

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 4, 2021**

**American Finance Trust, Inc.**  
(Exact Name of Registrant as Specified in Charter)

**Maryland**

(State or other jurisdiction  
of incorporation)

**001-38597**

(Commission File Number)

**90-0929989**

(I.R.S. Employer  
Identification No.)

**650 Fifth Avenue, 30th Floor  
New York, New York 10019**

(Address, including zip code, of Principal Executive Offices)

**Registrant's telephone number, including area code: (212) 415-6500**

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:

<u>Title of each class</u>	<u>Trading Symbol(s)</u>	<u>Name of each exchange on which registered</u>
Class A Common Stock, \$0.01 par value per share	AFIN	The Nasdaq Global Select Market
7.50% Series A Cumulative Redeemable Perpetual Preferred Stock, \$0.01 par value per share	AFINP	The Nasdaq Global Select Market
7.375% Series A Cumulative Redeemable Perpetual Preferred Stock, \$0.01 par value per share	AFINO	The Nasdaq Global Select Market
Preferred Stock Purchase Rights		The Nasdaq Global Select Market

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 4, 2021, American Finance Trust, Inc. (the “Company”) issued a press release announcing its results of operations for the quarter ended June 30, 2021, and supplemental financial information for the quarter ended June 30, 2021, attached hereto as Exhibits 99.1 and 99.2, respectively.

## Item 7.01. Regulation FD Disclosure.

### *Press Release and Supplemental Information*

As disclosed in Item 2.02 above, on August 4, 2021, the Company issued a press release announcing its results of operations for the quarter ended June 30, 2021, and supplemental financial information for the quarter ended June 30, 2021, attached hereto as Exhibits 99.1 and 99.2, respectively. The information set forth in Item 7.01 of this Current Report on Form 8-K and in the attached Exhibits 99.1 and 99.2 is deemed to be “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. The information set forth in Items 2.02 and 7.01 of this Current Report on Form 8-K, including Exhibits 99.1 and 99.2, shall not be deemed incorporated by reference into any filing under the Exchange Act or the Securities Act of 1933, as amended, regardless of any general incorporation language in such filing.

The statements in this Current Report on Form 8-K that are not historical facts may be forward-looking statements. These forward-looking statements involve risks and uncertainties that could cause the outcome to be materially different. In addition, words such as “anticipates,” “believes,” “expects,” “estimates,” “projects,” “plans,” “intends,” “may,” “would” and similar expressions are intended to identify forward-looking statements, although not all forward-looking statements contain these identifying words. These forward-looking statements are subject to risks, uncertainties and other factors, many of which are outside of the Company’s control, which could cause actual results to differ materially from the results contemplated by the forward-looking statements. These risks and uncertainties include the potential adverse effects of the ongoing global COVID-19 pandemic, including actions taken to contain or treat COVID-19, on the Company, the Company’s tenants and the global economy and financial markets and that the information about rent collections may not be indicative of any future period, as well as those set forth in the Risk Factors section of the Company’s most recent Annual Report on Form 10-K for the year ended December 31, 2020 filed on February 25, 2021 and all other filings with the SEC after that date, as such risks, uncertainties and other important factors may be updated from time to time in the Company’s subsequent reports. Further, forward-looking statements speak only as of the date they are made, and the Company undertakes no obligation to update or revise any forward-looking statement to reflect changed assumptions, the occurrence of unanticipated events or changes to future operating results over time, unless required by law.

## Item 9.01. Financial Statements and Exhibits.

(d) Exhibits

<b>Exhibit No.</b>	<b>Description</b>
<a href="#">99.1</a>	Press release dated August 4, 2021
<a href="#">99.2</a>	Quarterly supplemental information for the quarter ended June 30, 2021
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, as amended, the registrant has duly caused this report to be signed on its behalf by the undersigned thereunto duly authorized.

**AMERICAN FINANCE TRUST, INC.**

By: \_\_\_\_\_ /s/ Edward M. Weil, Jr.  
Edward M. Weil, Jr.  
*Chief Executive Officer and President*  
*(Principal Executive Officer)*

Dated: August 4, 2021

FOR IMMEDIATE RELEASE

**AMERICAN FINANCE TRUST ANNOUNCES SECOND QUARTER 2021 RESULTS**

Company to Host Investor Conference Call at 11:00 AM ET Tomorrow

**New York, August 4, 2021** - American Finance Trust, Inc. (Nasdaq: AFIN) (“AFIN” or the “Company”), a real estate investment trust focused on acquiring and managing a diversified portfolio of primarily service-oriented and traditional retail and distribution related commercial real estate properties in the U.S., announced today its financial and operating results for the second quarter ended June 30, 2021.

**Second Quarter 2021 and Subsequent Event Highlights**

- Revenue grew 8.9% to \$81.6 million from \$74.9 million for the second quarter 2020
- Net loss attributable to common stockholders was \$7.4 million as compared to \$21.8 million for the second quarter 2020
- Cash net operating income (“NOI”) grew 19.7% to \$65.4 million from \$54.7 million for the second quarter 2020
- Funds from Operations (“FFO”) of \$25.1 million, or \$0.23 per diluted share increased from \$22.2 million, or \$0.21 per diluted share, for the second quarter 2020
- Adjusted Funds from Operations (“AFFO”) grew 35.4% to \$28.7 million or \$0.26 per share from \$21.2 million, or \$0.20 per diluted share, in the prior year second quarter
- Dividends of \$23.1 million or \$0.21 per share
- Improved Net Debt to adjusted earnings before interest, taxes, depreciation and amortization (“Adjusted EBITDA”) to 7.4x from 8.7x in the same prior year quarter and 8.3x last quarter<sup>1</sup>
- Enhanced balance sheet, with weighted average interest rate of 3.7%, compared to 3.8%, weighted-average debt maturity of 5.3 years up from 3.3 years and 91.4% of debt fixed-rate versus 72.3% a year ago
- Completed issuance of \$240 million investment-grade rated ABS notes with a 2.9% weighted-average interest rate and 9.0 year term<sup>2</sup>
- Collected approximately 100% of original cash rent in second quarter 2021, including 100% in single tenant portfolio, 100% in the multi-tenant portfolio, and 100% among the top 20 tenants<sup>3,4</sup>
- Multi-tenant Executed Occupancy<sup>5</sup> and Leasing Pipeline<sup>6</sup> are expected to add \$2.7 million of annualized straight-line rent and 174,000 square feet to the portfolio over time as executed leases commence
- Executed Occupancy and Leasing Pipeline are expected to increase multi-tenant occupancy to 89.1% over time, exceeding Executed Occupancy of 86.2% reported as of June 30, 2020, assuming no other changes
- Total year-to-date closed and pipeline acquisitions of \$196.7 million<sup>7</sup> with a cash capitalization rate<sup>8</sup> of 7.6% and a weighted average capitalization rate<sup>9</sup> of 8.4%
- High quality portfolio with 61% of tenants in single-tenant portfolio<sup>10</sup> and 70% of the top 20 tenants portfolio-wide rated as investment grade or implied investment grade<sup>11</sup>
- Annual rent escalators<sup>12</sup> with a weighted-average of 1.2% per year provide contractually embedded rent growth

“Our Second Quarter results highlight the strength, predictability and performance of our best-in-class service-retail oriented portfolio and the result of our focus on constructing an investment-grade balance sheet,” said Michael Weil, CEO of AFIN. “Strong leasing activity in the multi-tenant portfolio contributed to a 35% increase in AFFO over last year and has driven executed occupancy to 89% in our shopping centers. We also continue to de-risk our balance sheet using all the tools at our disposal, such as the asset-backed securities we issued during the quarter and the implementation of an initiative to reduce Net Debt to Adjusted EBITDA, which improved to 7.4x this quarter from 8.3x last quarter.”

## **Financial Results**

<i>(In thousands, except per share data)</i>	<b>Three Months Ended June 30,</b>	
	<b>2021</b>	<b>2020</b>
Revenue from tenants	\$ 81,577	\$ 74,934
Net loss attributable to common stockholders	\$ (7,405)	\$ (21,803)
Net loss per common share <sup>(a)</sup>	\$ (0.07)	\$ (0.20)
FFO attributable to common stockholders	\$ 25,053	\$ 22,233
FFO per common share <sup>(a)</sup>	\$ 0.23	\$ 0.21
AFFO attributable to common stockholders	\$ 28,689	\$ 21,194
AFFO per common share <sup>(a)</sup>	\$ 0.26	\$ 0.20

(a) All per share data based on 110,898,056 and 108,386,013 diluted weighted-average shares outstanding for the three months ended June 30, 2021 and 2020, respectively.

### **Real Estate Portfolio**

The Company's portfolio consisted of 939 net lease properties located in 46 states and the District of Columbia and comprised 19.9 million rentable square feet as of June 30, 2021. Portfolio metrics include:

- 94.9% leased<sup>11</sup>, with 8.5 years remaining weighted-average lease term<sup>13</sup>
- 76.8% of leases have weighted-average contractual rent increases of 1.3% based on annualized straight-line rent
- 61% of single-tenant portfolio and 31% of multi-tenant anchor tenants annualized straight-line rent derived from investment grade or implied investment grade tenants
- 80% retail properties, 11% distribution properties and 9% office properties (based on an annualized straight-line rent)
- 71% of the retail portfolio focused on either service<sup>14</sup> or experiential retail<sup>15</sup> giving the Company strong alignment with "e-commerce resistant" real estate

### **Property Acquisitions**

During the three months ended June 30, 2021, the Company acquired 17 properties for an aggregate contract purchase price of \$26.4 million at a weighted average capitalization rate of 7.1%.

### **Capital Structure and Liquidity Resources**

As of June 30, 2021 the Company had a total borrowing capacity under the credit facility of \$408.3 million based on the value of the borrowing base under the credit facility, and, of this amount, \$155.7 million was outstanding under the credit facility as of June 30, 2021 and \$252.6 million remained available for future borrowings. As of June 30, 2021, the Company had \$137.1 million of cash and cash equivalents. The Company's net debt<sup>16</sup> to gross asset value<sup>17</sup> was 38.4%, with net debt of \$1.7 billion.

The Company's percentage of fixed rate debt was 91.4% as of June 30, 2021. The Company's total combined debt had a weighted-average interest rate cost of 3.7%<sup>18</sup>, resulting in an interest coverage ratio of 3.1 times<sup>19</sup>.

### **Rent Collection Update**

#### ***Second Quarter of 2021***

For the second quarter of 2021, AFIN collected approximately 100% of the original cash rents that were due across the portfolio, including 100% of the original cash rent payable from the top 20 tenants in the portfolio (based on the total of second quarter original cash rent due across our portfolio) and 100% of the original cash rent payable in the single tenant portfolio and 100% of the original cash rent payable in the multi-tenant portfolio. Cash rent collected includes both contractual rents and deferred rents paid during the period<sup>3</sup>.

## Footnotes/Definitions

- <sup>1</sup> Represents ratio of net debt as of a particular date, to the Company's calculation of its Adjusted EBITDA multiplied by four for the three months ended on that date. For the second quarter 2021, net debt represents total debt of \$1.8 billion less cash and cash equivalents of \$137.1 million as of June 30, 2021. For first quarter 2021, net debt represents total debt of \$1.8 billion less cash and cash equivalents of \$84.2 million as of March 31, 2021. For the second quarter 2020, net debt represents total debt of \$1.8 billion less cash and cash equivalents of \$136.7 million as of June 30, 2020.
- <sup>2</sup> Excludes Class B-1 (BBB) Notes and Class B-2 (BBB) Notes issued in the same transaction that were retained by the Company's operating partnership but may be sold to unaffiliated third parties in the future. Class B-1 (BBB) Notes have a \$30 million principal amount, an anticipated term of seven years and an interest rate of 4.02%. Class B-2 (BBB) Notes have a \$48 million principal amount, an anticipated term of term years and an interest rate of 4.58%.
- <sup>3</sup> We calculate "original cash rent collections" by comparing original cash rent due under our lease agreements to the total amount of rent collected during the period, which includes both original cash rent due and payments of amounts deferred from prior periods. Eliminating the impact of deferred rent paid, we collected 99% of original cash rent due in the single-tenant portfolio, 97% of original cash rent due in the multi-tenant portfolio, 99% of original cash rent due in the total portfolio. Top 20 tenants based on second quarter 2021 original cash rent due. This information may not be indicative of future periods.
- <sup>4</sup> The impact of the COVID-19 pandemic on the Company's future results of operations and liquidity will depend on the overall length and severity of the COVID-19 pandemic, which management is unable to predict.
- <sup>5</sup> Includes occupancy, measured by the percentage of square footage of which the tenant has taken possession of divided by the respective total rentable square feet, as of a particular date as well as all leases fully executed by both parties as of the same date where the tenant has yet to take possession as of such date. For the second quarter of 2021 and as of July 15, 2021, there are 10 additional leases executed where rent commences over time between the third quarter of 2021 and the first quarter of 2022 totaling approximately 102,000 square feet. For the fourth quarter of 2020 and as of January 31, 2021, there were four additional leases executed where rent commences over time between the first quarter of 2021 and the third quarter of 2021 totaling approximately 34,000 square feet.
- <sup>6</sup> For the second quarter of 2021, includes (i) all leases fully executed by both parties as of July 31, 2021, but after June 30, 2021 and (ii) all leases under negotiation with an executed letter of intent ("LOI") by both parties as of July 31, 2021. This represents three executed leases totaling approximately 24,000 square feet and nine LOIs totaling approximately 48,000 square feet. No lease terminations occurred during this period. There can be no assurance that LOIs will lead to definitive leases that will commence on their current terms, or at all. Leasing pipeline should not be considered an indication of future performance. For the fourth quarter of 2020, includes (i) all leases fully executed by both parties as of January 31, 2021, but after December 31, 2020 and (ii) all leases under negotiation with an executed LOI by both parties as of January 31, 2021. This represents six new leases totaling approximately 220,000 square feet, net of one lease termination for 5,000 square feet during this period.
- <sup>7</sup> Represents the contract purchase price and excludes acquisition costs which are capitalized per GAAP. For the six months ended June 30, 2021, capitalized acquisition costs were approximately \$0.8 million. Includes acquisitions closed during the third quarter of 2021 with an aggregate contract purchase price of \$56.5 million and pending acquisitions subject to definitive purchase and sale agreements with an aggregate contract purchase price of \$76.9 million. These pending acquisitions are subject to conditions and may not be completed on the contemplated terms or at all.
- <sup>8</sup> Cash capitalization rate is a rate of return on a real estate investment property based on the expected, annualized cash rental income during the first year of ownership that the property will generate under its existing lease or leases. Cash capitalization rate is calculated by dividing this annualized cash rental income the property will generate (before debt service and depreciation and after fixed costs and variable costs) by the purchase price of the property, excluding acquisition costs. The weighted-average cash capitalization rate is based upon square feet.
- <sup>9</sup> Capitalization rate is a rate of return on a real estate investment property based on the expected, annualized straight-line rental income that the property will generate under its existing lease or leases. Capitalization rate is calculated by dividing the annualized straight-lined rental income the property will generate (before debt service and depreciation and after fixed costs and variable costs) by the purchase price of the property, excluding acquisition costs. The weighted-average capitalization rate is based upon square feet.
- <sup>10</sup> Percentage of single-tenant portfolio tenants based on annualized straight-line rent as of June 30, 2021.
- <sup>11</sup> As used herein, investment grade includes both actual investment grade ratings of the tenant or guarantor, if available, or implied investment grade. Implied investment grade may include actual ratings of tenant parent, guarantor parent (regardless of whether or not the parent has guaranteed the tenant's obligation under the lease) or by using a proprietary Moody's analytical tool, which generates an implied rating by measuring a company's probability of default. The term "parent" for these purposes includes any entity, including any governmental entity, owning more than 50% of the voting stock in a tenant. Ratings information is as of June 30, 2021. Based on annualized straight-line rent as of June 30, 2021, single-tenant portfolio tenants are 49.6% actual investment grade rated and 11.3% implied investment grade rated, top 20 tenants are 61% actual investment-grade rated and 9% implied investment-grade rated and anchor tenants in the multi-tenant portfolio are 20.5% actual investment grade rated and 10.7% implied investment grade rated. At the beginning of the third quarter of 2021, the

Company's lease with United Healthcare expired and was not renewed, representing 400,000 square feet and \$5.3 million of annualized straight-line rent. Giving effect to this lease expiration, single-tenant portfolio tenants would have been 47% actual investment grade rated and 11% implied investment grade rated, top 20 tenants would have been 58% actual investment grade rated and 9% implied investment grade rated.

<sup>12</sup> Contractual rent increases include fixed percent or actual increases, or CPI-indexed increases.

<sup>13</sup> The weighted-average is based on annualized straight-line rent as of June 30, 2021.

<sup>14</sup> Service retail is defined as single-tenant retail properties leased to tenants in the retail banking, restaurant, grocery, pharmacy, gas/convenience, healthcare, and auto services sectors

<sup>15</sup> Experiential retail is defined as multi-tenant properties leased to tenants in the restaurant, discount retail, entertainment, salon/beauty, and grocery sectors, among others. The Company also refers to experiential retail as e-commerce defensive retail.

<sup>16</sup> Total debt of \$1.8 billion less cash and cash equivalents of \$137.1 million as of June 30, 2021. Excludes the effect of deferred financing costs, net, mortgage premiums, net and includes the effect of cash and cash equivalents.

<sup>17</sup> Defined as the carrying value of total assets plus accumulated depreciation and amortization as of June 30, 2021.

<sup>18</sup> Weighted based on the outstanding principal balance of the debt.

<sup>19</sup> The interest coverage ratio is calculated by dividing Adjusted EBITDA by cash paid for interest (interest expense less amortization of deferred financing costs, net, and change in accrued interest and amortization of mortgage premiums on borrowings) for the quarter ended June 30, 2021.

## **Webcast and Conference Call**

AFIN will host a webcast and call on August 5, 2021 at 11:00 a.m. ET to discuss its financial and operating results. This webcast will be broadcast live over the Internet and can be accessed by all interested parties through the AFIN website, [www.americanfinancetrust.com](http://www.americanfinancetrust.com), in the “Investor Relations” section.

Dial-in instructions for the conference call and the replay are outlined below.

To listen to the live call, please go to AFIN’s “Investor Relations” section of the website at least 15 minutes prior to the start of the call to register and download any necessary audio software. For those who are not able to listen to the live broadcast, a replay will be available shortly after the call on the AFIN website at [www.americanfinancetrust.com](http://www.americanfinancetrust.com).

### *Live Call*

Dial-In (Toll Free): 1-877-407-0792

International Dial-In: 1-201-689-8263

### *Conference Replay\**

Domestic Dial-In (Toll Free): 1-844-512-2921

International Dial-In: 1-412-317-6671

Conference Number: 13720917

\*Available from 2:00 p.m. ET on August 5, 2021 through November 5, 2021.

## **About American Finance Trust, Inc.**

American Finance Trust, Inc. (Nasdaq: AFIN) is a publicly traded real estate investment trust listed on the Nasdaq focused on acquiring and managing a diversified portfolio of primarily service-oriented and traditional retail and distribution related commercial real estate properties in the U.S. Additional information about AFIN can be found on its website at [www.americanfinancetrust.com](http://www.americanfinancetrust.com).

## **Supplemental Schedules**

The Company will file supplemental information packages with the Securities and Exchange Commission (the “SEC”) to provide additional disclosure and financial information. Once posted, the supplemental package can be found under the “Presentations” tab in the Investor Relations section of AFIN’s website at [www.americanfinancetrust.com](http://www.americanfinancetrust.com) and on the SEC website at [www.sec.gov](http://www.sec.gov).

## **Important Notice**

The statements in this press release that are not historical facts may be forward-looking statements. These forward-looking statements involve risks and uncertainties that could cause actual results or events to be materially different. The words “anticipates,” “believes,” “expects,” “estimates,” “projects,” “plans,” “intends,” “may,” “will,” “would” and similar expressions are intended to identify forward-looking statements, although not all forward-looking statements contain these identifying words. These forward-looking statements are subject to risks, uncertainties and other factors, many of which are outside of the Company’s control, which could cause actual results to differ materially from the results contemplated by the forward-looking statements. These risks and uncertainties include the potential adverse effects of the ongoing global COVID-19 pandemic, including actions taken to contain or treat COVID-19, on the Company, the Company’s tenants and the global economy and financial markets and that any potential future acquisition is subject to market conditions and capital availability and may not be identified or completed on favorable terms, or at all, as well as those risks and uncertainties set forth in the Risk Factors section of the Company’s Annual Report on Form 10-K for the year ended December 31, 2020 filed on February 25, 2021 and all other filings with the SEC after that date, as such risks, uncertainties and other important factors may be updated from time to time in the Company’s subsequent reports. Further, forward looking statements speak only as of the date they are made, and the Company undertakes no obligation to update or revise any forward-looking statement to reflect changed assumptions, the occurrence of unanticipated events or changes to future operating results, unless required to do so by law.



### **Accounting Treatment of Rent Deferrals/Abatements**

The majority of the concessions granted to the Company's tenants as a result of the COVID-19 pandemic are rent deferrals or temporary rent abatements with the original lease term unchanged and collection of deferred rent deemed probable. The Company's revenue recognition policy requires that it must be probable that the Company will collect virtually all of the lease payments due and does not provide for partial reserves, or the ability to assume partial recovery. In light of the COVID-19 pandemic, the FASB and SEC agreed that for leases where the total lease cash flows will remain substantially the same or less than those after the COVID-19 related effects, companies may choose to forgo the evaluation of the enforceable rights and obligations of the original lease contract as a practical expedient and account for rent concessions as if they were part of the enforceable rights and obligations of the parties under the existing lease contract. As a result, rental revenue used to calculate Net Income and NAREIT FFO has not been, and the Company does not expect it to be, significantly impacted by these types of deferrals. In addition, since the Company currently believes that these deferral amounts are collectable, they have been excluded from the increase in straight-line rent for AFFO purposes the amounts recognized under GAAP relating to these types of rent deferrals. Conversely, for abatements where contractual rent has been reduced, the reduction in revenue is reflected over the remaining lease term for accounting purposes but represents a permanent reduction in revenue and the Company has, accordingly, reduced its AFFO.

### **Contacts:**

Investors and Media:

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Phone: (866) 902-0063

**American Finance Trust, Inc.**  
**Consolidated Balance Sheets**  
(In thousands, except share and per share data)

	June 30, 2021	December 31, 2020
	(Unaudited)	
<b>ASSETS</b>		
Real estate investments, at cost:		
Land	\$ 735,242	\$ 723,316
Buildings, fixtures and improvements	2,881,710	2,830,508
Acquired intangible lease assets	454,323	454,245
Total real estate investments, at cost	4,071,275	4,008,069
Less: accumulated depreciation and amortization	(695,719)	(639,367)
Total real estate investments, net	3,375,556	3,368,702
Cash and cash equivalents	137,138	102,860
Restricted cash	14,816	10,537
Deposits for real estate acquisitions	2,983	137
Derivative assets, at fair value	1,930	—
Deferred costs, net	17,487	16,663
Straight-line rent receivable	70,208	66,581
Operating lease right-of-use assets	18,299	18,546
Prepaid expenses and other assets (including \$2,089 and \$1,939 due from related parties as of June 30, 2021 and December 31, 2020, respectively)	28,070	23,941
Assets held for sale	1,439	—
<b>Total assets</b>	<b>\$ 3,667,926</b>	<b>\$ 3,607,967</b>
<b>LIABILITIES AND STOCKHOLDERS' EQUITY</b>		
Mortgage notes payable, net	\$ 1,615,054	\$ 1,490,798
Credit facility	155,742	280,857
Below market lease liabilities, net	80,971	78,674
Accounts payable and accrued expenses (including \$1,252 and \$273 due to related parties as of June 30, 2021 and December 31, 2020, respectively)	31,118	25,210
Operating lease liabilities	19,214	19,237
Derivative liabilities, at fair value	—	123
Deferred rent and other liabilities	10,025	9,794
Dividends payable	5,836	3,675
<b>Total liabilities</b>	<b>1,917,960</b>	<b>1,908,368</b>
7.50% Series A cumulative redeemable perpetual preferred stock, \$0.01 par value, liquidation preference \$25.00 per share, 12,796,000 and 8,796,000 shares authorized, 7,933,711 and 7,842,008 issued and outstanding as of June 30, 2021 and December 31, 2020, respectively	79	79
7.375% Series C cumulative redeemable perpetual preferred stock, \$0.01 par value, liquidation preference \$25.00 per share, 11,536,000 and 3,680,000 shares authorized, 4,594,498 and 3,535,700 issued and outstanding as of June 30, 2021 and December 31, 2020, respectively	46	35
Common stock, \$0.01 par value per share, 300,000,000 shares authorized, 117,706,586 and 108,837,209 shares issued and outstanding as of June 30, 2021 and December 31, 2020, respectively	1,177	1,088
Additional paid-in capital	2,829,490	2,723,678
Accumulated other comprehensive income (loss)	1,930	(123)
Distributions in excess of accumulated earnings	(1,119,182)	(1,055,680)
<b>Total stockholders' equity</b>	<b>1,713,540</b>	<b>1,669,077</b>
Non-controlling interests	36,426	30,522
<b>Total equity</b>	<b>1,749,966</b>	<b>1,699,599</b>
<b>Total liabilities and equity</b>	<b>\$ 3,667,926</b>	<b>\$ 3,607,967</b>

**American Finance Trust, Inc.**  
**Consolidated Statements of Operations (Unaudited)**  
(In thousands, except share and per share data)

	<b>Three Months Ended June 30,</b>	
	<b>2021</b>	<b>2020</b>
<b>Revenue from tenants</b>	\$ 81,577	\$ 74,934
<b>Operating expenses:</b>		
Asset management fees to related party	7,922	6,918
Property operating expense	13,329	12,541
Impairment of real estate investments	91	11,502
Acquisition, transaction and other costs <sup>[1]</sup>	136	721
Equity-based compensation <sup>[2]</sup>	5,283	3,247
General and administrative	3,540	6,864
Depreciation and amortization	32,428	35,443
<b>Total operating expenses</b>	<b>62,729</b>	<b>77,236</b>
Operating income before gain on sale of real estate investments	18,848	(2,302)
Gain on sale of real estate investments	11	2,838
Operating income	18,859	536
<b>Other (expense) income:</b>		
Interest expense	(20,361)	(18,801)
Other income	20	61
Loss on non-designated derivative	—	—
<b>Total other expense, net</b>	<b>(20,341)</b>	<b>(18,740)</b>
Net loss	(1,482)	(18,204)
Net loss attributable to non-controlling interests	2	20
Allocation for preferred stock	(5,925)	(3,619)
<b>Net loss attributable to common stockholders</b>	<b>\$ (7,405)</b>	<b>\$ (21,803)</b>
<b>Basic and Diluted Net Loss Per Share:</b>		
Net loss per share attributable to common stockholders — Basic and Diluted	\$ (0.07)	\$ (0.20)
Weighted-average shares outstanding — Basic and Diluted	110,898,056	108,386,013
Weighted-average shares outstanding — Diluted	110,898,056	108,386,013

[1] For the three months ended June 30, 2020, includes litigation costs related to AFIN's 2017 merger with American Realty Capital - Retail Centers of America, Inc. (the "Merger") of \$0.3 million. Litigation costs related to the Merger incurred in the three months ended June 30, 2021 were not significant.

[2] For the three months ended June 30, 2021 and 2020, includes expense related to the Company's restricted common shares of \$0.4 million and \$0.3 million, respectively.

**American Finance Trust, Inc.**  
**Quarterly Reconciliation of Non-GAAP Measures (Unaudited)**  
(In thousands)

	Three Months Ended June 30,		Three Months Ended
	2021	2020	March 31, 2021
<b>Adjusted EBITDA</b>			
Net loss	\$ (1,482)	\$ (18,204)	\$ (3,754)
Depreciation and amortization	32,428	35,443	32,319
Interest expense	20,361	18,801	19,334
Impairment of real estate investments	91	11,502	—
Acquisition, transaction and other costs <sup>[1]</sup>	136	721	42
Equity-based compensation <sup>[2]</sup>	5,283	3,247	4,347
Gain on sale of real estate investments	(11)	(2,838)	(286)
Other income	(20)	(61)	(24)
Loss on non-designated derivatives	—	—	—
<b>Adjusted EBITDA</b>	<b>56,786</b>	<b>48,611</b>	<b>51,978</b>
Asset management fees to related party	7,922	6,918	7,321
General and administrative	3,540	6,864	6,449
<b>NOI</b>	<b>68,248</b>	<b>62,393</b>	<b>65,748</b>
Amortization of market lease and other intangibles, net	(1,041)	(2,289)	(935)
Straight-line rent	(1,759)	(5,442)	(1,727)
<b>Cash NOI</b>	<b>\$ 65,448</b>	<b>\$ 54,662</b>	<b>\$ 63,086</b>
<b>Cash Paid for Interest:</b>			
Interest expense	\$ 20,361	\$ 18,801	19,334
Amortization of deferred financing costs, net and change in accrued interest	(2,361)	(990)	(2,469)
Amortization of mortgage discounts and premiums on borrowings	323	589	321
<b>Total cash paid for interest</b>	<b>\$ 18,323</b>	<b>\$ 18,400</b>	<b>17,186</b>

[1] For the three months ended June 30, 2020 includes litigation costs related to the Merger of \$0.3 million. Litigation costs related to the Merger incurred in the three months ended June 30, 2021 were not significant.

[2] For the three months ended June 30, 2021 and 2020, includes expense related to the Company's restricted common shares of \$0.4 million and \$0.3 million, respectively.

**American Finance Trust, Inc.**  
**Quarterly Reconciliation of Non-GAAP Measures (Unaudited)**  
(In thousands)

	<b>Three Months Ended June 30,</b>	
	<b>2021</b>	<b>2020</b>
Net loss attributable to common stockholders (in accordance with GAAP)	\$ (7,405)	\$ (21,803)
Impairment of real estate investments	91	11,502
Depreciation and amortization	32,428	35,443
Gain on sale of real estate investments	(11)	(2,838)
Proportionate share of adjustments for non-controlling interest to arrive at FFO	(50)	(71)
<b>FFO attributable to common stockholders</b>	<b>25,053</b>	<b>22,233</b>
Acquisition, transaction and other costs <sup>[1]</sup>	136	721
Legal fees and expenses — COVID-19 lease disputes <sup>[2]</sup>	109	242
Amortization of market lease and other intangibles, net	(1,041)	(2,289)
Straight-line rent	(1,759)	(5,442)
Straight-line rent (rent deferral agreements) <sup>[3]</sup>	(1,124)	2,082
Amortization of mortgage premiums on borrowings	(323)	(589)
Loss on non-designated derivatives	—	—
Equity-based compensation <sup>[4]</sup>	5,283	3,247
Amortization of deferred financing costs, net and change in accrued interest	2,361	990
Proportionate share of adjustments for non-controlling interest to arrive at AFFO	(6)	(1)
<b>AFFO attributable to common stockholders</b>	<b>\$ 28,689</b>	<b>\$ 21,194</b>

[1] Primarily includes prepayment costs incurred in connection with early debt extinguishment as well as litigation costs related to the Merger.

[2] Reflects legal costs incurred related to disputes with tenants due to store closures or other challenges resulting from COVID-19. The tenants involved in these disputes had not recently defaulted on their rent and, prior to the second and third quarters of 2020, had recently exhibited a pattern of regular payment. Based on the tenants involved in these matters, their history of rent payments, and the impact of the pandemic on current economic conditions, the Company views these costs as COVID-19-related and separable from our ordinary general and administrative expenses related to tenant defaults. The Company engaged counsel in connection with these issues separate and distinct from counsel the Company typically engages for tenant defaults. The amount reflects what the Company believes to be only those incremental legal costs above what the Company typically incurs for tenant-related dispute issues. The Company may continue to incur these COVID-19 related legal costs in the future.

[3] Represents amounts related to deferred rent pursuant to lease negotiations which qualify for FASB relief for which rent was deferred but not reduced. These amounts are included in the straight-line rent receivable on the Company's consolidated balance sheet but are considered to be earned revenue attributed to the current period for rent that was deferred for purposes of AFFO as they are expected to be collected. Accordingly, when the deferred amounts are collected, the amounts reduce AFFO. For rent abatements (including those qualified for FASB relief), where contractual rent has been reduced, the reduction in revenue is reflected over the remaining lease term for accounting purposes but represents a permanent reduction in revenue and the Company has, accordingly reduced its AFFO.

[4] Includes expense related to the amortization of the Company's restricted common shares and LTIP Units related to its multi-year outperformance agreements for all periods presented.

## **Non-GAAP Financial Measures**

This release discusses the non-GAAP financial measures we use to evaluate our performance, including Funds from Operations (“FFO”), Adjusted Funds from Operations (“AFFO”), Adjusted Earnings before Interest, Taxes, Depreciation and Amortization (“Adjusted EBITDA”), Net Operating Income (“NOI”) and Cash Net Operating Income (“Cash NOI”). While NOI is a property-level measure, AFFO is based on our total performance and therefore reflects the impact of other items not specifically associated with NOI such as, interest expense, general and administrative expenses and operating fees to related parties. Additionally, NOI as defined herein, does not reflect an adjustment for straight-line rent but AFFO does. A description of these non-GAAP measures and reconciliations to the most directly comparable GAAP measure, which is net income, is provided below. Adjustments for unconsolidated partnerships and joint ventures are calculated to exclude the proportionate share of the non-controlling interest to arrive at FFO, AFFO and NOI attributable to stockholders.

### ***Caution on Use of Non-GAAP Measures***

FFO, AFFO, Adjusted EBITDA, NOI and Cash NOI should not be construed to be more relevant or accurate than the current GAAP methodology in calculating net income or in its applicability in evaluating our operating performance. The method utilized to evaluate the value and performance of real estate under GAAP should be construed as a more relevant measure of operational performance and considered more prominently than the non-GAAP measures.

Other REITs may not define FFO in accordance with the current National Association of Real Estate Investment Trusts (“NAREIT”), an industry trade group, definition (as we do), or may interpret the current NAREIT definition differently than we do, or may calculate AFFO differently than we do. Consequently, our presentation of FFO and AFFO may not be comparable to other similarly titled measures presented by other REITs.

We consider FFO and AFFO useful indicators of our performance. Because FFO and AFFO calculations exclude such factors as depreciation and amortization of real estate assets and gains or losses from sales of operating real estate assets (which can vary among owners of identical assets in similar conditions based on historical cost accounting and useful-life estimates), FFO and AFFO presentations facilitate comparisons of operating performance between periods and between other REITs in our peer group.

As a result, we believe that the use of FFO and AFFO, together with the required GAAP presentations, provide a more complete understanding of our performance, including relative to our peers and a more informed and appropriate basis on which to make decisions involving operating, financing, and investing activities. However, FFO and AFFO are not indicative of cash available to fund ongoing cash needs, including the ability to pay cash dividends. Investors are cautioned that FFO and AFFO should only be used to assess the sustainability of our operating performance excluding these activities, as they exclude certain costs that have a negative effect on our operating performance during the periods in which these costs are incurred.

### ***Funds from Operations and Adjusted Funds from Operations***

#### ***Funds from Operations***

Due to certain unique operating characteristics of real estate companies, as discussed below, the NAREIT, an industry trade group, has promulgated a performance measure known as FFO, which we believe to be an appropriate supplemental measure to reflect the operating performance of a REIT. FFO is not equivalent to net income or loss as determined under GAAP.

We calculate FFO, a non-GAAP measure, consistent with the standards established over time by the Board of Governors of NAREIT, as restated in a White Paper and approved by the Board of Governors of NAREIT effective in December 2018 (the “White Paper”). The White Paper defines FFO as net income or loss computed in accordance with GAAP, excluding depreciation and amortization related to real estate, gains and losses from sales of certain real estate assets, gain and losses from change in control and impairment write-downs of certain real estate assets and investments in entities when the impairment is directly attributable to decreases in the value of depreciable real estate held by the entity. Adjustments for consolidated partially-owned entities (including our Operating Partnership) and equity in earnings of unconsolidated affiliates are made to arrive at our proportionate share of FFO attributable to our stockholders. Our FFO calculation complies with NAREIT’s definition.

The historical accounting convention used for real estate assets requires straight-line depreciation of buildings and improvements, and straight-line amortization of intangibles. We believe that, because real estate values historically rise and fall with market conditions, including inflation, interest rates, unemployment and consumer spending, presentations of operating results for a REIT using historical accounting for depreciation and certain other items may be less informative. Historical accounting for real estate involves the use of GAAP. Any other method of accounting for real estate such as the fair value method cannot be construed to be any more accurate or relevant than the comparable methodologies of real estate valuation found in GAAP. Nevertheless, we believe that the use of FFO, which excludes the impact of real estate related depreciation and amortization, among other things, provides a more complete understanding of our performance to investors and to management, and when compared year over year, reflects the impact on our operations from trends in occupancy rates, rental rates, operating costs, general and administrative expenses, and interest costs, which may not be immediately apparent from net income.

### ***Adjusted Funds from Operations***

In calculating AFFO, we start with FFO, then we exclude certain income or expense items from AFFO that we consider to be more reflective of investing activities, such as non-cash income and expense items and the income and expense effects of other activities that are not a fundamental attribute of our day to day operating business plan, such as amounts related to litigation arising out of the Merger. These amounts include legal costs incurred as a result of the litigation, portions of which have been and may in the future be reimbursed under insurance policies maintained by us. Insurance reimbursements are deducted from AFFO in the period of reimbursement. We believe that excluding the litigation costs and subsequent insurance reimbursements related to litigation arising out of the Merger helps to provide a better understanding of the operating performance of our business. Other income and expense items also include early extinguishment of debt and unrealized gains and losses, which may not ultimately be realized, such as gains or losses on derivative instruments and gains and losses on investments. In addition, by excluding non-cash income and expense items such as amortization of above-market and below-market leases intangibles, amortization of deferred financing costs, straight-line rent, vesting and conversion of the Class B Units and share-based compensation related to restricted shares and the 2018 OPP from AFFO, we believe we provide useful information regarding those income and expense items which have a direct impact on our ongoing operating performance.

In calculating AFFO, we exclude certain expenses which under GAAP are characterized as operating expenses in determining operating net income (loss). All paid and accrued merger, acquisition and transaction related fees and certain other expenses negatively impact our operating performance during the period in which expenses are incurred or properties are acquired will also have negative effects on returns to investors but are not reflective of our on-going performance. In addition, legal fees and expense associated with COVID-19-related lease disputes involving certain tenants negatively impact our operating performance but are not reflective of our on-going performance. Further, under GAAP, certain contemplated non-cash fair value and other non-cash adjustments are considered operating non-cash adjustments to net income (loss). In addition, as discussed above, we view gains and losses from fair value adjustments as items which are unrealized and may not ultimately be realized and not reflective of ongoing operations and are therefore typically adjusted for when assessing operating performance. Excluding income and expense items detailed above from our calculation of AFFO provides information consistent with management's analysis of our operating performance. Additionally, fair value adjustments, which are based on the impact of current market fluctuations and underlying assessments of general market conditions but can also result from operational factors such as rental and occupancy rates, may not be directly related or attributable to our current operating performance. By excluding such changes that may reflect anticipated and unrealized gains or losses, we believe AFFO provides useful supplemental information. By providing AFFO, we believe we are presenting useful information that can be used to better assess the sustainability of our ongoing operating performance without the impact of transactions or other items that are not related to the ongoing performance of our portfolio of properties. AFFO presented by us may not be comparable to AFFO reported by other REITs that define AFFO differently. Furthermore, we believe that in order to facilitate a clear understanding of our operating results, AFFO should be examined in conjunction with net income (loss) as presented in our consolidated financial statements. AFFO should not be considered as an alternative to net income (loss) as an indication of our performance or to cash flows as a measure of our liquidity or ability to pay dividends.

### ***Adjusted Earnings before Interest, Taxes, Depreciation and Amortization, Net Operating Income and Cash Net Operating Income.***

We believe that Adjusted EBITDA, which is defined as earnings before interest, taxes, depreciation and amortization adjusted for acquisition and transaction-related expenses, other non-cash items such as the vesting and conversion of the Class B Units, expense related to our multi-year outperformance agreement with the Advisor and including our pro-rata share from unconsolidated joint ventures, is an appropriate measure of our ability to incur and service debt. Adjusted EBITDA should not be considered as an alternative to cash flows from operating activities, as a measure of our liquidity or as an alternative to net income as an indicator of our operating activities. Other REITs may calculate Adjusted EBITDA differently and our calculation should not be compared to that of other REITs.

NOI is a non-GAAP financial measure used by us to evaluate the operating performance of our real estate. NOI is equal to total revenues, excluding contingent purchase price consideration, less property operating and maintenance expense. NOI excludes all other items of expense and income included in the financial statements in calculating net income (loss). We believe NOI provides useful and relevant information because it reflects only those income and expense items that are incurred at the property level and presents such items on an unleveraged basis. We use NOI to assess and compare property level performance and to make decisions concerning the operations of the properties. Further, we believe NOI is useful to investors as a performance measure because, when compared across periods, NOI reflects the impact on operations from trends in occupancy rates, rental rates, operating expenses and acquisition activity on an unleveraged basis, providing perspective not immediately apparent from net income (loss). NOI excludes certain items included in calculating net income (loss) in order to provide results that are more closely related to a property's results of operations. For example, interest expense is not necessarily linked to the operating performance of a real estate asset. In addition, depreciation and amortization, because of historical cost accounting and useful life estimates, may distort operating performance at the property level. NOI presented by us may not be comparable to NOI reported by other REITs that define NOI differently. We believe that in order to facilitate a clear understanding of our operating results, NOI should be examined in conjunction with net income (loss) as presented in our consolidated financial statements. NOI should not be considered as an alternative to net income (loss) as an indication of our performance or to cash flows as a measure of our liquidity or our ability to pay dividends.

Cash NOI, is a non-GAAP financial measure that is intended to reflect the performance of our properties. We define Cash NOI as NOI excluding amortization of above/below market lease intangibles and straight-line adjustments that are included in GAAP lease

revenues. We believe that Cash NOI is a helpful measure that both investors and management can use to evaluate the current financial performance of our properties and it allows for comparison of our operating performance between periods and to other REITs. Cash NOI should not be considered as an alternative to net income, as an indication of our financial performance, or to cash flows as a measure of liquidity or our ability to fund all needs. The method by which we calculate and present Cash NOI may not be directly comparable to the way other REITs present Cash NOI.



**American Finance Trust, Inc.**

**Supplemental Information**

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Quarter ended June 30, 2021 (unaudited)

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Please note that totals may not add due to rounding.

### Forward-looking Statements:

This supplemental package of American Finance Trust, Inc. (the "Company") includes "forward looking statements." These forward-looking statements involve risks and uncertainties that could cause the outcome to be materially different. In addition, words such as "may," "will," "seeks," "anticipates," "believes," "estimates," "expects," "plans," "intends," "should" or similar expressions indicate a forward-looking statement, although not all forward-looking statements include these words. These forward-looking statements are subject to risks, uncertainties and other factors, many of which are outside of the Company's control, which could cause actual results to differ materially from the results contemplated by the forward-looking statements. These risks and uncertainties include the potential adverse effects of the ongoing global COVID-19 pandemic, including actions taken to contain or treat COVID-19, on the Company, the Company's tenants and the global economy and financial markets, as well as those set forth in the Risk Factors section of the Company's most recent Annual Report on Form 10-K for the year ended December 31, 2020 filed February 25, 2021 and all other filings filed with the Securities and Exchange Commission after that date. Further, forward-looking statements speak only as of the date they are made, and the Company undertakes no obligation to update or revise forward-looking statements to reflect changed assumptions, the occurrence of unanticipated events or changes to future operating results over time, unless required by law.

### Accounting Treatment of Rent Deferrals/Abatements

The majority of the concessions granted to the Company's tenants as a result of the COVID-19 pandemic are rent deferrals or temporary rent abatements with the original lease term unchanged and collection of deferred rent deemed probable. The Company's revenue recognition policy requires that it must be probable that the Company will collect virtually all of the lease payments due and does not provide for partial reserves, or the ability to assume partial recovery. In light of the COVID-19 pandemic, the FASB and SEC agreed that for leases where the total lease cash flows will remain substantially the same or less than those after the COVID-19 related effects, companies may choose to forgo the evaluation of the enforceable rights and obligations of the original lease contract as a practical expedient and account for rent concessions as if they were part of the enforceable rights and obligations of the parties under the existing lease contract. As a result, rental revenue used to calculate Net Income and NAREIT FFO has not been, and the Company does not expect it to be, significantly impacted by these types of deferrals. In addition, since the Company currently believes that these deferral amounts are collectable, they have been excluded from the increase in straight-line rent for AFFO purposes the amounts recognized under GAAP relating to these types of rent deferrals. Conversely, for abatements where contractual rent has been reduced, the reduction is reflected over the remaining lease term for accounting purposes but represents a permanent reduction and the Company has, accordingly, reduced its AFFO.

### Non-GAAP Financial Measures

This section discusses non-GAAP financial measures we use to evaluate our performance, including Funds from Operations ("FFO"), Adjusted Funds from Operations ("AFFO"), Adjusted Earnings before Interest, Taxes, Depreciation and Amortization ("Adjusted EBITDA"), Net Operating Income ("NOI") and Cash Net Operating Income ("Cash NOI"). While NOI is a property-level measure, AFFO is based on total Company performance and therefore reflects the impact of other items not specifically associated with NOI such as, interest expense, general and administrative expenses and operating fees to related parties. Additionally, NOI as defined herein, does not reflect an adjustment for straight-line rent but AFFO does. A description of these non-GAAP measures and reconciliations to the most directly comparable GAAP measure, which is net income (loss), is provided below. Adjustments for unconsolidated partnerships and joint ventures are calculated to exclude the proportionate share of the non-controlling interest to arrive at FFO, AFFO and NOI attributable to stockholders.

#### *Caution on Use of Non-GAAP Measures*

FFO, AFFO, Adjusted EBITDA, NOI and Cash NOI should not be construed to be more relevant or accurate than the current GAAP methodology in calculating net income or in its applicability in evaluating our operating performance. The method utilized to evaluate the value and performance of real estate under GAAP should be construed as a more relevant measure of operational performance and considered more prominently than the non-GAAP measures.

Other REITs may not define FFO in accordance with the current National Association of Real Estate Investment Trusts ("NAREIT"), an industry trade group, definition (as we do), or may interpret the current NAREIT definition differently than we do, or may calculate AFFO differently than we do. Consequently, our presentation of FFO and AFFO may not be comparable to other similarly-titled measures presented by other REITs.

We consider FFO and AFFO useful indicators of our performance. Because FFO and AFFO calculations exclude such factors as depreciation and amortization of real estate assets and gains or losses from sales of operating real estate assets (which can vary among owners of identical assets in similar conditions based on historical cost accounting and useful-life estimates), FFO and AFFO presentations facilitate comparisons of operating performance between periods and between other REITs in our peer group.

As a result, we believe that the use of FFO and AFFO, together with the required GAAP presentations, provide a more complete understanding of our performance, including relative to our peers and a more informed and appropriate basis on which to make decisions involving operating, financing, and investing activities. However, FFO and AFFO are not indicative of cash available to fund ongoing cash needs, including the ability to pay cash dividends. Investors are cautioned that FFO and AFFO should only be used to assess the sustainability of our operating performance excluding these activities, as they exclude certain costs that have a negative effect on our operating performance during the periods in which these costs are incurred.

#### *Funds from Operations and Adjusted Funds from Operations*

##### *Funds from Operations*

Due to certain unique operating characteristics of real estate companies, as discussed below, NAREIT, an industry trade group, has promulgated a performance measure known as FFO, which we believe to be an appropriate supplemental measure to reflect the operating performance of a REIT. FFO is not equivalent to net income or loss as determined under GAAP.

We calculate FFO, a non-GAAP measure, consistent with the standards established over time by the Board of Governors of NAREIT, as restated in a White Paper and approved by the Board of Governors of NAREIT effective in December 2018 (the "White Paper"). The White Paper defines FFO as net income or loss computed in accordance with GAAP, excluding depreciation and amortization related to real estate, gains and losses from sales of certain real estate assets, gain and losses from change in control and impairment write-downs of certain real estate assets and investments in entities when the impairment is directly attributable to decreases in the value of depreciable real estate held by the entity. Adjustments for consolidated partially-owned entities (including our Operating Partnership) and equity in earnings of unconsolidated affiliates are made to arrive at our proportionate share of FFO attributable to our stockholders. Our FFO calculation complies with NAREIT's definition.

The historical accounting convention used for real estate assets requires straight-line depreciation of buildings and improvements, and straight-line amortization of intangibles, which implies that the value of a real estate asset diminishes predictably over time. We believe that, because real estate values historically rise and fall with market conditions, including inflation, interest rates, unemployment and consumer spending, presentations of operating results for a REIT using historical accounting for depreciation and certain other items may be less informative. Historical accounting for real estate involves the use of GAAP. Any other method of accounting for real estate such as the fair value method cannot be construed to be any more accurate or relevant than the comparable methodologies of real estate valuation found in GAAP. Nevertheless, we believe that the use of FFO, which excludes the impact of real estate related depreciation and amortization, among other things, provides a more complete understanding of our performance to investors and to management, and when compared year over year, reflects the impact on our operations from trends in occupancy rates, rental rates, operating costs, general and administrative expenses, and interest costs, which may not be immediately apparent from net income.

*Adjusted Funds from Operations*

In calculating AFFO, we start with FFO, then we exclude certain income or expense items from AFFO that we consider to be more reflective of investing activities, such as non-cash income and expense items and the income and expense effects of other activities that are not a fundamental attribute of our day to day operating business plan, such as amounts related to litigation arising out of AFIN's 2017 merger with American Realty Capital - Retail Centers of America, Inc. (the "Merger"). These amounts include legal costs incurred as a result of the litigation, portions of which have been and may in the future be reimbursed under insurance policies maintained by us. Insurance reimbursements are deducted from AFFO in the period of reimbursement. We believe that excluding the litigation costs and subsequent insurance reimbursements related to litigation arising out of the Merger helps to provide a better understanding of the operating performance of our business. Other income and expense items also include early extinguishment of debt and unrealized gains and losses, which may not ultimately be realized, such as gains or losses on derivative instruments and gains and losses on investments. In addition, by excluding non-cash income and expense items such as amortization of above-market and below-market leases intangibles, amortization of deferred financing costs, straight-line rent, and share-based compensation related to restricted shares and the multi-year outperformance agreement from AFFO, we believe we provide useful information regarding those income and expense items which have a direct impact on our ongoing operating performance.

In calculating AFFO, we exclude certain expenses which under GAAP are characterized as operating expenses in determining operating net income (loss). All paid and accrued merger, acquisition and transaction related fees and certain other expenses negatively impact our operating performance during the period in which expenses are incurred or properties are acquired will also have negative effects on returns to investors but are not reflective of our on-going performance. In addition, legal fees and expense associated with COVID-19-related lease disputes involving certain tenants negatively impact our operating performance but are not reflective of our on-going performance. Further, under GAAP, certain contemplated non-cash fair value and other non-cash adjustments are considered operating non-cash adjustments to net income (loss). In addition, as discussed above, we view gains and losses from fair value adjustments as items which are unrealized and may not ultimately be realized and not reflective of ongoing operations and are therefore typically adjusted for when assessing operating performance. Excluding income and expense items detailed above from our calculation of AFFO provides information consistent with management's analysis of our operating performance. Additionally, fair value adjustments, which are based on the impact of current market fluctuations and underlying assessments of general market conditions but can also result from operational factors such as rental and occupancy rates, may not be directly related or attributable to our current operating performance. By excluding such changes that may reflect anticipated and unrealized gains or losses, we believe AFFO provides useful supplemental information. By providing AFFO, we believe we are presenting useful information that can be used to better assess the sustainability of our ongoing operating performance without the impact of transactions or other items that are not related to the ongoing performance of our portfolio of properties. AFFO presented by us may not be comparable to AFFO reported by other REITs that define AFFO differently. Furthermore, we believe that in order to facilitate a clear understanding of our operating results, AFFO should be examined in conjunction with net income (loss) as presented in our consolidated financial statements. AFFO should not be considered as an alternative to net income (loss) as an indication of our performance or to cash flows as a measure of our liquidity or ability to pay dividends.

**Adjusted Earnings before Interest, Taxes, Depreciation and Amortization, Net Operating Income and Cash Net Operating Income.**

We believe that Adjusted EBITDA, which is defined as earnings before interest, taxes, depreciation and amortization adjusted for acquisition and transaction-related expenses, other non-cash items such as expense related to our multi-year outperformance agreement with the Advisor and including our pro-rata share from unconsolidated joint ventures, is an appropriate measure of our ability to incur and service debt. Adjusted EBITDA should not be considered as an alternative to cash flows from operating activities, as a measure of our liquidity or as an alternative to net income as an indicator of our operating activities. Other REITs may calculate Adjusted EBITDA differently and our calculation should not be compared to that of other REITs.

NOI is a non-GAAP financial measure used by us to evaluate the operating performance of our real estate. NOI is equal to total revenues, excluding contingent purchase price consideration, less property operating and maintenance expense. NOI excludes all other items of expense and income included in the financial statements in calculating net income (loss). We believe NOI provides useful and relevant information because it reflects only those income and expense items that are incurred at the property level and presents such items on an unleveraged basis. We use NOI to assess and compare property level performance and to make decisions concerning the operations of the properties. Further, we believe NOI is useful to investors as a performance measure because, when compared across periods, NOI reflects the impact on operations from trends in occupancy rates, rental rates, operating expenses and acquisition activity on an unleveraged basis, providing perspective not immediately apparent from net income (loss). NOI excludes certain items included in calculating net income (loss) in order to provide results that are more closely related to a property's results of operations. For example, interest expense is not necessarily linked to the operating performance of a real estate asset. In addition, depreciation and amortization, because of historical cost accounting and useful life estimates, may distort operating performance at the property level. NOI presented by us may not be comparable to NOI reported by other REITs that define NOI differently. We believe that in order to facilitate a clear understanding of our operating results, NOI should be examined in conjunction

with net income (loss) as presented in our consolidated financial statements. NOI should not be considered as an alternative to net income (loss) as an indication of our performance or to cash flows as a measure of our liquidity or our ability to pay dividends.

Cash NOI, is a non-GAAP financial measure that is intended to reflect the performance of our properties. We define Cash NOI as NOI excluding amortization of above/below market lease intangibles and straight-line adjustments that are included in GAAP lease revenues. We believe that Cash NOI is a helpful measure that both investors and management can use to evaluate the current financial performance of our properties and it allows for comparison of our operating performance between periods and to other REITs. Cash NOI should not be considered as an alternative to net income, as an indication of our financial performance, or to cash flows as a measure of liquidity or our ability to fund all needs. The method by which we calculate and present Cash NOI may not be directly comparable to the way other REITs present Cash NOI.

**American Finance Trust, Inc.**  
**Supplemental Information**

**Quarter ended June 30, 2021 (Unaudited)**

**Key Metrics**

*As of and for the three months ended June 30, 2021*

<b>Financial Results</b> (Amounts in thousands, except per share data)		
Revenue from tenants	\$	81,577
Net loss attributable to common stockholders	\$	(7,405)
Basic and diluted net loss per share attributable to common stockholders	\$	(0.07)
Cash NOI <sup>[1]</sup>	\$	65,448
Adjusted EBITDA <sup>[1]</sup>	\$	56,786
AFFO attributable to common stockholders <sup>[1]</sup>	\$	28,689
Dividends declared on common stock <sup>[2]</sup>	\$	23,054

<b>Balance Sheet and Capitalization</b> (Amounts in thousands, except ratios and percentages)		
Gross asset value <sup>[3]</sup>	\$	4,363,645
Net debt <sup>[4][5]</sup>	\$	1,677,654
Total consolidated debt <sup>[5]</sup>	\$	1,814,792
Total assets	\$	3,667,926
Liquidity <sup>[6]</sup>	\$	389,696
Common shares outstanding as of June 30, 2021		117,707
Net debt to gross asset value		38.4 %
Net debt to adjusted EBITDA <sup>[1]</sup> (annualized based on quarterly results)		7.4 x
Weighted-average interest rate cost <sup>[7]</sup>		3.7 %
Weighted-average debt maturity (years) <sup>[8]</sup>		5.3
Interest Coverage Ratio <sup>[9]</sup>		3.1 x

<b>Real Estate Portfolio</b>	<b>Single-Tenant Portfolio</b>		<b>Multi-Tenant Portfolio</b>		<b>Total Portfolio</b>	
<b>Portfolio Metrics:</b>						
Real estate investments, at cost (in billions)	\$	2.7	\$	1.4	\$	4.1
Number of properties		906		33		939
Square footage (in millions)		12.7		7.2		19.9
Annualized straight-line rent (in millions) <sup>[10]</sup>	\$	201.8	\$	83.9	\$	285.7
Annualized straight-line rent per leased square foot	\$	16.0	\$	13.5	\$	15.2
Occupancy <sup>[11]</sup>		99.6 %		86.6 %		94.9 %
Weighted-average remaining lease term (years) <sup>[12]</sup>		10.1		4.7		8.5
% investment grade <sup>[13]</sup>		60.9 %		N/A		N/A
% of anchor tenants in multi-tenant portfolio that are investment grade <sup>[13][14]</sup>		N/A		31.2 %		N/A
% of leases with rent escalators <sup>[15]</sup>		85.4 %		56.2 %		76.8 %
Average annual rent escalator <sup>[15]</sup>		1.3 %		1.1 %		1.2 %

[1] This Non-GAAP metric is reconciled below.

[2] Represents dividends declared on shares of the Company's common stock payable to holders of record on the applicable record date.

[3] Defined as total assets plus accumulated depreciation and amortization as of June 30, 2021.

[4] Represents total debt outstanding less cash and cash equivalents.

[5] Excludes the effect of deferred financing costs, net and mortgage premiums, net.

[6] Liquidity includes cash and cash equivalents of \$137.1 million as of June 30, 2021, and \$252.6 million available for future borrowings under the Company's credit facility.

[7] Weighted based on the outstanding principal balance of the debt as of June 30, 2021.

[8] Weighted based on the outstanding principal balance of the debt as of June 30, 2021 and does not reflect any changes to maturity dates subsequent to June 30, 2021. The Company has the right to extend the maturity date to April 2023.

[9] The interest coverage ratio is calculated by dividing adjusted EBITDA by cash paid for interest (interest expense less amortization of deferred financing costs, net, change in accrued interest and amortization of mortgage premiums on borrowings) for the quarter ended June 30, 2021.

Adjusted EBITDA and cash paid for interest are Non-GAAP metrics and are reconciled below.

[10] Calculated using the most recent available lease terms as of June 30, 2021.

[11] Only includes leases which have commenced and were taken possession by the tenant as of June 30, 2021. On July 1, 2021 the Company's lease with United Healthcare Services, Inc. ("United Healthcare") expired and was not renewed, representing 400,000 square feet and \$5.3 million of annualized straight-line rent. Giving effect to this lease expiration, total portfolio occupancy would have been 92.9%.

[12] The weighted-average remaining lease term (years) is based on annualized straight-line rent.

[13] As used herein, investment grade includes both actual investment grade ratings of the tenant or guarantor, if available, or implied investment grade. Implied investment grade may include actual ratings of tenant parent, guarantor parent (regardless of whether or not the parent has guaranteed the tenant's obligation under the lease) or by using a proprietary Moody's analytical tool, which generates an implied rating by measuring a company's probability of default. The term "parent" for these purposes includes any entity, including any governmental entity, owning more than 50% of the voting stock in a tenant. Ratings information is as of June 30, 2021. The weighted averages are based on straight-line rent. Single-tenant portfolio tenants are 49.6% actual investment grade rated and 11.3% implied investment grade rated. Giving effect to the United Healthcare lease expiration on July 1, 2021, described in footnote 11 above, single-tenant portfolio tenants would have been 47% actual investment grade rated and 11% implied investment grade rated, top 20 tenants would have been 58% actual investment grade rated and 9% implied investment grade rated.

[14] Anchor tenants are defined as tenants that occupy over 10,000 square feet of one of the Company's multi-tenant properties. Anchor tenants are 20.5% actual investment grade rated and 10.7% implied investment grade rated.

[15] Based on annualized straight-line rent as of June 30, 2021. Contractual rent increases include fixed percent or actual increases, or CPI-indexed increases.

**Consolidated Balance Sheets**  
Amounts in thousands, except share and per share data

	June 30, 2021	December 31, 2020
	(Unaudited)	
<b>ASSETS</b>		
Real estate investments, at cost:		
Land	\$ 735,242	\$ 723,316
Buildings, fixtures and improvements	2,881,710	2,830,508
Acquired intangible lease assets	454,323	454,245
Total real estate investments, at cost	4,071,275	4,008,069
Less: accumulated depreciation and amortization	(695,719)	(639,367)
Total real estate investments, net	3,375,556	3,368,702
Cash and cash equivalents	137,138	102,860
Restricted cash	14,816	10,537
Deposits for real estate investments	2,983	137
Derivative assets, at fair value	1,930	—
Deferred costs, net	17,487	16,663
Straight-line rent receivable	70,208	66,581
Operating lease right-of-use assets	18,299	18,546
Prepaid expenses and other assets (including \$2,089 and \$1,939 due from related parties as of June 30, 2021 and December 31, 2020, respectively)	28,070	23,941
Assets held for sale	1,439	—
<b>Total assets</b>	<b>\$ 3,667,926</b>	<b>\$ 3,607,967</b>
<b>LIABILITIES AND STOCKHOLDERS' EQUITY</b>		
Mortgage notes payable, net	\$ 1,615,054	\$ 1,490,798
Credit facility	155,742	280,857
Below market lease liabilities, net	80,971	78,674
Accounts payable and accrued expenses (including \$1,252 and \$273 due to related parties as of June 30, 2021 and December 31, 2020, respectively)	31,118	25,210
Operating lease liabilities	19,214	19,237
Derivative liabilities, at fair value	—	123
Deferred rent and other liabilities	10,025	9,794
Dividends payable	5,836	3,675
<b>Total liabilities</b>	<b>1,917,960</b>	<b>1,908,368</b>
7.50% Series A cumulative redeemable perpetual preferred stock, \$0.01 par value, liquidation preference \$25.00 per share, 12,796,000 and 8,796,000 shares authorized, 7,933,711 and 7,842,008 issued and outstanding as of June 30, 2021 and December 31, 2020, respectively	79	79
7.375% Series C cumulative redeemable perpetual preferred stock, \$0.01 par value, liquidation preference \$25.00 per share, 11,536,000 and 3,680,000 shares authorized, 4,594,498 and 3,535,700 issued and outstanding as of June 30, 2021 and December 31, 2020, respectively	46	35
Common stock, \$0.01 par value per share, 300,000,000 shares authorized, 117,706,586 and 108,837,209 shares issued and outstanding as of June 30, 2021 and December 31, 2020, respectively	1,177	1,088
Additional paid-in capital	2,829,490	2,723,678
Accumulated other comprehensive loss	1,930	(123)
Distributions in excess of accumulated earnings	(1,119,182)	(1,055,680)
<b>Total stockholders' equity</b>	<b>1,713,540</b>	<b>1,669,077</b>
Non-controlling interests	36,426	30,522
<b>Total equity</b>	<b>1,749,966</b>	<b>1,699,599</b>
<b>Total liabilities and equity</b>	<b>\$ 3,667,926</b>	<b>\$ 3,607,967</b>



Quarter ended June 30, 2021 (Unaudited)

Consolidated Statements of Operations

Amounts in thousands, except share and per share data

	Three Months Ended			
	June 30, 2021	March 31, 2021	December 31, 2020	September 30, 2020
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)
<b>Revenue from tenants</b>	\$ 81,577	\$ 79,187	\$ 77,237	\$ 78,489
<b>Operating expenses:</b>				
Asset management fees to related party	7,922	7,321	7,088	6,918
Property operating expense	13,329	13,439	13,247	14,226
Impairment of real estate investments	91	—	1,408	—
Acquisition, transaction and other costs <sup>[1]</sup>	136	42	241	1,507
Equity-based compensation <sup>[2]</sup>	5,283	4,347	3,343	3,235
General and administrative	3,540	6,449	4,179	3,312
Depreciation and amortization	32,428	32,319	32,730	34,951
<b>Total operating expenses</b>	<b>62,729</b>	<b>63,917</b>	<b>62,236</b>	<b>64,149</b>
Operating income (loss) before gain on sale of real estate investments	18,848	15,270	15,001	14,340
Gain on sale of real estate investments	11	286	—	2,178
Operating income	18,859	15,556	15,001	16,518
<b>Other (expense) income:</b>				
Interest expense	(20,361)	(19,334)	(19,689)	(20,871)
Other income	20	24	20	871
Loss on non-designated derivative	—	—	(9)	—
<b>Total other expense, net</b>	<b>(20,341)</b>	<b>(19,310)</b>	<b>(19,678)</b>	<b>(20,000)</b>
<b>Net loss</b>	<b>(1,482)</b>	<b>(3,754)</b>	<b>(4,677)</b>	<b>(3,482)</b>
Net loss attributable to non-controlling interests	2	6	5	10
Allocation for preferred stock	(5,925)	(5,663)	(3,931)	(3,619)
<b>Net loss attributable to common stockholders</b>	<b>\$ (7,405)</b>	<b>\$ (9,411)</b>	<b>\$ (8,603)</b>	<b>\$ (7,091)</b>
<b>Basic and Diluted Net Loss Per Share:</b>				
Net loss per share attributable to common stockholders — Basic and Diluted	\$ (0.07)	\$ (0.09)	\$ (0.08)	\$ (0.07)
Weighted-average shares outstanding — Basic	110,898,056	108,436,571	108,436,329	108,429,315
Weighted-average shares outstanding — Diluted	110,898,056	108,436,571	108,436,329	108,429,315

[1] For the three months ended December 31, 2020 and September 30, 2020, includes litigation costs related to the Merger of \$0.1 million and \$0.2 million, respectively. Litigation costs related to the Merger incurred in the three months ended June 30, 2021 and March 31, 2021 were not significant.

[2] For the three months ended June 30, 2021, March 31, 2021, December 31, 2020 and September 30, 2020, includes equity-based compensation expense related to the Company's restricted common shares of \$0.4 million, \$1.4 million, \$0.4 million and \$0.3 million, respectively.

Quarter ended June 30, 2021 (Unaudited)

Non-GAAP Measures  
Amounts in thousands

	Three Months Ended			
	June 30, 2021	March 31, 2021	December 31, 2020	September 30, 2020
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)
<b>EBITDA:</b>				
Net loss	\$ (1,482)	\$ (3,754)	\$ (4,677)	\$ (3,482)
Depreciation and amortization	32,428	32,319	32,730	34,951
Interest expense	20,361	19,334	19,689	20,871
<b>EBITDA</b>	<b>51,307</b>	<b>47,899</b>	<b>47,742</b>	<b>52,340</b>
Impairment of real estate investments	91	—	1,408	—
Acquisition, transaction and other costs <sup>[1]</sup>	136	42	241	1,507
Equity-based compensation <sup>[2]</sup>	5,283	4,347	3,343	3,235
Gain on sale of real estate investments	(11)	(286)	—	(2,178)
Other income	(20)	(24)	(20)	(871)
Loss on non-designated derivatives	—	—	9	—
<b>Adjusted EBITDA</b>	<b>56,786</b>	<b>51,978</b>	<b>52,723</b>	<b>54,033</b>
Asset management fees to related party	7,922	7,321	7,088	6,918
General and administrative	3,540	6,449	4,179	3,312
<b>NOI</b>	<b>68,248</b>	<b>65,748</b>	<b>63,990</b>	<b>64,263</b>
Amortization of market lease and other intangibles, net	(1,041)	(935)	(1,216)	(1,652)
Straight-line rent	(1,759)	(1,727)	(4,060)	(7,743)
<b>Cash NOI</b>	<b>\$ 65,448</b>	<b>\$ 63,086</b>	<b>\$ 58,714</b>	<b>\$ 54,868</b>
<b>Cash Paid for Interest:</b>				
Interest expense	\$ 20,361	\$ 19,334	\$ 19,689	\$ 20,871
Amortization of deferred financing costs, net and change in accrued interest	(2,361)	(2,469)	(2,362)	(2,782)
Amortization of mortgage discounts and premiums on borrowings	323	321	456	521
<b>Total cash paid for interest</b>	<b>\$ 18,323</b>	<b>\$ 17,186</b>	<b>\$ 17,783</b>	<b>\$ 18,610</b>

[1] For the three months ended December 31, 2020 and September 30, 2020, includes litigation costs related to the Merger of \$0.1 million and \$0.2 million, respectively. Litigation costs related to the Merger incurred in the three months ended June 30, 2021 and March 31, 2021 were not significant.

[2] For the three months ended June 30, 2021, March 31, 2021, December 31, 2020 and September 30, 2020, includes equity-based compensation expense related to the Company's restricted common shares of \$0.4 million, \$1.4 million, \$0.4 million and \$0.3 million, respectively.

Quarter ended June 30, 2021 (Unaudited)

Non-GAAP Measures

Amounts in thousands, except per share data

	Three Months Ended			
	June 30, 2021 (Unaudited)	March 31, 2021 (Unaudited)	December 31, 2020 (Unaudited)	September 30, 2020 (Unaudited)
<b>Funds from operations (FFO):</b>				
Net loss attributable to common stockholders (in accordance with GAAP)	\$ (7,405)	\$ (9,411)	\$ (8,603)	\$ (7,091)
Impairment of real estate investments	91	—	1,408	—
Depreciation and amortization	32,428	32,319	32,730	34,951
Gain on sale of real estate investments	(11)	(286)	—	(2,178)
Proportionate share of adjustments for non-controlling interest to arrive at FFO	(50)	(51)	(54)	(51)
<b>FFO attributable to common stockholders</b>	<b>25,053</b>	<b>22,571</b>	<b>25,481</b>	<b>25,631</b>
Acquisition, transaction and other costs <sup>[1]</sup>	136	42	241	1,507
Legal fees and expenses — COVID-19 lease disputes <sup>[2]</sup>	109	69	11	16
Amortization of market lease and other intangibles, net	(1,041)	(935)	(1,216)	(1,652)
Straight-line rent	(1,759)	(1,727)	(4,060)	(7,743)
Straight-line rent (rent deferral agreements) <sup>[3]</sup>	(1,124)	(975)	358	2,209
Amortization of mortgage premiums on borrowings	(323)	(321)	(456)	(521)
Loss non-designated derivatives	—	—	9	—
Equity-based compensation <sup>[4]</sup>	5,283	4,347	3,343	3,235
Amortization of deferred financing costs, net and change in accrued interest	2,361	2,469	2,362	2,782
Proportionate share of adjustments for non-controlling interest to arrive at AFFO	(6)	(5)	—	1
<b>AFFO attributable to common stockholders</b>	<b>\$ 28,689</b>	<b>\$ 25,535</b>	<b>\$ 26,073</b>	<b>\$ 25,465</b>
<b>Weighted-average common shares outstanding</b>	<b>110,898</b>	<b>108,437</b>	<b>108,436</b>	<b>108,429</b>
Net loss per share attributable to common stockholders — Basic and Diluted	\$ (0.07)	\$ (0.09)	\$ (0.08)	\$ (0.07)
FFO per common share	\$ 0.23	\$ 0.21	\$ 0.23	\$ 0.24
AFFO per common share	\$ 0.26	\$ 0.24	\$ 0.24	\$ 0.23
Dividends declared <sup>[5]</sup>	\$ 23,054	\$ 23,043	\$ —	\$ 23,065

[1] Primarily includes prepayment costs incurred in connection with early debt extinguishment as well as litigation costs related to the Merger.

[2] Reflects legal costs incurred related to disputes with tenants due to store closures or other challenges resulting from COVID-19. The tenants involved in these disputes had not recently defaulted on their rent and, prior to the second and third quarters of 2020, had recently exhibited a pattern of regular payment. Based on the tenants involved in these matters, their history of rent payments, and the impact of the pandemic on current economic conditions, the Company views these costs as COVID-19-related and separable from its ordinary general and administrative expenses related to tenant defaults. The Company engaged counsel in connection with these issues separate and distinct from counsel the Company typically engages for tenant defaults. The amount reflects what the Company believes to be only those incremental legal costs above what the Company typically incurs for tenant-related dispute issues. The Company may continue to incur these COVID-19 related legal costs in the future.

[3] Represents amounts related to deferred rent pursuant to lease negotiations which qualify for FASB relief for which rent was deferred but not reduced. These amounts are included in the straight-line rent receivable on the Company's consolidated balance sheet but are considered to be earned revenue attributed to the current period for which rent was deferred for purposes of AFFO as they are expected to be collected. Accordingly, when the deferred amounts are collected, the amounts reduce AFFO. For rent abatements (including those qualified for FASB relief), where contractual rent has been reduced, the reduction is reflected over the remaining lease term for accounting purposes but represents a permanent reduction and the Company has, accordingly reduced its AFFO.

[4] Includes expense related to the amortization of the Company's restricted common shares and LTIP Units related to its multi-year outperformance agreements for all periods presented.

[5] Represents dividends declared to common stockholders. In August, 2020, the Company's board of directors approved a change to the Company's dividend policy from a monthly basis to a paying dividends on a quarterly basis in arrears on the 15th day of each month following a fiscal quarter. As a result, no dividend was declared in the fourth quarter of 2020. This change affected the frequency of dividend payments only and did not impact the annualized dividend rate on Class A common stock of \$0.85.

## Debt Overview

As of June 30, 2021

Amounts in thousands, except ratios and percentages

Year of Maturity	Number of Encumbered Properties	Weighted-Average Debt Maturity (Years) <sup>[3]</sup>	Weighted-Average Interest Rate <sup>[3][4]</sup>	Total Outstanding Balance <sup>[5]</sup>	Percent
<b>Non-Recourse Debt</b>					
2021 (remainder)	—	—	— %	\$ 2,289	
2022	—	—	— %	4,711	
2023	—	—	— %	3,643	
2024	1	2.7	5.0 %	22,287	
2025	370	4.0	3.7 %	845,771	
Thereafter	418	7.3	3.8 %	780,349	
<b>Total Non-Recourse Debt</b>	<b>789</b>	<b>5.6</b>	<b>3.8 %</b>	<b>1,659,050</b>	<b>91 %</b>
<b>Recourse Debt <sup>[1]</sup></b>					
Credit Facility <sup>[2]</sup>		1.8	2.8 %	155,742	
<b>Total Recourse Debt</b>		<b>1.8</b>	<b>2.8 %</b>	<b>155,742</b>	<b>9 %</b>
<b>Total Debt</b>		<b>5.3</b>	<b>3.7 %</b>	<b>\$ 1,814,792</b>	<b>100 %</b>

[1] Recourse debt is debt that is guaranteed by the Company.

[2] The maturity date of the Company's credit facility is April 2022. The Company has the right to extend the maturity date to April 2023.

[3] Weighted based on the outstanding principal balance of the debt.

[4] As of June 30, 2021, the Company's total combined debt was 91.4% fixed rate and 8.6% floating rate.

[5] Excludes the effect of deferred financing costs, net and mortgage premiums and discounts.

## Future Minimum Base Lease Rents Due to the Company

As of June 30, 2021

Amounts in thousands

	<b>Future Minimum Base Rent Payments</b> <sup>[1]</sup>
2021 (remainder)	\$ 135,529
2022	268,361
2023	254,982
2024	237,982
2025	219,597
2026	202,654
Thereafter	1,178,480
<b>Total</b>	<b>\$ 2,497,585</b>

[1] Represents future minimum base rent payments on a cash basis due to the Company over the next five years and thereafter. These amounts exclude contingent rent payments, as applicable, that may be collected from certain tenants based on provisions related to sales thresholds and increases in annual rent based on exceeding certain economic indexes among other items.

Quarter ended June 30, 2021 (Unaudited)

**Top Ten Tenants (by annualized straight-line rent)**

As of June 30, 2021

Amounts in thousands, except percentages

Tenant / Lease Guarantor	Property Type	Tenant Industry	Annualized SL Rent <sup>[1]</sup>	SL Rent Percent	Remaining Lease Term <sup>[2]</sup>	Investment Grade <sup>[3]</sup>
Sanofi US	Office	Pharmaceuticals	\$ 17,143	6 %	11.5	Yes
Truist Bank	Retail	Retail Banking	17,041	6 %	8.1	Yes
Fresenius	Retail	Healthcare	14,525	5 %	7.1	Yes
Mountain Express	Retail	Gas/Convenience	13,237	5 %	17.2	No
AmeriCold	Distribution	Refrigerated Warehousing	12,720	4 %	6.2	Yes
Tenants 6 - 10	Various	Various	38,129	13 %	10.4	3 of 5 - Yes
Subtotal			112,795	39 %	10.3	
Remaining portfolio <sup>[4]</sup>			172,922	61 %		
<b>Total Portfolio</b>			<b>\$ 285,717</b>	<b>100 %</b>		

[1] Calculated using the most recent available lease terms as of June 30, 2021.

[2] Based on straight-line rent as of June 30, 2021.

[3] The top ten tenants are 67.4% actual investment grade rated and 7.8% implied investment grade rated (see page 7 for definition of Investment Grade).

[4] Includes \$5.3 million of annualized straight-line rent related to the lease with United Healthcare, which expired on July 1, 2021.

**Diversification by Property Type**

As of June 30, 2021

Amounts in thousands, except percentages

Property Type	Total Portfolio			
	Annualized SL Rent <sup>[1]</sup>	SL Rent Percent	Square Feet	Sq. ft. Percent
Retail (including Power and Lifestyle Centers)	\$ 227,476	80 %	13,685	69 %
Distribution	31,740	11 %	4,735	24 %
Office <sup>[6]</sup>	26,501	9 %	1,442	7 %
<b>Total</b>	<b>\$ 285,717</b>	<b>100 %</b>	<b>19,862</b>	<b>100 %</b>

Tenant Type	Retail Properties			
	Annualized SL Rent <sup>[1]</sup>	SL Rent Percent	Square Feet <sup>[2]</sup>	Sq. ft. Percent
<b>Single-Tenant:</b>				
Service-oriented <sup>[3]</sup>	\$ 118,815	52 %	4,072	32 %
Traditional retail <sup>[4]</sup>	24,736	11 %	2,404	19 %
<b>Multi-Tenant:</b>				
Experiential/e-commerce defensive <sup>[5]</sup>	42,073	19 %	2,523	20 %
Other traditional retail	41,852	18 %	3,685	29 %
<b>Total</b>	<b>\$ 227,476</b>	<b>100 %</b>	<b>12,684</b>	<b>100 %</b>

[1] Calculated using the most recent available lease terms as of June 30, 2021.

[2] Represents total rentable square feet of retail properties occupied as of June 30, 2021.

[3] Includes single-tenant retail properties leased to tenants in the retail banking, restaurant, grocery, pharmacy, gas/convenience, fitness, healthcare, and auto services sectors.

[4] Includes single-tenant retail properties leased to tenants in the discount retail, home improvement, furniture, specialty retail, auto retail, sporting goods sectors, wireless/electronics, department stores and home improvement.

[5] Represents multi-tenant properties leased to tenants in the restaurant, discount retail, entertainment, salon/beauty, and grocery sectors, among others.

[6] Includes \$5.3 million of annualized straight-line rent and 400,000 square feet related to the lease with United Healthcare, which expired on July 1, 2021.

American Finance Trust, Inc.  
Supplemental Information  
Quarter ended June 30, 2021 (Unaudited)

Diversification by Geography

As of June 30, 2021

Amounts in thousands, except percentages

Region	Total Portfolio			
	Annualized SL Rent <sup>[1]</sup>	SL Rent Percent	Square Feet	Sq. ft. Percent
Alabama	\$ 14,483	5.1 %	1,403	7.1 %
Alaska	409	0.1 %	9	0.1 %
Arizona	352	0.1 %	22	0.1 %
Arkansas	2,387	0.8 %	88	0.4 %
California	228	0.1 %	9	0.1 %
Colorado	776	0.3 %	52	0.3 %
Connecticut	1,640	0.6 %	84	0.4 %
Delaware	176	0.1 %	5	0.1 %
District of Columbia	236	0.1 %	4	0.1 %
Florida	19,259	6.7 %	1,199	6.0 %
Georgia	28,655	10.0 %	1,944	9.7 %
Idaho	331	0.1 %	14	0.1 %
Illinois	10,514	3.7 %	739	3.7 %
Indiana	2,105	0.7 %	91	0.5 %
Iowa	2,662	0.9 %	166	0.8 %
Kansas	3,003	1.1 %	264	1.3 %
Kentucky	10,450	3.7 %	664	3.3 %
Louisiana	6,506	2.3 %	344	1.7 %
Maine	202	0.1 %	12	0.1 %
Maryland	1,069	0.4 %	29	0.1 %
Massachusetts	9,104	3.2 %	976	4.9 %
Michigan	8,993	3.1 %	501	2.5 %
Minnesota	10,429	3.7 %	761	3.8 %
Mississippi	5,815	2.0 %	252	1.3 %
Missouri	5,673	2.0 %	486	2.4 %
Montana	1,243	0.4 %	45	0.2 %
Nebraska	495	0.2 %	12	0.1 %
Nevada	6,782	2.4 %	408	2.1 %
New Hampshire	127	— %	6	0.1 %
New Jersey	18,655	6.5 %	817	4.2 %
New Mexico	629	0.2 %	47	0.2 %
New York	2,351	0.8 %	171	0.9 %
North Carolina	18,104	6.3 %	1,517	7.5 %
North Dakota	1,222	0.4 %	170	0.9 %
Ohio	17,609	6.2 %	1,024	5.2 %
Oklahoma	10,126	3.5 %	834	4.2 %
Pennsylvania	8,806	3.1 %	540	2.7 %
Rhode Island	2,419	0.8 %	149	0.7 %
South Carolina	16,388	5.7 %	1,602	8.0 %
South Dakota	339	0.1 %	47	0.1 %
Tennessee	4,442	1.6 %	313	1.6 %
Texas	13,395	4.7 %	839	4.1 %
Utah	1,087	0.4 %	41	0.2 %
Virginia	3,862	1.4 %	212	1.1 %
West Virginia	3,054	1.1 %	257	1.3 %
Wisconsin <sup>[2]</sup>	7,807	2.7 %	627	3.2 %
Wyoming	1,318	0.5 %	66	0.2 %
<b>Total</b>	<b>\$ 285,717</b>	<b>100 %</b>	<b>19,862</b>	<b>100 %</b>

[1] Calculated using the most recent available lease terms as of June 30, 2021.

[2] Includes \$5.3 million of annualized straight-line rent and 400,000 square feet related to the lease with United Healthcare, which expired on July 1, 2021.



## Lease Expirations

As of June 30, 2021

Amounts in thousands, except ratios and percentages

Year of Expiration	Number of Leases Expiring	Annualized SL Rent <sup>[1]</sup>	Annualized SL Rent Percent	Leased Square Feet	Percent of Leased Square Feet Expiring
		(In thousands)		(In thousands)	
2021 (Remaining)	25	\$ 9,884	3.5 %	768	4.1 %
2022	77	9,482	3.3 %	911	4.8 %
2023	114	17,094	6.0 %	1,230	6.5 %
2024	111	17,232	6.0 %	1,299	6.9 %
2025	126	22,447	7.9 %	1,723	9.1 %
2026	94	23,620	8.3 %	1,869	9.9 %
2027	111	35,779	12.5 %	3,739	19.8 %
2028	86	12,674	4.4 %	964	5.1 %
2029	138	23,416	8.2 %	1,343	7.1 %
2030	49	11,499	4.0 %	865	4.6 %
2031	52	12,527	4.4 %	571	3.0 %
2032	28	22,877	8.0 %	1,092	5.8 %
2033	37	4,717	1.7 %	180	1.0 %
2034	15	2,125	0.7 %	126	0.7 %
2035	12	3,735	1.3 %	91	0.5 %
2036	32	3,193	1.1 %	196	1.0 %
Thereafter (>2036)	359	53,416	18.7 %	1,886	10.0 %
<b>Total</b>	<b>1,466</b>	<b>\$ 285,717</b>	<b>100 %</b>	<b>18,853</b>	<b>100 %</b>

[1] Calculated using the most recent available lease terms as of June 30, 2021.