

# 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 billion<sup>1</sup> 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 <sup>2</sup>	\$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

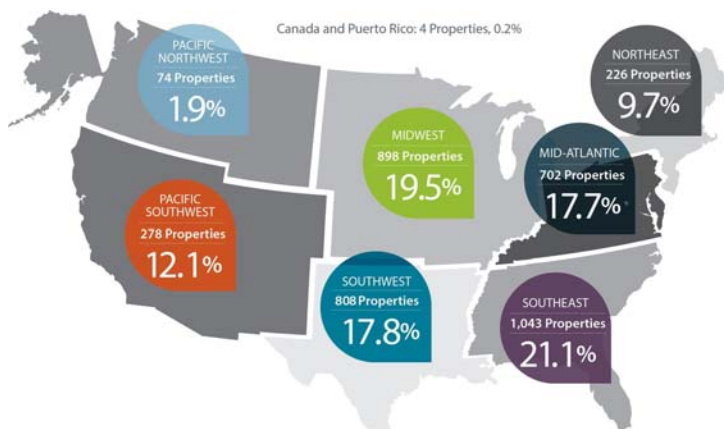
**\$15.5 Billion**  
Gross Real Estate Investments

**4,033**  
Operating Properties

**94.6 Million**  
Rentable Square Feet



## Number of Properties by Region



<b>98.8%</b> Economic Occupancy Rate <sup>3</sup>	
9.1 years	42.7%
WALT	Investment Grade <sup>4</sup>
646	43
Number of Tenants	Number of Industries
49	28.7%
Number of States	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

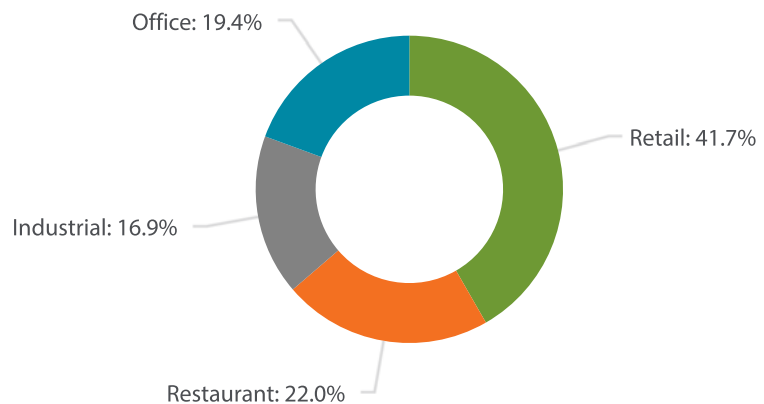
39.1%

Net Debt Leverage Ratio

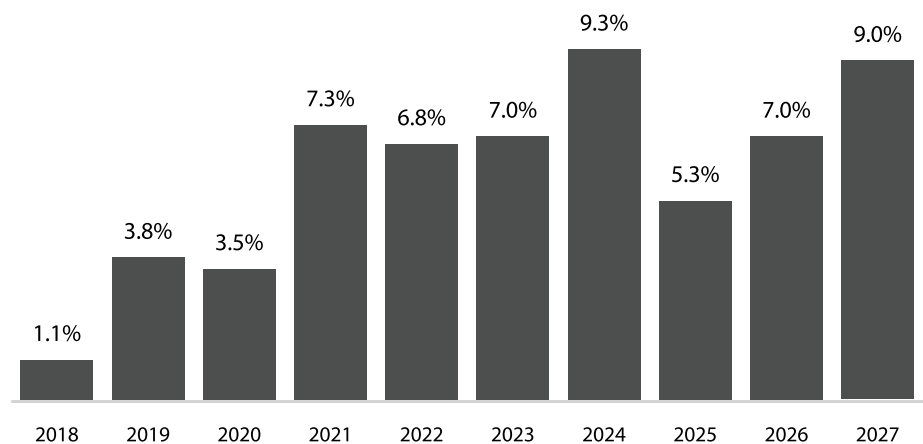
4.0 years

Weighted Average Debt Term<sup>1</sup>

## Portfolio Property Type



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



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