



Four Corners Property Trust

NYSE: FCPT

#FCPT

Q2 2024 SUPPLEMENTAL FINANCIAL &
OPERATING INFORMATION

FORWARD LOOKING STATEMENTS AND DISCLAIMERS

Cautionary note regarding forward-looking statements:

This presentation contains forward-looking statements within the meaning of the federal securities laws. Forward-looking statements include all statements that are not historical statements of fact and those regarding FCPT's intent, belief or expectations, including, but not limited to, statements regarding: operating and financial performance, acquisition pipeline, expectations regarding the making of distributions and the payment of dividends, and the effect of pandemics on the business operations of FCPT and FCPT's tenants and their continued ability to pay rent in a timely manner or at all. Words such as "anticipate(s)," "expect(s)," "intend(s)," "plan(s)," "believe(s)," "may," "will," "would," "could," "should," "seek(s)" and similar expressions, or the negative of these terms, are intended to identify such forward-looking statements. Forward-looking statements speak only as of the date on which such statements are made and, except in the normal course of FCPT's public disclosure obligations, FCPT expressly disclaims any obligation to publicly release any updates or revisions to any forward-looking statements to reflect any change in FCPT's expectations or any change in events, conditions or circumstances on which any statement is based. Forward-looking statements are based on management's current expectations and beliefs and FCPT can give no assurance that its expectations or the events described will occur as described.

For a further discussion of these and other factors that could cause FCPT's future results to differ materially from any forward-looking statements, see the risk factors described under the section entitled "Item 1A. Risk Factors" in FCPT's annual report on Form 10-K for the year ended December 31, 2023 and other risks described in documents subsequently filed by FCPT from time to time with the Securities and Exchange Commission.

Notice regarding non-GAAP financial measures:

The information in this communication contains and refers to certain non-GAAP financial measures, including FFO and AFFO. These non-GAAP financial measures are in addition to, not a substitute for or superior to, measures of financial performance prepared in accordance with GAAP. These non-GAAP financial measures should not be considered replacements for, and should be read together with, the most comparable GAAP financial measures. Reconciliations to the most directly comparable GAAP financial measures and statements of why management believes these measures are useful to investors are included in the supplemental financial and operating report, which can be found in the Investors section of our website at www.fcpt.com, and on page 17 of this presentation.



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CONSOLIDATING BALANCE SHEET

(\$000s, except shares and per share data) Unaudited	As of 6/30/2024			As of 12/31/2023	
	Real Estate Operations	Restaurant Operations	Elimination	Consolidated FCPT	Consolidated FCPT
ASSETS					
Real estate investments:					
Land	\$ 1,256,760	\$ 7,456	\$ -	\$ 1,264,216	\$ 1,240,865
Buildings, equipment and improvements	1,728,931	15,613	-	1,744,544	1,708,556
Total real estate investments	2,985,691	23,069	-	3,008,760	2,949,421
Less: accumulated depreciation	(749,091)	(7,963)	-	(757,054)	(738,946)
Real estate investments, net	2,236,600	15,106	-	2,251,706	2,210,475
Intangible lease assets, net	114,087	-	-	114,087	118,027
Total real estate investments and intangible lease assets, net	2,350,687	15,106	-	2,365,793	2,328,502
Cash and cash equivalents	15,980	1,187	-	17,167	16,322
Straight-line rent adjustment	67,041	-	-	67,041	64,752
Deferred tax assets	-	1,340	-	1,340	1,248
Other assets	5,928	4,352	-	10,280	19,858
Derivative assets	24,293	-	-	24,293	20,952
Investment in subsidiary	16,503	-	(16,503)	-	-
Intercompany receivable	330	-	(330)	-	-
Total Assets	\$ 2,480,762	\$ 21,985	\$ (16,833)	\$ 2,485,914	\$ 2,451,634
LIABILITIES AND EQUITY					
Liabilities:					
Term loan (\$515,000, net of deferred financing costs)	\$ 510,270	\$ -	\$ -	\$ 510,270	\$ 425,745
Revolving facility (\$223,000 remaining capacity)	27,000	-	-	27,000	16,000
Unsecured notes (\$625,000, net of deferred financing costs)	621,313	-	-	621,313	670,944
Rent received in advance	12,394	-	-	12,394	14,309
Derivative liabilities	348	-	-	348	2,968
Dividends payable	31,695	-	-	31,695	31,539
Other liabilities	16,504	4,978	-	21,482	30,266
Intercompany payable	-	330	(330)	-	-
Total liabilities	\$ 1,219,524	\$ 5,308	\$ (330)	\$ 1,224,502	\$ 1,191,771
Equity:					
Preferred stock	\$ -	\$ -	\$ -	\$ -	\$ -
Common stock	9	-	-	9	9
Additional paid-in capital	1,272,477	16,503	(16,503)	1,272,477	1,261,940
Accumulated other comprehensive income	27,636	-	-	27,636	21,977
Noncontrolling interest	2,201	-	-	2,201	2,213
Accumulated deficit	(41,085)	174	-	(40,911)	(26,276)
Total equity	\$ 1,261,238	\$ 16,677	\$ (16,503)	\$ 1,261,412	\$ 1,259,863
Total Liabilities and Equity	\$ 2,480,762	\$ 21,985	\$ (16,833)	\$ 2,485,914	\$ 2,451,634

CONSOLIDATED INCOME STATEMENT

(\$000s, except shares and per share data) Unaudited	Three Months Ended June 30,		Six Months Ended June 30,	
	2024	2023	2024	2023
Revenues:				
Rental revenue	\$ 58,539	\$ 52,843	\$ 117,112	\$ 105,040
Restaurant revenue	7,940	7,845	15,834	15,600
Total revenues	66,479	60,688	132,946	120,640
Operating expenses:				
General and administrative	6,004	5,600	12,217	11,655
Depreciation and amortization	13,345	11,817	26,812	23,993
Property expenses	2,836	2,676	5,917	5,843
Restaurant expenses	7,332	7,197	14,896	14,492
Total operating expenses	29,517	27,290	59,842	55,983
Interest expense	(12,324)	(10,051)	(24,605)	(19,969)
Other income, net	150	226	390	526
Realized gain on sale, net	-	173	-	1,735
Income tax expense	(86)	(91)	(113)	(139)
Net income	24,702	23,655	48,776	46,810
Net income attributable to noncontrolling interest	(30)	(30)	(60)	(61)
Net Income Attributable to Common Shareholders	\$ 24,672	\$ 23,625	\$ 48,716	\$ 46,749
Basic net income per share	\$ 0.27	\$ 0.27	\$ 0.53	\$ 0.54
Diluted net income per share	\$ 0.27	\$ 0.27	\$ 0.53	\$ 0.54
Regular dividends declared per share	\$ 0.3450	\$ 0.3400	\$ 0.6900	\$ 0.6800
Weighted-average shares outstanding:				
Basic	91,807,764	87,366,335	91,763,619	86,604,202
Diluted	91,994,062	87,556,011	91,976,282	86,825,150

FFO & AFFO RECONCILIATION

(\$000s, except shares and per share data) Unaudited	Three Months Ended June 30,		Six Months Ended June 30,	
	2024	2023	2024	2023
Net income	\$ 24,702	\$ 23,655	\$ 48,776	\$ 46,810
Depreciation and amortization	13,309	11,782	26,740	23,927
Realized gain on sales of real estate	-	(173)	-	(1,735)
FFO (as defined by NAREIT)	\$ 38,011	\$ 35,264	\$ 75,516	\$ 69,002
Straight-line rental revenue	(1,113)	(1,335)	(2,287)	(2,639)
Deferred income tax benefit ¹	(20)	(4)	(92)	(48)
Stock-based compensation	1,731	1,560	3,371	3,326
Non-cash amortization of deferred financing costs	653	564	1,291	1,128
Non-real estate investment depreciation	36	35	72	66
Other non-cash revenue adjustments	497	490	1,052	984
Adjusted Funds From Operations (AFFO)	\$ 39,795	\$ 36,574	\$ 78,923	\$ 71,819
Fully diluted shares outstanding ²	92,108,621	87,670,570	92,090,841	86,939,709
FFO per diluted share	\$ 0.41	\$ 0.40	\$ 0.82	\$ 0.79
AFFO per diluted share	\$ 0.43	\$ 0.42	\$ 0.86	\$ 0.83

NET ASSET VALUE COMPONENTS

Real Estate Portfolio as of 6/30/2024	Purchase Price (\$000s)	# of Rental Leases	Total Square Feet (000s)	Avg. Rent Per Square Foot (\$)	Tenant EBITDAR Coverage¹	Lease Term Remaining (Yrs)²	Annual Cash Base Rent (\$000s)³	% Total Cash Base Rent⁽³⁾
Darden	-	456	3,554	32	5.6x	6.2	113,053	50.6%
Other restaurant	-	400	1,894	33	2.8x	9.4	62,909	28.1%
Non-restaurant	-	298	2,182	22	2.6x	7.8	47,630	21.3%
Total Owned Portfolio	-	1,154	7,630	29	4.9x	7.4	223,592	100.0%
Q2 2024 Transaction Activity⁴								
Leases acquired	45,465	17	124	27	n/a	13.1	3,284	1.5%
No sales in Q2 2024								
Tangible Assets								Book Value (\$000s)
Cash, cash equivalents, and restricted cash								\$ 17,167
Other tangible assets								5,629
Total Tangible Assets								\$ 22,796
Debt								Face Value (\$000s)
Term loan								\$ 515,000
Senior fixed rate notes								625,000
Revolving credit facility								27,000
Total Debt								\$ 1,167,000
Tangible Liabilities								Book Value (\$000s)
Dividends payable								\$ 31,695
Rent received in advance, accrued interest, and other accrued expenses								25,414
Total Tangible Liabilities								\$ 57,109
Shares Outstanding								
Common stock (shares outstanding as of 6/30/2024)								92,102,202
Operating partnership units (OP units outstanding as of 6/30/2024)								114,559
Total Common Stock and OP Units Outstanding								92,216,761

CAPITALIZATION & KEY CREDIT METRICS

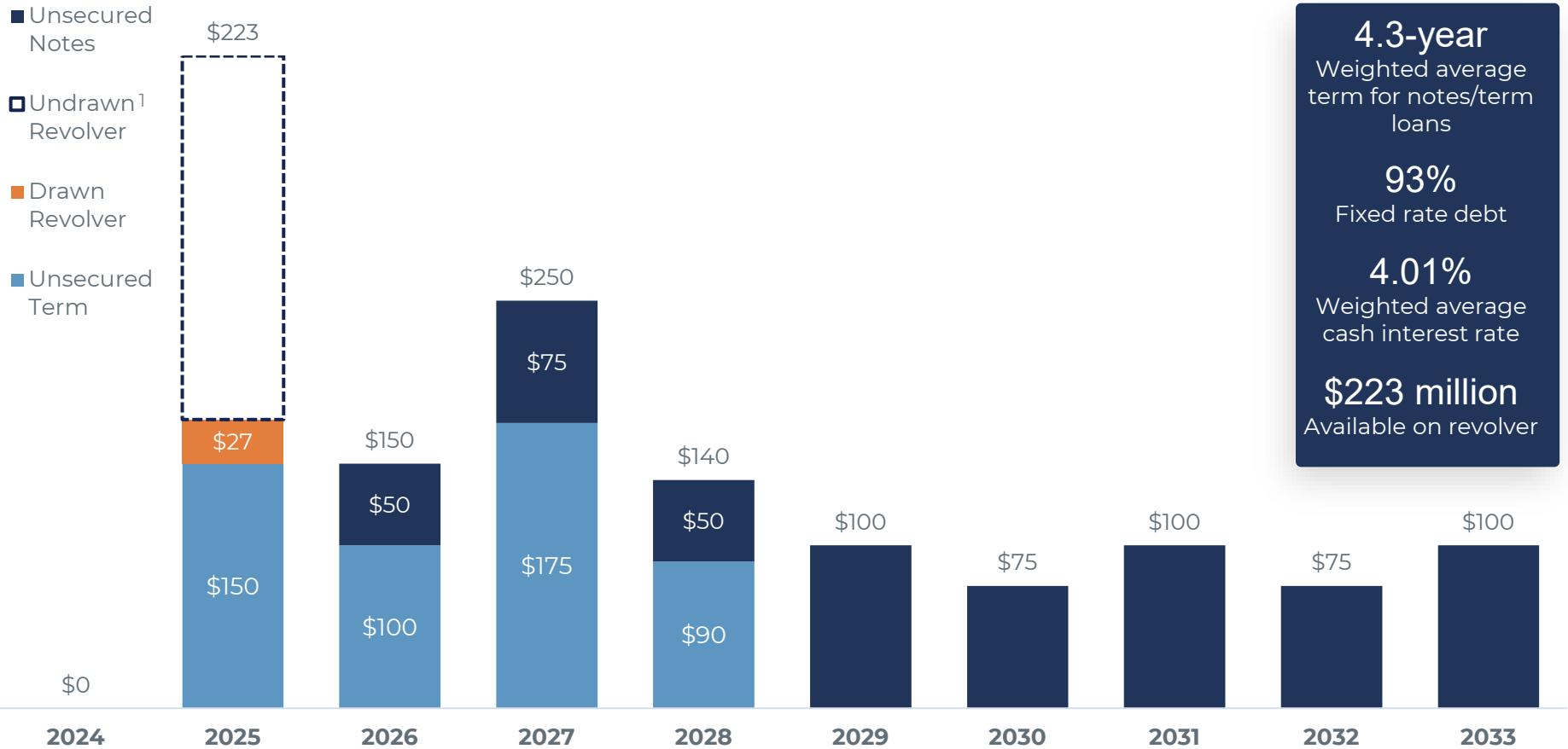
Q2 2024 Capitalization (\$000s, except shares and per share data)		% of Market Capitalization	
Equity:			
Share price (6/30/2024)	\$ 24.67		
Shares and OP units outstanding (6/30/2024)	92,216,761		
Equity Value	\$ 2,274,987	66.1%	
Debt:			
Term loan	\$ 515,000	15.0%	
Revolving credit facility	27,000	0.8%	
Unsecured notes	625,000	18.2%	
Total Debt	\$ 1,167,000	33.9%	
Total Market Capitalization	\$ 3,441,987	100.0%	
Less: cash and restricted cash	(17,167)		
Implied Enterprise Value	\$ 3,424,820		
Dividend Data (fully diluted) Q2 2024			
Common dividend per share ¹	\$0.3450		
AFFO per share	\$0.43		
AFFO payout ratio	79.9%		
Credit Metrics	Net Debt²	Adjusted EBITDA³	Ratio
Net debt to Adjusted EBITDA ³	\$ 1,149,833	\$ 201,866	5.7x

DEBT SUMMARY

Debt Type	Maturity Date	Balance as of		Cash Interest Rate as of		Weighted Average Maturity (Yrs.)
		June 30, 2024 (\$'000s)	% of Debt	June 30, 2024 ⁴		
Credit Facility¹						
Revolving facility	Nov-2025	27,000	2.3%	6.28%		1.4
Term loan	Nov-2025	150,000	12.9%	3.83%		1.4
Term loan	Nov-2026	100,000	8.6%	3.83%		2.4
Term loan	Jan-2027	90,000	7.7%	3.78%		2.5
Term loan	Mar-2027	85,000	7.3%	3.78%		2.7
Term loan	Jan-2028	90,000	7.7%	3.78%		3.5
	<i>Principal Amount</i>	\$ 542,000				
Unsecured Notes²						
C	Dec-2026	50,000	4.3%	4.63%		2.5
B	Jun-2027	75,000	6.4%	4.93%		2.9
D	Dec-2028	50,000	4.3%	4.76%		4.5
G	Apr-2029	50,000	4.3%	2.74%		4.8
E	Jun-2029	50,000	4.3%	3.15%		4.9
F	Apr-2030	75,000	6.4%	3.20%		5.8
I	Mar-2031	50,000	4.3%	3.09%		6.7
H	Apr-2031	50,000	4.3%	2.99%		6.8
J	Mar-2032	75,000	6.4%	3.11%		7.7
K	Jul-2033	100,000	8.6%	6.44%		9.0
	<i>Principal Amount</i>	\$ 625,000				
Mortgages Payable³						
None		-	-	-		-
Total/Weighted Average		\$ 1,167,000	100.0%	4.01%		4.2
Unamortized Deferred Financing Costs						
Credit facility		\$ (4,730)				
Unsecured notes		(3,687)				
Debt Carrying Value (GAAP)		\$ 1,158,583				
Fixed rate		\$ 1,085,000	93%			
Variable rate		\$ 82,000	7%			
Credit Rating (Fitch/Moody's): BBB/Baa3						

Note: FCPT has entered into interest rate swaps that fix \$460 million of Term Loans through November 2024, \$435 million through November 2025, \$435 through November 2026, and \$385 through November 2027. See footnotes for further details

DEBT MATURITY SCHEDULE



DEBT COVENANTS

As of June 30, 2024

The following is a summary of the key financial covenants for our unsecured credit facility. These calculations are not based on U.S. GAAP measurements and are presented to demonstrate compliance with current credit covenants

Covenants	Requirement	Q2 2024
Limitation on incurrence of total debt	$\leq 60\%$ of consolidated capitalization value	36.5%
Limitation on incurrence of secured debt	$\leq 40\%$ of consolidated capitalization value	0.0%
Fixed charge coverage ratio	$\geq 1.50x$	4.3x
Limitation on unencumbered leverage	$\leq 60\%$	36.7%
Unencumbered interest coverage ratio	$\geq 1.75x$	4.8x

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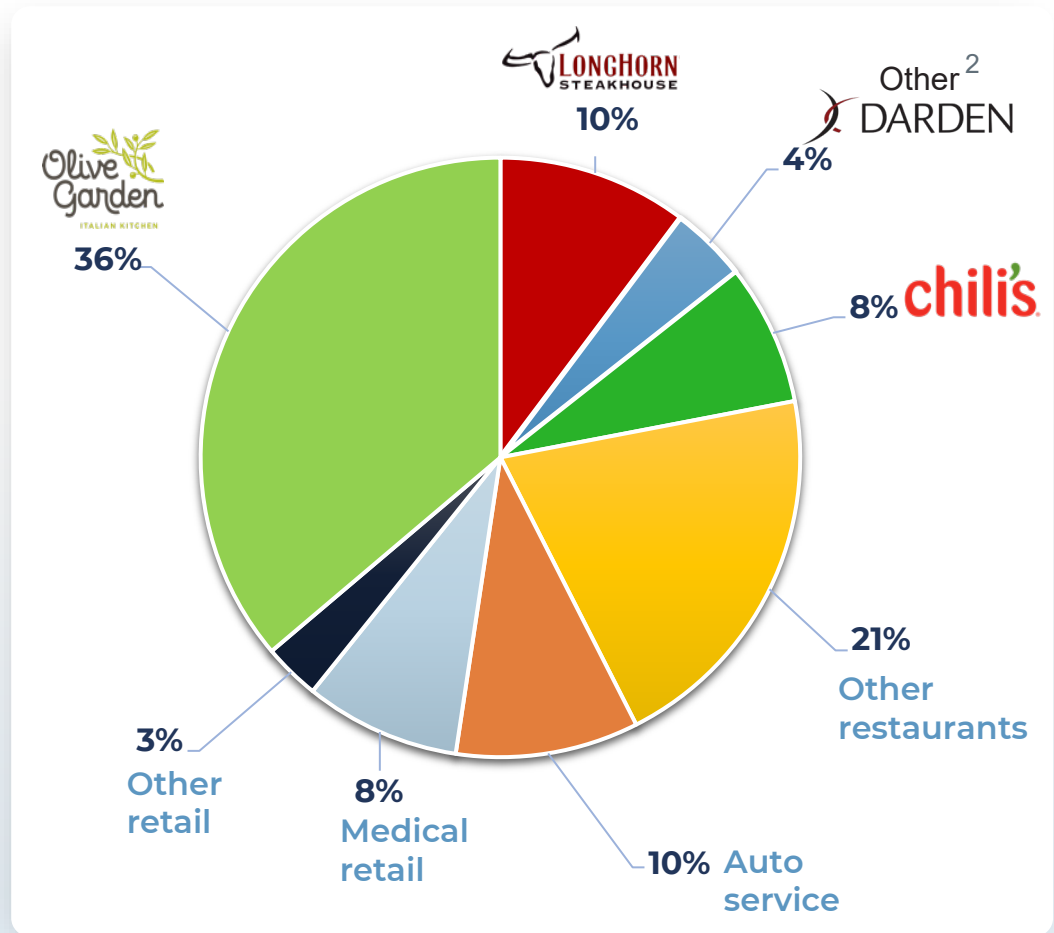


BRAND DIVERSIFICATION

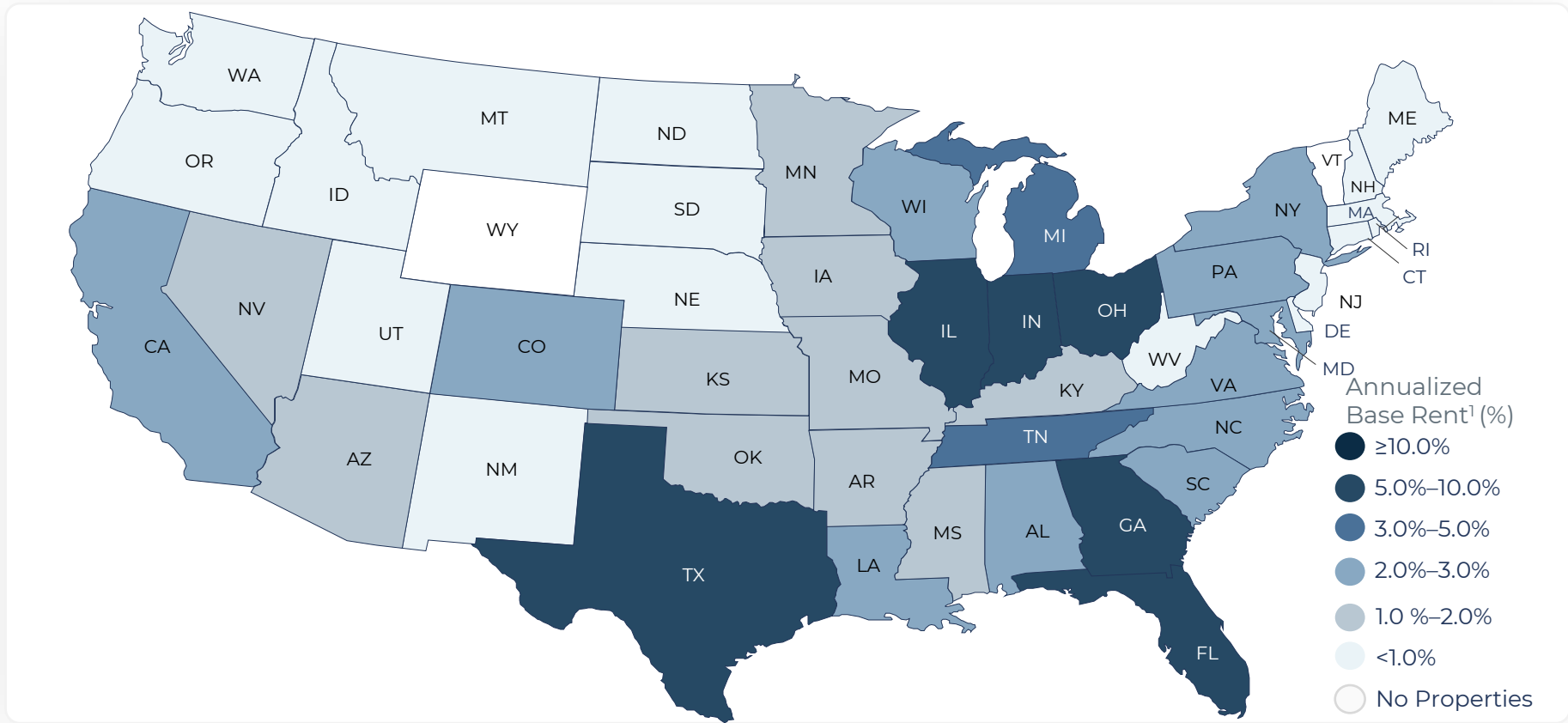
FCPT Portfolio Brands

Rank	Brand Name	Number	Square Feet (000s)	% of ABR
1	Olive Garden	314	2,674	36.2%
2	Longhorn Steakhouse	116	650	10.2%
3	Chili's	82	450	7.6%
4	Buffalo Wild Wings	28	171	2.5%
5	Cheddar's	13	112	2.1%
6	Red Lobster	18	130	1.7%
7	Caliber Collision	28	389	1.5%
8	Bahama Breeze	10	91	1.5%
9	KFC	33	95	1.5%
10	WellNow Urgent Care	20	78	1.4%
11	Burger King	21	68	1.4%
12	BJ's Restaurant	12	98	1.3%
13	Bob Evans	15	83	1.2%
14	Take 5 Car Wash	9	35	1.2%
15	Oak Street Health	10	87	1.1%
16	Outback Steakhouse	13	88	1.0%
17	Arby's	17	53	0.8%
18	Texas Roadhouse	12	88	0.8%
19	NAPA Auto Parts	17	120	0.8%
20	Starbucks	17	38	0.8%
21	Fresenius	10	80	0.7%
22	Taco Bell	14	35	0.6%
23	Aspen Dental	10	36	0.6%
24	Verizon	12	34	0.6%
25	Tire Discounters	8	73	0.6%
26-154	Other	295	1,774	20.2%
Total Lease Portfolio		1,154	7,630	100%

1,154 Leases / **154 Brands**
 Annual Base Rent of \$223.6 million¹
 51% Darden Exposure
 59% Investment Grade³
 1.4% Average Annual Rent Escalator⁴



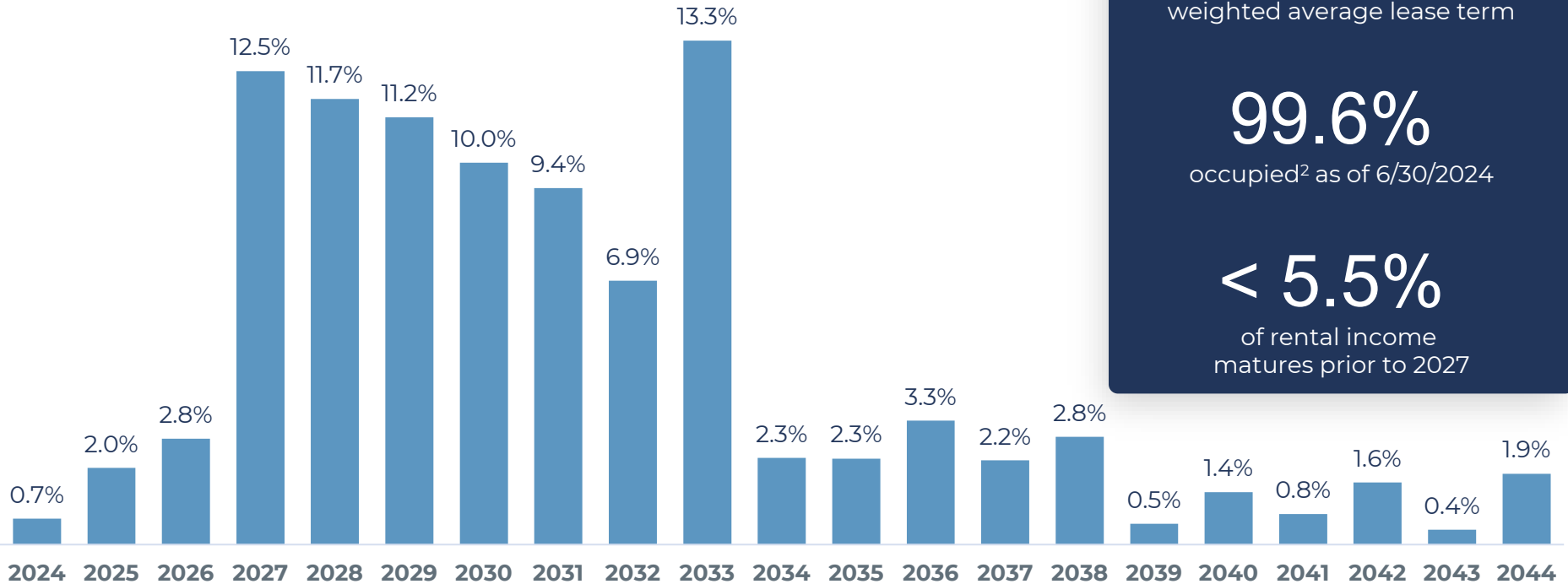
GEOGRAPHIC DIVERSIFICATION



State	% ABR	Leases	State	% ABR	Leases	State	% ABR	Leases	State	% ABR	Leases	State	% ABR	Leases
TX	9.8%	89	TN	4.3%	39	AL	2.4%	35	IA	1.9%	27	AR	1.0%	11
FL	8.9%	84	NY	2.8%	35	WI	2.3%	32	MO	1.8%	25	Other	6.9%	79
OH	7.2%	85	VA	2.7%	32	LA	2.0%	25	OK	1.8%	21			
IL	6.9%	79	PA	2.6%	24	CA	2.0%	15	AZ	1.3%	15			
GA	5.3%	63	MD	2.6%	33	CO	2.0%	26	KS	1.3%	14			
IN	5.0%	73	SC	2.4%	31	KY	1.9%	24	MN	1.0%	11			
MI	4.3%	63	NC	2.4%	32	MS	1.9%	24	NV	1.0%	8			

LEASE MATURITY SCHEDULE

% ANNUALIZED BASE RENT¹



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GLOSSARY AND NON-GAAP DEFINITIONS

This document includes certain non-GAAP financial measures that management believes are helpful in understanding our business, as further described below. Our definition and calculation of non-GAAP financial measures may differ from those of other REITs and therefore may not be comparable. The non-GAAP measures should not be considered an alternative to net income as an indicator of our performance and should be considered only a supplement to net income, and to cash flows from operating, investing or financing activities as a measure of profitability and/or liquidity, computed in accordance with GAAP.

ABR refers to annual cash base rent as of 6/30/2024 and represents monthly contractual cash rent, excluding percentage rents, from leases, recognized during the final month of the reporting period, adjusted to exclude amounts received from properties sold during that period and adjusted to include a full month of contractual rent for properties acquired during that period.

EBITDA represents earnings (GAAP net income) plus interest expense, income tax expense, depreciation and amortization.

EBITDAre is a non-GAAP measure computed in accordance with the definition adopted by the National Association of Real Estate Investment Trusts (“NAREIT”) as EBITDA (as defined above) excluding gains (or losses) on the disposition of depreciable real estate and real estate impairment losses.

Adjusted EBITDAre is computed as EBITDAre (as defined above) excluding transaction costs incurred in connection with the acquisition of real estate investments and gains or losses on the extinguishment of debt.

We believe that presenting supplemental reporting measures, or non-GAAP measures, such as EBITDA, EBITDAre and Adjusted EBITDAre, is useful to investors and analysts because it provides important information concerning our on-going operating performance exclusive of certain non-cash and other costs. These non-GAAP measures have limitations as they do not include all items of income and expense that affect operations. Accordingly, they should not be considered alternatives to GAAP net income as a performance measure and should be considered in addition to, and not in lieu of, GAAP financial measures. Our presentation of such non-GAAP measures may not be comparable to similarly titled measures employed by other REITs.

Tenant EBITDAR is calculated as EBITDA plus rental expense. EBITDAR is derived from the most recent data provided by tenants that disclose this information. For Darden, EBITDAR is updated quarterly by multiplying the most recent individual property level sales information (reported by Darden twice annually to FCPT) by the average trailing twelve brand average EBITDA margin reported by Darden in its most recent comparable period, and then adding back property level rent. FCPT does not independently verify financial information provided by its tenants.

Tenant EBITDAR coverage is calculated by dividing our reporting tenants’ most recently reported EBITDAR by annual in-place cash base rent.

Funds From Operations (“FFO”) is a supplemental measure of our performance which should be considered along with, but not as an alternative to, net income and cash provided by operating activities as a measure of operating performance and liquidity. We calculate FFO in accordance with the standards established by NAREIT. FFO represents net income (loss) (computed in accordance with GAAP), excluding gains (or losses) from sales of property and undepreciated land and impairment write-downs of depreciable real estate, plus real estate related depreciation and amortization (excluding amortization of deferred financing costs) and after adjustments for unconsolidated partnerships and joint ventures. We also omit the tax impact of non-FFO producing activities from FFO determined in accordance with the NAREIT definition.

Our management uses FFO as a supplemental performance measure because, in excluding real estate related depreciation and amortization and gains and losses from property dispositions, it provides a performance measure that, when compared year over year, captures trends in occupancy rates, rental rates and operating costs. We offer this measure because we recognize that FFO will be used by investors as a basis to compare our operating performance with that of other REITs. However, because FFO excludes depreciation and amortization and captures neither the changes in the value of our properties that result from use or market conditions, nor the level of capital expenditures and capitalized leasing commissions necessary to maintain the operating performance of our properties, all of which have real economic effect and could materially impact our financial condition and results from operations, the utility of FFO as a measure of our performance is limited. FFO is a non-GAAP measure and should not be considered a measure of liquidity including our ability to pay dividends or make distributions. In addition, our calculations of FFO are not necessarily comparable to FFO as calculated by other REITs that do not use the same definition or implementation guidelines or interpret the standards differently from us. Investors in our securities should not rely on these measures as a substitute for any GAAP measure, including net income.

Adjusted Funds From Operations (“AFFO”) is a non-GAAP measure that is used as a supplemental operating measure specifically for comparing year over year ability to fund dividend distribution from operating activities. AFFO is used by us as a basis to address our ability to fund our dividend payments. We calculate adjusted funds from operations by adding to or subtracting from FFO:

1. Transaction costs incurred in connection with business combinations
2. Straight-line rent
3. Stock-based compensation expense
4. Non-cash amortization of deferred financing costs
5. Other non-cash interest expense (income)
6. Non-real estate investment depreciation
7. Merger, restructuring and other related costs
8. Impairment charges
9. Other non-cash revenue adjustments, including amortization of above and below market leases and lease incentives
10. Amortization of capitalized leasing costs
11. Debt extinguishment gains and losses
12. Non-cash expense (income) adjustments related to deferred tax benefits

AFFO is not intended to represent cash flow from operations for the period, and is only intended to provide an additional measure of performance by adjusting the effect of certain items noted above included in FFO. AFFO is a widely-reported measure by other REITs; however, other REITs may use different methodologies for calculating AFFO and, accordingly, our AFFO may not be comparable to other REITs.

Properties refers to properties available for lease.

RECONCILIATION SCHEDULES

RECONCILIATION OF NET INCOME TO ADJUSTED EBITDARE

(In thousands) Unaudited	Three Months Ended June 30,		Six Months Ended June 30,	
	2024	2023	2024	2023
Net Income	\$ 24,702	\$ 23,655	\$ 48,776	\$ 46,810
Adjustments:				
Interest expense	12,324	10,051	24,605	19,969
Income tax expense	86	91	113	139
Depreciation and amortization	13,345	11,817	26,812	23,993
EBITDA¹	50,457	45,614	100,306	90,911
Adjustments:				
Gain on dispositions and exchange of real estate	-	(173)	-	(1,735)
Provision for impairment of real estate	-	-	-	-
EBITDAre¹	50,457	45,441	100,306	89,176
Adjustments:				
Real estate transaction costs	10	71	58	103
Gain or loss on extinguishment of debt	-	-	-	-
Adjusted EBITDAre¹	50,467	45,512	100,364	89,279
Annualized Adjusted EBITDAre	\$ 201,866	\$ 182,048	\$ 200,729	\$ 178,558

RENTAL REVENUE AND PROPERTY EXPENSE DETAIL

Rental Revenue

(In thousands)	Three Months Ended June 30,		Six Months Ended June 30,	
	2024	2023	2024	2023
Rental revenue	\$ 56,223	\$ 50,593	\$ 112,111	\$ 100,267
Tenant reimbursement revenue	2,316	2,250	5,001	4,773
Total Rental Revenue	\$ 58,539	\$ 52,843	\$ 117,112	\$ 105,040

Property Expenses

(In thousands)	Three Months Ended June 30,		Six Months Ended June 30,	
	2024	2023	2024	2023
Tenant expense reimbursed	\$ 2,316	\$ 2,250	\$ 5,001	\$ 4,773
Other non-reimbursed property expenses ²	520	426	916	1,070
Total Property Expenses	\$ 2,836	\$ 2,676	\$ 5,917	\$ 5,843

FOOTNOTES

PAGE 6 FFO & AFFO RECONCILIATION

1. Amount represents non-cash deferred income tax (benefit) expense recognized at the Kerrow Restaurant Business
2. Assumes the issuance of common shares for OP units held by non-controlling interest

PAGE 7 NET ASSET VALUE COMPONENTS

1. See glossary on page 17 for tenant EBITDAR and tenant EBITDAR coverage definitions: results based on tenant reporting representing 100% of Darden annual cash base rent (ABR), 53% of other restaurant ABR and 7% of non-restaurant ABR or 67% of total portfolio ABR. We have estimated Darden current EBITDAR coverage using sales results for the reported FCPT portfolio for the year ending May 2024 and updated average trailing twelve months brand average margins for the year ended May 2024
2. Lease term weighted by annual cash base rent (ABR) as defined in glossary
3. Current scheduled minimum contractual rent as of 6/30/2024
4. FCPT acquired 17 properties and leasehold interests in Q2 2024; FCPT had no dispositions in the quarter

PAGE 8 CAPITALIZATION & KEY CREDIT METRICS

1. Second quarter 2024 dividend was declared on 6/11/2024, payable on 7/15/2024
2. Principal debt amount less cash and cash equivalents
3. Current quarter annualized. See glossary on page 17 for definitions of EBITDA_{re} and Adjusted EBITDA_{re} and page 19 for reconciliation to net income

PAGE 9 DEBT SUMMARY

1. Borrowings under the term loans accrue interest at a rate of daily SOFR plus 0.10% plus a 0.95%-1.00% credit spread. FCPT has entered into interest rate swaps that fix \$460 million of Term Loans through November 2024, \$435 million through November 2025, and \$435 through November 2026, and \$385 through November 2027. The all-in cash interest rate on the portion of the term loan that is fixed and including the credit spread is approximately 3.5% for 2024, 3.4% for 2025, 3.8% for 2026, and 3.7% for 2027. A daily simple SOFR rate of 5.33% as of 6/30/2024 is used for the 11% of term loans that are not fixed through hedges
2. These notes are senior unsecured fixed rate obligations of the Company. Cash interest rate excludes amortization of swap gains and losses incurred in connection with the issuance of these notes. The annual amortization (benefit) of net hedge gains is currently \$182 thousand per year
3. As of 6/30/2024, FCPT had no mortgage debt and 100% of FCPT properties were unencumbered
4. Excludes amortization of deferred financing costs on the credit facility and unsecured notes

PAGE 10 DEBT MATURITY SCHEDULE

Figures as of 6/30/2024

1. The revolving credit facility expires on November 9, 2025 subject to FCPT's availability to extend the term for one additional six-month period to May 9, 2026

PAGE 13 BRAND DIVERSIFICATION

1. Represents current scheduled minimum Annual Cash Base Rent (ABR) as of 6/30/2024, as defined in glossary
2. Other Darden represents Bahama Breeze, Cheddar's, Seasons 52, and Eddie V's branded restaurants
3. Investment Grade Ratings represent the credit rating of our tenants, their subsidiaries or affiliated companies from Fitch, S&P or Moody's
4. Average annual rent escalation through December 31, 2028 (weighted by annualized base rent)

PAGE 14 GEOGRAPHIC DIVERSIFICATION

1. Annual cash base rent (ABR) as defined in glossary. Includes two leases in Alaska (not pictured)

PAGE 15 LEASE MATURITY SCHEDULE

Note: Excludes renewal options. All data as of 6/30/2024

1. Annual cash base rent (ABR) as defined in glossary
2. Occupancy based on portfolio square footage

PAGE 18 RECONCILIATION SCHEDULES

1. See glossary on page 17 for non-GAAP definitions
2. Other non-reimbursed property expenses include non-reimbursed tenant expenses, vacant property expenses, abandoned deal costs, property legal costs, and franchise taxes



Four Corners Property Trust

NYSE: FCPT

THANK YOU

Q2 2024 SUPPLEMENTAL FINANCIAL &
OPERATING INFORMATION