	2,890	2,770	2,687	2,575	2,594
Weighted average lease term (WALT)	7.1 years	7.3 years	7.4 years	7.2 years	7.3 years
Number of states	35	36	37	37	37
Top 10 tenant concentration	20.2%	23.0%	23.7%	24.3%	22.7%
Occupancy	99.4%	98.7%	98.7%	98.0%	97.8%
Ground leases	10.9%	10.7%	11.5%	12.1%	11.5%
Number of concepts	165	156	155	152	157
Number of leases	336	327	321	323	334
Number of industries	16	16	16	16	16
Corporate / large franchisee [1]	96.1%	95.6%	95.8%	95.3%	95.6%
Investment grade [2, 3]	33.6%	33.8%	34.8%	33.7%	33.1%

Note: Reconciliations of non-GAAP financial measures for prior periods are available in previously issued earnings presentations.
(1) A major franchisee has over 50 units.
(2) Investment grade represents tenant or guarantor rating weighted by ABR.

(2) Investment grade represents tenant or guarantor rating weighted by ABR.
(3) Includes Giant Eagle, which entered into an agreement to be acquired by Kroger, an IG tenant.

Balance Sheets

(unaudited, in thousands, except share and per share amounts)

	June 30, 2026	December 31, 2025
Assets		
Real estate held for investment, at cost		
Land	$ 350,780	$ 329,478
Buildings and improvements	458,562	417,393
Total real estate held for investment, at cost	809,342	746,871
Less: accumulated depreciation	(54,356)	(48,204)
Real estate held for investment, net	754,986	698,667
Assets held for sale	7,979	12,493
Mortgage loans receivable	10,316	10,324
Cash and cash equivalents	6,001	13,518
Intangible lease assets, net	99,636	99,489
Other assets	21,444	19,952
Total assets	**$ 900,362**	**$ 854,443**
Liabilities and equity		
Liabilities		
Debt, net	$ 329,104	$ 314,251
Intangible lease liabilities, net	13,849	14,474
Accounts payable and accrued liabilities	28,786	32,494
Total liabilities	**371,739**	**361,219**
Equity		
FrontView REIT, Inc. equity		
Series A Convertible Preferred Stock, $0.01 par value 750,000 shares authorized, 250,000 shares issued and outstanding as of June 30, 2026 (liquidation preference $25,000)	3	—
Common stock, $0.01 par value 450,000,000 shares authorized, 23,650,757 and 22,111,165 shares issued and outstanding as of June 30, 2026 and December 31, 2025, respectively	236	221
Additional paid-in capital	471,987	420,024
Accumulated deficit	(37,161)	(28,149)
Accumulated other comprehensive income (loss)	2,257	(901)
Total FrontView REIT, Inc. equity	437,322	391,195
Non-controlling interests	91,301	102,029
Total equity	528,623	493,224
Total liabilities and equity	**$ 900,362**	**$ 854,443**

Income Statement

(unaudited, in thousands, except share and per share amounts)

	For the three months ended June 30,		For the six months ended June 30,	
	2026	2025	2026	2025
Revenues				
Rental revenues	$ 17,809	$ 17,547	$ 35,785	$ 33,790
Interest income on mortgage loans	196	7	405	7
Total revenues	**18,005**	**17,554**	**36,190**	**33,797**
Operating expenses				
Depreciation and amortization	8,229	9,466	15,901	17,271
Property operating expenses	2,273	2,714	4,603	5,090
General and administrative expenses	3,807	3,279	7,458	6,118
Total operating expenses	**14,309**	**15,459**	**27,962**	**28,479**
Other expenses (income)				
Interest expense	4,191	4,647	8,404	9,144
Gain on sale of real estate	(2,262)	(1,194)	(3,225)	(1,661)
Impairment loss	156	2,978	968	3,406
Income taxes	94	194	164	296
Total other expenses	2,179	6,625	6,311	11,185
Net income (loss)	**1,517**	**(4,530)**	**1,917**	**(5,867)**
Net income (loss) attributable to non-controlling interest	285	(1,629)	365	(2,133)
Net income (loss) attributable to FrontView REIT, Inc.	**1,232**	**(2,901)**	**1,552**	**(3,734)**
Series A Convertible Preferred Stock dividends	(422)	—	(661)	—
Net income (loss) attributable to common stockholders	**$ 810**	**$ (2,901)**	**$ 891**	**$ (3,734)**
Weighted average number of common shares outstanding used in earnings per share				
Basic	22,831,250	19,136,225	22,556,120	18,229,095
Diluted	23,114,693	19,136,225	22,870,767	18.229,095
Earnings per share attributable to common stockholders				
Basic	$ 0.03	$ (0.16)	$ 0.03	$ (0.22)
Diluted	$ 0.03	$ (0.16)	$ 0.03	$ (0.22)

Income Statement Detail

(unaudited, $ in thousands)

Rental Income and Adjusted Cash Detail [1]	For the three months ended June 30,		For the six months ended June 30,	
	2026	2025	2026	2025
Contractual rental amounts billed	$ 15,970	$ 15,518	$ 31,740	$ 30,538
Reimbursable income	2,042	2,441	4,109	4,100
Percentage rent	29	146	63	180
Other operating income [1]	203	97	495	216
Adjustment to recognize contractual rental amounts on a straight-line basis	22	286	456	408
Above/below market lease amortization, net	(457)	(941)	(1,078)	(1,652)
Total rental revenues	**$ 17,809**	**$ 17,547**	**$ 35,785**	**$ 33,790**
Interest income on mortgage loans	196	7	405	7
Total revenues	**18,005**	**17,554**	**36,190**	**33,797**
Adjusted Cash Revenue [2]	**$ 16,398**	**$ 15,768**	**$ 32,703**	**$ 30,941**

Cash General & Administrative Expense ("Cash G&A")	For the three months ended June 30,		For the six months ended June 30,	
	2026	2025	2026	2025
General & administrative expense	$ 3,807	$ 3,279	$ 7,458	$ 6,118
Less: non-cash compensation	(1,065)	(200)	(2,126)	(815)
Less: non-recurring items	(278)	(1,117)	(443)	(1,129)
Adjusted Cash G&A	**$ 2,464**	**$ 1,962**	**$ 4,889**	**$ 4,174**
Adjusted Cash G&A as a % of Adjusted Cash Revenue	**15.0%**	**12.4%**	**14.9%**	**13.5%**

Non-reimbursable property costs ("Slippage")	For the three months ended June 30,		For the six months ended June 30,	
	2026	2025	2026	2025
Real estate taxes	$ 1,461	$ 2,213	$ 3,124	$ 3,704
Other property operating expenses	812	501	1,479	1,386
Property operating expenses	2,273	2,714	4,603	5,090
Reimbursable income	(2,042)	(2,441)	(4,109)	(4,100)
Less: non-recurring items	—	—	—	(189)
Non-reimbursable property costs	**$ 231**	**$ 273**	**$ 494**	**$ 801**
Non-reimbursable property costs as a % of Adjusted Cash Revenue	**1.4%**	**1.7%**	**1.5%**	**2.6%**

(1) Includes termination fees, late fees, and other miscellaneous income.
(2) Adjusted Cash Revenue is equal to Total revenues less reimbursable income, above/below market lease amortization, and straight-line rent.

FFO and AFFO Reconciliations

(unaudited, in thousands except share and per share data)

	For the three months ended June 30,		For the six months ended June 30,	
	2026	2025	2026	2025
Net income (loss)	$ **1,517**	$ **(4,530)**	$ **1,917**	$ **(5,867)**
Less: Series A Convertible Preferred Stock dividends	(422)	—	(661)	—
Net income (loss) attributable to OP common unitholders	**1,095**	**(4,530)**	**1,256**	**(5,867)**
Depreciation and amortization [1]	8,229	9,466	15,901	17,271
Gain on sale of real estate	(2,262)	(1,194)	(3,225)	(1,661)
Impairment loss	156	2,978	968	3,406
Funds from operations (FFO)	$ **7,218**	$ **6,720**	$ **14,900**	$ **13,149**
Straight-line rent adjustments	(22)	(286)	(456)	(408)
Amortization of financing transaction and discount costs	400	400	795	795
Amortization of above/below market lease intangibles [2]	457	941	1,078	1,652
Stock-based compensation	1,065	200	2,126	815
Adjustment for structuring and public company readiness costs	—	89	—	290
Other non-recurring expenses [3]	278	964	443	964
Adjusted funds from operations (AFFO)	$ **9,396**	$ **9,028**	$ **18,886**	$ **17,257**
Weighted average common shares outstanding, basic	22,831,250	19,136,225	22,556,120	18,229,095
Weighted average operating partnership units outstanding	5,273,171	8,690,812	5,435,376	9,595,836
Unvested restricted stock units and LTIP units [4]	167,620	—	198,863	—
Weighted average common shares outstanding, diluted [5]	**28,272,041**	**27,827,037**	**28,190,359**	**27,824,931**
Net earnings per diluted share	$ **0.03**	$ **(0.16)**	$ **0.03**	$ **(0.22)**
FFO per diluted share	$ **0.26**	$ **0.24**	$ **0.53**	$ **0.47**
AFFO per diluted share	$ **0.33**	$ **0.32**	$ **0.67**	$ **0.62**

(1) Includes write-offs of intangibles of $0.3 million and $1.6 million for the three months ended June 30, 2026 and 2025, respectively, and $0.6 million and $1.6 million for the six months ended June 30, 2026 and 2025, respectively.
(2) Includes write-offs of $(0.1) million for both the three and six months ended June 30, 2026 and $0.4 million for both the three and six months ended June 30, 2025.
(3) Other non-recurring expenses include one-time expenses, deal pursuit costs and other non-recurring items.
(4) Excludes unvested performance based LTIP awards that are contingently issuable.
(5) Represents weighted average common shares outstanding, diluted, excluding any shares issuable upon conversion of the Company's Series A Convertible Preferred Stock.

Adjusted EBITDAre and Adjusted Cash NOI Reconciliations

(unaudited, in thousands)

	For the three months ended June 30, 2026	
Net income	**$**	**1,517**
Depreciation and amortization (1)		8,366
Interest expense		4,191
Income taxes		94
EBITDA	**$**	**14,168**
Gain on sale of real estate		(2,262)
Impairment loss		156
EBITDAre	**$**	**12,062**
Adjustments:		
Current period investment activity (2)		903
Current period disposition activity (2)		(142)
Non-cash compensation expense		1,065
Exclude non-recurring expenses (3)		278
Exclude write-offs of non-cash items		815
Adjusted EBITDAre	**$**	**14,981**
General and administrative, net of non-recurring		2,464
Adjusted NOI	**$**	**17,445**
Straight-line rental revenue, net		(550)
Adjusted Cash NOI	**$**	**16,895**
Annualized Adjusted EBITDAre	**$**	**59,924**
Annualized Adjusted NOI	**$**	**69,780**
Annualized Adjusted Cash NOI	**$**	**67,580**

(1) Includes amortization of above/below market lease intangibles of $0.5 million and excludes write-offs of intangibles of $0.3 million.
(2) Reflects an adjustment to give effect to all investments and dispositions during the quarter as if they had been acquired or disposed as of the beginning of the period.
(3) Other non-recurring expenses include one-time expenses, deal pursuit costs and other non-recurring items.

Net Asset Value Components

(unaudited, in thousands, except share data)

	Gross Real Estate Investment	# of Properties	Rentable Square Feet	Annualized Base Rent	Ann. Adjusted Cash NOI [1]
Real estate portfolio	**$985,892**	**316**	**2,890**	**$66,899**	**$67,580**

Tangible assets	
Cash and cash equivalents	6,001
Mortgage receivable principal outstanding	10,316
Other tangible assets [2]	21,472
Total tangible assets	**$37,789**
Debt	
Term loan	200,000
Revolving credit facility	130,000
Total debt	**$330,000**
Tangible liabilities	
Dividends and distributions payable	6,710
Other tangible liabilities [3]	21,882
Total tangible liabilities	**$28,592**
Shares outstanding	
Common Shares outstanding, at the end of the period	23,650,757
Operating Partnership units, at the end of the period	5,214,345
If converted Series A Convertible Preferred Stock, at the end of the period [4]	1,470,588
Shares outstanding, assuming full conversion of Series A Convertible Preferred Stock	**30,335,690**

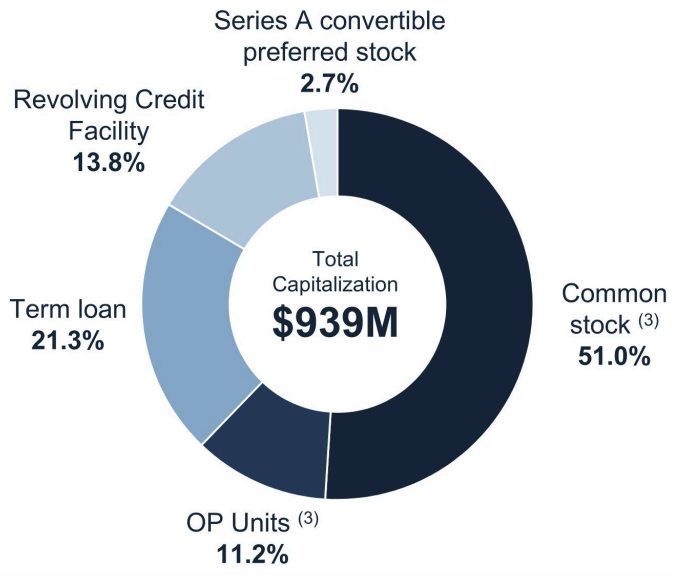
(1) Includes interest income on mortgage loans and other operating income of $0.8 million and $0.8 million.
(2) Includes components of accounts receivable (net) and deferred rent receivables (net) that are realizable assets, and $7.1 million in net book value of vacant assets.
(3) Includes accounts payable and accrued liabilities.
(4) Current liquidation value of the Series A Convertible Preferred Stock is $25.0 million.

Capital Structure Overview

(unaudited, $ in thousands)

Net debt and adjusted net debt to annualized adjusted EBITDAre					
	Interest rate	Fixed rate SOFR swap	Max maturity		June 30, 2026
Term loan	4.81%	3.66%	10/3/2029 (2)	$	200,000
Revolving credit facility	SOFR + 1.15%	2.92% - 3.28% (1)	10/3/2029 (2)		130,000
Gross debt				**$**	**330,000**
Cash and cash equivalents					(6,001)
Net debt				**$**	**323,999**
Less: Net value of undrawn Series A convertible preferred stock					(50,000)
Less: Net value of unsettled forward equity					(32,237)
Adjusted net debt				**$**	**241,762**
Annualized adjusted EBITDAre				$	59,924
Net debt to annualized adjusted EBITDAre					**5.4x**
Adjusted net debt to annualized adjusted EBITDAre					**4.0x**

Capital Structure



Fixed charge coverage ratio		
Interest expense	$	4,191
Non-cash interest		(400)
Preferred dividends		422
Fixed charges		4,213
Annualized Fixed Charges	$	16,852
Fixed Charge Coverage Ratio (4)		**3.6x**

Liquidity		
Cash and cash equivalents	$	6,001
Undrawn revolving credit facility capacity		120,000
Undrawn Series A convertible preferred stock		50,000
Unsettled forward equity		32,237
Total liquidity	**$**	**208,238**

Term Loan and Credit Facility Covenants		
Total leverage ratio	≤ 60%	33.0%
Adjusted EBITDA to fixed charges ratio	≥ 1.50 to 1.00	3.6x
Secured leverage ratio	≤ 40%	0.0%
Unencumbered NOI to unsecured interest expense ratio	≥ 1.75 to 1.00	4.4x
Unsecured leverage ratio	≤ 60%	33.4%
Tangible net worth	≥ $ 380,032	$666,786

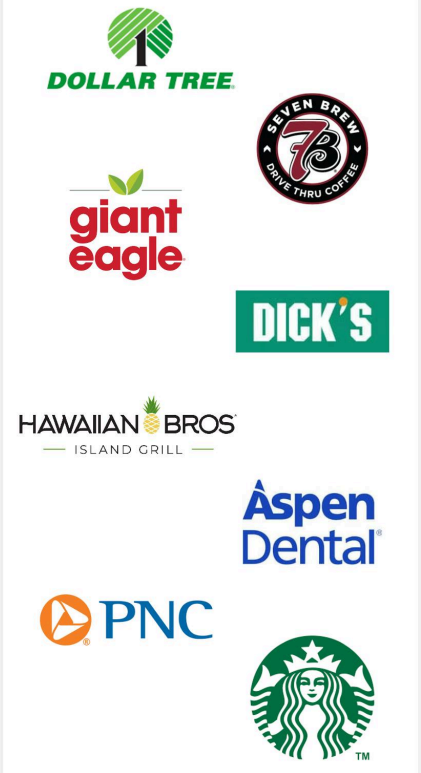
Note: Metrics as of June 30, 2026.
(1) The revolving credit facility has four hedges for a notional amount of $100.0 million that expires on March 31, 2028.
(2) Maturity date assumes both 12-month extension options are exercised. Initial maturity is October 3, 2027.
(3) Equity value as of June 30, 2026, was $20.23.
(4) Fixed Charge Coverage Ratio represents Adjusted Annualized EBITDAre divided by Annualized Fixed Charges.

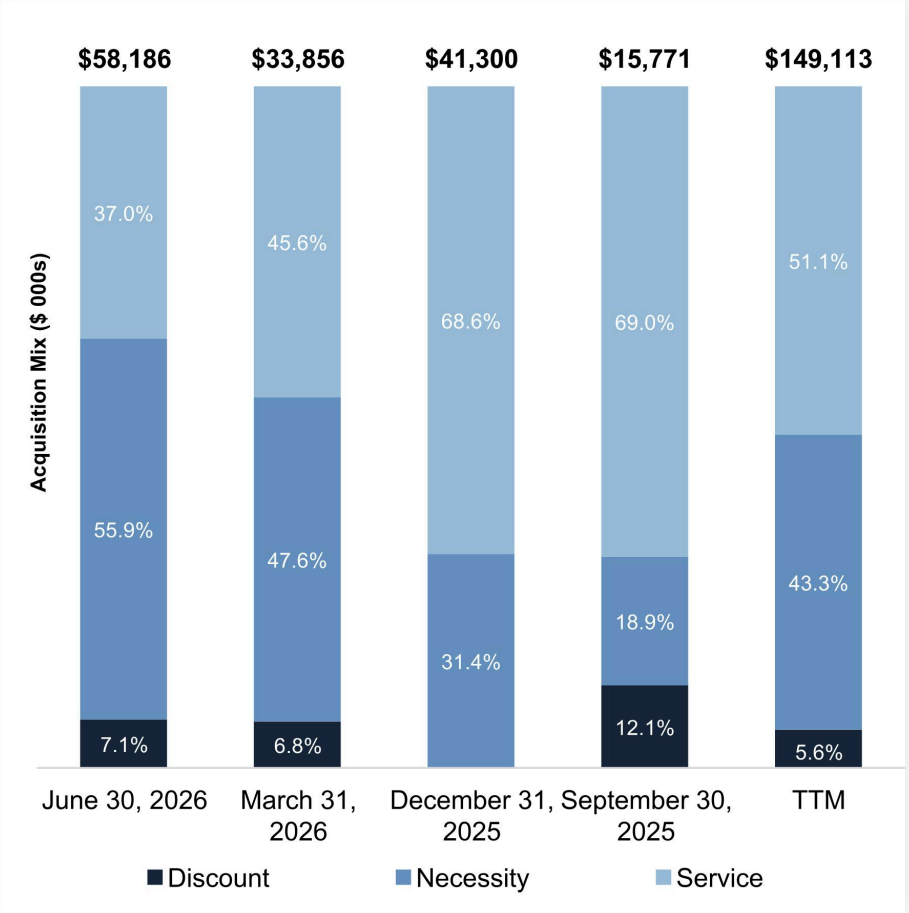
TTM Investment Activity

(unaudited, in thousands)

Investments	Q2 2026	Q1 2026	Q4 2025	Q3 2025	TTM
Number of properties	17	10	7	3	37
Average annual escalators	1.4%	1.5%	1.2%	0.4%	1.3%
Investment grade % [1]	31.4%	17.2%	55.3%	31.0%	34.7%
Weighted average lease term (WALT)	7.3	9.4	13.1	10.7	9.7
Purchase price	**$58,186**	**$33,856**	**$41,300**	**$15,771**	**$149,113**
Cash capitalization rate [2]	**7.34%**	**7.49%**	**7.46%**	**7.48%**	**7.42%**
Economic yield	**7.39%**	**7.80%**	**7.83%**	**7.56%**	**7.63%**

Representative Tenant Concepts





Note: Weightings are based on purchase price.
(1) Includes Giant Eagle, which entered into an agreement to be acquired by Kroger, an IG tenant.
(2) Includes near-term lease amendments as the underwritten capitalization rate.

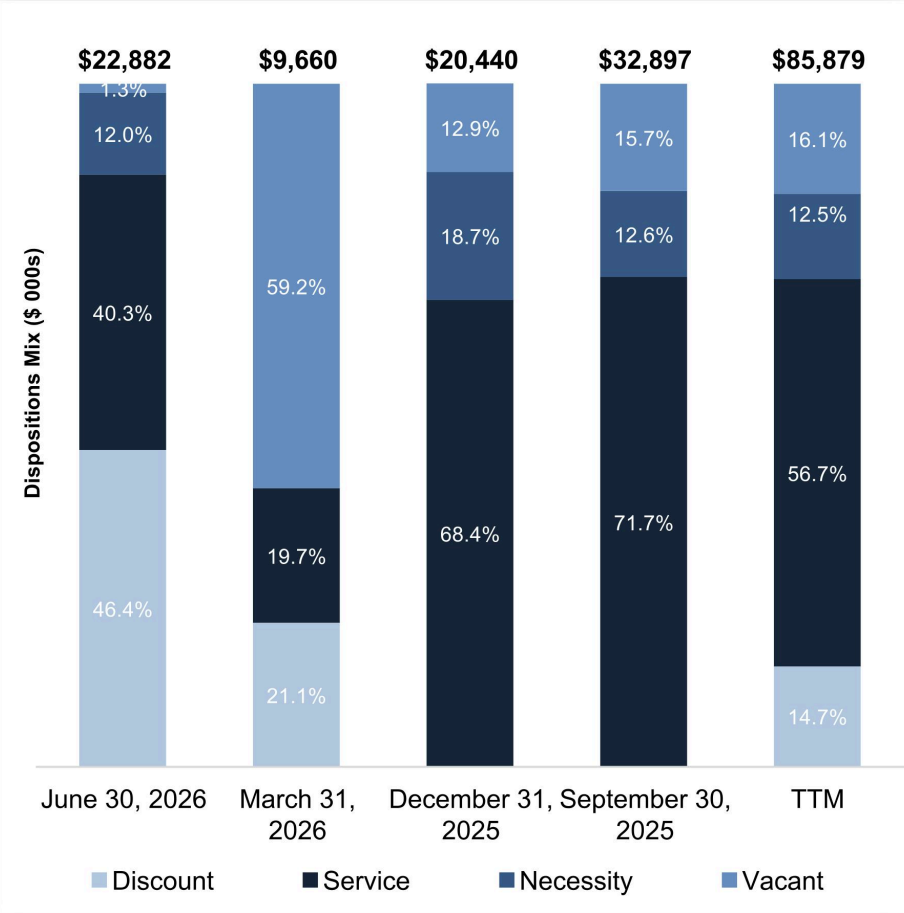
TTM Disposition Activity

(unaudited, in thousands)

Dispositions	Q2 2026	Q1 2026	Q4 2025	Q3 2025	TTM
Number of vacant properties	1	3	4	2	10
Number of leased properties	9	2	7	13	31
Gross proceeds on vacant properties	$300	$5,725	$2,645	$2,800	$11,470
Gross proceeds on leased properties	$22,582	$3,935	$17,795	$30,097	$74,409
Weighted average lease term (WALT)	9.7	8.0	6.9	8.0	8.2
Total gross proceeds	**$22,882**	**$9,660**	**$20,440**	**$32,897**	**$85,879**
Disposition capitalization rate on leased properties	**7.12%**	**6.89%**	**6.82%**	**6.78%**	**6.89%**

Representative Tenant Concepts





Note: Weightings are based on gross proceeds.

Tenant Concepts 1-48

#	Tenant Concept	# of Leases	% of ABR	Investment Grade Rated	Credit Rating (S&P / Moody's / Fitch)
1	Verizon	9	2.6%	✓	BBB+ / Baa1 / A-
2	Raising Canes	6	2.2%	—	BB-
3	LA Fitness	3	2.1%	—	B / B2
4	Dick's	1	2.1%	✓	BBB / Baa3
5	Fast Pace Urgent Care	7	2.0%	—	N/A
6	Oak Street Health	6	2.0%	—	N/A
7	IHOP	7	1.8%	—	N/A
8	Mammoth Car Wash	6	1.8%	—	N/A
9	Bank of America	5	1.8%	✓	A- / A1/ AA-
10	Range USA	3	1.8%	—	N/A
11	Dollar Tree	8	1.7%	✓	BBB- / Baa2
12	LA-Z-Boy	3	1.7%	—	N/A
13	Adams Auto Group	2	1.6%	—	N/A
14	PNC Bank	6	1.6%	✓	A+ / Aa3 / A+
15	AT&T	6	1.6%	✓	BBB / Baa2 / BBB+
16	T-Mobile	9	1.6%	✓	BBB / Baa1 / BBB+
17	Chili's	3	1.5%	—	BB+ / Ba2
18	Aspen Dental	7	1.4%	—	N/A
19	Wells Fargo	3	1.3%	✓	A+ / Aa2 / A+
20	Giant Eagle (1)	1	1.3%	✓	BBB / Baa1
21	St. Joseph Hospice	2	1.3%	—	N/A
22	Heartland Dental	5	1.2%	—	N/A
23	Advance Auto Parts	7	1.2%	—	BB / Ba3
24	Wendy's	6	1.1%	—	B+ / B2
25	Lowe's Home Improvement	1	1.1%	✓	BBB+ / Baa1
26	Academy Sports	1	1.1%	—	BB+ / Ba2
27	Charles Schwab	1	1.1%	✓	A- / A2 / A
28	VASA Fitness	1	1.1%	—	N/A
29	Parachute Plasma	2	1.0%	—	N/A
30	WSS	2	1.0%	✓	BBB / Baa3
31	Take 5 Oil Change	6	1.0%	—	N/A
32	Wellnow	4	0.9%	—	N/A
33	Walmart	1	0.9%	✓	AA / Aa2 / AA
34	Jared	3	0.9%	✓	BBB-
35	Best Buy	1	0.9%	✓	BBB+ / A3
36	Andy's Frozen Custard	4	0.9%	—	N/A
37	Burger King	4	0.9%	—	BB / BB+
38	Edge Fitness	1	0.9%	—	N/A
39	Chase Bank	3	0.9%	✓	A+ / Aa2 / AA-
40	Floor & Decor	1	0.9%	—	BB
41	Applebee's	3	0.9%	—	N/A
42	Walgreens	2	0.9%	—	N/A
43	Chipotle	5	0.9%	—	N/A
44	Buffalo Wild Wings	2	0.8%	—	N/A
45	Stop & Shop Gas	3	0.8%	✓	BBB+ / Baa1
46	CVS	2	0.8%	✓	BBB
47	Dollar General	4	0.8%	✓	BBB
48	Hawaiian Bros	2	0.8%	—	N/A

(1) Includes credit rating from Kroger Co. due to the recently announced acquisition expected to close in 2027.

Tenant Concepts 49-96

#	Tenant Concept	# of Leases	% of ABR	Investment Grade Rated	Credit Rating (S&P / Moody's / Fitch)
49	Starbucks	5	0.8%	✓	BBB+ / Baa1
50	Action Behavior Centers	2	0.7%	—	N/A
51	Avis	1	0.7%	—	BB
52	Chuy's Mexican	2	0.7%	✓	BBB
53	Texas Roadhouse	2	0.7%	—	N/A
54	Exxon	2	0.7%	—	N/A
55	AutoSavvy	1	0.7%	—	N/A
56	Physicians Immediate Care	2	0.6%	—	N/A
57	Jiffy Lube	3	0.6%	—	N/A
58	O'Reilly Auto Parts	4	0.6%	✓	BBB / Baa1
59	Harbor Freight	2	0.6%	—	BB-
60	AutoZone	3	0.6%	✓	BBB / Baa1
61	WellMed	1	0.6%	✓	A+ / A2 / A
62	Planet Fitness	1	0.6%	—	N/A
63	7 Brew	3	0.5%	—	N/A
64	Sleep Number	2	0.5%	—	N/A
65	Circle K	2	0.5%	✓	BBB+
66	PetSmart	1	0.5%	—	B+
67	Fulton Bank	1	0.5%	✓	Baa2 / BBB+
68	FitzMark	1	0.5%	—	N/A
69	Longhorn Steakhouse	2	0.5%	✓	BBB
70	KEDPlasma	1	0.5%	—	N/A
71	Stanton Optical	2	0.5%	—	N/A
72	Saver's	1	0.5%	—	B+
73	Panera Bread	2	0.5%	✓	BBB / Baa1
74	Miller's Ale House	1	0.5%	—	N/A
75	Trinity Medical Center	1	0.5%	—	N/A
76	Ted's Café Escondido	1	0.5%	—	N/A
77	Xfinity	2	0.5%	✓	A- / A3 / A-
78	Taco Bell	2	0.4%	—	N/A
79	Grifols	1	0.4%	—	B+ / B2 / B+
80	Sonic	3	0.4%	—	N/A
81	Saltgrass Steakhouse	1	0.4%	—	N/A
82	McAlister's Deli	2	0.4%	—	N/A
83	7-Eleven	2	0.4%	✓	A- / A3
84	Amazon	1	0.4%	✓	AA/A1
85	Byrider	1	0.4%	—	N/A
86	Mattress Firm	2	0.4%	—	N/A
87	Diamonds Direct	1	0.4%	✓	BBB-
88	Arby's	2	0.4%	—	N/A
89	Quick Clean Carwash	1	0.4%	—	N/A
90	Caliber Collision	1	0.4%	—	N/A
91	Caliber Car Wash	1	0.4%	—	N/A
92	Delta Community Credit Union	1	0.4%	—	N/A
93	Southern Immediate Urgent Care	1	0.4%	—	N/A
94	Chuck E Cheese	1	0.4%	—	N/A
95	Rise	1	0.4%	—	N/A
96	BP	1	0.4%	—	N/A

Tenant Concepts 97-144

#	Tenant Concept	# of Leases	% of ABR	Investment Grade Rated	Credit Rating (S&P / Moody's / Fitch)
97	La Petite Academy	1	0.3%	—	B- / B3
98	Big Blue Swim School	1	0.3%	—	N/A
99	Meineke	2	0.3%	—	N/A
100	Pizza Hut	2	0.3%	—	N/A
101	UTMB Health	1	0.3%	✓	AAA
102	Michigan Road Animal Hospital	1	0.3%	—	B / Baa1
103	Skechers	1	0.3%	—	N/A
104	Slim Chickens	1	0.3%	—	N/A
105	Sherwin Williams	2	0.3%	✓	BBB+
106	Valvoline	2	0.3%	—	N/A
107	Hook & Reel	1	0.3%	—	N/A
108	Marathon Veterinarian Hospital	1	0.3%	—	CCC+
109	Olive Garden	1	0.3%	✓	BBB
110	Mavis Discount Tire	1	0.3%	—	N/A
111	Hops N Drops	1	0.3%	—	N/A
112	Trophy Fuel & Wash	1	0.3%	—	N/A
113	City Barbeque	1	0.3%	—	N/A
114	Citizens Bank	1	0.3%	✓	BBB+ / Baa1 / BBB+
115	AMERA Gas Station	1	0.3%	—	N/A
116	Roots Oil	1	0.3%	—	N/A
117	H&R Block	1	0.3%	✓	BBB
118	National Tire & Battery	1	0.3%	—	N/A
119	pOpshelf	1	0.2%	✓	BBB
120	HTeaO	2	0.2%	—	N/A
121	Hooters	1	0.2%	—	N/A
122	Express Oil	1	0.2%	—	N/A
123	Wing Daddy's	1	0.2%	—	N/A
124	American Family Care	1	0.2%	—	N/A
125	Consumers Credit Union	1	0.2%	—	N/A
126	Strickland Brothers	1	0.2%	—	N/A
127	Banner Health	1	0.2%	✓	AA-
128	Aaron's	1	0.2%	—	N/A
129	BMO	1	0.2%	✓	A+ / Aa2 / AA-
130	MedExpress Urgent Care	1	0.2%	✓	A+ / A2 / A
131	Republic Bank	1	0.2%	—	N/A
132	Sage Dental	1	0.2%	—	N/A
133	Caribou Coffee	1	0.2%	—	BBB
134	McDonalds	1	0.2%	✓	BBB+ / Baa1
135	Long John Silvers	1	0.2%	—	N/A
136	PEP Boys	1	0.2%	—	BB+/B1
137	Tumbleweed, Inc.	1	0.2%	—	N/A
138	Panda Express (1)	2	0.2%	—	N/A
139	Urgent Team	1	0.2%	—	N/A
140	America's Best	1	0.2%	—	N/A
141	Chicken Salad Chick	1	0.2%	—	N/A
142	MOD Pizza	1	0.2%	—	N/A
143	Elias Diamonds	1	0.2%	—	N/A
144	Zip Car Wash	1	0.1%	—	N/A

(1) Panda Express leases one property that is currently paying rent; the other Panda Express is under a new lease, and is excluded from ABR.

Tenant Concepts 145-165

#	Tenant Concept	# of Leases	% of ABR	Investment Grade Rated	Credit Rating (S&P / Moody's / Fitch)
145	Go Health	1	0.1%	—	N/A
146	Popeyes	1	0.1%	—	N/A
147	Bojangles	1	0.1%	—	N/A
148	Granny's	1	0.1%	—	N/A
149	Valero	1	0.1%	—	N/A
150	Nothing Bundt Cakes	1	0.1%	—	N/A
151	Jimmy John's	1	0.1%	—	N/A
152	Dunkin Donuts	1	0.1%	—	N/A
153	Church's Chicken	1	0.1%	—	N/A
154	Falafel King	1	0.1%	—	N/A
155	Tropical Smoothie	1	0.1%	—	N/A
156	Firehouse Subs	1	0.1%	—	N/A
157	Tutti Frutti	1	0.1%	—	N/A
158	Auto Glass Now	1	0.1%	—	N/A
159	Miracle Ear	1	0.1%	—	N/A
160	Marquette Bank	1	0.0%	—	N/A
161	Regions Banks ATM	1	0.0%	✓	BBB+ / A-
162	By Gollys (1)	2	0.0%	—	N/A
163	Hair Palace (1)	1	0.0%	—	N/A
164	PATH USA (1)	1	0.0%	—	NA
165	Jaggers (1)	1	0.0%	—	N/A
	Total Portfolio	**336**	**100.0%**		

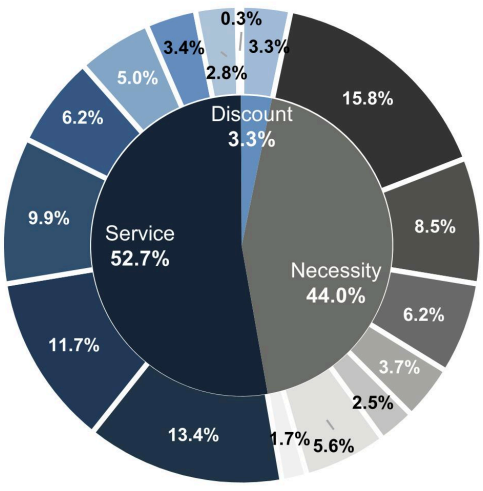
(1) Represents new leases where rent has not yet commenced and is excluded from ABR.

Industry Diversification

(unaudited)

Industry	Defensive Mix	# of Leases	ABR (000s)	% of ABR	Leased Square Feet (000s)	Rent per Square Foot
Medical and Dental Providers	Necessity	53	$10,584	15.8%	329	$32.20
Quick Service Restaurants	Service	68	$8,980	13.4%	190	$47.12
Other - Service	Service	24	$7,842	11.7%	420	$18.64
Casual Dining	Service	34	$6,639	9.9%	204	$32.57
Financial Institutions	Necessity	26	$5,690	8.5%	164	$34.63
Automotive Stores	Necessity	34	$4,158	6.2%	201	$20.68
Cellular Stores	Service	26	$4,150	6.2%	95	$43.69
Other - Necessity	Necessity	12	$3,713	5.6%	421	$8.83
Fitness Operators	Service	7	$3,339	5.0%	215	$15.52
Convenience Stores and Gas Stations	Necessity	14	$2,485	3.7%	37	$67.49
Automotive Dealers	Service	5	$2,282	3.4%	77	$29.73
Discount Retail	Discount	14	$2,209	3.3%	168	$13.10
Car Washes	Service	9	$1,837	2.8%	33	$56.24
Home Improvement Stores	Necessity	5	$1,689	2.5%	263	$6.43
Pharmacies	Necessity	4	$1,129	1.7%	52	$21.91
Professional Services	Service	1	$173	0.3%	4	$42.35
Total		**336**	**$66,899**	**100.0%**	**2,873**	**$23.28**

Industry Mix / Defensive Mix



- Discount Retail
- Medical and Dental Providers
- Financial Institutions
- Automotive Stores
- Convenience Stores and Gas Stations
- Home Improvement Stores
- Other - Necessity
- Pharmacies
- Quick Service Restaurants
- Other - Service
- Casual Dining
- Cellular Stores
- Fitness Operators
- Automotive Dealers
- Car Washes
- Professional Services

Ground Lease Portfolio

(unaudited)

GROUND LEASE PORTFOLIO KEY METRICS

36
Leases

10.9%
of total portfolio ABR

20.1
Average placer.ai rank [1]

GROUND LEASE CREDIT BREAKDOWN



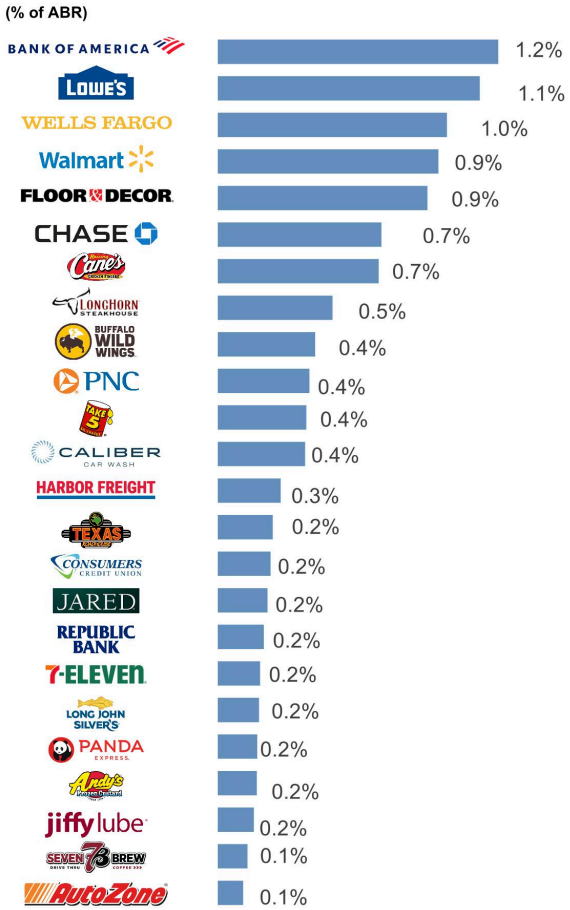
(% of ABR)

- 60% Investment Grade
- 23% Not Rated
- 17% Sub-Investment Grade

GEOGRAPHIC DISPERSION

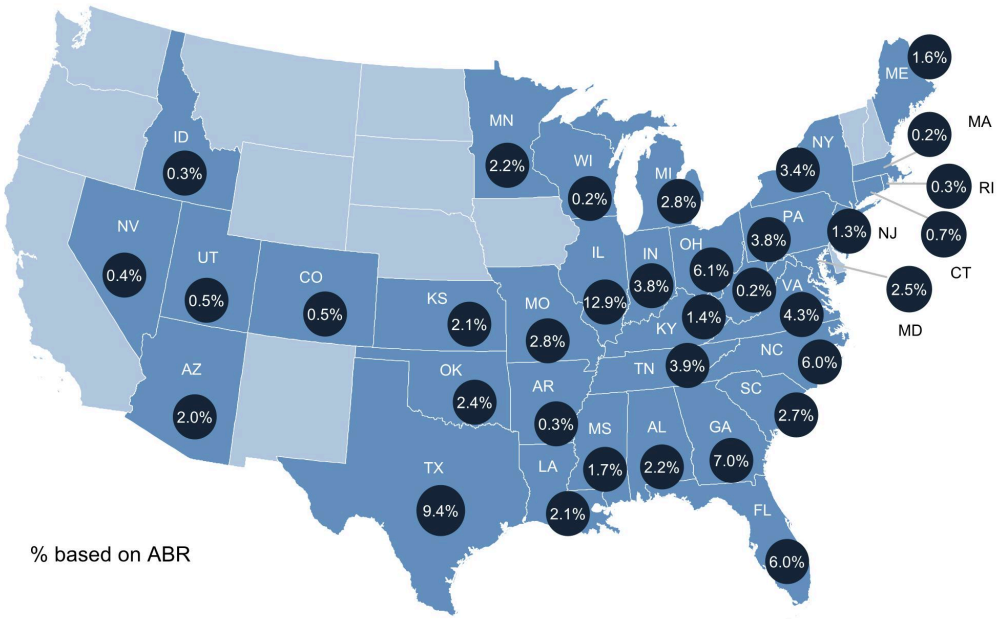
State	# of Properties	ABR (000s)	% of ABR
IL	5	$ 996	1.5 %
ME	2	907	1.3 %
VA	6	870	1.3 %
NY	2	772	1.2 %
MD	2	684	1.0 %
PA	1	600	0.9 %
OH	3	542	0.8 %
CT	1	323	0.5 %
KS	3	316	0.5 %
KY	2	312	0.5 %
GA	1	250	0.4 %
MI	1	146	0.2 %
MN	1	142	0.2 %
AL	1	140	0.2 %
WI	1	103	0.2 %
FL	1	84	0.1 %
NJ	1	73	0.1 %
NC	2	0	0.0 %
Total	**36**	**$ 7,260**	**10.9 %**

GROUND LEASE TENANTS



(1) Placer.ai ranks locations from 1 to 100, with 1 being the best, based on retail subcategories determined by visitations. A score of 50 indicates an average location.

Property Map and Geography



Portfolio

26.9
Score
Median Placer.ai Ranking (1)

316
Properties

35
States

State	# of Properties	Square Feet (000s)	% of ABR
IL	34	325	12.9%
TX	28	194	9.4%
OH	24	203	6.1%
GA	23	160	7.0%
FL	19	165	6.0%
NC	16	191	6.0%
IN	15	81	3.8%
VA	15	90	4.3%
TN	12	95	3.9%
MI	11	72	2.8%
SC	10	87	2.7%
OK	10	50	2.4%
MO	9	53	2.8%
AL	9	40	2.2%
NY	8	259	3.4%
PA	8	145	3.8%
MD	7	53	2.5%
NJ	7	40	1.3%
KY	7	35	1.4%

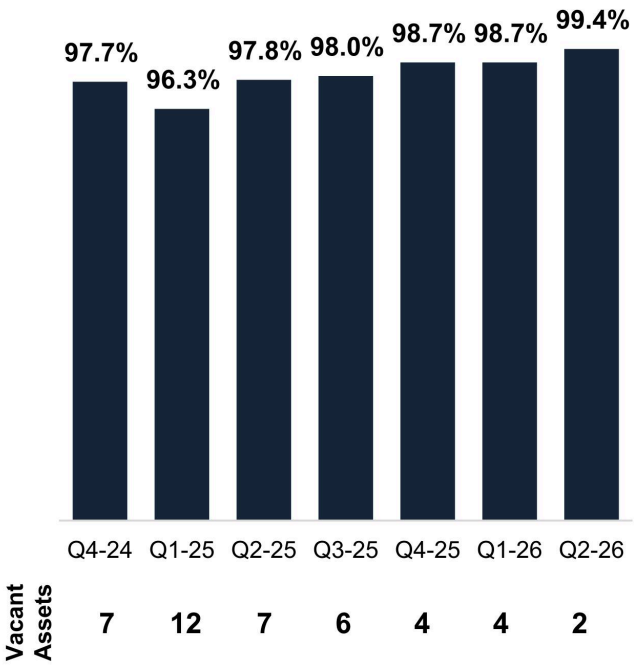
State	# of Properties	Square Feet (000s)	% of ABR
KS	7	41	2.1%
MN	7	72	2.2%
AZ	6	40	2.0%
LA	5	52	2.1%
MS	3	77	1.7%
ME	3	186	1.6%
UT	2	22	0.5%
CO	2	9	0.5%
CT	2	5	0.7%
WV	1	1	0.2%
WI	1	31	0.2%
NV	1	4	0.4%
AR	1	3	0.3%
MA	1	2	0.2%
ID	1	6	0.3%
RI	1	1	0.3%
Total	**316**	**2,890**	**100.0%**

(1) Placer.ai ranks locations from 1 to 100, with 1 being the best, based on retail subcategories determined by visitations. A score of 50 indicates an average location.

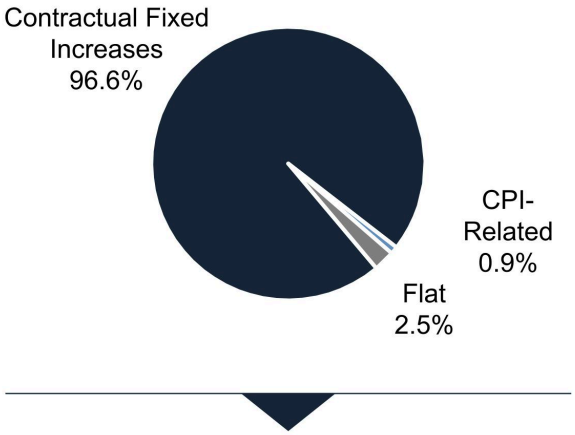
Lease Expirations, Occupancy and Contractual Rent Growth

Year	Number of Leases	Leased Square Feet (000s)	ABR (000s)	% of ABR
2026	8	28	$ 990	1.5%
2027	29	311	$ 5,833	8.7%
2028	30	215	$ 5,032	7.5%
2029	29	185	$ 5,593	8.4%
2030	32	188	$ 6,230	9.3%
2031	35	192	$ 5,778	8.6%
2032	27	501	$ 6,713	10.0%
2033	25	176	$ 4,799	7.2%
2034	20	170	$ 4,046	6.1%
Thereafter	101	907	$ 21,885	32.7%
Total	**336**	**2,873**	**$66,899**	**100.0%**

Occupancy



Escalation Types (1)



1.7%

Weighted Average Rent Growth

(1) Includes contractual rent increases on tenant renewal options to the extent a lease is at the end of its initial term. Approximately 21% escalate annually, 2.5% have no escalations, and the remainder have larger escalators every three to ten years.

FRONTVIEW REIT

Appendix

Definitions and Forward-Looking Statements

Non-GAAP Definitions and Explanations

Adjusted NOI, Annualized Adjusted NOI, and Cash NOI:

Adjusted NOI, Annualized Adjusted NOI, Cash NOI, and Adjusted Cash NOI are non-GAAP financial measures which we use to assess our operating results. We compute Adjusted NOI as Adjusted EBITDAre excluding general and administration expenses. We further adjust Adjusted NOI for non-cash revenue components of straight-line rent and other amortization expense to derive Adjusted Cash NOI. We believe Adjusted NOI and Adjusted Cash NOI provide useful and relevant information because they reflect only those income and expense items that are incurred at the property level. Adjusted NOI and Adjusted Cash NOI are not measurements of financial performance under GAAP and may not be comparable to similarly titled measures of other companies. You should not consider Adjusted NOI and Adjusted Cash NOI as alternatives to net income or cash flows from operating activities determined in accordance with GAAP. Annualized Adjusted NOI is calculated by multiplying Adjusted NOI for the applicable quarter by four and Annualized Adjusted Cash NOI is calculated by multiplying Adjusted Cash NOI for the applicable quarter by four. We believe these annualized figures provide a meaningful estimate of our current run rate for all of our investments as of the end of the most recently completed quarter given the contractual nature of our long-term net leases. You should not unduly rely on these measures as they are based on assumptions and estimates that may prove to be inaccurate. Our actual Adjusted NOI and Adjusted Cash NOI for future periods may be significantly different from our Annualized Adjusted NOI and Annualized Adjusted Cash NOI.

EBITDA, EBITDAre, Adjusted EBITDAre, and Annualized Adjusted EBITDAre:

EBITDA, EBITDAre, Adjusted EBITDAre, and Annualized Adjusted EBITDAre are non-GAAP financial measures. We compute EBITDA as earnings before interest, income taxes and depreciation and amortization. EBITDA is a measure commonly used in our industry. We believe that EBITDA provides investors and analysts with a measure of our performance that includes our operating results unaffected by the differences in capital structures, capital investment cycles and useful life of related assets compared to other companies in our industry. In 2017, Nareit issued a white paper recommending that companies that report EBITDA also report EBITDAre in financial reports. We compute EBITDAre in accordance with the definition adopted by Nareit. Nareit defines EBITDAre as EBITDA (as defined above) excluding gains (loss) from the sales of depreciable property and provisions for impairment on investment in real estate. We believe EBITDA and EBITDAre are useful to investors and analysts because they provide important supplemental information about our operating performance exclusive of certain non-cash and other costs. EBITDA and EBITDAre are not measures of financial performance under GAAP, and our EBITDA and EBITDAre may not be comparable to similarly titled measures of other companies. You should not consider our EBITDA and EBITDAre as alternatives to net income or cash flows from operating activities determined in accordance with GAAP. We compute Adjusted EBITDAre as EBITDAre for the applicable quarter, as adjusted to (i) reflect all investment and disposition activity that took place during the applicable quarter as if each transaction had been completed on the first day of the quarter, (ii) exclude certain GAAP income and expense amounts that we believe are infrequent and unusual in nature because they relate to unique circumstances or transactions that had not previously occurred and which we do not anticipate occurring in the future, (iii) eliminate the impact of lease termination fees from certain of our tenants, and (iv) exclude non-cash stock-based compensation expense. Annualized Adjusted EBITDAre is calculated by multiplying Adjusted EBITDAre for the applicable quarter by four, which we believe provides a meaningful estimate of our current run rate for all of our investments as of the end of the most recently completed quarter given the contractual nature of our long-term net leases. You should not unduly rely on this measure as it is based on assumptions and estimates that may prove to be inaccurate. Our actual EBITDAre for future periods may be significantly different from our Annualized Adjusted EBITDAre. Adjusted EBITDAre and Annualized Adjusted EBITDAre are not measurements of performance under GAAP, and our Adjusted EBITDAre and Annualized Adjusted EBITDAre may not be comparable to similarly titled measures of other companies. You should not consider our Adjusted EBITDAre and Annualized Adjusted EBITDAre as alternatives to net income or cash flows from operating activities determined in accordance with GAAP.

Funds From Operations (FFO) and Adjusted Funds From Operations (AFFO):

FFO and AFFO are non-GAAP measures. We compute FFO in accordance with the standards established by the Board of Governors of the National Association of Real Estate Investment Trusts (“Nareit”). Nareit defines FFO as GAAP net income or loss adjusted to exclude net gains (losses) from sales of certain depreciated real estate assets, depreciation and amortization expense from real estate assets, gains and losses from change in control, and impairment charges related to certain previously depreciated real estate assets. Our leases typically include cash rents that increase through lease escalations over the term of the lease. Our leases do not typically include significant front-loading or back-loading of payments, or significant rent-free periods. Therefore, we find it useful to evaluate rent on a contractual basis as it allows for comparison of existing rental rates to market rental rates. To derive AFFO, we modify the Nareit computation of FFO to include other adjustments to GAAP net income related to certain non-cash or non-recurring revenues and expenses, including, as applicable, straight-line rents, cost of debt extinguishments, amortization of lease intangibles, amortization of debt issuance costs, amortization of net mortgage premiums, (gain) loss on interest rate swaps and other non-cash interest expense, realized gains or losses on foreign currency transactions, Internalization expenses, structuring and public company readiness costs, extraordinary items, and other specified non-cash items. We believe that such items are not indicative of operating performance and thus we believe excluding such items assists management and investors in distinguishing whether changes in our operations are due to growth or decline of operations at our properties or from other factors. We believe the use of FFO and AFFO are useful to investors because they are widely accepted industry measures used by analysts and investors to compare the operating performance of REITs. FFO and AFFO should not be considered alternatives to net income as a performance measure or to cash flows from operations, as reported on our statement of cash flows, or as a liquidity measure and should be considered in addition to, and not in lieu of, GAAP financial measures.

Fixed Charge Coverage Ratio (FCCR):

The fixed charge coverage ratio is the ratio of Annualized Adjusted EBITDAre to annualized fixed charges. Fixed charges are computed on a consolidated basis as interest expense (excluding amortization of fees paid in cash and discounts and premiums on debt), plus regularly scheduled principal repayments of debt (excluding any balloon or similar payments), plus any preferred dividends payable in cash. The annualized fixed charges is calculated by multiplying fixed charges for the applicable quarter by four. Our actual fixed charges for future periods may be significantly different from our annualized fixed charges. We believe this ratio is useful to investors and analysts as it is used to evaluate our liquidity and ability to obtain financing.

Other Definitions and Explanations

Adjusted Net Debt:
Adjusted Net Debt is a non-GAAP financial measure. We define Adjusted Net Debt as Net Debt less undrawn Series A convertible preferred stock and unsettled forward equity.

Adjusted Cash G&A:
We define Adjusted Cash G&A as total G&A less non-cash compensation and non-recurring items. We believe this ratio is useful to understand the normalized cash G&A.

Adjusted Cash Revenue:
Adjusted Cash Revenue is a non-GAAP financial measure. We define Adjusted Cash Revenue as Total Revenues, less reimbursable income, adjustments to recognize contractual rental amounts on a straight-line basis, and above/below market lease amortization. We believe this ratio is useful to investors and analysts to understand the cash revenue, excluding reimbursement income.

Annualized Base Rent (ABR):
We define ABR as the annualized contractual cash rent due for the last month of the reporting period and adjusted to remove rent from properties sold during the month and to include a full month of contractual cash rent for properties acquired during the last month of the reporting period.

Cash Capitalization Rate:
Cash Capitalization Rate is calculated by measuring the annualized contractual cash rent at the time of closing, divided by the purchase price of the related property.

Concept:
Represents the brand or trade name the tenant operates.

Defensive Mix:
Defensive Mix is a term used by us to categorize tenants determined by their area of focus: (1) Necessity, which represents tenants providing essential services or selling essential goods to consumers and includes Medical and Dental Providers, Financial Institutions, Automotive Stores, Convenience & Gas Stores, Pharmacies, and Home Improvement Stores, (2) Service, which represents tenants who provide specific services to consumers and includes Quick Service Restaurants, Casual Diners, Automotive Dealers, Fitness Operators, Car Washes, and Professional Service, and (3) Discount, which represents tenants that sell merchandise and goods a significant discount compared to traditional retailers.

Disposition Capitalization Rate:
Disposition Capitalization Rate is calculated by the ABR on the date of the related disposition divided by the gross sale price.

Other Definitions and Explanations (Continued)

Economic Yield:
Economic Yield is defined as the sum of contractual fixed annual rents computed on a straight-line basis over the primary lease terms, divided by the purchase price.

GAAP:
GAAP is the Generally Accepted Accounting Principles in the United States.

Gross Debt:
We define Gross Debt as total debt, net plus debt issuance costs and original issuance discount.

Net Debt:
Net Debt is a non-GAAP financial measure. We define Net Debt as our Debt less cash and cash equivalents.

Occupancy:
Occupancy or a specified percentage of our portfolio that is “occupied” or “leased” means as of a specified date (i) the number of properties that are subject to a signed lease divided by (ii) the total number of properties in our portfolio.

Purchase Price:
Purchase Price is represented by the contractual acquisition price of the related property, excluding any transaction costs or other capital expenditures.

Secured Overnight Financing Rate (SOFR):
We define SOFR as the current one-month term SOFR.

Tenant:
Tenant represents the legal entity responsible for fulfilling obligations under the lease agreement.

WALT:
WALT represents the remaining average lease term of our leases, weighted by rent, and excluding lease renewal options and investments in mortgage loans.

Forward-Looking and Cautionary Statements

About the Data

This data and other information described herein are as of and for the three months ended June 30, 2026, unless otherwise indicated. Future performance may not be consistent with past performance and is subject to change, involving inherent risks and uncertainties. This information should be read in conjunction with FrontView's Annual Report on Form 10-K as of and for the year ended December 31, 2025 and Form 10-Q for the period ended June 30, 2026, including the financial statements and the management's discussion and analysis of financial condition and results of operations sections.

Forward Looking Statements

This presentation contains forward-looking statements, which reflect our current views regarding our business, financial performance, growth prospects and strategies, market opportunities, and market trends. Forward-looking statements include all statements that are not historical facts.

In some cases, you can identify these forward-looking statements by the use of words such as "outlook, " "believes, " "expects, " "potential, " "continues, " "may, " "will, " "should, " "could, " "would be, " "seeks, " "approximately, " "projects, " "predicts, " "intends, " "plans, " "estimates, " "anticipates, " or the negative version of these words or other comparable words. All of the forward-looking statements herein are subject to various risks and uncertainties. Assumptions relating to the foregoing involve judgments with respect to, among other things, future economic, competitive and market conditions, and future business decisions, all of which are difficult or impossible to predict accurately and many of which are beyond our control. Although we believe that the expectations reflected in such forward-looking statements are based on reasonable assumptions, our actual results, performance, and achievements could differ materially from those expressed in or by the forward-looking statements and may be affected by a variety of risks and other factors. Accordingly, there are or will be important factors that could cause actual outcomes or results to differ materially from such forward-looking statements. These factors include, but are not limited to, 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, and property acquisitions and the timing of these investments and acquisitions. These and other risks, assumptions, and uncertainties are described in our filings with the SEC, which are available on the SEC's website at www.sec.gov.

You are cautioned not to place undue reliance on any forward-looking statements included herein. All forward-looking statements are made as of the date of this document and the risk that actual results, performance, and achievements will differ materially from the expectations expressed or referenced herein will increase with the passage of time. We undertake no obligation to publicly update or review any forward-looking statement, whether as a result of new information, future developments, or otherwise, except as required by law.

IP Disclaimer

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EXHIBIT 99.3

FRONTVIEW REIT

Investor Presentation

Quarter ended June 30, 2026

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-first 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.

investor.frontviewreit.com





Aspen Dental
20861 E 13 Mile Rd, Roseville, MI 48066

$2.1 million
PURCHASE PRICE

25.3K / Day
TRAFFIC COUNT

FrontView REIT Overview

Real Estate First. Diversification by Design.

Fungible boxes with frontage in major markets operating in vibrant strong retail corridors, with replaceable rents

Embedded higher organic growth from contractual escalators and **mark-to-market upside potential**

Highly diversified, with no tenant representing more than **2.6%** of ABR and top 10 of only **20.2%**



Competitive edge in fragmented market through granular sourcing and developer underwriting acumen

Low levered balance sheet with equity raised to fund 2026 and 2027 investments and a low payout ratio

Strong alignment through meaningful insider ownership, equity compensation, and strong corporate governance

Q2 2026: Highlights and Opportunity

Disciplined Execution

- **Optimized portfolio through capital recycling**, enhancing diversification, real estate quality, tenant credit and WALT
- **Raised 2026 AFFO per share guidance to 7% growth at midpoint**, with Adj. Net Debt / Annualized Adj. EBITDAre of **4.0x**, Net Debt / Annualized Adj. EBITDAre to **5.4x**, Fixed Charge Ratio of **3.6x**, of and LTV of **33.0%**
- **99.4% occupied** and renewed three properties to new tenants, with **23.4% increase in rents** and re-tenanted a vacant property to **Amazon adding over $260K in ABR**

Differentiated Portfolio

- **Diversified tenant base,** with the largest tenant at only **2.6% of ABR, top 10 at 20.2% and top 20 at 35.5%**
- **Granular frontage portfolio,** with median box size of **5,000 SQFT** and median rent per box of **$174,000**
- Highly desirable locations, with **over 27K average daily traffic, top 26.9 Placer.ai rankings** and **173K 5-mile population**
- **Portfolio improvement: increased top 100 MSAs** to 78.5% (+1.5% from Q1), **reduced Dollar Trees** (-1.4% from Q1)
- **Best-in-class disclosures: 100% of ABR** by concept and **100% of property addresses** (1)

Alignment, Growth, Portfolio Improvement

- **Strong alignment with shareholders**, as management team and board collectively own approximately **10%** (2) of the outstanding shares and units
- **Fully funded for 2026 and 2027** investments with forward equity, undrawn preferred stock and revolver capacity; raised **$50.5 million** in common equity under the ATM program
- **Attractive PEG ratio** supported by **7% growth at mid-point of 2026 guidance**; raised 2026 net investment guidance to **$120 million**

(1) Please see https://frontviewreit.com/portfolio.
(2) As of 6/30/2026; Includes OP units and common shares. Assumes full impact of Series A convertible preferred stock is converted to common stock at $17.00 per share.

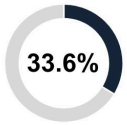
Q2 2026 Key Stats and Guidance

As of June 30, 2026

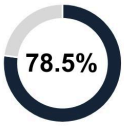
316 Properties	**$66.9M** Annualized Base Rent (ABR)
5,000 Median Square Feet per Box	**~$174K** Median Rent per Box
99.4% Occupancy	**173K** 5-Mile Average Population (1)



Top Tenant ABR %



Investment Grade (1)



Top 100 MSAs (1)



Proximity to Shopping Centers (2)

Weighted Avg. Lease Term	**7.1 years**	Median Placer.ai Score (3)	**26.9**	Rentable Square Feet	**2,890K**
Available Liquidity	**$208M**	Adj. Net Debt / Ann. Adjusted EBITDAre	**4.0x**	Dividend Payout Ratio (4)	**64.7%**

2026 Guidance

Metric	Prior	Current	Change
Net Investment	~$110M	~$120M	~$10M
AFFO per Share	$1.29 - $1.33	$1.32 - $1.34	+ $0.03 - $0.01 6.6% y-o-y growth (midpoint) 7.4% y-o-y growth (high end)

Note: Data as of or for the quarter ended June 30, 2026.
(1) Based on ABR.
(2) Based on the number of properties within 0.5 miles of a shopping center.
(3) Placer.ai ranks locations from 1 to 100, with 1 being the best, based on retail subcategories determined by visitations. A score of 50 indicates an average location.
(4) Adjusted Funds from Operations ("AFFO") payout ratio.

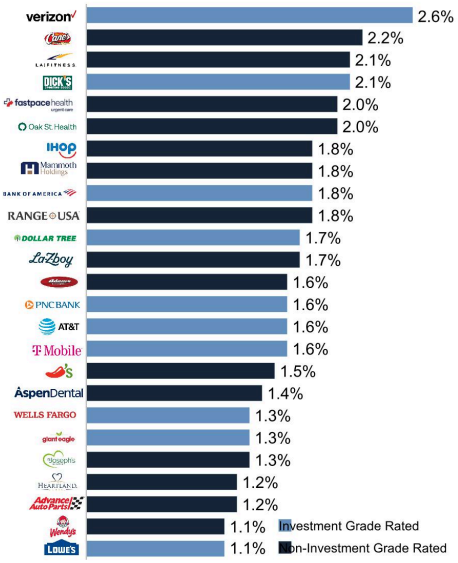
Q2 2026 Portfolio Overview

Portfolio Stats	
Properties	316
Annualized Base Rent ("ABR"):	$66.9M
Number of Leases:	336
Top 10:	20.2%
Concepts	165
Industries	16
Rentable Square Feet	2.9M
Average Rent Per Square Foot	$23.28
Occupancy	99.4%
WALT	7.1 years
Median Rent per Box	$174K
Median Square Feet per Box	5,000

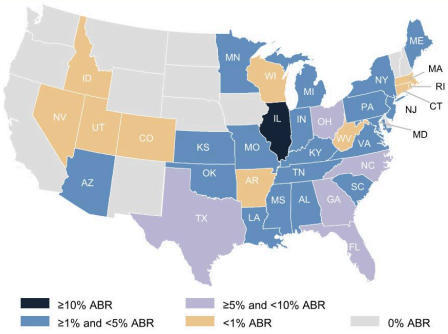
Tenant and Lease Characteristics	
Corporate or Large Franchisee (1)	96.1%
Investment Grade % (1, 2)	33.6%
Leases with Escalators	97.5%
Annual Escalators	1.7%
Ground Lease (3)	10.9%

Location and Performance	
Top 100 MSA (3)	78.5%
Proximity to Shopping Centers (4)	91.8%
Median State Placer.ai Score (5)	26.9
Average Daily Traffic Count	26.7K
Average 5-Mile Population	172.9K

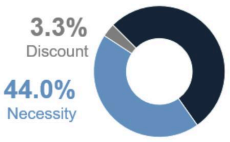
Top 25 Tenants



Geographically Diversified



Industry Defensive Mix



See supplemental for detail

(1) A major franchisee has over 50 units. Investment grade represents tenant or guarantor rating weighted by ABR.
(2) Includes Giant Eagle, which entered into an agreement to be acquired by Kroger, an IG tenant.
(3) Based on ABR.
(4) Based on number of assets within a 0.5-mile radius of an anchor tenant within a shopping center.
(5) Placer.ai ranks locations from 1 to 100, with 1 being the best, based on retail subcategories determined by visitations. A score of 50 indicates an average location.

Highly Fungible Assets with Strong Visibility

Our properties are strategically-located and frontage-based providing tenants with excellent visibility, customer convenience and brand-building opportunities

Brand Building Through Real Estate

- Opportunity to build individual signage and prototypes to allow tenants to market, brand, and advertise themselves as they are located along highly trafficked roads

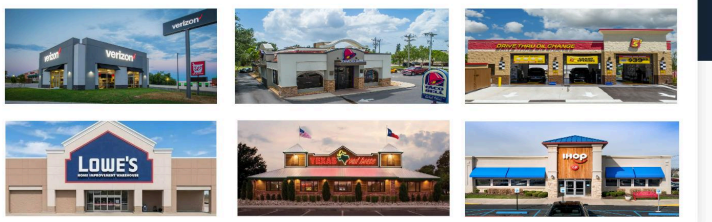
Convenience and Access

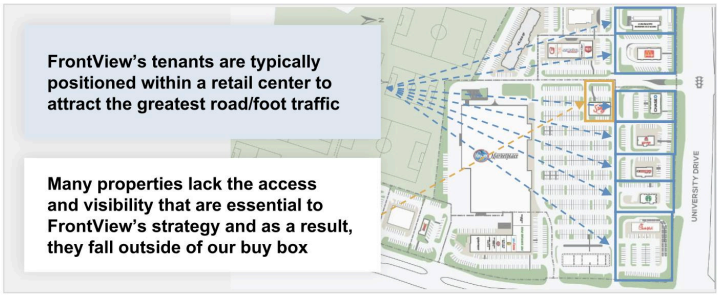
- Attracts tenants in the essential and experiential retail segments that demand high-profile physical locations that facilitate frequent visitation from customers
- Frontage on highly-trafficked roads provides tenants with premium visibility and convenient access for customers

Growing Demand Drivers

- New tenants entering the marketplace
- Existing tenants expanding/relocating
- Demographic changes, including growing population

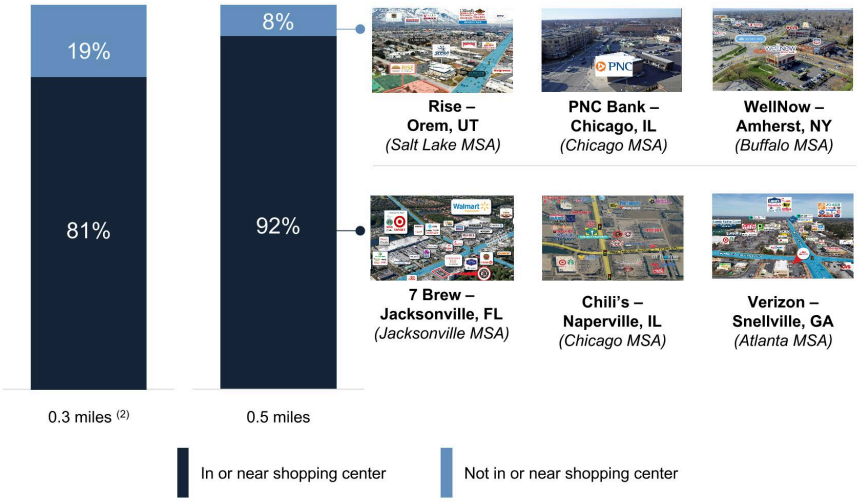
Sample Brands





Strategically Located Properties

Properties Located Near Highly Trafficked Shopping Centers and Along Major Thoroughfares (1)



Rise – Orem, UT *(Salt Lake MSA)*

PNC Bank – Chicago, IL *(Chicago MSA)*

WellNow – Amherst, NY *(Buffalo MSA)*

7 Brew – Jacksonville, FL *(Jacksonville MSA)*

Chili's – Naperville, IL *(Chicago MSA)*

Verizon – Snellville, GA *(Atlanta MSA)*

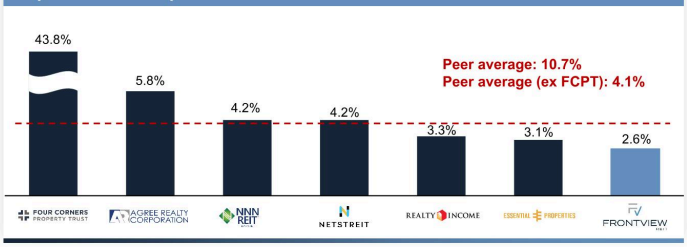
Benefits of Locations In or Near Shopping Centers

- Increased foot traffic
- Seamless omnichannel experience for visitors
- Cross-selling and upselling opportunities
- Stronger brand loyalty and engagement
- Fungible real estate

(1) Based on the number of assets.
(2) According to Urban Land Institute, the average retail node is approximately 0.3 miles. These locations include high-traffic shopping centers and/or large standalone high-traffic retailers (e.g., Costco, Walmart, Target, Home Depot, Lowe's).

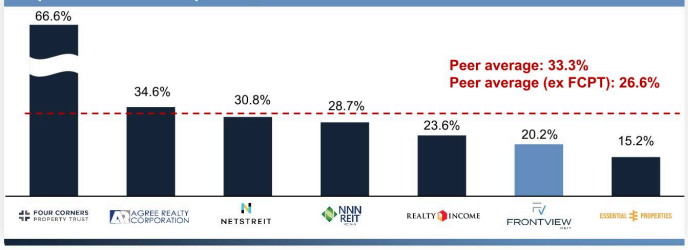
Differentiated Characteristics Versus Peers

Top Tenant Concept as % of ABR



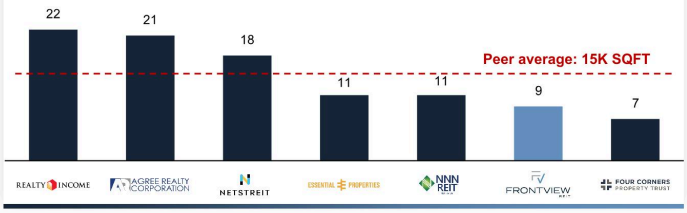
Excellent Tenant Diversification

Top 10 Tenant Concepts as % of ABR



FrontView's Portfolio is Predominately in Top MSAs

Average Box Size (000s Square Feet)



Fungible Box Sizes That Many Tenants Can Utilize

Annualized Base Rent Per Property ($000s)



Low Rent and Basis Allowing for Positive Releasing Opportunities

Note: Essential Properties, Four Corners, Agree Realty, NNN REIT, and NETSTREIT as of Q2 2026; Realty Income as of Q1 2026.
(1) Reflects the undepreciated book value of real estate divided by the number of properties.

Top Industries and Concepts

High Quality Concepts Across Top Industries

Medical & Dental Providers

#	Concept	Credit	# of Leases	ABR %
1	Fast Pace Urgent Care	Corporate	7	2.0%
2	Oak Street Health	Corporate	6	2.0%
3	Aspen Dental	Corporate	7	1.4%
4	St. Joseph Hospice	Corporate	2	1.3%
5	Heartland Dental	Corporate	5	1.2%
	Others		26	7.9%
	Total		**53**	**15.8%**

Quick Service Restaurants

#	Concept	Credit	# of Leases	ABR %
1	Raising Canes	Corporate	6	2.2%
2	Wendy's	Franchisee	6	1.1%
3	Andy's Frozen Custard	Corporate	4	0.9%
4	Burger King	Corporate	4	0.9%
5	Chipotle	Corporate	5	0.9%
	Others		43	7.4%
	Total		**68**	**13.4%**

Other – Service

#	Concept	Credit	# of Leases	ABR %
1	Dick's	Corporate - IG	1	2.1%
2	Range USA	Corporate	3	1.8%
3	LA-Z-Boy	Corporate	3	1.7%
4	Academy Sports	Corporate	1	1.1%
5	WSS	Corporate - IG	2	1.0%
	Others		14	4.0%
	Total		**24**	**11.7%**

Casual Dining

#	Concept	Credit	# of Leases	ABR %
1	IHOP	Corporate	7	1.8%
2	Chili's	Corporate	3	1.5%
3	Applebee's	Franchisee	3	0.9%
4	Buffalo Wild Wings	Corporate	2	0.8%
5	Chuy's Mexican	Corporate - IG	2	0.7%
	Others		17	4.2%
	Total		**34**	**9.9%**

Financial Institutions

#	Concept	Credit	# of Leases	ABR %
1	Bank of America	Corporate - IG	5	1.8%
2	PNC Bank	Corporate - IG	6	1.6%
3	Wells Fargo	Corporate - IG	3	1.3%
4	Charles Schwab	Corporate - IG	1	1.1%
5	Chase Bank	Corporate - IG	3	0.9%
	Others		8	1.8%
	Total		**26**	**8.5%**

Automotive Stores

#	Concept	Credit	# of Leases	ABR %
1	Advance Auto Parts	Corporate	7	1.2%
2	Take 5 Oil Change	Franchisee	6	1.0%
3	Jiffy Lube	Franchisee	3	0.6%
4	O'Reily Auto Parts	Corporate – IG	4	0.6%
5	AutoZone	Corporate – IG	3	0.6%
	Other		11	2.2%
	Total		**34**	**6.2%**

The Top 6 Industries Represent Approximately 65.5% of ABR as of June 30, 2026

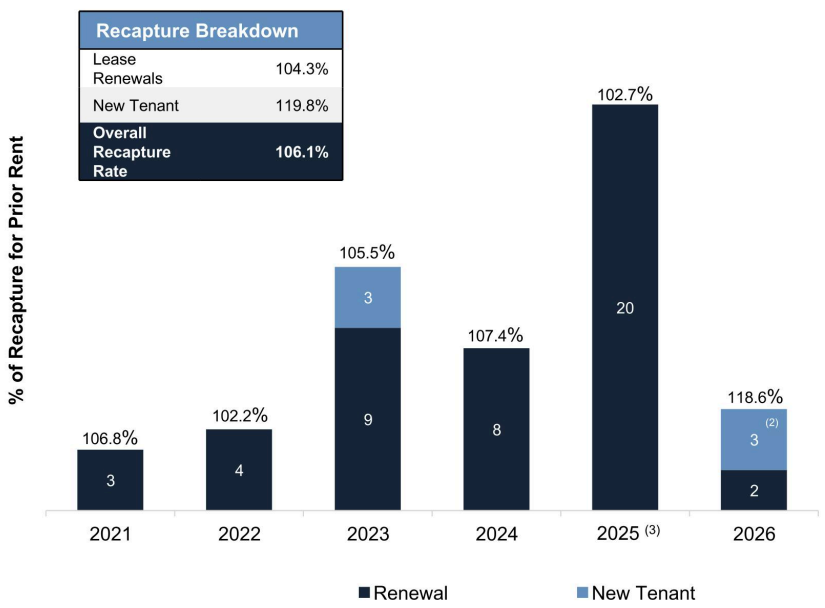
Strong Track Record on Renewals

Since inception in 2016, FrontView has had 52 lease renewals

- Renewed 46 leases at expiration, achieving **104.3%** of expiring rent
- Executed seven [2] new tenant leases at expiration, achieving **119.8%** of prior tenants' rent
- Contractual renewal rate typically ranges between 100.0% - 110.0% of prior rent

Since 2016, Overall Recapture of 106.1% [1]

Recapture Breakdown	
Lease Renewals	104.3%
New Tenant	119.8%
Overall Recapture Rate	**106.1%**



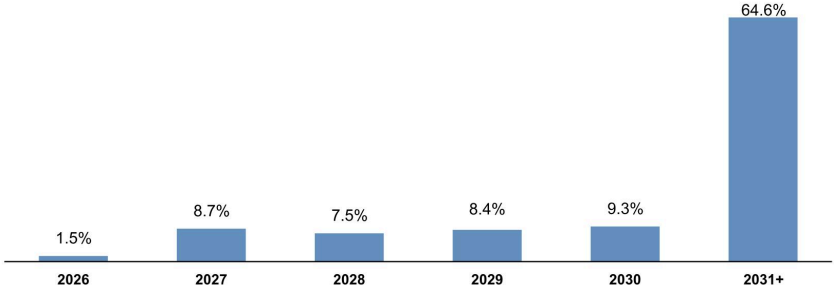
(1) Includes tenant lease renewals, new tenant leases at expiration, and new tenant leases after expiration, excluding blend and extend.
(2) Successfully negotiated two new lease agreements out of an expiring Twin Peaks lease in Winston-Salem, NC.
(3) Includes five tenants whose leases originally expired in 2026 but exercised their option in 2025.

Upcoming Lease Expirations Are Well-Positioned in Their Respective Markets for Rent Appreciation

Lease Maturity Summary

	Next 5-years	Total Portfolio
# of Leases	128	336
GLA	0.93M	2.89M
% of Total GLA	32%	100%
Median Box Size (SQFT)	4,410	5,000
Shopping Center Exposure (1)	94%	92%
ABR Per SQFT	$25.54	$23.28
% of Total ABR	35%	100%
Median Rent per Box	$156K	$174K
Average 5-Mile Population	179.2K	172.9K
Average Traffic Counts	22,546	26,677

Lease Maturity (% of ABR)



	2026	2027	2028	2029	2030	2031+
Number of Leases	8	29	30	29	32	208
High Traffic Counts of Upcoming Expirations (2)	15,667	23,996	20,548	22,597	23,865	28,908
5-Mile Average Population	131.1K	186.1K	136.8K	187.9K	206.7K	169.4K
Median Placer.ai Scores of Upcoming Expirations (3)	Top-Half	Top-Quartile	Top-Half	Top-Third	Top-Third	Top-Third

Upcoming 5-year Maturities Are Related to Real Estate Locations That Are Attractive For Their Respective Markets

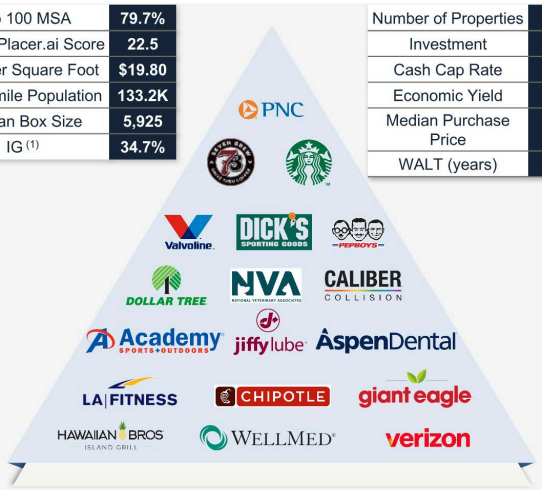
(1) Based on 0.5-mile proximity to a shopping center by the number of properties.
(2) Traffic Counts are determined by CoStar.
(3) Placer.ai ranks locations from 1 to 100, with 1 being the best, based on retail subcategories determined by visitations. A score of 50 indicates an average location.

Optimizing Portfolio Through Accretive Capital Recycling

Trailing Twelve Months Acquisitions

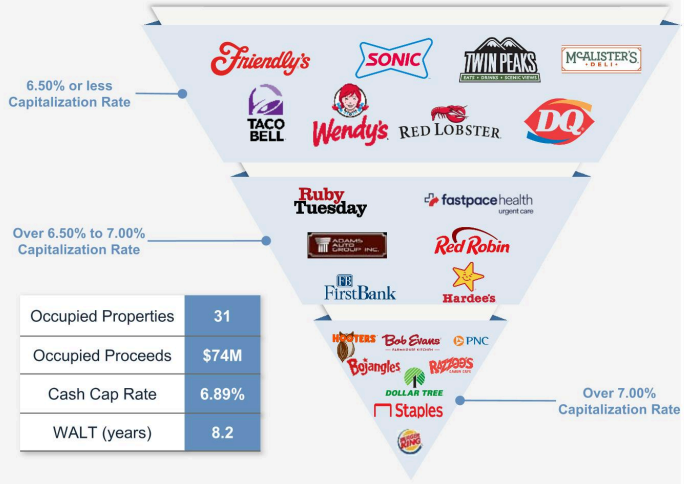
Top 100 MSA	79.7%
Median Placer.ai Score	22.5
Rent per Square Foot	$19.80
Avg. 5-mile Population	133.2K
Median Box Size	5,925
IG (1)	34.7%

Number of Properties	37
Investment	$149M
Cash Cap Rate	7.42%
Economic Yield	7.63%
Median Purchase Price	$2.8M
WALT (years)	9.7



- **Median purchase price of $2.8M across 37 properties and 32 unique concepts**

Trailing Twelve Months Occupied Dispositions



Occupied Properties	31
Occupied Proceeds	$74M
Cash Cap Rate	6.89%
WALT (years)	8.2

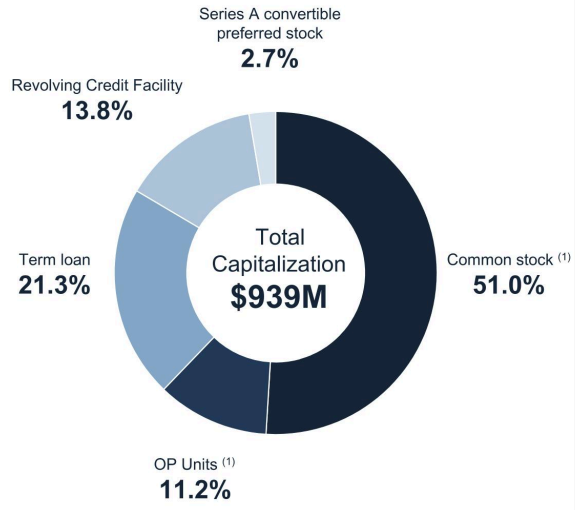
- **Strategic sales including removing tertiary locations, increasing industry diversification, and shedding weaker / tired concepts**

(1) Includes Giant Eagle, which entered into an agreement to be acquired by Kroger, an IG tenant.

Q2 2026 Capital Structure Overview

Sub-35% Leverage Ratio With Ample Liquidity

Capital Structure



Net debt and adjusted net debt to annualized adjusted EBITDAre (000s)	Interest rate	Fixed rate SOFR swap	Max maturity		June 30, 2026
Term loan	4.81%	3.66%	10/3/2029 (3)	$	200,000
Revolving credit facility	SOFR + 1.15%	2.92% - 3.28% (2)	10/3/2029 (3)		130,000
Gross debt				**$**	**330,000**
Cash and cash equivalents					(6,001)
Net debt				**$**	**323,999**
Less: Net value of undrawn Series A convertible preferred stock					(50,000)
Less: Net value of unsettled forward equity					(32,237)
Adjusted net debt				**$**	**241,762**
Annualized adjusted EBITDAre				$	59,924
Net debt to annualized adjusted EBITDAre					**5.4x**
Adjusted net debt to annualized adjusted EBITDAre					**4.0x**

Fixed charge coverage ratio (000s)		
Interest expense	$	4,191
Non-cash interest		(400)
Preferred dividends		422
Fixed charges		4,213
Annualized Fixed Charges	$	16,852
Fixed Charge Coverage Ratio (4)		**3.6x**

Liquidity (000s)		
Cash and cash equivalents	$	6,001
Undrawn revolving credit facility capacity		120,000
Undrawn Series A convertible preferred stock		50,000
Unsettled forward equity		32,237
Total liquidity	**$**	**208,238**

Term Loan and Credit Facility Covenants		
Total leverage ratio	≤ 60%	33.0%
Adjusted EBITDA to fixed charges ratio	≥ 1.50 to 1.00	3.6x
Secured leverage ratio	≤ 40%	0.0%
Unencumbered NOI to unsecured interest expense ratio	≥ 1.75 to 1.00	4.4x
Unsecured leverage ratio	≤ 60%	33.4%
Tangible net worth	≥ $ 380,032	$666,786

Note: Metrics as of June 30, 2026.
(1) Equity value as of June 30, 2026, was $20.23.
(2) The revolving credit facility has four hedges for a notional amount of $100.0 million that expires on March 31, 2028.
(3) Maturity date assumes both 12-month extension options are exercised. Initial maturity is October 3, 2027.
(4) Fixed Charge Coverage Ratio represents Adjusted Annualized EBITDAre divided by Annualized Fixed Charges.

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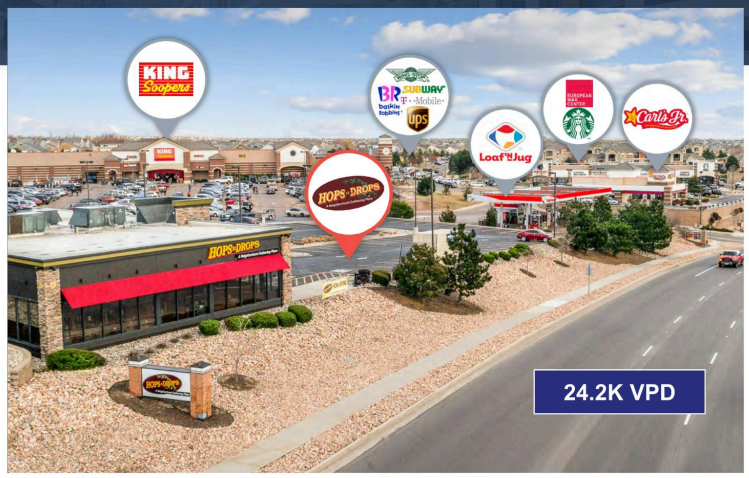
Case Studies

Hops n Drops Disposition: Harvesting Value from a Dark Asset

Property Characteristics

Address: 5820 Stetson Hills Blvd., Colorado Springs, CO 80922

5,077 SQFT	1.2 Acres	24,165	777K People
Building Size	Land Size	Average Daily Traffic	Within Colorado Springs MSA (Top 100 MSA)



Prior Tenant

HOPS-DROPS

- Acquired a Hops N Drops in 2019 with prime frontage and ~10 years of lease term remaining for a $2.5M Purchase Price
- The store initially performed well, generating over $2.2M in annual sales and mid-single digit rent-to-sales ratios
- Persistent inflationary pressure and rising operating costs pushed management to shut the store down

Disposition Details

- Given the property's prime location and real estate characteristics, FrontView quickly received several sub-lease proposals from experienced operators
- After evaluating multiple lease opportunities with new tenants, FrontView decided to sell the property to a qualified buyer who purchased the asset for a substantial premium
- **Recognized significant value creation** by selling the property for **$3.75M in July 2026**, representing a **50% gain** over the original purchase price and a **5.0% capitalization rate** on existing rent

Harvested value for shareholders by selling a dark asset generating an IRR of 12.1%

Amazon Re-Tenanting: Converting Walgreens Risk into AA Credit Value Creation

Property Characteristics

Address: 710 Fayetteville St, Durham, NC 27701

10,152 SQFT	1.2 Acres	22,966	625K People
Building Size	Land Size	Average Daily Traffic	Within Durham MSA (Top 100 MSA)



Prior Tenant | Walgreens

- FrontView acquired the property in 2019 with excellent frontage and approximately six years of Walgreens lease term remaining
- The store initially performed well, generating approximately $7.2M in annual sales
- Following Walgreens' acquisition by Sycamore Partners, FrontView proactively evaluated alternative outcomes for the asset

New Tenant | amazon

- Marketed the property through our network and quickly generated multiple qualified lease and sale offers
- Signed a multi-year lease with Amazon [1] at approximately the same rent, with 2% annual escalators and no tenant improvement contribution; rent commenced mid-May 2026
- **Created significant value over our basis** [2] through targeted credit enhancement and real estate-first asset management

Signed a new lease with Amazon, an AA/A1 credit, validating the strength of the real estate and demonstrating FrontView's ability to convert tenant risk into value creation

[1] Amazon lease remains subject to tenant's limited diligence / governmental approval contingency, including the ability to terminate the lease if required approvals for its intended fulfillment-related use are not obtained within the applicable contingency period. Value creation estimate assumes lease commencement and tenant occupancy following satisfaction or waiver of such contingency.
[2] Based on market cap rate, where comparable Amazon leases are trading in the marketplace.

Raising Cane's Redevelopment: Upgrading from Miller's Ale House

Property Characteristics

Address: 6401 95th Street, Chicago Ridge, IL 60415

3,065 SQFT	1.6 Acres	47,800	9.6M People
Building Size	Land Size	Average Daily Traffic	Within Chicago MSA



Prior Tenant

MILLER'S ALE HOUSE

- Acquired property in 2019 at a 7.0% cap rate, ~7 years of term remaining
- Strong initial performance, later pressured by COVID-19 headwinds
- Signalized hard corner with exceptional demographics, created clear re-tenanting upside

New Tenant

Raising Cane's Chicken Fingers

- Marketed the property for lease while partnering with Miller's on a long-term solution
- Signed 15-year Raising Cane's ground lease with zero landlord contributions; Miller's termination fee covered carrying costs
- **$1.7M gain on basis (42% increase)** [1] supported by hard-corner real estate, stronger credit, zero landlord contributions, and a 15-year ground lease

Proactively converted the asset into a 15-year Raising Cane's ground lease, with prior tenant termination fees fully offsetting carrying costs during the transition

(1) Based on 5.00% cap rate, where comparable long-term Raising Cane's leases are trading.

Panda & Jaggers Redevelopment: Former Twin Peaks

Property Characteristics

Address: 1915 Hampton Inn Ct, Winston-Salem, NC 27103

6,200 SQFT [1]	1.8 Acres	90,530	700K People
Building Size	Land Size	Average Daily Traffic	In Winston-Salem MSA



Prior Tenant

- Acquired property in 2019 for $1.8M with 6.5 years of term remaining
- Oversized parcel, below-market rent, and strong store (5% rent-to-sales)
- FAT Brands' 2021 LBO saddled Twin Peaks with debt, prompting FrontView to proactively pursue alternatives

New Tenants

- FrontView subdivided the site into two ground leases
- Created two new leases with combined annual rent of $265K, with rents of $140K and $125K, a 92% increase over prior rent of $138K
- **$3.0M gain on basis (163% increase)** [2] driven by site subdivision, stronger-credit tenants, 92% higher rent, and new 15+ year ground leases

Leveraging FrontView's development expertise, FVR subdivided an underperforming property into two ground-leased parcels and executed new leases with stronger-credit tenants at materially higher rents

(1) Based on the combined proposed building sizes of both stores.
(2) Based on 5.50% cap rate, where comparable long-term Panda Express and Jaggers leases are trading.

Avis Re-Tenanting: Former Tricolor

Property Characteristics

Address: 1431 Cobb Pkwy SE, Marietta, GA 30067

20,246 SQFT	2.12 Acres	39,895	6.4M People
Building Size	Land Size	Average Daily Traffic	Within Atlanta MSA



Prior Tenant tricolor auto

- Post alleged fraud, Tricolor's senior A-rated secured ABS traded below 80 (20%+ implied losses)
- Given its strong location, FrontView received multiple offers to purchase and lease the property during bankruptcy

New Tenant AVIS

- With several potential options for the property, FrontView chose to pursue a lease with Avis (market cap of ~$5.6B[1] , credit rating of BB- from S&P)
- 10-year lease at a 6.8% initial cash cap rate with 2.1% annual escalators (7.4% economic cap), rent commenced two months after the bankruptcy
- **$1.7M gain on basis (24% increase)** [2] supported by superior credit, higher escalators and a new 10-year lease

Real estate-first underwriting converted tenant default into an improved economic outcome

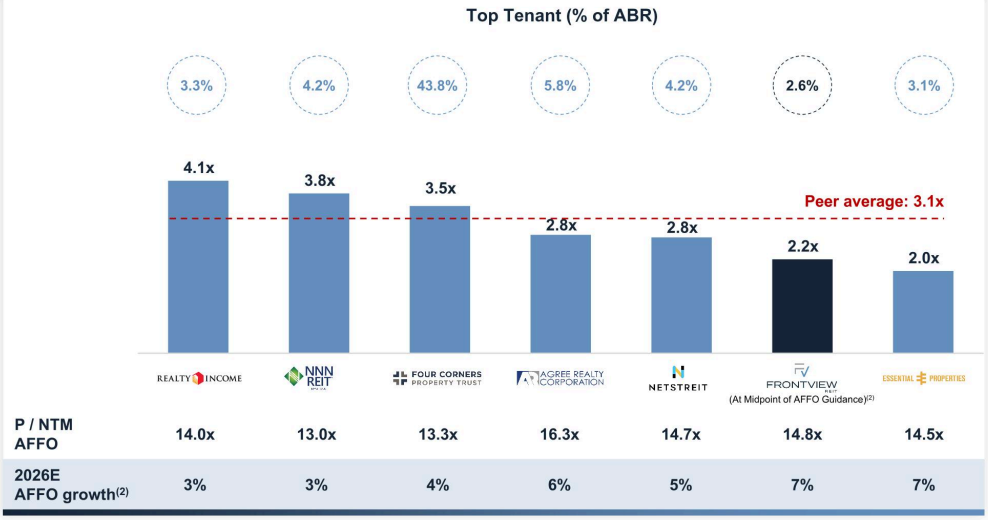
(1) As of July 23rd, 2026.
(2) Based on a 5.45% cap rate, where comparable Avis long-term leases have traded.

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Investment Opportunity

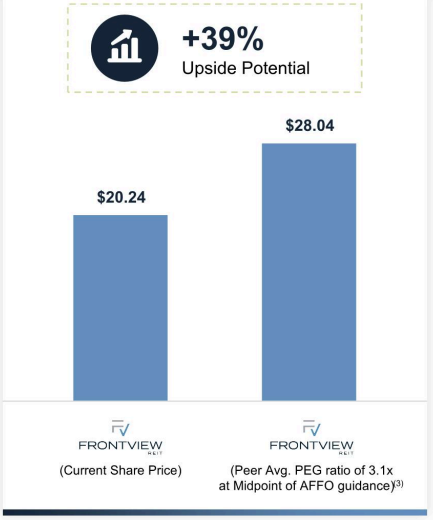
Significant AFFO Growth at a Material Valuation Discount to Peers

PEG Ratio [1] – Select Net Lease REIT Universe



P / NTM AFFO	14.0x	13.0x	13.3x	16.3x	14.7x	14.8x	14.5x
2026E AFFO growth[2]	3%	3%	4%	6%	5%	7%	7%

FVR Upside Potential



Note: As of Q2 2026; Market data based on FactSet as of 8/4/2026.
(1) Calculated as Price / NTM AFFO based on FactSet consensus divided by the growth in 2025A – 2026E AFFO per share based on guidance or consensus.
(2) EPRT, NNN, ADC, and NTST based on midpoint of guidance as of Q2'2026, other peers based on FactSet consensus as of 8/4/2026.
(3) Based on midpoint of guidance AFFO per share growth of 7%.

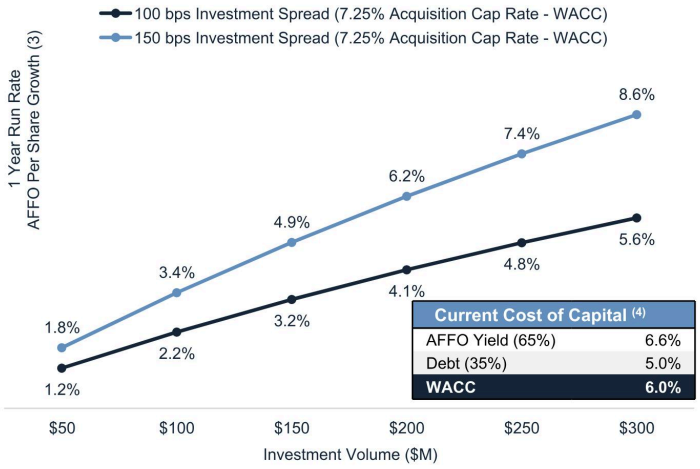
Smaller Size is a Structural Advantage

FrontView is Uniquely Positioned to Deliver Industry-Leading Growth with Relatively Low Investment Activity

Net Lease Peers Capital Deployment and Growth

Company	2026 Investment Guidance in Millions	2026E to 2028E AFFO Per Share CAGR (1)
Realty Income	$9,500	3.1%
NNN	$750	3.1%
Agree Realty	$1,700	4.4%
Essential Properties	$1,350	6.6%
Netstreit	$750	5.2%
Four Corners (2)	$528	3.4%
Peer Average	**$2,430**	**4.3%**

FrontView Smaller Size Structural Advantage



(1) Peer AFFO per share based on FactSet consensus; as of 8/4/2026.
(2) Proforma for 2026 TTM.
(3) Represents incremental AFFO per share growth assuming midpoint of 2026E guidance of $1.33 per share.
(4) AFFO yield is based on stock price of $20.24 as of August 4, 2026, and assumed medium debt cost of 5.0%. Excludes benefit from free cash flow.

Net Asset Value and Implied Cap Rate

($M, except per share values)	June 30, 2026
Share Price as of Aug 4, 2026	$20.24
Shares outstanding, assuming full conversion of Series A Convertible Preferred Stock	30.3
Equity Market Cap	**$614.0**
Net Debt	324.0
Total Enterprise Value	938.0
Other Assets (1)	(21.5)
Other Liabilities (2)	28.6
Implied Operating Real Estate Value	**$945.1**
Annualized Adjusted Cash NOI (3)	67.6
Implied Cap Rate (LQA Annualized)	**7.15%**

Upside Potential to NAV based on Implied Capitalization Rate

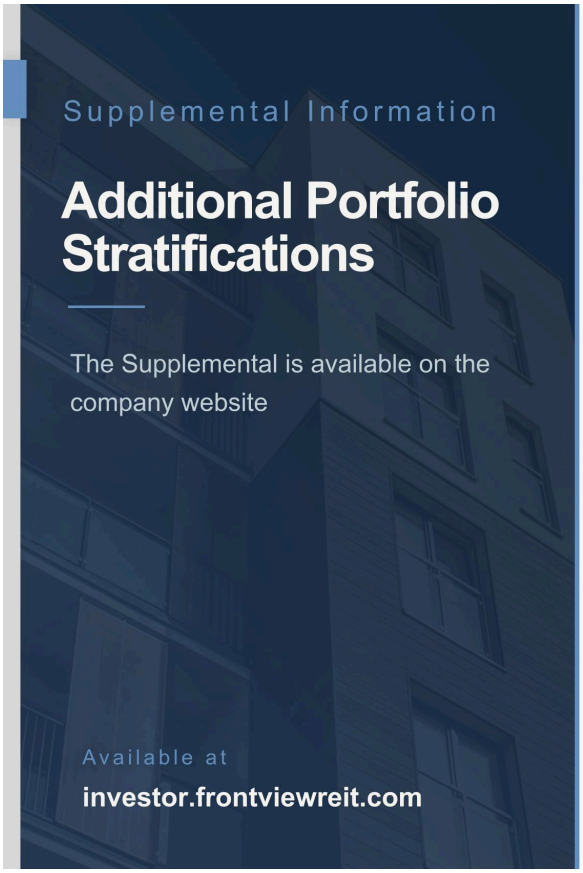


Valuation Discount Relative To Portfolio Quality and Peer Multiple

Peer Cap Rates (4)	
NNN	6.90%
FCPT	6.60%
NTST	6.38%
O	6.50%
EPRT	6.30%
ADC	5.80%
Peer Average	**6.41%**



(1) Includes components of accounts receivable (net) and deferred rent receivables (net) that are realizable assets, and $7.1 million in net book value of vacant assets.
(2) Other Liabilities of $28.6 million includes accounts payable and accrued liabilities.
(3) Includes $0.8 million of annualized other operating income.
(4) Based on Company Filings, Green Street Advisors, Equity Research. Market Data as of August 4, 2026.
(5) See page 12 for assets sold over the trailing twelve months. Overall, the assets disposed of were generally of lower quality than those comprising the remaining portfolio.
(6) Lowest cap rate was a Friendly's in Commack, NY.



- Quarterly Highlights
- Financial Statements
- Non-GAAP Reconciliations
- Net Asset Value Components
- TTM Investment and Disposition Activity
- Full Tenant List and ABR by Tenant
- Industry, Ground Lease, and Geography Stratifications
- Definitions

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Non-GAAP Reconciliations

FFO and AFFO Reconciliations

(unaudited, in thousands except share and per share data)

	For the three months ended June 30,		For the six months ended June 30,	
	2026	2025	2026	2025
Net income (loss)	**$ 1,517**	**$ (4,530)**	**$ 1,917**	**$ (5,867)**
Less: Series A Convertible Preferred Stock dividends	(422)	—	(661)	—
Net income (loss) attributable to OP common unitholders	**1,095**	**(4,530)**	**1,256**	**(5,867)**
Depreciation and amortization [1]	8,229	9,466	15,901	17,271
Gain on sale of real estate	(2,262)	(1,194)	(3,225)	(1,661)
Impairment loss	156	2,978	968	3,406
Funds from operations (FFO)	**$ 7,218**	**$ 6,720**	**$ 14,900**	**$ 13,149**
Straight-line rent adjustments	(22)	(286)	(456)	(408)
Amortization of financing transaction and discount costs	400	400	795	795
Amortization of above/below market lease intangibles [2]	457	941	1,078	1,652
Stock-based compensation	1,065	200	2,126	815
Adjustment for structuring and public company readiness costs	—	89	—	290
Other non-recurring expenses [3]	278	964	443	964
Adjusted funds from operations (AFFO)	**$ 9,396**	**$ 9,028**	**$ 18,886**	**$ 17,257**
Weighted average common shares outstanding, basic	22,831,250	19,136,225	22,556,120	18,229,095
Weighted average operating partnership units outstanding	5,273,171	8,690,812	5,435,376	9,595,836
Unvested restricted stock units and LTIP units [4]	167,620	—	198,863	—
Weighted average common shares outstanding, diluted [5]	**28,272,041**	**27,827,037**	**28,190,359**	**27,824,931**
Net earnings per diluted share	**$ 0.03**	**$ (0.16)**	**$ 0.03**	**$ (0.22)**
FFO per diluted share	**$ 0.26**	**$ 0.24**	**$ 0.53**	**$ 0.47**
AFFO per diluted share	**$ 0.33**	**$ 0.32**	**$ 0.67**	**$ 0.62**

(1) Includes write-offs of intangibles of $0.3 million and $1.6 million for the three months ended June 30, 2026 and 2025, respectively, and $0.6 million and $1.6 million for the six months ended June 30, 2026 and 2025, respectively.
(2) Includes write-offs of $(0.1) million for both the three and six months ended June 30, 2026 and $0.4 million for both the three and six months ended June 30, 2025.
(3) Other non-recurring expenses include one-time expenses, deal pursuit costs and other non-recurring items.
(4) Excludes unvested performance based LTIP awards that are contingently issuable.
(5) Represents weighted average common shares outstanding, diluted, excluding any shares issuable upon conversion of the Company's Series A Convertible Preferred Stock.

Adj. EBITDAre and Adj. Cash NOI Reconciliations

(unaudited, in thousands)

		For the three months ended June 30, 2026
Net income	**$**	**1,517**
Depreciation and amortization [1]		8,366
Interest expense		4,191
Income taxes		94
EBITDA	**$**	**14,168**
Gain on sale of real estate		(2,262)
Impairment loss		156
EBITDAre	**$**	**12,062**
Adjustments:		
Current period investment activity [2]		903
Current period disposition activity [2]		(142)
Non-cash compensation expense		1,065
Exclude non-recurring expenses [3]		278
Exclude write-offs of non-cash items		815
Adjusted EBITDAre	**$**	**14,981**
General and administrative, net of non-recurring		2,464
Adjusted NOI	**$**	**17,445**
Straight-line rental revenue, net		(550)
Adjusted Cash NOI	**$**	**16,895**
Annualized Adjusted EBITDAre	**$**	**59,924**
Annualized Adjusted NOI	**$**	**69,780**
Annualized Adjusted Cash NOI	**$**	**67,580**

(1) Includes amortization of above/below market lease intangibles of $0.5 million and excludes write-offs of intangibles of $0.3 million.
(2) Reflects an adjustment to give effect to all investments and dispositions during the quarter as if they had been acquired or disposed as of the beginning of the period.
(3) Other non-recurring expenses include one-time expenses, deal pursuit costs and other non-recurring items.

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Appendix

Definitions and Forward-Looking Statements

Non-GAAP Definitions and Explanations

Adjusted NOI, Annualized Adjusted NOI, and Cash NOI:

Adjusted NOI, Annualized Adjusted NOI, Cash NOI, and Adjusted Cash NOI are non-GAAP financial measures which we use to assess our operating results. We compute Adjusted NOI as Adjusted EBITDAre excluding general and administration expenses. We further adjust Adjusted NOI for non-cash revenue components of straight-line rent and other amortization expense to derive Adjusted Cash NOI. We believe Adjusted NOI and Adjusted Cash NOI provide useful and relevant information because they reflect only those income and expense items that are incurred at the property level. Adjusted NOI and Adjusted Cash NOI are not measurements of financial performance under GAAP and may not be comparable to similarly titled measures of other companies. You should not consider Adjusted NOI and Adjusted Cash NOI as alternatives to net income or cash flows from operating activities determined in accordance with GAAP. Annualized Adjusted NOI is calculated by multiplying Adjusted NOI for the applicable quarter by four and Annualized Adjusted Cash NOI is calculated by multiplying Adjusted Cash NOI for the applicable quarter by four. We believe these annualized figures provide a meaningful estimate of our current run rate for all of our investments as of the end of the most recently completed quarter given the contractual nature of our long-term net leases. You should not unduly rely on these measures as they are based on assumptions and estimates that may prove to be inaccurate. Our actual Adjusted NOI and Adjusted Cash NOI for future periods may be significantly different from our Annualized Adjusted NOI and Annualized Adjusted Cash NOI.

EBITDA, EBITDAre, Adjusted EBITDAre, and Annualized Adjusted EBITDAre:

EBITDA, EBITDAre, Adjusted EBITDAre, and Annualized Adjusted EBITDAre are non-GAAP financial measures. We compute EBITDA as earnings before interest, income taxes and depreciation and amortization. EBITDA is a measure commonly used in our industry. We believe that EBITDA provides investors and analysts with a measure of our performance that includes our operating results unaffected by the differences in capital structures, capital investment cycles and useful life of related assets compared to other companies in our industry. In 2017, Nareit issued a white paper recommending that companies that report EBITDA also report EBITDAre in financial reports. We compute EBITDAre in accordance with the definition adopted by Nareit. Nareit defines EBITDAre as EBITDA (as defined above) excluding gains (loss) from the sales of depreciable property and provisions for impairment on investment in real estate. We believe EBITDA and EBITDAre are useful to investors and analysts because they provide important supplemental information about our operating performance exclusive of certain non-cash and other costs. EBITDA and EBITDAre are not measures of financial performance under GAAP, and our EBITDA and EBITDAre may not be comparable to similarly titled measures of other companies. You should not consider our EBITDA and EBITDAre as alternatives to net income or cash flows from operating activities determined in accordance with GAAP. We compute Adjusted EBITDAre as EBITDAre for the applicable quarter, as adjusted to (i) reflect all investment and disposition activity that took place during the applicable quarter as if each transaction had been completed on the first day of the quarter, (ii) exclude certain GAAP income and expense amounts that we believe are infrequent and unusual in nature because they relate to unique circumstances or transactions that had not previously occurred and which we do not anticipate occurring in the future, (iii) eliminate the impact of lease termination fees from certain of our tenants, and (iv) exclude non-cash stock-based compensation expense. Annualized Adjusted EBITDAre is calculated by multiplying Adjusted EBITDAre for the applicable quarter by four, which we believe provides a meaningful estimate of our current run rate for all of our investments as of the end of the most recently completed quarter given the contractual nature of our long-term net leases. You should not unduly rely on this measure as it is based on assumptions and estimates that may prove to be inaccurate. Our actual EBITDAre for future periods may be significantly different from our Annualized Adjusted EBITDAre. Adjusted EBITDAre and Annualized Adjusted EBITDAre are not measurements of performance under GAAP, and our Adjusted EBITDAre and Annualized Adjusted EBITDAre may not be comparable to similarly titled measures of other companies. You should not consider our Adjusted EBITDAre and Annualized Adjusted EBITDAre as alternatives to net income or cash flows from operating activities determined in accordance with GAAP.

Funds From Operations (FFO) and Adjusted Funds From Operations (AFFO):

FFO and AFFO are non-GAAP measures. We compute FFO in accordance with the standards established by the Board of Governors of the National Association of Real Estate Investment Trusts ("Nareit"). Nareit defines FFO as GAAP net income or loss adjusted to exclude net gains (losses) from sales of certain depreciated real estate assets, depreciation and amortization expense from real estate assets, gains and losses from change in control, and impairment charges related to certain previously depreciated real estate assets. Our leases typically include cash rents that increase through lease escalations over the term of the lease. Our leases do not typically include significant front-loading or back-loading of payments, or significant rent-free periods. Therefore, we find it useful to evaluate rent on a contractual basis as it allows for comparison of existing rental rates to market rental rates. To derive AFFO, we modify the Nareit computation of FFO to include other adjustments to GAAP net income related to certain non-cash or non-recurring revenues and expenses, including, as applicable, straight-line rents, cost of debt extinguishments, amortization of lease intangibles, amortization of debt issuance costs, amortization of net mortgage premiums, (gain) loss on interest rate swaps and other non-cash interest expense, realized gains or losses on foreign currency transactions, Internalization expenses, structuring and public company readiness costs, extraordinary items, and other specified non-cash items. We believe that such items are not indicative of operating performance and thus we believe excluding such items assists management and investors in distinguishing whether changes in our operations are due to growth or decline of operations at our properties or from other factors. We believe the use of FFO and AFFO are useful to investors because they are widely accepted industry measures used by analysts and investors to compare the operating performance of REITs. FFO and AFFO should not be considered alternatives to net income as a performance measure or to cash flows from operations, as reported on our statement of cash flows, or as a liquidity measure and should be considered in addition to, and not in lieu of, GAAP financial measures.

Fixed Charge Coverage Ratio (FCCR):

The fixed charge coverage ratio is the ratio of Annualized Adjusted EBITDAre to annualized fixed charges. Fixed charges are computed for the applicable quarter on a consolidated basis as interest expense (excluding amortization of fees paid in cash and discounts and premiums on debt), plus regularly scheduled principal repayments of debt (excluding any balloon or similar payments), plus any preferred dividends payable in cash. The annualized fixed charges is calculated by multiplying fixed charges for the applicable quarter by four. Our actual fixed charges for future periods may be significantly different from our annualized fixed charges. We believe this ratio is useful to investors and analysts as it is used to evaluate our liquidity and ability to obtain financing.

Other Definitions and Explanations

Adjusted Net Debt:
Adjusted Net Debt is a non-GAAP financial measure. We define Adjusted Net Debt as Net Debt less undrawn Series A convertible preferred stock and unsettled forward equity.

Adjusted Cash G&A:
We define Adjusted Cash G&A as total G&A less non-cash compensation and non-recurring items. We believe this ratio is useful to understand the normalized cash G&A.

Adjusted Cash Revenue:
Adjusted Cash Revenue is a non-GAAP financial measure. We define Adjusted Cash Revenue as Total Revenues, less reimbursable income, adjustments to recognize contractual rental amounts on a straight-line basis, and above/below market lease amortization. We believe this ratio is useful to investors and analysts to understand the cash revenue, excluding reimbursement income.

Annualized Base Rent (ABR):
We define ABR as the annualized contractual cash rent due for the last month of the reporting period and adjusted to remove rent from properties sold during the month and to include a full month of contractual cash rent for properties acquired during the last month of the reporting period.

Cash Capitalization Rate:
Cash Capitalization Rate is calculated by measuring the annualized contractual cash rent at the time of closing, divided by the purchase price of the related property.

Concept:
Represents the brand or trade name the tenant operates.

Defensive Mix:
Defensive Mix is a term used by us to categorize tenants determined by their area of focus: (1) Necessity, which represents tenants providing essential services or selling essential goods to consumers and includes Medical and Dental Providers, Financial Institutions, Automotive Stores, Convenience & Gas Stores, Pharmacies, and Home Improvement Stores, (2) Service, which represents tenants who provide specific services to consumers and includes Quick Service Restaurants, Casual Diners, Automotive Dealers, Fitness Operators, Car Washes, and Professional Service, and (3) Discount, which represents tenants that sell merchandise and goods a significant discount compared to traditional retailers.

Disposition Capitalization Rate:
Disposition Capitalization Rate is calculated by the ABR on the date of the related disposition divided by the gross sale price.

Other Definitions and Explanations (Continued)

Economic Yield:
Economic Yield is defined as the sum of contractual fixed annual rents computed on a straight-line basis over the primary lease terms, divided by the purchase price.

GAAP:
GAAP is the Generally Accepted Accounting Principles in the United States.

Gross Debt:
We define Gross Debt as total debt, net plus debt issuance costs and original issuance discount.

Net Debt:
Net Debt is a non-GAAP financial measure. We define Net Debt as our Debt less cash and cash equivalents.

Occupancy:
Occupancy or a specified percentage of our portfolio that is “occupied” or “leased” means as of a specified date (i) the number of properties that are subject to a signed lease divided by (ii) the total number of properties in our portfolio.

Purchase Price:
Purchase Price is represented by the contractual acquisition price of the related property, excluding any transaction costs or other capital expenditures.

Secured Overnight Financing Rate (SOFR):
We define SOFR as the current one-month term SOFR.

Tenant:
Tenant represents the legal entity responsible for fulfilling obligations under the lease agreement.

WALT:
WALT represents the remaining average lease term of our leases, weighted by rent, and excluding lease renewal options and investments in mortgage loans.

Forward-Looking and Cautionary Statements

About the Data

This data and other information described herein are as of and for the three months ended June 30, 2026, unless otherwise indicated. Future performance may not be consistent with past performance and is subject to change, involving inherent risks and uncertainties. This information should be read in conjunction with FrontView's Annual Report on Form 10-K as of and for the year ended December 31, 2025 and Form 10-Q for the period ended June 30, 2026, including the financial statements and the management's discussion and analysis of financial condition and results of operations sections.

Forward Looking Statements

This presentation contains forward-looking statements, which reflect our current views regarding our business, financial performance, growth prospects and strategies, market opportunities, and market trends. Forward-looking statements include all statements that are not historical facts. In some cases, you can identify these forward-looking statements by the use of words such as "outlook," "believes," "expects," "potential," "continues," "may," "will," "should," "could," "would be," "seeks," "approximately," "projects," "predicts," "intends," "plans," "estimates," "anticipates," or the negative version of these words or other comparable words. All of the forward-looking statements herein, including 2026 updated guidance, are subject to various risks and uncertainties. Assumptions relating to the foregoing involve judgments with respect to, among other things, future economic, competitive and market conditions, and future business decisions, all of which are difficult or impossible to predict accurately and many of which are beyond our control. Although we believe that the expectations reflected in such forward-looking statements are based on reasonable assumptions, our actual results, performance, and achievements could differ materially from those expressed in or by the forward-looking statements and may be affected by a variety of risks and other factors. Accordingly, there are or will be important factors that could cause actual outcomes or results to differ materially from such forward-looking statements. These factors include, but are not limited to, 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, and property acquisitions and the timing of these investments and acquisitions. These and other risks, assumptions, and uncertainties are described in our filings with the SEC, which are available on the SEC's website at www.sec.gov.

You are cautioned not to place undue reliance on any forward-looking statements included herein. All forward-looking statements are made as of the date of this document and the risk that actual results, performance, and achievements will differ materially from the expectations expressed or referenced herein will increase with the passage of time. We undertake no obligation to publicly update or review any forward-looking statement, whether as a result of new information, future developments, or otherwise, except as required by law.

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