

VEREIT Quarterly Fact Sheet



Second Quarter 2018



All data as of June 30, 2018

www.VEREIT.com

Overview

VEREIT is a full-service real estate operating company which owns and manages one of the largest portfolios of single-tenant commercial properties in the U.S. The Company has a total asset book value of \$14.3 billion¹ including approximately 4,000 properties and 94.6 million square feet. VEREIT's business model provides equity capital to creditworthy corporations in return for long-term leases on their properties. VEREIT is a publicly traded Maryland corporation listed on the New York Stock Exchange.

Stock Attributes

Equity Market Cap ²	\$7.4 Billion
Total Common Shares Outstanding	967,493,795
Share Price	\$7.44
Quarterly Dividend (per share)	\$0.1375
Annualized Dividend (per share)	\$0.55
Dividend Yield	7.4%
Dividend Frequency	Quarterly

Top Ten Tenants

Tenant	% of Total Portfolio	S&P Rating	Tenant	% of Total Portfolio	S&P Rating
Red Lobster	6.3%	B-	FedEx	2.6%	BBB
Walgreens	3.7%	BBB	Albertson's	2.1%	B
Family Dollar	3.3%	BBB-	BJ's Wholesale Club	1.7%	B-
Dollar General	3.0%	BBB	L.A. Fitness	1.7%	B+
CVS	2.7%	BBB	PetSmart	1.6%	CCC

Portfolio Attributes

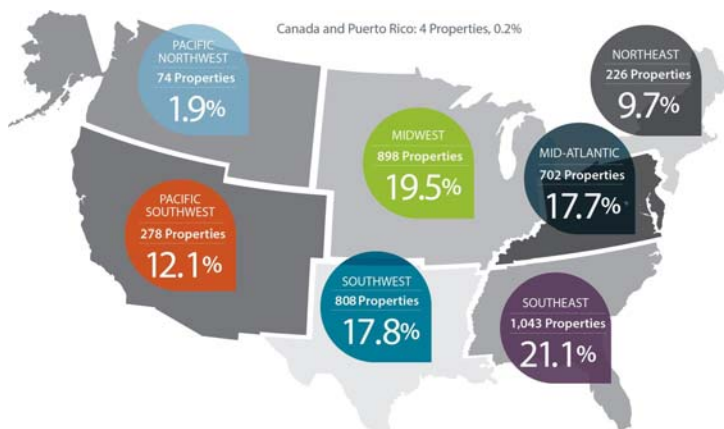
\$15.5 Billion
Gross Real Estate Investments

4,033
Operating Properties

94.6 Million
Rentable Square Feet



Number of Properties by Region



98.8% Economic Occupancy Rate ³	
9.1 years WALT	42.7% Investment Grade ⁴
646 Number of Tenants	43 Number of Industries
49 Number of States	28.7% Top 10 Tenant Concentration

All data is as of June 30, 2018 and based on annualized rental income ("ARI") and omits Excluded Properties unless otherwise noted. See definitions section of the VEREIT, Inc. Quarterly Supplement and Press Release on Form 8-K filed with the SEC on August 3, 2018 for a description of the Company's non-GAAP measures and operating metrics. VEREIT is not affiliated or associated with, is not endorsed by, does not endorse, and is not sponsored by or a sponsor of the tenants or of their products or services pictured or mentioned. The names, logos and all related product and service names, design marks and slogans of other companies are the trademarks or service marks of such companies. 1) Does not omit Excluded Properties. 2) Based on diluted shares outstanding. 3) Economic Occupancy Rate based on square feet. 4) Tenants are considered investment-grade rated based on ratings of the major credit ratings agencies and may reflect the credit rating of the parent company or a guarantor.



A real estate operating company which owns single-tenant commercial properties.

Disciplined. Transparent. Consistent.

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Consolidated Financial Statistics

5.83x

Net Debt to Normalized EBITDA Annualized

3.03x

Fixed Charge Coverage Ratio

73.5%

Unencumbered Asset Ratio

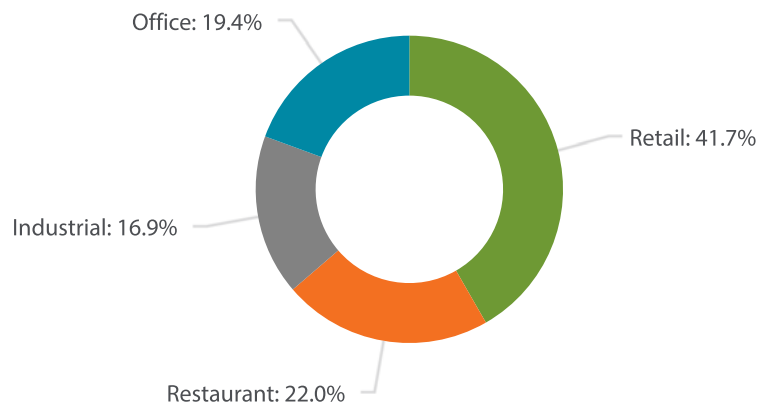
39.1%

Net Debt Leverage Ratio

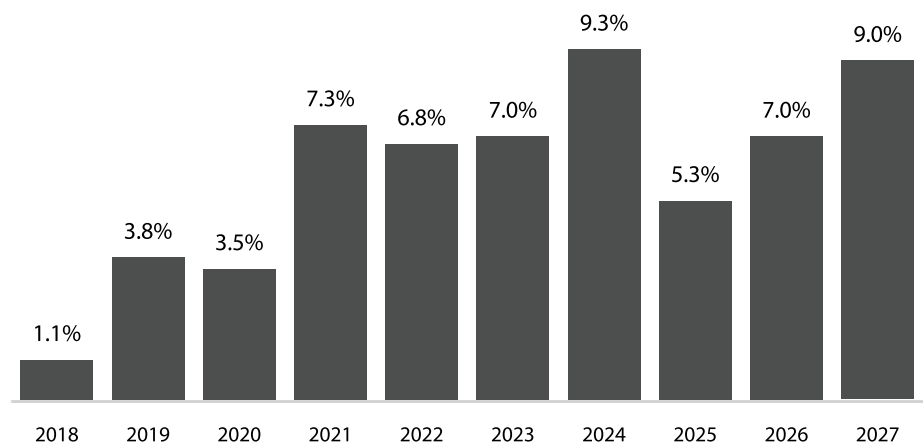
4.0 years

Weighted Average Debt Term¹

Portfolio Property Type



Lease Expiration (Annualized Rental Income Expiring as a % of Total Portfolio)



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