

RESEARCH UPDATE
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Market Statistics in USD

Price	\$ 12.91
52 week Range	\$10.33 - \$13.47
Daily Vol (3-mo. average)	520,422
Market Cap (M)	\$ 624.9
Enterprise Value (M)	\$1,643.4
Shares Outstanding: (M)	48.4
Float (M)	47.8
Public Ownership	46.9%
Institutional Ownership	51.8%

Financial Summary in USD

Cash (M)	\$ 10.4
Cash/Share	\$ 0.21
Debt (M)	\$ 864.3
Equity (M)	\$ 327.5
Equity/Share	\$ 6.77

Valuation in USD

Valuation Range	\$13.21 - \$15.50
Stonegate Price Target	\$ 14.32

FYE: Dec	2025	2026E	2027E
<i>(all figures in M, expect per share information)</i>			

Rev	\$ 161.3	\$ 171.1	\$ 177.1
NOI	\$ 132.7	\$ 141.3	\$ 146.4

EBITDA	\$ 118.2	\$ 124.3	\$ 129.5
Net Income	\$ 6.6	\$ 10.8	\$ 10.2
AFFO/Share	\$ 0.80	\$ 1.18	\$ 1.23

EV/Revenue	9.4x	9.6x	9.3x
EV/EBITDA	12.8x	13.2x	12.7x
P/AFFO	13.3x	10.9x	10.5x

COMPANY DESCRIPTION

Gladstone Commercial Corp is a real-estate investment trust (REIT) that primarily focuses on acquiring, owning, and managing single tenant and anchored multi-tenant net-leased office and industrial properties. The Company also has the capacity to make long-term industrial and commercial mortgage loans to companies of various industries across the United States. Gladstone's investment portfolio consists of real-estate properties that are leased to tenants with small- to medium-sized unrated businesses and larger rated businesses, occupied by companies controlled by buyout funds, and are purchased from and leased back to businesses that are seeking to raise capital. GOOD IPO'd on the NASDAQ in 2003 under the trading symbol GOOD and is currently headquartered in McLean, Virginia.

GLADSTONE COMMERCIAL CORP (NASDAQGS: GOOD)
Company Updates

Results/Takeaway: GOOD reported revenue, FFO per share, and AFFO per share of \$44M, \$0.38, and \$0.27, respectively. This compares to our/consensus estimates of \$42M/\$42.2M, \$0.34/\$0.35, and \$0.19/\$0.21. The sequential improvement was partly nonrecurring, as a \$1.9M lease termination fee contributed an estimated gross \$0.04/share, leaving underlying FFO broadly stable q/q. Still, the quarter provided better evidence that GOOD can generate growth without common-equity issuance, using capital recycling and property-level investment to increase rents and address vacancy. In our view, Austin lease commencement, pipeline conversion, and reinvestment into existing assets should drive the next several quarters.

Portfolio Activity & Repositioning: GOOD acquired a 153,890 SF Newport News industrial property for \$23.0M after selling a 161,458 SF North Carolina industrial asset for \$14.9M. Management indicated the replacement asset nearly doubled cash and straight-line rent, supporting capital recycling despite a constrained equity cost. GOOD also leased or renewed approximately 160,000 SF during the quarter, increasing annual straight-line rent by \$169,500, while same-store lease revenue rose 0.7% y/y. Subsequent to quarter-end, GOOD acquired a 146,650 SF Red Bud industrial property for \$6.6M and leased 82,000 SF at its Austin office asset, which should raise building occupancy from 69% to above 90%. At June 30, portfolio occupancy was 98.7%, and industrial represented 69% of annualized straight-line rent. Management collected 100% of cash base rent during 2Q and August to date. Industrial occupancy, currently 99.8%, is expected to reach 100% by year-end. Across 15 expirations through 2027, management expects a net rent plus-up; two leases are expected to vacate, with tenant tours underway. The 86,000 SF Clintonville expansion should add internal growth under a new 15-year lease following expected 2Q27 completion.

Balance Sheet / Liquidity: Liquidity was \$80.8M at June 30. On the August 6 call, management cited approximately \$8.4M of cash and \$68.8M of revolver availability, implying approximately \$77.2M. Debt was 47% fixed-rate, 47% hedged floating-rate, and 6% floating-rate, with maturities of \$17.7M in 2026 and \$51.9M through 2Q27. GOOD sold no common shares under its ATM during 1H26 and favors asset recycling and property investment while the share price remains unattractive for issuance. Management cited a \$32M LOI and 15 opportunities under review, with targeted going-in cap rates of approximately 7.5% or higher.

Payout Ratios: The \$0.30 quarterly dividend represented 79% of reported FFO, versus 86% in 1Q26. The termination fee drove most of the sequential coverage improvement; in our view, recurring coverage remains acceptable, with Austin occupancy, lease rollover execution, and disciplined capital deployment providing the clearest path to further improvement.

Valuation: We use a combination of comp analysis, Revalued NAV (reNAV) per share analysis, and a Perpetual Growth Model based on the most recent FFO Payout Ratio to frame our valuation of GOOD. When we average these valuation methods it returns a range of \$13.21 to \$15.50 with a price target of \$14.32.

Quarterly Results

	2Q26 results		Notes
	Reported	Model	
Total revenues	44.0	42.0	Revenues above our expectations
Property Operating Expenses	7.2	7.4	
NOI	36.8	34.6	Revenue upside and lower property expenses drove outperformance
NOI Margin	83.7%	82.3%	
D&A	15.0	15.3	
Other	4.1	3.5	
Total opex	19.1	18.7	
Operating Profit	17.8	15.9	
Operating margin	40.4%	37.8%	
EBITDA - adjusted	32.7	31.1	Above expectations, primarily reflecting termination-fee benefit
EBITDA margin	74.4%	74.1%	
EPS - Diluted	\$ 0.11	\$ 0.04	
FFO/Share	\$ 0.38	\$ 0.34	
AFFO/Share	\$ 0.27	\$ 0.19	

	Y/Y Change		Notes
	2Q25	2Q26	
Total revenues	39.5	44.0	Revenue up 11.3% Y/Y
Cost of sales	7.3	7.2	
Gross (loss) profit	32.3	36.8	
Gross margin	81.6%	83.7%	
D&A	14.2	15.0	
Other	3.6	4.1	
Total opex	17.9	19.1	
Operating Profit	14.4	17.8	
Operating margin	36.4%	40.4%	
EBITDA - adjusted	28.6	32.7	190bps change in EBITDA margin Y/Y
EBITDA margin	72.5%	74.4%	
EPS - Diluted	\$ 0.03	\$ 0.11	
FFO/Share	\$ 0.33	\$ 0.38	
AFFO/Share	\$ 0.28	\$ 0.27	

VALUATION SUMMARY

We use a combination of comp analysis, reNAV per share analysis, and a Perpetual Growth Model based on the most recent FFO Payout Ratio to frame our valuation of GOOD. When we average these valuation methods it returns a range of \$13.21 to \$15.50 with a price target of \$14.32.

Company Name	Symbol	Price ⁽¹⁾	Mkt Cap	EV	Div Yield	BV/Share	EV/Revenue ^(2,3)			EV/EBITDA ^(2,3)			Price/AFFO ^(2,3)		
							2025	2026E	2027E	2025	2026E	2027E	2025	2026E	2027E
AH REALTY TRUST INC	AHRT	\$ 6.90	\$ 514.7	\$ 1,566.2	8.1%	\$ 9.59	9.1x	7.5x	7.4x	14.9x	13.2x	12.7x	8.9x	12.7x	11.3x
Broadstone Net Lease, Inc.	BNL	\$ 21.16	\$ 4,060.5	\$ 6,840.2	5.5%	\$ 15.02	12.5x	13.8x	12.8x	14.6x	15.9x	13.9x	11.7x	13.5x	12.7x
CTO Realty Growth, Inc.	CTO	\$ 21.80	\$ 817.2	\$ 1,462.0	7.0%	\$ 17.69	8.7x	8.3x	7.5x	13.0x	12.4x	10.8x	9.3x	9.7x	9.2x
LXP Industrial Trust	LXP	\$ 60.55	\$ 3,569.9	\$ 5,028.7	0.0%	\$ 31.45	12.5x	14.3x	13.5x	18.0x	20.0x	18.7x	15.7x	20.6x	18.1x
Modiv Industrial, Inc.	MDV	\$ 17.96	\$ 185.4	\$ 490.5	7.0%	\$ 15.43	10.0x	10.5x	10.1x	13.4x	13.0x	12.8x	10.4x	12.8x	12.3x
NNN REIT, Inc.	NNN	\$ 47.00	\$ 8,941.7	\$ 13,938.7	5.1%	\$ 23.24	13.2x	14.2x	13.5x	14.6x	15.7x	14.9x	11.5x	13.2x	12.8x
NETSTREIT Corp.	NTST	\$ 21.03	\$ 2,135.1	\$ 3,510.9	4.3%	\$ 15.49	13.9x	14.0x	11.6x	16.4x	17.2x	13.9x	13.5x	15.2x	14.4x
One Liberty Properties, Inc.	OLP	\$ 24.16	\$ 527.2	\$ 1,042.6	7.6%	\$ 14.44	9.1x	9.6x	9.3x	16.2x	14.4x	13.9x	10.6x	12.2x	11.9x
Alpine Income Property Trust, Inc.	IPINE	\$ 19.96	\$ 351.7	\$ 755.7	6.0%	\$ 19.17	12.6x	9.6x	9.0x	13.8x	12.5x	11.2x	8.8x	9.3x	9.3x
STAG Industrial, Inc.	STAG	\$ 36.80	\$ 7,095.3	\$ 10,567.0	4.2%	\$ 18.83	11.9x	11.6x	10.9x	16.3x	15.9x	14.8x	N/A	16.9x	16.0x
Average							5.5%	\$ 18.04	11.4x	11.3x	10.6x	15.1x	15.0x	13.8x	11.2x
Median							5.8%	\$ 16.59	12.2x	11.1x	10.5x	14.8x	15.1x	13.9x	10.6x
Gladstone Commercial Corpora	GOOD	\$ 12.91	\$ 624.9	\$ 1,643.4	9.8%	\$ 3.25	9.4x	9.6x	9.3x	12.8x	13.2x	12.7x	13.3x	10.9x	10.5x

(1) Previous day's closing price

(2) Estimates are from Capital IQ

(3) Forward estimates as of calendar year

Source: Company reports, CapitalIQ, Stonegate Capital Partners

We are using an EV/EBITDA and Price/AFFO framework to inform our GOOD valuation. Currently GOOD is trading at a FY26 EV/EBITDA of 12.7x compared to comps at an average of 13.8x. We are using our 2027E expected EBITDA, and an EV/EBITDA range of 12.5x to 13.5x with a midpoint of 13.0x which moves GOOD closer to comp companies. This arrives at a valuation range of \$12.28 to \$14.95 with a mid-point of \$13.61. For our Price/AFFO analysis, GOOD is trading at a 2027E multiple of 10.5x compared to comps at an average of 12.8x. We are using our 2027E expected AFFO, and a Price/AFFO range of 12.0x to 12.5x with a midpoint of 12.3x. This arrives at a valuation range of \$14.72 to \$15.33 with a mid-point of \$15.02.

EV/EBITDA			
2027 E	12.50x	13.00x	13.50x
Adj EBITDA	129.5	129.5	129.5
TEV	1,618.4	1,683.1	1,747.9
Cash	10.4	10.4	10.4
Debt	864.3	864.3	864.3
Mezz Equity	170.0	170.0	170.0
Minority Int.	0.1	0.1	0.1
Mkt Cap	594.3	659.0	723.8
S/O	48.4	48.4	48.4
Price	\$ 12.28	\$ 13.61	\$ 14.95

Price/AFFO			
2027 E	12.00x	12.25x	12.50x
AFFO/Sh.	1.23	1.23	1.23
Price	\$ 14.72	\$ 15.02	\$ 15.33

NAV			
2027E NOI	\$ 146.4	\$ 146.4	\$ 146.4
Est. Cap Rate ¹	8.00%	7.50%	7.00%
Est. NAV	1,829.7	1,951.6	2,091.0
Cash	10.4	10.4	10.4
Debt	864.3	864.3	864.3
Mezz Equity	170.0	170.0	170.0
Minority Int.	0.1	0.1	0.1
Mkt Cap	805.6	927.5	1,066.9
S/O	48.4	48.4	48.4
reNAV/Share	\$ 16.64	\$ 19.16	\$ 22.04

(1) Estimate based on Company Reported Cap Rates

For our NAV analysis we use a cap rate range of 7.00% and 8.00% Which we believe is reasonable given the Company's recent transactions. This arrives at a reNAV/Share range, after accounting for a discount to the re/NAV, of \$13.31 to \$17.63 with a mid-point of \$15.33.

reNAV Sensitivity Analysis									
reNAV/Share	\$ 16.64	\$ 16.64	\$ 16.64	\$ 19.16	\$ 19.16	\$ 19.16	\$ 22.04	\$ 22.04	\$ 22.04
Discount to NAV	75%	80%	85%	75%	80%	85%	75%	80%	85%
Price	\$ 12.48	\$ 13.31	\$ 14.15	\$ 14.37	\$ 15.33	\$ 16.29	\$ 16.53	\$ 17.63	\$ 18.73

Finally, we look at a perpetual growth model to account for the recent reduction in dividends. Even when we apply the LTM reduced FFO payout ratio of 85% to our forward estimated 2027E FFO we still expect a payout per share of at least \$1.23 which when used in a perpetual growth model returns a valuation range of \$12.53 to \$14.10 with a mid-point of \$13.31. This conservative valuation approach still results in a premium to current price of -2.9% to 9.2% with a mid-point of 3.1%.

Perpetual Growth Model									
2027E FFO	68.1	71.7	75.3	68.1	71.7	75.3	68.1	71.7	75.3
Payout Ratio (Low, LTM, High)	80%			85%			90%		
Forward Payout (\$M)	57.4			61.0			64.5		
Forward S/O	49.5			49.5			49.5		
Payout Per Share	\$ 1.16			\$ 1.23			\$ 1.30		
Discount Rate	12.50%	11.25%	10.00%	12.50%	11.25%	10.00%	12.50%	11.25%	10.00%
Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Price	\$ 11.04	\$ 12.53	\$ 14.49	\$ 11.73	\$ 13.31	\$ 15.39	\$ 12.42	\$ 14.10	\$ 16.30

Business Overview

Gladstone Commercial Corp (“Good” or “The Company”) is a real-estate investment trust (REIT) that primarily focuses on acquiring, owning, and managing single tenant and anchored multi-tenant industrial and office properties. The Company also has the capacity to make long-term industrial and commercial mortgage loans to companies of various industries across the United States. Gladstone’s investment portfolio consists of real-estate properties that are leased to tenants with small- to medium-sized unrated businesses and larger rated businesses, occupied by companies controlled by buyout funds, and are purchased from and leased back to businesses that are seeking to raise capital. As of March 31, 2026, Gladstone owned 151 properties totaling 17.7 million square feet, located in 27 states. GOOD IPO’d on the NASDAQ in 2003 under the trading symbol GOOD and is currently headquartered in McLean, Virginia.

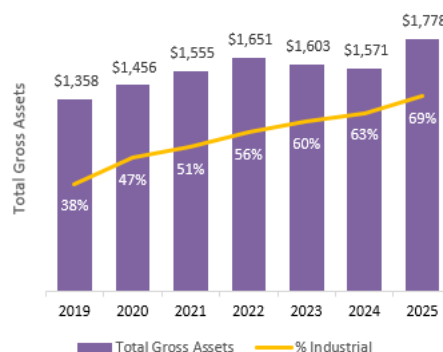
Exhibit 1: Current Portfolio

Portfolio data ¹	
Total assets (\$mm)	\$ 1,243
Properties	151
Tenants	109
Industries	21
States	27
Average remaining lease term (years)	7.1
Occupancy	98.7 %
Square footage owned (mm)	17.7

Source: Company Presentation

Acquisitions are a key component of Gladstone’s business. Management is highly selective in its acquisitions, focusing on candidates with accretive returns that are in targeted growth markets and are accretive to the portfolio. As of FY25, GOOD’s total assets were approximately \$1.25B, up roughly 33% since 2017. The Company has continued executing the strategic shift it began in 2018, prioritizing industrial assets in attractive growth markets with long-term net leases to creditworthy tenants. As of FY25, industrial assets represented 69% of annualized straight-line rent, up from 39% at the end of FY19, reflecting a meaningful portfolio repositioning away from office and toward industrial net lease exposure.

Exhibit 2: Industrial Asset Growth



Source: Company Presentation

Gladstone is led by an extensively experienced management team with a combined industry experience of over 130 years. Management's background involves buying, leasing, and owning office and industrial real estate, as well as a vast knowledge of lending and investing in middle market and larger operating companies. Still involved is founder and CEO David Gladstone who has extensive experience including commercial lending, investing, and buyout scenarios, along with CEO Buzz Cooper who has been with the Company for over 20 years and whose experience includes asset and property acquisitions, buying loans from RTC and making real estate backed loans.

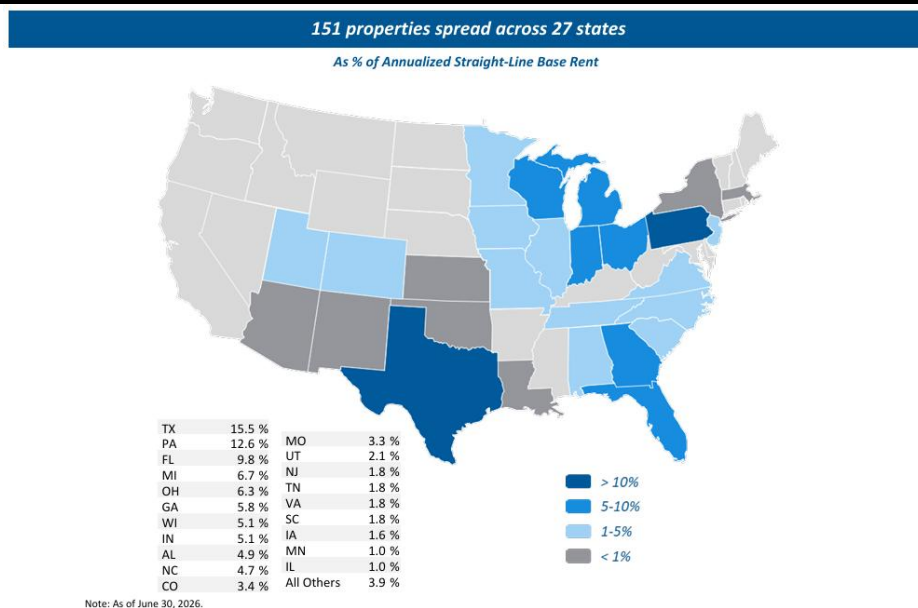
Market Strategy

Gladstone has a market strategy driven by a highly diversified portfolio, stable income streams, selective underwriting, predictable cash flows from quality assets, and matching long-term leases with long-term fixed rate debt. These elements are crucial to GOOD's investment philosophy and have allowed the Company to maintain a stable portfolio and strong balance sheet, which positions GOOD to continue making strategic acquisitions.

Highly Diversified Portfolio:

Gladstone prioritizes tenants that are diversified by geography, industry, property type, and by size, ranging from small private companies to large publicly traded corporations. These larger tenants include Hub Group, Golden Pet Manufacturing, General Motors (NYSE: GM), American Meat Companies, and Automatic Data Processing, Inc. (NasdaqGS: ADP). Midsize tenants occupying properties ranging from 30-150K SF (office) and 75-500K SF (industrial) are the portfolio's primary focus. GOOD's tenants represent 21 different industries such as automotive, telecommunications, diversified services, as well as building and real estate, which make up 19%, 8%, 11%, and 8% of the portfolio, respectively. Moreover, the group is geographically diverse, spreading across 27 U.S. states shown in exhibit 3. This diversity has aided GOOD in maintaining stability and mitigating risk.

Exhibit 3: Gladstone's Properties



Source: Company Presentation

Stable Income Streams:

The Company targets growth markets across the U.S. to accumulate assets in specific markets to create valuable portfolios. This strategy emphasizes submarkets with strong economic components, including population growth, a diverse industry base, constrained supply, and high barriers to entry. These promising growth markets present GOOD with a stable income stream that strengthens the portfolio.

Selective Underwriting:

Gladstone analyzes potential acquisitions by considering potential tenant strength based off financial statements, capital structures, credit ratings, management experience, industry fundamentals, and their ability to withstand downturns, as well as assessing markets poised for growth, asset quality, and focused transactions. This is a proven strategy that has led to consistently strong growth. As a result, GOOD's occupancy is now at 98.7% and has never fallen below 95% since IPO in 2003.

Predictable Cash from Quality Assets:

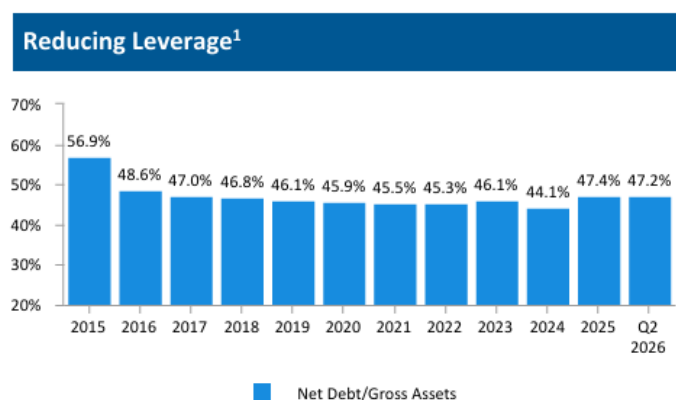
The portfolio contains quality assets with flexible configurations that are critical to their tenants' operations. Gladstone targets net leases with 7+ years remaining once acquired. These properties include single tenant and anchored multi-tenant office and industrial properties. Industrial properties have progressively become the management's priority and now make up 69% of the portfolio straight line rent.

Historically, GOOD acquires triple net (NNN) leases, which requires tenants to pay rent, plus all of the taxes, property insurance and maintenance/repair costs. The advantages of triple net leases include consistent cash flows with predictable returns and higher yields than comparable assets.

Matching Long-term Leases with Long-term Fixed Rate Debt:

Gladstone continues to manage interest-rate and refinancing risk by pairing long-duration leases with a largely fixed-rate debt structure. As of 1Q26, net debt/gross assets was 47.0%, modestly below 47.4% at year-end 2025 and still well below the Company's 60% covenant threshold. The Company amended, extended, and upsized its combined revolving credit and term-loan facility to \$600M, including a \$200M revolver and \$400M of term-loan capacity. While leverage remains above the 2024 low, GOOD's balance sheet remains positioned to support continued capital recycling, selective industrial acquisitions, and progress toward its 70%+ industrial portfolio target.

Exhibit 4: Deleveraging



Source: Company Presentation

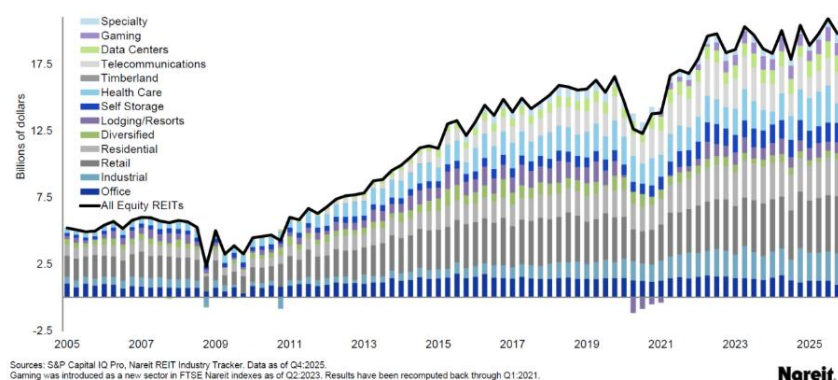
Industry Overview

U.S. equity REITs experienced reduction in funds from operations (FFO) as a result of the Covid-19 pandemic. However, REITs quickly rebounded and even surpassed pre-pandemic levels. This plays into the fact that REITs historically outperform private real estate and the overall market during and after recessions, shown in exhibit 5. Companies across all industries have instituted return-to-work policies after a movement to work from home in 2020, which will increase broad occupancy rates going forward and thus lead to stronger leasing and operational performance for REITs going forward.

Exhibit 5: Equity REIT Funds from Operations (FFO) Growth

Funds From Operations (FFO)

All listed U.S. equity REITs

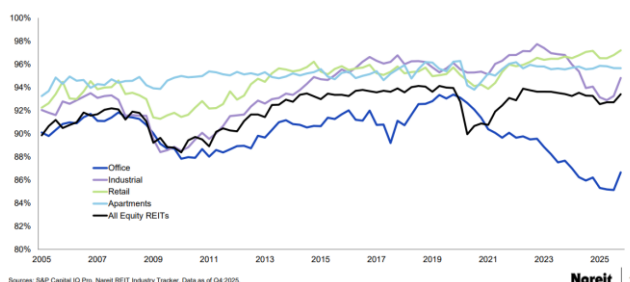


Source: NAREIT T-tracker (4Q25)

As of FY25, industrial occupancy remained among the highest across major property types, holding in the mid-90% range and continuing to outperform office by a wide margin. While higher rates and macro uncertainty have pressured transaction activity, the occupancy data still supports the relative durability of industrial fundamentals. In contrast, office occupancy remains meaningfully lower and continues to reflect structural pressure. This divergence reinforces GOOD's strategic shift toward higher industrial exposure, which we view as supportive of portfolio quality and cash flow stability.

Exhibit 6: Occupancy Rates by Industry

Occupancy Rates



Source: NAREIT T-tracker (4Q25)

Risks

As with any investment, there are certain risks associated with GOODs operations as well as with the surrounding economic and regulatory environments common to the real estate industry.

Competition – GOOD operates in a highly competitive industry with low barriers to entry. The Company competes with other REITs and lenders, some of whom have greater access to financial resources. Should GOOD lose out on quality properties in potential growth markets to its competitors, its operations and ability to grow its portfolio are at risk.

Interest Rates – High interest rates have historically impacted the value of real estate. Considering REITs are significantly sensitive to volatile movements in interest rates as a result of their leverage, GOOD could see a reduction in the value of its assets as well as a rise in the cost of debt should rates remain volatile.

Tenants – Weakening economic conditions could cause GOOD's tenants to be unable to meet lease obligations. Any failure to meet these obligations would result in a significant impact on GOOD's operations.

Geography – The locations of GOOD's geographic markets pose environmental and economic risks. Immobile hard assets are subject to environmental disasters such as forest fires, tornadoes, and earthquakes which could damage the properties.

BALANCE SHEET

Gladstone Commercial Corporation
Consolidated Balance Sheets (\$M)
Fiscal Year End: December

ASSETS	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Q1 Mar-25	Q2 Jun-25	Q3 Sep-25	Q4 Dec-25	FY 2025	Q1 Mar-26	Q2 Jun-26
Real Estate At Cost	946.6	1,057.0	1,128.7	1,225.3	1,287.3	1,221.4	1,211.8	1,279.5	1,347.2	1,400.4	1,390.4	1,390.4	1,392.7	1,418.7
Accumulated Depreciation	(178.3)	(207.5)	(228.5)	(266.7)	(287.0)	(299.7)	(319.6)	(329.4)	(339.3)	(350.2)	(359.5)	(359.5)	(370.5)	(381.6)
Total Real Estate, net	768.4	849.5	900.2	958.6	1,000.3	921.7	892.1	950.1	1,007.8	1,050.2	1,030.9	1,030.9	1,022.2	1,037.1
Lease Intangibles	111.4	115.5	117.4	114.5	111.6	101.0	95.1	102.7	114.2	120.3	115.6	115.6	112.6	113.2
Real Estate and Related Assets Held for Sale, net	4.2	4.0	8.5	-	3.0	28.8	4.4	4.4	2.8	-	11.3	11.3	11.1	-
Cash and Cash Equivalents	6.6	6.8	11.0	8.0	11.7	12.0	11.0	10.4	11.7	18.4	10.8	10.8	8.0	10.4
Restricted Cash	2.5	4.6	5.1	5.2	4.3	4.2	4.1	5.0	4.2	6.2	5.8	5.8	5.6	5.4
Funds Held in Escrow	6.0	7.2	9.1	7.3	8.8	7.5	5.4	5.5	5.7	5.9	5.3	5.3	2.1	2.3
Right-of-use Assets	-	5.8	5.6	5.4	5.1	4.9	4.0	6.8	6.8	6.7	6.6	6.6	6.5	6.4
Deferred Rents Receivable	34.8	37.2	36.6	39.1	38.9	41.0	45.3	45.6	46.4	47.0	47.9	47.9	48.8	49.2
Other Assets	4.9	8.9	4.5	5.4	17.7	12.4	33.0	30.0	10.4	10.3	12.7	12.7	14.3	19.0
Total Assets	938.8	1,039.5	1,097.9	1,143.4	1,201.5	1,133.5	1,094.4	1,160.4	1,210.0	1,265.0	1,246.9	1,246.9	1,231.0	1,243.0
LIABILITIES AND SHAREHOLDERS' EQUITY														
Mortgage Note Payable, Net	441.3	453.7	456.2	449.9	359.4	295.9	269.6	267.3	257.9	255.5	250.2	250.2	246.0	244.1
Borrowings Under Revolver	50.1	51.6	53.3	33.6	23.3	75.8	1.9	51.3	94.4	145.4	37.4	37.4	34.3	51.6
Borrowings under Term Loans, net	74.6	121.3	159.2	224.0	366.6	367.3	347.9	348.1	368.1	348.5	397.7	397.7	397.9	398.0
Borrowings Under Unsecured Term D Loan	-	-	-	-	-	-	-	-	-	19.9	-	-	-	-
Deferred Rent Liability, Net	17.3	19.3	20.6	26.8	40.0	29.3	22.0	22.3	20.6	19.1	17.2	17.2	16.3	16.9
Operating Lease Liabilities	-	5.8	5.7	5.5	5.3	5.1	4.1	4.0	3.9	3.9	6.8	6.8	6.7	6.7
Liabilities Related to Assets Held for Sale, Net	-	0.0	-	-	-	0.7	-	-	2.9	3.0	-	-	-	-
Asset Retirement Obligations	2.9	3.1	3.1	3.8	4.8	4.9	5.1	5.1	5.2	5.3	5.4	5.4	5.4	5.6
Accounts Payable and Accrued Expenses	2.7	5.6	4.5	6.7	9.6	13.6	13.2	15.8	20.0	15.2	11.0	11.0	14.1	16.0
Due to Adviser and Administrator	2.5	2.9	3.0	3.4	3.4	2.6	2.5	3.4	3.0	2.5	3.2	3.2	2.9	3.5
Senior Unsecured Notes, net	-	-	-	-	-	-	74.0	74.0	74.0	74.1	158.2	158.2	158.3	158.4
Other Liabilities	7.3	12.9	17.1	16.8	14.6	14.1	12.8	15.8	12.6	17.8	18.0	18.0	15.6	14.8
Total Liabilities	598.8	676.3	722.6	770.5	826.9	809.2	753.0	807.1	862.6	910.0	905.0	905.0	897.4	915.4
Mezzanine Equity	85.6	152.2	159.3	170.3	170.1	170.0	170.0	170.0	170.0	170.0	170.0	170.0	170.0	170.0
Total Mezzanine Equity	85.6	152.2	159.3	170.3	170.1	170.0	170.0	170.0	170.0	170.0	170.0	170.0	170.0	170.0
Senior Common Stock - Par Value	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Common Stock - Par Value	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Series F preferred stock - Par Value	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Additional Paid in Capital	560.0	571.2	626.5	671.1	721.3	730.3	784.4	811.9	820.6	842.0	841.6	841.6	841.3	840.8
Accumulated Other Comprehensive Income	(0.1)	(2.1)	(4.3)	(1.3)	11.6	7.8	10.6	6.6	4.3	3.7	3.3	3.3	6.0	9.8
Distributions in Excess of Accumulated Earnings	(310.1)	(361.0)	(409.0)	(468.5)	(530.2)	(584.8)	(623.9)	(635.4)	(647.8)	(660.9)	(673.2)	(673.2)	(683.9)	(693.3)
Total Parent Net Equity	249.7	208.1	213.2	201.3	202.8	153.3	171.2	183.2	177.2	184.8	171.8	171.8	163.5	157.4
Minority interest	4.7	2.9	2.9	1.3	1.8	1.0	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
Total Consolidated Equity	340.0	363.2	375.3	372.8	374.6	324.3	341.3	353.4	347.4	355.0	341.9	341.9	333.6	327.5
Total Liabilities and Shareholders' Equity	938.8	1,039.5	1,097.9	1,143.4	1,201.5	1,133.5	1,094.3	1,160.4	1,210.0	1,265.0	1,246.9	1,246.9	1,231.0	1,243.0

Source: Company Reports, Stonegate Capital Partners

INCOME STATEMENT

Gladstone Commercial Corporation
Consolidated Statements of Income (in \$M, except per share amounts)
Fiscal Year End: December

	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Q1 Mar-25	Q2 Jun-25	Q3 Sep-25	Q4 Dec-25	FY 2025	Q1 Mar-26	Q2 Jun-26	Q3 E Sep-26	Q4 E Dec-26	FY 2026E	Q1 E Mar-27	Q2 E Jun-27	Q3 E Sep-27	Q4 E Dec-27	FY 2027E
Revenue	\$ 106.8	\$ 114.4	\$ 133.2	\$ 137.7	\$ 149.0	\$ 147.6	\$ 149.4	\$ 37.5	\$ 39.5	\$ 40.8	\$ 43.5	\$ 161.3	\$ 41.9	\$ 44.0	\$ 42.1	\$ 43.0	\$ 171.1	\$ 43.4	\$ 45.4	\$ 43.7	\$ 44.7	\$ 177.1
Total Revenues	106.8	114.4	133.2	137.7	149.0	147.6	149.4	37.5	39.5	40.8	43.5	161.3	41.9	44.0	42.1	43.0	171.1	43.4	45.4	43.7	44.7	177.1
Property Operating Expenses	11.5	12.6	26.0	27.1	26.8	25.9	25.4	6.9	7.3	7.4	7.1	28.6	7.0	7.2	7.7	7.9	29.8	7.9	8.1	6.9	7.8	30.7
Net Operating Income	95.3	101.8	107.1	110.6	122.1	121.7	124.0	30.6	32.3	33.4	36.4	132.7	34.9	36.8	34.4	35.1	141.3	35.5	37.2	36.7	36.9	146.4
Depreciation and Amortization	47.6	52.0	55.4	60.3	61.7	57.9	55.8	13.2	14.2	15.3	15.5	58.2	14.8	15.0	15.3	15.5	60.5	15.8	15.8	15.8	15.9	63.2
Base Management Fee	5.1	5.2	5.6	5.9	6.3	6.4	6.1	1.6	1.6	1.7	1.7	6.6	1.7	1.7	1.7	1.8	7.0	1.9	1.9	1.9	1.9	7.4
Incentive Fee, net	3.0	3.7	4.3	4.8	5.3	-	2.2	0.6	-	-	0.6	1.2	-	0.6	0.2	0.2	1.0	0.5	0.5	0.5	0.5	2.0
Administration Fee	1.6	1.7	1.6	1.4	1.9	2.4	2.6	0.6	0.6	0.7	0.6	2.6	0.7	0.6	0.8	0.8	2.8	0.8	0.8	0.8	0.8	3.0
General and Administrative	2.4	3.2	3.3	3.2	3.7	4.4	3.9	0.9	1.4	0.9	0.8	4.0	1.0	1.2	2.0	2.0	6.2	1.1	1.1	1.2	1.2	4.5
Other	-	1.8	3.6	-	12.1	19.3	6.8	-	0.0	-	-	0.0	-	-	-	-	-	-	-	-	-	-
Total Operating Expenses	59.7	67.6	73.9	75.7	90.9	90.2	77.4	17.0	17.9	18.6	19.3	72.8	18.2	19.1	19.9	20.3	77.5	20.0	20.0	20.1	20.1	80.1
Operating Income	35.7	34.2	33.3	34.9	31.2	31.5	46.6	13.6	14.4	14.8	17.1	59.9	16.7	17.8	14.5	14.9	63.8	15.6	17.3	16.7	16.8	66.3
Interest Expense	(26.2)	(28.3)	(26.8)	(26.9)	(32.5)	(37.3)	(37.4)	(9.1)	(10.1)	(10.7)	(12.0)	(41.9)	(11.5)	(11.4)	(11.4)	(11.4)	(45.6)	(11.5)	(11.5)	(11.5)	(11.5)	(45.8)
Gain/Loss on Sale of Real Estate	2.8	3.0	8.1	(1.1)	10.1	7.7	14.2	-	0.4	(0.0)	-	0.4	1.8	1.9	0.8	0.8	5.2	0.5	0.5	0.5	0.5	2.0
Other Income	0.1	0.7	0.4	2.9	0.5	3.0	0.6	0.6	(0.1)	0.0	0.3	0.9	(0.0)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1
Net Income	12.3	9.5	15.0	9.7	9.3	4.9	24.0	5.1	4.6	4.1	5.4	19.3	7.0	8.3	3.9	4.2	23.3	4.6	6.4	5.7	5.9	22.6
Non-Controlling Interest	(0.0)	0.1	(0.0)	0.0	0.0	0.1	(0.0)	-	(0.0)	(0.0)	(0.0)	(0.0)	(0.0)	-	-	-	(0.0)	-	-	-	-	-
Distributions to D.E.F. & G Preferred Stock	(10.4)	(10.8)	(11.0)	(11.5)	(11.9)	(12.3)	(12.4)	(3.1)	(3.1)	(3.1)	(3.0)	(12.3)	(3.0)	(3.0)	(3.0)	(3.0)	(12.1)	(3.0)	(3.0)	(3.0)	(3.0)	(12.0)
Offering Cost Write Off	-	(2.7)	-	(2.1)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Distributions Attributable to Senior Common	(0.9)	(0.9)	(0.8)	(0.7)	(0.5)	(0.4)	(0.4)	(0.1)	(0.1)	(0.1)	(0.1)	(0.4)	(0.1)	(0.1)	(0.1)	(0.1)	(0.4)	(0.1)	(0.1)	(0.1)	(0.1)	(0.4)
Loss on Extinguishment of Series F Stock	-	-	-	-	(0.0)	(0.0)	(0.0)	(0.0)	0.0	0.0	0.0	0.0	0.0	(0.0)	(0.0)	(0.0)	(0.0)	(0.0)	(0.0)	(0.0)	(0.0)	(0.0)
Gain on Repurchase of Series G Stock	-	-	-	-	0.0	0.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Net Income To Common Stkhldrs	1.0	(4.8)	3.1	(4.6)	(3.0)	(7.7)	11.1	1.9	1.5	1.0	2.2	6.6	3.8	5.1	0.8	1.1	10.8	1.5	3.3	2.6	2.7	10.2
Dividend Per Share	\$ 1.50	\$ 1.50	\$ 1.50	\$ 1.50	\$ 1.50	\$ 1.20	\$ 1.20	\$ 0.30	\$ 0.30	\$ 0.30	\$ 0.30	\$ 1.20	\$ 0.30	\$ 0.30	\$ 0.30	\$ 0.30	\$ 1.20	\$ 0.30	\$ 0.30	\$ 0.30	\$ 0.30	\$ 1.20
Funds From Operations (FFO) to Common (\$M)	46.8	46.9	55.0	57.6	61.1	59.2	60.0	15.3	15.4	16.4	17.8	64.9	16.9	18.3	15.4	16.0	66.6	16.9	18.6	18.0	18.2	71.7
FFO Per Share	\$ 1.63	\$ 1.53	\$ 1.61	\$ 1.58	\$ 1.57	\$ 1.46	\$ 1.41	\$ 0.34	\$ 0.33	\$ 0.35	\$ 0.37	\$ 1.37	\$ 0.35	\$ 0.38	\$ 0.32	\$ 0.33	\$ 1.37	\$ 0.34	\$ 0.38	\$ 0.36	\$ 0.36	\$ 1.45
Core FFO to Common (\$M)	47.1	50.3	55.4	58.7	61.8	59.9	60.5	15.3	16.1	16.4	17.9	65.7	17.0	18.3	15.4	16.0	66.7	16.9	18.6	18.1	18.2	71.9
Core FFO Per Share	\$ 1.64	\$ 1.64	\$ 1.63	\$ 1.61	\$ 1.59	\$ 1.47	\$ 1.42	\$ 0.34	\$ 0.35	\$ 0.35	\$ 0.37	\$ 1.39	\$ 0.35	\$ 0.38	\$ 0.32	\$ 0.33	\$ 1.37	\$ 0.34	\$ 0.38	\$ 0.36	\$ 0.37	\$ 1.45
Adj. Funds From Operations (AFFO) to Common (\$M)	42.8	38.4	46.7	48.6	51.7	44.4	37.2	12.9	13.2	4.1	12.3	37.6	14.7	15.5	13.2	13.7	57.6	14.1	15.9	15.3	15.4	60.7
AFFO Per Share	\$ 1.49	\$ 1.25	\$ 1.37	\$ 1.33	\$ 1.33	\$ 1.09	\$ 0.88	\$ 0.29	\$ 0.28	\$ 0.09	\$ 0.25	\$ 0.80	\$ 0.30	\$ 0.32	\$ 0.27	\$ 0.28	\$ 1.18	\$ 0.29	\$ 0.32	\$ 0.31	\$ 0.31	\$ 1.23
Basic EPS	0.03	(0.16)	0.09	(0.13)	(0.08)	(0.18)	0.27	0.04	0.03	0.02	0.05	0.14	0.08	0.11	0.02	0.02	0.22	0.03	0.07	0.05	0.06	0.21
Diluted EPS	0.03	(0.16)	0.09	(0.13)	(0.08)	(0.19)	0.27	0.04	0.03	0.02	0.05	0.15	0.08	0.11	0.02	0.02	0.22	0.03	0.07	0.05	0.06	0.21
WTD Shares Out - Basic	28.7	30.7	34.0	36.5	39.0	40.3	41.9	44.6	46.2	46.9	48.4	46.5	48.4	48.4	48.6	48.9	48.6	49.1	49.4	49.6	49.9	49.5
WTD Shares Out - Diluted	28.7	30.7	34.0	36.5	39.0	40.7	42.3	45.0	46.2	47.2	48.8	46.9	48.8	48.4	48.6	48.9	48.7	49.1	49.4	49.6	49.9	49.5
EBITDA	86.1	89.9	97.2	96.9	103.4	100.1	117.2	27.5	28.9	30.1	32.9	119.5	33.2	34.6	30.5	31.1	129.5	31.8	33.6	33.0	33.2	131.6
Adjusted EBITDA	\$ 83.3	\$ 88.0	\$ 92.3	\$ 95.2	\$ 105.0	\$ 108.6	\$ 109.2	\$ 26.9	\$ 28.6	\$ 30.1	\$ 32.6	\$ 118.2	\$ 31.5	\$ 32.7	\$ 29.7	\$ 30.4	\$ 124.3	\$ 31.3	\$ 33.0	\$ 32.5	\$ 32.6	\$ 129.5

Margin Analysis

NOI Margin	89.3%	89.0%	80.5%	80.3%	82.0%	82.5%	83.0%	81.6%	81.6%	81.9%	83.8%	82.3%	83.2%	83.7%	81.7%	81.6%	82.6%	81.9%	82.1%	84.1%	82.5%	82.7%
Operating Margin	33.4%	29.9%	25.0%	25.3%	21.0%	21.3%	31.2%	36.4%	36.4%	36.3%	39.3%	37.2%	39.8%	40.4%	34.4%	34.5%	37.3%	35.9%	38.1%	38.2%	37.5%	37.4%
EBITDA Margin	78.0%	76.9%	69.4%	69.1%	70.5%	73.6%	73.1%	71.7%	72.5%	73.7%	75.0%	73.3%	75.1%	74.4%	70.6%	70.6%	72.6%	72.2%	72.9%	74.4%	73.0%	73.1%
Net Income Margin	11.5%	8.3%	11.3%	7.1%	6.2%	3.3%	16.1%	13.7%	11.7%	10.1%	12.4%	12.0%	16.6%	18.8%	9.2%	9.8%	13.6%	10.7%	14.0%	13.1%	13.1%	12.8%

Growth Rate Y/Y

Total Revenue	12.7%	7.1%	16.4%	3.4%	8.2%	-0.9%	1.2%	5.0%	6.7%	4.1%	16.3%	8.0%	11.8%	11.3%	3.2%	-1.0%	6.0%	3.5%	3.1%	3.6%	3.9%	3.5%
NOI	9.4%	6.8%	5.3%	3.2%	10.5%	-0.3%	1.8%	2.6%	3.3%	2.7%	20.0%	7.1%	14.0%	14.1%	3.0%	-3.6%	6.4%	1.9%	1.1%	6.6%	5.0%	3.6%
Operating Income	34.8%	-4.2%	-2.5%	4.8%	-10.5%	0.8%	48.0%	10.0%	29.8%	38.6%	37.9%	28.7%	22.2%	23.4%	-2.2%	-13.1%	6.4%	-6.5%	-2.6%	15.1%	12.9%	4.0%
Net Income	107.6%	-22.6%	57.1%	-35.0%	-4.7%	-46.9%	388.4%	45.7%	189.6%	-64.7%	-25.1%	-19.8%	35.7%	78.5%	-6.6%	-21.4%	21.0%	-33.4%	-23.1%	48.6%	38.2%	-3.2%
FFO	3.1%	-6.2%	5.6%	-2.4%	-0.4%	-7.1%	-3.3%	1.1%	-6.5%	-7.6%	5.9%	-2.5%	2.4%	13.1%	-8.9%	-10.6%	-0.4%	-1.1%	-0.3%	15.1%	11.6%	5.9%
Adj. FFO	-5.7%	-16.1%	9.8%	-3.2%	-0.2%	-17.6%	-19.4%	2.9%	-4.9%	-36.7%	9.1%	-9.1%	4.8%	12.7%	212.1%	11.6%	47.7%	-4.4%	0.0%	13.8%	10.3%	3.7%
Adj. EBITDA	552.1%	5.7%	4.9%	3.1%	10.3%	3.5%	0.5%	2.5%	5.7%	5.3%	19.4%	8.3%	17.0%	14.2%	-1.2%	-6.8%	5.1%	-0.4%	1.0%	9.2%	7.5%	4.2%

Payout Ratio

FFO Payout Ratio	92.0%	98.1%	93.0%	95.3%	95.9%	82.4%	85.2%	88.4%	89.8%	86.6%	82.1%	87.4%	86.3%	79.4%	95.0%	91.8%	87.7%	87.3%	79.6%	82.6%	82.2%	82.8%
Core FFO Payout Ratio	91.4%	91.6%	92.4%	93.5%	94.8%	81.4%	84.4%	88.2%	86.0%	86.4%	81.9%	86.3%	86.1%	79.2%	94.8%	91.6%	87.6%	87.1%	79.5%	82.4%	82.1%	82.7%
AFFO Payout Ratio	100.6%	119.9%	109.4%	113.0%	113.4%	109.8%	136.3%	104.5%	105.3%	345.9%	119.2%	149.9%	99.7%	93.5%	110.8%	106.9%	101.5%	104.3%	93.4%	97.4%	96.9%	97.8%

Source: Company Reports, Stonegate Capital Partners estimates

CASH FLOW STATEMENT

Gladstone Commercial Corporation
Consolidated Cash Flow Statements (\$M)
Fiscal Year End: December

CASH FLOW	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	Q1 Mar-23	Q2 Jun-23	Q3 Sep-23	Q4 Dec-23	FY 2023	Q1 Mar-24	Q2 Jun-24	Q3 Sep-24	Q4 Dec-24	FY 2024	Q1 Mar-25	Q2 Jun-25	Q3 Sep-25	Q4 Dec-25	FY 2025	Q1 Mar-26	Q2 Jun-26
Operating Activities																						
Net Income	12.3	9.5	15.0	9.7	9.3	2.4	(3.8)	1.8	4.6	4.9	3.5	1.6	11.7	7.2	24.0	5.1	4.6	4.1	5.4	19.3	7.0	8.3
Depreciation and Amortization	47.6	52.0	55.4	60.3	61.7	15.5	16.2	12.5	13.7	57.9	13.3	16.0	13.3	13.1	55.8	13.2	14.2	15.3	15.5	58.2	14.8	15.0
Impairment Charges	-	1.8	3.6	-	12.1	-	6.8	6.8	5.7	19.3	0.5	-	4.6	1.8	6.8	-	0.0	-	-	0.0	-	-
Gain on Debt Extinguishment, net	-	-	-	-	-	-	-	-	(2.8)	(2.8)	(0.3)	-	-	-	(0.3)	-	-	-	-	-	-	-
Gain/Loss on Sales of Real Estate, Net	(2.8)	(3.0)	(8.1)	1.1	(10.1)	-	0.5	(4.7)	(3.5)	(7.7)	(0.3)	0.0	(10.3)	(3.7)	(14.2)	-	(0.4)	0.0	-	(0.4)	(1.8)	(1.9)
Amortization of Deferred Financing Costs	1.4	1.6	1.5	1.6	3.5	0.4	0.4	0.4	0.4	1.6	0.5	0.4	0.4	0.4	1.6	0.4	0.5	0.5	1.0	2.4	0.7	0.6
Amortization of Deferred Rent Asset	(0.7)	(1.4)	(1.9)	(3.3)	(4.2)	(1.8)	(2.4)	(1.6)	(1.7)	(7.5)	(1.6)	(2.0)	(1.6)	(1.6)	(6.8)	(1.5)	(1.5)	(1.6)	(1.4)	(6.0)	(1.4)	(1.1)
Amortization of Discount and Premium on Assumed Debt, Net	(0.0)	0.1	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	(0.0)
Asset Retirement Obligation Expense	0.1	0.1	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.1	0.0	0.0
Amortization of ROU Asset from Opp. Leases and Opp. Lease Liabilities, Net	-	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	(0.1)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	(0.1)	(0.1)	0.1	18.6	18.6	18.6	56.0	0.0	0.0
Cash flow from operating activities before working capital changes	58.0	60.9	65.7	69.7	72.4	16.6	17.7	15.2	16.4	65.9	15.7	16.2	18.1	17.1	67.0	17.5	36.0	18.4	20.5	92.4	19.4	20.9
Increase/(Decrease) in Other Assets	(0.4)	(2.0)	2.9	0.6	(0.6)	0.9	(1.7)	3.0	(0.8)	1.5	1.8	(2.6)	(4.8)	6.9	1.3	(0.4)	(1.0)	0.8	0.1	(0.4)	(0.3)	(1.4)
Increase in Deferred Rent Receivables	(2.5)	(1.5)	(1.9)	(2.9)	(1.3)	(0.9)	(0.5)	(1.1)	(0.6)	(3.2)	(1.1)	(1.1)	(2.4)	(0.9)	(5.5)	(0.4)	(0.8)	(0.8)	(1.1)	(3.0)	(0.9)	(0.6)
Accounts Payable and Accrued Expenses	0.5	1.5	(1.7)	2.8	1.6	(0.5)	1.7	1.1	(2.3)	(0.0)	(0.7)	1.9	0.2	(1.4)	(0.0)	1.0	3.2	(1.6)	(1.7)	0.8	2.3	(1.8)
Changes in amount due to Adviser and Administrator	0.2	0.4	0.1	0.5	(0.1)	(0.9)	0.2	(0.1)	0.0	(0.8)	0.4	0.7	(0.6)	(0.5)	(0.0)	0.8	(0.4)	(0.5)	0.8	0.7	(0.4)	0.6
Other Liabilities	0.2	2.1	1.8	1.4	(0.9)	0.2	(0.7)	(0.4)	0.2	(0.7)	(0.6)	(1.0)	(1.3)	1.9	(1.0)	(0.8)	-	3.5	(1.3)	0.5	(1.1)	0.1
Tenant Inducement Payment	-	-	-	(0.0)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Leasing Commissions Paid	(0.4)	(1.2)	(1.5)	(2.0)	(1.9)	(0.4)	(0.9)	(0.0)	(1.0)	(2.3)	(0.3)	(0.4)	(3.8)	(0.2)	(4.8)	(0.1)	(0.2)	(0.9)	(1.6)	(2.8)	(1.0)	(0.3)
Cash flow generated/(absorbed) from operating Activities	55.6	60.2	65.5	70.1	69.2	14.9	15.8	17.8	11.9	60.4	15.0	13.6	5.5	22.8	57.0	17.7	35.8	18.9	15.7	88.2	17.9	17.6
Investing Activities																						
Acquisition of Real Estate and Related Intangible Assets	(42.4)	(130.3)	(127.9)	(100.2)	(113.0)	-	(5.4)	(12.2)	(12.5)	(30.0)	-	(12.0)	(10.2)	(5.2)	(27.4)	(73.7)	(79.3)	(54.8)	-	(207.9)	-	(23.0)
Improvements of Existing Real Estate	(4.3)	(7.6)	(6.4)	(5.3)	(6.8)	(2.0)	(4.0)	(0.4)	(0.3)	(6.7)	(0.8)	(3.1)	(5.2)	(3.6)	(12.8)	(1.2)	(6.0)	(10.2)	(3.6)	(21.0)	(0.6)	(1.5)
Proceeds from Sale of Real Estate	12.8	6.3	35.8	8.8	39.5	-	4.4	17.8	14.8	37.0	18.6	2.4	14.1	2.5	37.6	-	4.8	2.8	-	7.6	2.0	12.7
Receipts from Lenders for Funds Held in Escrow	1.8	2.7	1.3	4.0	5.9	3.2	0.2	0.3	1.3	5.0	2.5	0.0	-	0.5	3.0	-	-	-	0.8	0.8	-	-
Payments to Lenders for Funds Held in Escrow	(2.4)	(3.9)	(3.2)	(2.1)	(7.3)	(0.3)	(2.7)	(0.3)	(0.3)	(3.7)	(0.3)	(0.2)	(0.2)	(0.2)	(0.8)	(0.2)	(0.2)	(0.2)	(0.2)	(0.7)	-	-
Receipts from Tenants for Reserves	2.7	4.8	2.4	3.8	1.8	0.5	(0.2)	0.1	0.7	1.0	0.4	0.2	0.2	0.2	1.0	0.7	0.2	1.6	0.6	3.1	0.3	0.1
Payments to Tenants for Reserves	(2.7)	(2.5)	(2.0)	(3.8)	(2.5)	-	(2.2)	0.6	(1.5)	(1.7)	(0.3)	4.1	(4.5)	(2.3)	(2.3)	(0.8)	(0.2)	(1.7)	(0.7)	(3.3)	(0.4)	(0.4)
Deposit on Future Acquisitions	-	(1.5)	(0.3)	-	-	(0.7)	0.1	0.2	0.4	-	(0.3)	0.3	-	-	-	(0.5)	(1.0)	-	1.5	-	-	(0.1)
Deposits Refunded or Applied Against Real Estate Investments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.5	-	(1.5)	-	-	-
Cash flow generated by Investing Activities	(34.4)	(132.0)	(100.3)	(94.8)	(82.5)	0.7	(7.6)	3.3	4.7	1.1	18.5	(12.7)	2.8	(10.4)	(1.7)	(75.6)	(80.2)	(62.5)	(3.1)	(221.4)	1.3	(12.3)
Financing Activities																						
Proceeds from Share Issuance	18.6	134.5	63.6	144.7	49.7	4.6	4.1	1.0	0.4	10.2	0.2	11.2	39.5	4.5	55.4	28.4	10.6	23.2	(0.0)	62.2	-	-
Offering Costs Paid	(0.3)	(3.4)	(1.0)	(4.6)	(1.1)	(0.1)	(0.3)	(0.1)	(0.0)	(0.5)	(0.0)	(0.2)	(0.5)	(0.1)	(0.8)	(0.4)	(0.2)	(0.3)	(0.0)	(0.9)	(0.0)	0.0
Redemption of Series F Preferred Stock	-	-	-	-	(0.2)	(0.1)	(0.1)	(0.2)	(0.1)	(0.5)	(0.1)	(0.3)	(1.0)	(0.4)	(1.7)	(0.6)	(1.8)	(1.7)	(0.5)	(4.5)	(0.4)	(0.5)
Retirement of Senior Common Stock	(0.0)	-	-	-	-	(0.1)	-	-	0.0	(0.1)	-	-	-	-	-	-	-	-	-	-	-	-
Repurchase of Series G1 Preferred Stock	-	-	-	-	(0.2)	(0.0)	-	-	(0.0)	-	-	-	-	-	-	-	-	-	-	-	-	-
Repurchase of Common Stock	-	-	-	-	-	-	(1.0)	-	-	(1.0)	-	-	-	-	-	-	-	-	-	-	-	-
Redemption of Series D Perpetual Preferred Stock	-	(56.6)	-	(87.7)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Borrowings Under Mortgage Notes Payable	14.1	69.7	52.6	21.5	62.9	-	-	9.0	-	9.0	-	-	-	15.2	15.2	-	-	-	-	-	-	-
Payments for Deferred Financing Costs	(0.4)	(2.5)	(0.6)	(0.8)	(5.4)	(0.1)	(0.0)	(0.3)	(0.0)	(0.4)	-	(0.0)	-	(1.3)	(1.4)	(0.0)	(0.2)	(0.6)	(5.0)	(5.8)	(0.1)	-
Receipts from Lenders for Funds Held in Escrow	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.4	-
Payments to lenders for Funds Held in Escrow	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(0.2)	(0.2)
Principal Repayment on Mortgage Notes Payable	(27.9)	(57.4)	(50.7)	(28.5)	(153.7)	(5.0)	(6.3)	(46.3)	(12.4)	(70.1)	(19.8)	(2.3)	(2.3)	(17.2)	(41.6)	(2.4)	(9.6)	(2.4)	(5.5)	(19.9)	(4.4)	(2.0)
Borrowings on Term-loan / (Senior Secured Notes)	-	47.3	37.7	65.0	150.0	-	-	-	-	-	-	-	-	75.0	75.0	-	20.0	-	168.3	-	-	-
Repayment on Term Loan	-	-	-	-	(5.0)	-	-	-	-	-	-	-	-	(20.0)	(20.0)	-	-	-	(53.3)	-	-	-
Borrowings on Unsecured Term Loan	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	20.0	-	-	-
Repayment on Unsecured Term Loan	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(20.0)	-	-	-
Borrowings on Revolving Credit Facility	88.6	165.4	142.7	69.9	111.8	13.0	21.2	58.9	30.5	123.6	19.9	21.6	26.6	15.3	83.4	85.1	81.1	77.6	21.8	265.6	18.9	43.7
Repayment on Revolving Credit Facility	(59.4)	(163.6)	(141.2)	(90.3)	(122.1)	(10.0)	(9.0)	(26.4)	(25.7)	(71.1)	(19.7)	(16.4)	(54.5)	(66.7)	(157.3)	(35.7)	(38.0)	(26.6)	(129.8)	(230.1)	(22.0)	(26.4)
Increases in Security Deposits	0.1	(0.2)	(0.0)	0.1	0.5	-	0.3	(0.1)	(0.0)	0.1	(0.0)	0.2	0.0	(0.0)	0.2	0.3	(0.1)	0.2	0.9	1.4	-	0.0
Distributions Paid for Common, Senior Common and Preferred Stock	(54.6)	(58.9)	(63.8)	(67.6)	(71.1)	(15.1)	(15.2)	(15.2)	(15.2)	(60.6)	(15.2)	(15.3)	(16.1)	(16.3)	(62.8)	(16.5)	(16.9)	(17.1)	(17.6)	(68.2)	(17.6)	(17.6)
Cash flow generated/(absorbed) by financing Activities	(21.2)	74.2	39.4	21.8	16.2	(12.8)	(6.4)	(19.6)	(22.5)	(61.4)	(34.7)	(1.4)	(8.3)	(11.9)	(56.3)	58.2	44.9	52.3	(20.7)	134.7	(22.3)	(3.0)
Net Cash flow in the quarter	0.002	2.4	4.6	(2.9)	2.8	2.8	1.8	1.5	(5.9)	0.1	(1.2)	(0.5)	0.1	0.5	(1.1)	0.3	0.5	8.7	(8.0)	1.5	(3.1)	2.3
Cash and Cash Equivalents																						
Beginning Cash balance	9.080	9.1	11.5	16.1	13.2	16.0	18.8	20.6	22.1	16.0	16.1	14.9	14.4	14.5	16.1	15.1	15.4	15.9	24.6	15.1	16.6	13.5
Ending Cash balance	9.0820	11.5	16.1	13.2	16.0	18.8	20.6	22.07	16.1	16.1	14.9	14.4	14.5	15.1	15.1	15.4	15.9	24.6	16.6	16.6	13.5	15.8

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