



The Net Lease Corporate Real Estate Opportunity

Net Lease REITs represent a unique and compelling investment opportunity for investors seeking sustainable income with predictable growth. Net Lease REITs are equity REITs that own properties leased to single tenants under long-term, net lease agreements which specify that the tenant is responsible for paying rent and most, if not all, property expenses. The most common net lease is a "triple-net lease" which requires the tenant pay operating expenses, property taxes, and insurance - the three nets in a lease agreement. Triple-net leases generate consistent cash flow typically with contractual rent increases that result in attractive risk-return characteristics for investors. To date, the performance of Net Lease REITs as a sector has not been obvious to investors because they have been categorized by property type rather than the lease type which is the common feature that drives similar returns.

Potential Benefits of Net Lease REITs

» Income

- Tenant pays most expenses making cash flows more predictable
- REITs distribute much of their income in dividends
- IRS Tax Code changes may improve after-tax income returns by 20% or more*

» Inflation Protection

- Rent escalation provision in leases may help income grow and keep pace with inflation

» Growth

- Reinvestment of retained cash flows
- Potential to raise outside funds at yields lower than those that may be realized through new property investments

The Fundamental Income Net Lease Real Estate Index

The Fundamental Income Net Lease Real Estate Index (NETLXT) seeks to help define and track the performance of the rapidly growing U.S. listed net lease real estate sector. The Index identifies real estate companies, including real estate investment trusts (REITs), screens each real estate company for property type and tenant, and assigns only those companies identified as net lease to the index. The Index also places important limitations on concentration in any one constituent or tenant ensuring diversified access to the sector.

The Fundamental Income Net Lease REIT Index May Be Appropriate For:

- Investors Seeking Income - With a predictable income stream that must be distributed to shareholders, Net Lease REITs may be appropriate for investors seeking income.
- Real Estate Exposure - The Index may be appropriate for investors seeking exposure to real estate.
- Total Return Strategies - The combination of current income with identifiable sources of growth may make Net Lease REITs appropriate for investors seeking a Total Return Strategy.

*Investors should consult a tax attorney.

NOTE: It is not possible to invest directly in an index. Exposure to an asset class represented by an index is available through investable instruments based on that index. Data from Capital IQ and most recent constituent company filings including 10K's, 10Q's, earnings supplementals and investor presentations. Weights based on NETLXT Index weightings as of 6/30/2023. Market data as of 6/30/2023.

INDEX (AS OF 6/30/2023)

TOP 10 HOLDINGS		TOP 10 TENANT INDUSTRIES		TOP 10 STATES	
Stag Industrial Inc	8.08%	Industrial	21.10%	Texas	7.87%
VICI Properties Inc	7.87%	Retail	12.58%	Pennsylvania	5.21%
Realty Income Cp	7.85%	Hotel, Gaming and Leisure	11.78%	Illinois	4.73%
NNN REIT, Inc	7.83%	Restaurants	6.88%	Ohio	4.56%
W.P.Carey Inc	7.68%	Convenience Stores	6.11%	Nevada	4.27%
Innovative Inds Ppty	4.55%	Auto Retail and Services	5.10%	Florida	4.11%
Safehold New	4.38%	Freight & Logistics	4.59%	New York	4.04%
NETSTREIT Corp	4.28%	Government	3.59%	California	3.51%
Global New Lease Inc	4.18%	Entertainment	2.84%	Georgia	3.39%
LXP Industrial Trust	4.17%	Grocery	2.63%	Michigan	3.26%

Footnote: Data based on weighted average annualized rental revenue and Fundamental Income's industry classification.

INDEX FACTS

Ticker:	NETLXT
Index Calculator:	NASDAQ Global Indexes

» INDEX HIGHLIGHTS

No. of Constituents	21
Enterprise Value	\$235.5B
Weighted Average Enterprise Value	\$15.3B
Market Capitalization	\$150.7B
Weighted Average Market Capitalization	\$ 9.9B
Annualized Revenue	\$15.2B
Debt/Enterprise Value	35.6%
Properties	30,368
Occupancy	98.9%
Weighted Average Remaining Lease Term	15.3 yrs
States	50
Largest Weighted Tenant Concentration	3.4%
Equity Cash Flow Multiple	12.7x
Dividend Yield	5.9%
Average Annual Return*	10.9%

*Jan 1, 2008 - Dec 31, 2023



