

Dear Fellow Shareholders:

PINE had a successful year in 2024 with strong investment activity driving growth in FFO per common share by 17.7%, notwithstanding an economic backdrop marked by uncertainty. Specifically, as the year began, there was optimism that inflation was coming under control, and the Federal Reserve was expected to enact a series of interest rate cuts. However, as 2024 progressed, inflation remained elevated, leading to predictions for fewer rate cuts and creating some headwinds for many triple net lease REITs.

Accordingly, during 2024, we modified our strategic focus from primarily investment-grade rated tenants to a “barbell” approach with regards to property acquisitions. While we continued to invest in select investment grade-rated tenants to provide consistent and stable cash flow, we also successfully pursued higher-yielding opportunities to provide growth and diversification. Additionally, we complemented our property investments by selectively originating commercial loans that could add a potential pipeline of properties to own over time.

During 2024, we invested approximately \$135 million at a weighted average initial yield of 8.7%, consisting of approximately \$104 million in properties at a weighted average initial cash cap rate of 8.2%, and approximately \$31 million in commercial loans at a weighted average initial yield of 10.7%. These investments reflected our revised strategy and included investment grade rated tenants Dick’s Sporting Goods and Lowe’s, along with higher-yielding restaurants. Furthermore, our acquisition activity enabled us to increase our weighted average remaining lease term from 7.0 years to 8.7 years.

We also selectively pruned our portfolio, selling approximately \$62 million of properties at a weighted average exit cash cap rate of 6.9%, almost 200 basis points lower than the weighted average initial yield on our 2024 investments. These dispositions reflected a strategic focus to reduce exposure to Walgreens, which at year-end had moved from our largest tenant to our fourth largest. Importantly, our dispositions combined with our property investments resulted in investment grade rated Dick’s Sporting Goods and Lowe’s becoming our two largest tenants, together representing 20% of our annualized base rents (“ABR”) as of December 31, 2024.

To assist with funding our net investment activity and managing our balance sheet, we opportunistically raised approximately \$19 million of common equity at a weighted average gross price per share of \$18.04. Notably, we ended the year with ample liquidity and no debt maturing until the second quarter of 2026.

During the year, there were a few changes to our leadership team. Regarding our Board of Directors, two of our founding directors, Mark Decker, Jr. and Jeffrey Yarckin, decided to step down after five years of dedicated service. Thank you Mark and Jeff. In addition, we welcomed Brenna Wadleigh to the Board as an additional Director. Brenna’s considerable experience in the commercial real estate and net lease industry is a valuable asset for the company. Finally, regarding the management team, we hired Philip R. Mays as our new Chief Financial Officer. Phil brings decades of REIT accounting and CFO experience and has quickly become a valuable member of our team. He shares the same dedication to increasing shareholder value as the rest of our team.

announced a new \$10 million share repurchase program to opportunistically buy back common stock when we believe there is a significant market dislocation relative to its value. Furthermore, our acquisition pipeline remains robust with attractive opportunities, providing a runway for growth in 2025 and beyond.

In conclusion, we believe our strategy will continue to improve the quality and diversification of our portfolio and produce earnings growth, which we believe will translate to investor returns. PINE provides an opportunity for investors to diversify into better credit, invest at an attractive valuation, and receive a higher yield with an exciting and growing triple net lease company. I want to thank our shareholders for their ongoing belief in the Company, the Board of Directors for their support and insights, and the team for their contributions to our success.

| | 2024 | 2023 |
|--|-----------------------|-----------------|
| Investments: | \$134.7 Million | \$121.5 Million |
| Investments – Weighted Average Initial Yield: | 8.7% | 7.9% |
| Investment-Grade Tenant Exposure (% of ABR ⁽¹⁾ Attributable to Investment Grade Rated Tenants as of December 31): | 51% | 65% |
| Largest Tenant (as a % of ABR ⁽¹⁾ as of December 31): | Dick's Sporting Goods | Walgreens |
| Weighted Average Remaining Lease Term: | 8.7 Years | 7.0 Years |
| Closing Stock Price (as of Annual Meeting Record Date): | \$16.45 | \$15.56 |
| Annualized Dividend Yield (based on cash dividend for the first quarter of the year and the closing stock price as of the Annual Meeting Record Date): | 6.9% | 7.1% |
| Year-End AFFO Payout Ratio: | 64% | 74% |
| Net Debt-to-Total Enterprise Value: | 53% | 51% |
| Net Debt-to-Total Pro Forma Adjusted EBITDA: | 7.4x | 7.7x |
| PINE Total Shareholder Return: ⁽²⁾ | 6% | (6%) |
| RMS Index Total Return: ⁽²⁾ | 9% | 14% |

⁽¹⁾ ABR: Annualized Based Rent ("ABR") represents the annualized in-place straight-line base rent required by the tenant's lease.

⁽²⁾ Total return is sourced from Bloomberg and assumes dividends are reinvested.



John P. Albright
President and Chief Executive Officer