



Portfolio Snapshot

Data as of September 30, 2022

Total Enterprise Value	\$4.6 billion
Properties	79
Portfolio Size (Square Feet)	21.1 million
Office/Industrial¹	76%/24%
Annualized Base Rents	\$242.6 million
Portfolio Economic Occupancy²	95.1%
Weighted Average Remaining Lease Term (WALT)¹	7.0 years
IG Tenants %³	59.9%
Weighted Average Credit Rating⁴	BBB-
Average Annual Rent Escalations⁵	2.0%
Consecutive Monthly Distributions Paid to Investors	161
S&P 500 Members in Our Portfolio	31
Consolidated Debt, Less Cash and Cash Equivalents, to Total Real Estate	36.7%

Top Tenants	Rating⁶	% of ABR¹	WALT
Amazon.com, Inc.	AA	6.7%	9.1
Keurig Dr. Pepper, Inc.	BBB	4.7%	7.1
Wood Group USA, Inc.	HY6 ⁷	4.1%	3.0
Southern Company Services, Inc.	BBB+	3.7%	21.5
LPL Holdings, Inc.	BB+	3.5%	14.0
Freeport Minerals Corporation	Baa2 ⁸	3.2%	4.6
DigitalGlobe, Inc.	B	3.1%	7.8
RH	HY1 ⁷	3.0%	7.9
Wyndham Hotel Group, LLC.	BB-	3.0	6.9
McKesson Corporation	BBB+	2.5	5.3
Total/Weighted Average		37.5%	8.9

Tenant Profile	Statistics
Number of Tenants	80
Average Square Footage Leased per Tenant	250,382
Average Annual Base Rent PSF – Office	\$18.05
Average Annual Base Rent PSF – Industrial	\$5.45

Investment Grade Rating³	% of ABR
Tenant	29.0 %
Guarantor	12.6%
Tenant/Guarantor Parent	41.6%
	18.3%
Total Investment Grade	59.9 %

Rent Growth	% of ABR¹	Wtd. Avg. Annual Growth Rate
Annually	87.3 %	2.2%
Every 5 Years	9.4	0.6%
Other Frequencies	1.9	4.3%
No Escalations	1.4	--
Portfolio Total/Weighted Average	100 %	2.0 %

ENDNOTES:

1. Based on annualized base rents ("ABR"), which we define as the contractual base rent before abatements as of September 30, 2022, unless otherwise specified, multiplied by 12 months. For properties in our portfolio that had rent abatements as of September 30, 2022, we used the monthly contractual base rent payable following expiration of the abatement. For our gross and modified gross leases, we deduct base year operating expenses to arrive at ABR.
2. Excludes leases signed but not yet commenced.
3. Investment grade designations are those of either tenants, guarantors and/or non-guarantor parents with investment grade ratings or what management believes are generally equivalent ratings.
4. Weighted average credit rating of are those tenants, guarantors and/or non-guarantor parents that are rated by a third party and using what management believes are generally equivalent ratings. Management can provide no assurance that its assessment of the comparability of the ratings methodology and scale of its third party rating organizations is indicative of the weighted average credit rating that a single ratings agency would determine in the event that it rated each tenant in our portfolio. Additionally, certain of the tenants in our portfolio and included in our weighted average credit rating are rated only by third parties that are not classified as Nationally Recognized Statistical Rating Organizations ("NRSRO") approved by the U.S. Securities and Exchange Commission and such third parties may use methodologies that are different and less rigorous those applied by NRSROs.
5. Weighted average annual rental increase is based on contractual rent increases in the remaining term of each lease, and excludes leases with remaining lease term of 12 months or less as of September 30, 2022.
6. Represents S&P ratings, at <http://www.spglobal.com>, of tenants, guarantors or non-guarantor parent entities, unless otherwise noted as of September 30, 2022.
7. Represents a rating issued by Bloomberg services.
8. Represents a rating issued by Moody's at <http://www.moody.com>.



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Important Risk Disclosures

This fact sheet contains statements that constitute forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended (the "Securities Act"), and Section 21E of the Securities Exchange Act of 1934, as amended (the "Exchange Act"). The Company intends for all such forward-looking statements to be covered by the applicable safe harbor provisions for forward-looking statements contained in Section 27A of the Securities Act and Section 21E of the Exchange Act. Forward-looking statements relate to expectations, beliefs, projections, future plans and strategies, anticipated events or trends and similar expressions concerning matters that are not historical facts. In some cases, you can identify forward-looking statements by the use of forward-looking terminology such as "may," "will," "should," "expects," "intends," "plans," "anticipates," "believes," "estimates," "predicts," or "potential" or the negative of these words and phrases or similar words or phrases which are predictions of or indicate future events or trends and which do not relate solely to historical matters. You can also identify forward-looking statements by discussions of strategy, plans or intentions. The forward-looking statements contained in this fact sheet reflect the Company's current views about future events and are subject to numerous known and unknown risks, uncertainties, assumptions and changes in circumstances that may cause the Company's actual results to differ significantly from those expressed in any forward-looking statement. The following factors, among others, could cause actual results and future events to differ materially from those set forth or contemplated in the forward-looking statements: general economic and financial conditions; market volatility; inflation; any potential recession or threat of recession; interest rates; the impact of the COVID-19 pandemic and resulting economic disruption on the markets in which we operate and on work-from-home trends, occupancy, rent deferrals and the financial condition of the Company's tenants; whether any easing of the pandemic or other factors will impact the attractiveness of industrial and/or office assets; whether we will be successful in renewing leases as they expire; future financial and operating results, plans, objectives, expectations and intentions; expected sources of financing and the availability and attractiveness of the terms of any such financing; anticipated asset dispositions, the availability of suitable disposition opportunities; legislative and regulatory changes that could adversely affect our business; whether we will continue to publish our net asset value on an annual basis, more frequently or at all; our future capital expenditures, operating expenses, net income, operating income, cash flow and developments and trends of the real estate industry; whether the strategic monetization process will maximize stockholder value; whether the spin off will be completed on the anticipated timing or at all; whether we will be successful in liquidating our remaining assets after the spin off; whether we will effect the strategic monetization process at the time and in a manner that maximizes value for the Company's stockholders; when stockholders will receive any net proceeds in connection with the disposition of our remaining assets after the spin off; whether we will succeed in our investment objectives; whether the combination of net proceeds from the ultimate sale of your shares of the spin off company and the distribution of the net proceeds by the Company from the sale of the remaining assets will equal our current NAV; our ability to find purchasers for the remaining assets on such terms as our Board of Directors determines to be in the best interests of our stockholders; unanticipated difficulties or expenditures relating to the strategic monetization process or the pursuit of sales of our remaining assets; the response of stockholders, tenants, business partners and competitors to the announcement of the strategic monetization process; legal proceedings that may be instituted against us and others related to the strategic monetization process; risks associated with our dependence on key personnel whose continued service is not guaranteed; risks related to the disruption of management's attention from ongoing business operations due to pursuit of the strategic monetization process and other factors, including those risks disclosed in Part I, Item 1A. "Risk Factors" and Part II, Item 7. "Management's Discussion and Analysis of Financial Condition and Results of Operations" of the Company's most recent Annual Report on Form 10-K and Part I, Item 2. "Management's Discussion and Analysis of Financial Condition and Results of Operations" and Part II, Item 1A. "Risk Factors" of the Company's Quarterly Reports on Form 10-Q filed with the U.S. Securities and Exchange Commission. The Company cautions investors not to place undue reliance on these forward-looking statements and urge you to carefully review the disclosures it makes concerning risks. While forward-looking statements reflect the Company's good faith beliefs, assumptions and expectations, they are not guarantees of future performance. The forward-looking statements speak only as of the date of this press release. Furthermore, the Company disclaims any obligation to publicly update or revise any forward-looking statement to reflect changes in underlying assumptions or factors, of new information, data or methods, future events or other changes.