

# SUCCESSFULLY EXECUTING DISPOSITION PLAN & USING THE NET PROCEEDS TO REDUCE LEVERAGE



Disposition Name	Expected Closing	# of Properties	Disposition Price (in mm) <sup>(1)</sup>	Cash Cap Rate <sup>(2)</sup>	Wtd. Avg. Lease Term Remaining <sup>(3)</sup>
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## Closed (as of 9/30/24):

Truist Properties (ST Retail)	Closed: Q1'24-Q3'24	21	\$51.5	—	—
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 <sup>(4)</sup> (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	—	—
Kedrion Plasma (Office)	Closed: Q3'24	1	\$5.3	—	—
Epredia (Office)	Closed: Q3'24	1	\$13.8	—	—
<b>Total Occupied Assets</b>	<b>Closed</b>	<b>41</b>	<b>\$457.3</b>	<b>7.2%</b>	<b>4.5 Years</b>
<b>Total Vacant Assets<sup>(5)</sup></b>	<b>Closed</b>	<b>34</b>	<b>\$111.4</b>	<b>—</b>	<b>—</b>
<b>Total Closed</b>		<b>75</b>	<b>\$568.7</b>	<b>7.2%</b>	<b>4.5 Years</b>

Note: Data as of September 30, 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.

# SUCCESSFULLY EXECUTING DISPOSITION PLAN & USING THE NET PROCEEDS TO REDUCE LEVERAGE (CONT'D)

Disposition Name	Expected Closing	# of Properties	Disposition Price (in mm) <sup>(1)</sup>	Cash Cap Rate <sup>(2)</sup>	Wtd. Avg. Lease Term Remaining <sup>(3)</sup>
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## Signed PSA:

Non-Refundable Deposit	Q4'24	2	\$2.8	6.6%	14.6 Years
In Due-Diligence	Q4'24	108	\$203.6	7.3%	8.8 Years
<b>Total Occupied Assets</b>	<b>Q4'24</b>	<b>110</b>	<b>\$206.4</b>	<b>7.2%</b>	<b>8.8 Years</b>
Non-Refundable Deposit	Q4'24	14	\$56.3	—	—
In Due-Diligence	Q4'24	7	\$17.7	—	—
<b>Total Vacant Assets</b>	<b>Q4'24</b>	<b>21</b>	<b>\$74.0</b>	<b>—</b>	<b>—</b>
<b>Total Signed PSA</b>		<b>131</b>	<b>\$280.4</b>	<b>7.2%</b>	<b>8.8 Years</b>

## Executed LOI:

Occupied Assets	Q4'24	8	\$18.7	7.2%	11.4 Years
Vacant Assets	Q4'24	2	\$2.2	—	—
<b>Total Executed LOI</b>		<b>10</b>	<b>\$20.9</b>	<b>7.2%</b>	<b>11.4 Years</b>
<b>Total 2024 Dispositions To Date</b>		<b>216</b>	<b>\$870.0</b>	<b>7.2%</b>	<b>5.3 Years</b>

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