EXHIBIT 99.2

FRONTVIEW REIT

Q3 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

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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	President and Chief Financial Officer	prevol@frontviewreit.com

- As of September 30, 2026, the Company owned a well-diversified portfolio of 327 properties with direct frontage across 36 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
Chief Executive Officer and Chairman of the Board



Pierre Revol
President and Chief Financial Officer



Drew Ireland
Chief Operating Officer



Sean Fukumura
Chief Accounting Officer

Board of Directors



Charles Fitzgerald
Independent Director



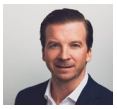
Elizabeth Frank
Independent Director



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	September 30, 2026	June 30, 2026	March 31, 2026	December 31, 2025	September 30, 2025
Net income (loss)	$2,989	$1,517	$400	$(5,243)	$5,547
Net earnings per common share, diluted	$0.08	$0.03	$0.00	$(0.19)	$0.19
Funds from operations (FFO)	$7,383	$7,218	$7,682	$6,058	$6,866
FFO per share, diluted	$0.25	$0.26	$0.27	$0.22	$0.25
Adjusted funds from operations (AFFO)	$9,718	$9,396	$9,490	$8,636	$8,829
AFFO per share, diluted	$0.33	$0.33	$0.34	$0.31	$0.32
Dividends declared per share	$0.215	$0.215	$0.215	$0.215	$0.215
Weighted average common shares outstanding, diluted	29,262,980	28,272,041	28,064,086	27,874,696	27,834,670

Key Portfolio Metrics	September 30, 2026	June 30, 2026	March 31, 2026	December 31, 2025	September 30, 2025
Number of properties	327	316	309	303	307
Annualized base rent (ABR)	$69,821	$66,899	$64,218	$62,852	$61,289
Gross real estate investment	$1,026,884	$985,892	$935,036	$912,385	$890,943
Average rent per square foot	$22.83	$23.28	$23.39	$23.74	$24.22
Rentable square footage	3,075	2,890	2,770	2,687	2,575
Weighted average lease term (WALT)	7.0 years	7.1 years	7.3 years	7.4 years	7.2 years
Number of states	36	35	36	37	37
Top 10 tenant concentration	20.1%	20.2%	23.0%	23.7%	24.3%
Occupancy	99.4%	99.4%	98.7%	98.7%	98.0%
Ground leases	11.4%	10.9%	10.7%	11.5%	12.1%
Number of concepts	172	165	156	155	152
Number of leases	346	336	327	321	323
Number of industries	16	16	16	16	16
Corporate / large franchisee [1]	95.3%	96.1%	95.6%	95.8%	95.3%
Investment grade [2, 3]	33.5%	33.6%	33.8%	34.8%	33.7%

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.
(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)

	September 30, 2026	December 31, 2025
Assets		
Real estate held for investment, at cost		
Land	$ 367,296	$ 329,478
Buildings and improvements	478,257	417,393
Total real estate held for investment, at cost	845,553	746,871
Less: accumulated depreciation	(58,167)	(48,204)
Real estate held for investment, net	787,386	698,667
Assets held for sale	5,009	12,493
Mortgage loans receivable	10,312	10,324
Cash and cash equivalents	5,021	13,518
Investment in unconsolidated entity	2,689	—
Intangible lease assets, net	99,929	99,489
Other assets	21,879	19,952
Total assets	**$ 932,225**	**$ 854,443**
Liabilities and equity		
Liabilities		
Debt, net	$ 310,284	$ 314,251
Intangible lease liabilities, net	13,650	14,474
Accounts payable and accrued liabilities	29,028	32,494
Total liabilities	**352,962**	**361,219**
Equity		
FrontView REIT, Inc. equity		
Series A Convertible Preferred Stock, $0.01 par value 750,000 shares authorized, 383,333 shares issued and outstanding as of September 30, 2026 (liquidation preference $38,333)	4	—
Common stock, $0.01 par value 450,000,000 shares authorized, 26,627,909 and 22,111,165 shares issued and outstanding as of September 30, 2026 and December 31, 2025, respectively	266	221
Additional paid-in capital	540,021	420,024
Accumulated deficit	(40,736)	(28,149)
Accumulated other comprehensive income (loss)	4,327	(901)
Total FrontView REIT, Inc. equity	503,882	391,195
Non-controlling interests	75,381	102,029
Total equity	579,263	493,224
Total liabilities and equity	**$ 932,225**	**$ 854,443**

Income Statement

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

	For the three months ended September 30,		For the nine months ended September 30,	
	2026	2025	2026	2025
Revenues				
Rental revenues	$ 18,400	$ 16,647	$ 54,185	$ 50,436
Interest income on mortgage loans	228	156	633	164
Total revenues	**18,628**	**16,803**	**54,818**	**50,600**
Operating expenses				
Depreciation and amortization	8,428	7,351	24,329	24,622
Property operating expenses	2,130	2,209	6,733	7,299
General and administrative expenses	4,211	3,112	11,669	9,230
Total operating expenses	**14,769**	**12,672**	**42,731**	**41,151**
Other expenses (income)				
Interest expense	4,429	4,564	12,833	13,708
Gain on sale of real estate	(3,681)	(7,583)	(6,906)	(9,244)
Impairment loss	—	1,551	968	4,957
Loss from unconsolidated entity	13	—	13	—
Income taxes	109	52	273	348
Total other expenses (income)	870	(1,416)	7,181	9,769
Net income (loss)	**2,989**	**5,547**	**4,906**	**(320)**
Net income (loss) attributable to non-controlling interest	458	1,532	823	(601)
Net income attributable to FrontView REIT, Inc.	**2,531**	**4,015**	**4,083**	**281**
Series A Convertible Preferred Stock dividends	(381)	—	(1,042)	—
Net income attributable to common stockholders	**$ 2,150**	**$ 4,015**	**$ 3,041**	**$ 281**
Weighted average number of common shares outstanding used in earnings per share				
Basic	24,547,878	20,723,471	23,226,505	19,071,703
Diluted	24,842,031	20,723,471	23,550,584	19,071,703
Earnings per share attributable to common stockholders				
Basic	$ 0.08	$ 0.19	$ 0.11	$ (0.01)
Diluted	$ 0.08	$ 0.19	$ 0.11	$ (0.01)

Income Statement Detail

(unaudited, $ in thousands)

Rental Income and Adjusted Cash Detail [1]	For the three months ended September 30,		For the nine months ended September 30,	
	2026	2025	2026	2025
Contractual rental amounts billed	$ 16,747	$ 15,325	$ 48,487	$ 45,863
Reimbursable income	1,913	1,804	6,022	5,904
Percentage rent	131	63	194	242
Other operating income [1]	11	55	506	271
Adjustment to recognize contractual rental amounts on a straight-line basis	332	52	788	460
Above/below market lease amortization, net	(734)	(652)	(1,812)	(2,304)
Total rental revenues	**$ 18,400**	**$ 16,647**	**$ 54,185**	**$ 50,436**
Interest income on mortgage loans	228	156	633	164
Total revenues	**18,628**	**16,803**	**54,818**	**50,600**
Adjusted Cash Revenue [2]	**$ 17,117**	**$ 15,599**	**$ 49,820**	**$ 46,540**

Cash General & Administrative Expense ("Cash G&A")	For the three months ended September 30,		For the nine months ended September 30,	
	2026	2025	2026	2025
General & administrative expense	$ 4,211	$ 3,112	$ 11,669	$ 9,230
Less: non-cash compensation	(1,128)	(750)	(3,254)	(1,565)
Less: non-recurring items	(396)	(208)	(839)	(1,337)
Adjusted Cash G&A	**$ 2,687**	**$ 2,154**	**$ 7,576**	**$ 6,328**
Adjusted Cash G&A as a % of Adjusted Cash Revenue	**15.7%**	**13.8%**	**15.2%**	**13.6%**

Non-reimbursable Property Costs ("Slippage")	For the three months ended September 30,		For the nine months ended September 30,	
	2026	2025	2026	2025
Real estate taxes	$ 1,587	$ 1,653	$ 4,711	$ 5,357
Other property operating expenses	543	556	2,022	1,942
Property operating expenses	2,130	2,209	6,733	7,299
Reimbursable income	(1,913)	(1,804)	(6,022)	(5,904)
Less: non-recurring items	(1)	—	(1)	(189)
Non-reimbursable property costs	**$ 216**	**$ 405**	**$ 710**	**$ 1,206**
Non-reimbursable property costs as a % of Adjusted Cash Revenue	**1.3%**	**2.6%**	**1.4%**	**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 September 30,		For the nine months ended September 30,	
	2026	2025	2026	2025
Net income (loss)	$ **2,989**	$ **5,547**	$ **4,906**	$ **(320)**
Less: Series A Convertible Preferred Stock dividends	(381)	—	(1,042)	—
Net income (loss) attributable to OP common unitholders	**2,608**	**5,547**	**3,864**	**(320)**
Depreciation and amortization [1]	8,428	7,351	24,329	24,622
Depreciation and amortization from unconsolidated entity	28	—	28	—
Gain on sale of real estate	(3,681)	(7,583)	(6,906)	(9,244)
Impairment loss	—	1,551	968	4,957
Funds from operations (FFO)	$ **7,383**	$ **6,866**	$ **22,283**	$ **20,015**
Straight-line rent adjustments	(332)	(52)	(788)	(460)
Amortization of financing transaction and discount costs	404	404	1,199	1,199
Amortization of financing transaction costs from unconsolidated entity	4	—	4	—
Amortization of above/below market lease intangibles [2]	734	652	1,812	2,304
Stock-based compensation	1,128	750	3,254	1,565
Adjustment for structuring and public company readiness costs	—	50	—	340
Other non-recurring expenses [3]	397	159	840	1,123
Adjusted funds from operations (AFFO)	$ **9,718**	$ **8,829**	$ **28,604**	$ **26,086**
Weighted average common shares outstanding, basic	24,547,878	20,723,471	23,226,505	19,071,703
Weighted average operating partnership units outstanding	4,507,913	7,111,199	5,124,273	8,756,522
Unvested restricted stock units and LTIP units [4]	207,189	—	234,193	—
Weighted average common shares outstanding, diluted [5]	**29,262,980**	**27,834,670**	**28,584,971**	**27,828,225**
Net earnings per diluted share	$ **0.08**	$ **0.19**	$ **0.11**	$ **(0.01)**
FFO per diluted share	$ **0.25**	$ **0.25**	$ **0.78**	$ **0.72**
AFFO per diluted share	$ **0.33**	$ **0.32**	$ **1.00**	$ **0.94**
Dividends per share	$ **0.215**	$ **0.215**	$ **0.645**	$ **0.645**
Dividend payout ratio [6]	**64.7%**	**67.8%**	**64.5%**	**68.8%**

(1) Includes write-offs of intangibles of $0.3 million for the three months ended September 30, 2026, and $0.9 million and $1.6 million for the nine months ended September 30, 2026 and 2025, respectively.
(2) Includes write-offs of $0.1 million for the three months ended September 30, 2026 and $0.4 million for the nine months ended September 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.
(6) AFFO payout ratio is the dividends per share as a percentage of AFFO per share.

Adjusted EBITDAre and Adjusted Cash NOI Reconciliations

(unaudited, in thousands)

		For the three months ended September 30, 2026
Net income	**$**	**2,989**
Depreciation and amortization [1]		8,868
Depreciation and amortization from unconsolidated entity		28
Interest expense		4,429
Interest expense from unconsolidated entity		43
Income taxes		109
EBITDA	**$**	**16,466**
Gain on sale of real estate		(3,681)
EBITDAre	**$**	**12,785**
Adjustments:		
Current period investment activity [2]		751
Current period disposition activity [2]		(159)
Non-cash compensation expense		1,128
Exclude non-recurring expenses [3]		397
Exclude write-offs of non-cash items		460
Adjusted EBITDAre	**$**	**15,362**
General and administrative, net of non-recurring		2,687
Adjustments for unconsolidated entity [4]		(104)
Adjusted NOI	**$**	**17,945**
Straight-line rental revenue, net		(536)
Adjusted Cash NOI	**$**	**17,409**
Annualized Adjusted EBITDAre	**$**	**61,448**
Annualized Adjusted NOI	**$**	**71,780**
Annualized Adjusted Cash NOI	**$**	**69,636**

(1) Includes amortization of above/below market lease intangibles of $0.7 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.
(4) Removes the impact of investment in unconsolidated entity for the period.

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	**$1,026,884**	**327**	**3,075**	**$69,821**	**$69,636**

Tangible assets	
Cash and cash equivalents	5,021
Mortgage receivable principal outstanding	10,312
Investment in unconsolidated entity	2,689
Other tangible assets [2]	23,711
Total tangible assets	**$41,733**
Debt	
Term loan	200,000
Revolving credit facility	111,000
Gross debt	**$311,000**
Tangible liabilities	
Dividends and distributions payable	7,126
Other tangible liabilities [3]	21,720
Total tangible liabilities	**$28,846**
Shares outstanding	
Common Shares outstanding, at the end of the period	26,627,909
Operating Partnership units, at the end of the period	4,344,854
If converted Series A Convertible Preferred Stock, at the end of the period [4]	2,254,899
Shares outstanding, assuming full conversion of Series A Convertible Preferred Stock	**33,227,662**

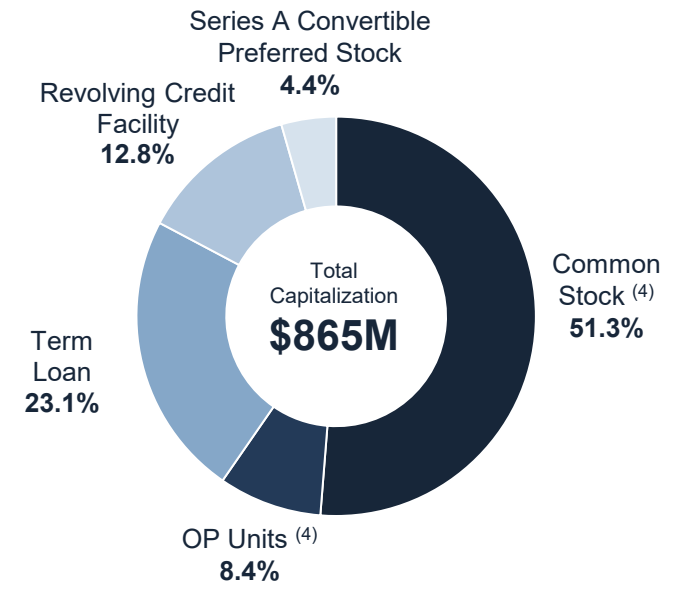
(1) Includes interest income on mortgage loans of $0.9 million and excludes the impact of investment in unconsolidated entity for the period.
(2) Includes components of accounts receivable (net) and deferred rent receivables (net) that are realizable assets, and $7.1 million in net book value of vacant assets.
(3) Includes accounts payable and accrued liabilities.
(4) Current liquidation value of the Series A Convertible Preferred Stock is $38.3 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		September 30, 2026
Term loan	SOFR + 1.15%	3.66% (1)	10/3/2029 (3)	$	200,000
Revolving credit facility	SOFR + 1.15%	2.92% - 3.00% (2)	10/3/2029 (3)		111,000
Gross Debt				**$**	**311,000**
Cash and cash equivalents					(5,021)
Net Debt				**$**	**305,979**
Less: Net value of undrawn Series A Convertible Preferred Stock					(30,000)
Adjusted Net Debt				**$**	**275,979**
Annualized Adjusted EBITDAre				$	61,448
Net Debt to Annualized Adjusted EBITDAre					**5.0x**
Adjusted Net Debt to Annualized Adjusted EBITDAre					**4.5x**

Capital Structure



Fixed Charge Coverage Ratio		
Interest expense	$	4,429
Interest expense from unconsolidated entity		43
Non-cash interest		(404)
Non-cash interest from unconsolidated entity		(4)
Preferred dividends		381
Fixed charges	$	4,445
Annualized fixed charges	$	17,780
Fixed Charge Coverage Ratio (5)		**3.5x**

Liquidity		
Cash and cash equivalents	$	5,021
Undrawn revolving credit facility capacity		139,000
Undrawn Series A Convertible Preferred Stock		30,000
Total Liquidity	**$**	**174,021**

Term Loan and Credit Facility Covenants		
Total leverage ratio	≤ 60%	30.6%
Adjusted EBITDA to fixed charge coverage ratio	≥ 1.50 to 1.00	3.5x
Secured leverage ratio	≤ 40%	0.4%
Unencumbered NOI to unsecured interest expense ratio	≥ 1.75 to 1.00	4.2x
Unsecured leverage ratio	≤ 60%	30.7%
Tangible net worth	≥ $ 380,032	$715,962

Note: Metrics as of September 30, 2026.
(1) The term loan has a hedge for the notional amount of $200.0 million that expires on March 31, 2028.
(2) The revolving credit facility has three hedges for a notional amount of $100.0 million that expire on March 31, 2028.
(3) On October 15, 2026, the Company extended the revolver and term loan maturities to October 3, 2028 and reduced the revolver margin to SOFR + 1.00%. Assumes exercise of the remaining 12-month extension option.
(4) Equity value as of September 30, 2026, was $16.66.
(5) Fixed Charge Coverage Ratio represents Annualized Adjusted EBITDAre divided by annualized fixed charges.

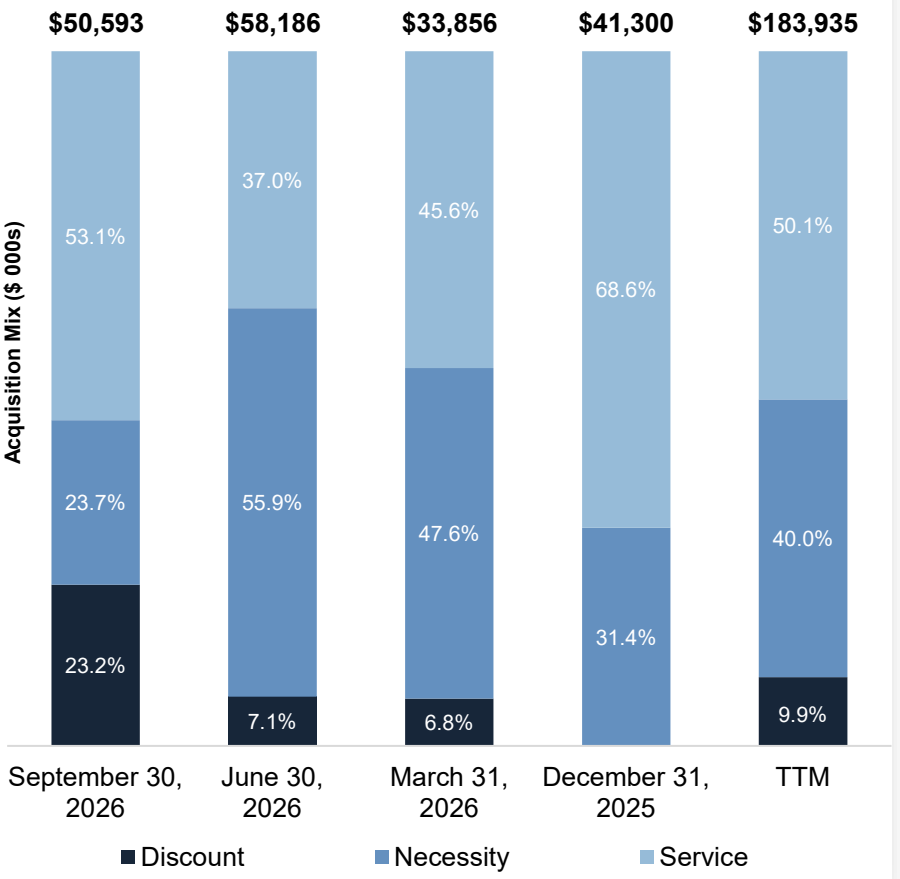
TTM Investment Activity

(unaudited, in thousands)

Investments	Q3 2026	Q2 2026	Q1 2026	Q4 2025	TTM
Number of properties	16	17	10	7	50
Average annual escalators	1.4%	1.4%	1.5%	1.2%	1.4%
Investment grade % (1)	28.5%	31.4%	17.2%	55.3%	33.3%
Weighted average lease term (WALT)	6.4	7.3	9.4	13.1	8.7
Purchase price	**$50,593**	**$58,186**	**$33,856**	**$41,300**	**$183,935**
Cash capitalization rate (2)	**7.56%**	**7.34%**	**7.49%**	**7.46%**	**7.45%**
Economic yield	**7.73%**	**7.39%**	**7.80%**	**7.83%**	**7.66%**

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	Q3 2026	Q2 2026	Q1 2026	Q4 2025	TTM
Number of vacant properties	-	1	3	4	8
Number of leased properties	5	9	2	7	23
Gross proceeds on vacant properties	-	$300	$5,725	$2,645	$8,670
Gross proceeds on leased properties	$17,125	$22,582	$3,935	$17,795	$61,437
Weighted average lease term (WALT)	6.4	9.7	8.0	6.9	7.9
Total gross proceeds	**$17,125**	**$22,882**	**$9,660**	**$20,440**	**$70,107**
Disposition capitalization rate on leased properties	**6.56%**	**7.12%**	**6.89%**	**6.82%**	**6.87%**

Representative Tenant Concepts

DOLLAR TREE

HOPS 'n DROPS A Neighborhood Gathering Place

Applebee's

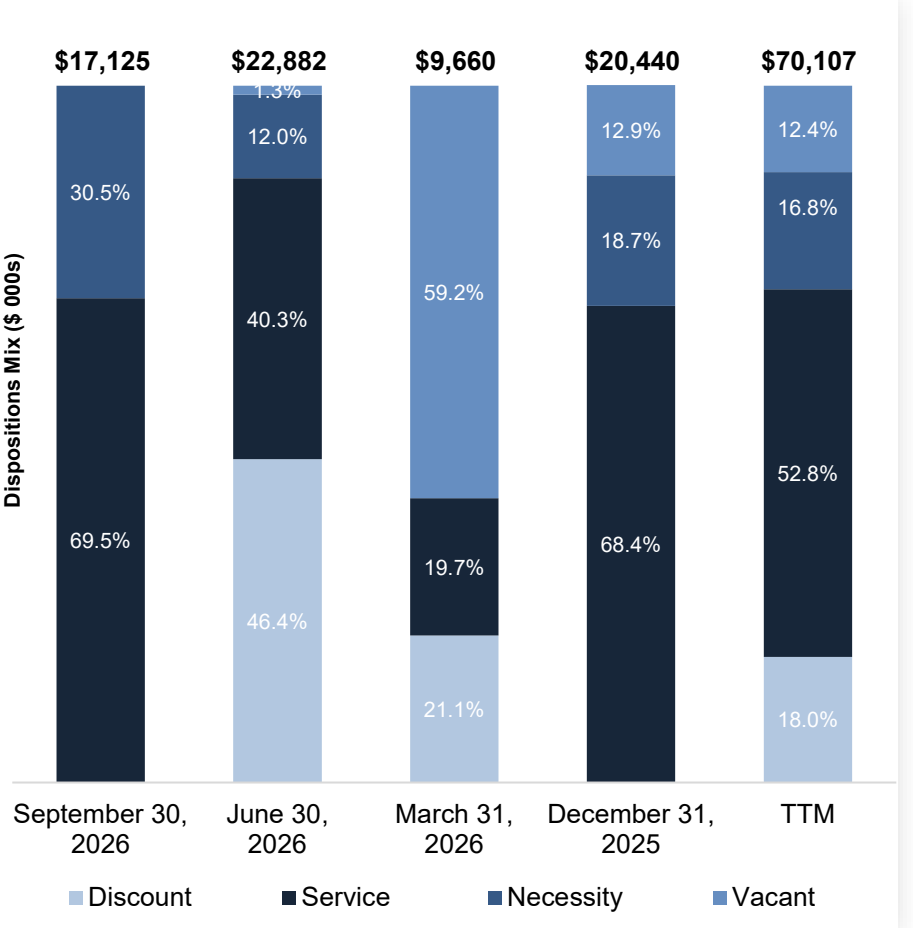
sleep number

fastpace health urgent care

Friendly's

TWIN PEAKS EATS • DRINKS • SCENIC VIEWS

Staples



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	2.5%	✓	BBB+ / Baa1 / A-
2	Raising Cane's	6	2.2%	—	BB-
3	Best Buy	2	2.1%	✓	BBB+ / A3
4	Bank of America	6	2.0%	✓	A- / A1 / AA-
5	LA Fitness	3	2.0%	—	B / B2
6	Dick's	1	2.0%	✓	BBB / Baa3
7	Oak Street Health	6	2.0%	—	NA
8	Mammoth Car Wash	6	1.8%	—	NA
9	IHOP	7	1.8%	—	NA
10	Range USA	3	1.7%	—	NA
11	Dollar Tree	8	1.7%	✓	BBB- / Baa2
12	La-Z-Boy	3	1.6%	—	NA
13	Adams Auto Group	2	1.6%	—	NA
14	PNC Bank	6	1.6%	✓	A+ / Aa3 / A+
15	T-Mobile	9	1.5%	✓	BBB / Baa1 / BBB+
16	Chili's	3	1.4%	—	BB+ / Ba2
17	Fast Pace Urgent Care	4	1.4%	—	NA
18	Aspen Dental	7	1.4%	—	NA
19	AT&T	5	1.3%	✓	BBB / Baa2 / BBB+
20	Wells Fargo	3	1.2%	✓	A+ / Aa2 / A+
21	Giant Eagle (1)	1	1.2%	✓	BBB / Baa1
22	St. Joseph Hospice	2	1.2%	—	NA
23	Heartland Dental	5	1.2%	—	NA
24	Advance Auto Parts	7	1.2%	—	BB / Ba3
25	Lowe's Home Improvement	1	1.1%	✓	BBB+ / Baa1
26	Academy Sports	1	1.0%	—	BB+ / Ba2
27	Charles Schwab	1	1.0%	✓	A- / A2 / A
28	VASA Fitness	1	1.0%	—	NA
29	Wendy's	5	1.0%	—	B+ / B2
30	Parachute Plasma	2	1.0%	—	NA
31	Take 5 Oil Change	6	0.9%	—	NA
32	WSS	2	0.9%	✓	BBB / Baa3
33	Wellnow	4	0.9%	—	NA
34	Walmart	1	0.9%	✓	AA / Aa2 / AA
35	Jared	3	0.9%	✓	BBB-
36	Andy's Frozen Custard	4	0.9%	—	NA
37	Burger King	4	0.9%	—	BB / BB+
38	Edge Fitness	1	0.9%	—	NA
39	Chase Bank (2)	4	0.8%	✓	A+ / Aa2 / AA-
40	Floor & Decor	1	0.8%	—	BB
41	Stop & Shop Gas	3	0.8%	✓	BBB+ / Baa1
42	Walgreens	2	0.8%	—	NA
43	Chipotle	5	0.8%	—	NA
44	CVS	2	0.8%	✓	BBB
45	Dollar General	4	0.8%	✓	BBB
46	Goodwill	2	0.8%	—	NA
47	Hawaiian Bros	2	0.8%	—	NA
48	Buffalo Wild Wings	2	0.8%	—	NA

(1) Includes credit rating from Kroger Co. due to the recently announced acquisition expected to close in 2027.
(2) Chase Bank leases three properties that are currently paying rent; a fourth Chase Bank property is under a new lease and is excluded from ABR.

Tenant Concepts 49-96

#	Tenant Concept	# of Leases	% of ABR	Investment Grade Rated	Credit Rating (S&P / Moody's / Fitch)
49	Starbucks	5	0.7%	✓	BBB+ / Baa1
50	Action Behavior Centers	2	0.7%	—	NA
51	7 Brew	4	0.7%	—	NA
52	Avis	1	0.7%	—	BB
53	Chuy's Mexican	2	0.7%	✓	BBB
54	Texas Roadhouse	2	0.7%	—	NA
55	Caliber Collision	3	0.7%	—	NA
56	Exxon	2	0.6%	—	NA
57	AutoSavvy	1	0.6%	—	NA
58	Physicians Immediate Care	2	0.6%	—	NA
59	Slim Chickens	2	0.6%	—	NA
60	Jiffy Lube	3	0.6%	—	NA
61	O'Reilly Auto Parts	4	0.6%	✓	BBB / Baa1
62	Harbor Freight	2	0.6%	—	BB-
63	AutoZone	3	0.6%	✓	BBB / Baa1
64	WellMed	1	0.5%	✓	A+ / A2 / A
65	Planet Fitness	1	0.5%	—	NA
66	National Tire & Battery	2	0.5%	—	NA
67	Ebby Halliday	1	0.5%	—	NA
68	PetSmart	1	0.5%	—	B+
69	Applebee's	2	0.5%	—	NA
70	Fulton Bank	1	0.5%	✓	BBB+ / Baa2
71	FitzMark	1	0.5%	—	NA
72	Longhorn Steakhouse	2	0.5%	✓	BBB
73	KEDPlasma	1	0.5%	—	NA
74	Stanton Optical	2	0.5%	—	NA
75	Savers	1	0.5%	—	B+
76	Miller's Ale House	1	0.5%	—	NA
77	Panera Bread	2	0.4%	✓	BBB / Baa1
78	Burlington	1	0.4%	—	B+ / Ba1
79	Trinity Medical Center	1	0.4%	—	NA
80	Ted's Café Escondido	1	0.4%	—	NA
81	Xfinity	2	0.4%	✓	A- / A3 / A-
82	Hair Palace	1	0.4%	—	NA
83	Taco Bell	2	0.4%	—	NA
84	Grifols	1	0.4%	—	B+ / B2 / B+
85	Sonic	3	0.4%	—	NA
86	Saltgrass Steakhouse	1	0.4%	—	NA
87	Mission Pet Health	2	0.4%	—	NA
88	McAlister's Deli	2	0.4%	—	NA
89	7-Eleven	2	0.4%	✓	A- / A3
90	Amazon	1	0.4%	✓	AA / A1
91	Byrider	1	0.4%	—	NA
92	Mattress Firm	2	0.4%	—	NA
93	Diamonds Direct	1	0.4%	✓	BBB-
94	Quick Clean Carwash	1	0.4%	—	NA
95	Arby's	2	0.4%	—	NA
96	Caliber Car Wash	1	0.4%	—	NA

Tenant Concepts 97-144

#	Tenant Concept	# of Leases	% of ABR	Investment Grade Rated	Credit Rating (S&P / Moody's / Fitch)
97	Delta Community Credit Union	1	0.3%	—	NA
98	Southern Immediate Urgent Care	1	0.3%	—	NA
99	Chuck E Cheese	1	0.3%	—	NA
100	Panda Express	2	0.3%	—	NA
101	Rise	1	0.3%	—	NA
102	BP	1	0.3%	—	NA
103	La Petite Academy	1	0.3%	—	B- / B3
104	Big Blue Swim School	1	0.3%	—	NA
105	Meineke	2	0.3%	—	NA
106	Pizza Hut	2	0.3%	—	NA
107	UTMB Health	1	0.3%	✓	AAA
108	Michigan Road Animal Hospital	1	0.3%	—	B
109	Skechers	1	0.3%	—	NA
110	Sleep Number	1	0.3%	—	NA
111	Sherwin Williams	2	0.3%	✓	BBB+
112	Spec's	1	0.3%	—	NA
113	Valvoline	2	0.3%	—	NA
114	Hook & Reel	1	0.3%	—	NA
115	Bohemian Bull	1	0.3%	—	NA
116	Marathon Veterinarian Hospital	1	0.3%	—	CCC+
117	Olive Garden	1	0.3%	✓	BBB
118	Mavis Discount Tire	1	0.3%	—	NA
119	Trophy Fuel & Wash	1	0.3%	—	NA
120	City BBQ	1	0.3%	—	NA
121	Citizens Bank	1	0.3%	✓	BBB+ / Baa1 / BBB+
122	AMERA Gas Station	1	0.3%	—	NA
123	Roots Oil	1	0.3%	—	NA
124	H&R Block	1	0.2%	✓	BBB
125	pOpshelf	1	0.2%	✓	BBB
126	HTeaO	2	0.2%	—	NA
127	Hooters	1	0.2%	—	NA
128	Express Oil	1	0.2%	—	NA
129	Wing Daddy's	1	0.2%	—	NA
130	Banner Health	1	0.2%	✓	AA-
131	American Family Care	1	0.2%	—	NA
132	Consumers Credit Union	1	0.2%	—	NA
133	Circle K	1	0.2%	✓	BBB+
134	Tropical Smoothie	2	0.2%	—	NA
135	Strickland Brothers	1	0.2%	—	NA
136	Aaron's	1	0.2%	—	NA
137	BMO	1	0.2%	✓	A+ / Aa2 / AA-
138	MedExpress Urgent Care	1	0.2%	✓	A+ / A2 / A
139	Republic Bank	1	0.2%	—	NA
140	Sage Dental	1	0.2%	—	NA
141	Caribou Coffee	1	0.2%	✓	BBB
142	McDonald's	1	0.2%	✓	BBB+ / Baa1
143	Long John Silvers	1	0.2%	—	NA
144	Pep Boys	1	0.2%	—	BB+ / B1

Tenant Concepts 145-172

#	Tenant Concept	# of Leases	% of ABR	Investment Grade Rated	Credit Rating (S&P / Moody's / Fitch)
145	Tumbleweed, Inc.	1	0.2%	—	NA
146	Urgent Team	1	0.2%	—	NA
147	America's Best	1	0.2%	—	NA
148	Chicken Salad Chick	1	0.2%	—	NA
149	MOD Pizza	1	0.2%	—	NA
150	Elias Diamonds	1	0.1%	—	NA
151	Zip Car Wash	1	0.1%	—	NA
152	Go Health	1	0.1%	—	NA
153	Popeyes	1	0.1%	—	NA
154	Bojangles	1	0.1%	—	NA
155	Granny's	1	0.1%	—	NA
156	Valero	1	0.1%	—	NA
157	Nothing Bundt Cakes	1	0.1%	—	NA
158	Jimmy John's	1	0.1%	—	NA
159	Dunkin Donuts	1	0.1%	—	NA
160	Church's Chicken	1	0.1%	—	NA
161	Falafel King	1	0.1%	—	NA
162	Firehouse Subs	1	0.1%	—	NA
163	Tutti Frutti	1	0.1%	—	NA
164	Auto Glass Now	1	0.1%	—	NA
165	Miracle Ear	1	0.1%	—	NA
166	Marquette Bank	1	0.0%	—	NA
167	Regions Bank ATM	1	0.0%	✓	BBB+ / A-
168	Jaggers (1)	1	0.0%	—	NA
169	PATH USA (1)	1	0.0%	—	NA
170	By Golly's (1)	2	0.0%	—	NA
171	Murphy Oil (1)	1	0.0%	—	BB
172	Parkview Health System (1)	1	0.0%	—	NA
	Total Portfolio	**346**	**100.0%**		

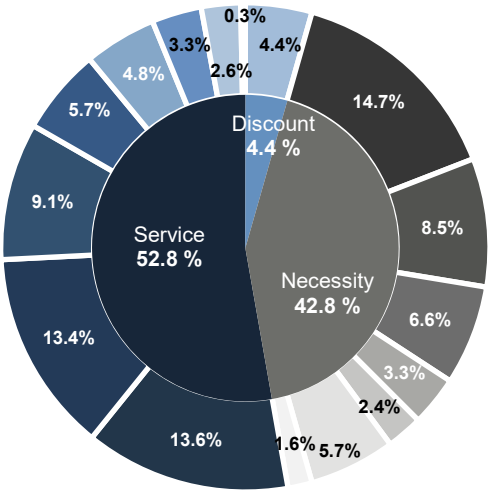
(1) Represents new leases where rent has not yet commenced and is excluded from ABR.

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	51	$10,261	14.7%	322	$31.84
Quick Service Restaurants	Service	70	$9,481	13.6%	194	$48.91
Other - Service	Service	26	$9,379	13.4%	468	$20.03
Casual Dining	Service	33	$6,368	9.1%	199	$31.93
Financial Institutions	Necessity	28	$5,920	8.5%	171	$34.60
Automotive Stores	Necessity	37	$4,576	6.6%	272	$16.83
Cellular Stores	Service	25	$4,001	5.7%	91	$43.73
Other - Necessity	Necessity	14	$3,989	5.7%	436	$9.16
Fitness Operators	Service	7	$3,339	4.8%	215	$15.52
Discount Retail	Discount	17	$3,068	4.4%	224	$13.67
Convenience Stores and Gas Stations	Necessity	14	$2,311	3.3%	37	$62.73
Automotive Dealers	Service	5	$2,290	3.3%	77	$29.84
Car Washes	Service	9	$1,847	2.6%	33	$56.58
Home Improvement Stores	Necessity	5	$1,689	2.4%	263	$6.43
Pharmacies	Necessity	4	$1,129	1.6%	52	$21.91
Professional Services	Service	1	$173	0.3%	4	$42.35
Total		**346**	**$69,821**	**100.0%**	**3,058**	**$22.83**

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)

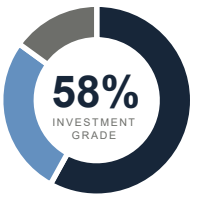
GROUND LEASE PORTFOLIO KEY METRICS

40
Leases

11.4%
of total portfolio ABR

22.4
Average Placer.ai rank (1)

GROUND LEASE CREDIT BREAKDOWN



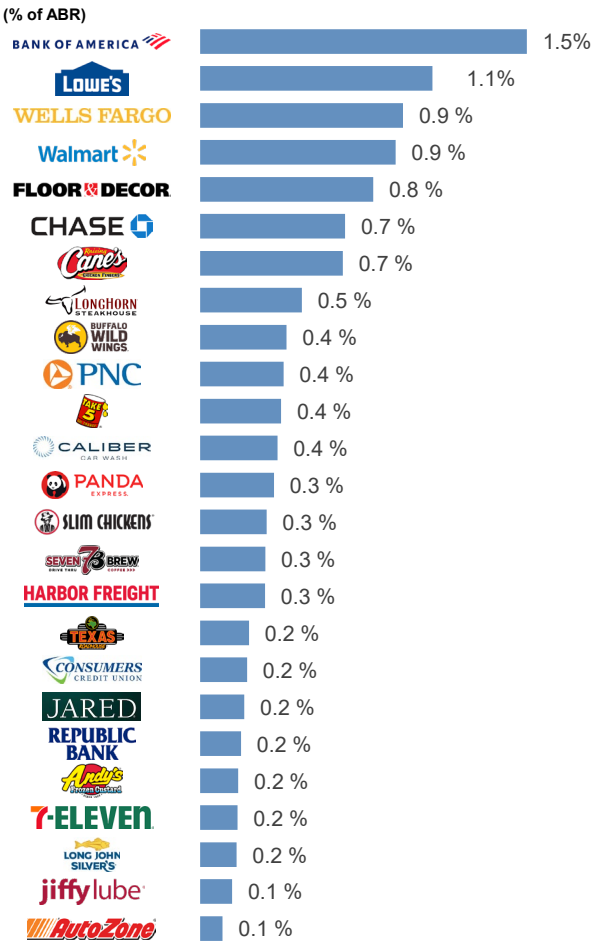
(% of ABR)

- 58% Investment Grade
- 27% Not Rated
- 15% Sub-Investment Grade

GEOGRAPHIC DISPERSION

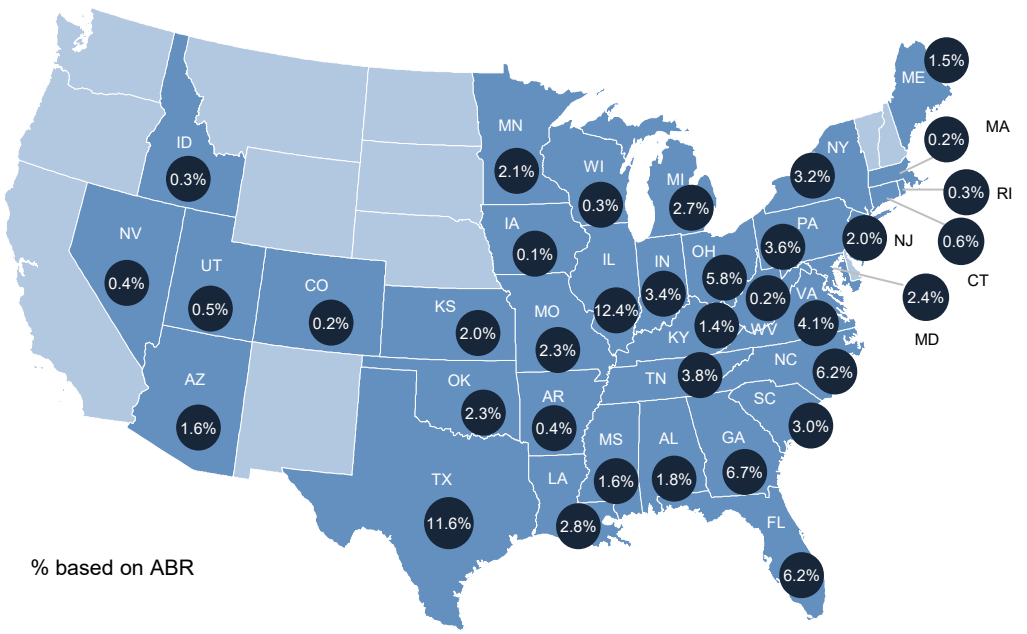
State	# of Properties	ABR (000s)	% of ABR
IL	5	$ 1,007	1.4%
ME	2	907	1.3%
VA	6	870	1.2%
NY	2	772	1.1%
MD	2	684	1.0%
PA	1	600	0.9%
OH	3	549	0.8%
NC	3	340	0.5%
CT	1	323	0.5%
KS	3	316	0.5%
KY	2	312	0.4%
NJ	2	295	0.4%
GA	2	250	0.4%
MI	1	146	0.2%
MN	1	142	0.2%
AL	1	140	0.2%
SC	1	125	0.2%
WI	1	103	0.1%
FL	1	93	0.1%
Total	**40**	**$ 7,974**	**11.4%**

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

27.5
Score
Median Placer.ai Ranking (1)

327
Properties

36
States

State	# of Properties	Square Feet (000s)	% of ABR
IL	34	325	12.4%
TX	33	297	11.6%
OH	24	203	5.8%
GA	23	160	6.7%
FL	21	180	6.2%
NC	17	195	6.2%
VA	15	90	4.1%
IN	14	79	3.4%
SC	13	136	3.0%
TN	12	95	3.8%
MI	11	72	2.7%
OK	10	50	2.3%
PA	8	145	3.6%
NJ	8	44	2.0%
NY	8	259	3.2%
MO	8	46	2.3%
AL	8	37	1.8%
MD	7	53	2.4%
LA	7	78	2.8%

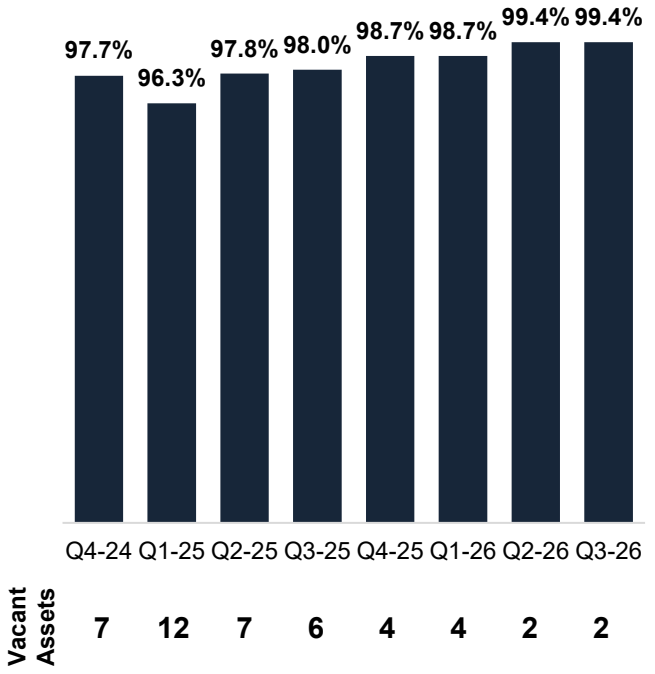
State	# of Properties	Square Feet (000s)	% of ABR
KS	7	41	2.0%
KY	7	35	1.4%
MN	7	72	2.1%
AZ	5	35	1.6%
ME	3	186	1.5%
MS	3	77	1.6%
CT	2	5	0.6%
UT	2	22	0.5%
WI	2	32	0.3%
RI	1	0	0.3%
AR	1	3	0.4%
MA	1	2	0.2%
WV	1	1	0.2%
NV	1	4	0.4%
IA	1	6	0.1%
CO	1	4	0.2%
ID	1	6	0.3%
Total	**327**	**3,075**	**100.0%**

(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.

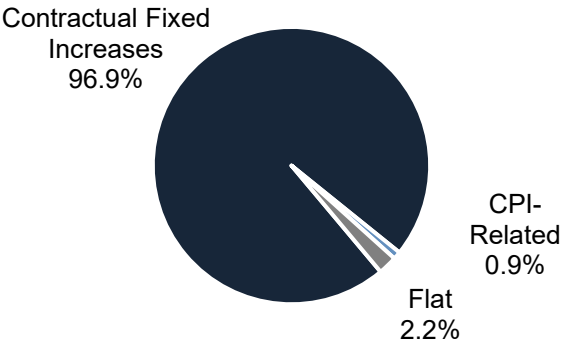
Lease Expirations, Occupancy and Contractual Rent Growth

Year	Number of Leases	Leased Square Feet (000s)	ABR (000s)	% of ABR
2026	4	9	$357	0.5%
2027	22	279	$4,704	6.7%
2028	28	207	$4,711	6.7%
2029	29	189	$5,622	8.1%
2030	32	188	$6,238	8.9%
2031	41	267	$6,870	9.8%
2032	36	607	$9,517	13.6%
2033	25	174	$4,559	6.6%
2034	21	191	$4,158	6.0%
Thereafter	108	947	$23,085	33.1%
Total	**346**	**3,058**	**$69,821**	**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 20.8% escalate annually, 2.2% 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 Adjusted Cash NOI:

Adjusted NOI is Adjusted EBITDAre excluding general and administrative expenses and adjustments for the unconsolidated entity. Adjusted Cash NOI is Adjusted NOI further adjusted for non-cash revenue items, including straight-line rent and other amortization. Annualized Adjusted NOI and Annualized Adjusted Cash NOI are the applicable quarterly amounts multiplied by four. We believe these measures are useful because they reflect only property-level income and expenses, and the annualized measures provide a meaningful estimate of our current run rate given our long-term net leases. These measures should not be considered alternatives to net income or cash flows from operating activities, may not be comparable to similarly titled measures of other companies, and actual results may differ significantly from annualized amounts.

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

EBITDA is net income before interest, income taxes and depreciation and amortization; EBITDAre, as defined by Nareit, further excludes gains (losses) on sales of depreciable property and real estate impairments. The unconsolidated entity is reflected on the same basis. Adjusted EBITDAre further (i) reflects quarterly investments and dispositions as if completed on the first day of the quarter and excludes (ii) infrequent or unusual items, (iii) lease termination fees from certain of our tenants and (iv) non-cash stock-based compensation. Annualized Adjusted EBITDAre is quarterly Adjusted EBITDAre multiplied by four. We believe these measures are useful indicators of operating performance and current run rate; they are not alternatives to net income or operating cash flows, may not be comparable to other companies' measures, and actual results may differ from annualized amounts.

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

FFO is computed in accordance with the definition adopted by Nareit: net income (loss) excluding real estate depreciation and amortization, gains (losses) on sales of depreciated real estate, gains and losses from change in control, and impairments of depreciated real estate. FFO is widely used by REITs because real estate depreciation assumes property values decline predictably over time, while real estate values have historically risen or fallen with market conditions. AFFO is FFO further adjusted to exclude non-cash revenues and expenses and items we do not consider part of our ongoing operations: straight-line rent, amortization of above/below-market lease intangibles, amortization of debt issuance costs, non-cash stock-based compensation, structuring and public company readiness costs, and other non-recurring expenses such as deal pursuit costs. Because our leases have contractual rent escalations and generally no significant free-rent periods, we believe AFFO better reflects the recurring cash earnings generated by our portfolio and our capacity to pay dividends. Adjustments for the unconsolidated entity are calculated on the same basis. We believe FFO and AFFO help investors compare our operating performance across periods and with other REITs. They should not be considered alternatives to net income or cash flows from operating activities and may not be comparable to similarly titled measures of other REITs.

Fixed Charge Coverage Ratio (FCCR):

FCCR is Annualized Adjusted EBITDAre divided by annualized fixed charges. Fixed charges are interest expense (excluding non-cash amortization of debt issuance costs, discounts and premiums), plus scheduled principal payments (excluding balloon payments), plus preferred dividends payable in cash, plus our share of the fixed charges of the unconsolidated entity. Annualized fixed charges are quarterly fixed charges multiplied by four and may differ significantly from actual future amounts. We believe this ratio is useful to investors in evaluating our ability to service our obligations and 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 measure 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 measure 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 Stores and Gas Stations, Pharmacies, Home Improvement Stores, and Other - Necessity, (2) Service, which represents tenants who provide specific services to consumers and includes Quick Service Restaurants, Other - Service, Casual Dining, Cellular Stores, Automotive Dealers, Fitness Operators, Car Washes, and Professional Services, and (3) Discount, which represents tenants that sell merchandise and goods at 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 Gross 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 and nine months ended September 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 September 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.

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