

SUCCESSFULLY EXECUTING DISPOSITION PLAN & USING THE SALE PROCEEDS TO REDUCE LEVERAGE

Disposition Name	Expected Closing	# of Properties	Disposition Price (in mm) ⁽¹⁾	Cash Cap Rate ⁽²⁾	Wtd. Avg. Lease Term Remaining ⁽³⁾
Closed (as of 8/31/24):					
Truist Properties (ST Retail)	Closed: Q1'24-Q2'24	20	\$50.3	–	–
Shippensburg Marketplace (MT Retail)	Closed: Q2'24	1	\$6.6	–	–
Decatur Commons (MT Retail)	Closed: Q2'24	1	\$15.6	–	–
Americold (Industrial / Distribution)	Closed: Q2'24	9	\$170.0	–	–
Springfield Commons ⁽⁴⁾ (MT Retail)	Closed: Q2'24	1	\$16.5	–	–
Shops at Abilene (MT Retail)	Closed: Q3'24	1	\$21.3	–	–
HEB Plus Center (MT Retail)	Closed: Q3'24	1	\$26.0	–	–
East West Commons (MT Retail)	Closed: Q3'24	1	\$29.6	–	–
Johnson Controls (Office)	Closed: Q3'24	1	\$4.4	–	–
Imperial Gas & Convenience (ST Retail)	Closed: Q3'24	1	\$1.7	–	–
The Plant Shopping Center (MT Retail)	Closed: Q3'24	1	\$95.0	–	–
Total Occupied Assets	Closed	38	\$437.1	7.2%	4.5 Years
Total Vacant Assets⁽⁵⁾	Closed	29	\$95.9	–	–
Total Closed		67	\$533.0	7.2%	4.5 Years

Signed PSA:

Non-Refundable Deposit	Q3'24	1	\$1.1	7.7%	5.3 Years
In Due-Diligence	Q3'24 – Q4'24	59	\$85.6	7.7%	13.7 Years
Total Occupied Assets	Q3'24 – Q4'24	60	\$86.7	7.7%	13.6 Years
Non-Refundable Deposit	Q3'24 – Q4'24	6	\$65.5	–	–
In Due-Diligence	Q3'24 – Q4'24	10	\$18.7	–	–
Total Vacant Assets	Q3'24 – Q4'24	16	\$84.2	–	–
Total Signed PSA		76	\$170.9	7.7%	13.6 Years

Executed LOI:

Occupied Assets	Q3'24 – Q4'24	57	\$147.4	7.0%	5.9 Years
Vacant Assets	Q3'24 – Q4'24	2	\$2.9	–	–
Total Executed LOI		59	\$150.3	7.0%	5.9 Years
Total 2024 Dispositions To Date		202	\$854.2	7.2%	5.3 Years

Note: Data as of August 31, 2024.

1. Assumed signed PSAs and executed LOIs lead to definitive sales on their contemplated terms, which is not assured.

2. Calculated as NOI divided by disposition price.

3. Weighted average remaining lease term in years is based on square feet as of date of sale.

4. Represents a partial sale of the property.

5. Includes the sale of the 366,000 square foot former Foster Wheeler Office building that sold for over \$27 million as the tenant's lease expired in mid-August, having collected 100% of the rent under the term of the lease.