



COMMON STOCK, SYMBOL “AFIN”, TRADED ON NASDAQ

2019 Year-End Tax Reporting Information (FINAL)

This information is being provided for tax reporting purposes only

| Common Shares CUSIP: 02607T109 EIN: 90-0929989 | | | | | | |
|---|---------------------|-------------------------------|------------------------------|----------------------|---------------------------------|-----------------------|
| Record Date | Payment Date | Per Share Distribution | Dividend Distribution | Capital Gains | Nondividend Distribution | 199A Dividends |
| 01/14/19 | 01/16/19 | \$ 0.0916667 | \$ 0.0089788 | \$ - | \$ 0.0826878 | \$ 0.0089788 |
| 02/08/19 | 02/15/19 | \$ 0.0916667 | \$ 0.0089788 | \$ - | \$ 0.0826878 | \$ 0.0089788 |
| 03/08/19 | 03/15/19 | \$ 0.0916667 | \$ 0.0089788 | \$ - | \$ 0.0826878 | \$ 0.0089788 |
| 04/10/19 | 04/15/19 | \$ 0.0916667 | \$ 0.0089788 | \$ - | \$ 0.0826878 | \$ 0.0089788 |
| 05/08/19 | 05/15/19 | \$ 0.0916667 | \$ 0.0089788 | \$ - | \$ 0.0826878 | \$ 0.0089788 |
| 06/10/19 | 06/17/19 | \$ 0.0916667 | \$ 0.0089788 | \$ - | \$ 0.0826878 | \$ 0.0089788 |
| 07/11/19 | 07/15/19 | \$ 0.0916667 | \$ 0.0089788 | \$ - | \$ 0.0826878 | \$ 0.0089788 |
| 08/08/19 | 08/15/19 | \$ 0.0916667 | \$ 0.0089788 | \$ - | \$ 0.0826878 | \$ 0.0089788 |
| 09/09/19 | 09/16/19 | \$ 0.0916667 | \$ 0.0089788 | \$ - | \$ 0.0826878 | \$ 0.0089788 |
| 10/11/19 | 10/15/19 | \$ 0.0916667 | \$ 0.0089788 | \$ - | \$ 0.0826878 | \$ 0.0089788 |
| 11/08/19 | 11/15/19 | \$ 0.0916667 | \$ 0.0089788 | \$ - | \$ 0.0826878 | \$ 0.0089788 |
| 12/09/19 | 12/16/19 | \$ 0.0916667 | \$ 0.0089788 | \$ - | \$ 0.0826878 | \$ 0.0089788 |
| | | \$ 1.10 | \$ 0.1077 | \$ 0.00 | \$ 0.9923 | \$ 0.1077 |
| Percentage | 100.00% | | 9.80 % | 0.00 % | 90.20% | 9.80% |

| American Finance Trust Series A Preferred CUSIP: 02607T406 EIN: 90-0929989 | | | | | | |
|---|---------------------|-------------------------------|---------------------------|----------------------------|----------------------|--------------------------|
| Record Date | Payment Date | Per Share Distribution | Ordinary Dividends | Total Capital Gains | 20% Rate Gain | Section 1250 Gain |
| 07/02/2019 | 07/15/2019 | \$ 0.5000 | \$ 0.500000 | \$ 0.0000 | \$ 0.0000 | \$ 0.0000 |
| 10/03/2019 | 10/15/2019 | \$ 0.468750 | \$ 0.468750 | \$ 0.0000 | \$ 0.0000 | \$ 0.0000 |
| | | \$ 0.968750 | \$ 0.968750 | \$ 0.0000 | \$ 0.0000 | \$ 0.0000 |
| Percentage | 100.00% | | 100.00% | 0.00 % | 0.00 % | 0.00 % |