

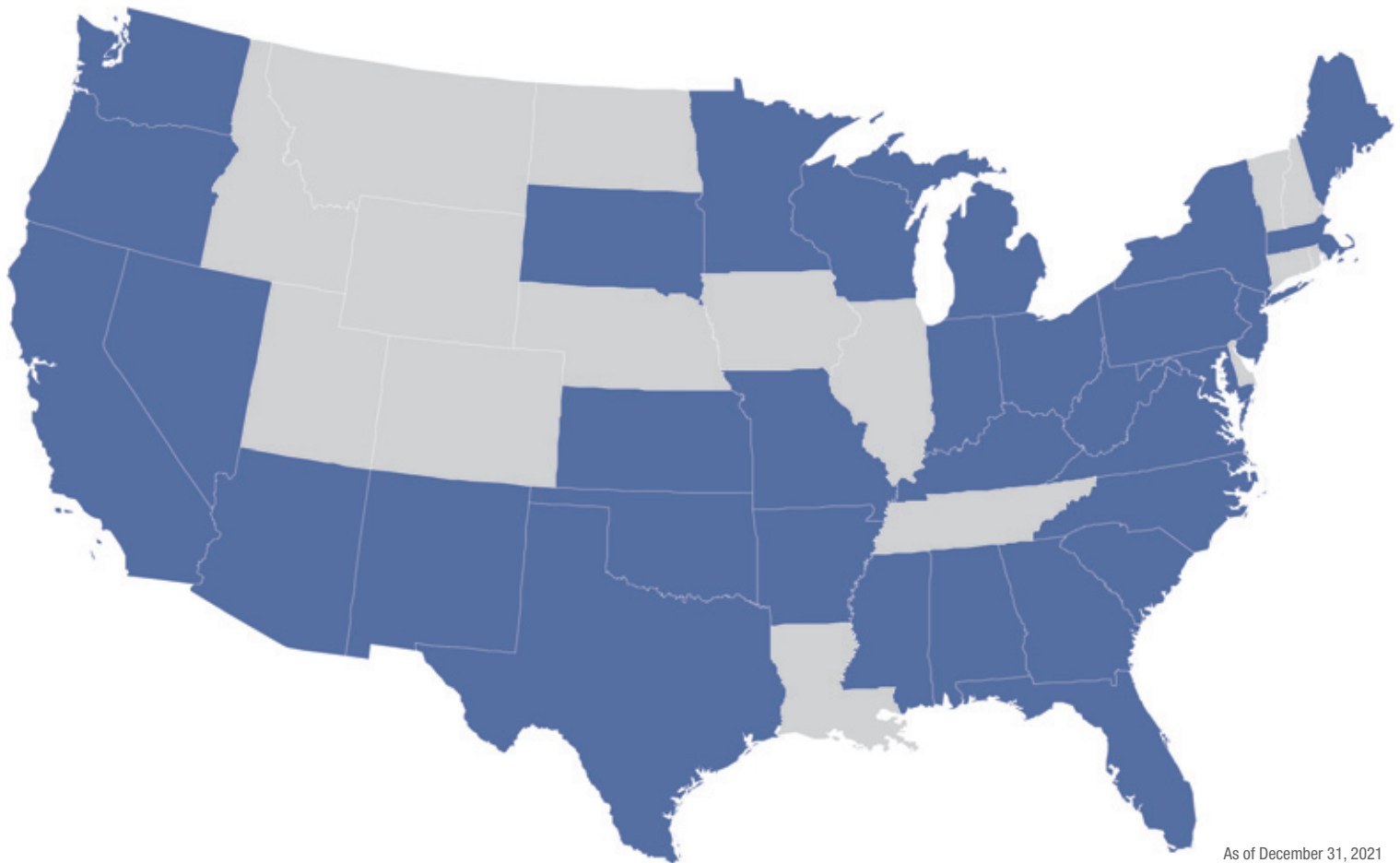


2021 ANNUAL REPORT

**NYSE: PINE**

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# PINE PROPERTY LOCATIONS



As of December 31, 2021

## ALABAMA

Dollar Tree  
Hardee's  
Office Depot  
Walgreens

## ARKANSAS

Family Dollar

## ARIZONA

Big Lots  
Container Store  
Kohl's

## CALIFORNIA

O'Reilly Auto Parts

## FLORIDA

Cheddars  
Freddy's Frozen Custard  
LA Fitness  
Old Time Pottery  
Scrubbles  
Walgreens

## GEORGIA

Academy Sports  
Advance Auto Parts  
Best Buy  
Dicks Sporting Goods  
Family Dollar  
Grease Monkey  
Walgreens (2)

## INDIANA

Circle K  
Mattress Firm

## KANSAS

7-Eleven

## KENTUCKY

Cross America (BP)

## MASSACHUSETTS

Advance Auto Parts  
AMC  
Family Dollar  
JOANN Fabrics & Crafts

## MARYLAND

Advance Auto Parts  
Big Lots

## MAINE

Dollar General (3)

## MICHIGAN

Advance Auto Parts (2)  
Harbor Freight  
Walmart

## MINNESOTA

Advance Auto Parts  
Camping World  
O'Reilly Auto Parts

## MISSOURI

Family Dollar (2)  
Orscheln Farm & Home (2)

## MISSISSIPPI

Buffalo Wild Wings  
Valero (2)

## NORTH CAROLINA

At Home  
Burger King  
Family Dollar  
Harris Teeter  
Hobby Lobby (2)

## NEW JERSEY

At Home  
Boston Market  
Verizon

## NEW MEXICO

Dollar Tree  
Office Depot  
Sportsman's Warehouse

## NEVADA

Cinemark

## NEW YORK

Dollar General (7)

## OHIO

Ashley HomeStore  
At Home  
Best Buy  
Dollar General  
Pet Supplies Plus  
Salon Lofts  
Tractor Supply  
Valero (3)

## OKLAHOMA

Big Lots  
Dollar Tree  
Hobby Lobby  
Long John Silvers  
Orscheln Farm and Home

## OREGON

Wells Fargo

## PENNSYLVANIA

Firestone

## SOUTH CAROLINA

Academy Sports (2)

## SOUTH DAKOTA

Hobby Lobby

## TEXAS

7-Eleven (2)  
Burlington  
Charles Schwab  
Conn's  
Swamp Shack  
Dollar General (7)  
Ethan Allen  
LongHorn Steakhouse  
Lowe's (2)  
Olive Garden  
Rooms To Go  
Schlotzsky's  
The Burger Joint  
Visionworks  
Walmart

## VIRGINIA

Family Dollar

## WASHINGTON

Rite Aid  
Walgreens

## WISCONSIN

Live Nation

## WEST VIRGINIA

Sportsman's Warehouse  
Grand Total

Dear Fellow Shareholders:

Last year I described in this letter that our first full year as a REIT felt like a NASCAR crash pile up with the COVID-19 pandemic in full force. Our second year was more what we had in mind when we IPO'd in late 2019, and to paraphrase Ricky Bobby in *Talladega Nights*, 2021 was PINE's year to "Shake and Bake." We were able to deliver a sector-leading total shareholder return of 41% in 2021. We hope we can have strong outperformance this year as well, given PINE is still one of the cheapest net lease REITs in the market. Just think about it — our current FFO multiple as of this writing is roughly 12x. Our peer group average is more than 16x. If PINE were to trade at the peer group average, the stock would be up 30%+ from our current \$19 level and that's without the 5.6%+ dividend. Never in my life have I strived so hard in hopes of just being average! I guess we just want to be like the kids at Lake Wobegon, 'above average'.

We obviously like buying discount retailers in our portfolio, including high-performing retailers such as Dollar General, Walmart, Family Dollar, Burlington, Big Lots, etc., but we don't like it when PINE becomes a discount in its own right. We believe we are progressing on a path to narrow that discount and in fact the discount has begun to narrow already. As we have moved forward in disposing of our office assets and redeploying the proceeds into pure retail, we believe this will ultimately help move our multiple north as the market clearly prefers a pure play retail net lease company. Last year, we sold the Hilton Grand Vacation office buildings in Orlando and generated a \$0.70 per share gain on book value. Next and last up is our Wells Fargo office building in Oregon.

We had a very successful year buying high-quality properties in very good locations. In 2021, we bought 68 properties for \$260 million at a weighted cap rate of 6.8%. We enjoy growing the company through acquisitions and especially when we can grow by investing more than our market cap in a year. This strong acquisition growth helped fuel our 23% increase in dividends, which still has a relatively low payout ratio. We intend to keep the payout ratio modest as we retain cash flow to redeploy in acquisitions, since our annualized dividend yield of over 5.6% is already one of the highest in the peer group!

In 2020, we bought back a bunch of stock when the pandemic led to some panic selling. This year, with the stock recovered, we did our first follow-on offering which allowed us to acquire some very high-quality assets at favorable prices. This offering gave us exposure to new investors and improved the liquidity of our stock.

Alpine now has investments in 32 states, so a lot of daylight ahead for our growth. Our portfolio is now comprised of 45% investment grade credits and as important to us, over 70% of our tenants are public companies which gives us an added safety net in that public companies tend to have better access to capital than your local mom & pop franchisees and they provide more transparency into their credit and operational performance.

As part of our investment activity in 2021, we purchased a large well-located ground lease portfolio for \$38 million in Houston, bringing the ground lease composition of our portfolio to 9% as of year-end 2021. This ground lease portfolio acquisition also helped make Houston our largest MSA, with over 11% of our rent coming from the nation's 4th largest city and 5th largest MSA. Not a bad place to be invested with oil at over \$100 per barrel as of this writing.

In an inflationary environment, we believe PINE offers investors a good place to invest as the total enterprise value of our company is only trading at \$157 per square foot — meaning that with the significant increases in construction, labor and land costs the last couple of years, you cannot build our portfolio for

the value that we are trading. Tenants are going to be stickier as their options to relocate to alternative locations upon lease expiration will be more expensive than ever. We like our position.

We are proud to now have nine research analysts covering our REIT and they like our positioning as well! Nearly all of them have a Buy or Strong Buy rating on the stock and they are an important impartial voice for us as we emphasize communication with our shareholders and other interested parties. It's also crucial to have the all-important capital to fuel our growth, and we now have eight banks supporting our credit lines, all of which were active for us in 2021 and will continue to be in 2022.

So, this year it's all about execution, demonstrating to the market that the pivot from a mix that included office to pure retail will result in greater interest from a larger pool of investors. Given we are trading at \$19 per share with almost a 6% dividend yield, we are primed to be one of the leading net lease REITs again this year in total shareholder returns (dividends + share price appreciation). A cheap multiple, a cheap implied cap rate and high dividend yield will certainly attract value investors. However, we feel that we are also positioned to have more investors find their way to us as PINE does not have a material number of REIT-dedicated investors, nor is PINE in the Russell or RMZ indexes. As we continue to grow and indexes start picking us up, we will have more investors needing to invest with us to track the indexes. If we were to get into those indexes, things should become a little easier for us. Our goal is to make a little easier for us and to deliver sector-leading returns to you!

Our company's growth is fueled by the acquisitions and capital markets transactions, but it's our incredibly talented and growing team that is behind the execution and operations. From transactions to accounting, we have added team members along the way, and we have an outstanding group of people ready to deliver another strong year of high-quality growth and outsized returns.

Also, I would like to thank our incredibly talented and experienced Board for their guidance and direction. As our company grows and we continually face decisions arising from our growth, we have benefited tremendously from their talent as our Board members have "been there and done that".



John P. Albright  
President and  
Chief Executive Officer

# PERFORMANCE SUMMARY

## Diluted Per Share Information:

	2021	2020	% Growth
Net Income Attributable to PINE Shareholders	\$0.89	\$0.11	709%
Funds from Operations	\$1.58	\$1.23	29%
Adjusted Funds from Operations	\$1.59	\$1.04	53%

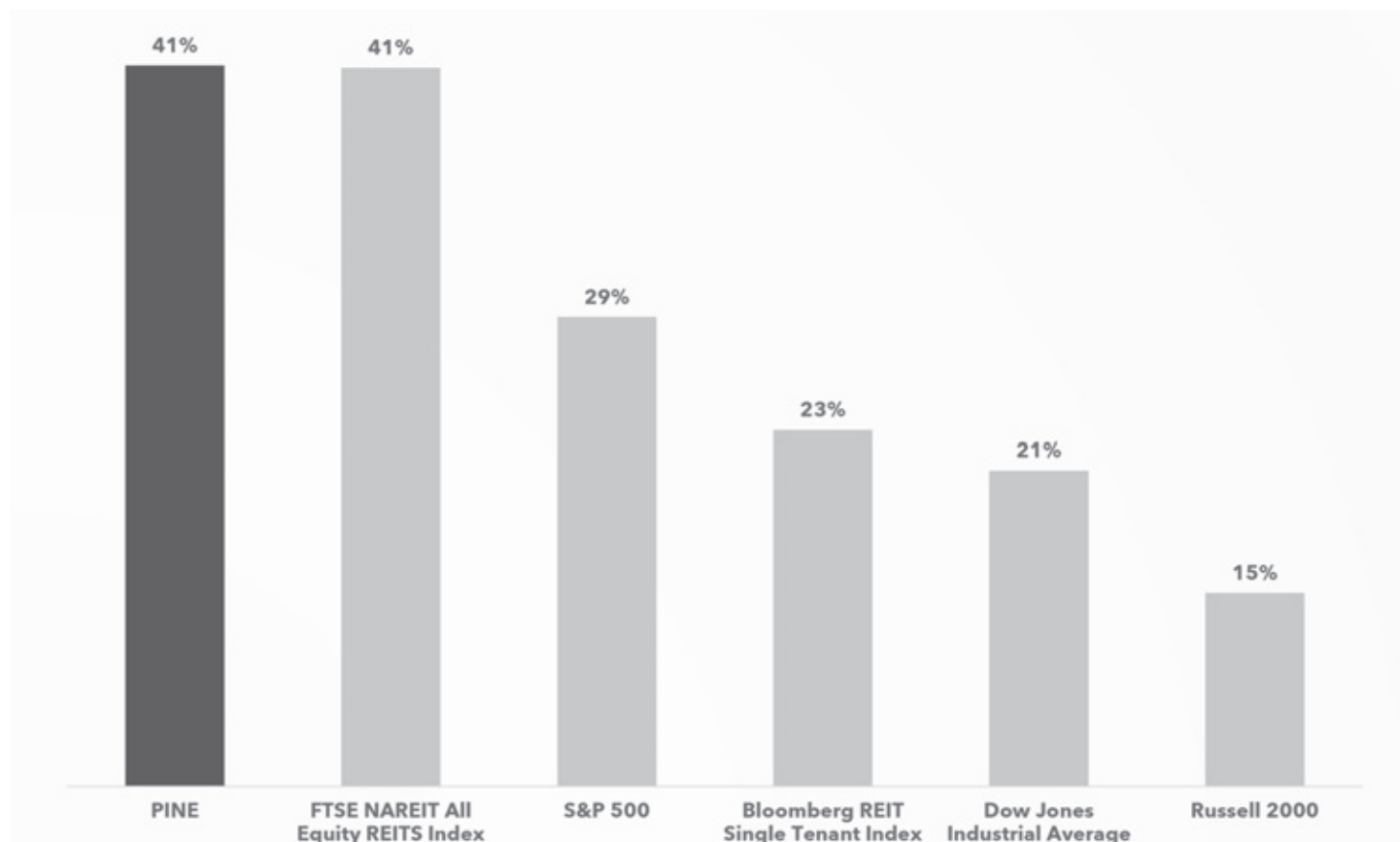
## Dividends Per Share:

	2021	2020	% Growth
Declared and Paid	\$1.015	\$0.820	24%

## Net Lease Portfolio:

	2021	2020	2019
Number of Properties	113	48	29
Number of States with a Property	32	18	13
Square Feet (in millions)	3.3	1.6	1.1
Year-End Portfolio Occupancy	100%	100%	100%
Weighted Average Remaining Lease Term	7.9 years	8.4 years	8.5 years

## TOTAL SHAREHOLDER RETURN FOR 2021





**UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
Washington, DC 20549**

**FORM 10-K**

**ANNUAL REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934**

For the fiscal year ended December 31, 2021

**TRANSITION REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934**

For the transition period from \_\_\_\_\_ to \_\_\_\_\_

Commission File Number 001-39143

**ALPINE INCOME PROPERTY TRUST, INC.**

(Exact name of registrant as specified in its charter)

**Maryland**  
(State or other jurisdiction  
of incorporation or organization)  
**1140 N. Williamson Blvd., Suite 140**  
**Daytona Beach, Florida**  
(Address of principal executive offices)

**84-2769895**  
(I.R.S. Employer  
Identification No.)

**32114**  
(Zip Code)

Registrant's telephone number, including area code  
(386) 274-2202

**SECURITIES REGISTERED PURSUANT TO SECTION 12(b) OF THE ACT**

<u>Title of each class</u>	<u>Trading Symbol</u>	<u>Name of each exchange on which registered</u>
COMMON STOCK, \$0.01 PAR VALUE	PINE	NYSE

**SECURITIES REGISTERED PURSUANT TO SECTION 12(g) OF THE ACT:**  
NONE

Indicate by check mark if the registrant is a well-known seasoned issuer, as defined in Rule 405 of the Securities Act. Yes  No

Indicate by check mark if the registrant is not required to file reports pursuant to Section 13 or Section 15(d) of the Act. Yes  No

Indicate by check mark whether the registrant (1) has filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that the registrant was required to file such reports), and (2) has been subject to such filing requirements for the past 90 days. Yes  No

Indicate by check mark whether the registrant has submitted electronically every Interactive Data File required to be submitted pursuant to Rule 405 of Regulation S-T (§232.405 of this chapter) during the preceding 12 months (or for such shorter period that the registrant was required to submit such files). Yes  No

Indicate by check mark whether the registrant is a large accelerated filer, an accelerated filer, a non-accelerated filer, a smaller reporting company, or an emerging growth company. See the definitions of "large accelerated filer," "accelerated filer," "smaller reporting company," and "emerging growth company" in Rule 12b-2 of the Exchange Act.

Large accelerated filer <input type="checkbox"/>	Accelerated filer <input type="checkbox"/>
Non-accelerated filer <input checked="" type="checkbox"/>	Smaller reporting company <input checked="" type="checkbox"/>
	Emerging growth company <input checked="" type="checkbox"/>

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act.

Indicate by check mark whether the registrant has filed a report on and attestation to its management's assessment of the effectiveness of its internal control over financial reporting under Section 404(b) of the Sarbanes-Oxley Act (15 U.S.C. 7262(b)) by the registered public accounting firm that prepared or issued its audit report.

Indicate by check mark whether the registrant is a shell company (as defined in Rule 12b-2 of the Act). YES  NO

On June 30, 2021, the last business day of the Registrant's most recently completed second fiscal quarter, the aggregate market value of the Registrant's common stock held by non-affiliates of the Registrant was \$198,412,475 based on the closing sales price of the Registrant's common stock on such date as reported on the New York Stock Exchange. For purposes of this computation, all officers, directors and 10% beneficial owners of the Registrant's common stock of which the Registrant is aware are deemed to be affiliates. Such determination should not be deemed to be an admission that such officers, directors or 10% beneficial owners are, in fact, affiliates of the Registrant.

The number of shares of the registrant's common stock outstanding on February 3, 2022 was 11,671,039.

**DOCUMENTS INCORPORATED BY REFERENCE**

Portions of the registrant's Proxy Statement for the 2022 Annual Meeting of Stockholders, which will be filed with the Securities and Exchange Commission within 120 days after the end of the registrant's fiscal year ended December 31, 2021, are incorporated by reference in Part III of this report.





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## PART I

*When we refer to “we,” “us,” “our,” “PINE,” or “the Company,” we mean Alpine Income Property Trust, Inc. and its consolidated subsidiaries. References to “Notes to Financial Statements” refer to the Notes to the Consolidated and Combined Financial Statements of Alpine Income Property Trust, Inc. included in Item 8 of this Annual Report on Form 10-K. Also, when the Company uses any of the words “anticipate,” “assume,” “believe,” “estimate,” “expect,” “intend,” or similar expressions, the Company is making forward-looking statements. Although management believes that the expectations reflected in such forward-looking statements are based upon present expectations and reasonable assumptions, the Company’s actual results could differ materially from those set forth in the forward-looking statements. Certain factors that could cause actual results or events to differ materially from those the Company anticipates or projects are described in “Item 1A. Risk Factors” of this Annual Report on Form 10-K. Given these uncertainties, readers are cautioned not to place undue reliance on such statements, which speak only as of the date of this Annual Report on Form 10-K or any document incorporated herein by reference. The Company undertakes no obligation to publicly release any revisions to these forward-looking statements that may be made to reflect events or circumstances after the date of this Annual Report on Form 10-K.*

### ITEM 1. BUSINESS

#### OVERVIEW

We are a real estate company that owns and operates a high-quality portfolio of commercial net lease properties all located in the United States. Our properties are primarily leased to industry leading, creditworthy tenants, many of which operate in industries we believe are resistant to the impact of e-commerce. Our portfolio consists of 113 net leased properties located in 76 markets in 32 states. Our initial portfolio consisted of twenty properties, of which four have been sold as of December 31, 2021, which were acquired from CTO Realty Growth, Inc. (“CTO”), a public company listed on the New York Stock Exchange (the “NYSE”) under the symbol “CTO,” in the Formation Transactions (defined below) utilizing \$125.9 million of proceeds from our initial public offering of our common stock (the “IPO”) and the issuance of 1,223,854 units of our operating partnership (the “OP Units”) that had an initial value of \$23.3 million based on the IPO price of \$19.00 per share (the “IPO Price”).

Our portfolio is comprised of net leased properties primarily located in or in close proximity to major Metropolitan Statistical Areas (“MSAs”), growth markets and other markets in the United States with favorable economic and demographic conditions. The properties in our portfolio are primarily triple-net leases, which generally require the tenant to pay all of the property operating expenses such as real estate taxes, insurance, assessments and other governmental fees, utilities, repairs and maintenance expenses and certain capital expenditures.

The Company elected to be taxed as a real estate investment trust (“REIT”) for U.S. federal income tax purposes commencing with its initial taxable year ended December 31, 2019. We believe the Company has been organized and has operated in such a manner as to qualify for taxation as a REIT under the U.S. federal income tax laws. We intend to continue to operate in such a manner, but no assurances can be given that we will continue to operate in such a manner as to qualify for taxation as a REIT under the U.S. federal income tax laws.

Our primary objective is to maximize cash flow and value per share by generating stable and growing cash flows and attractive risk-adjusted returns through the ownership, operation and growth through acquisition of a diversified portfolio of high-quality, net leased commercial properties with attractive long-term real estate fundamentals. The 113 properties in our portfolio are 100% occupied and represent 3.3 million of gross rentable square feet with leases that have a weighted average lease term of 7.9 years (weighting based on annualized base

rent as of December 31, 2021). Our portfolio is representative of our investment strategy, which consists of one or more of the following core investment criteria:

- **Attractive Locations.** The 113 properties in our portfolio represent 3.3 million gross rentable square feet, are 100% occupied, and are primarily located in, or in close proximity to major MSAs and in markets in the United States with favorable economic and demographic conditions. As of December 31, 2021, a total of 63% of our portfolio's annualized base rent was derived from properties located in MSAs with populations greater than one million people.
- **Creditworthy Tenants.** 45% of our portfolio's annualized base rent as of December 31, 2021 was derived from tenants that have (or whose parent company has) an investment grade credit rating from a recognized credit rating agency. Our largest tenant, Wells Fargo, has an 'A+' credit rating from S&P Global Ratings or its equivalent from Moody's Investor Services, Fitch Ratings or the National Association of Insurance Commissioners and contributed 12% of our portfolio's total revenue as of December 31, 2021.
- **Geographic Diversity.** Our portfolio is spread across 76 markets in 32 states. Our largest property, as measured by annualized base rent, is located in the Portland, Oregon MSA.
- **100% Occupied with Primarily Long Duration Leases.** Our portfolio is 100% leased and occupied. The leases in our portfolio have a weighted average remaining lease term of 7.9 years (weighted based on annualized base rent as of December 31, 2021).
- **Contractual Rent Growth.** As of December 31, 2021, 45% of the leases in our portfolio (based on annualized base rent as of December 31, 2021) provide for increases in contractual base rent during the lease term.

#### *Organization and Formation Transactions*

The Company is a Maryland corporation formed on August 19, 2019. We closed the IPO on November 26, 2019 and our common stock is listed on the NYSE under the symbol "PINE." We sold 7,500,000 shares of our common stock at \$19.00 per share in the IPO. CTO purchased 421,053 of the shares of our common stock that we sold in the IPO. We refer to the IPO, the CTO Private Placement (defined below), and the other transactions executed at the time of our listing on the NYSE collectively as the "Formation Transactions."

We conduct the substantial majority of our operations through, and substantially all of our assets are held by, Alpine Income Property OP, LP (the "Operating Partnership"). Our wholly owned subsidiary, Alpine Income Property GP, LLC ("PINE GP"), is the sole general partner of the Operating Partnership. As of December 31, 2021, we have a total ownership interest in the Operating Partnership of 87.1%, with CTO holding, directly and indirectly, a 9.3% ownership interest in the Operating Partnership. The remaining 3.6% ownership interest is held by an unrelated third party in connection with the issuance of 479,640 OP Units valued at \$9.0 million in the aggregate, or \$18.85 per unit. The issuance of 479,640 OP Units includes (i) 424,951 OP Units issued as consideration for the portfolio of nine net lease properties acquired on June 30, 2021 and (ii) 54,689 OP Units issued as consideration for the acquisition of one net lease property on July 12, 2021 (see Note 4, "Property Portfolio" to the consolidated and combined financial statements included in Item 8, "Financial Statements and Supplementary Data" in this Annual Report on Form 10-K.). Our interest in the Operating Partnership generally entitles us to share in cash distributions from, and in the profits and losses of, the Operating Partnership in proportion to our percentage ownership. We, through PINE GP, generally have the exclusive power under the partnership agreement to manage and conduct the business and affairs of the Operating Partnership, subject to certain approval and voting rights of the limited partners. Our Board of Directors (the "Board") manages our business and affairs.

Each limited partner of the Operating Partnership has the right to require the Operating Partnership to redeem part or all of its OP Units for cash, based upon the value of an equivalent number of shares of our

common stock at the time of the redemption, or, at our election, shares of our common stock on a one-for-one basis, beginning on and after the date that is 12 months after issuance of such OP Units, subject to certain adjustments and the restrictions on ownership and transfer of our stock set forth in our charter. Each redemption of OP Units will increase our percentage ownership interest in the Operating Partnership and our share of its cash distributions and profits and losses.

We are externally managed by Alpine Income Property Manager, LLC (our “Manager”), a wholly owned subsidiary of CTO. Concurrently with the closing of the IPO, CTO invested \$7.5 million in exchange for 394,737 shares of our common stock at the IPO Price (the “CTO Private Placement”). In addition, CTO purchased from us \$8.0 million in shares of our common stock, or 421,053 shares, in the IPO. See Note 11, “Equity” to the consolidated and combined financial statements included in Item 8, “Financial Statements and Supplementary Data” in this Annual Report on Form 10-K for the Company’s disclosure related to CTO’s purchase of PINE common stock subsequent to the IPO.

### *Capital Markets*

*Equity.* On December 1, 2020, the Company filed a shelf registration statement on Form S-3, relating to the registration and potential issuance of its common stock, preferred stock, warrants, rights, and units with a maximum aggregate offering price of up to \$350.0 million. The Securities and Exchange Commission (the “SEC”) declared the Form S-3 effective on December 11, 2020.

On December 14, 2020, the Company implemented a \$100.0 million at-the-market (“ATM”) offering program (the “2020 ATM Program”) pursuant to which the Company may sell, from time to time, shares of the Company’s common stock. During the year ended December 31, 2021, the Company sold 761,902 shares under the 2020 ATM Program for gross proceeds of \$14.0 million at a weighted average price of \$18.36 per share, generating net proceeds of \$13.8 million after deducting transaction fees totaling \$0.2 million. The Company was not active under the 2020 ATM Program during the year ended December 31, 2020.

In June 2021, the Company completed a follow-on public offering of 3,220,000 shares of common stock, which included the full exercise of the underwriters’ option to purchase an additional 420,000 shares of common stock. Upon closing, the Company issued 3,220,000 shares and received net proceeds of \$54.3 million, after deducting the underwriting discount and expenses.

*Debt.* On November 26, 2019, the Company and the Operating Partnership entered into a \$100.0 million senior unsecured revolving credit facility (the “Credit Facility”) with affiliates of BMO Capital Markets Corp. and Raymond James Bank, N.A., as initial lenders. On October 16, 2020, the Company executed the second amendment to the Credit Facility (the “Second Amendment”), for the addition of two lenders, Huntington National Bank and Truist Bank. As a result of the Second Amendment, the Credit Facility now has a total borrowing capacity of \$150.0 million with the ability to increase that capacity up to \$200.0 million during the term, utilizing an accordion feature, subject to lender approval. These funds are available to us for general corporate purposes, including the funding of potential future acquisitions.

On May 21, 2021, the Operating Partnership, the Company and certain subsidiaries of the Company entered into a credit agreement for a term loan (the “2026 Term Loan”) in an aggregate principal amount of \$60.0 million with a maturity of five years. Truist Securities, Inc. is acting as sole lead arranger and sole book runner, with Truist Bank, N.A. as administrative agent. Truist Bank, N.A., Bank of Montreal, Raymond James Bank, N.A. and Stifel Bank are lenders under the 2026 Term Loan. In addition, the Operating Partnership may request up to three incremental term loan commitments in an aggregate amount not to exceed \$100.0 million.

On June 30, 2021, in connection with the acquisition of six net lease properties from CTO (the “CMBS Portfolio”), the Company assumed an existing \$30.0 million secured mortgage, which bears interest at a fixed rate of 4.33%. The mortgage note matures in October 2034 and is prepayable without penalty beginning in

October 2024. Additionally, on June 30, 2021, in connection with the acquisition of two net lease properties from an unrelated third party, the Company assumed mortgage notes totaling an aggregate of \$1.6 million, which balance was repaid on July 1, 2021.

On September 30, 2021, the Operating Partnership, the Company and certain subsidiaries of the Company entered into a credit agreement for a term loan (the “2027 Term Loan”) in an aggregate principal amount of \$80.0 million (the “Term Commitment”) maturing in January 2027. KeyBanc Capital Markets Inc., Regions Capital Markets, and U.S. Bank National Association acted as joint lead arrangers, with KeyBanc Capital Markets Inc. as sole book runner, and KeyBank National Association as administrative agent. KeyBank National Association, Regions Bank, U.S. Bank National Association, Bank of Montreal, Raymond James Bank, and The Huntington National Bank are lenders under the 2027 Term Loan. In addition, the Operating Partnership may request up to three incremental term loan commitments in an aggregate amount, together with the Term Commitment, not to exceed \$200.0 million.

### *Market Opportunity*

We believe the net lease property market has expanded steadily over the last several years, and investor demand for net leased properties has continued to gain momentum. Unlike a gross lease, which places the financial responsibility for most expenses with the property owner, the net lease structure shifts the majority or entirety of costs for property taxes, insurance, maintenance and often utilities and capital expenditures, to the lessee, in addition to rent payments. Net leases are generally executed for an initial term of 10 to 15 years, but 20- and 25-year leases are not uncommon. Lease agreements often include multiple options for the tenant to extend and may include terms for periodic rent increases. Comparatively, multi-tenant commercial real estate properties under gross leases often have average initial lease terms between five and ten years with shorter or fewer options to extend. Rent escalation is also commonly embedded in the net lease terms as a specified percentage increase of existing rent per year or determined by reference to an inflation measure such as the Consumer Price Index. With cash flows that are intended to be passive, stable and paid at regular intervals, net leased real estate is similar, in many ways, to interest-bearing corporate bonds, but with the additional potential for appreciation in the value of the underlying property.

### *Investment Strategy*

We seek to acquire, own and operate primarily freestanding, commercial real estate properties located in the United States leased primarily pursuant to triple-net, long-term leases. We focus on investments primarily in retail properties. We target tenants in industries that we believe are favorably impacted by current macroeconomic trends that support consumer spending, such as strong and growing employment and positive consumer sentiment, as well as tenants in industries that have demonstrated resistance to the impact of the growing e-commerce retail sector or who use a physical presence as a component of their omnichannel strategy. We also seek to invest in properties that are net leased to tenants that we determine have attractive credit characteristics, stable operating histories and healthy rent coverage levels, are well-located within their respective markets and have rents at-or-below market rent levels. Furthermore, we believe that the size of our company allows us, for at least the near term, to focus our investment activities on the acquisition of single properties or smaller portfolios of properties that represent a transaction size that most of our publicly-traded net lease REIT peers will not pursue on a consistent basis.

Our strategy for investing in income-producing properties is focused on factors including, but not limited to, long-term real estate fundamentals, including those markets experiencing significant economic growth. We employ a methodology for evaluating targeted investments in income-producing properties which includes an evaluation of: (i) the attributes of the real estate (e.g., location, market demographics, comparable properties in the market, etc.); (ii) an evaluation of the existing tenant(s) (e.g., credit-worthiness, property level sales, tenant rent levels compared to the market, etc.); (iii) other market-specific conditions (e.g., tenant industry, job and population growth in the market, local economy, etc.); and (iv) considerations relating to the Company’s business

and strategy (e.g., strategic fit of the asset type, property management needs, alignment with the Company's structure, etc.).

We believe that the net leased properties we own and intend to acquire will provide our stockholders with investment diversification and can deliver strong risk-adjusted returns. We expect the majority of our net leased properties will be retail properties. We believe the risk-adjusted returns for other select property types within our portfolio are compelling and offer attractive investment yields, rental rates at or below prevailing market rental rates and an investment basis below replacement cost.

### Property Portfolio

As of December 31, 2021, the Company owned 113 properties in 32 states. The following is a summary of the relevant leases attributable to these properties:

Type	Description	Location	Rentable Square Feet	Remaining Lease Term (Years)	Contractual Rent Escalations	Annualized Base Rent (\$000's) <sup>(1)</sup>
Office	Wells Fargo	Portland, OR	212,363	4.0	No	\$ 3,137
Retail	Walmart	Howell, MI	214,172	5.1	No	1,369
Retail	LA Fitness	Brandon, FL	45,000	10.3	Yes	958
Retail	Lowe's	Katy, TX	131,644	10.6	No	917
Retail	Burlington	North Richland Hills, TX	70,891	7.1	Yes	859
Retail	Kohl's	Glendale, AZ	87,875	8.1	Yes	844
Retail	Hobby Lobby	Tulsa, OK	84,180	9.0	No	842
Retail	At Home	Canton, OH	89,902	7.6	No	801
Retail	Harris Teeter	Charlotte, NC	45,089	6.3	Yes	768
Retail	At Home	Raleigh, NC	116,334	10.8	Yes	732
Retail	Container Store	Phoenix, AZ	23,329	8.2	Yes	726
Retail	Camping World	Duluth, MN	66,033	12.0	Yes	705
Retail	Cinemark	Reno, NV	52,474	2.8	No	695
Retail	Rooms To Go <sup>(3)</sup>	Friendswood, TX	51,868	10.3	Yes	685
Retail	Academy Sports	Snellville, GA	67,247	10.3	Yes	672
Retail	Academy Sports	Columbia, SC	72,000	10.3	Yes	655
Retail	At Home	Turnersville, NJ	89,460	7.8	Yes	641
Retail	Live Nation	East Troy, WI	— <sup>(2)</sup>	11.3	Yes	634
Retail	Academy Sports	Florence, SC	58,410	7.2	Yes	628
Retail	Lowe's <sup>(3)</sup>	Webster, TX	163,300	5.8	No	582
Retail	Sportsman's Warehouse	Albuquerque, NM	48,974	7.7	Yes	573
Retail	Hobby Lobby	Winston-Salem, NC	55,000	8.3	Yes	562
Retail	Rite Aid	Renton, WA	16,280	4.6	No	558
Retail	Hobby Lobby	Arden, NC	55,000	9.7	Yes	546
Retail	AMC Theatres	Tyngsborough, MA	39,474	11.3	No	507
Retail	Sportsman's Warehouse	Morgantown, WV	30,547	5.3	No	498
Retail	Dick's Sporting Goods	McDonough, GA	46,315	2.1	No	472
Retail	JOANN Fabric	Saugus, MA	22,500	7.1	Yes	468
Retail	Conn's HomePlus	Hurst, TX	37,957	9.7	No	452
Retail	Old Time Pottery	Orange Park, FL	84,180	8.6	Yes	439
Retail	Best Buy	Dayton, OH	45,535	3.3	No	409
Retail	7-Eleven	Austin, TX	6,400	13.3	Yes	377
Retail	Walgreens	Birmingham, AL	14,516	7.3	No	364
Retail	Walgreens	Alpharetta, GA	15,120	11.7	No	363
Retail	Best Buy	McDonough, GA	30,038	4.3	No	337
Retail	Big Lots	Germantown, MD	25,589	9.1	No	334
Retail	Big Lots	Phoenix, AZ	34,512	9.1	No	329
Retail	BP	Highland Heights, KY	2,578	8.9	Yes	329

Type	Description	Location	Rentable Square Feet	Remaining	Contractual Rent Escalations	Annualized Base Rent (\$000's) <sup>(1)</sup>
				Lease Term (Years)		
Retail	Walgreens	Clermont, FL	13,650	11.8	No	328
Retail	Verizon	Turnersville, NJ	6,027	5.5	Yes	326
Retail	Office Depot	Albuquerque, NM	30,346	2.0	No	300
Retail	Charles Schwab	Webster, TX	5,556	10.1	Yes	297
Retail	7-Eleven	Georgetown, TX	7,726	14.0	Yes	276
Retail	Walgreens	Tacoma, WA	14,125	8.6	No	259
Retail	Walgreens	Albany, GA	14,770	11.1	No	258
Retail	Walmart	Hempstead, TX	52,190	5.1	Yes	253
Retail	Buffalo Wild Wings	Hattiesburg, MS	6,302	9.9	Yes	249
Retail	Ashley HomeStore	Dayton, OH	33,161	6.2	Yes	248
Retail	Hobby Lobby	Aberdeen, SD	49,034	3.2	No	221
Retail	7-Eleven <sup>(3)</sup>	Olathe, KS	4,165	5.4	Yes	219
Retail	Office Max	Gadsden, AL	23,638	6.1	No	217
Retail	Circle K	Indianapolis, IN	4,283	2.9	No	210
Retail	Scrubbles Car Wash <sup>(3)</sup>	Jacksonville, FL	4,512	15.8	Yes	189
Retail	Cheddar's <sup>(3)</sup>	Jacksonville, FL	8,146	5.8	Yes	186
Retail	Olive Garden <sup>(3)</sup>	Friendswood, TX	8,388	1.8	No	183
Retail	Crazy Alan's Swamp Shack <sup>(3)</sup>	Friendswood, TX	9,356	7.7	Yes	180
Retail	Mattress Firm	Richmond, IN	5,108	9.3	No	175
Retail	LongHorn Steakhouse <sup>(3)</sup>	Webster, TX	7,000	1.3	No	171
Retail	Visionworks <sup>(3)</sup>	Friendswood, TX	3,949	0.9	No	170
Retail	The Burger Joint <sup>(3)</sup>	Friendswood, TX	4,054	9.0	Yes	169
Retail	Family Dollar	Lynn, MA	9,228	2.3	No	160
Retail	Orscheln Farm and Home	Durant, OK	37,965	1.2	Yes	156
Retail	Ethan Allen <sup>(3)</sup>	Friendswood, TX	12,208	3.8	No	154
Retail	Advance Auto Parts	St. Paul, MN	7,201	6.8	No	150
Retail	Tractor Supply	Washington Court House, OH	39,984	10.4	Yes	149
Retail	Advanced Auto Parts	Severn, MD	6,876	13.2	No	148
Retail	Big Lots	Durant, OK	36,794	5.0	Yes	146
Retail	O'Reilly Auto Parts	Angels Camp, CA	7,066	4.3	No	128
Retail	Dollar General	Kermit, TX	10,920	13.7	No	126
Retail	Burger King	Plymouth, NC	3,142	6.3	Yes	125
Retail	Harbor Freight	Midland, MI	14,624	4.5	No	124
Retail	Orscheln Farm and Home	California, MO	23,042	9.9	No	123
Retail	Orscheln Farm and Home	Owensville, MO	38,452	6.1	Yes	121
Retail	Dollar General	Chazy, NY	9,277	9.8	No	119
Retail	Dollar General	Odessa, TX	9,127	13.6	No	117
Retail	Family Dollar	McKenny, VA	10,531	9.8	No	116
Retail	Dollar General	Willis, TX	9,138	13.6	No	114
Retail	Dollar General	Winthrop, NY	9,167	9.7	No	113
Retail	Family Dollar	Burlington, NC	11,394	9.3	No	113
Retail	Advance Auto Parts	Ware, MA	6,889	3.0	No	112
Retail	Dollar General	Cut and Shoot, TX	9,096	13.8	No	112
Retail	Dollar General	Milford, ME	9,128	11.8	No	110
Retail	Dollar Tree	Demopolis, AL	10,159	8.1	No	110
Retail	Pet Supplies Plus	Canton, OH	8,400	5.8	Yes	110
Retail	Family Dollar	Van Buren, MO	10,500	10.2	No	106
Retail	Dollar General	Salem, NY	9,199	11.7	No	105
Retail	Dollar Tree	Stillwell, OK	9,828	10.2	No	105
Retail	Family Dollar	Tipton, MO	10,500	10.2	No	105
Retail	Dollar General	Bingham, ME	9,345	11.8	No	104
Retail	Dollar General	Harrisville, NY	9,309	12.0	No	104
Retail	Dollar General	Heuvelton, NY	9,342	10.8	No	104

Type	Description	Location	Rentable Square Feet	Remaining Lease Term (Years)	Contractual Rent Escalations	Annualized Base Rent (\$000's) <sup>(1)</sup>
Retail	Firestone	Pittsburgh, PA	10,629	7.3	Yes	103
Retail	Dollar General	Barker, NY	9,275	11.9	No	102
Retail	Boston Market <sup>(3)</sup>	Turnersville, NJ	2,627	8.1	Yes	101
Retail	Dollar General	Limestone, ME	9,167	11.8	No	100
Retail	Freddy's Frozen Custard <sup>(3)</sup>	Orange Park, FL	3,200	4.9	Yes	99
Retail	Dollar General	Hammond, NY	9,219	11.0	No	98
Retail	Valero	Massillon, OH	1,363	19.8	Yes	98
Retail	Dollar General	Somerville, TX	9,252	13.5	No	96
Retail	Family Dollar	Dearing, GA	9,288	8.8	No	95
Retail	Valero	Parma, OH	1,884	19.8	Yes	91
Retail	Dollar General	Seguin, TX	9,155	13.2	No	90
Retail	Grease Monkey	Stockbridge, GA	1,846	11.8	Yes	90
Retail	Dollar Tree	Albuquerque, NM	10,023	9.2	No	85
Retail	Schlotzsky's	Sweetwater, TX	2,431	13.5	Yes	85
Retail	Valero <sup>(5)</sup>	Jackson, MS	1,920	19.8	Yes	85
Retail	Family Dollar	Lake Village, AR	14,592	10.2	No	84
Retail	Dollar General	Del Rio, TX	9,219	13.1	No	83
Retail	Dollar General	Newtonsville, OH	9,290	8.4	No	83
Retail	Hardee's	Boaz, AL	3,542	8.8	Yes	80
Retail	Advance Auto Parts	Athens, GA	6,871	3.0	No	79
Retail	Valero <sup>(5)</sup>	Leland, MS	3,343	19.8	Yes	78
Retail	O'Reilly Auto Parts	Duluth, MN	11,182	5.9	Yes	72
Retail	Salon Lofts	Canton, OH	4,000	6.2	Yes	72
Retail	Valero	Cadiz, OH	1,292	19.8	Yes	69
Retail	Advance Auto Parts	Ludington, MI	6,604	10.0	No	63
Retail	Advance Auto Parts	New Baltimore, MI	6,784	10.0	No	63
Retail	Long John Silver's <sup>(3)</sup>	Tulsa, OK	3,000	— <sup>(4)</sup>	No	24
			<u>3,256,401</u>	<u>7.9</u>		<u>\$36,908</u>

(1) Annualized straight-line base rental income in place as of December 31, 2021.

(2) The Alpine Valley Music Theatre, leased to Live Nation Entertainment, Inc., is an entertainment venue consisting of a two-sided, open-air, 7,500-seat pavilion; an outdoor amphitheater with a capacity for 37,000; and over 150 acres of green space.

(3) We are the lessor in a ground lease with the tenant. Rentable square feet represents improvements on the property that revert to us at the expiration of the lease.

(4) Current lease agreement is month-to-month ("MTM").

(5) Subject to a master lease agreement.

Certain of the tenants in the portfolio of 113 properties accounted for more than 10% of total revenues during periods presented. For the year ended December 31, 2021, Wells Fargo represented 12% of total revenues. Wells Fargo and Hilton Grand Vacations represented 19% and 12% of total revenues, respectively, for the year ended December 31, 2020 and 26% and 17% of total revenues, respectively, for the period from November 26, 2019 to December 31, 2019 and the Predecessor period from January 1, 2019 to November 25, 2019. There were no tenants who represented more than 10% of the square footage of our properties as of December 31, 2021.

### Management Agreement

On November 26, 2019, the Operating Partnership and PINE entered into a management agreement with the Manager (the "Management Agreement"). Pursuant to the terms of the Management Agreement, our Manager manages, operates and administers our day-to-day operations, business and affairs, subject to the direction and supervision of the Board and in accordance with the investment guidelines approved and monitored by the Board.



We pay our Manager a base management fee equal to 0.375% per quarter of our “total equity” (as defined in the Management Agreement and based on a 1.5% annual rate), calculated and payable in cash, quarterly in arrears.

Our Manager has the ability to earn an annual incentive fee based on our total stockholder return exceeding an 8% cumulative annual hurdle rate (the “Outperformance Amount”) subject to a high-water mark price. We would pay our Manager an incentive fee with respect to each annual measurement period in the amount of the greater of (i) \$0.00 and (ii) the product of (a) 15% multiplied by (b) the Outperformance Amount multiplied by (c) the weighted average shares. No incentive fee was due for the year ended December 31, 2021 or 2020.

The initial term of the Management Agreement will expire on November 26, 2024 and will automatically renew for an unlimited number of successive one-year periods thereafter, unless the agreement is not renewed or is terminated in accordance with its terms.

Our independent directors review our Manager’s performance and the management fees annually and, following the initial term, the Management Agreement may be terminated annually upon the affirmative vote of two-thirds of our independent directors or upon a determination by the holders of a majority of the outstanding shares of our common stock, based upon (i) unsatisfactory performance by the Manager that is materially detrimental to us or (ii) a determination that the management fees payable to our Manager are not fair, subject to our Manager’s right to prevent such termination due to unfair fees by accepting a reduction of management fees agreed to by two-thirds of our independent directors. We may also terminate the Management Agreement for cause at any time, including during the initial term, without the payment of any termination fee, with 30 days’ prior written notice from the Board. During the initial term of the Management Agreement, we may not terminate the Management Agreement except for cause.

We pay directly, or reimburse our Manager for certain expenses, if incurred by our Manager. We do not reimburse any compensation expenses incurred by our Manager or its affiliates. Expense reimbursements to our Manager are made in cash on a quarterly basis following the end of each quarter. In addition, we pay all of our operating expenses, except those specifically required to be borne by our Manager pursuant to the Management Agreement.

#### *ROFO Agreement*

On November 26, 2019, PINE also entered into an Exclusivity and Right of First Offer Agreement with CTO (the “ROFO Agreement”). During the term of the ROFO Agreement, CTO will not, and will cause each of its affiliates (which for purposes of the ROFO Agreement will not include our company and our subsidiaries) not to, acquire, directly or indirectly, a single-tenant, net leased property, unless CTO has notified us of the opportunity and we have affirmatively rejected the opportunity to acquire the applicable property or properties.

The terms of the ROFO Agreement do not restrict CTO or any of its affiliates from providing financing for a third party’s acquisition of single-tenant, net leased properties or from developing and owning any single-tenant, net leased property.

Pursuant to the ROFO Agreement, neither CTO nor any of its affiliates (which for purposes of the ROFO Agreement does not include our company and our subsidiaries) may sell to any third party any single-tenant, net leased property that was owned by CTO or any of its affiliates as of the closing date of the IPO; or that is developed and owned by CTO or any of its affiliates after the closing date of the IPO, without first offering us the right to purchase such property.

The term of the ROFO Agreement will continue for so long as the Management Agreement with our Manager is in effect.

### *Conflicts of Interest*

Conflicts of interest may exist or could arise in the future with CTO and its affiliates, including our Manager, the individuals who serve as our executive officers and executive officers of CTO, any individual who serves as a director of our company and as a director of CTO and any limited partner of the Operating Partnership. Conflicts may include, without limitation: conflicts arising from the enforcement of agreements between us and CTO or our Manager; conflicts in the amount of time that executive officers and employees of CTO, who are provided to us through our Manager, will spend on our affairs versus CTO's affairs; and conflicts in future transactions that we may pursue with CTO and its affiliates. We do not generally expect to enter into joint ventures with CTO, but if we do so, the terms and conditions of our joint venture investment will be subject to the approval of a majority of disinterested directors of the Board.

In addition, we are subject to conflicts of interest arising out of our relationships with our Manager. Pursuant to the Management Agreement, our Manager is obligated to supply us with our senior management team. However, our Manager is not obligated to dedicate any specific CTO personnel exclusively to us, nor are the CTO personnel provided to us by our Manager obligated to dedicate any specific portion of their time to the management of our business. Additionally, our Manager is a wholly owned subsidiary of CTO. All of our executive officers are executive officers and employees of CTO and one of our officers (John P. Albright) is also a member of CTO's board of directors. As a result, our Manager and the CTO personnel it provides to us may have conflicts between their duties to us and their duties to, and interests in, CTO.

We may acquire or sell net leased properties that would potentially fit the investment criteria for our Manager or its affiliates. Similarly, our Manager or its affiliates may acquire or sell net leased properties that would potentially fit our investment criteria. Although such acquisitions or dispositions could present conflicts of interest, we nonetheless may pursue and consummate such transactions. Additionally, we may engage in transactions directly with our Manager or its affiliates, including the purchase and sale of all or a portion of a portfolio asset. If we acquire a net leased property from CTO or one of its affiliates or sell a net leased property to CTO or one of its affiliates, the purchase price we pay to CTO or one of its affiliates or the purchase price paid to us by CTO or one of its affiliates may be higher or lower, respectively, than the purchase price that would have been paid to or by us if the transaction were the result of arm's length negotiations with an unaffiliated third party.

In deciding whether to issue additional debt or equity securities, we will rely, in part, on recommendations made by our Manager. While such decisions are subject to the approval of the Board, our Manager is entitled to be paid a base management fee that is based on our "total equity" (as defined in the Management Agreement). As a result, our Manager may have an incentive to recommend that we issue additional equity securities at dilutive prices.

All of our executive officers are executive officers and employees of CTO. These individuals and other CTO personnel provided to us through our Manager devote as much time to us as our Manager deems appropriate. However, our executive officers and other CTO personnel provided to us through our Manager may have conflicts in allocating their time and services between us, on the one hand, and CTO and its affiliates, on the other. During a period of prolonged economic weakness or another economic downturn affecting the real estate industry or at other times when we need focused support and assistance from our Manager and the CTO executive officers and other personnel provided to us through our Manager, we may not receive the necessary support and assistance we require or that we would otherwise receive if we were self-managed.

Additionally, the ROFO Agreement does contain exceptions to CTO's exclusivity for opportunities that include only an incidental interest in single-tenant, net leased properties. Accordingly, the ROFO Agreement will not prevent CTO from pursuing certain acquisition opportunities that otherwise satisfy our then-current investment criteria.

Our directors and executive officers have duties to our company under applicable Maryland law in connection with their management of our company. At the same time, PINE GP has fiduciary duties, as the

general partner, to the Operating Partnership and to the limited partners under Delaware law in connection with the management of the Operating Partnership. These duties as a general partner to the Operating Partnership and its partners may come into conflict with the duties of our directors and executive officers to us. Unless otherwise provided for in the relevant partnership agreement, Delaware law generally requires a general partner of a Delaware limited partnership to adhere to fiduciary duty standards under which it owes its limited partners the highest duties of loyalty and care and which generally prohibits such general partner from taking any action or engaging in any transaction as to which it has a conflict of interest. The partnership agreement provides that in the event of a conflict between the interests of our stockholders on the one hand and the limited partners of the Operating Partnership on the other hand, PINE GP will endeavor in good faith to resolve the conflict in a manner not adverse to either our stockholders or the limited partners; provided, however, that so long as we own a controlling interest in the Operating Partnership, any such conflict that we, in our sole and absolute discretion, determine cannot be resolved in a manner not adverse to either our stockholders or the limited partners of the Operating Partnership shall be resolved in favor of our stockholders, and we shall not be liable for monetary damages for losses sustained, liabilities incurred or benefits not derived by the limited partners in connection with such decisions.

## **COMPETITION**

The real estate business, generally, is highly competitive. We intend to focus on investing in commercial real estate that produces income primarily through the leasing of assets to tenants. To identify investment opportunities in income-producing real estate assets and to achieve our investment objectives, we compete with numerous companies and organizations, both public as well as private, of varying sizes, ranging from organizations with local operations to organizations with national scale and reach, and in some cases, we compete with individual real estate investors. In all the markets in which we compete to acquire net leased properties, price is the principal method of competition, with transaction structure and certainty of execution also being significant considerations for potential sellers. We face competition for acquisitions of real property from investors, including traded and non-traded public REITs, private equity investors and institutional investment funds, some of which have greater financial resources than we do, a greater ability to borrow funds to acquire properties and the ability to accept more risk. This competition may increase the demand for the types of properties in which we typically invest and, therefore, reduce the number of suitable investment opportunities available to us and increase the prices paid for such acquisition properties. This competition will increase if investments in real estate become more attractive relative to other forms of investment.

As a landlord, we compete in the multi-billion-dollar commercial real estate market with numerous developers and owners of properties, many of which own properties similar to ours in the same markets in which our properties are located. Some of our competitors have greater economies of scale, lower costs of capital, access to more resources and greater name recognition than we do. If our competitors offer space at rental rates below current market rates or below the rental rates we currently charge our tenants, we may lose our tenants or prospective tenants and we may be pressured to reduce our rental rates or to offer substantial rent abatements, tenant improvement allowances, early termination rights or below-market renewal options in order to retain tenants when our leases expire.

## **EMERGING GROWTH COMPANY STATUS**

We are an “emerging growth company” as defined in the Jumpstart Our Business Startups Act of 2012, or the JOBS Act, and we are eligible to receive certain specified reduced disclosure and other requirements that are otherwise generally applicable to public companies that are not “emerging growth companies,” including, but not limited to, exclusion from the requirement to comply with the auditor attestation requirements of Section 404 of the Sarbanes-Oxley Act. We have irrevocably opted-out of the extended transition period afforded to emerging growth companies in Section 7(a)(2)(B) of the Securities Act for complying with new or revised financial accounting standards. As a result, we will comply with new or revised accounting standards on the same time frames as other public companies that are not emerging growth companies.

We will remain an “emerging growth company” until the earliest to occur of (i) the last day of the fiscal year during which our total annual gross revenue equals or exceeds \$1.07 billion (subject to adjustment for inflation), (ii) December 31, 2024 (the last day of the fiscal year following the fifth anniversary of the IPO), (iii) the date on which we have, during the previous three-year period, issued more than \$1.0 billion in non-convertible debt securities, and (iv) the date on which we are deemed to be a “large accelerated filer” under the Securities Exchange Act of 1934, as amended, or the Exchange Act.

We are also a “smaller reporting company” as defined in Regulation S-K under the Securities Act and may take advantage of certain of the scaled disclosures available to smaller reporting companies. We may be a smaller reporting company even after we are no longer an “emerging growth company.”

## **REGULATION**

*General.* Our properties are subject to various laws, ordinances and regulations, including those relating to fire and safety requirements, and affirmative and negative covenants and, in some instances, common area obligations. Our tenants have primary responsibility for compliance with these requirements pursuant to our leases. We believe that each of our properties has the necessary permits and approvals.

*Americans With Disabilities Act.* Under Title III of the Americans with Disabilities Act (“ADA”), and rules promulgated thereunder, in order to protect individuals with disabilities, public accommodations must remove architectural and communication barriers that are structural in nature from existing places of public accommodation to the extent “readily achievable.” In addition, under the ADA, alterations to a place of public accommodation or a commercial facility are to be made so that, to the maximum extent feasible, such altered portions are readily accessible to and usable by disabled individuals. The “readily achievable” standard considers, among other factors, the financial resources of the affected site and the owner, lessor or other applicable person.

Compliance with the ADA, as well as other federal, state and local laws, may require modifications to properties we currently own or may purchase or may restrict renovations of those properties. Failure to comply with these laws or regulations could result in the imposition of fines or an award of damages to private litigants, as well as the incurrence of the costs of making modifications to attain compliance, and future legislation could impose additional obligations or restrictions on our properties. Although our tenants are generally responsible for all maintenance and repairs of the property pursuant to our lease, including compliance with the ADA and other similar laws or regulations, we could be held liable as the owner of the property for a failure of one of our tenants to comply with these laws or regulations.

## **ENVIRONMENTAL MATTERS**

Federal, state and local environmental laws and regulations regulate, and impose liability for, releases of hazardous or toxic substances into the environment. Under various of these laws and regulations, a current or previous owner, operator or tenant of real estate may be required to investigate and clean up hazardous or toxic substances, hazardous wastes or petroleum product releases or threats of releases at the property, and may be held liable to a government entity or to third parties for property damage and for investigation, clean-up and monitoring costs incurred by those parties in connection with the actual or threatened contamination. These laws may impose clean-up responsibility and liability without regard to fault, or whether the owner, operator or tenant knew of or caused the presence of the contamination. The liability under these laws may be joint and several for the full amount of the investigation, clean-up and monitoring costs incurred or to be incurred or actions to be undertaken, although a party held jointly and severally liable may seek to obtain contributions from other identified, solvent, responsible parties of their fair share toward these costs. These costs may be substantial and can exceed the value of the property. In addition, some environmental laws may create a lien on the contaminated site in favor of the government for damages and costs it incurs in connection with the contamination. As the owner or operator of real estate, we may also be liable under common law to third parties for damages and

injuries resulting from environmental contamination emanating from the real estate. The presence of contamination, or the failure to properly remediate contamination, on a property may adversely affect the ability of the owner, operator or tenant to sell or rent that property or to borrow using the property as collateral and may adversely impact our investment in that property.

Some of our properties contain, have contained or are adjacent to or near other properties that have contained or currently contain storage tanks for the storage of petroleum products or other hazardous or toxic substances. Similarly, some of our properties were used in the past for commercial or industrial purposes, or are currently used for commercial purposes, that involve or involved the use of petroleum products or other hazardous or toxic substances or are adjacent to or near properties that have been or are used for similar commercial or industrial purposes. These operations create a potential for the release of petroleum products or other hazardous or toxic substances, and we could potentially be required to pay to clean up any contamination. In addition, environmental laws regulate a variety of activities that can occur on a property, including the storage of petroleum products or other hazardous or toxic substances, air emissions, water discharges and exposure to lead-based paint. Such laws may impose fines or penalties for violations and may require permits or other governmental approvals to be obtained for the operation of a business involving such activities. As a result of the foregoing, we could be materially and adversely affected.

Environmental laws also govern the presence, maintenance, and removal of asbestos-containing materials (“ACM”). Federal regulations require building owners and those exercising control over a building’s management to identify and warn, through signs and labels, of potential hazards posed by workplace exposure to installed ACM in their building. The regulations also have employee training, record keeping and due diligence requirements pertaining to ACM. Significant fines can be assessed for violation of these regulations. As a result of these regulations, building owners and those exercising control over a building’s management may be subject to an increased risk of personal injury lawsuits by workers and others exposed to ACM. The regulations may affect the value of a building containing ACM in which we have invested. Federal, state and local laws and regulations also govern the removal, encapsulation, disturbance, handling and/or disposal of ACM when those materials are in poor condition or in the event of construction, remodeling, renovation or demolition of a building. These laws may impose liability for improper handling or a release into the environment of ACM and may provide for fines to, and for third parties to seek recovery from, owners or operators of real properties for personal injury or improper work exposure associated with ACM.

When excessive moisture accumulates in buildings or on building materials, mold growth may occur, particularly if the moisture problem remains undiscovered or is not addressed over a period of time. Some molds may produce airborne toxins or irritants. Indoor air quality issues can also stem from inadequate ventilation, chemical contamination from indoor or outdoor sources and other biological contaminants such as pollen, viruses and bacteria. Indoor exposure to airborne toxins or irritants above certain levels can be alleged to cause a variety of adverse health effects and symptoms, including allergic or other reactions. As a result, the presence of significant mold or other airborne contaminants at any of our properties could require us to undertake a costly remediation program to contain or remove the mold or other airborne contaminants from the affected property or increase indoor ventilation. In addition, the presence of significant mold or other airborne contaminants could expose us to liability from our tenants, employees of our tenants or others if property damage or personal injury occurs.

We obtain Phase I environmental assessments on all properties acquired. Phase I environmental site assessments are limited in scope and therefore may not reveal all environmental conditions affecting a property. However, if recommended in the initial assessments, we may undertake additional assessments such as soil and/or groundwater samplings or other limited subsurface investigations and ACM or mold surveys to test for substances of concern. A prior owner or operator of a property or historic operations at our properties may have created a material environmental condition that is not known to us or the independent consultants preparing the site assessments. Material environmental conditions may have arisen after the review was completed or may arise in the future, and future laws, ordinances or regulations may impose material additional environmental liability.

If environmental concerns are not satisfactorily resolved in any initial or additional assessments, we may obtain environmental insurance policies to insure against potential environmental risk or loss depending on the type of property, the availability and cost of the insurance and various other factors we deem relevant. Our ultimate liability for environmental conditions may exceed the policy limits on any environmental insurance policies we obtain, if any.

Generally, our leases require the lessee to comply with environmental law and provide that the lessee will indemnify us for any loss or expense we incur as a result of the lessee's violation of environmental law or the presence, use or release of hazardous materials on our property attributable to the lessee. If our lessees do not comply with environmental law, or we are unable to enforce the indemnification obligations of our lessees, our results of operations would be adversely affected.

We cannot predict what other environmental legislation or regulations will be enacted in the future, how existing or future laws or regulations will be administered or interpreted or what environmental conditions may be found to exist on our properties in the future. Compliance with existing and new laws and regulations may require us or our tenants to spend funds to remedy environmental problems. If we or our tenants were to become subject to significant environmental liabilities, we could be materially and adversely affected.

## **EMPLOYEES**

The Company has no employees and is externally managed and advised by our Manager pursuant to the Management Agreement. Our Manager is a wholly owned subsidiary of CTO. All of our executive officers serve as executive officers of CTO, and one of our executive officers and directors, John P. Albright, serves as an executive officer and director of CTO.

## **AVAILABLE INFORMATION**

The Company maintains a website at [www.alpinereit.com](http://www.alpinereit.com). The Company is providing the address to its website solely for the information of investors. The information on the Company's website is not a part of, nor is it incorporated by reference into this Annual Report on Form 10-K. Through its website, the Company makes available, free of charge, its annual proxy statement, Annual Reports on Form 10-K, Quarterly Reports on Form 10-Q, Current Reports on Form 8-K and amendments to those reports filed or furnished pursuant to Section 13(a) or 15(d) of the Securities Exchange Act of 1934, as amended, as soon as reasonably practicable after the Company electronically files such material with, or furnishes them to, the SEC. The public may read and obtain a copy of any materials the Company files electronically with the SEC at [www.sec.gov](http://www.sec.gov).

## **ITEM 1A. RISK FACTORS**

An investment in our securities involves a high degree of risk. You should carefully consider the risks summarized below in this Item 1A, "Risk Factors" included in this Annual Report on Form 10-K. These risks include, but are not limited to, the following:

- We are subject to risks related to the ownership of commercial real estate that could affect the performance and value of our properties.
- Adverse changes in U.S., global and local regions or markets that impact our tenants' businesses may materially and adversely affect us generally and the ability of our tenants to make rental payments to us pursuant to our leases.
- Our business is dependent upon our tenants successfully operating their businesses, and their failure to do so could materially and adversely affect us.
- Our assessment that certain of our tenants' businesses are insulated from e-commerce pressure may prove to be incorrect, and changes in macroeconomic trends may adversely affect our tenants, either of which could impair our tenants' ability to make rental payments to us and thereby materially and adversely affect us.

- Properties occupied by a single tenant pursuant to a single lease subject us to significant risk of tenant default.
- Our portfolio has geographic market concentrations that make us susceptible to adverse developments in those geographic markets.
- We are subject to risks related to tenant concentration, and an adverse development with respect to a large tenant could materially and adversely affect us.
- Certain of our tenants are not rated by a recognized credit rating agency or do not have an investment grade rating from such an agency. Leases with unrated or non-investment grade rated tenants may be subject to a greater risk of default.
- The decrease in demand for retail space may materially and adversely affect us.
- We may be unable to renew leases, lease vacant space or re-lease space as leases expire on favorable terms or at all.
- The tenants that occupy our properties compete in industries that depend upon discretionary spending by consumers. A reduction in the willingness or ability of consumers to use their discretionary income in the businesses of our tenants and potential tenants could adversely impact our tenants' business and thereby adversely impact our ability to collect rents and reduce the demand for leasing our properties.
- The vacancy of one or more of our properties could result in us having to incur significant capital expenditures to re-tenant the space.
- We may be unable to identify suitable property acquisitions or developments, which may impede our growth, and our future acquisitions and developments may not yield the returns we expect.
- We face significant competition for tenants, which may adversely impact the occupancy levels of our portfolio or prevent increases of the rental rates of our properties.
- The costs of compliance with or liabilities related to environmental laws may materially and adversely affect us.
- Our properties may contain or develop harmful mold, which could lead to liability for adverse health effects and costs of remediation.
- Our senior management team is required to operate two publicly traded companies, CTO and our company, which could place a significant strain on our senior management team and the management systems, infrastructure and other resources of CTO on which we rely.
- We have no employees and are entirely dependent upon our Manager for all the services we require, and we cannot assure you that our Manager will allocate the resources necessary to meet our business objectives.
- CTO may be unable to obtain or retain the executive officers and other personnel that it provides to us through our Manager.
- The base management fee payable to our Manager pursuant to the Management Agreement is payable regardless of the performance of our portfolio, which may reduce our Manager's incentive to devote the time and effort to seeking profitable investment opportunities for us.
- The incentive fee payable to our Manager pursuant to the Management Agreement may cause our Manager to select investments in more risky assets to increase its incentive compensation.
- There are conflicts of interest in our relationships with our Manager, which could result in outcomes that are not in our best interests.
- Termination of the Management Agreement could be difficult and costly, including as a result of payment of termination fees to our Manager, and may cause us to be unable to execute our business plan, which could materially and adversely affect us.

- The Management Agreement with our Manager and the ROFO Agreement with CTO were not negotiated on an arm's-length basis and may not be as favorable to us as if they had been negotiated with unaffiliated third parties.
- Failure to remain qualified as a REIT would cause us to be taxed as a regular corporation, which would substantially reduce funds available for distributions to our stockholders.
- Even if we remain qualified as a REIT, we may face other tax liabilities that could reduce our cash flows and negatively impact our results of operations and financial condition.
- Failure to make required distributions would subject us to U.S. federal corporate income tax.
- Complying with REIT requirements may limit our ability to hedge our liabilities effectively and may cause us to incur tax liabilities.
- The prohibited transactions tax may limit our ability to dispose of our properties.
- The ability of the Board to revoke our REIT qualification without stockholder approval may cause adverse consequences to our stockholders.
- Dividends payable by REITs do not qualify for the reduced tax rates available for some dividends.
- The novel coronavirus pandemic (the "COVID-19 Pandemic"), and the future outbreak of other highly infectious or contagious diseases, could materially and adversely impact or disrupt our tenant's business operations and as a result adversely impact our financial condition, results of operations, cash flows and performance.

### **Risks Related to Our Business**

*We are subject to risks related to the ownership of commercial real estate that could affect the performance and value of our properties.*

Factors beyond our control can affect the performance and value of our properties. Our core business is the ownership of commercial net leased properties. Accordingly, our performance is subject to risks incident to the ownership of commercial real estate, including:

- inability to collect rents from tenants due to financial hardship, including bankruptcy;
- changes in local real estate conditions in the markets where our properties are located, including the availability and demand for the properties we own;
- changes in consumer trends and preferences that affect the demand for products and services offered by our tenants;
- adverse changes in national, regional and local economic conditions;
- inability to lease or sell properties upon expiration or termination of existing leases;
- environmental risks, including the presence of hazardous or toxic substances on our properties;
- the subjectivity of real estate valuations and changes in such valuations over time;
- illiquidity of real estate investments, which may limit our ability to modify our portfolio promptly in response to changes in economic or other conditions;
- zoning or other local regulatory restrictions, or other factors pertaining to the local government institutions which inhibit interest in the markets in which our properties are located;
- changes in interest rates and the availability of financing;



- competition from other real estate companies similar to ours and competition for tenants, including competition based on rental rates, age and location of properties and the quality of maintenance, insurance and management services;
- acts of God, including natural disasters and global pandemics, such as the COVID-19 Pandemic, which impact the United States, which may result in uninsured losses;
- acts of war or terrorism, including consequences of terrorist attacks;
- changes in tenant preferences that reduce the attractiveness and marketability of our properties to tenants or cause decreases in market rental rates;
- costs associated with the need to periodically repair, renovate or re-lease our properties;
- increases in the cost of our operations, particularly maintenance, insurance or real estate taxes which may occur even when circumstances such as market factors and competition cause a reduction in our revenues;
- changes in governmental laws and regulations, fiscal policies and zoning ordinances and the related costs of compliance with laws and regulations, fiscal policies and ordinances including in response to global pandemics whereby our tenants' businesses are forced to close or remain open on a limited basis only; and
- commodities prices.

The occurrence of any of the risks described above may cause the performance and value of our properties to decline, which could materially and adversely affect us.

***Adverse changes in U.S., global and local regions or markets that impact our tenants' businesses may materially and adversely affect us generally and the ability of our tenants to make rental payments to us pursuant to our leases.***

Our results of operations, as well as the results of operations of our tenants, are sensitive to changes in U.S., global and local regions or markets that impact our tenants' businesses. Adverse changes or developments in U.S., global or regional economic conditions may impact our tenants' financial condition, which may adversely impact their ability to make rental payments to us pursuant to the leases they have with us and may also impact their current or future leasing practices. Adverse economic conditions such as high unemployment levels, rising interest rates, increased tax rates and increasing fuel and energy costs may have an impact on the results of operations and financial conditions of our tenants, which would likely adversely impact us. During periods of economic slowdown and declining demand for real estate, we may experience a general decline in rents or increased rates of default under our leases. A lack of demand for rental space could adversely affect our ability to maintain our current tenants and gain new tenants, which may affect our growth, profitability and ability to pay dividends.

***Our business is dependent upon our tenants successfully operating their businesses, and their failure to do so could materially and adversely affect us.***

Most of our properties are occupied by a single tenant. Therefore, the success of our investments in these properties is materially dependent upon the performance of each property's respective tenants. The financial performance of any one of our tenants is dependent on the tenant's individual business, its industry and, in many instances, the performance of a larger business network that the tenant may be affiliated with or operate under. The financial performance of any one of our tenants could be adversely affected by poor management, unfavorable economic conditions in general, changes in consumer trends and preferences that decrease demand for a tenant's products or services or other factors, including the impact of a global pandemic which affects the United States, over which neither they nor we have control. Our portfolio includes properties leased to single

tenants that operate in multiple locations, which means we own multiple properties operated by the same tenant. To the extent we own multiple properties operated by one tenant, the general failure of that single tenant or a loss or significant decline in its business could materially and adversely affect us.

At any given time, any tenant may experience a decline in its business that may weaken its operating results or the overall financial condition of individual properties or its business as a whole. Any such decline may result in our tenant failing to make rental payments when due, declining to extend a lease upon its expiration, delaying occupancy of our property or the commencement of the lease or becoming insolvent or declaring bankruptcy. We depend on our tenants to operate their businesses at the properties we own in a manner which generates revenues sufficient to allow them to meet their obligations to us, including their obligations to pay rent, maintain certain insurance coverage, pay real estate taxes, make repairs and otherwise maintain our properties. The ability of our tenants to fulfill their obligations under our leases may depend, in part, upon the overall profitability of their operations. Cash flow generated by certain tenant businesses may not be sufficient for a tenant to meet its obligations to us pursuant to the applicable lease. We could be materially and adversely affected if a tenant representing a significant portion of our operating results or a number of our tenants were unable to meet their obligations to us.

***Our assessment that certain of our tenants' businesses are insulated from e-commerce pressure may prove to be incorrect, and changes in macroeconomic trends may adversely affect our tenants, either of which could impair our tenants' ability to make rental payments to us and thereby materially and adversely affect us.***

We invest in properties leased, in many instances, to tenants engaged in businesses that we believe are generally insulated from the impact of e-commerce. While we believe our assessment to be accurate, businesses previously thought to be resistant to the pressure of the increasing level of e-commerce have ultimately been proven to be susceptible to competition from e-commerce. Overall business conditions and the impact of technology, particularly in the retail industry, are rapidly changing, and our tenants may be adversely affected by technological innovation, changing consumer preferences and competition from non-traditional sources. To the extent our tenants face increased competition from non-traditional competitors, such as internet vendors, their businesses could suffer. There can be no assurance that our tenants will be successful in meeting any new competition, and a deterioration in our tenants' businesses could impair their ability to meet their lease obligations to us and thereby materially and adversely affect us.

Additionally, we believe that many of the businesses operated by our tenants are benefiting from current favorable macroeconomic trends that support consumer spending, such as strong and growing employment levels, a relatively low interest rate environment and positive consumer sentiment. Economic conditions are generally cyclical, and developments that discourage consumer spending, such as increasing unemployment, wage stagnation, decreases in the value of real estate, inflation or increasing interest rates, could adversely affect our tenants, impair their ability to meet their lease obligations to us and materially and adversely affect us.

***Properties occupied by a single tenant pursuant to a single lease subject us to significant risk of tenant default.***

Most of our properties are occupied by a single tenant. Therefore, the financial failure of, or default in payment by, a tenant under its lease is likely to cause a significant or complete reduction in our rental revenue from that property and possibly a reduction in the value of the property. We may also experience difficulty or a significant delay in re-leasing or selling such property. This risk is magnified in situations where we lease multiple properties to a single tenant and the financial failure of the tenant's business affects more than a single property. A failure or default by such a tenant could reduce or eliminate rental revenue from multiple properties and reduce the value of such properties, which could materially and adversely affect us.

***We may experience a decline in the fair value of our real estate assets which could result in impairments and would impact our financial condition and results of operations.***

A decline in the fair market value of our long-lived assets may require us to recognize an impairment against such assets (as defined by Financial Accounting Standards Board, or the FASB, authoritative accounting guidance) if certain conditions or circumstances related to an asset were to change and we were to determine that, with respect to any such asset, that the cash flows no longer support the carrying value of the asset. The fair value of our long-lived assets depends on market conditions, including estimates of future demand for these assets, and the revenues that can be generated from such assets. If such a determination were to be made, we would recognize the estimated unrealized losses through earnings and write down the depreciated cost of such assets to a new cost basis, based on the fair value of such assets on the date they are considered to be impaired. Such impairment charges reflect non-cash losses at the time of recognition, and subsequent dispositions or sales of such assets could further affect our future losses or gains, as they are based on the difference between the sales price received and the adjusted depreciated cost of such assets at the time of sale.

***Our portfolio has geographic market concentrations that make us susceptible to adverse developments in those geographic markets.***

In addition to general, regional, national, and global economic conditions, our operating performance is impacted by the economic conditions of the specific geographic markets in which we have concentrations of properties. Our portfolio includes substantial holdings in Texas as of December 31, 2021 (based on annualized base rent). Our geographic concentrations could adversely affect our operating performance if conditions become less favorable in any of the states or markets within such states in which we have a concentration of properties. Such geographic concentrations could be heightened by the fact that our investments may be concentrated in certain areas that are affected by COVID-19 more than other areas. We cannot assure you that any of our markets will grow, not experience adverse developments or that underlying real estate fundamentals will be favorable to owners and operators of commercial properties. Our operations may also be affected if competing properties are built in our markets. A downturn in the economy in the states or regions in which we have a concentration of properties, or markets within such states or regions, could adversely affect our tenants operating businesses in those states or regions, impair their ability to pay rent to us and thereby, materially and adversely affect us.

***We are subject to risks related to tenant concentration, and an adverse development with respect to a large tenant could materially and adversely affect us.***

As of December 31, 2021, on an annualized basis, Wells Fargo, our largest tenant, contributed 12% of our total revenue. Our financial performance depends significantly on the financial condition of this tenant. In the future, we may have additional tenant and property concentrations. In the event that one of these tenants, or another tenant that occupies a significant number of our properties or whose lease payments represent a significant portion of our rental revenue, were to experience financial difficulty or file for bankruptcy, it could have a material adverse effect on us.

***Certain of our tenants are not rated by a recognized credit rating agency or do not have an investment grade rating from such an agency. Leases with unrated or non-investment grade rated tenants may be subject to a greater risk of default.***

As of December 31, 2021, 55% of our tenants or parent entities thereof (based on annualized straight-line base rent) were not rated or did not have an investment grade credit rating from a recognized rating agency. Leases with non-investment grade or unrated tenants may be subject to a greater risk of default. Unrated tenants or non-investment grade tenants may also be more likely to experience financial weakness or file for bankruptcy than tenants with investment grade credit ratings. When we consider the acquisition of a property with an in-place lease with an unrated or non-investment grade rated tenant or leasing a property to a tenant that does not have a credit rating or does not have an investment grade rating, we evaluate the strength of the proposed tenant's

business at the property level and at a corporate level, if applicable, and may consider the risk of tenant/company insolvency using internally developed methodologies or assessments provided by third parties. If our evaluation of an unrated or non-investment grade tenant's creditworthiness is inaccurate, the default or bankruptcy risk related to the tenant may be greater than anticipated. In the event that any of our unrated tenants were to experience financial weakness or file for bankruptcy, it could have a material adverse effect on us.

***The decrease in demand for retail space may materially and adversely affect us.***

As of December 31, 2021, leases representing 92% of the annualized straight-line base rent of our initial portfolio were with tenants operating retail businesses. In the future, we intend to acquire additional properties leased to a single tenant operating a retail business at the property. Accordingly, decreases in the demand for leasing retail space may have a greater adverse effect on us than if we had fewer investments in retail properties. The market for leasing of retail space has historically been adversely affected by weakness in the national, regional and local economies, the adverse financial condition of some large retail companies, consolidation in the retail industry, the excess amount of retail space in a number of markets and increasing e-commerce pressure. To the extent that adverse conditions arise or continue, they are likely to negatively affect market rents for retail space and could materially and adversely affect us.

***We may be unable to renew leases, lease vacant space or re-lease space as leases expire on favorable terms or at all.***

Our results of operations depend on our ability to lease our properties, including renewing expiring leases, leasing vacant space and re-leasing space in properties where leases are expiring, and leasing space related to new project development. In leasing or re-leasing our properties, we may be unable to optimize our tenant mix or execute leases on more economically favorable terms than the prior in-place lease. Our tenants may decline, or may not have the financial resources available, to renew their leases, and there can be no assurance that leases that are renewed will have terms that are as economically favorable to us as the expiring lease terms. If tenants do not renew their leases as they expire, we will have to source new tenants to lease our properties, and there can be no assurance that we will be able to find new tenants or that our properties will be re-leased at rental rates equal to or above the previous in-place lease or current average rental rates or that substantial rent abatements, tenant improvement allowances, early termination rights or below-market renewal options will not be offered to attract new tenants. We may experience increased costs in connection with re-leasing our properties, which could materially and adversely affect us.

***Certain provisions of our leases may be unenforceable.***

Our rights and obligations with respect to our leases are governed by written agreements. A court could determine that one or more provisions of such an agreement are unenforceable. We could be adversely impacted if this were to happen with respect to a property or group of properties.

***The bankruptcy or insolvency of any of our tenants could result in the termination of such tenant's lease and material losses to us.***

The occurrence of a tenant bankruptcy or insolvency would likely diminish the income we receive from that tenant's lease or leases or force us to re-tenant a property as a result of a default of the in-place tenant or a rejection of a tenant lease by a bankruptcy court. If a tenant files for bankruptcy or becomes insolvent, federal law may prohibit us from evicting such tenant based solely upon such bankruptcy or insolvency. In addition, a bankrupt or insolvent tenant may be authorized to reject and terminate its lease or leases with us. Any claims against such bankrupt tenant for unpaid rent or future rent would be subject to statutory limitations that would likely result in our receipt of rental revenues that are substantially less than the contractually specified rent we are owed under the lease or leases. In addition, any claim we have for unpaid past rent, if any, may not be paid in full. We may also be unable to re-lease a property in which the in-place lease was not terminated or rejected or to

re-lease it on comparable or more favorable terms. As a result, tenant bankruptcies or insolvencies may materially and adversely affect us.

***We may not acquire the properties that we evaluate in our pipeline.***

We will generally seek to maintain a robust pipeline of investment opportunities. Transactions may fail to close for a variety of reasons, including the discovery of previously unknown liabilities or other items uncovered during our diligence process. Similarly, we may never execute binding purchase agreements with respect to properties that are currently subject to non-binding letters of intent, and properties with respect to which we are negotiating may never lead to the execution of any letter of intent. For many other reasons, we may not ultimately acquire the properties in our pipeline.

***As we continue to acquire properties, we may decrease or fail to increase the diversity of our portfolio.***

While we will seek to maintain or increase our portfolio's tenant, geographic and industry diversification with future acquisitions, it is possible that we may determine to consummate one or more acquisitions that actually decrease our portfolio's diversity. If our portfolio becomes less diverse, our business will be more sensitive to tenant or market factors, including the bankruptcy or insolvency of tenants, to changes in consumer trends of a particular industry and to a general economic downturn or downturns in a market or particular geographic area.

***We may obtain only limited warranties when we acquire a property and may only have limited recourse if our due diligence did not identify any issues that may subject us to unknown liabilities or lower the value of our property, which could adversely affect our financial condition and ability to make distributions to you.***

The seller of a property often sells the property in its "as is" condition on a "where is" basis and "with all faults," without any warranties of merchantability or fitness for a particular use or purpose. In addition, purchase agreements may contain only limited warranties, representations and indemnifications that will survive for only a limited period after the closing. The acquisition of, or purchase of, properties with limited warranties increases the risk that we may lose some or all of our invested capital in the property, lose rental income from that property or may be subject to unknown liabilities with respect to such properties.

***The tenants that occupy our properties compete in industries that depend upon discretionary spending by consumers. A reduction in the willingness or ability of consumers to use their discretionary income in the businesses of our tenants and potential tenants could adversely impact our tenants' business and thereby adversely impact our ability to collect rents and reduce the demand for leasing our properties.***

Certain properties in our portfolio are leased to tenants operating retail, service-oriented or experience-based businesses. General merchandise, financial services, hospitality, home furnishings and entertainment represent a significant portion of the industries in our portfolio. The success of most of the tenants operating businesses in these industries depends on consumer demand and, more specifically, the willingness of consumers to use their discretionary income to purchase products or services from our tenants. The ability of consumers to use their discretionary income may be impacted by issues including a global pandemic that impacts the United States. A prolonged period of economic weakness, another downturn in the U.S. economy or accelerated dislocation of these industries due to the impact of e-commerce, could cause consumers to reduce their discretionary spending in general or spending at these locations in particular, which could have a material and adverse effect on us.

***The vacancy of one or more of our properties could result in us having to incur significant capital expenditures to re-tenant the space.***

The loss of a tenant, either through lease expiration or tenant bankruptcy or insolvency, may require us to spend significant amounts of capital to renovate the property before it is suitable for a new tenant and cause us to

incur significant costs to source new tenants. In many instances, the leases we enter into or assume through acquisition are for properties that are specifically suited to the particular business of our tenants. Because these properties have been designed or physically modified for a particular tenant, if the current lease is terminated or not renewed, we may be required to renovate the property at substantial costs, decrease the rent we charge or provide other concessions in order to lease the property to another tenant. In addition, in the event we decide to sell the property, we may have difficulty selling it to a party other than the tenant due to the special purpose for which the property may have been designed or modified. This potential limitation on our ability to sell a property may limit our ability to quickly modify our portfolio in response to changes in our tenants' business prospects, economic or other conditions, including tenant demand. These limitations may materially and adversely affect us.

***We may be unable to identify and complete suitable property acquisitions or developments, which may impede our growth, and our future acquisitions and developments may not yield the returns we expect.***

Our ability to expand through acquisitions and developments requires us to identify and complete acquisitions and new property developments that are consistent with our investment and growth strategy and our investment criteria and to successfully integrate newly acquired properties into our portfolio. Our Manager continually evaluates investment opportunities for us, but our ability to acquire or develop new properties on favorable terms and successfully operate them may be constrained by the following significant risks:

- we face competition from commercial developers and other real estate investors with significant capital, including REITs and institutional investment funds, which may be able to accept more risk than we can prudently manage, including risks associated with paying higher acquisition prices;
- we face competition from other potential acquirers which may significantly increase the purchase price for a property we acquire, which could reduce our growth prospects;
- we may incur significant costs and divert management attention in connection with evaluating and negotiating potential acquisitions and developments, including ones that we are unable to complete;
- we may acquire properties that are not accretive to our results of operations upon acquisition, and we may be unsuccessful in managing and leasing such properties in accordance with our expectations;
- our cash flow from an acquired or developed property may be insufficient to meet our required principal and interest payments with respect to debt used to finance the acquisition or development of such property;
- we may discover unexpected issues, such as unknown liabilities, during our due diligence investigation of a potential acquisition or other customary closing conditions may not be satisfied, causing us to abandon an investment opportunity after incurring expenses related thereto;
- we may fail to obtain financing for an acquisition or new property development on favorable terms or at all;
- we may spend more than budgeted amounts to make necessary improvements or renovations to acquired properties;
- market conditions may result in higher than expected vacancy rates and lower than expected rental rates; and
- we may acquire properties subject to (i) liabilities without any recourse, or with only limited recourse, with respect to unknown liabilities such as liabilities for clean-up of undisclosed environmental contamination not revealed in Phase I environmental site assessments or otherwise through due diligence, (ii) claims by tenants, vendors or other persons dealing with the former owners of the properties, (iii) liabilities incurred in the ordinary course of business, and (iv) claims for indemnification by general partners, directors, officers and others indemnified by the former owners of the properties.

If any of these risks are realized, we may be materially and adversely affected.

***We may be unable to complete acquisitions of properties owned by CTO that are covered by the ROFO Agreement, and any completed acquisitions of such properties may not yield the returns we expect.***

Although the ROFO Agreement provides us with a right of first offer with respect to certain single-tenant, net leased properties owned by CTO, there can be no assurance that CTO will elect to sell these properties in the future. Even if CTO elects to sell these properties in the future, we may be unable to reach an agreement with CTO on the terms of the purchase of such properties or may not have the funds or ability to finance the purchase of such properties. Accordingly, there can be no assurance that we will be able to acquire any properties covered by the ROFO Agreement in the future. Further, even if we are able to acquire properties covered by the ROFO Agreement, there is no guarantee that such properties will be able to maintain their historical performance, or that we will be able to realize the same returns from those properties as CTO.

***We face significant competition for tenants, which may adversely impact the occupancy levels of our portfolio or prevent increases of the rental rates of our properties.***

We compete with numerous developers, owners and operators of net leased properties, many of which are much larger and own properties similar to ours in the same markets in which our properties are located. The size and financial wherewithal of our competitors may allow them to offer space at rental rates below current market rates or below the rental rates we charge our tenants. As a result, we may lose existing tenants or fail to obtain future tenants, and the downward pressure caused by these other owners, operators and developers may cause us to reduce our rental rates or to offer more substantial rent abatements, tenant improvements, early termination rights or below-market renewal options in order to retain tenants when our leases expire. Competition for tenants could adversely impact the occupancy levels of our portfolio or prevent increases of the rental rates of our properties, which could materially and adversely affect us.

***Inflation may materially and adversely affect us and our tenants.***

Increased inflation could have an adverse impact on interest rates, which would likely negatively impact the cost of any variable rate debt that we obtain in the future. During times when inflation is increasing at a greater rate than the increases in rent provided by our leases, our rent levels will not keep up with the costs associated with rising inflation. Increased costs may have an adverse impact on our tenants if increases in their operating expenses exceed increases they might achieve in revenues, which may adversely affect the tenants' ability to pay rent owed to us.

***The redevelopment or renovation of our properties may cause us to experience unexpected costs and have other risks that could materially and adversely affect us.***

We may in the future redevelop, significantly renovate or otherwise invest additional capital in our properties to improve them and enhance the opportunity for achieving attractive risk-adjusted returns. These activities are subject to a number of risks, including risks associated with construction work and risks of cost overruns due to construction delays or other factors that may increase the expected costs of a project. In addition, we may incur costs in connection with projects that are ultimately not pursued to completion. Any of our redevelopment or renovation projects may be financed. If such financing is not available on acceptable terms, our redevelopment and renovation activities may not be pursued or may be curtailed. In addition, such activities would likely reduce the available borrowing capacity on the Credit Facility or any other credit facilities that we may have in place in the future, which would limit our ability to use those sources of capital for the acquisition of properties and other operating needs. The risks associated with redevelopment and renovation activities, including but not necessarily limited to those noted above, could materially and adversely affect us.

***Our real estate investments are generally illiquid, which could significantly affect our ability to respond to market changes or adverse changes relating to our tenants or in the performance of our properties.***

The real estate investments made, and expected to be made, by us are relatively difficult for us to sell quickly. As a result, our ability to make rapid adjustments in the size and content of our portfolio in response to economic or other conditions will be limited. Illiquid assets typically experience greater price volatility, as a ready market does not exist, and can be more difficult to value. In addition, validating third party pricing for illiquid assets may be more subjective than more liquid assets. As a result, if we are required to quickly liquidate all or a portion of our portfolio, we may realize significantly less than the value at which we have previously recorded our assets.

In addition, the Internal Revenue Code of 1986, as amended (the “Code”), imposes restrictions on a REIT’s ability to dispose of properties that are not applicable to other types of real estate companies. In particular, the tax laws applicable to REITs effectively require that we hold our properties for investment, rather than primarily for sale in the ordinary course of business, which may cause us to forgo or defer sales of properties that otherwise would be in our best interest. Therefore, we may not be able to vary our portfolio in response to economic or other conditions promptly or on favorable terms, which may materially and adversely affect us.

***We may not be able to dispose of properties we target for sale to recycle our capital.***

Although we may seek to selectively sell properties to recycle our capital, we may be unable to sell properties targeted for disposition due to adverse market or other conditions, or not achieve the pricing or timing that is consistent with our expectations. This may adversely affect, among other things, our ability to deploy capital into the acquisition of other properties and the execution of our overall operating strategy, which could, consequently, materially and adversely affect us.

***The development of new projects and/or properties may cause us to experience unexpected costs and have other risks that could materially and adversely affect us.***

We may develop new projects to enhance the opportunity for achieving attractive risk-adjusted returns. New project development is subject to a number of risks, including risks associated with the availability and timely receipt of zoning and other regulatory approvals, the timely completion of construction (including risks from factors beyond our control, such as weather, labor conditions or material shortages) and risks of cost overruns due to construction delays or other factors that may increase the expected costs of a project. These risks could result in substantial unanticipated delays and, under certain circumstances, provide a tenant the opportunity to delay rent commencement, reduce rent or terminate a lease. In addition, we may incur costs in connection with projects that are ultimately not pursued to completion. Any new development projects may be financed. If such financing is not available on acceptable terms, our development activities may not be pursued or may be curtailed. In addition, such activities would likely reduce the available borrowing capacity on the revolving credit facility or any other credit facilities that we may have in place in the future, which would limit our ability to use those sources of capital for the acquisition of properties and other operating needs. The risks associated with new project development activities, including but not necessarily limited to those noted above, could materially and adversely affect us.

***The success of our activities related to new project development in which we will retain an ownership interest is partly dependent on the availability of suitable undeveloped land at acceptable prices.***

Our success in developing projects that we will retain an ownership interest in is partly dependent upon the availability of undeveloped land suitable for the intended development. The availability of undeveloped land for purchase at acceptable prices depends on a number of factors outside of our control, including the risk of competitive over-bidding on land and governmental regulations that restrict the potential uses of land. If the availability of suitable land opportunities decreases, the number of development projects we may be able to



undertake could be reduced. Thus, the lack of availability of suitable land opportunities could have a material adverse effect on our results of operations and growth prospects.

### **Risks Related to Certain Events, Environmental Matters and Climate Change**

***Natural disasters, terrorist attacks, other acts of violence or war or other unexpected events could materially and adversely affect us.***

Natural disasters, terrorist attacks, other acts of violence or war or other unexpected events, including a global pandemic that impacts the economy in the United States, could materially interrupt our business operations (or those of our tenants), cause consumer confidence and spending to decrease or result in increased volatility in the U.S. and worldwide financial markets and economies. They also could result in or prolong an economic recession. Any of these occurrences could materially and adversely affect us.

In addition, our corporate headquarters and certain of our properties are located in Florida, where major hurricanes have occurred. Depending on where any hurricane makes landfall, our properties in Florida could experience significant damage. In addition, the occurrence and frequency of hurricanes in Florida could also negatively impact demand for our properties located in that state because of consumer perceptions of hurricane risks. In addition to hurricanes, the occurrence of other natural disasters and climate conditions in Florida (and in other states where our properties are located), such as tornadoes, floods, fires, unusually heavy or prolonged rain, droughts and heat waves, could have an adverse effect on our tenants, which could adversely impact our ability to collect rental revenues. If a hurricane, earthquake, natural disaster or other similar significant disruption occurs, we may experience disruptions to our operations and damage to our properties, which could materially and adversely affect us.

Terrorist attacks or other acts of violence may also negatively affect our operations. There can be no assurance that there will not be terrorist attacks against businesses within the U.S. These attacks may directly impact our physical assets or business operations or the financial condition of our tenants, lenders or other institutions with which we have a relationship. The U.S. may be engaged in armed conflict, which could also have an impact on the tenants, lenders or other institutions with which we have a relationship. The consequences of armed conflict are unpredictable, and we may not be able to foresee events that could have an adverse effect on our business. Any of these occurrences could materially and adversely affect us.

***Insurance on our properties may not adequately cover all losses and uninsured losses could materially and adversely affect us.***

Our leases typically provide that either the landlord or the tenant will maintain property and liability insurance for the properties that are leased from us. If our tenants are required to carry liability and/or property insurance coverage, our tenants are required to name us (and any of our lenders that have a mortgage on the property leased by the tenant) as additional insureds on their liability policies and additional named insured and/or loss payee (or mortgagee, in the case of our lenders) on their property policies. Depending on the location of the property, losses of a catastrophic nature, such as those caused by hurricanes, earthquakes and floods, may be covered by insurance policies that are held by our tenant with limitations such as large deductibles or co-payments that a tenant may not be able to meet. In addition, losses of a catastrophic nature, such as those caused by wind, hail, hurricanes, terrorism or acts of war, may be uninsurable or not economically insurable. In the event there is damage to our properties that is not covered by insurance and such properties are subject to recourse indebtedness, we will continue to be liable for the indebtedness, even if these properties are irreparably damaged.

Inflation, changes in building codes and ordinances, environmental considerations and other factors, including terrorism or acts of war, may make any insurance proceeds we receive insufficient to repair or replace a property if it is damaged or destroyed. In those circumstances, the insurance proceeds received may not be

adequate to restore our economic position with respect to the affected real property and its generation of rental revenue. Furthermore, in the event we experience a substantial or comprehensive loss of one of our properties, we may not be able to rebuild such property to its existing specifications without significant capital expenditures which may exceed any amounts received pursuant to insurance policies, as reconstruction or improvement of such a property would likely require significant upgrades to meet zoning and building code requirements. The loss of our capital investment in or anticipated future returns from our properties due to material uninsured losses could materially and adversely affect us.

***The costs of compliance with or liabilities related to environmental laws may materially and adversely affect us.***

The ownership of our properties may subject us to known and unknown environmental liabilities. Under various federal, state and local laws and regulations relating to the environment, as a current or former owner or operator of real property, we may be liable for costs and damages resulting from environmental matters, including the presence or discharge of hazardous or toxic substances, waste or petroleum products at, on, in, under or migrating from such property, as well as costs to investigate or clean up such contamination and liability for personal injury, property damage or harm to natural resources. We may face liability regardless of:

- our knowledge of the contamination;
- the timing of the contamination;
- the cause of the contamination; or
- the party responsible for the contamination of the property.

There may be environmental liabilities associated with our properties of which we are unaware. We obtain Phase I environmental assessments on all properties acquired. Phase I environmental site assessments are limited in scope and therefore may not reveal all environmental conditions affecting a property. Therefore, there could be undiscovered environmental liabilities on the properties we own. Some of our properties use, or may have used in the past, underground tanks for the storage of petroleum-based products or waste products that could create a potential for release of hazardous substances or penalties if tanks do not comply with legal standards. If environmental contamination exists on our properties, we could be subject to strict, joint and/or several liability for the contamination by virtue of our ownership interest. Some of our properties may contain asbestos-containing materials, or ACM. Environmental laws govern the presence, maintenance and removal of ACM and such laws may impose fines, penalties or other obligations for failure to comply with these requirements or expose us to third-party liability (for example, liability for personal injury associated with exposure to asbestos). Environmental laws also apply to other activities that can occur on a property, such as storage of petroleum products or other hazardous toxic substances, air emissions, water discharges and exposure to lead-based paint. Such laws may impose fines and penalties for violations and may require permits or other governmental approvals to be obtained for the operation of a business involving such activities.

The known or potential presence of hazardous substances on a property may adversely affect our ability to sell, lease or improve the property or to borrow using the property as collateral. In addition, environmental laws may create liens on contaminated properties in favor of the government for damages and costs it incurs to address such contamination. Moreover, if contamination is discovered on our properties, environmental laws may impose restrictions on the manner in which they may be used or businesses may be operated, and these restrictions may require substantial expenditures.

In addition, although our leases generally require our tenants to operate in compliance with all applicable laws and to indemnify us against any environmental liabilities arising from a tenant's activities on the property, we could be subject to strict liability by virtue of our ownership interest. We cannot be sure that our tenants will, or will be able to, satisfy their indemnification obligations, if any, under our leases. Furthermore, the discovery of environmental liabilities on any of our properties could lead to significant remediation costs or to other liabilities

or obligations attributable to the tenant of that property or could result in material interference with the ability of our tenants to operate their businesses as currently operated. Noncompliance with environmental laws or discovery of environmental liabilities could each individually or collectively affect such tenant's ability to make payments to us, including rental payments and, where applicable, indemnification payments.

Our environmental liabilities may include property and natural resources damage, personal injury, investigation and clean-up costs, among other potential environmental liabilities. These costs could be substantial. Although we may obtain insurance for environmental liability for certain properties that are deemed to warrant coverage, our insurance may be insufficient to address any particular environmental situation and we may be unable to continue to obtain insurance for environmental matters, at a reasonable cost or at all, in the future. If our environmental liability insurance is inadequate, we may become subject to material losses for environmental liabilities. Our ability to receive the benefits of any environmental liability insurance policy will depend on the financial stability of our insurance company and the position it takes with respect to our insurance policies. If we were to become subject to significant environmental liabilities, we could be materially and adversely affected.

***Our properties may contain or develop harmful mold, which could lead to liability for adverse health effects and costs of remediation.***

When excessive moisture accumulates in buildings or on building materials, mold growth may occur, particularly if the moisture problem remains undiscovered or is not addressed over a period of time. Some molds may produce airborne toxins or irritants. Concern about indoor exposure to mold has been increasing, as exposure to mold may cause a variety of adverse health effects and symptoms, including allergic or other reactions. As a result, should our tenants or their employees or customers be exposed to mold at any of our properties, we could be required to undertake a costly remediation program to contain or remove the mold from the affected property. In addition, exposure to mold by our tenants or others could subject us to liability if property damage or health concerns arise. If we were to become subject to significant mold-related liabilities, we could be materially and adversely affected.

***Our operations and financial condition may be adversely affected by climate change, including possible changes in weather patterns, weather-related events, government policy, laws, regulations and economic conditions.***

In recent years, the assessment of the potential impact of climate change has begun to impact the activities of government authorities, the pattern of consumer behavior and other areas that impact the business environment in the U.S., including, but not limited to, energy-efficiency measures, water use measures and land-use practices. The promulgation of policies, laws or regulations relating to climate change by governmental authorities in the U.S. and the markets in which we own properties may require us to invest additional capital in our properties. In addition, the impact of climate change on businesses operated by our tenants is not reasonably determinable at this time. While not generally known at this time, climate change may impact weather patterns or the occurrence of significant weather events which could impact economic activity or the value of our properties in specific markets. The occurrence of any of these events or conditions may adversely impact our ability to lease our properties, which would materially and adversely affect us.

#### **Risks Related to Other Aspects of our Operation and as a Public Company**

***We are highly dependent on information systems and certain third-party technology service providers, and systems failures not related to cyber-attacks or similar external attacks could significantly disrupt our business, which may, in turn, negatively affect the market price of our common stock and adversely impact our results of operations and cash flows.***

Our business is highly dependent on communications and information systems and networks. Any failure or interruption of these systems or networks could cause delays or other problems in our operations and

communications. Through our relationship with CTO and our Manager, we rely heavily on CTO's financial, accounting and other data processing systems. In addition, much of the information technology infrastructure on which we rely is or may be managed by third parties and, as such, we also face the risk of operational failure, termination or capacity constraints by any of these third parties. It is difficult to determine what, if any, negative impact may directly result from any specific interruption or disruption of the networks or systems on which our business relies or any failure to maintain performance, reliability and security of our technological infrastructure, but significant events impacting the systems or networks on which our business relies could materially and adversely affect us.

***Our senior management team is required to operate two publicly traded companies, CTO and our company, which could place a significant strain on our senior management team and the management systems, infrastructure and other resources of CTO on which we rely.***

Our senior management team operates two publicly traded companies, our company and CTO, and is required to comply with periodic and current reporting requirements under applicable SEC regulations and comply with applicable listing standards of the NYSE. This could place a significant strain on our senior management team and the management systems, infrastructure and other resources of CTO made available to us through our Manager and on which we rely. There can be no assurance that our senior management team will be able to successfully operate two publicly traded companies. Any failure by our senior management team to successfully operate our company or CTO could materially and adversely affect us.

***If there are deficiencies in our disclosure controls and procedures or internal control over financial reporting, we may be unable to accurately present our financial statements, which could materially and adversely affect us.***

As a publicly traded company, we are required to report our financial statements on a consolidated basis. Effective internal controls are necessary for us to accurately report our financial results. Section 404 of the Sarbanes-Oxley Act will require us to evaluate and report on our internal control over financial reporting. However, for as long as we are an "emerging growth company" under the JOBS Act, our independent registered public accounting firm will not be required to attest to the effectiveness of our internal control over financial reporting pursuant to Section 404(b) of the Sarbanes-Oxley Act. We could be an "emerging growth company" through December 31, 2024 (the last day of the fiscal year following the fifth anniversary of the IPO). An independent assessment of the effectiveness of our internal controls could detect problems that our management's assessment might not. There can be no guarantee that our internal control over financial reporting will be effective in accomplishing all control objectives all of the time. Furthermore, as we grow our business, our internal controls will become more complex, and we may require significantly more resources to ensure our internal controls remain effective. Future deficiencies, including any material weakness, in our internal control over financial reporting which may occur could result in misstatements of our results of operations that could require a restatement, failing to meet our public company reporting obligations and causing investors to lose confidence in our reported financial information, which could materially and adversely affect us.

***Compliance with the Americans with Disabilities Act and fire, safety and other regulations may require us to make unanticipated expenditures that materially and adversely affect us.***

Our properties are and will be subject to the Americans with Disabilities Act, or the ADA. Under the ADA, all public accommodations must meet federal requirements related to access and use by disabled persons. Compliance with the ADA requirements could require removal of access barriers and non-compliance could result in imposition of fines by the U.S. government or an award of damages to private litigants, or both. While our tenants are and will be obligated by law to comply with the ADA and typically obligated under our leases to cover costs associated with compliance, if required changes involve greater expenditures than anticipated or if the changes must be made on a more accelerated basis than anticipated, the ability of our tenants to cover costs could be adversely affected. We could be required to expend our own funds to comply with the provisions of the ADA, which could materially and adversely affect us.

In addition, we are and will be required to operate our properties in compliance with fire and safety regulations, building codes and other land use regulations, as they may be adopted by governmental agencies and bodies and become applicable to our properties. We may be required to make substantial capital expenditures to comply with those requirements and may be required to obtain approvals from various authorities with respect to our properties, including prior to acquiring a property or when undertaking renovations of any of our existing properties. There can be no assurance that existing laws and regulatory policies will not adversely affect us or the timing or cost of any future acquisitions, developments or renovations, or that additional regulations will not be adopted that increase such delays or result in additional costs. Additionally, failure to comply with any of these requirements could result in the imposition of fines by governmental authorities or awards of damages to private litigants. While we intend to only acquire properties that we believe are currently in substantial compliance with all regulatory requirements, these requirements may change, and new requirements may be imposed which would require significant unanticipated expenditures by us and could materially and adversely affect us.

***We have in the past and may in the future choose to acquire properties or portfolios of properties through tax deferred contribution transactions, which could result in stockholder dilution and limit our ability to sell such assets.***

We have in the past acquired, and may in the future acquire, properties or portfolios of properties through tax deferred contribution transactions in exchange for common or preferred units of limited partnership interest in the Operating Partnership, which may result in stockholder dilution. This acquisition structure may have the effect of, among other things, reducing the amount of tax depreciation we could deduct over the tax life of the acquired properties, and may require that we agree to protect the contributors' ability to defer recognition of taxable gain through restrictions on our ability to dispose of the acquired properties and/or the allocation of partnership debt to the contributors to maintain their tax bases. These restrictions could limit our ability to sell an asset at a time, or on terms, that would be favorable absent such restrictions.

#### **Risks Related to Our Relationship with CTO and Our Manager and the Management Agreement**

***We have no employees and are entirely dependent upon our Manager for all the services we require, and we cannot assure you that our Manager will allocate the resources necessary to meet our business objectives.***

Because we are "externally managed," we do not employ our own personnel, but instead depend upon CTO, our Manager and their affiliates for virtually all of the services we require. Our Manager selects and manages the acquisition of properties that meet our investment criteria; administers the collection of rents, monitors lease compliance by our tenants and deals with vacancies and re-letting of our properties; coordinates the sale of our properties; provides financial and regulatory reporting services; communicates with our stockholders, causes us to pay distributions to our stockholders and arranges for transfer agent services; and provides all of our other administrative services. Accordingly, our success is largely dependent upon the expertise and services of the executive officers and other personnel of CTO provided to us through our Manager.

***CTO may be unable to obtain or retain the executive officers and other personnel that it provides to us through our Manager.***

Our success depends to a significant degree upon the executive officers and other personnel of CTO that it provides to us through our Manager. In particular, we rely on the services of John P. Albright, President and Chief Executive Officer of our company and CTO and a member of the board of directors of our company and CTO; Matthew M. Partridge, Senior Vice President, Chief Financial Officer and Treasurer of our company and CTO; Steven R. Greathouse, Senior Vice President and Chief Investment Officer of our company and CTO; and Daniel E. Smith, Senior Vice President, General Counsel and Corporate Secretary of our company and CTO. In addition to these executive officers, we also rely on other personnel of CTO that are provided to us through our Manager. We cannot guarantee that all, or any particular one of these executive officers and other personnel of CTO provided to us through our Manager, will remain affiliated with CTO, our Manager and us. We do not

separately maintain key person life insurance on any person. Failure by CTO to retain any of its executive officers and other personnel provided to us through our Manager and to hire and retain additional highly skilled managerial, operational and marketing personnel could have a material adverse effect on our ability to achieve our investment growth objectives and could result in us incurring excess costs and suffering deficiencies in our disclosure controls and procedures or our internal control over financial reporting.

***We pay substantial fees and expenses to our Manager. These payments increase the risk that you will not earn a profit on your investment.***

Pursuant to the Management Agreement, we pay significant fees to our Manager. Those fees include a base management fee and an incentive fee, if earned. We will also reimburse our Manager for certain expenses pursuant to the Management Agreement. These payments increase the risk that you will not earn a profit on your investment.

***The base management fee payable to our Manager pursuant to the Management Agreement is payable regardless of the performance of our portfolio, which may reduce our Manager's incentive to devote the time and effort to seeking profitable investment opportunities for us.***

We pay our Manager a base management fee pursuant to the Management Agreement, which may be substantial, based on our "total equity" (as defined in the Management Agreement) regardless of the performance of our portfolio of properties. Our Manager's entitlement to non-performance-based compensation might reduce its incentive to seek profitable investment opportunities for us, which could result in a lower performance of our portfolio and materially adversely affect us.

***The incentive fee payable to our Manager pursuant to the Management Agreement may cause our Manager to select investments in more risky assets to increase its incentive compensation.***

Our Manager has the ability to earn incentive fees based on our total stockholder return exceeding an 8% cumulative annual hurdle rate, which may create an incentive for our Manager to invest in properties with a purchase price reflecting a higher potential yield, that may be riskier or more speculative, or sell an investment prematurely for a gain, in an effort to increase our short-term gains and thereby increase our stock price and the incentive fees to which it is entitled. If our interests and those of our Manager are not aligned, the execution of our business plan and our results of operations could be adversely affected, which could materially and adversely affect the market price of our common stock and our ability to make distributions to our stockholders.

***There are conflicts of interest in our relationships with our Manager, which could result in outcomes that are not in our best interests.***

We are subject to conflicts of interest arising out of our relationships with our Manager. Pursuant to the Management Agreement, our Manager is obligated to supply us with our management team. However, our Manager is not obligated to dedicate any specific personnel exclusively to us, nor are the CTO personnel provided to us by our Manager obligated to dedicate any specific portion of their time to the management of our business. Additionally, our Manager is a wholly owned subsidiary of CTO. All of our executive officers are executive officers and employees of CTO and one of our executive officers (John P. Albright) is also a member of the board of directors of our company and the board of directors of CTO. As a result, our Manager and the CTO personnel it provides to us, including our executive officers, may have conflicts between their duties to us and their duties to CTO.

In addition to our initial portfolio, we have in the past acquired and may in the future acquire or sell properties that would potentially fit the investment criteria for CTO or its affiliates. Similarly, CTO or its affiliates may acquire or sell properties that would potentially fit our investment criteria. Although such acquisitions or dispositions could present conflicts of interest, we nonetheless may pursue and consummate such

transactions. Additionally, we may engage in transactions directly with CTO, our Manager or their affiliates. If we acquire a property from CTO or one of its affiliates or sell a property to CTO or one of its affiliates, the purchase price we pay to CTO or one of its affiliates or the purchase price paid to us by CTO or one of its affiliates may be higher or lower, respectively, than the purchase price that would have been paid to or by us if the transaction were the result of arm's length negotiations with an unaffiliated third party.

In deciding whether to issue additional debt or equity securities, we will rely in part on recommendations made by our Manager. While such decisions are subject to the approval of the Board, our Manager is entitled to be paid a base management fee that is based on our "total equity" (as defined in the Management Agreement). As a result, our Manager may have an incentive to recommend that we issue additional equity securities at dilutive prices. If we issue additional equity securities at dilutive prices, the market price of our common stock may be adversely affected, and you could lose some or all of your investment in our common stock.

All of our executive officers are executive officers and employees of CTO. These individuals and other CTO personnel provided to us through our Manager devote as much time to us as our Manager deems appropriate. However, our executive officers and other CTO personnel provided to us through our Manager may have conflicts in allocating their time and services between us, on the one hand, and CTO and its affiliates, on the other. During a period of prolonged economic weakness or another economic downturn affecting the real estate industry or at other times when we need focused support and assistance from our Manager and the CTO executive officers and other personnel provided to us through our Manager, we may not receive the necessary support and assistance we require or that we would otherwise receive if we were self-managed.

***Our Manager's failure to identify and acquire properties that meet our investment criteria or perform its responsibilities under the Management Agreement could materially and adversely affect our business and our ability to make distributions to our stockholders.***

Our ability to achieve our objectives depends on, among other things, our Manager's ability to identify, acquire and lease properties that meet our investment criteria. Accomplishing our objectives is largely a function of our Manager's structuring of our investment process, our access to financing on acceptable terms and general market conditions. Our stockholders will not have input into our investment decisions. All of these factors increase the uncertainty, and thus the risk, of investing in our common stock. The CTO executive officers and other CTO personnel provided to us through our Manager have substantial responsibilities under the Management Agreement. In order to implement certain strategies, CTO, our Manager or their affiliates may need to hire, train, supervise and manage new employees successfully. Any failure by CTO or our Manager to manage our future growth effectively could have a material adverse effect on us, our ability to maintain our qualification as a REIT and our ability to make distributions to our stockholders.

***Our Manager's liability is limited under the Management Agreement, and we have agreed to indemnify our Manager against certain liabilities. As a result, we could experience unfavorable operating results or incur losses for which our Manager would not be liable.***

Pursuant to the Management Agreement, our Manager will not assume any responsibility other than to render the services called for thereunder and will not be responsible for any action of the Board in following or declining to follow its directives. Our Manager maintains a contractual, as opposed to a fiduciary relationship, with us. Under the terms of the Management Agreement, our Manager, its officers, members and personnel, any person controlling or controlled by our Manager and any person providing sub-advisory services to our Manager will not be liable to us, any subsidiary of ours, our directors, our stockholders or any subsidiary's stockholders or partners for acts or omissions performed in accordance with and pursuant to the Management Agreement, except those resulting from acts constituting gross negligence, willful misconduct, bad faith or reckless disregard of our Manager's duties under the Management Agreement.

In addition, we have agreed to indemnify our Manager and each of its officers, directors, members, managers and employees from and against any claims or liabilities, including reasonable legal fees and other

expenses reasonably incurred, arising out of or in connection with our business and operations or any action taken or omitted on our behalf pursuant to authority granted by the Management Agreement, except where attributable to gross negligence, willful misconduct, bad faith or reckless disregard of such person's duties under the Management Agreement. As a result, we could experience unfavorable operating results or incur losses for which our Manager would not be liable.

***Termination of the Management Agreement could be difficult and costly, including as a result of payment of termination fees to our Manager, and may cause us to be unable to execute our business plan, which could materially and adversely affect us.***

If we fail to renew the Management Agreement, or terminate the agreement, other than for a termination for cause, we are obligated to pay our Manager a termination fee equal to three times the sum of (i) the average annual base management fee earned by our Manager during the 24-month period immediately preceding the most recently completed calendar quarter prior to the termination date and (ii) the average annual incentive fee earned by our Manager during the two most recently completed measurement periods (as defined in the Management Agreement) prior to the termination date. Such a payment would likely be a substantial one-time charge that could render unattractive, or not economically feasible, the termination of our Manager, even if it performed poorly. In addition, any termination of the Management Agreement would end our Manager's obligation to provide us with our executive officers and personnel upon whom we rely for the operation of our business and would also terminate our rights under the ROFO Agreement with CTO, as discussed further herein. As a result of termination of the ROFO Agreement, we would face increased competition from CTO and its affiliates, as well as others, for the acquisition of properties that meet our investment criteria, and our right to acquire certain properties from CTO and its affiliates would be terminated. As a result, the termination of the Management Agreement could materially and adversely affect us.

***If our Manager ceases to be our manager pursuant to the Management Agreement, counterparties to our agreements may cease doing business with us.***

If our Manager ceases to be our manager, it could constitute an event of default or early termination event under financing and other agreements we may enter into in the future, upon which our counterparties may have the right to terminate their agreements with us. If our Manager ceases to be our manager for any reason, including upon the non-renewal of the Management Agreement, our business and our ability to make distributions to our stockholders may be materially adversely affected.

***The Management Agreement with our Manager and the ROFO Agreement with CTO were not negotiated on an arm's-length basis and may not be as favorable to us as if they had been negotiated with unaffiliated third parties.***

The Management Agreement with our Manager and the ROFO Agreement with CTO were negotiated between related parties and before our independent directors were elected, and their terms, including the fees payable to our Manager, may not be as favorable to us as if they had been negotiated with unaffiliated third parties. The terms of these agreements may not reflect our long-term best interests and may be overly favorable to CTO, our Manager and their affiliates (other than us and our subsidiaries). Further, we may choose not to enforce, or to enforce less vigorously, our rights under the Management Agreement and the ROFO Agreement because of our desire to maintain our ongoing relationships with our Manager and CTO.

### **Risks Related to Our Financing Activities**

***Our growth depends on external sources of capital, including debt financings, that are outside of our control and may not be available to us on commercially reasonable terms or at all.***

In order to maintain our qualification as a REIT under the Code, we are required, among other things, to distribute annually at least 90% of our REIT taxable income, determined without regard to the dividends paid



deduction and excluding any net capital gain. In addition, we are subject to income tax at the U.S. federal corporate income tax rate to the extent that we distribute less than 100% of our net taxable income. Because of these distribution requirements, we may not have sufficient liquidity from our operating cash flows to fund future capital needs, including any acquisition financing. Consequently, we may rely on third-party sources, including lenders, to fund our capital needs. We may not be able to obtain debt financing on favorable terms or at all. Any additional debt we incur will increase our leverage and likelihood of default. Our access to third-party sources of capital depends, in part, on:

- general market conditions;
- the market's perception of our growth potential;
- our current debt levels;
- our current and expected future earnings;
- our cash flow and cash distributions; and
- the market price per share of our common stock.

If we cannot obtain capital from third-party sources, we may not be able to acquire or develop properties when strategic opportunities exist, meet the capital and operating needs of our existing properties, satisfy our debt service obligations or make the cash distributions to our stockholders necessary to maintain our qualification as a REIT, which would materially and adversely affect us.

***Our organizational documents have no limitation on the amount of additional indebtedness that we may incur in the future. As a result, we may become highly leveraged in the future, which could materially and adversely affect us.***

We have entered into certain debt agreements and, in the future, we may incur additional indebtedness to finance future acquisitions and development, redevelopment and renovation projects and for general corporate purposes. There are no restrictions in our charter or bylaws that limit the amount or percentage of indebtedness that we may incur nor restrict the form in which our indebtedness will be incurred (including recourse or non-recourse debt or cross-collateralized debt).

A substantial level of indebtedness in the future could have adverse consequences for our business and otherwise materially and adversely affect us because it could, among other things:

- require us to dedicate a substantial portion of our cash flow from operations to make principal and interest payments on our indebtedness, thereby reducing our cash flow available to fund working capital, capital expenditures and other general corporate purposes, including to pay dividends on our common stock as currently contemplated or necessary to satisfy the requirements for qualification as a REIT;
- increase our vulnerability to general adverse economic and industry conditions and limit our flexibility in planning for, or reacting to, changes in our business and our industry;
- limit our ability to borrow additional funds or refinance indebtedness on favorable terms or at all to expand our business or ease liquidity constraints; and
- place us at a competitive disadvantage relative to competitors that have less indebtedness.

***The agreements governing our indebtedness are likely to place restrictions on us and our subsidiaries, reducing our operational flexibility and creating risks associated with default and noncompliance.***

The agreements governing the Credit Facility and any other indebtedness that we may incur in the future contain or may contain covenants that place restrictions on us and our subsidiaries. These covenants may restrict, among other activities, our and our subsidiaries' ability to:

- merge, consolidate or transfer all or substantially all of our or our subsidiaries' assets;

- sell, transfer, pledge or encumber our stock or the ownership interests of our subsidiaries;
- incur additional debt or issue preferred stock;
- make certain investments;
- make certain expenditures, including capital expenditures;
- pay dividends on or repurchase our capital stock; and
- enter into certain transactions with affiliates.

These covenants could impair our ability to grow our business, take advantage of attractive business opportunities or successfully compete. Our ability to comply with financial and other covenants may be affected by events beyond our control, including prevailing economic, financial and industry conditions. A breach of any of these covenants or covenants under any other agreements governing our indebtedness could result in an event of default. Any cross-default provisions in our debt agreements could cause an event of default under one debt agreement to trigger an event of default under our other debt agreements. Upon the occurrence of an event of default under any of our debt agreements, our lenders could elect to declare all outstanding debt under such agreements to be immediately due and payable. If we were unable to repay or refinance the accelerated debt, our lenders could proceed against any assets pledged to secure that debt, including foreclosing on or requiring the sale of any properties securing that debt, and the proceeds from the sale of these properties may not be sufficient to repay such debt in full.

***Mortgage debt obligations expose us to the possibility of foreclosure, which could result in the loss of our investment in any property subject to mortgage debt.***

Future borrowings may be secured by mortgages on our properties. Incurring mortgage and other secured debt obligations increases our risk of losses because defaults on secured indebtedness may result in foreclosure actions initiated by lenders and ultimately our loss of the properties securing any loans for which we are in default. If we are in default under a cross-defaulted mortgage loan, we could lose multiple properties to foreclosure. For tax purposes, a foreclosure of any of our properties would be treated as a sale of the property for a purchase price equal to the outstanding balance of the debt secured by the mortgage. If the outstanding balance of the debt secured by the mortgage exceeds our tax basis in the property, we would recognize taxable income on foreclosure, but would not receive any cash proceeds, which could hinder our ability to meet the REIT distribution requirements imposed by the Code. As we execute our business plan, we may assume or incur new mortgage indebtedness on our properties. Any default under any mortgage debt obligation we incur may increase the risk of our default on our other indebtedness, including indebtedness under our anticipated revolving credit facility, which could materially and adversely affect us.

***An increase in interest rates would increase our interest costs on our variable rate debt and could adversely impact our ability to refinance existing debt or sell assets.***

Current and future borrowings under our revolving credit facility will bear interest at variable rates. An increase in interest rates would increase our interest payments and reduce our cash flow available for other corporate purposes. In addition, rising interest rates could limit our ability to refinance debt when it matures and increase interest costs on any debt that is refinanced. Further, an increase in interest rates could increase the cost of financing, thereby decreasing the amount third parties are willing to pay for our properties, which would limit our ability to dispose of properties when necessary or desired.

In addition, we may enter into hedging arrangements in the future. Our hedging arrangements may include interest rate swaps, caps, floors and other interest rate hedging contracts. Our hedging arrangements could reduce, but may not eliminate, the impact of rising interest rates, and they could expose us to the risk that other parties to our hedging arrangements will not perform or that the agreements relating to our hedges may not be enforceable.

***Changes in the method pursuant to which LIBOR is determined and planned discontinuation of LIBOR may affect our financial results.***

In July 2017, the chief executive of the United Kingdom Financial Conduct Authority, or the FCA, which regulates LIBOR, announced that the FCA intends to stop compelling banks to submit rates for the calculation of LIBOR after 2021. It is not possible to predict the effect of these changes, other reforms or the establishment of alternative reference rates in the United Kingdom or elsewhere. On March 5, 2021, ICE Benchmark Administration (“IBA”), the administrator of LIBOR, announced plans to cease publication of USD LIBOR on December 31, 2021 for only the one week and two month USD LIBOR tenors, and on June 30, 2023 for all other USD LIBOR tenors. While this announcement extends the transition period to June 2023, the United States Federal Reserve issued a statement advising banks to stop new USD LIBOR issuances by the end of 2021. In light of these recent announcements, the future of LIBOR at this time is uncertain and any changes in the methods by which LIBOR is determined or regulatory activity related to LIBOR’s phaseout could cause LIBOR to perform differently than in the past or cease to exist. If that were to occur, the level of interest payments we incur may change. In addition, although certain of our LIBOR based obligations provide for alternative methods of calculating the interest rate payable on certain of our obligations if LIBOR is not reported, which include requesting certain rates from major reference banks in London or New York, or alternatively using LIBOR for the immediately preceding interest period or using the initial interest rate, as applicable, uncertainty as to the extent and manner of future changes may result in interest rates and/or payments that are higher than, lower than or that do not otherwise correlate over time with the interest rates and/or payments that would have been made on our obligations if LIBOR rate was available in its current form. Although regulators and IBA have made clear that the recent announcements should not be read to say that LIBOR has ceased or will cease, we cannot make assurances that LIBOR will survive in its current form, or at all.

In the United States, efforts to identify a set of alternative U.S. dollar reference interest rates include proposals by the Alternative Reference Rates Committee of the Federal Reserve Board (the “ARRC”) and the Federal Reserve Bank of New York. On July 29, 2021, the ARRC formally recommended the Secured Overnight Financing Rate, or SOFR, as its preferred alternative replacement rate for LIBOR, and on December 3, 2021, the ARRC announced statutory fallback recommendations for one week and two month USD LIBOR tenors. The Federal Reserve Bank of New York began publishing SOFR rates in 2018. The market transition away from LIBOR and towards SOFR is expected to be gradual and complicated. There are significant differences between LIBOR and SOFR, such as LIBOR being an unsecured lending rate versus SOFR which is a secured lending rate, and SOFR being an overnight rate versus LIBOR which reflects term rates at different maturities. These and other differences create the potential for basis risk between the two rates. The impact of any basis risk between LIBOR and SOFR may negatively affect our operating results. Any of these alternative methods may result in interest rates that are higher than if LIBOR were available in its current form, which could have a material adverse effect on our results. Although SOFR is the ARRC’s recommended replacement rate, whether or not SOFR attains market traction as a LIBOR replacement tool remains in question.

**Risks Related to Our Organization and Structure**

***We are a holding company with no direct operations, and we will rely on funds received from the Operating Partnership to pay our obligations and make distributions to our stockholders.***

We are a holding company and will conduct substantially all of our operations through the Operating Partnership. We will not have, apart from an interest in the Operating Partnership, any independent operations. As a result, we will rely on distributions from the Operating Partnership to make any distributions we declare on shares of our common stock. We will also rely on distributions from the Operating Partnership to meet any of our obligations, including any tax liability on taxable income allocated to us from the Operating Partnership. In addition, because we are a holding company, your claims as stockholders are structurally subordinated to all existing and future creditors and preferred equity holders of the Operating Partnership and its subsidiaries. Therefore, in the event of a bankruptcy, insolvency, liquidation or reorganization of the Operating Partnership or

its subsidiaries, assets of the Operating Partnership or the applicable subsidiary will be available to satisfy our claims to us as an equity owner therein only after all of their liabilities and preferred equity have been paid in full.

As of December 31, 2021, we owned 87.1% of the OP Units issued by the Operating Partnership. However, in connection with our future acquisition activities or otherwise, we may issue additional OP Units to third parties. Such issuances would reduce our ownership in the Operating Partnership.

***Certain provisions of Maryland law could inhibit changes in control of our company.***

Certain “business combination” and “control share acquisition” provisions of the Maryland General Corporation Law, or the MGCL, may have the effect of deterring a third party from making a proposal to acquire us or of impeding a change in control under circumstances that otherwise could provide the holders of our common stock with the opportunity to realize a premium over the then-prevailing market price of our common stock. Pursuant to the MGCL, the Board has by resolution exempted business combinations between us and any other person. Our bylaws contain a provision exempting from the control share acquisition statute any and all acquisitions by any person of shares of our stock. However, there can be no assurance that these exemptions will not be amended or eliminated at any time in the future. Our charter and bylaws and Maryland law also contain other provisions that may delay, defer or prevent a transaction or a change of control that might involve a premium price for our common stock or that our stockholders otherwise believe to be in their best interest.

***Certain provisions in the partnership agreement of the Operating Partnership may delay, defer or prevent unsolicited acquisitions of us.***

Provisions in the partnership agreement of the Operating Partnership may delay, defer or prevent unsolicited acquisitions of us or changes of our control. These provisions could discourage third parties from making proposals involving an unsolicited acquisition of us or change of our control, although some stockholders might consider such proposals, if made, desirable. These provisions include, among others:

- redemption rights of qualifying parties;
- transfer restrictions on OP Units;
- our ability, as general partner, in some cases, to amend the partnership agreement and to cause the Operating Partnership to issue units with terms that could delay, defer or prevent a merger or other change of control of us or the Operating Partnership without the consent of the limited partners; and
- the right of the limited partners to consent to transfers of the general partnership interest and mergers or other transactions involving us under specified circumstances.

The partnership agreement of the Operating Partnership and Delaware law also contain other provisions that may delay, defer or prevent a transaction or a change of control that might involve a premium price for our common stock or that our stockholders otherwise believe to be in their best interest.

***Our charter contains stock ownership limits, which may delay, defer or prevent a change of control.***

In order for us to maintain our qualification as a REIT for each taxable year, no more than 50% in value of our outstanding capital stock may be owned, directly or indirectly, by five or fewer individuals during the last half of any calendar year, and at least 100 persons must beneficially own our stock during at least 335 days of a taxable year of 12 months or during a proportionate portion of a shorter taxable year. “Individuals” for this purpose include natural persons, private foundations, some employee benefit plans and trusts and some charitable trusts. To assist us in complying with these limitations, among other purposes, our charter generally prohibits any person from directly or indirectly owning more than 9.8% in value or number of shares, whichever is more restrictive, of the outstanding shares of any class or series of our capital stock. These ownership limitations could

have the effect of discouraging a takeover or other transaction in which holders of our common stock might receive a premium for their shares over the then prevailing market price or which holders might believe to be otherwise in their best interests.

Our charter's constructive ownership rules are complex and may cause the outstanding shares owned by a group of related individuals or entities to be deemed to be constructively owned by one individual or entity. As a result, the acquisition of less than these percentages of the outstanding shares by an individual or entity could cause that individual or entity to own constructively in excess of these percentages of the outstanding shares and thus violate the share ownership limits. Our charter also provides that any attempt to own or transfer shares of our common stock or preferred stock (if and when issued) in excess of the stock ownership limits without the consent of the Board or in a manner that would cause us to be "closely held" under Section 856(h) of the Code (without regard to whether the shares are held during the last half of a taxable year) will result in the shares being automatically transferred to a trustee for a charitable trust or, if the transfer to the charitable trust is not automatically effective to prevent a violation of the share ownership limits or the restrictions on ownership and transfer of our shares, any such transfer of our shares will be null and void.

***The Board may change our strategies, policies or procedures without stockholder consent, which may subject us to different and more significant risks in the future.***

Our investment, financing, leverage and distribution policies and our policies with respect to all other activities, including growth, debt, capitalization and operations, are determined by the Board. These policies may be amended or revised at any time and from time to time at the discretion of the board of directors without notice to or a vote of our stockholders. This could result in us conducting operational matters, making investments or pursuing different business or growth strategies than those contemplated. Under these circumstances, we may expose ourselves to different and more significant risks in the future, which could have a material adverse effect on our business and growth. In addition, the Board may change our policies with respect to conflicts of interest, provided that such changes are consistent with applicable legal requirements.

***We may have assumed unknown liabilities in connection with the Formation Transactions, which, if significant, could materially and adversely affect us.***

As part of the Formation Transactions, we acquired our initial portfolio from CTO, subject to existing liabilities, some of which may have been unknown at the time of the IPO and may remain unknown. Unknown liabilities might include claims of tenants, vendors or other persons dealing with such entities prior to the IPO (that had not been asserted or threatened prior to the IPO), tax liabilities and accrued but unpaid liabilities incurred in the ordinary course of business. Any unknown or unquantifiable liabilities that we assumed in connection with the Formation Transactions for which we have no or limited recourse could materially and adversely affect us.

***Our rights and the rights of our stockholders to take action against our directors and executive officers are limited, which could limit your recourse in the event of actions not in your best interest.***

Our charter limits the liability of our present and former directors and executive officers to us and our stockholders for money damages to the maximum extent permitted under Maryland law. Under current Maryland law, our present and former directors and executive officers will not have any liability to us or our stockholders for money damages other than liability resulting from (i) actual receipt of an improper benefit or profit in money, property or services or (ii) active and deliberate dishonesty by the director or executive officer that was established by a final judgment and is material to the cause of action. As a result, we and our stockholders have limited rights against our present and former directors and executive officers, which could limit your recourse in the event of actions not in your best interest.

***Conflicts of interest exist or could arise in the future between the interests of our stockholders and the interests of holders of Operating Partnership units, which may impede business decisions that could benefit our stockholders.***

Conflicts of interest exist or could arise in the future as a result of the relationships between us and our affiliates, on the one hand, and the Operating Partnership or any partner thereof, on the other. Our directors and executive officers have duties to our company under applicable Maryland law in connection with their management of our company. At the same time, our wholly owned subsidiary, Alpine Income Property GP, LLC, as the general partner of the Operating Partnership, has fiduciary duties and obligations to the Operating Partnership and its limited partners under Delaware law and the partnership agreement of the Operating Partnership in connection with the management of the Operating Partnership. The fiduciary duties and obligations of the general partner to the Operating Partnership and its partners may come into conflict with the duties of our directors and executive officers to our company. The Operating Partnership agreement provides that, in the event of a conflict between the interests of our stockholders on the one hand, and the limited partners of the Operating Partnership on the other hand, the general partner will endeavor in good faith to resolve the conflict in a manner not adverse to either our stockholders or the limited partners, provided however, that so long as we own a controlling interest in the Operating Partnership, any such conflict that the general partner, in its sole and absolute discretion, determines cannot be resolved in a manner not adverse to either our stockholders or the limited partners of the Operating Partnership are resolved in favor of our stockholders, and the general partner will not be liable for monetary damages for losses sustained, liabilities incurred or benefits not derived by the limited partners in connection with such decisions.

In addition, to the extent permitted by applicable law, the partnership agreement will provide for the indemnification of the general partner and our officers, directors, employees and any other persons the general partner may designate from and against any and all claims that relate to the operations of the Operating Partnership as set forth in the partnership agreement in which any indemnitee may be involved, or is threatened to be involved, as a party or otherwise, unless it is established that:

- the act or omission of the indemnitee was material to the matter giving rise to the proceeding and either was committed in bad faith or was the result of active and deliberate dishonesty;
- the indemnitee actually received an improper personal benefit in money, property or services; or
- in the case of any criminal proceeding, the indemnitee had reasonable cause to believe that the act or omission was unlawful.

Similarly, the general partner of the Operating Partnership and our officers, directors, agents or employees, will not be liable for monetary damages to the Operating Partnership or the limited partners for losses sustained or liabilities incurred as a result of errors in judgment or mistakes of fact or law or of any act or omission so long as any such party acted in good faith.

***We could increase or decrease the number of authorized shares of stock, classify and reclassify unissued stock and issue stock without stockholder approval, which could prevent a change in our control and negatively affect the market price of our common stock.***

The Board, without stockholder approval, has the power under our charter to amend our charter from time to time to increase or decrease the aggregate number of shares of stock or the number of shares of stock of any class or series that we are authorized to issue, to authorize us to issue authorized but unissued shares of our common stock or preferred stock and to classify or reclassify any unissued shares of our common stock or preferred stock into one or more classes or series of stock and set the terms of such newly classified or reclassified shares. As a result, we may issue series or classes of common stock or preferred stock with preferences, distributions, powers and rights, voting or otherwise, that are senior to the rights of holders of our common stock. Any such issuance could dilute our existing common stockholders' interests. Although the Board has no such intention at the present

time, it could establish a class or series of preferred stock that could, depending on the terms of such series, delay, defer or prevent a transaction or a change of control that might involve a premium price for our common stock or that our stockholders otherwise believe to be in their best interest.

***The Operating Partnership has in the past and may in the future issue additional OP Units without the consent of our stockholders, which could have a dilutive effect on our stockholders.***

The Operating Partnership has in the past and may in the future issue additional OP Units to third parties without the consent of our stockholders, which would reduce our ownership percentage in the Operating Partnership and may have a dilutive effect on the amount of distributions made to us by the Operating Partnership and, therefore, the amount of distributions we may make to our stockholders. Any such issuances, or the perception of such issuances, could materially and adversely affect the market price of our common stock.

***We are an “emerging growth company” and a “smaller reporting company,” and we cannot be certain if the reduced disclosure requirements applicable to emerging growth companies and smaller reporting companies will make shares of our common stock less attractive to investors.***

We are an “emerging growth company” as defined in the JOBS Act. We will remain an “emerging growth company” until the earliest to occur of (i) the last day of the fiscal year during which our total annual gross revenue equals or exceeds \$1.07 billion (subject to adjustment for inflation), (ii) December 31, 2024 (the last day of the fiscal year following the fifth anniversary of the IPO); (iii) the date on which we have, during the previous three-year period, issued more than \$1 billion in non-convertible debt securities and (iv) the date on which we are deemed to be a “large accelerated filer” under the Exchange Act. We intend to take advantage of exemptions from various reporting requirements that are applicable to most other public companies, whether or not they are classified as “emerging growth companies,” including, but not limited to, an exemption from the provisions of Section 404(b) of the Sarbanes-Oxley Act requiring that our independent registered public accounting firm provide an attestation report on the effectiveness of our internal control over financial reporting. An attestation report by our auditor would require additional procedures by them that could detect problems with our internal control over financial reporting that are not detected by management. If our system of internal control over financial reporting is not determined to be appropriately designed or operating effectively, it could require us to restate financial statements, cause us to fail to meet reporting obligations and cause investors to lose confidence in our reported financial information, all of which could lead to a significant decline in the market price of our common stock. The JOBS Act also provides that an “emerging growth company” can take advantage of the extended transition period provided in the Securities Act of 1933, as amended (the “Securities Act”) for complying with new or revised accounting standards. However, we have chosen to “opt out” of this extended transition period and, as a result, we will comply with new or revised accounting standards on the relevant dates on which adoption of such standards is required for all public companies that are not emerging growth companies. Our decision to opt out of the extended transition period for complying with new or revised accounting standards is irrevocable.

We are also a “smaller reporting company” as defined in Regulation S-K under the Securities Act and may take advantage of certain of the scaled disclosures available to smaller reporting companies. We may be a smaller reporting company even after we are no longer an “emerging growth company.”

We cannot predict if investors will find our common stock less attractive because we intend to rely on certain of these exemptions and benefits under the JOBS Act. If some investors find our common stock less attractive as a result, there may be a less active, liquid and/or orderly trading market for our common stock and the market price and trading volume of our common stock may be more volatile and decline significantly.

***We will incur new costs as a result of becoming a public company, and such costs may increase when we cease to be an “emerging growth company.”***

As a public company, we will incur significant legal, accounting, insurance and other expenses, including costs associated with public company reporting requirements. The expenses incurred by public companies generally for reporting and corporate governance purposes have been increasing. We expect compliance with these public reporting requirements and associated rules and regulations to increase expenses, particularly after we are no longer an emerging growth company, although we are currently unable to estimate these costs with any degree of certainty. We could be an emerging growth company for up to five years, although circumstances could cause us to lose that status earlier, which could result in our incurring additional costs applicable to public companies that are not emerging growth companies.

### **Risks Related to Our Qualification and Operation as a REIT**

***Failure to remain qualified as a REIT would cause us to be taxed as a regular corporation, which would substantially reduce funds available for distributions to our stockholders.***

We believe that our organization and method of operation have enabled us to meet the requirements for qualification and taxation as a REIT and we intend to continue to be organized and operate in such a manner. However, we cannot assure you that we will qualify and remain qualified as a REIT. Moreover, our qualification and taxation as a REIT depend upon our ability to meet on a continuing basis, through actual annual operating results, certain qualification tests set forth in the U.S. federal tax laws. Accordingly, no assurance can be given that our actual results of operations for any particular taxable year will satisfy such requirements.

If we fail to qualify as a REIT in any taxable year, we will face serious tax consequences that will substantially reduce the funds available for distributions to our stockholders because:

- we would not be allowed a deduction for dividends paid to stockholders in computing our taxable income and would be subject to U.S. federal income tax at regular corporate rates;
- we could be subject to increased state and local taxes; and
- unless we are entitled to relief under certain U.S. federal income tax laws, we could not re-elect REIT status until the fifth calendar year after the year in which we failed to qualify as a REIT.

In addition, if we fail to remain qualified as a REIT, we will no longer be required to make distributions. As a result of all these factors, our failure to remain qualified as a REIT could impair our ability to expand our business and raise capital, and it would adversely affect our business, financial condition, results of operations or ability to make distributions to our stockholders and the trading price of our common stock.

***Even if we remain qualified as a REIT, we may face other tax liabilities that could reduce our cash flows and negatively impact our results of operations and financial condition.***

Even if we remain qualified for taxation as a REIT, we may be subject to certain U.S. federal, state and local taxes on our income and assets, including taxes on any undistributed income, tax on income from some activities conducted as a result of a foreclosure and state or local income, property and transfer taxes. In addition, under new partnership audit procedures, the Operating Partnership and any other partnership that we may form or acquire may be liable at the entity level for tax imposed under those procedures. Further, any taxable REIT subsidiaries (“TRS”) that we may form in the future will be subject to regular corporate U.S. federal, state and local taxes. Moreover, several provisions of the Code regarding the arrangements between a REIT and its TRS entities function to ensure that such TRS entities are subject to an appropriate level of U.S. federal income taxation. Any of these taxes would decrease cash available for distributions to stockholders, which, in turn, could materially adversely affect our business, financial condition, results of operations or ability to make distributions to our stockholders and the trading price of our common stock.



***Failure to make required distributions would subject us to U.S. federal corporate income tax.***

We intend to continue to operate in a manner so as to maintain our qualification as a REIT for U.S. federal income tax purposes. In order to maintain our qualification as a REIT, we generally are required to distribute at least 90% of our REIT taxable income, determined without regard to the dividends paid deduction and excluding any net capital gain, each year to our stockholders. To the extent that we satisfy this distribution requirement but distribute less than 100% of our REIT taxable income, we will be subject to U.S. federal corporate income tax on our undistributed taxable income. In addition, we will be subject to a 4% nondeductible excise tax on the amount, if any, by which dividends we pay in a calendar year are less than the sum of 85% of our ordinary income, 95% of our capital gain net income and, 100% of our undistributed income (as defined under the excise tax rules from prior years).

***Complying with REIT requirements may cause us to forego otherwise attractive opportunities or liquidate otherwise attractive investments.***

To maintain our qualification as a REIT for U.S. federal income tax purposes, we must continually satisfy tests concerning, among other things, the sources of our income, the nature and diversification of our assets, the amounts we distribute to our stockholders and the ownership of our stock. In order to meet these tests, we may be required to forego investments we might otherwise make. Thus, compliance with the REIT requirements may hinder our performance.

In particular, we must ensure that at the end of each calendar quarter, at least 75% of the value of our assets consists of cash, cash items, government securities and qualified real estate assets. The remainder of our investment in securities (other than government securities, securities of TRSs and qualified real estate assets) generally cannot include more than 10% of the outstanding voting securities of any one issuer or more than 10% of the total value of the outstanding securities of any one issuer. In addition, in general, no more than 5% of the value of our assets (other than government securities, securities of TRSs and qualified real estate assets) can consist of the securities of any one issuer, no more than 20% of the value of our total assets can be represented by the securities of one or more TRSs and no more than 25% of our assets can be represented by debt of “publicly offered REITs” (i.e., REITs that are required to file annual and periodic reports with the SEC under the Exchange Act), unless secured by real property or interests in real property. If we fail to comply with these requirements at the end of any calendar quarter, we must correct the failure within 30 days after the end of the calendar quarter or qualify for certain statutory relief provisions to avoid losing our REIT qualification and suffering adverse tax consequences. As a result, we may be required to liquidate otherwise attractive investments. These actions could have the effect of reducing our income and amounts available for distribution to our stockholders.

***The relative lack of experience of our Manager in operating under the constraints imposed on us as a REIT may hinder the achievement of our investment objectives.***

The Code imposes numerous constraints on the operations of REITs that do not apply to other investment vehicles. Our qualification as a REIT depends upon our ability to meet requirements regarding our organization and ownership, distributions of our income, the nature and diversification of our income and assets and other tests imposed by the Code. Any failure to comply could cause us to fail to satisfy the requirements associated with qualifying for and maintaining REIT status. Our Manager has relatively limited experience operating under these constraints, which may hinder our ability to take advantage of attractive investment opportunities and to achieve our investment objectives. As a result, we cannot assure you that our Manager will be able to operate our business under these constraints. If we fail to qualify as a REIT for any taxable year, we will be subject to U.S. federal income tax on our taxable income at corporate rates. In addition, we would generally be disqualified from treatment as a REIT for the four taxable years following the year of losing our REIT status. Losing our REIT status would reduce our net earnings available for investment or distribution to stockholders because of the additional tax liability. In addition, distributions to stockholders would no longer qualify for the dividends paid deduction, and we would no longer be required to make distributions. If this occurs, we might be required to borrow funds or liquidate some investments in order to pay the applicable tax.

***Complying with REIT requirements may limit our ability to hedge our liabilities effectively and may cause us to incur tax liabilities.***

The REIT provisions of the Code may limit our ability to hedge our liabilities. Any income from a hedging transaction we enter into to manage risk of interest rate changes, price changes or currency fluctuations with respect to borrowings made or to be made to acquire or carry real estate assets, if properly identified under applicable Treasury Regulations, does not constitute “gross income” for purposes of the 75% or 95% gross income tests applicable to REITs. In addition, certain income from hedging transactions entered into to hedge existing hedging positions after any portion of the hedged indebtedness or property is extinguished or disposed of will not be included in income for purposes of the 75% and 95% gross income tests. To the extent that we enter into other types of hedging transactions, the income from those transactions will likely be treated as non-qualifying income for purposes of both of the gross income tests. As a result of these rules, we may need to limit our use of advantageous hedging techniques or implement those hedges through a TRS. This could increase the cost of our hedging activities because our TRSs would be subject to tax on gains or expose us to greater risks associated with changes in interest rates than we would otherwise want to bear. In addition, losses in a TRS generally will not provide any tax benefit, except for being carried forward against future taxable income of such TRS.

***Our ability to provide certain services to our tenants may be limited by the REIT rules or may have to be provided through a TRS.***

As a REIT, we generally cannot provide services to our tenants other than those that are customarily provided by landlords, nor can we derive income from a third party that provides such services. If we forego providing such services to our tenants, we may be at a disadvantage to competitors that are not subject to the same restrictions. However, we can provide such non-customary services to tenants or share in the revenue from such services if we do so through a TRS, though income earned by such TRS will be subject to U.S. federal corporate income tax.

***The prohibited transactions tax may limit our ability to dispose of our properties.***

A REIT’s net income from prohibited transactions is subject to a 100% tax. In general, prohibited transactions are sales or other dispositions of property, other than foreclosure property, held primarily for sale to customers in the ordinary course of business. We may be subject to the prohibited transaction tax equal to 100% of net gain upon a disposition of real property. Although a safe harbor to the characterization of the sale of real property by a REIT as a prohibited transaction is available, we cannot assure you that we can comply with the safe harbor or that we will avoid owning property that may be characterized as held primarily for sale to customers in the ordinary course of business. Consequently, we may choose not to engage in certain sales of our properties or may conduct such sales through any TRS that we may form, which would be subject to U.S. federal corporate income tax.

***We may pay taxable dividends in our common stock and cash, in which case stockholders may sell shares of our common stock to pay tax on such dividends, placing downward pressure on the market price of our common stock.***

We may satisfy the 90% distribution test with taxable distributions of our common stock. The Internal Revenue Service (“IRS”) has issued Revenue Procedure 2017-45 authorizing elective cash/stock dividends to be made by “publicly offered REITs.” Pursuant to Revenue Procedure 2017-45, the IRS will treat the distribution of stock pursuant to an elective cash/stock dividend as a distribution of property under Section 301 of the Code (i.e., a dividend), as long as at least 20% of the total dividend is available in cash and certain other parameters detailed in the Revenue Procedure are satisfied. On November 30, 2021, the IRS issued Revenue Procedure 2021-53, which temporarily reduces (through June 30, 2022) the minimum amount of the total distribution that must be available in cash to 10%.

If we made a taxable dividend payable in cash and common stock, taxable stockholders receiving such dividends will be required to include the full amount of the dividend as ordinary income to the extent of our current and accumulated earnings and profits, as determined for U.S. federal income tax purposes. As a result, stockholders may be required to pay income tax with respect to such dividends in excess of the cash dividends received. If a U.S. stockholder sells the common stock that it receives as a dividend in order to pay this tax, the sales proceeds may be less than the amount included in income with respect to the dividend, depending on the market price of our common stock at the time of the sale. Furthermore, with respect to certain non-U.S. stockholders, we may be required to withhold U.S. federal income tax with respect to such dividends, including in respect of all or a portion of such dividend that is payable in common stock. If we made a taxable dividend payable in cash and our common stock and a significant number of our stockholders determine to sell shares of our common stock in order to pay taxes owed on dividends, it may put downward pressure on the trading price of our common stock. We do not currently intend to pay taxable dividends using both our common stock and cash, although we may choose to do so in the future.

***The ability of the Board to revoke our REIT qualification without stockholder approval may cause adverse consequences to our stockholders.***

Our charter provides that the Board may revoke or otherwise terminate our REIT election, without the approval of our stockholders, if it determines in good faith that it is no longer in our best interest to continue to qualify as a REIT. If we cease to qualify as a REIT, we would become subject to U.S. federal income tax on our taxable income and would no longer be required to distribute most of our taxable income to our stockholders, which may have adverse consequences on our total return to our stockholders.

***Any ownership of a TRS we may form in the future will be subject to limitations and our transactions with a TRS will cause us to be subject to a 100% penalty tax on certain income or deductions if those transactions are not conducted on arm's-length terms.***

Overall, no more than 20% of the value of a REIT's assets may consist of stock or securities of one or more TRS entities. A TRS will be subject to applicable U.S. federal, state and local corporate income tax on its taxable income, and its after tax net income will be available for distribution to us but is not required to be distributed to us. In addition, several provisions of the Code regarding the arrangements between a REIT and its TRS entities function to ensure that the TRS is subject to an appropriate level of U.S. federal income taxation. The Code also imposes a 100% excise tax on certain transactions between a TRS and its parent REIT that are not conducted on an arm's-length basis. We will monitor the value of our respective investments in any TRS that we may form for the purpose of ensuring compliance with TRS ownership limitations and will structure our transactions with any TRS on terms that we believe are arm's length to avoid incurring the 100% excise tax described above. There can be no assurance, however, that we will be able to comply with the 20% limitation or to avoid application of the 100% excise tax.

***You may be restricted from acquiring or transferring certain amounts of our common stock.***

The stock ownership restrictions of the Code for REITs and the 9.8% share ownership limit in our charter may inhibit market activity in our capital stock and restrict our business combination opportunities.

In order for us to maintain our qualification as a REIT, five or fewer individuals, as defined in the Code, may not own, beneficially or constructively, more than 50% in value of our issued and outstanding capital stock at any time during the last half of a taxable year. Attribution rules in the Code determine if any individual or entity beneficially or constructively owns our shares of capital stock under this requirement. Additionally, at least 100 persons must beneficially own our shares of capital stock during at least 335 days of each taxable year other than our initial REIT taxable year. To help ensure that we meet these tests, our charter restricts the acquisition and ownership of shares of our capital stock.

Our charter, with certain exceptions, requires our directors to take such actions as are necessary and desirable to preserve our qualification as a REIT. Unless exempted by the Board, our charter prohibits any person from beneficially or constructively owning more than 9.8% in value or number of shares, whichever is more restrictive, of the outstanding shares of any class or series of our shares of capital stock. The Board may not grant an exemption from this restriction to any person if such exemption would result in our failing to qualify as a REIT. This as well as other restrictions on transferability and ownership will not apply, however, if the Board determines in good faith that it is no longer in our best interests to continue to qualify as a REIT.

***Dividends payable by REITs do not qualify for the reduced tax rates available for some dividends.***

The maximum U.S. federal income tax rate applicable to “qualified dividend income” payable to U.S. stockholders that are taxed at individual rates is 20% (plus the 3.8% surtax on net investment income, if applicable). Dividends payable by REITs, however, generally are not eligible for the reduced rates on qualified dividend income. However, for taxable years beginning before January 1, 2026, ordinary REIT dividends constitute “qualified business income” and thus a 20% deduction is available to individual taxpayers with respect to such dividends, resulting in a 29.6% maximum U.S. federal income tax rate (plus the 3.8% surtax on net investment income, if applicable) for individual U.S. stockholders. However, to qualify for this deduction, the stockholder receiving such dividends must hold the dividend-paying REIT stock for at least 46 days (taking into account certain special holding period rules) of the 91-day period beginning 45 days before the stock becomes ex-dividend, and cannot be under an obligation to make related payments with respect to a position in substantially similar or related property. The more favorable rates applicable to regular corporate qualified dividends could cause investors who are taxed at individual rates to perceive investments in REITs to be relatively less attractive than investments in the stocks of non-REIT corporations that pay dividends, which could adversely affect the value of the shares of REITs, including our common stock.

***We may be subject to adverse legislative or regulatory tax changes, in each instance with potentially retroactive effect, that could reduce the market price of our common stock.***

At any time, the U.S. federal income tax laws governing REITs, or the administrative interpretations of those laws may be amended. We cannot predict when or if any new U.S. federal income tax law, regulation or administrative interpretation, or any amendment to any existing U.S. federal income tax law, regulation or administrative interpretation, will be adopted, promulgated or become effective and any such law, regulation or interpretation may take effect retroactively. We and our stockholders could be adversely affected by any such change in the U.S. federal income tax laws, regulations or administrative interpretations which, in turn, could materially adversely affect our ability to make distributions to our stockholders and the trading price of our common and preferred stock.

***If the Operating Partnership failed to qualify as a partnership for U.S. federal income tax purposes, we would cease to qualify as a REIT and suffer other adverse consequences.***

We believe that the Operating Partnership will be treated as a partnership for U.S. federal income tax purposes. As a partnership, the Operating Partnership will not be subject to U.S. federal income tax on its income. Instead, each of its partners, including us, will be allocated, and may be required to pay tax with respect to, its share of the Operating Partnership’s income. We cannot assure you, however, that the IRS will not challenge the status of the Operating Partnership or any other subsidiary partnership in which we own an interest as a partnership for U.S. federal income tax purposes, or that a court would not sustain such a challenge. If the IRS were successful in treating the Operating Partnership or any such other subsidiary partnership as an entity taxable as a corporation for U.S. federal income tax purposes, we would fail to meet the gross income tests and certain of the asset tests applicable to REITs and, accordingly, we would likely cease to qualify as a REIT. Also, the failure of the Operating Partnership or any subsidiary partnership to qualify as a partnership could cause such partnership to become subject to U.S. federal and state corporate income tax, which would reduce significantly the amount of cash available for debt service and for distribution to its partners, including us.

## **Risks Related to Our Common Stock**

*The market value of our common stock is subject to various factors that may cause significant fluctuations or volatility.*

As with other publicly traded securities, the market price of our common stock depends on various factors, which may change from time to time and/or may be unrelated to our financial condition, results of operations or cash flows. These factors may cause significant fluctuations or volatility in the market price of our common stock. These factors include, but are likely not limited to, the following:

- our financial condition and operating performance and the financial condition or performance of other similar companies;
- actual or anticipated differences in our quarterly or annual operating results than expected;
- changes in our revenues, Funds From Operations (“FFO”), Adjusted Funds From Operations (“AFFO”), or earnings estimates or recommendations by securities analysts;
- publication of research reports about us or the real estate industry generally;
- increases in market interest rates, which may lead investors to demand a higher distribution yield for shares of our common stock, and could result in increased interest expense on our debt;
- adverse market reaction to any increased indebtedness we incur in the future;
- actual or anticipated changes in our and our tenants’ businesses or prospects, including as a result of the impact of a global pandemic, including the COVID-19 Pandemic;
- the current state of the credit and capital markets, and our ability and the ability of our tenants to obtain financing on favorable terms;
- conflicts of interest with CTO and its affiliates, including our Manager;
- the termination of our Manager or additions and departures of key personnel of our Manager;
- increased competition in our markets;
- strategic decisions by us or our competitors, such as acquisitions, divestments, spin-offs, joint ventures, strategic investments or changes in business or growth strategies;
- the passage of legislation or other regulatory developments that adversely affect us or our industry;
- adverse speculation in the press or investment community;
- actions by institutional stockholders;
- the extent of investor interest in our securities;
- the general reputation of REITs and the attractiveness of our equity securities in comparison to other equity securities, including securities issued by other real estate-based companies;
- investor confidence in the stock and bond markets, generally;
- changes in tax laws;
- equity issuances by us (including the issuances of OP Units), or common stock resales by our stockholders, or the perception that such issuances or resales may occur;
- volume of average daily trading and the amount of our common stock available to be traded;
- changes in accounting principles;
- failure to maintain our qualification as a REIT;

- failure to comply with the rules of the NYSE or maintain the listing of our common stock on the NYSE;
- terrorist acts, natural or man-made disasters, including global pandemics impacting the United States, or threatened or actual armed conflicts; and
- general market and local, regional and national economic conditions, including factors unrelated to our operating performance and prospects.

No assurance can be given that the market price of our common stock will not fluctuate or decline significantly in the future or that holders of shares of our common stock will be able to sell their shares when desired on favorable terms, or at all. From time to time in the past, securities class action litigation has been instituted against companies following periods of extreme volatility in their stock price. This type of litigation could result in substantial costs and divert our management's attention and resources.

***There can be no assurance that we will be able to make or maintain cash distributions, and certain agreements relating to our indebtedness may, under certain circumstances, limit or eliminate our ability to make distributions to our common stockholders.***

We intend to make cash distributions to our stockholders in amounts such that all or substantially all of our taxable income in each year, subject to adjustments, is distributed. Our ability to continue to make distributions in the future may be adversely affected by the risk factors described in this Annual Report on Form 10-K. We can give no assurance that we will be able to make or maintain distributions and certain agreements relating to our indebtedness may, under certain circumstances, limit or eliminate our ability to make distributions to our common stockholders. We can give no assurance that rents from our properties will increase, or that future acquisitions of real properties or other investments will increase our cash available for distributions to stockholders. In addition, any distributions will be authorized at the sole discretion of the Board, and their form, timing and amount, if any, will depend upon a number of factors, including our actual and projected results of operations, FFO, AFFO, liquidity, cash flows and financial condition, the revenue we actually receive from our properties, our operating expenses, our debt service requirements, our capital expenditures, prohibitions and other limitations under our financing arrangements, our REIT taxable income, the annual REIT distribution requirements, applicable law and such other factors as the Board deems relevant.

If we do not have sufficient cash available for distributions, we may need to fund the shortage out of working capital or borrow to provide funds for such distributions, which would reduce the amount of proceeds available for real estate investments and increase our future interest costs. Our inability to make distributions, or to make distributions at expected levels, could result in a decrease in the per share trading price of our common stock.

***The market price of our common stock could be adversely affected by our level of cash distributions.***

We believe the market price of the equity securities of a REIT is based primarily upon the market's perception of the REIT's growth potential, its current and potential future cash distributions, whether from operations, sales or refinancing, and its management and governance structure and is secondarily based upon the real estate market value of the underlying assets. For that reason, our common stock may trade at prices that are higher or lower than our net asset value per share. To the extent we retain operating cash flows for investment purposes, working capital reserves or other purposes, these retained funds, while increasing the value of our underlying assets, may not correspondingly increase the market price of our common stock. If we fail to meet the market's expectations with regard to future operating results and cash distributions, the market price of our common stock could be adversely affected.

***Increases in market interest rates may result in a decline in the market price of our common stock.***

One of the factors that will influence the market price of our common stock will be the distribution yield on the common stock (as a percentage of the market price of our common stock) relative to market interest rates. An increase in market interest rates, which are currently at low levels relative to historical rates, may lead prospective purchasers of shares of our common stock to expect a higher distribution yield and higher interest rates would likely increase our borrowing costs and potentially decrease our cash available for distribution. Thus, higher market interest rates could cause the market price of our common stock to decline.

***Future issuances of debt securities, which would rank senior to shares of our common stock upon our liquidation, and future issuances of equity securities (including preferred stock and OP Units), which would dilute the holdings of our then-existing common stockholders and may be senior to shares of our common stock for the purposes of making distributions, periodically or upon liquidation, may materially and adversely affect the market price of our common stock.***

In the future, we may issue debt or equity securities or incur other borrowings. Upon liquidation, holders of our debt securities and other loans and shares of our preferred stock will receive a distribution of our available assets before holders of shares of our common stock. We are not required to offer any debt or equity securities to existing stockholders on a preemptive basis. Therefore, shares of our common stock that we issue in the future, directly or through convertible or exchangeable securities (including OP Units), warrants or options, will dilute the holdings of our then-existing common stockholders and such issuances or the perception of such issuances may reduce the market price of our common stock. Our preferred stock, if issued, would likely have a preference on distribution payments, periodically or upon liquidation, which could limit our ability to make distributions to holders of shares of our common stock. Because our decision to issue debt or equity securities or otherwise incur debt in the future will depend on market conditions and other factors beyond our control, we cannot predict or estimate the amount, timing, nature or impact of our future capital raising efforts. Thus, holders of shares of our common stock bear the risk that our future issuances of debt or equity securities or our incurrence of other borrowings may materially and adversely affect the market price of shares of our common stock and dilute their ownership in us.

***Sales of substantial amounts of our common stock in the public markets or the perception that they might occur, could reduce the price of our common stock and may dilute the voting power of our then-existing common stockholders and such common stockholders' ownership interest in us.***

Sales of substantial amounts of our common stock in the public market, or the perception that such sales could occur, could adversely affect the market price of our common stock and may make it more difficult for our then-existing common stockholders to sell their shares of common stock at a time and price that such common stockholders deem appropriate.

The shares of our common stock that we sold in the IPO may be resold immediately in the public market unless they are held by "affiliates," as that term is defined in Rule 144 under the Securities Act. The common stock purchased by CTO in the CTO Private Placement and in the IPO and the shares of common stock underlying the OP Units issued in the Formation Transactions are "restricted securities" within the meaning of Rule 144 under the Securities Act and may not be sold in the absence of registration under the Securities Act unless an exemption from registration is available, including the exemptions contained in Rule 144. As a result of the registration rights agreement that we entered into with CTO, the shares of our common stock purchased by CTO in the CTO Private Placement may be eligible for future sale without restriction. Sales of a substantial number of such shares, or the perception that such sales may occur, could cause the market price of our common stock to fall or make it more difficult for our then-existing common stockholders to sell their common stock at a time and price that such common stockholders deem appropriate.

In addition, our charter provides that we may issue up to 500,000,000 shares of common stock and 100,000,000 shares of preferred stock, \$0.01 par value per share. Moreover, under Maryland law and as is

provided in our charter, a majority of our entire board of directors will have the power to amend our charter to increase or decrease the aggregate number of shares of stock or the number of shares of stock of any class or series that we are authorized to issue without stockholder approval. Future issuances of shares of our common stock or securities convertible or exchangeable into common stock may dilute the ownership interest of our common stockholders. Because our decision to issue additional equity or convertible or exchangeable securities in any future offering will depend on market conditions and other factors beyond our control, we cannot predict or estimate the amount, timing or nature of our future issuances. In addition, we are not required to offer any such securities to existing stockholders on a preemptive basis. Therefore, it may not be possible for existing stockholders to participate in such future issuances, which may dilute the existing stockholders' interests in us.

### **Risks Related to the COVID-19 Pandemic**

***The COVID-19 Pandemic, and the future outbreak of other highly infectious or contagious diseases, could materially and adversely impact or disrupt our tenant's business operations and as a result adversely impact our financial condition, results of operations, cash flows and performance.***

Since late December 2019, the COVID-19 Pandemic has spread globally, including every state in the United States. The COVID-19 Pandemic has had, and other future pandemics could have, repercussions across regional and global economies and financial markets. The outbreak of COVID-19 Pandemic and its variants have significantly adversely impacted global economic activity and produced significant volatility in the global financial markets. The global impact of the outbreak has been rapidly evolving and, as cases of COVID-19 have continued to be identified in additional countries, many countries, including the United States, have reacted by instituting quarantines, mandating business and school closures and restricting travel.

Certain states and cities, including where we own properties, have also reacted by instituting quarantines, restrictions on travel, "shelter at home" rules, and importantly, restrictions on the types of business that may continue to operate or requiring others to shut down completely. Additional states and cities may implement similar restrictions. As a result, the COVID-19 Pandemic is negatively impacting most every industry directly or indirectly. A number of our tenants have announced temporary closures of their stores and requested deferral, or in some instances, rent abatement while the pandemic remains. Many experts predict that the COVID-19 Pandemic will trigger, or even has already triggered, a period of global economic slowdown or possibly a global recession. The COVID-19 Pandemic, or a future pandemic, could have material and adverse effects on our ability to successfully operate our business and as a result our financial condition, results of operations and cash flows due to, among other factors:

- a complete or partial closure of, or other operational issues at, one or more of our properties resulting from government or tenant action;
- the reduced economic activity severely impacts our tenants' businesses, financial condition and liquidity and may cause one or more of our tenants to be unable to meet their obligations to us in full, or at all, or to otherwise seek modifications of such obligations;
- the reduced economic activity could result in a recession, which could negatively impact consumer discretionary spending;
- difficulty accessing debt and equity capital on attractive terms, or at all, and a severe disruption and instability in the global financial markets or deteriorations in credit and financing conditions may affect our access to capital necessary to fund business operations on a timely basis;
- a general decline in business activity and demand for real estate transactions could adversely affect our ability or desire to grow our portfolio of properties;
- a deterioration in our or our tenants' ability to operate in affected areas or delays in the supply of products or services to us or our tenants from vendors that are needed for our or our tenants' efficient operations could adversely affect our operations and those of our tenants; and



- the potential negative impact on the health of our Manager’s personnel, particularly if a significant number of them are impacted, could result in a deterioration in our ability to ensure business continuity during a disruption.

The extent to which the COVID-19 Pandemic impacts our operations, and those of our tenants, will depend on future developments, which are highly uncertain and cannot be predicted with any degree of certainty, including the scope, severity and duration of the COVID-19 Pandemic, and the impact of actions taken by governmental and health organizations to contain the COVID-19 Pandemic or mitigate its impact, and the direct and indirect economic effects of the COVID-19 Pandemic and containment measures, among others. Additional closures by our tenants of their businesses and early terminations by our tenants of their leases could reduce our cash flows, which could impact our ability to continue paying dividends to our stockholders at expected levels, or at all. The rapid onset of the COVID-19 Pandemic and the continued uncertainty of its duration and long-term impact precludes any prediction of the magnitude of the adverse impact on the U.S. economy, our tenant’s businesses and ours. Consequently, the COVID-19 Pandemic presents material uncertainty and risk with respect to our business operations, our Manager’s business, and therefore, our financial condition, results of operations, and cash flows. Further, many risk factors set forth in this Annual Report on Form 10-K for the year ended December 31, 2021, should be interpreted as heightened risks as a result of the impact of the COVID-19 Pandemic.

## **General Risk Factors**

### ***Cybersecurity risks and cyber incidents could adversely affect our business and disrupt operations.***

Cyber incidents can result from deliberate attacks or unintentional events. These incidents can include, but are not limited to, gaining unauthorized access to digital systems for purposes of misappropriating assets or sensitive information, corrupting data or causing operational disruption. The result of these incidents could include, but are not limited to, disrupted operations, misstated financial data, liability for stolen assets or information, increased cybersecurity protection costs, litigation and reputational damage. Should any such cyber incidents or similar events occur, our assets, particularly cash, could be lost and, as a result, our ability to execute our business and pursue our investment and growth strategy could be impaired, thereby materially and adversely affecting us.

### ***We may become subject to litigation, which could materially and adversely affect us.***

We may become subject to litigation, our operations, other securities offerings and otherwise in the ordinary course of business. Some of these claims may result in significant defense costs and potentially significant judgments against us, some of which are not, or cannot be, insured against. We generally intend to vigorously defend ourselves. However, we cannot be certain of the ultimate outcomes of any claims that may arise in the future and which are presently not known to us. Resolution of these types of matters against us may result in our having to pay significant fines, judgments or settlements, which, if uninsured, or if the fines, judgments and settlements exceed insured levels, could materially and adversely impact our earnings and cash flows, thereby materially and adversely affecting us. Certain litigation or the resolution of certain litigation may affect the availability or cost of some of our insurance coverage, which could materially and adversely impact us, expose us to increased risks that would be uninsured and materially and adversely impact our ability to attract directors and officers.

### ***If we fail to maintain effective disclosure controls and procedures, we may not be able to meet applicable reporting requirements, which could materially and adversely affect us.***

As a publicly traded company, we are subject to the informational requirements of the Exchange Act and are required to file reports and other information with the SEC. In addition, we are required to maintain disclosure

controls and procedures that are designed to ensure that information required to be disclosed in the reports that we file with, or submit to, the SEC is recorded, processed, summarized and reported, within the time periods specified in the SEC's rules and forms. They include controls and procedures designed to ensure that information required to be disclosed in reports filed with, or submitted to, the SEC is accumulated and communicated to management, including our principal executive and principal financial officers, to allow timely decisions regarding required disclosure. Effective disclosure controls and procedures are necessary for us to provide reliable reports, effectively prevent and detect fraud and to operate successfully as a public company. Designing and implementing effective disclosure controls and procedures is a continuous effort that requires significant resources and devotion of time. We may discover deficiencies in our disclosure controls and procedures that may be difficult or time consuming to remediate in a timely manner. Any failure to maintain effective disclosure controls and procedures or to timely effect any necessary improvements thereto could cause us to fail to meet our reporting obligations (which could affect the listing of our common stock on the NYSE). Additionally, ineffective disclosure controls and procedures could also adversely affect our ability to prevent or detect fraud, harm our reputation and cause investors to lose confidence in our reports filed with, or submitted to, the SEC, which would likely have a negative effect on the trading price of our common stock.

***Changes in accounting standards may materially and adversely affect us.***

From time to time, the FASB and the SEC, who create and interpret appropriate accounting standards, may change the financial accounting and reporting standards or their interpretation and application of these standards that will govern the preparation of our financial statements. These changes could materially and adversely affect our reported financial condition and results of operations. In some cases, we could be required to apply a new or revised standard retroactively, resulting in restating prior period financial statements. Similarly, these changes could materially and adversely affect our tenant's reported financial condition or results of operations and affect their preferences regarding leasing real estate.

***We are subject to risks related to corporate social responsibility.***

Our business faces public scrutiny related to environmental, social and governance ("ESG") activities. We risk damage to our reputation if we or affiliates of our Manager fail to act responsibly in a number of areas, such as diversity and inclusion, environmental stewardship, support for local communities, corporate governance and transparency and considering ESG factors in our investment processes. Adverse incidents with respect to ESG activities could impact the cost of our operations and relationships with investors, all of which could adversely affect our business and results of operations. Additionally, new legislative or regulatory initiatives related to ESG could adversely affect our business.

**Cautionary Note Regarding Forward-Looking Statements**

Certain statements contained in this Annual Report on Form 10-K (other than statements of historical fact) are forward-looking statements. The words "believe," "estimate," "expect," "intend," "anticipate," "will," "could," "may," "should," "plan," "potential," "predict," "forecast," "project," and similar expressions and variations thereof identify certain of such forward-looking statements, which speak only as of the dates on which they were made. Forward-looking statements are made based upon management's expectations and beliefs concerning future developments and their potential effect upon the Company.

There can be no assurance that future developments will be in accordance with management's expectations or that the effect of future developments on the Company will be those anticipated by management.

We wish to caution readers that the assumptions, which form the basis for forward-looking statements with respect to or that may impact earnings for the year ended December 31, 2021, and thereafter, include many factors that are beyond the Company's ability to control or estimate precisely. These risks and uncertainties include, but are not limited to, the strength of the real estate market; the impact of a prolonged recession or

downturn in economic conditions; our ability to successfully execute acquisition or development strategies; any loss of key management personnel; changes in local, regional, and national economic conditions affecting the real estate development business and properties; the impact of competitive real estate activity; the loss of any major property tenants; the ultimate geographic spread, severity and duration of pandemics such as the recent outbreak of COVID-19 and its variants, actions that may be taken by governmental authorities to contain or address the impact of such pandemics, and the potential negative impacts of such pandemics on the global economy and our financial condition and results of operations; and the availability of capital. These risks and uncertainties may cause our actual future results to be materially different than those expressed in our forward-looking statements.

The risks described in this Annual Report on Form 10-K are not the only risks facing the Company. Additional risks and uncertainties not currently known to the Company or that the Company currently deems to be immaterial also may materially adversely affect the Company.

#### **ITEM 1B. UNRESOLVED STAFF COMMENTS**

None

#### **ITEM 2. PROPERTIES**

Our principal offices are located at 1140 N. Williamson Blvd., Suite 140, Daytona Beach, Florida 32114. Our telephone number is (386) 274-2202.

As of December 31, 2021, the Company owns 113 net leased retail and office buildings located in 32 states (refer to Item 1. "Business").

#### **ITEM 3. LEGAL PROCEEDINGS**

From time to time, the Company may be a party to certain legal proceedings, incidental to the normal course of our business. We are not currently a party to any pending or threatened legal proceedings that we believe could have a material adverse effect on our business or financial condition.

#### **ITEM 4. MINE SAFETY DISCLOSURES**

Not applicable

#### **ITEM 5. MARKET FOR REGISTRANT'S COMMON EQUITY, RELATED STOCKHOLDER MATTERS, AND ISSUER REPURCHASES OF EQUITY SECURITIES**

The Company's common stock trades on the NYSE under the symbol "PINE".

As of February 3, 2022, there were 79 holders of record of our common stock. This figure does not represent the actual number of beneficial owners of our common stock because shares of our common stock are frequently held in "street name" through banks, brokers and others for the benefit of beneficial owners who may vote the shares.

We intend to make quarterly distributions to our common stockholders. In particular, in order to maintain our qualification for taxation as a REIT, we intend to make annual distributions to our stockholders of at least 90% of our REIT taxable income, determined without regard to the deduction for dividends paid and excluding any net capital gain. However, any future distributions will be at the sole discretion of the Board and will depend upon, among other things, our actual results of operations and liquidity.

**Unregistered Sales of Equity Securities**

There were no unregistered sales of equity securities during the year ended December 31, 2021, which were not previously reported.

**ITEM 6. [Reserved]**

## ITEM 7. MANAGEMENT’S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS

### Forward-Looking Statements

*When we refer to “we,” “us,” “our,” “PINE,” or “the Company,” we mean Alpine Income Property Trust, Inc. and its consolidated subsidiaries. References to “Notes to Financial Statements” refer to the Notes to the Consolidated and Combined Financial Statements of Alpine Income Property Trust, Inc. included in Item 8 of this Annual Report on Form 10-K. Also, when the Company uses any of the words “anticipate,” “assume,” “believe,” “estimate,” “expect,” “intend,” or similar expressions, the Company is making forward-looking statements. Although management believes that the expectations reflected in such forward-looking statements are based upon present expectations and reasonable assumptions, the Company’s actual results could differ materially from those set forth in the forward-looking statements. Certain factors that could cause actual results or events to differ materially from those the Company anticipates or projects are described in “Item 1A. Risk Factors” of this Annual Report on Form 10-K. Given these uncertainties, readers are cautioned not to place undue reliance on such statements, which speak only as of the date of this Annual Report on Form 10-K or any document incorporated herein by reference. The Company undertakes no obligation to publicly release any revisions to these forward-looking statements that may be made to reflect events or circumstances after the date of this Annual Report on Form 10-K.*

The following discussion and analysis should be read in conjunction with the consolidated and combined financial statements and related notes included elsewhere in this report.

### Overview

Alpine Income Property Trust, Inc. is a Maryland corporation that conducts its operations so as to qualify as a REIT for U.S. federal income tax purposes. Substantially all of the operations are conducted through our Operating Partnership.

We seek to acquire, own and operate primarily freestanding, commercial real estate properties located in the United States leased primarily pursuant to triple-net, long-term leases. We focus on investments primarily in retail properties. We target tenants in industries that we believe are favorably impacted by current macroeconomic trends that support consumer spending, such as strong and growing employment and positive consumer sentiment, as well as tenants in industries that have demonstrated resistance to the impact of the growing e-commerce retail sector or who use a physical presence as a component of their omnichannel strategy. We also seek to invest in properties that are net leased to tenants that we determine have attractive credit characteristics, stable operating histories and healthy rent coverage levels, are well-located within their respective markets and have rents at-or-below market rent levels. Furthermore, we believe that the size of our company allows us, for at least the near term, to focus our investment activities on the acquisition of single properties or smaller portfolios of properties that represent a transaction size that most of our publicly-traded net lease REIT peers will not pursue on a consistent basis.

Our strategy for investing in income-producing properties is focused on factors including, but not limited to, long-term real estate fundamentals, including those markets experiencing significant economic growth. We employ a methodology for evaluating targeted investments in income-producing properties which includes an evaluation of: (i) the attributes of the real estate (e.g., location, market demographics, comparable properties in the market, etc.); (ii) an evaluation of the existing tenant(s) (e.g., credit-worthiness, property level sales, tenant rent levels compared to the market, etc.); (iii) other market-specific conditions (e.g., tenant industry, job and population growth in the market, local economy, etc.); and (iv) considerations relating to the Company’s business and strategy (e.g., strategic fit of the asset type, property management needs, alignment with the Company’s structure, etc.).

Our operating results for the year ended December 31, 2021 were in-line with our expectations and primarily driven by our investment activity of acquiring net lease properties at valuations and yields generally consistent with our target investment parameters.

During the year ended December 31, 2021, the Company acquired 68 properties for total acquisition volume of \$260.3 million. During the year ended December 31, 2021, the Company disposed of three properties for an aggregate sales price of \$28.3 million, generating combined gains on sale of \$9.7 million.

As of December 31, 2021, we owned 113 properties with an aggregate gross leasable area of 3.3 million square feet, located in 32 states, with a weighted average remaining lease term of 7.9 years. Our portfolio was 100% leased as of December 31, 2021.

### Historical Financial Information

The following table summarizes our selected historical financial information for each of the last three fiscal years (in thousands, except per share and dividend data). The selected financial information has been derived from our audited consolidated and combined financial statements.

	<u>For the Year Ended December 31, 2021</u>	<u>For the Year Ended December 31, 2020</u>	<u>For the Period from November 26, 2019 to December 31, 2019</u>	<u>For the Period from January 1, 2019 to November 25, 2019</u>
	<u>The Company</u>			<u>Predecessor</u>
Total Revenues .....	\$ 30,128	\$ 19,248	\$ 1,394	\$ 11,837
Net Income (Loss) From Operations .....	\$ 15,164	\$ 2,610	\$ (4)	\$ 3,631
Net Income (Loss) .....	\$ 11,462	\$ 1,146	\$ (45)	\$ 3,631
Less: Net (Income) Loss Attributable to Noncontrolling Interest .....	(1,498)	(161)	6	—
Net Income (Loss) Attributable to Alpine Income Property Trust, Inc. ....	<u>\$ 9,964</u>	<u>\$ 985</u>	<u>\$ (39)</u>	<u>\$ 3,631</u>
Net Income (Loss) Per Share Attributable to Alpine Income Property Trust, Inc.				
Basic .....	\$ 1.02	\$ 0.13	\$ —	N/A
Diluted .....	\$ 0.89	\$ 0.11	\$ —	N/A
Dividends Declared and Paid .....	\$ 1.015	\$ 0.820	\$ 0.058	N/A

**Balance Sheet Data (in thousands):**

	As of December 31,	
	2021	2020
Total Real Estate, at Cost . . . . .	\$ 444,408	\$ 225,889
Real Estate—Net . . . . .	\$ 428,989	\$ 219,339
Cash and Cash Equivalents . . . . .	\$ 8,851	\$ 1,894
Intangible Lease Assets—Net . . . . .	\$ 58,821	\$ 36,881
Straight-Line Rent Adjustment . . . . .	\$ 1,838	\$ 2,045
Other Assets . . . . .	\$ 6,369	\$ 2,081
Total Assets . . . . .	\$ 505,514	\$ 262,240
Accounts Payable, Accrued Expenses, and Other		
Liabilities . . . . .	\$ 2,363	\$ 1,984
Prepaid Rent and Deferred Revenue . . . . .	\$ 2,033	\$ 1,055
Intangible Lease Liabilities—Net . . . . .	\$ 5,476	\$ 3,299
Long-Term Debt . . . . .	\$ 267,740	\$ 106,809
Total Liabilities . . . . .	\$ 277,612	\$ 113,147
Total Equity . . . . .	\$ 227,902	\$ 149,093

**Non-GAAP Financial Measures**

Our reported results are presented in accordance with accounting principles generally accepted in the United States of America (“GAAP”). We also disclose FFO and AFFO, both of which are non-GAAP financial measures. We believe these two non-GAAP financial measures are useful to investors because they are widely accepted industry measures used by analysts and investors to compare the operating performance of REITs.

FFO and AFFO do not represent cash generated from operating activities and are not necessarily indicative of cash available to fund cash requirements; accordingly, they should not be considered alternatives to net income as a performance measure or cash flows from operations as reported on our statement of cash flows as a liquidity measure and should be considered in addition to, and not in lieu of, GAAP financial measures.

We compute FFO in accordance with the definition adopted by the Board of Governors of the National Association of Real Estate Investment Trusts, or NAREIT. NAREIT defines FFO as GAAP net income or loss adjusted to exclude extraordinary items (as defined by GAAP), net gain or loss from sales of depreciable real estate assets, impairment write-downs associated with depreciable real estate assets and real estate related depreciation and amortization, including the pro rata share of such adjustments of unconsolidated subsidiaries. To derive AFFO, we modify the NAREIT computation of FFO to include other adjustments to GAAP net income related to non-cash revenues and expenses such as straight-line rental revenue, amortization of deferred financing costs, amortization of above- and below-market lease related intangibles, non-cash compensation, and other non-cash income or expense. Such items may cause short-term fluctuations in net income but have no impact on operating cash flows or long-term operating performance. We use AFFO as one measure of our performance when we formulate corporate goals.

FFO is used by management, investors and analysts to facilitate meaningful comparisons of operating performance between periods and among our peers primarily because it excludes the effect of real estate depreciation and amortization and net gains or losses on sales, which are based on historical costs and implicitly assume that the value of real estate diminishes predictably over time, rather than fluctuating based on existing market conditions. We believe that AFFO is an additional useful supplemental measure for investors to consider because it will help them to better assess our operating performance without the distortions created by other non-cash revenues or expenses. FFO and AFFO may not be comparable to similarly titled measures employed by other companies.

**Reconciliation of Non-GAAP Measures (in thousands, except share data):**

	For the Year Ended December 31, 2021	For the Year Ended December 31, 2020	For the Period from November 26, 2019 to December 31, 2019	For the Period from January 1, 2019 to November 25, 2019
	<u>The Company</u>			<u>Predecessor</u>
Net Income (Loss) .....	\$ 11,462	\$ 1,146	\$ (45)	\$ 3,631
Depreciation and Amortization .....	15,939	9,949	687	4,859
Gain on Disposition of Assets ..	(9,675)	(287)	—	—
Funds From Operations .....	\$ 17,726	\$ 10,808	\$ 642	\$ 8,490
Adjustments:				
Straight-Line Rent Adjustment .....	(607)	(1,524)	(68)	(410)
COVID-19 Rent Repayments (Deferrals), Net .....	430	(378)	—	—
Non-Cash Compensation .....	309	268	4	509
Amortization of Deferred Financing Costs to Interest Expense .....	362	188	16	—
Amortization of Deferred Expenses to Lease Income ...	—	—	—	277
Amortization of Intangible Assets and Liabilities to Lease Income .....	(257)	(108)	(5)	(234)
Other Non-Cash (Income) Expense .....	(18)	(22)	—	—
Recurring Capital Expenditures .....	(41)	(43)	—	—
Non-Recurring Acquisition Cost Charge .....	—	—	216	—
Adjusted Funds From Operations ....	<u>\$ 17,904</u>	<u>\$ 9,189</u>	<u>\$ 805</u>	<u>\$ 8,632</u>
Weighted Average Number of Common Shares:				
Basic .....	9,781,066	7,588,349	7,902,737	N/A
Diluted .....	11,246,227	8,812,203	9,126,591	N/A

**Other Data (in thousands, except per share data):**

	For the Year Ended December 31, 2021	For the Year Ended December 31, 2020	For the Period from November 26, 2019 to December 31, 2019	For the Period from January 1, 2019 to November 25, 2019
	<u>The Company</u>			<u>Predecessor</u>
FFO .....	\$ 17,726	\$ 10,808	\$ 642	\$ 8,490
FFO per Diluted Share .....	\$ 1.58	\$ 1.23	\$ 0.07	N/A
AFFO .....	\$ 17,904	\$ 9,189	\$ 805	\$ 8,632
AFFO per Diluted Share .....	\$ 1.59	\$ 1.04	\$ 0.09	N/A



## COMPARISON OF THE YEARS ENDED DECEMBER 31, 2021 AND 2020

The following presents the Company's results of operations for the year ended December 31, 2021, as compared to the year ended December 31, 2020 (in thousands):

	For the Year Ended December 31, 2021	For the Year Ended December 31, 2020	\$ Variance	% Variance
Revenues:				
Lease Income . . . . .	\$30,128	\$19,248	\$10,880	56.5%
Total Revenues . . . . .	<u>30,128</u>	<u>19,248</u>	<u>10,880</u>	<u>56.5%</u>
Operating Expenses:				
Real Estate Expenses . . . . .	3,673	2,316	1,357	58.6%
General and Administrative Expenses . . . . .	5,027	4,660	367	7.9%
Depreciation and Amortization . . . . .	15,939	9,949	5,990	60.2%
Total Operating Expenses . . . . .	24,639	16,925	7,714	45.6%
Gain on Disposition of Assets . . . . .	9,675	287	9,388	3271.1%
Net Income From Operations . . . . .	15,164	2,610	12,554	481.0%
Interest Expense . . . . .	3,702	1,464	2,238	152.9%
Net Income . . . . .	11,462	1,146	10,316	900.2%
Less: Net Income Attributable to Noncontrolling Interest . . . . .	<u>(1,498)</u>	<u>(161)</u>	<u>(1,337)</u>	<u>(830.4%)</u>
Net Income Attributable to Alpine Income Property Trust, Inc. . . . .	<u>\$ 9,964</u>	<u>\$ 985</u>	<u>\$ 8,979</u>	<u>911.6%</u>

### Revenue and Direct Cost of Revenues

Revenue from our property operations during the years ended December 31, 2021 and 2020 totaled \$30.1 million and \$19.2 million, respectively. The increase in revenues is reflective of the Company's volume of acquisitions. The direct costs of revenues for our property operations totaled \$3.7 million and \$2.3 million during the years ended December 31, 2021 and 2020, respectively. The increase in the direct cost of revenues is also attributable to the Company's expanded property portfolio.

### General and Administrative Expenses

The following table represents the Company's general and administrative expenses for the year ended December 31, 2021 as compared to the year ended December 31, 2020 (in thousands):

	For the Year Ended December 31, 2021	For the Year Ended December 31, 2020	\$ Variance	% Variance
Management Fee to Manager . . . . .	\$3,182	\$2,554	\$ 628	24.6%
Director Stock Compensation Expense . . . . .	309	268	41	15.3%
Director & Officer Insurance Expense . . . . .	499	459	40	8.7%
Additional General and Administrative Expense . . . . .	<u>1,037</u>	<u>1,379</u>	<u>(342)</u>	<u>(24.8)%</u>
Total General and Administrative Expenses . . . . .	<u>\$5,027</u>	<u>\$4,660</u>	<u>\$ 367</u>	<u>7.9%</u>

General and administrative expenses totaled \$5.0 million and \$4.7 million during the years ended December 31, 2021 and 2020, respectively. The \$0.4 million increase is primarily attributable to growth in the Company's equity base, which led to increased management fee expenses totaling \$0.6 million.

## Depreciation and Amortization

Depreciation and amortization expense totaled \$15.9 million and \$9.9 million during the years ended December 31, 2021 and 2020, respectively. The \$6.0 million increase in the depreciation and amortization expense is reflective of the Company's expanded property portfolio.

## Interest Expense

Interest expense totaled \$3.7 million and \$1.5 million during the years ended December 31, 2021 and 2020, respectively. The \$2.2 million increase in interest expense is attributable to the higher average outstanding debt balance during the year ended December 31, 2021 as compared to the same period in 2020. The overall increase in the Company's long-term debt was primarily utilized to fund the acquisition of properties during 2021 and 2020.

## Net Income (Loss)

Net income (loss) totaled \$11.5 million and \$1.1 million during the years ended December 31, 2021 and 2020, respectively. The increase in net income is attributable to the factors described above in addition to the \$9.7 million gain on disposition of assets during the year ended December 31, 2021, an increase of \$9.4 million from the comparable prior year period.

## COMPARISON OF THE YEAR ENDED DECEMBER 31, 2020, THE PERIOD FROM NOVEMBER 26, 2019 TO DECEMBER 31, 2019, AND THE PREDECESSOR PERIOD FROM JANUARY 1, 2019 TO NOVEMBER 25, 2019

The following presents the Company's results of operations for the year ended December 31, 2020, as compared to the period from November 26, 2019 to December 31, 2019 and the Predecessor period from January 1, 2019 to November 25, 2019 (in thousands)<sup>(1)</sup>:

	For the Year Ended December 31, 2020	For the Period from November 26, 2019 to December 31, 2019	For the Period from January 1, 2019 to November 25, 2019
	<u>The Company</u>		<u>Predecessor</u>
Revenues:			
Lease Income . . . . .	\$19,248	\$1,394	\$11,837
Total Revenues . . . . .	<u>19,248</u>	<u>1,394</u>	<u>11,837</u>
Operating Expenses:			
Real Estate Expenses . . . . .	2,316	372	1,664
General and Administrative Expenses . . . . .	4,660	339	1,683
Depreciation and Amortization . . . . .	9,949	687	4,859
Total Operating Expenses . . . . .	<u>16,925</u>	<u>1,398</u>	<u>8,206</u>
Gain on Disposition of Assets . . . . .	287	—	—
Net Income (Loss) From Operations . . . . .	2,610	(4)	3,631
Interest Expense . . . . .	<u>1,464</u>	<u>41</u>	<u>—</u>
Net Income (Loss) . . . . .	1,146	(45)	3,631
Less: Net (Income) Loss Attributable to Noncontrolling Interest . . . . .	<u>(161)</u>	<u>6</u>	<u>—</u>
Net Income (Loss) Attributable to Alpine Income Property Trust, Inc. . . . .	<u>\$ 985</u>	<u>\$ (39)</u>	<u>\$ 3,631</u>

<sup>(1)</sup> Results of operations prior to November 26, 2019 represent the Predecessor activity of CTO. Subsequent to November 26, 2019, upon the acquisition of the initial portfolio from CTO, the results of operations are presented on a new basis of accounting pursuant to ASC 805-10.

## Revenue and Direct Cost of Revenues

Revenue from our property operations totaled \$19.3 million during the year ended December 31, 2020, \$1.4 million during the period from November 26, 2019 to December 31, 2019 and \$11.8 million during the Predecessor period from January 1, 2019 to November 25, 2019. The increase in revenues is reflective of the Company's volume of acquisitions. The direct costs of revenues for our property operations totaled \$2.3 million during the year ended December 31, 2020, \$0.4 million during the period from November 26, 2019 to December 31, 2019, and \$1.7 million during the Predecessor period from January 1, 2019 to November 25, 2019. The increase in the direct cost of revenues is also attributable to the Company's expanded property portfolio.

## General and Administrative Expenses

The following table represents the Company's general and administrative expenses for the year ended December 31, 2020 as compared to the period from November 26, 2019 to December 31, 2019 and the Predecessor period from January 1, 2019 to November 25, 2019 (in thousands):

	For the Year Ended December 31, 2020	For the Period from November 26, 2019 to December 31, 2019	For the Period from January 1, 2019 to November 25, 2019
	<u>The Company</u>		<u>Predecessor</u>
Management Fee to Manager . . . . .	\$ 2,554	\$ 254	\$ —
Director Stock Compensation Expense <sup>(1)</sup> . . . . .	268	4	509
Director & Officer Insurance Expense . . . . .	459	44	—
Additional General and Administrative Expense . . . . .	1,379	37	—
Allocation of Predecessor General and Administrative Expense . . . . .	—	—	1,174
Total General and Administrative Expenses . . . . .	<u>\$ 4,660</u>	<u>\$ 339</u>	<u>\$ 1,683</u>

<sup>(1)</sup> For the Predecessor period presented, stock compensation expense represents an allocation from CTO.

General and administrative expenses totaled \$4.7 million during the year ended December 31, 2020, \$0.3 million during the period from November 26, 2019 to December 31, 2019, and \$1.7 million during the Predecessor period from January 1, 2019 to November 25, 2019. Changes in general and administrative expenses are primarily due to the changes in the nature of such expenses, as the Predecessor period from January 1, 2019 to November 25, 2019 represents an allocation of the Predecessor parent company expenses versus actual general and administrative expenses incurred by the Company. The Predecessor general and administrative expenses were not indicative of the amount of general and administrative expenses the Company has incurred on an annual basis subsequent to the IPO. During the year ended December 31, 2020, general and administrative expenses were primarily impacted by the recognition of \$2.6 million of management fee expenses, of which costs totaled \$0.3 million and zero, respectively, for the period from November 26, 2019 to December 31, 2019 and for the Predecessor period from January 1, 2019 to November 25, 2019, in addition to \$0.3 million of costs associated with audit services related to the 2019 annual audit. The fees associated with our annual audit are recognized as the services are incurred, which typically occurs ratably throughout the year.

## Depreciation and Amortization

Depreciation and amortization expense totaled \$9.9 million during the year ended December 31, 2020, \$0.7 million during the period from November 26, 2019 to December 31, 2019, and \$4.9 million during the Predecessor period from January 1, 2019 to November 25, 2019. The increase in the depreciation and amortization expense is reflective of the Company's expanded property portfolio.

## **Interest Expense**

Interest expense totaled \$1.5 million during the year ended December 31, 2020, less than \$0.1 million during the period from November 26, 2019 to December 31, 2019, and zero during the Predecessor period from January 1, 2019 to November 25, 2019. The increase in interest expense is related to the outstanding balance on the Company's Credit Facility to fund the acquisition of 29 properties during the year ended December 31, 2020.

## **Net Income (Loss)**

Net income (loss) totaled \$1.1 million for the year ended December 31, 2020, less than \$(0.1) million for the period from November 26, 2019 to December 31, 2019, and \$3.6 million for the Predecessor period from January 1, 2019 to November 25, 2019. The decrease in net income for the year ended December 31, 2020, as compared to the period from November 26, 2019 to December 31, 2019 and the Predecessor period from January 1, 2019 to November 25, 2019 is attributable to the factors described above.

## **LIQUIDITY AND CAPITAL RESOURCES**

*Cash and Cash Equivalents.* Cash totaled \$9.5 million at December 31, 2021, including restricted cash of \$0.6 million, of which restricted cash balance is being held in a capital replacement and leasing commissions reserve account in connection with our financing of six properties.

*Long-Term Debt.* As of December 31, 2021, the Company had \$51.0 million available on the Credit Facility. See Note 9, "Long-Term Debt" in the notes to the consolidated and combined financial statements in Item 8 for the Company's disclosure related to its long-term debt balance at December 31, 2021.

*Acquisitions and Investments.* As noted previously, the Company acquired 68 properties during the year ended December 31, 2021 for an aggregate purchase price of \$260.3 million, as further described in Note 4 "Property Portfolio" in the notes to the consolidated and combined financial statements in Item 8.

*Dispositions.* During the year ended December 31, 2021, the Company disposed of three properties for a total disposition volume of \$28.3 million, generating aggregate gains of \$9.7 million, as further described in Note 4 "Property Portfolio" in the notes to the consolidated and combined financial statements in Item 8.

*Capital Expenditures.* As of December 31, 2021, the Company had no commitments related to capital expenditures.

The Company is contractually obligated under its various long-term debt agreements. In the aggregate, the Company is obligated under such agreements to repay \$269.0 million on long-term basis, to be repaid in excess of one year, with no payments due within one year.

We believe we will have sufficient liquidity to fund our operations, capital requirements, maintenance, and debt service requirements over the next twelve months and into the foreseeable future, with cash on hand, cash flow from our operations and \$51.0 million of available capacity on the existing \$150.0 million Credit Facility, based on our current borrowing base of properties, as of December 31, 2021.

The Board and management consistently review the allocation of capital with the goal of providing the best long-term return for our stockholders. These reviews consider various alternatives, including increasing or decreasing regular dividends, repurchasing the Company's securities, and retaining funds for reinvestment. Annually, the Board reviews our business plan and corporate strategies, and makes adjustments as circumstances warrant. Management's focus is to continue our strategy of investing in net leased properties by utilizing the capital we raised in the IPO and available borrowing capacity from the Credit Facility to increase our portfolio of income-producing properties, providing stabilized cash flows with strong risk-adjusted returns primarily in larger metropolitan areas and growth markets.

## **CRITICAL ACCOUNTING ESTIMATES**

Critical accounting estimates include those estimates made in accordance with GAAP that involve a significant level of estimation uncertainty and have had or are reasonably likely to have a material impact on the Company's financial condition or results of operations. Our most significant estimate is as follows:

*Purchase Accounting for Acquisitions of Real Estate Subject to a Lease.* As required by GAAP, the fair value of the real estate acquired with in-place leases is allocated to the acquired tangible assets, consisting of land, building and tenant improvements, and identified intangible assets and liabilities, consisting of the value of above-market and below-market leases, the value of in-place leases, and the value of leasing costs, based in each case on their relative fair values. In allocating the fair value of the identified intangible assets and liabilities of an acquired property, above-market and below-market in-place lease values are recorded as other assets or liabilities based on the present value. The assumptions underlying the allocation of relative fair values are based on market information including, but not limited to: (i) the estimate of replacement cost of improvements under the cost approach, (ii) the estimate of land values based on comparable sales under the sales comparison approach, and (iii) the estimate of future benefits determined by either a reasonable rate of return over a single year's net cash flow, or a forecast of net cash flows projected over a reasonable investment horizon under the income capitalization approach. The underlying assumptions are subject to uncertainty and thus any changes to the allocation of fair value to each of the various line items within the Company's consolidated balance sheets could have an impact on the Company's financial condition as well as results of operations due to resulting changes in depreciation and amortization as a result of the fair value allocation. The acquisitions of real estate subject to this estimate totaled 68 properties for a combined purchase price of \$260.3 million for the year ended December 31, 2021 and 29 properties for a combined purchase price of \$116.6 million for the year ended December 31, 2020.

See Note 3, "Summary of Significant Accounting Policies", for further discussion of the Company's accounting estimates and policies.

## **ITEM 7A. QUANTITATIVE AND QUALITATIVE DISCLOSURES ABOUT MARKET RISK**

We are a smaller reporting company as defined in Rule 12b-2 under the Securities Exchange Act of 1934. As a result, pursuant to Item 305(e) of Regulation S-K, we are not required to provide the information required by this Item.

## **ITEM 8. FINANCIAL STATEMENTS AND SUPPLEMENTARY DATA**

The Company's Consolidated and Combined Financial Statements appear beginning on page F-1 of this report. See Item 15 of this report.

## **ITEM 9. CHANGES IN AND DISAGREEMENTS WITH ACCOUNTANTS ON ACCOUNTING AND FINANCIAL DISCLOSURE**

There have been no disagreements with our accountants on accounting and financial disclosures.

## **ITEM 9A. CONTROLS AND PROCEDURES**

### **DISCLOSURE CONTROLS AND PROCEDURES**

As of the end of the period covered by this report, an evaluation, as required by rules 13(a)-15 and 15(d)-15 of the Securities Exchange Act of 1934 (the "Exchange Act") was carried out under the supervision and with the participation of the Company's management, including the Chief Executive Officer ("CEO") and Chief Financial Officer ("CFO"), of the effectiveness of the Company's disclosure controls and procedures (as defined in Rules 13a-15(e) or 15d-15(e) of the Exchange Act). Based on that evaluation, the CEO and CFO have concluded that the design and operation of the Company's disclosure controls and procedures are effective to ensure that

information required to be disclosed by the Company in reports that it files or submits under the Exchange Act is recorded, processed, summarized, and reported within the time periods specified in SEC rules and forms, and to provide reasonable assurance that information required to be disclosed by the Company in such reports is accumulated and communicated to the Company's management, including its CEO and CFO, as appropriate to allow timely decisions regarding required disclosure.

## **MANAGEMENT'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING**

Management is responsible for establishing and maintaining adequate internal control over financial reporting (as defined in Rules 13a-15(f) and 15d-15(f) under the Exchange Act). Our internal control over financial reporting is designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with GAAP. Our internal control over financial reporting includes policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of our assets; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with GAAP, and that receipts and expenditures are being made only in accordance with authorizations of our management and directors; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of assets that could have a material effect on our financial statements.

Because of its inherent limitations, internal control over financial reporting may not prevent or detect misstatements. Also, projections of any evaluation of effectiveness to future periods are subject to the risk that controls may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Under the supervision and with the participation of our management, including our CEO and our CFO, we evaluated the effectiveness of our internal control over financial reporting using the criteria set forth in the 2013 Internal Control-Integrated Framework issued by the Committee of Sponsoring Organizations of the Treadway Commission (COSO). Based on our assessment and those criteria, our management concluded that our internal control over financial reporting was effective as of December 31, 2021.

## **CHANGES IN INTERNAL CONTROL OVER FINANCIAL REPORTING**

There were no changes in the Company's internal control over financial reporting (as defined in Rules 13a-15(f) or 15d-15(f) of the Exchange Act) during the period covered by this report that have materially affected, or are reasonably likely to materially affect, the Company's internal control over financial reporting.

## **ITEM 9B. OTHER INFORMATION**

None.

## **PART III**

### **ITEM 10. DIRECTORS, EXECUTIVE OFFICERS, AND CORPORATE GOVERNANCE**

The information required to be set forth herein will be included in the Company's definitive proxy statement for its 2022 annual stockholders' meeting to be filed with the SEC within 120 days after the end of the registrant's fiscal year ended December 31, 2021 (the "Proxy Statement"), which sections are incorporated herein by reference.

### **ITEM 11. EXECUTIVE COMPENSATION**

We are externally managed by our Manager and as such the Company does not incur compensation costs affiliated with our executive officers. Any additional information required to be set forth herein will be included in the Proxy Statement, which sections are incorporated herein by reference.

### **ITEM 12. SECURITY OWNERSHIP OF CERTAIN BENEFICIAL OWNERS AND MANAGEMENT AND RELATED STOCKHOLDER MATTERS**

The information required to be set forth herein will be included in the Proxy Statement, which sections are incorporated herein by reference.

### **ITEM 13. CERTAIN RELATIONSHIPS AND RELATED TRANSACTIONS, AND DIRECTOR INDEPENDENCE**

The information required to be set forth herein will be included in the Proxy Statement, which sections are incorporated herein by reference.

### **ITEM 14. PRINCIPAL ACCOUNTANT FEES AND SERVICES**

The information required to be set forth herein will be included in the Proxy Statement, which section is incorporated herein by reference.

## PART IV

### ITEM 15. EXHIBITS AND FINANCIAL STATEMENT SCHEDULES

#### 1. FINANCIAL STATEMENTS

The following financial statements are filed as part of this report:

Report of Independent Registered Public Accounting Firm (PCAOB ID Number 248) .....	F-2
Consolidated Balance Sheets as of December 31, 2021 and 2020 .....	F-3
Consolidated Statements of Operations for the year ended December 31, 2021 (the Company), the year ended December 31, 2020 (the Company), and for the period from November 26, 2019 to December 31, 2019 (the Company) and Combined Statements of Operations for the period from January 1, 2019 to November 25, 2019 (Predecessor) .....	F-4
Consolidated Statements of Comprehensive Income for the year ended December 31, 2021 (the Company), the year ended December 31, 2020 (the Company) and for the period from November 26, 2019 to December 31, 2019 (the Company), and Combined Statements of Comprehensive Income for the period from January 1, 2019 to November 25, 2019 (Predecessor) .....	F-5
Consolidated Statements of Stockholders' Equity for the year ended December 31, 2021 (the Company), the year ended December 31, 2020 (the Company), and for the period from November 26, 2019 to December 31, 2019 (the Company) and Combined Statements of Stockholders' Equity for the period from January 1, 2019 to November 25, 2019 (Predecessor) .....	F-6
Consolidated Statements of Cash Flows for the year ended December 31, 2021 (the Company), the year ended December 31, 2020 (the Company), and for the period from November 26, 2019 to December 31, 2019 (the Company) and Combined Statements of Cash Flows for the period from January 1, 2019 to November 25, 2019 (Predecessor) .....	F-7
Notes to Consolidated and Combined Financial Statements .....	F-8

#### 2. FINANCIAL STATEMENT SCHEDULES

Schedules are omitted because of the absence of conditions under which they are required, materiality, or because the required information is given in the financial statements or notes thereof.



### 3. EXHIBITS

#### EXHIBIT INDEX

<u>Exhibit Number</u>	<u>Description</u>
2.1	Purchase and Sale Agreement, dated April 2, 2021, among Alpine Income Property OP, LP, Bluebird Arrowhead Phoenix LLC, Golden Arrow Clermont FL LLC, Bluebird Germantown MD LLC, Golden Arrow Charlotte NC LLC, CTLC Golden Arrow Katy LLC, and Bluebird Renton WA LLC (incorporated by reference to Exhibit 2.1 to the Company's Current Report on Form 8-K filed on April 6, 2021).**
2.1a	First Amendment to the Purchase and Sale Agreement, dated April 20, 2021, among Alpine Income Property OP, LP, Bluebird Arrowhead Phoenix LLC, Golden Arrow Clermont FL LLC, Bluebird Germantown MD LLC, Golden Arrow Charlotte NC LLC, CTLC Golden Arrow Katy LLC, and Bluebird Renton WA LLC (incorporated by reference to Exhibit 2.1a to the Company's Quarterly Report on Form 10-Q filed on April 22, 2021).
3.1	Articles of Amendment and Restatement of Alpine Income Property Trust, Inc. (incorporated by reference to Exhibit 3.1 to the Company's Current Report on Form 8-K filed on December 3, 2019).
3.2	Second Amended and Restated Bylaws of Alpine Income Property Trust, Inc. (incorporated by reference to Exhibit 3.1 to the Company's Current Report on Form 8-K filed on July 22, 2021).
4.1	Description of the Registrant's Securities †
4.2	Specimen Common Stock Certificate of Alpine Income Property Trust, Inc. (incorporated by reference to Exhibit 4.1 to the Registrant's Registration Statement on Form S-11/A (File No. 333-234304) filed with the Commission on October 29, 2019).
10.1	Stock Purchase Agreement, dated November 21, 2019, between Alpine Income Property Trust, Inc. and Consolidated-Tomoka Land Co. (incorporated by reference to Exhibit 10.1 to the Company's Current Report on Form 8-K filed on December 3, 2019).
10.2	Registration Rights Agreement, dated November 26, 2019, between Alpine Income Property Trust, Inc. and Consolidated-Tomoka Land Co. (incorporated by reference to Exhibit 10.2 to the Company's Current Report on Form 8-K filed on December 3, 2019).
10.3	Amended and Restated Agreement of Limited Partnership, dated November 26, 2019, among Alpine Income Property GP, LLC, Alpine Income Property Trust, Inc., Consolidated-Tomoka Land Co. and Indigo Group Ltd. (incorporated by reference to Exhibit 10.3 to the Company's Current Report on Form 8-K filed on December 3, 2019).
10.4	Tax Protection Agreement, dated November 26, 2019, among Alpine Income Property Trust, Inc., Alpine Income Property OP, LP, Consolidated-Tomoka Land Co. and Indigo Group Ltd. (incorporated by reference to Exhibit 10.4 to the Company's Current Report on Form 8-K filed on December 3, 2019).
10.5	Management Agreement, dated November 26, 2019, among Alpine Income Property Trust, Inc., Alpine Income Property OP, LP and Alpine Income Property Manager, LLC (incorporated by reference to Exhibit 10.5 to the Company's Current Report on Form 8-K filed on December 3, 2019).*
10.6	Exclusivity and Right of First Offer Agreement, dated November 26, 2019, between Consolidated-Tomoka Land Co. and Alpine Income Property Trust, Inc. (incorporated by reference to Exhibit 10.6 to the Company's Current Report on Form 8-K filed on December 3, 2019).

<u>Exhibit Number</u>	<u>Description</u>
10.7	Credit Agreement, dated November 26, 2019, among Alpine Income Property OP, LP, Alpine Income Property Trust, Inc., Bank of Montreal, BMO Capital Markets Corp. and Raymond James Bank, N.A. (incorporated by reference to Exhibit 10.7 to the Company's Current Report on Form 8-K filed on December 3, 2019).
10.8	Indemnification Agreement, dated November 21, 2019, between Alpine Income Property Trust, Inc. and John P. Albright (incorporated by reference to Exhibit 10.8 to the Company's Current Report on Form 8-K filed on December 3, 2019).*
10.9	Indemnification Agreement, dated November 21, 2019, between Alpine Income Property Trust, Inc. and Steven R. Greathouse (incorporated by reference to Exhibit 10.10 to the Company's Current Report on Form 8-K filed on December 3, 2019).*
10.10	Indemnification Agreement, dated November 21, 2019, between Alpine Income Property Trust, Inc. and Daniel E. Smith (incorporated by reference to Exhibit 10.11 to the Company's Current Report on Form 8-K filed on December 3, 2019).*
10.11	Indemnification Agreement, dated November 21, 2019, between Alpine Income Property Trust, Inc. and Mark O. Decker, Jr. (incorporated by reference to Exhibit 10.12 to the Company's Current Report on Form 8-K filed on December 3, 2019).*
10.12	Indemnification Agreement, dated November 21, 2019, between Alpine Income Property Trust, Inc. and M. Carson Good (incorporated by reference to Exhibit 10.13 to the Company's Current Report on Form 8-K filed on December 3, 2019).*
10.13	Indemnification Agreement, dated November 21, 2019, between Alpine Income Property Trust, Inc. and Andrew C. Richardson (incorporated by reference to Exhibit 10.14 to the Company's Current Report on Form 8-K filed on December 3, 2019).*
10.14	Indemnification Agreement, dated November 21, 2019, between Alpine Income Property Trust, Inc. and Jeffrey S. Yarckin (incorporated by reference to Exhibit 10.15 to the Company's Current Report on Form 8-K filed on December 3, 2019).*
10.15	Indemnification Agreement, dated February 10, 2021, between Alpine Income Property Trust, Inc. and Rachel E. Wein (incorporated by reference to Exhibit 10.1 to the Company's Current Report on Form 8-K filed on February 11, 2021).*
10.16	Alpine Income Property Trust, Inc. 2019 Individual Equity Incentive Plan (incorporated by reference to Exhibit 10.1 to the Company's Registration Statement on Form S-8 (File No. 333-235256) filed on November 25, 2019).*
10.17	Alpine Income Property Trust, Inc. 2019 Manager Equity Incentive Plan (incorporated by reference to Exhibit 10.17 to the Company's Current Report on Form 8-K filed on December 3, 2019).*
10.18	Form of Non-Employee Director Restricted Stock Award Agreement under the Alpine Income Property Trust, Inc. 2019 Individual Equity Incentive Plan (incorporated by reference to Exhibit 10.11 to the Registrant's Registration Statement on Form S-11/A (File No. 333-234304) filed with the Commission on November 7, 2019).*
10.19	First Amendment to the Credit Agreement, dated June 30, 2020, among Alpine Income Property OP, LP, Alpine Income Property Trust, Inc., Bank of Montreal, BMO Capital Markets Corp. and Raymond James Bank, N.A. (incorporated by reference to Exhibit 10.1 to the Company's Current Report on Form 10-Q filed on August 3, 2020).

<u>Exhibit Number</u>	<u>Description</u>
10.20	Second Amendment to the Credit Agreement, dated October 16, 2020, among Alpine Income Property OP, LP, Alpine Income Property Trust, Inc., the other Guarantors party thereto, the Lenders party thereto and Bank of Montreal, as Administrative Agent (incorporated by reference to Exhibit 10.1 to the Company's Current Report on Form 8-K filed on October 22, 2020).
10.21	Third Amendment to Credit Agreement dated as of May 19, 2021 (incorporated by reference to Exhibit 10.1 to the Company's Current Report on Form 8-K filed on May 25, 2021).
10.22	Credit Agreement, dated as of May 21, 2021, among Alpine Income Property, OP, LP, Alpine Income Property Trust, Inc., the other Guarantors from time to time parties thereto, Truist Bank, N.A., Bank of Montreal, Raymond James Bank, N.A. and Stifel Bank (incorporated by reference to Exhibit 10.2 to the Company's Current Report on Form 8-K filed on May 25, 2021).
10.23	Loan Agreement among CTO Realty Growth, Inc. (f.k.a. Consolidated-Tomoka Land Co.) and affiliates of CTO Realty Growth, Inc. named therein, as borrowers, and Wells Fargo Bank, National Association, dated September 30, 2014, as assumed by Alpine Income Property Trust, Inc. and affiliates of Alpine Income Property Trust, Inc. (incorporated by reference to Exhibit 10.3 to the Company's Quarterly Report on Form 10-Q filed on July 22, 2021).
10.24	Assumption Agreement by and among Wilmington Trust, National Association, as trustee, for the benefit of the registered holders of WFRBS Commercial Mortgage Trust 2014-C24, Commercial Mortgage Pass-Through Certificates, Series 2014-C24, CTO Realty Growth, Inc., Alpine Income Property Trust, Inc., PINE21 Acquisitions LLC and certain other entities named therein, made as of June 30, 2021 (incorporated by reference to Exhibit 10.4 to the Company's Quarterly Report on Form 10-Q filed on July 22, 2021).
10.25	Credit Agreement, dated as of September 30, 2021, among Alpine Income Property, OP, LP, Alpine Income Property Trust, Inc., the other Guarantors from time to time parties thereto, the Lenders from time to time parties thereto, and KeyBank National Association (incorporated by reference to Exhibit 10.1 to the Company's Quarterly Report on Form 10-Q filed on October 21, 2021).
21.1	List of Subsidiaries of the Registrant. †
23.1	Consent of Grant Thornton LLP. †
31.1	Certificate of John P. Albright, President and Chief Executive Officer, pursuant to Section 302 of the Sarbanes-Oxley Act of 2002. †
31.2	Certificate of Matthew M. Partridge, Senior Vice President, Chief Financial Officer and Treasurer, pursuant to Section 302 of the Sarbanes-Oxley Act of 2002. †
32.1	Certificate of John P. Albright, President and Chief Executive Officer, pursuant to 18 U.S.C. Section 1350, as adopted pursuant to Section 906 of the Sarbanes-Oxley Act of 2002. ††
32.2	Certificate of Matthew M. Partridge, Senior Vice President, Chief Financial Officer and Treasurer, pursuant to 18 U.S.C. Section 1350, as adopted pursuant to Section 906 of the Sarbanes-Oxley Act of 2002. ††
Exhibit 101.INS	Inline XBRL Instance Document
Exhibit 101.SCH	Inline XBRL Taxonomy Extension Schema Document
Exhibit 101.CAL	Inline XBRL Taxonomy Extension Calculation Linkbase Document
Exhibit 101.DEF	Inline XBRL Taxonomy Definition Linkbase Document
Exhibit 101.LAB	Inline XBRL Taxonomy Extension Label Linkbase Document

Exhibit 101.PRE      Inline XBRL Taxonomy Extension Presentation Linkbase Document

Exhibit 104            Cover Page Interactive Data File (embedded within the Inline XBRL document)

†      Filed Herewith

††     Furnished Herewith

\*      Management Contract or Compensatory Plan or Arrangement

\*\*     Portions of this exhibit have been redacted in compliance with Regulation S-K Item 601(b)(2). The omitted information is not material and is the type of information that the Company customarily and actually treats as private and confidential.

## SIGNATURES

Pursuant to the requirements of Section 13 or 15(d) of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned, thereunto duly authorized.

ALPINE INCOME PROPERTY TRUST, INC.

Date: February 10, 2022

By:                   /S/ JOHN P. ALBRIGHT                    
**John P. Albright**  
**President and Chief Executive Officer**

Pursuant to the requirements of the Securities Exchange Act of 1934, this report has been signed below by the following persons on behalf of the registrant and in the capacities and on the dates indicated.

February 10, 2022	President and Chief Executive Officer (Principal Executive Officer), and Director	<u>                  /S/ JOHN P. ALBRIGHT                  </u>
February 10, 2022	Senior Vice President, Chief Financial Officer, and Treasurer (Principal Financial Officer)	<u>                  /S/ MATTHEW M. PARTRIDGE                  </u>
February 10, 2022	Vice President and Chief Accounting Officer (Principal Accounting Officer)	<u>                  /S/ LISA M. VORAKOUN                  </u>
February 10, 2022	Chairman of the Board, Director	<u>                  /S/ ANDREW C. RICHARDSON                  </u>
February 10, 2022	Director	<u>                  /S/ MARK O. DECKER, JR.                  </u>
February 10, 2022	Director	<u>                  /S/ M. CARSON GOOD                  </u>
February 10, 2022	Director	<u>                  /S/ JEFFREY S. YARCKIN                  </u>
February 10, 2022	Director	<u>                  /S/ RACHEL E. WEIN                  </u>



**ALPINE INCOME PROPERTY TRUST, INC.**  
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Consolidated Statements of Cash Flows for the year ended December 31, 2021 (the Company), the year ended December 31, 2020 (the Company), and for the period from November 26, 2019 to December 31, 2019 (the Company) and Combined Statements of Cash Flows for the period from January 1, 2019 to November 25, 2019 (Predecessor) .....	F-7
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## Report of Independent Registered Public Accounting Firm

### Board of Directors and Stockholders Alpine Income Property Trust, Inc.

#### Opinion on the financial statements

We have audited the accompanying consolidated balance sheets of Alpine Income Property Trust, Inc. (a Maryland corporation) and subsidiaries (the “Company”) as of December 31, 2021 and 2020, the related consolidated statements of operations, comprehensive income, stockholders’ equity, and cash flows for each of the years ended December 31, 2021 and 2020, and for the period from November 26, 2019 to December 31, 2019 (Company), and the combined statements of operations, comprehensive income, stockholders’ equity and cash flows for the period from January 1, 2019 to November 25, 2019 (Predecessor), and the related notes (collectively referred to as the “financial statements”). In our opinion, the financial statements present fairly, in all material respects, the financial position of the Company as of December 31, 2021 and 2020 (Company), and the results of their operations and their cash flows for the years ended December 31, 2021 and 2020 and for the period from November 26, 2019 to December 31, 2019 (Company), and the period from January 1, 2019 to November 25, 2019 (Predecessor), in conformity with accounting principles generally accepted in the United States of America.

#### Basis for opinion

These financial statements are the responsibility of the Company’s management. Our responsibility is to express an opinion on the Company’s financial statements based on our audits. We are a public accounting firm registered with the Public Company Accounting Oversight Board (United States) (“PCAOB”) and are required to be independent with respect to the Company in accordance with the U.S. federal securities laws and the applicable rules and regulations of the Securities and Exchange Commission and the PCAOB.

We conducted our audits in accordance with the standards of the PCAOB. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether due to error or fraud. The Company is not required to have, nor were we engaged to perform, an audit of its internal control over financial reporting. As part of our audits we are required to obtain an understanding of internal control over financial reporting but not for the purpose of expressing an opinion on the effectiveness of the Company’s internal control over financial reporting. Accordingly, we express no such opinion. Our audits included performing procedures to assess the risks of material misstatement of the financial statements, whether due to error or fraud, and performing procedures that respond to those risks. Such procedures included examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements. Our audits also included evaluating the accounting principles used and significant estimates made by management, as well as evaluating the overall presentation of the financial statements. We believe that our audits provide a reasonable basis for our opinion.

/s/ Grant Thornton LLP

We have served as the Company’s auditor since 2019.

Orlando, Florida  
February 10, 2022



**ALPINE INCOME PROPERTY TRUST, INC.**  
**CONSOLIDATED BALANCE SHEETS**  
(In thousands, except share and per share data)

	As of	
	December 31, 2021	December 31, 2020
<b>ASSETS</b>		
Real Estate:		
Land, at Cost .....	\$ 178,172	\$ 83,210
Building and Improvements, at Cost .....	266,236	142,679
Total Real Estate, at Cost .....	444,408	225,889
Less, Accumulated Depreciation .....	(15,419)	(6,550)
Real Estate—Net .....	428,989	219,339
Cash and Cash Equivalents .....	8,851	1,894
Restricted Cash .....	646	—
Intangible Lease Assets—Net .....	58,821	36,881
Straight-Line Rent Adjustment .....	1,838	2,045
Other Assets .....	6,369	2,081
Total Assets .....	\$ 505,514	\$ 262,240
<b>LIABILITIES AND EQUITY</b>		
<b>Liabilities:</b>		
Accounts Payable, Accrued Expenses, and Other Liabilities .....	\$ 2,363	\$ 1,984
Prepaid Rent and Deferred Revenue .....	2,033	1,055
Intangible Lease Liabilities—Net .....	5,476	3,299
Long-Term Debt .....	267,740	106,809
Total Liabilities .....	277,612	113,147
Commitments and Contingencies—See Note 16		
<b>Equity:</b>		
Preferred Stock, \$0.01 par value per share, 100 million shares authorized, no shares issued and outstanding as of December 31, 2021 and December 31, 2020 .....	—	—
Common Stock, \$0.01 par value per share, 500 million shares authorized, 11,454,815 shares issued and outstanding as of December 31, 2021 and 7,458,755 shares issued and outstanding as of December 31, 2020 .....	114	75
Additional Paid-in Capital .....	200,906	132,878
Dividends in Excess of Net Income .....	(6,419)	(5,713)
Accumulated Other Comprehensive Income (Loss) .....	1,922	(481)
Stockholders' Equity .....	196,523	126,759
Noncontrolling Interest .....	31,379	22,334
Total Equity .....	227,902	149,093
Total Liabilities and Equity .....	\$ 505,514	\$ 262,240

The accompanying notes are an integral part of these consolidated and combined financial statements.

**ALPINE INCOME PROPERTY TRUST, INC.**  
**CONSOLIDATED AND COMBINED STATEMENTS OF OPERATIONS**  
(In thousands, except share and per share data)

	<u>For the Year Ended December 31, 2021</u>	<u>For the Year Ended December 31, 2020</u>	<u>For the Period from November 26, 2019 to December 31, 2019</u>	<u>For the Period from January 1, 2019 to November 25, 2019</u>
	<u>The Company</u>		<u>Predecessor</u>	
Revenues:				
Lease Income .....	\$ 30,128	\$ 19,248	\$ 1,394	\$ 11,837
Total Revenues .....	<u>30,128</u>	<u>19,248</u>	<u>1,394</u>	<u>11,837</u>
Operating Expenses:				
Real Estate Expenses .....	3,673	2,316	372	1,664
General and Administrative Expenses .....	5,027	4,660	339	1,683
Depreciation and Amortization .....	<u>15,939</u>	<u>9,949</u>	<u>687</u>	<u>4,859</u>
Total Operating Expenses .....	24,639	16,925	1,398	8,206
Gain on Disposition of Assets .....	<u>9,675</u>	<u>287</u>	<u>—</u>	<u>—</u>
Net Income From Operations ...	15,164	2,610	(4)	3,631
Interest Expense .....	<u>3,702</u>	<u>1,464</u>	<u>41</u>	<u>—</u>
Net Income (Loss) .....	11,462	1,146	(45)	3,631
Less: Net (Income) Loss Attributable to Noncontrolling Interest .....	<u>(1,498)</u>	<u>(161)</u>	<u>6</u>	<u>—</u>
Net Income (Loss) Attributable to Alpine Income Property Trust, Inc. ....	<u>\$ 9,964</u>	<u>\$ 985</u>	<u>\$ (39)</u>	<u>\$ 3,631</u>
<b>Per Common Share Data:</b>				
Net Income (Loss) Attributable to Alpine Income Property Trust, Inc.				
Basic .....	\$ 1.02	\$ 0.13	\$ —	N/A
Diluted .....	\$ 0.89	\$ 0.11	\$ —	N/A
Weighted Average Number of Common Shares:				
Basic .....	9,781,066	7,588,349	7,902,737	N/A
Diluted .....	11,246,227	8,812,203	9,126,591	N/A

The accompanying notes are an integral part of these consolidated and combined financial statements.

**ALPINE INCOME PROPERTY TRUST, INC.**  
**CONSOLIDATED AND COMBINED STATEMENTS OF COMPREHENSIVE INCOME**  
(In thousands)

	<u>For the Year Ended December 31, 2021</u>	<u>For the Year Ended December 31, 2020</u>	<u>For the Period from November 26, 2019 to December 31, 2019</u>	<u>For the Period from January 1, 2019 to November 25, 2019</u>
	<u>The Company</u>		<u>Predecessor</u>	
Net Income (Loss) Attributable to Alpine Income Property Trust, Inc. ....	<u>\$ 9,964</u>	<u>\$ 985</u>	<u>\$(39)</u>	<u>\$ 3,631</u>
Other Comprehensive Income (Loss)				
Cash Flow Hedging Derivative—Interest Rate Swaps .....	<u>2,403</u>	<u>(481)</u>	<u>—</u>	<u>—</u>
Total Other Comprehensive Income (Loss) .....	<u>2,403</u>	<u>(481)</u>	<u>—</u>	<u>—</u>
Total Comprehensive Income (Loss) .....	<u>\$ 12,367</u>	<u>\$ 504</u>	<u>\$(39)</u>	<u>\$ 3,631</u>

The accompanying notes are an integral part of these consolidated and combined financial statements.

**ALPINE INCOME PROPERTY TRUST, INC.**  
**CONSOLIDATED AND COMBINED STATEMENTS OF STOCKHOLDERS' EQUITY**  
(In thousands, except per share data)

	Predecessor Equity	Common Stock at Par	Additional Paid-in Capital	Dividends in Excess of Net Income	Accumulated Other Comprehensive Income (Loss)	Stockholders' Equity	Noncontrolling Interest	Total Equity
<b>Predecessor</b>								
Balance January 1, 2019	\$ 124,189	\$ —	\$ —	\$ —	\$ —	\$ 124,189	\$ —	\$ 124,189
Net Income	3,631	—	—	—	—	3,631	—	3,631
Stock Compensation Expense from CTO Realty Growth, Inc.	509	—	—	—	—	509	—	509
Net Transactions with CTO Realty Growth, Inc.	19,447	—	—	—	—	19,447	—	19,447
Balance November 25, 2019	<u>\$ 147,776</u>	<u>\$ —</u>	<u>\$ —</u>	<u>\$ —</u>	<u>\$ —</u>	<u>\$ 147,776</u>	<u>\$ —</u>	<u>\$ 147,776</u>
<b>The Company</b>								
Balance November 26, 2019	\$ —	\$ —	\$ —	\$ —	\$ —	\$ —	\$ —	\$ —
Net Loss	—	—	—	(39)	—	(39)	(6)	(45)
Proceeds from Initial Public Offering	—	75	142,425	—	—	142,500	—	142,500
Proceeds from Private Placement	—	4	7,497	—	—	7,501	—	7,501
Operating Units Issued	—	—	—	—	—	—	23,253	23,253
Payment of Initial Public Offering Transaction Costs	—	—	(11,978)	—	—	(11,978)	—	(11,978)
Stock Issuance to Directors	—	—	4	—	—	4	—	4
Cash Dividend (\$0.058 per share)	—	—	—	(459)	—	(459)	(71)	(530)
Balance December 31, 2019	—	79	137,948	(498)	—	137,529	23,176	160,705
Net Income	—	—	—	985	—	985	161	1,146
Stock Repurchase	—	(4)	(5,010)	—	—	(5,014)	—	(5,014)
Payment of Shelf Registration and ATM Transaction Costs	—	—	(298)	—	—	(298)	—	(298)
Stock Issuance to Directors	—	—	238	—	—	238	—	238
Cash Dividend (\$0.820 per share)	—	—	—	(6,200)	—	(6,200)	(1,003)	(7,203)
Other Comprehensive Loss	—	—	—	—	(481)	(481)	—	(481)
Balance December 31, 2020	—	75	132,878	(5,713)	(481)	126,759	22,334	149,093
Net Income	—	—	—	9,964	—	9,964	1,498	11,462
Stock Issuance to Directors	—	—	297	—	—	297	—	297
Stock Issuance, Net of Equity Issuance Costs	—	39	67,731	—	—	67,770	—	67,770
Operating Units Issued	—	—	—	—	—	—	9,041	9,041
Cash Dividend (\$1.015 per share)	—	—	—	(10,670)	—	(10,670)	(1,494)	(12,164)
Other Comprehensive Income	—	—	—	—	2,403	2,403	—	2,403
Balance December 31, 2021	<u>\$ —</u>	<u>\$ 114</u>	<u>\$ 200,906</u>	<u>\$ (6,419)</u>	<u>\$ 1,922</u>	<u>\$ 196,523</u>	<u>\$ 31,379</u>	<u>\$ 227,902</u>

The accompanying notes are an integral part of these consolidated and combined financial statements.

**ALPINE INCOME PROPERTY TRUST, INC.**  
**CONSOLIDATED AND COMBINED STATEMENTS OF CASH FLOWS**  
(In thousands)

	For the Year Ended		For the Period from	For the Period from
	December 31, 2021	December 31, 2020	November 26, 2019 to December 31, 2019	January 1, 2019 to November 25, 2019
	The Company		Predecessor	
<b>Cash Flow From Operating Activities:</b>				
Net Income (Loss) .....	\$ 11,462	\$ 1,146	\$ (45)	\$ 3,631
Adjustments to Reconcile Net Income (Loss) to Net Cash Provided by Operating Activities:				
Depreciation and Amortization .....	15,939	9,949	687	4,859
Amortization of Intangible Lease Assets and Liabilities to Lease Income .....	(257)	(108)	(5)	(234)
Amortization of Deferred Financing Costs to Interest Expense .....	362	188	16	—
Amortization of Deferred Expenses to Lease Income .....	—	—	—	277
Gain on Disposition of Assets .....	(9,675)	(287)	—	—
Non-Cash Compensation .....	309	268	4	509
Decrease (Increase) in Assets:				
Straight-Line Rent Adjustment .....	(607)	(1,524)	(68)	(410)
COVID-19 Rent Repayments .....	430	(378)	—	—
Other Assets .....	(2,413)	(830)	(787)	(500)
Increase (Decrease) in Liabilities:				
Accounts Payable, Accrued Expenses, and Other Liabilities .....	673	2	1,472	(243)
Prepaid Rent and Deferred Revenue .....	977	968	88	(343)
Net Cash Provided By Operating Activities .....	<u>17,200</u>	<u>9,394</u>	<u>1,362</u>	<u>7,546</u>
<b>Cash Flow From Investing Activities:</b>				
Acquisition of Real Estate, Including Capitalized Expenditures ..	(223,407)	(118,808)	(125,919)	(27,001)
Proceeds from Disposition of Assets .....	27,415	4,933	—	—
Net Cash Used In Investing Activities .....	<u>(195,992)</u>	<u>(113,875)</u>	<u>(125,919)</u>	<u>(27,001)</u>
<b>Cash Flow from Financing Activities:</b>				
Proceeds from Long-Term Debt .....	294,622	115,500	—	—
Payments on Long-Term Debt .....	(162,431)	(8,691)	—	—
Cash Paid for Loan Fees .....	(1,402)	(261)	(594)	—
Repurchase of Common Stock .....	—	(5,014)	—	—
Cash Received from Initial Public Offering .....	—	—	142,500	—
Cash Received from Private Placement .....	—	—	7,501	—
Cash Paid for Initial Public Offering Transaction Costs .....	—	—	(11,978)	—
Cash Paid for Shelf Registration and ATM Transaction Costs ..	—	(298)	—	—
Net Transactions with CTO Realty Growth, Inc. ....	—	—	—	19,447
Proceeds From Stock Issuance, Net .....	67,770	—	—	—
Dividends Paid .....	(12,164)	(7,203)	(530)	—
Net Cash Provided By Financing Activities .....	<u>186,395</u>	<u>94,033</u>	<u>136,899</u>	<u>19,447</u>
Net Increase (Decrease) in Cash and Cash Equivalents .....	7,603	(10,448)	12,342	(8)
Cash and Cash Equivalents, Beginning of Period .....	1,894	12,342	—	8
Cash and Cash Equivalents, End of Period .....	<u>\$ 9,497</u>	<u>\$ 1,894</u>	<u>\$ 12,342</u>	<u>\$ —</u>
<b>Reconciliation of Cash to the Consolidated Balance Sheets:</b>				
Cash and Cash Equivalents	\$ 8,851	\$ 1,894	\$ 12,342	\$ —
Restricted Cash	646	—	—	—
Total Cash	<u>\$ 9,497</u>	<u>\$ 1,894</u>	<u>\$ 12,342</u>	<u>\$ —</u>
<b>Supplemental Disclosure of Cash Flow Information:</b>				
Cash Paid for Interest .....	\$ 3,131	\$ 1,230	\$ —	\$ —
<b>Supplemental Disclosure of Non-Cash Investing and Financing Activities:</b>				
Unrealized Gain (Loss) on Cash Flow Hedge .....	\$ 2,403	\$ (481)	\$ —	\$ —
Operating Units Issued in Exchange for Real Estate .....	\$ 9,041	\$ —	\$ —	\$ —
Assumption of Mortgage Note Payable .....	\$ 30,000	\$ —	\$ —	\$ —
Contribution of OP Units in Exchange for Predecessor Income Properties .....	\$ —	\$ —	\$ 23,253	\$ —

The accompanying notes are an integral part of these consolidated and combined financial statements.

**ALPINE INCOME PROPERTY TRUST, INC.**  
**NOTES TO CONSOLIDATED AND COMBINED FINANCIAL STATEMENTS**  
December 31, 2021, 2020 and 2019

**NOTE 1. BUSINESS AND ORGANIZATION**

*BUSINESS*

Alpine Income Property Trust, Inc. (the “Company” or “PINE”) is a real estate company that owns and operates a high-quality portfolio of commercial net lease properties. The terms “us,” “we,” “our,” and “the Company” as used in this report refer to Alpine Income Property Trust, Inc. together with our consolidated subsidiaries.

Our portfolio consists of 113 net leased properties located in 76 markets in 32 states. The properties in our portfolio are primarily subject to long-term, triple-net leases, which generally require the tenant to pay all of the property operating expenses such as real estate taxes, insurance, assessments and other governmental fees, utilities, repairs and maintenance and certain capital expenditures.

The Company has no employees and is externally managed by Alpine Income Property Manager, LLC, a Delaware limited liability company and a wholly owned subsidiary of CTO Realty Growth, Inc. (our “Manager”). CTO Realty Growth, Inc. (NYSE: CTO) is a Maryland corporation that is a publicly traded diversified real estate investment trust (“REIT”) and the sole member of our Manager (“CTO”).

*ORGANIZATION*

The Company is a Maryland corporation that was formed on August 19, 2019. On November 26, 2019, the Company closed its initial public offering (“IPO”) of shares of its common stock (the “Offering”) as well as a concurrent private placement of shares of common stock to CTO. The price per share paid in the Offering and the concurrent private placement was \$19.00 (the “IPO Price”). The Offering raised \$142.5 million in gross proceeds from the issuance of 7,500,000 shares of our common stock. We also raised \$7.5 million from the concurrent private placement to CTO from the issuance of 394,737 shares of our common stock (“CTO Private Placement”). Included in the Offering was CTO’s purchase of 421,053 shares of our common stock for \$8.0 million, representing a cash investment by CTO of \$15.5 million. A total of \$125.9 million of proceeds from the Offering were utilized to acquire 15 properties in our initial portfolio from CTO. The remaining five properties in our initial portfolio were contributed by CTO in exchange for 1,223,854 units of the operating partnership (the “OP Units”) for a value of \$23.3 million based on the IPO Price. As of December 31, 2021, four of the properties acquired from CTO, included within our initial portfolio, have been sold. The Company incurred a total of \$12.0 million of transaction costs, which included underwriting fees of \$9.4 million. Upon completion of the Offering, the CTO Private Placement, and the other transactions executed at the time of our listing on the New York Stock Exchange (the “NYSE”) under the symbol “PINE” (collectively defined as the “Formation Transactions”), CTO owned 22.3% of our outstanding common stock (assuming the OP Units issued to CTO in the Formation Transactions are exchanged for shares of our common stock on a one-for-one basis).

We conduct the substantial majority of our operations through Alpine Income Property OP, LP (the “Operating Partnership”). Our wholly owned subsidiary, Alpine Income Property GP, LLC (“PINE GP”), is the sole general partner of the Operating Partnership. Substantially all of our assets are held by, and our operations are conducted through, the Operating Partnership. As of December 31, 2021, we have a total ownership interest in the Operating Partnership of 87.1%, with CTO holding, directly and indirectly, a 9.3% ownership interest in the Operating Partnership. The remaining 3.6% ownership interest is held by an unrelated third party in connection with the issuance of 479,640 OP Units valued at \$9.0 million in the aggregate, or \$18.85 per unit. The issuance of 479,640 OP Units includes (i) 424,951 OP Units issued as consideration for the portfolio of nine net lease properties acquired on June 30, 2021 and (ii) 54,689 OP Units issued as consideration for the acquisition of one net lease property on July 12, 2021 (see Note 4, “Property Portfolio”). Our interest in the Operating

Partnership generally entitles us to share in cash distributions from, and in the profits and losses of, the Operating Partnership in proportion to our percentage ownership. We, through PINE GP, generally have the exclusive power under the partnership agreement to manage and conduct the business and affairs of the Operating Partnership, subject to certain approval and voting rights of the limited partners. Our Board of Directors (the “Board”) manages our business and affairs.

The Company has elected to be taxed as a REIT for U.S. federal income tax purposes under the Internal Revenue Code of 1986, as amended (the “Code”). To qualify as a REIT, the Company must meet certain organizational and operational requirements, including a requirement to distribute at least 90% of the Company’s annual REIT taxable income, without regard to the dividends paid deduction or net capital gain, to its stockholders (which does not necessarily equal net income as calculated in accordance with generally accepted accounting principles). As a REIT, the Company is generally not subject to U.S. federal corporate income tax to the extent of its distributions to stockholders. If the Company fails to qualify as a REIT in any taxable year, the Company will be subject to U.S. federal income tax on its taxable income at regular corporate rates and generally will not be permitted to qualify for treatment as a REIT for the four taxable years following the year during which qualification is lost unless the Internal Revenue Service grants the Company relief under certain statutory provisions. Such an event could materially adversely affect the Company’s net income and net cash available for distribution to stockholders. Even if the Company qualifies for taxation as a REIT, the Company may be subject to state and local taxes on its income and property and federal income and excise taxes on its undistributed income.

## **NOTE 2. BASIS OF PRESENTATION AND PRINCIPLES OF CONSOLIDATION**

### *BASIS OF PRESENTATION*

For the period prior to November 26, 2019, the accompanying combined financial statements of Alpine Income Property Trust Predecessor (the “Predecessor”) do not represent the financial position and results of operations of one legal entity, but rather a combination of entities under common control that have been “carved out” from CTO’s consolidated financial statements. Historically, financial statements of the Predecessor have not been prepared as it has not operated separately from CTO. These combined financial statements reflect the revenues and expenses of the Predecessor and include certain material assets and liabilities of CTO that are specifically identifiable and generated through, or associated with, an in-place net lease, which have been reflected at CTO’s historical basis.

For periods subsequent to November 26, 2019, the accompanying consolidated financial statements represent the consolidated statements of Alpine Income Property Trust, Inc. together with our consolidated subsidiaries. As a result of the Company’s acquisitions of the initial portfolio from CTO, the consolidated financial statements subsequent to November 26, 2019 are presented on a new basis of accounting pursuant to Accounting Standards Codification (“ASC”) 805-10, *Business Combinations*.

The preparation of these consolidated and combined financial statements in conformity with accounting principles generally accepted in the United States of America (“GAAP”) requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the dates of the financial statements and the reported amounts of revenues and expenses during the reporting periods. The combined financial statements for the period prior to November 26, 2019, include an allocation of general and administrative expenses to the Predecessor from CTO. In addition, general and administrative expenses include an allocation of the costs of certain CTO corporate functions, including executive oversight, treasury, finance, human resources, tax compliance and planning, internal audit, financial reporting, information technology and investor relations. General and administrative expenses (including stock-based compensation) represent a pro rata allocation of costs from CTO based on the revenues of the Predecessor as a percentage of CTO’s total revenue. The Company believes the allocation methodology for general and administrative expenses is reasonable. However, the allocated general and administrative expense presented in

our combined statements of operations for historical periods does not necessarily reflect what our general and administrative expenses will be as a stand-alone public company for future reporting periods. Additionally, most of the Predecessor entities included in CTO's financial statements did not have separately established bank accounts for the periods presented, and most cash transactions were historically transacted through bank accounts owned by CTO. The combined statements of cash flows for the periods presented were prepared as if operating, investing, and financing transactions had been transacted through separate bank accounts of the Predecessor. The combined financial statements include, on a carve-out basis, the historical balance sheets and statements of operations and cash flows attributed to the Company.

#### *PRINCIPLES OF CONSOLIDATION*

For periods commencing on and subsequent to November 26, 2019, the consolidated financial statements include the accounts of the Company, its wholly owned subsidiaries, and other entities in which we have a controlling interest. All significant inter-company balances and transactions have been eliminated in the consolidated financial statements. For the period prior to November 26, 2019, the combined financial statements include, on a carve-out basis, the historical balance sheets and statements of operations and cash flows of the Predecessor.

#### *SEGMENT REPORTING*

ASC Topic 280, *Segment Reporting*, establishes standards related to the manner in which enterprises report operating segment information. The Company is primarily in the business of acquiring and managing retail real estate which is considered to be one reporting segment. The Company has no other reportable segments. The Company's chief executive officer, who is the chief operating decision maker, reviews financial information on an aggregate basis for purposes of allocating and evaluating financial performance.

### **NOTE 3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

#### *USE OF ESTIMATES IN THE PREPARATION OF FINANCIAL STATEMENTS*

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period presented. Actual results could differ from those estimates.

Among other factors, fluctuating market conditions that can exist in the national real estate markets and the volatility and uncertainty in the financial and credit markets make it possible that the estimates and assumptions, most notably those related to PINE's investment in properties, could change materially due to continued volatility in the real estate and financial markets, or as a result of a significant dislocation in those markets.

#### *REAL ESTATE*

The Company's real estate assets are primarily comprised of the properties in its portfolio, and are stated at cost, less accumulated depreciation and amortization. Such properties are depreciated on a straight-line basis over their estimated useful lives. Renewals and betterments are capitalized to the applicable property accounts. The cost of maintenance and repairs is expensed as incurred. The cost of property retired or otherwise disposed of, and the related accumulated depreciation or amortization, are removed from the accounts, and any resulting gain or loss is recorded in the statement of operations. The amount of depreciation of real estate, exclusive of amortization related to intangible assets, recognized for the year ended December 31, 2021, the year ended December 31, 2020, the period from November 26, 2019 to December 31, 2019, and the Predecessor period from January 1, 2019 to November 25, 2019, was \$10.0 million, \$6.2 million, \$0.4 million, and \$3.2 million, respectively.



### *LONG-LIVED ASSETS*

The Company follows Financial Accounting Standards Board (“FASB”) ASC Topic 360-10, *Property, Plant, and Equipment* in conducting its impairment analyses. The Company reviews the recoverability of long-lived assets, primarily real estate, for impairment whenever events or changes in circumstances indicate that the carrying amount of an asset may not be recoverable. Examples of situations considered to be triggering events include: a substantial decline in operating cash flows during the period, a current or projected loss from operations, an property not fully leased or leased at rates that are less than current market rates, and any other quantitative or qualitative events deemed significant by management. Long-lived assets are evaluated for impairment by using an undiscounted cash flow approach, which considers future estimated capital expenditures. Impairment of long-lived assets is measured at fair value less cost to sell.

### *PURCHASE ACCOUNTING FOR ACQUISITIONS OF REAL ESTATE SUBJECT TO A LEASE*

Investments in real estate are carried at cost less accumulated depreciation and impairment losses, if any. The cost of investments in real estate reflects their purchase price or development cost. We evaluate each acquisition transaction to determine whether the acquired asset meets the definition of a business. Under Accounting Standards Update (“ASU”) 2017-01, *Business Combinations (Topic 805): Clarifying the Definition of a Business*, an acquisition does not qualify as a business when there is no substantive process acquired or substantially all of the fair value is concentrated in a single identifiable asset or group of similar identifiable assets or the acquisition does not include a substantive process in the form of an acquired workforce or an acquired contract that cannot be replaced without significant cost, effort or delay. Transaction costs related to acquisitions that are asset acquisitions are capitalized as part of the cost basis of the acquired assets, while transaction costs for acquisitions that are deemed to be acquisitions of a business are expensed as incurred. Improvements and replacements are capitalized when they extend the useful life or improve the productive capacity of the asset. Costs of repairs and maintenance are expensed as incurred.

In accordance with FASB guidance, the fair value of the real estate acquired with in-place leases is allocated to the acquired tangible assets, consisting of land, building and tenant improvements, and identified intangible assets and liabilities, consisting of the value of above-market and below-market leases, the value of in-place leases, and the value of leasing costs, based in each case on their relative fair values. In allocating the fair value of the identified intangible assets and liabilities of an acquired property, above-market and below-market in-place lease values are recorded as other assets or liabilities based on the present value. The capitalized above-market lease values are amortized as a reduction of rental income over the remaining terms of the respective leases. The capitalized below-market lease values are amortized as an increase to rental income over the initial term unless the management believes that it is likely that the tenant will renew the lease upon expiration, in which case both the Company and the Predecessor amortize the value attributable to the renewal over the renewal period. The value of in-place leases and leasing costs are amortized to expense over the remaining non-cancelable periods of the respective leases. If a lease were to be terminated prior to its stated expiration, all unamortized amounts relating to that lease would be written off.

### *SALES OF REAL ESTATE*

When properties are disposed of, the related cost basis of the real estate, intangible lease assets, and intangible lease liabilities, net of accumulated depreciation and/or amortization, and any accrued straight-line rental income balance for the underlying operating leases are removed, and gains or losses from the dispositions are reflected in net income within gains on dispositions of assets. In accordance with the FASB guidance, gains or losses on sales of real estate are generally recognized using the full accrual method.

### *PROPERTY LEASE REVENUE*

The rental arrangements associated with the Company’s property portfolio are classified as operating leases. The Company recognizes lease income on these properties on a straight-line basis over the term of the lease.

Accordingly, contractual lease payment increases are recognized evenly over the term of the lease. The periodic difference between lease income recognized under this method and contractual lease payment terms (i.e., straight-line rent) is recorded as a deferred operating lease receivable and is included in straight-line rent adjustment on the accompanying consolidated balance sheets. The Company's leases provide for reimbursement from tenants for variable lease payments including common area maintenance, insurance, real estate taxes and other operating expenses. A portion of our variable lease payment revenue is estimated each period and is recognized as rental income in the period the recoverable costs are incurred and accrued.

The collectability of tenant receivables and straight-line rent adjustments is determined based on, among other things, the aging of the tenant receivable, management's evaluation of credit risk associated with the tenant and industry of the tenant, and a review of specifically identified accounts using judgment. As of December 31, 2021 and 2020, the Company's allowance for doubtful accounts totaled \$0.3 million and \$0.1 million, respectively.

#### *SALES TAX*

Sales tax collected on lease payments is recognized as a liability in the accompanying consolidated balance sheets when collected. The liability is reduced at the time payment is remitted to the applicable taxing authority.

#### *CASH AND CASH EQUIVALENTS*

Cash and cash equivalents include cash on hand, bank demand accounts, and money market accounts having original maturities of 90 days or less. The Company's bank balances as of December 31, 2021 and 2020 include certain amounts over the Federal Deposit Insurance Corporation limits. The carrying value of cash and cash equivalents is reported at Level 1 in the fair value hierarchy, which represents valuation based upon quoted prices in active markets for identical assets or liabilities.

#### *RESTRICTED CASH*

Restricted cash totaled \$0.6 million at December 31, 2021 which is being held in a capital replacement and leasing commissions reserve account in connection with our financing of six properties.

#### *DERIVATIVE FINANCIAL INSTRUMENTS AND HEDGING ACTIVITY*

The Company accounts for its cash flow hedging derivatives in accordance with FASB ASC Topic 815-20, *Derivatives and Hedging*. Depending upon the hedge's value at each balance sheet date, the derivatives are included in either other assets or accounts payable, accrued expenses, and other liabilities on the consolidated balance sheet at its fair value. On the date each interest rate swap was entered into, the Company designated the derivatives as a hedge of the variability of cash flows to be paid related to the recognized long-term debt liabilities.

The Company documented the relationship between the hedging instruments and the hedged item, as well as its risk-management objective and strategy for undertaking the hedge transactions. At the hedges' inception, the Company assessed whether the derivatives that are used in hedging the transactions are highly effective in offsetting changes in cash flows of the hedged items, and we will continue to do so on an ongoing basis. As the terms of the interest rate swaps and the associated debts are identical, both hedging instruments qualify for the shortcut method; therefore, it is assumed that there is no hedge ineffectiveness throughout the entire term of the hedging instruments.

Changes in fair value of the hedging instruments that are highly effective and designated and qualified as cash-flow hedges are recorded in other comprehensive income and loss, until earnings are affected by the variability in cash flows of the designated hedged items (see Note 10, "Interest Rate Swaps").

### *FAIR VALUE OF FINANCIAL INSTRUMENTS*

The carrying amounts of the Company's financial assets and liabilities including cash and cash equivalents, restricted cash, accounts receivable included in other assets, accounts payable, and accrued expenses and other liabilities at December 31, 2021 and December 31, 2020, approximate fair value because of the short maturity of these instruments. The carrying value of the Credit Facility, hereinafter defined, approximates current market rates for revolving credit arrangements with similar risks and maturities. The Company estimates the fair value of its mortgage note payable and term loans based on incremental borrowing rates for similar types of borrowing arrangements with the same remaining maturity and on the discounted estimated future cash payments to be made for other debt. The discount rate used to calculate the fair value of debt approximates current lending rates for loans and assumes the debt is outstanding through maturity. Since such amounts are estimates that are based on limited available market information for similar transactions, which is a Level 2 non-recurring measurement, there can be no assurance that the disclosed value of any financial instrument could be realized by immediate settlement of the instrument.

### *FAIR VALUE MEASUREMENTS*

The Company's estimates of fair value of financial and non-financial assets and liabilities is based on the framework established by GAAP. The framework specifies a hierarchy of valuation inputs which was established to increase consistency, clarity and comparability in fair value measurements and related disclosures. GAAP describes a fair value hierarchy based upon three levels of inputs that may be used to measure fair value, two of which are considered observable and one that is considered unobservable. The following describes the three levels:

- Level 1 – Valuation is based upon quoted prices in active markets for identical assets or liabilities.
- Level 2 – Valuation is based upon inputs other than Level 1 that are observable, either directly or indirectly, such as quoted prices for similar assets or liabilities, quoted prices in markets that are not active or other inputs that are observable or can be corroborated by observable market data for substantially the full term of the assets or liabilities.
- Level 3 – Valuation is generated from model-based techniques that use at least one significant assumption not observable in the market. These unobservable assumptions reflect estimates of assumptions that market participants would use in pricing the asset or liability. Valuation techniques include option pricing models, discounted cash flow models, and similar techniques.

### *EARNINGS PER COMMON SHARE*

Basic earnings per common share is computed by dividing net income attributable to the Company for the period by the weighted average number of shares outstanding for the period. Diluted earnings per common share is based on the assumption that the OP Units issued are exchanged for shares of our common stock on a one-for-one basis.

### *INCOME TAXES*

The Company has elected to be taxed as a REIT for U.S. federal income tax purposes under the Code. We believe the Company has been organized and has operated in such a manner as to qualify for taxation as a REIT under the U.S. federal income tax laws. The Company intends to continue to operate in such a manner. As a REIT, the Company will be subject to U.S. federal and state income taxation at corporate rates on its net taxable income; the Company, however, may claim a deduction for the amount of dividends paid to its stockholders. Amounts distributed as dividends by the Company will be subject to taxation at the stockholder level only. While the Company must distribute at least 90% of its REIT taxable income, determined without regard to the dividends paid deduction and excluding any net capital gain, to qualify as a REIT, the Company intends to distribute all of its net taxable income. The Company is allowed certain other non-cash deductions or

adjustments, such as depreciation expense, when computing its REIT taxable income and distribution requirement. These deductions permit the Company to reduce its dividend payout requirement under U.S. federal income tax laws. Certain states may impose minimum franchise taxes. The Company may form one or more taxable REIT subsidiaries (“TRSs”), which will be subject to applicable U.S. federal, state and local corporate income tax on their taxable income. For the periods presented, the Company did not have any TRSs that would be subject to taxation.

#### *STOCK-BASED COMPENSATION*

The Company adopted the Individual Equity Incentive Plan (the “Individual Plan”) and the Manager Equity Incentive Plan (the “Manager Plan”), which are collectively referred to herein as the Equity Incentive Plans. The purpose of the Equity Incentive Plans is to provide equity incentive opportunities to members of the Manager’s management team and employees who perform services for the Company, the Company’s independent directors, advisers, consultants and other personnel, either individually or via grants of incentive equity to the Manager.

The Company has issued restricted shares of common stock pursuant to the Equity Incentive Plans. The Company’s determination of the grant date fair value of the three-year vest restricted stock awards was calculated by multiplying the number of shares issued by the Company’s stock price at the grant date. Compensation cost is recognized on a straight-line basis over the vesting period and is included in general and administrative expenses in the Company’s consolidated and combined statements of operations. Award forfeitures are accounted for in the period in which they occur.

#### *CONCENTRATION OF CREDIT RISK*

Certain of the tenants in the portfolio of 113 properties accounted for more than 10% of total revenues during the years ended December 31, 2021 and 2020, the period from November 26, 2019 to December 31, 2019, and the Predecessor period from January 1, 2019 to November 25, 2019.

For the year ended December 31, 2021, Wells Fargo represented 12% of total revenues. Wells Fargo and Hilton Grand Vacations represented 19% and 12% of total revenues, respectively, for the year ended December 31, 2020 and 26% and 17% of total revenues, respectively, for the period from November 26, 2019 to December 31, 2019 and the Predecessor period from January 1, 2019 to November 25, 2019.

As of December 31, 2021, 20% of the Company’s real estate portfolio, based on square footage, was located in the state of Texas. As of December 31, 2020, 13% and 17%, respectively, of the Company’s real estate portfolio, based on square footage, was located in the states of Oregon and Florida. Additionally, as of December 31, 2020, individually more than 10% of the Company’s real estate portfolio, based on square footage, was located in the states of North Carolina and Michigan. Uncertainty of the duration of a prolonged real estate and economic downturn could have an adverse impact on the Company’s real estate values.

#### *RECLASSIFICATIONS*

In the first quarter of 2021, the Company reclassified deferred financing costs, net of accumulated amortization, as a component of other assets on the accompanying consolidated balance sheet. Accordingly, deferred financing costs of \$0.9 million, net of accumulated amortization of \$0.2 million, were reclassified from long-term debt to other assets as of December 31, 2020.

#### *RECENTLY ISSUED ACCOUNTING STANDARDS*

*Cessation of LIBOR.* In January 2021, the FASB issued ASU 2021-01 which is in response to concerns about structural risks of interbank offered rates (“IBORs”), and, particularly, the risk of cessation of the London Interbank Offered Rate (“LIBOR”), regulators in numerous jurisdictions around the world have undertaken

reference rate reform initiatives to identify alternative reference rates that are more observable or transaction based and less susceptible to manipulation. The amendments in ASU 2021-01 are effective immediately and clarify that certain optional expedients and exceptions in Topic 848 for contract modifications and hedge accounting apply to derivatives that are affected by the discounting transition. The Company believes its interest rate swaps meets the scope of Topic 848-10-15-3A and therefore, Company will be able to continue to apply a perfectly effective assessment method by electing the corresponding optional expedient for subsequent assessments.

*Lease Modifications.* In April 2020, the FASB issued interpretive guidance relating to the accounting for lease concessions provided as a result of the COVID-19 Pandemic. In this guidance, entities can elect not to apply lease modification accounting with respect to such lease concessions and, instead, treat the concession as if it was a part of the existing contract. This guidance is only applicable to lease concessions related to the COVID-19 Pandemic that do not result in a substantial increase in the rights of the lessor or the obligations of the lessee. As of and for the year ended December 31, 2020, the Company elected to not apply lease modification accounting with respect to rent deferrals as the concessions were related to COVID-19 and there was not a substantial increase in the lessor's rights under the lease agreement. Accordingly, for leases in which deferred rent agreements were reached, the Company has continued to account for the lease by recognizing the normal straight-line rental income and as the deferred rents are repaid by the tenant, the straight-line receivable will be reduced. The Company did not enter into any deferred rent agreements related to the COVID-19 Pandemic during the year ended December 31, 2021. The portion of the straight-line adjustment related to COVID-19 concessions and subsequent repayments has been reflected separately in the Company's statement of cash flows for the years ended December 31, 2021 and 2020. With respect to rent abatement agreements, lease modification accounting applies as an extended term was a part of such agreements, accordingly the Company re-calculated straight-line rental income for such leases to recognize over the new lease term.

#### NOTE 4. PROPERTY PORTFOLIO

As of December 31, 2021, the Company's property portfolio consisted of 113 properties with total square footage of 3.3 million.

Leasing revenue consists of long-term rental revenue from retail and office properties, which is recognized as earned, using the straight-line method over the life of each lease.

The components of leasing revenue are as follows (in thousands):

	For the Year Ended December 31, 2021	For the Year Ended December 31, 2020	For the Period from November 26, 2019 to December 31, 2019	For the Period from January 1, 2019 to November 25, 2019
	<u>The Company</u>		<u>Predecessor</u>	
Lease Income				
Lease Payments . . .	\$ 27,138	\$ 17,746	\$ 1,294	\$ 10,810
Variable Lease Payments . . . . .	<u>2,990</u>	<u>1,502</u>	<u>100</u>	<u>1,027</u>
Total Lease Income . . .	<u>\$ 30,128</u>	<u>\$ 19,248</u>	<u>\$ 1,394</u>	<u>\$ 11,837</u>

*Minimum Future Rental Receipts.* Minimum future rental receipts under non-cancelable operating leases, excluding percentage rent and other lease payments that are not fixed and determinable, having remaining terms in excess of one year subsequent to December 31, 2021, are summarized as follows (in thousands):

<u>Year Ending December 31,</u>	<u>Amounts</u>
2022 .....	\$ 36,196
2023 .....	35,747
2024 .....	34,806
2025 .....	33,519
2026 .....	29,703
2027 and Thereafter (Cumulative) .....	<u>120,057</u>
Total .....	<u>\$ 290,028</u>

*2021 Activity.* During the year ended December 31, 2021, the Company acquired 68 properties for a combined purchase price of \$260.3 million, or a total cost of \$262.4 million including capitalized acquisition costs. Of the total acquisition cost, \$100.8 million was allocated to land, \$132.6 million was allocated to buildings and improvements, \$31.8 million was allocated to intangible assets pertaining to the in-place lease value, leasing fees, and above market lease value, and \$2.8 million was allocated to intangible liabilities for the below market lease value. The weighted average amortization period for the intangible assets and liabilities was 8.6 years at acquisition.

The leases attributable to the properties acquired during the year ended December 31, 2021 are described below:

<u>Description</u>	<u>Location</u>	<u>Date of Acquisition</u>	<u>Square-Feet</u>	<u>Purchase Price (\$'000's)</u>	<u>Remaining Lease Term at Acquisition Date (in years)</u>
Dollar General .....	Cut and Shoot, TX	1/25/2021	9,096	\$ 1,727	14.8
Dollar General .....	Del Rio, TX	1/25/2021	9,219	1,403	14.0
Dollar General .....	Seguin, TX	1/25/2021	9,155	1,290	14.1
At Home .....	Canton, OH	3/09/2021	89,902	8,571	8.4
Pet Supplies Plus .....	Canton, OH	3/09/2021	8,400	1,135	6.6
Salon Lofts .....	Canton, OH	3/09/2021	4,000	694	7.0
Sportsman's Warehouse ....	Albuquerque, NM	3/29/2021	48,974	7,100	8.4
Burlington .....	North Richland Hills, TX	4/23/2021	70,891	11,528	7.8
Academy Sports .....	Florence, SC	6/22/2021	58,410	7,650	7.7
Big Lots .....	Durant, OK	6/25/2021	36,794	1,836	5.5
Orscheln Farm and Home ...	Durant, OK	6/25/2021	37,965	2,017	1.7
Lowe's .....	Katy, TX	6/30/2021	131,644	14,672	11.1
Harris Teeter .....	Charlotte, NC	6/30/2021	45,089	8,273	6.8
Rite Aid .....	Renton, WA	6/30/2021	16,280	7,200	5.1
Walgreens .....	Clermont, FL	6/30/2021	13,650	5,085	7.2
Big Lots .....	Germantown, MD	6/30/2021	25,589	4,670	9.6
Big Lots .....	Phoenix, AZ	6/30/2021	34,512	4,599	9.6
Circle K .....	Indianapolis, IN	6/30/2021	4,283	2,800 <sup>(1)</sup>	3.4
Burger King .....	Plymouth, NC	6/30/2021	3,142	1,736 <sup>(1)</sup>	6.8
Dollar Tree .....	Demopolis, AL	6/30/2021	10,159	1,615 <sup>(1)</sup>	8.7
Firestone .....	Pittsburgh, PA	6/30/2021	10,629	1,468 <sup>(1)</sup>	7.8
Advance Auto Parts .....	Ware, MA	6/30/2021	6,889	1,396 <sup>(1)</sup>	3.6

<u>Description</u>	<u>Location</u>	<u>Date of Acquisition</u>	<u>Square-Feet</u>	<u>Purchase Price (\$'000's)</u>	<u>Remaining Lease Term at Acquisition Date (in years)</u>
Grease Monkey . . . . .	Stockbridge, GA	6/30/2021	1,846	1,318 <sup>(1)</sup>	12.3
Hardee's . . . . .	Boaz, AL	6/30/2021	3,542	1,185 <sup>(1)</sup>	9.4
Schlotzsky's . . . . .	Sweetwater, TX	6/30/2021	2,431	1,147 <sup>(1)</sup>	14.0
Advance Auto Parts . . . . .	Athens, GA	6/30/2021	6,871	1,127 <sup>(1)</sup>	3.6
Family Dollar . . . . .	Burlington, NC	7/01/2021	11,394	1,618	9.8
O'Reilly Auto Parts . . . . .	Duluth, MN	7/12/2021	11,182	1,030 <sup>(1)</sup>	6.4
Tractor Supply . . . . .	Washington Court House, OH	8/27/2021	39,984	2,370	10.8
Harbor Freight . . . . .	Midland, MI	8/31/2021	14,624	1,750	4.8
Camping World . . . . .	Duluth, MN	9/14/2021	66,033	10,451	12.3
Advance Auto Parts . . . . .	Ludington, MI	9/14/2021	6,604	1,050	10.3
Advance Auto Parts . . . . .	New Baltimore, MI	9/14/2021	6,784	1,050	10.3
Dollar Tree . . . . .	Stillwell, OK	9/17/2021	9,828	1,576	10.5
O'Reilly Auto Parts . . . . .	Angels Camp, CA	9/22/2021	7,066	2,125	4.5
Walmart . . . . .	Hempstead, TX	9/28/2021	52,190	4,450	5.3
7-Eleven . . . . .	Olathe, KS	9/30/2021	4,146	3,782	5.7
At Home . . . . .	Turnersville, NJ	9/30/2021	89,460	7,181	8.1
Boston Market . . . . .	Turnersville, NJ	9/30/2021	2,627	1,027	8.3
Verizon . . . . .	Turnersville, NJ	9/30/2021	6,027	3,568	5.8
Advance Auto Parts . . . . .	St. Paul, MN	9/30/2021	7,201	2,305	7.1
Hobby Lobby . . . . .	Aberdeen, SD	9/30/2021	49,034	3,150	3.4
Dollar Tree . . . . .	Albuquerque, NM	9/30/2021	10,023	1,081	9.4
Office Depot . . . . .	Albuquerque, NM	9/30/2021	30,346	3,814	2.3
Valero <sup>(2)</sup> . . . . .	Jackson, MS	9/30/2021	1,920	1,067	20.0
Valero <sup>(2)</sup> . . . . .	Leland, MS	9/30/2021	3,343	977	20.0
Valero . . . . .	Cadiz, OH	10/14/2021	1,292	750	20.0
Valero . . . . .	Massillon, OH	10/14/2021	1,363	1,059	20.0
Valero . . . . .	Parma, OH	10/14/2021	1,884	988	20.0
Office Max . . . . .	Gadsen, AL	10/26/2021	23,638	2,717	6.3
Orscheln Farm and Home . . . . .	California, MO	11/2/2021	23,042	1,806	10.0
Family Dollar . . . . .	Dearing, GA	11/12/2021	9,288	1,365	8.9
Buffalo Wild Wings . . . . .	Hattiesburg, MS	11/23/2021	6,302	3,664	10.1
Best Buy . . . . .	Dayton, OH	12/3/2021	45,535	5,898	3.3
Ashley HomeStore . . . . .	Dayton, OH	12/3/2021	33,161	3,480	6.2
Mattress Firm . . . . .	Richmond, IN	12/8/2021	5,108	2,271	9.3
Orscheln Farm and Home . . . . .	Owensville, MO	12/8/2021	38,452	1,530	6.1
Family Dollar . . . . .	McKenny, VA	12/10/2021	10,531	1,660	9.8
Family Dollar . . . . .	Tipton, MO	12/14/2021	10,500	1,606	10.2
Family Dollar . . . . .	Van Buren, MO	12/14/2021	10,500	1,563	10.2
Family Dollar . . . . .	Lake Village, AR	12/14/2021	14,592	1,242	10.2
Academy Sports . . . . .	Columbia, SC	12/16/2021	72,000	10,121	10.4
Academy Sports . . . . .	Snellville, GA	12/16/2021	67,247	10,379	10.4
The Burger Joint . . . . .	Friendswood, TX	12/22/2021	4,054	2,634	9.0
Charles Schwab . . . . .	Webster, TX	12/22/2021	5,556	4,892	10.1
Crazy Alan's Swamp Shack . . . . .	Friendswood, TX	12/22/2021	9,356	2,786	7.7
Ethan Allen . . . . .	Friendswood, TX	12/22/2021	12,208	2,528	3.8
LongHorn Steakhouse . . . . .	Webster, TX	12/22/2021	7,000	3,122	1.3

<u>Description</u>	<u>Location</u>	<u>Date of Acquisition</u>	<u>Square-Feet</u>	<u>Purchase Price (\$000's)</u>	<u>Remaining Lease Term at Acquisition Date (in years)</u>
Lowe's .....	Webster, TX	12/22/2021	163,300	10,986	5.9
Olive Garden .....	Friendswood, TX	12/22/2021	8,388	3,001	1.8
Rooms To Go .....	Friendswood, TX	12/22/2021	51,868	10,760	10.3
Sportsman's Warehouse .....	Morgantown, WV	12/22/2021	30,547	6,050	5.4
Visionworks .....	Friendswood, TX	12/22/2021	3,949	2,791	0.9
Total / Weighted Average			<u>1,799,839</u>	<u>\$260,313</u>	<u>8.1</u>

(1) The aggregate purchase price of \$14.8 million was partially funded through the issuance of 479,640 OP Units valued at \$9.0 million, see Note 11, "Equity."

(2) Subject to a master lease agreement.

During the year ended December 31, 2021, the Company sold three properties for an aggregate sales price of \$28.3 million, generating aggregate gains on sale of \$9.7 million. On July 21, 2021, the Company sold one property, classified as held for sale as of June 30, 2021, leased to Outback Steakhouse located in Huntersville, North Carolina, for a sales price of \$3.8 million, generating a gain on sale of \$0.5 million. On December 2, 2021, the Company sold two properties leased to Hilton Grand Vacations in Orlando, Florida, for an aggregate sales price of \$24.5 million, generating a combined gain on sale of \$9.1 million.

*2020 Activity.* During the year ended December 31, 2020, the Company acquired 29 properties for a combined purchase price of \$116.6 million, or a total cost of \$117.7 million including capitalized acquisition costs. Of the total acquisition cost, \$30.3 million was allocated to land, \$70.0 million was allocated to buildings and improvements, \$19.1 million was allocated to intangible assets pertaining to the in-place lease value, leasing fees, and above market lease value, and \$1.7 million was allocated to intangible liabilities for the below market lease value. The weighted average amortization period for the intangible assets and liabilities was 10.1 years at acquisition.



The leases attributable to the properties acquired during the year ended December 31, 2020 are described below:

Description	Location	Date of Acquisition	Square-Feet	Purchase Price (\$000's)	Remaining Lease Term at Acquisition Date (in years)
Conn's HomePlus	Hurst, TX	1/10/2020	37,957	\$ 6,100	11.6
7-Eleven	Austin, TX	1/13/2020	6,400	5,762	15.0
7-Eleven	Georgetown, TX	1/13/2020	7,726	4,301	15.0
BP	Highland Heights, KY	2/03/2020	2,578	4,250	10.8
American Multi-Cinema, Inc.	Tyngsborough, MA	2/19/2020	39,474	7,055	10.1
Hobby Lobby	Tulsa, OK	2/28/2020	84,180	12,486	10.8
Long John Silver's	Tulsa, OK	2/28/2020	3,000	264	N/A
Old Time Pottery	Orange Park, FL	2/28/2020	84,180	6,312	10.4
Freddy's Frozen Custard	Orange Park, FL	2/28/2020	3,200	303	6.8
Hobby Lobby	Arden, NC	6/24/2020	55,000	7,987	11.2
Walmart	Howell, MI	6/30/2020	214,172	20,590	6.6
Advanced Auto Parts	Severn, MD	9/14/2020	6,876	2,588	14.5
Dollar General	Heuvelton, NY	9/14/2020	9,342	1,462	12.1
Dollar General	Winthrop, NY	9/14/2020	9,167	1,589	11.0
Dollar General	Salem, NY	9/14/2020	9,199	1,485	13.0
Dollar General	Harrisville, NY	9/14/2020	9,309	1,466	13.3
Dollar General	Newtonsville, OH	9/14/2020	9,290	1,164	9.7
Dollar General	Hammond, NY	9/14/2020	9,219	1,384	12.3
Dollar General	Barker, NY	9/14/2020	9,275	1,439	13.2
Dollar General	Chazy, NY	9/14/2020	9,277	1,673	11.0
Dollar General	Milford, ME	9/21/2020	9,128	1,606	13.1
Dollar General	Limestone, ME	9/21/2020	9,167	1,456	13.1
Dollar General	Bingham, ME	9/21/2020	9,345	1,522	13.1
Dollar General	Willis, TX	9/23/2020	9,138	1,774	14.9
Dollar General	Somerville, TX	9/23/2020	9,252	1,472	14.8
Dollar General	Odessa, TX	9/30/2020	9,127	1,792	14.8
Dollar General	Kermit, TX	11/9/2020	10,920	1,941	14.8
Kohl's	Glendale, AZ	12/11/2020	14,125	11,600	9.1
Walgreens	Tacoma, WA	12/18/2020	87,875	3,810	9.6
Total / Weighted Average			<u>786,898</u>	<u>\$116,633</u>	<u>10.6</u>

On September 25, 2020, the Company sold one property, classified as held for sale as of June 30, 2020, leased to Outback Steakhouse located in Charlottesville, Virginia, for a sales price of \$5.1 million, generating a gain on sale of \$0.3 million.

*Period from November 26, 2019 to December 31, 2019 Activity.* On November 26, 2019, the Company closed its initial public offering. The Company used \$125.9 million of the net proceeds from the Offering to acquire 15 of the 20 properties in the Company's initial portfolio from CTO, or the Predecessor. The remaining five properties in the Company's initial portfolio were contributed by CTO in exchange for 1,223,854 OP Units of the Operating Partnership for a value of \$23.3 million based on the public offering price of \$19.00 per share. The Company accounted for the 20-property initial portfolio acquisition as a business combination and recorded the assets and liabilities acquired at their fair value in accordance with the provisions of ASC 805-10, *Business Combinations*. No properties were sold during the period from November 26, 2019 to December 31, 2019.

In connection with the accounting of the 20-property initial portfolio acquisition as a business combination, the purchase consideration was calculated as follows (in thousands, except unit and per share data):

	<b>November 26, 2019</b>
Total OP Units Issued (Number of Units) . . . . .	1,223,854
Company's IPO Price per Share . . . . .	<u>\$ 19.00</u>
Total OP Unit Consideration Paid for Initial	
Portfolio . . . . .	\$ 23,253
Total Cash Consideration Paid for Initial	
Portfolio . . . . .	<u>125,919</u>
Total Purchase Consideration Paid for Initial Portfolio . . .	<u><u>\$ 149,172</u></u>

The Company utilized valuations by a third party valuation specialist as the basis for determining the allocation of the determined fair value of the asset group to the individual tangible and intangible assets and liabilities. The fair value of the total purchase consideration was allocated as follows (in thousands):

	<b>November 26, 2019</b>
Land, at Cost . . . . .	\$ 54,386
Building and Improvements, at Cost . . . . .	74,070
Intangible Lease Assets . . . . .	22,649
Intangible Lease Liabilities . . . . .	<u>(1,933)</u>
Estimated Fair Value of Net Assets Acquired . . . . .	<u><u>\$ 149,172</u></u>

The following presents the unaudited pro forma consolidated financial information of the Company as if the acquisition of the initial portfolio was completed on January 1, 2018. The unaudited pro forma financial information includes adjustments for (i) depreciation on acquired building and improvements of \$4.3 million for the pro forma year ended 2019; (ii) amortization of intangible lease assets and intangible lease liabilities recorded at the date of the transactions of \$2.7 million for the pro forma year ended 2019; and (iii) the elimination of acquisition related costs of \$0.2 million. This information is presented for informational purposes only and does not purport to be indicative of the results of future operations or the results that would have occurred had the transaction taken place on January 1, 2018 (in thousands, except per share data):

	<b>For the Year Ended December 31, 2019</b>
Unaudited Pro Forma Total Revenues . . . . .	\$ 13,964
Unaudited Pro Forma Net Income Attributable to	
Alpine Income Property Trust, Inc. . . . .	\$ 760
Unaudited Pro Forma Basic Net Income per	
Share . . . . .	\$ 0.10
Unaudited Pro Forma Diluted Net Income per	
Share . . . . .	\$ 0.08
Unaudited Pro Forma Funds From Operations . . . . .	\$ 7,826
Unaudited Pro Form Adjusted Funds From	
Operations . . . . .	\$ 7,438

*Period from January 1, 2019 to November 25, 2019 Predecessor Activity.* During the period from January 1, 2019 to November 25, 2019, the Predecessor acquired five properties for a combined purchase price of \$26.8 million, or a total cost of \$27.0 million including capitalized acquisition costs. Of the total acquisition cost, \$10.0 million was allocated to land, \$13.8 million was allocated to buildings and improvements, \$3.6 million was

allocated to intangible assets pertaining to the in-place lease value, leasing costs, and above market lease value, and \$0.4 million was allocated to intangible liabilities for the below market lease value. The weighted average amortization period for the intangible assets and liabilities was 10.6 years at acquisition. No properties were disposed of during the period from January 1, 2019 to November 25, 2019.

#### NOTE 5. FAIR VALUE OF FINANCIAL INSTRUMENTS

The following table presents the carrying value and estimated fair value of the Company's financial instruments not carried at fair value on the consolidated balance sheets at December 31, 2021 and December 31, 2020 (in thousands):

	December 31, 2021		December 31, 2020	
	Carrying Value	Estimated Fair Value	Carrying Value	Estimated Fair Value
Cash and Cash Equivalents—Level 1 . . . . .	\$ 8,851	\$ 8,851	\$ 1,894	\$ 1,894
Restricted Cash—Level 1 . . . . .	\$ 646	\$ 646	\$ —	\$ —
Long-Term Debt—Level 2 . . . . .	\$ 267,740	\$ 272,637	\$ 106,809	\$ 106,809

The estimated fair values are not necessarily indicative of the amount the Company could realize on disposition of the financial instruments. The use of different market assumptions or estimation methodologies could have a material effect on the estimated fair value amounts.

The following tables present the fair value of assets (liabilities) measured on a recurring basis by Level as of December 31, 2021 and December 31, 2020 (in thousands). See Note 10, "Interest Rate Swaps" for further disclosure related to the Company's interest rate swaps.

	Fair Value	Fair Value at Reporting Date Using		
		Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
<b>December 31, 2021</b>				
2026 Term Loan Interest Rate Swap <sup>(1)</sup> . . . . .	\$ 945	\$—	\$ 945	\$—
2027 Term Loan Interest Rate Swap <sup>(2)</sup> . . . . .	\$ 977	\$—	\$ 977	\$—
<b>December 31, 2020</b>				
Credit Facility Interest Rate Swap <sup>(3)</sup> . . . . .	\$(481)	\$—	\$(481)	\$—

- (1) Effective May 21, 2021, the Company utilized interest rate swaps to fix LIBOR and achieve a weighted average fixed interest rate of 0.81% plus the applicable spread on the \$60.0 million 2026 Term Loan (hereinafter defined) balance.
- (2) Effective September 30, 2021, the Company utilized interest rate swaps, inclusive of its redesignation of the existing \$50.0 million interest rate swap entered into as of April 30, 2020, to fix LIBOR and achieve a weighted average fixed interest rate of 0.53% plus the applicable spread on the \$80.0 million 2027 Term Loan (hereinafter defined) balance. On September 30, 2021, the Company entered into an additional interest rate swap to extend the fixed interest rate through maturity on January 31, 2027.
- (3) Effective April 30, 2020, the Company utilized an interest rate swap to fix LIBOR and achieve a fixed interest rate of 0.48% plus the applicable spread on \$50.0 million of the outstanding balance on the Credit Facility (hereinafter defined).

**NOTE 6. INTANGIBLE ASSETS AND LIABILITIES**

Intangible assets and liabilities consist of the value of above market and below market leases, the value of in-place leases, and the value of leasing costs, based in each case on their fair values. Intangible assets and liabilities consisted of the following as of December 31, 2021 and 2020 (in thousands):

	As of	
	<u>December 31, 2021</u>	<u>December 31, 2020</u>
Intangible Lease Assets:		
Value of In-Place Leases . . . . .	\$ 45,301	\$ 27,494
Value of Above Market In-Place Leases . . . . .	3,623	2,187
Value of Intangible Leasing Costs . . . . .	<u>19,066</u>	<u>11,459</u>
Sub-total Intangible Lease Assets . . . . .	67,990	41,140
Accumulated Amortization . . . . .	<u>(9,169)</u>	<u>(4,259)</u>
Sub-total Intangible Lease Assets—Net . .	<u>58,821</u>	<u>36,881</u>
Intangible Lease Liabilities:		
Value of Below Market In-Place Leases . . . . .	<u>(6,397)</u>	<u>(3,674)</u>
Sub-total Intangible Lease Liabilities . . . . .	(6,397)	(3,674)
Accumulated Amortization . . . . .	<u>921</u>	<u>375</u>
Sub-total Intangible Lease Liabilities—		
Net . . . . .	<u>(5,476)</u>	<u>(3,299)</u>
Total Intangible Assets and Liabilities—		
Net . . . . .	<u>\$ 53,345</u>	<u>\$ 33,582</u>

The following table reflects the net amortization of intangible assets and liabilities during the years ended December 31, 2021 and 2020, the period from November 26, 2019 to December 31, 2019, and the Predecessor period from January 1, 2019 to November 25, 2019 (in thousands):

	<u>For the Year Ended December 31, 2021</u>	<u>For the Year Ended December 31, 2020</u>	<u>For the Period from November 26, 2019 to December 31, 2019</u>	<u>For the Period from January 1, 2019 to November 25, 2019</u>
	<u>The Company</u>		<u>Predecessor</u>	
Amortization Expense . . . . .	\$ 5,977	\$ 3,758	\$ 271	\$ 1,548
Accretion to Properties Revenue . . . .	<u>(257)</u>	<u>(108)</u>	<u>(5)</u>	<u>(234)</u>
Net Amortization of Intangible Assets and Liabilities . . . . .	<u>\$ 5,720</u>	<u>\$ 3,650</u>	<u>\$ 266</u>	<u>\$ 1,314</u>

The estimated future amortization expense (income) related to net intangible assets and liabilities is as follows (in thousands):

<u>Year Ending December 31,</u>	<u>Future Amortization Expense</u>	<u>Future Accretion to Property Revenue</u>	<u>Net Future Amortization of Intangible Assets and Liabilities</u>
2022 .....	\$ 8,268	\$ (358)	\$ 7,910
2023 .....	8,026	(364)	7,662
2024 .....	7,697	(353)	7,344
2025 .....	7,107	(306)	6,801
2026 .....	5,990	(164)	5,826
2027 and Thereafter .....	18,385	(583)	17,802
Total .....	<u>\$ 55,473</u>	<u>\$(2,128)</u>	<u>\$ 53,345</u>

As of December 31, 2021, the weighted average amortization period of both the total intangible assets and liabilities was 9.0 years.

**NOTE 7. OTHER ASSETS**

Other assets consisted of the following (in thousands):

	<u>As of</u>	
	<u>December 31, 2021</u>	<u>December 31, 2020</u>
Tenant Receivables—Net of Allowance for Doubtful Accounts <sup>(1)</sup> .....	\$ 790	\$ 67
Accrued Unbilled Tenant Receivables .....	553	216
Prepaid Insurance .....	616	606
Deposits on Acquisitions .....	350	100
Prepaid Expenses, Deposits, and Other .....	1,496	442
Deferred Financing Costs—Net .....	469	650
Interest Rate Swaps .....	<u>2,095</u>	<u>—</u>
Total Other Assets .....	<u>\$ 6,369</u>	<u>\$ 2,081</u>

(1) Includes \$0.3 million and \$0.1 million allowance for doubtful accounts as of December 31, 2021 and December 31, 2020, respectively.

**NOTE 8. ACCOUNTS PAYABLE, ACCRUED EXPENSES, AND OTHER LIABILITIES**

Accounts payable, accrued expenses and other liabilities consisted of the following (in thousands):

	<u>As of</u>	
	<u>December 31, 2021</u>	<u>December 31, 2020</u>
Accounts Payable .....	\$ 213	\$ 450
Accrued Expenses .....	676	474
Due to CTO .....	1,301	579
Interest Rate Swap .....	<u>173</u>	<u>481</u>
Total Accounts Payable, Accrued Expenses, and Other Liabilities .....	<u>\$ 2,363</u>	<u>\$ 1,984</u>

## NOTE 9. LONG-TERM DEBT

As of December 31, 2021, the Company's outstanding indebtedness, at face value, was as follows (in thousands):

	<u>Face Value Debt</u>	<u>Stated Interest Rate</u>	<u>Maturity Date</u>
Credit Facility .....		30-Day LIBOR +	
	\$ 99,000	[1.35% - 1.95%]	November 2023
2026 Term Loan <sup>(1)</sup> .....	60,000	30-Day LIBOR + [1.35% -	
		1.95%]	May 2026
2027 Term Loan <sup>(2)</sup> .....	80,000	30-Day LIBOR + [1.25% -	
		1.90%]	January 2027
Mortgage Note Payable – CMBS Portfolio .....	30,000	4.33%	October 2034
Total Debt/Weighted-Average Rate .....	<u>\$ 269,000</u>	<u>2.10%</u>	

- (1) Effective May 21, 2021, the Company utilized interest rate swaps to fix LIBOR and achieve a weighted average fixed interest rate of 0.81% plus the applicable spread on the \$60.0 million 2026 Term Loan (hereinafter defined) balance. See Note 10, "Interest Rate Swaps" for further disclosure related to the Company's interest rate swaps.
- (2) Effective September 30, 2021, the Company utilized interest rate swaps, inclusive of the existing \$50.0 million interest rate swap entered into as of April 30, 2020, to fix LIBOR and achieve a weighted average fixed interest rate of 0.53% plus the applicable spread on the \$80.0 million 2027 Term Loan (hereinafter defined) balance. On September 30, 2021, the Company entered into an additional interest rate swap to extend the fixed interest rate through maturity on January 31, 2027. See Note 10, "Interest Rate Swaps" for further disclosure related to the Company's interest rate swaps.

*Credit Facility.* On November 26, 2019, the Company and the Operating Partnership entered into a credit agreement (the "Credit Facility Credit Agreement") with a group of lenders for a senior unsecured revolving credit facility (the "Credit Facility") in the maximum aggregate initial original principal amount of up to \$100.0 million. The Credit Facility includes an accordion feature that may allow the Operating Partnership to increase the availability under the Credit Facility by an additional \$50.0 million, subject to meeting specified requirements and obtaining additional commitments from lenders. BMO Capital Markets Corp. and Raymond James Bank, N.A. are joint lead arrangers and joint bookrunners, with Bank of Montreal ("BMO") as administrative agent. The Credit Facility has a base term of four years, with the ability to extend the base term for one year.

On June 30, 2020, the Company and the Operating Partnership executed the first amendment to the Credit Facility Credit Agreement whereby the tangible net worth covenant was adjusted to be more reflective of market terms.

On October 16, 2020, the Company and the Operating Partnership executed the second amendment to the Credit Facility (the "Second Amendment"), with the addition of two lenders, Huntington National Bank and Truist Bank. As a result of the Second Amendment, the Credit Facility has a total borrowing capacity of \$150.0 million with the ability to increase that capacity up to \$200.0 million during the term, utilizing an accordion feature, subject to lender approval.

On May 19, 2021, the Company and the Operating Partnership executed the third amendment to the Credit Facility (the "Third Amendment"). Among other things, the Third Amendment revised the Credit Facility Credit Agreement to provide that as of the last day of each fiscal quarter, the Operating Partnership shall not permit the ratio of Unsecured Indebtedness to Borrowing Base Value (as defined in the Credit Facility Credit Agreement) to

be greater than 0.60 to 1:00. Prior to the Third Amendment, the Credit Facility Credit Agreement provided that as of the last day of each fiscal quarter, the Operating Partnership could not permit the ratio of Total Indebtedness to Total Asset Value (as defined in the Credit Facility Credit Agreement) to be greater than 0.60 to 1:00.

Pursuant to the Credit Facility Credit Agreement, the indebtedness outstanding under the Credit Facility accrues at a rate ranging from the 30-day LIBOR plus 135 basis points to the 30-day LIBOR plus 195 basis points, based on the total balance outstanding under the Credit Facility as a percentage of the total asset value of the Operating Partnership, as defined in the Credit Facility Credit Agreement. The Credit Facility also accrues a fee of 15 to 25 basis points for any unused portion of the borrowing capacity based on whether the unused portion is greater or less than 50% of the total borrowing capacity.

The Operating Partnership is subject to customary restrictive covenants under the Credit Facility Credit Agreement, the 2026 Term Loan Credit Agreement (hereinafter defined), and the 2027 Term Loan Credit Agreement (hereinafter defined), collectively referred to herein as the “Credit Agreements”, including, but not limited to, limitations on the Operating Partnership’s ability to: (a) incur indebtedness; (b) make certain investments; (c) incur certain liens; (d) engage in certain affiliate transactions; and (e) engage in certain major transactions such as mergers. The Credit Agreements also contain financial covenants covering the Operating Partnership, including but not limited to, tangible net worth and fixed charge coverage ratios.

At December 31, 2021, the current commitment level under the Credit Facility was \$150.0 million and the Company had an outstanding balance of \$99.0 million.

*2026 Term Loan.* On May 21, 2021, the Operating Partnership, the Company and certain subsidiaries of the Company entered into a credit agreement (the “2026 Term Loan Credit Agreement”) for a term loan (the “2026 Term Loan”) in an aggregate principal amount of \$60.0 million with a maturity of five years. Truist Securities, Inc. is acting as sole lead arranger and sole book runner, with Truist Bank, N.A. as administrative agent. Truist Bank, N.A., Bank of Montreal, Raymond James Bank, N.A. and Stifel Bank are lenders under the 2026 Term Loan. In addition, the Operating Partnership may request up to three incremental term loan commitments in an aggregate amount not to exceed \$100.0 million.

*2027 Term Loan.* On September 30, 2021, the Operating Partnership, the Company and certain subsidiaries of the Company entered into a credit agreement (the “2027 Term Loan Credit Agreement”) for a term loan (the “2027 Term Loan”) in an aggregate principal amount of \$80.0 million (the “Term Commitment”) maturing in January 2027. KeyBanc Capital Markets Inc., Regions Capital Markets, and U.S. Bank National Association acted as joint lead arrangers, with KeyBanc Capital Markets Inc. as sole book runner, and KeyBank National Association as administrative agent. KeyBank National Association, Regions Bank, U.S. Bank National Association, Bank of Montreal, Raymond James Bank, and The Huntington National Bank are lenders under the 2027 Term Loan. In addition, the Operating Partnership may request up to three incremental term loan commitments in an aggregate amount, together with the Term Commitment, not to exceed \$200.0 million.

*Mortgage Notes Payable.* On June 30, 2021, in connection with the acquisition of six net lease properties from CTO (the “CMBS Portfolio”), the Company assumed an existing \$30.0 million secured mortgage, which bears interest at a fixed rate of 4.33%. The mortgage note matures in October 2034 and is prepayable without penalty beginning in October 2024. Additionally, on June 30, 2021, in connection with the acquisition of two net lease properties from an unrelated third party, the Company assumed mortgage notes totaling an aggregate of \$1.6 million, which balance was repaid on July 1, 2021.

Long-term debt as of December 31, 2021 and December 31, 2020 consisted of the following (in thousands):

	<u>December 31, 2021</u>		<u>December 31, 2020</u>	
	<u>Total</u>	<u>Due Within One Year</u>	<u>Total</u>	<u>Due Within One Year</u>
Credit Facility .....	\$ 99,000	\$ —	\$ 106,809	\$ —
2026 Term Loan .....	60,000	—	—	—
2027 Term Loan .....	80,000	—	—	—
Mortgage Note Payable – CMBS Portfolio .....	30,000	—	—	—
Financing Costs, net of Accumulated Amortization .....	(1,260)	—	—	—
Total Long-Term Debt .....	<u>\$ 267,740</u>	<u>\$ —</u>	<u>\$ 106,809</u>	<u>\$ —</u>

Payments applicable to reduction of principal amounts as of December 31, 2021 will be required as follows (in thousands):

<u>Year Ending December 31,</u>	<u>Amount</u>
2022 .....	\$ —
2023 .....	99,000
2024 .....	—
2025 .....	—
2026 .....	60,000
2027 and Thereafter .....	110,000
Total Long-Term Debt—Face Value .....	<u>\$ 269,000</u>

The carrying value of long-term debt as of December 31, 2021 consisted of the following (in thousands):

	<u>Total</u>
Current Face Amount .....	\$ 269,000
Financing Costs, net of Accumulated Amortization .....	(1,260)
Total Long-Term Debt .....	<u>\$ 267,740</u>

In addition to the \$1.3 million of financing costs, net of accumulated amortization included in the table above, as of December 31, 2021, the Company also had financing costs, net of accumulated amortization related to the Credit Facility of \$0.5 million which is included in other assets on the consolidated balance sheets. These costs are amortized on a straight-line basis over the term of the Credit Facility and are included in interest expense in the Company's accompanying consolidated and combined statements of operations.



The following table reflects a summary of interest expense incurred and paid during the years ended December 31, 2021 and 2020, the period from November 26, 2019 to December 31, 2019, and the Predecessor period from January 1, 2019 to November 25, 2019 (in thousands):

	For the Year Ended December 31, 2021	For the Year Ended December 31, 2020	For the Period from November 26, 2019 to December 31, 2019	For the Period from January 1, 2019 to November 25, 2019
	<u>The Company</u>		<u>Predecessor</u>	
Interest Expense . . . . .	\$3,340	\$1,276	\$ 25	\$—
Amortization of Deferred Financing Costs to Interest Expense . . . . .	<u>362</u>	<u>188</u>	<u>16</u>	<u>—</u>
Total Interest Expense . . . . .	<u>\$3,702</u>	<u>\$1,464</u>	<u>\$ 41</u>	<u>\$—</u>
Total Interest Paid . . . . .	<u>\$3,131</u>	<u>\$1,230</u>	<u>\$—</u>	<u>\$—</u>

The Company was in compliance with all of its debt covenants as of December 31, 2021.

**NOTE 10. INTEREST RATE SWAPS**

The Company has entered into interest rate swap agreements to hedge against changes in future cash flows resulting from fluctuating interest rates related to the below noted borrowings. The interest rate agreements were 100% effective during the year ended December 31, 2021. Accordingly, the changes in fair value on the interest rate swaps have been classified in accumulated other comprehensive income (loss). The fair value of the interest rate swap agreements are included in other assets and accrued and other liabilities, respectively, on the consolidated balance sheets. Information related to the Company’s interest rate swap agreements are noted below (in thousands):

<u>Hedged Item</u>	<u>Effective Date</u>	<u>Maturity Date</u>	<u>Rate</u>	<u>Amount</u>	<u>Fair Value as of December 31, 2021</u>
2026 Term Loan <sup>(1)</sup> . . . . .	5/21/2021	5/21/2026	0.81% + applicable spread	\$60,000	\$ 945
2027 Term Loan <sup>(2)</sup> . . . . .	9/30/2021	11/26/2024	0.53% + applicable spread	\$80,000	\$ (173)
2027 Term Loan <sup>(3)</sup> . . . . .	11/26/2024	1/31/2027	1.60% + applicable spread	\$80,000	\$1,150

- (1) Effective May 21, 2021, the Company utilized interest rate swaps to fix LIBOR and achieve a weighted average fixed interest rate of 0.81% plus the applicable spread on the \$60.0 million 2026 Term Loan balance.
- (2) Effective September 30, 2021, the Company utilized interest rate swaps, inclusive of its redesignation of the existing \$50.0 million interest rate swap entered into as of April 30, 2020, to fix LIBOR and achieve a weighted average fixed interest rate of 0.53% plus the applicable spread on the \$80.0 million 2027 Term Loan balance.
- (3) The interest rate swap agreement hedges the \$80.0 million 2027 Term Loan balance under different terms and commences concurrent to the interest rate agreements maturing on November 26, 2024.

**NOTE 11. EQUITY**

*SHELF REGISTRATION*

On December 1, 2020, the Company filed a shelf registration statement on Form S-3, relating to the registration and potential issuance of its common stock, preferred stock, warrants, rights, and units with a maximum aggregate offering price of up to \$350.0 million. The Securities and Exchange Commission declared the Form S-3 effective on December 11, 2020.

### *ATM PROGRAM*

On December 14, 2020, the Company implemented a \$100.0 million “at-the-market” equity offering program (the “2020 ATM Program”) pursuant to which the Company may sell, from time to time, shares of the Company’s common stock. During the year ended December 31, 2021, the Company sold 761,902 shares under the 2020 ATM Program for gross proceeds of \$14.0 million at a weighted average price of \$18.36 per share, generating net proceeds of \$13.8 million after deducting transaction fees totaling \$0.2 million. The Company was not active under the 2020 ATM Program during the year ended December 31, 2020.

### *FOLLOW-ON PUBLIC OFFERING*

In June 2021, the Company completed a follow-on public offering of 3,220,000 shares of common stock, which included the full exercise of the underwriters’ option to purchase an additional 420,000 shares of common stock. Upon closing, the Company issued 3,220,000 shares and received net proceeds of \$54.3 million, after deducting the underwriting discount and expenses.

### *NONCONTROLLING INTEREST*

As of December 31, 2021, CTO holds, directly and indirectly, a 9.3% noncontrolling ownership interest in the Operating Partnership as a result of 1,223,854 OP Units issued to CTO at the time of the Company’s Formation Transactions, as further described in Note 1, “Business and Organization.” An additional 3.6% noncontrolling ownership interest is held by an unrelated third party in connection with the issuance of 479,640 OP Units valued at \$9.0 million in the aggregate, or \$18.85 per unit. The issuance of 479,640 OP Units includes (i) 424,951 OP Units issued as partial consideration for the portfolio of nine net lease properties acquired on June 30, 2021 and (ii) 54,689 OP Units issued in connection with the acquisition of one net lease property on July 12, 2021.

### *DIVIDENDS*

The Company has elected to be taxed as a REIT for U.S. federal income tax purposes under the Code. To qualify as a REIT, the Company must annually distribute, at a minimum, an amount equal to 90% of its taxable income, determined without regard to the deduction for dividends paid and excluding net capital gains, and must distribute 100% of its taxable income (including net capital gains) to eliminate corporate federal income taxes payable by the Company. Because taxable income differs from cash flow from operations due to non-cash revenues and expenses (such as depreciation and other items), in certain circumstances, the Company may generate operating cash flow in excess of its dividends, or alternatively, may need to make dividend payments in excess of operating cash flows. During the years ended December 31, 2021, 2020, and 2019, the Company declared and paid cash dividends on its common stock and OP Units of \$1.015 per share, \$0.820 per share, and \$0.058 per share, respectively. The dividends paid on the Company’s common stock and OP Units for the year ended December 31, 2019 represent the initial stub period of the Company’s operations from November 26, 2019 to December 31, 2019.

### *PREDECESSOR EQUITY*

The Predecessor equity represents net contributions from and distributions to CTO.

## **NOTE 12. COMMON STOCK AND EARNINGS PER SHARE**

Basic earnings per common share are computed by dividing net income attributable to the Company for the period by the weighted average number of shares of common stock outstanding for the period. Diluted earnings per common share are determined based on the assumption of the conversion of OP Units on a one-for-one basis using the treasury stock method at average market prices for the periods.

The following is a reconciliation of basic and diluted earnings per common share (in thousands, except share and per share data):

	For the Year Ended December 31, 2021	For the Year Ended December 31, 2020	For the Period from November 26, 2019 to December 31, 2019	For the Period from January 1, 2019 to November 25, 2019
	The Company		Predecessor	
Net Income (Loss) Attributable to Alpine Income Property Trust, Inc. ....	\$ 9,964	\$ 985	\$ (39)	\$3,631
Weighted Average Number of Common Shares Outstanding . . . . .	9,781,066	7,588,349	7,902,737	N/A
Weighted Average Number of Common Shares Applicable to OP Units using Treasury Stock Method <sup>(1)</sup> . . . . .	1,465,161	1,223,854	1,223,854	N/A
Total Shares Applicable to Diluted Earnings per Share . . . . .	11,246,227	8,812,203	9,126,591	N/A
<b>Per Common Share Data:</b>				
Net Income (Loss) Attributable to Alpine Income Property Trust, Inc.				
Basic . . . . .	\$ 1.02	\$ 0.13	\$ —	N/A
Diluted . . . . .	\$ 0.89	\$ 0.11	\$ —	N/A

(1) Represents shares underlying OP units including (i) 1,223,854 shares underlying OP Units issued to CTO in connection with our Formation Transactions and (ii) 479,640 shares underlying OP Units issued to an unrelated third party in connection with the acquisition of ten net lease properties during the year ended December 31, 2021 (see Note 11, "Equity").

### NOTE 13. SHARE REPURCHASES

In March 2020, the Board approved a \$5.0 million stock repurchase program (the "\$5.0 Million Repurchase Program"). During the first half of 2020, the Company repurchased 456,237 shares of its common stock on the open market for a total cost of \$5.0 million, or an average price per share of \$11.02, which completed the \$5.0 Million Repurchase Program. There were no repurchases of the Company's common stock during the year ended December 31, 2021.

### NOTE 14. STOCK-BASED COMPENSATION

In connection with the closing of the IPO, on November 26, 2019, the Company granted restricted shares of common stock to each of the non-employee directors under the Individual Plan. Each of the non-employee directors received an award of 2,000 restricted shares of common stock on November 26, 2019. The restricted shares will vest in substantially equal installments on each of the first, second, and third anniversaries of the grant date. As of December 31, 2021, the first and second increments of this award had vested, leaving 2,668 shares unvested. In addition, the restricted shares are subject to a holding period beginning on the grant date and ending on the date that the grantee ceases to serve as a member of the Board (the "Holding Period"). During the Holding Period, the restricted shares may not be sold, pledged or otherwise transferred by the grantee. Except for the grant of these 8,000 restricted shares of common stock, the Company has not made any grants under the Equity Incentive Plans. Any future grants under the Equity Incentive Plans will be approved by the compensation committee of the Board. The 2019 non-employee director share awards had an aggregate grant date fair value of \$0.2 million. The Company's determination of the grant date fair value of the three-year vest restricted stock

awards was calculated by multiplying the number of shares issued by the Company's stock price at the grant date. Compensation cost is recognized on a straight-line basis over the vesting period and is included in general and administrative expenses in the Company's consolidated statements of operations. The Company recognized stock compensation expense totaling \$0.1 million during each of the years ended December 31, 2021 and 2020. During the period from November 26, 2019 to December 31, 2019, the Company recognized stock compensation expense totaling less than \$0.1 million.

A summary of activity for these awards during the years ended December 31, 2021 and 2020, and during the period from November 26, 2019 to December 31, 2019, is presented below:

<u>Non-Vested Restricted Shares</u>	<u>Shares</u>	<u>Wtd. Avg. Fair Value</u>
Non-Vested at November 25, 2019 .....	—	—
Granted .....	8,000	\$ 18.80
Vested .....	—	—
Expired .....	—	—
Forfeited .....	—	—
Non-Vested at December 31, 2019 .....	8,000	\$ 18.80
Granted .....	—	—
Vested .....	(2,664)	\$ 18.80
Expired .....	—	—
Forfeited .....	—	—
Non-Vested at December 31, 2020 .....	5,336	\$ 18.80
Granted .....	—	—
Vested .....	(2,668)	\$ 18.80
Expired .....	—	—
Forfeited .....	—	—
Non-Vested at December 31, 2021 .....	<u>2,668</u>	<u>\$ 18.80</u>

As of December 31, 2021, there was less than \$0.1 million of unrecognized compensation cost related to the three-year vest restricted shares, which will be recognized over a remaining period of 0.9 years.

Each member of the Board has the option to receive his or her annual retainer in shares of Company common stock rather than cash. The number of shares awarded to the directors making such election is calculated quarterly by dividing the amount of the quarterly retainer payment due to such director by the trailing 20-day average price of the Company's common stock as of the last business day of the calendar quarter, rounded down to the nearest whole number of shares. During the year ended December 31, 2021, the expense recognized for the value of the Company's common stock received by non-employee directors totaled \$0.3 million, or 14,049 shares, of which 3,453 shares were issued on April 1, 2021, 3,525 shares were issued on July 1, 2021, 3,594 shares were issued on October 1, 2021, and 3,477 shares were issued on January 3, 2022. During the year ended December 31, 2020, the expense recognized for the value of the Company's common stock received by non-employee directors totaled \$0.2 million, or 14,572 shares, of which 4,098 shares were issued on April 1, 2020, 3,414 shares were issued on July 1, 2020, 3,474 shares were issued on October 1, 2020, and 3,586 shares were issued on January 1, 2021. During the period from November 26, 2019 to December 31, 2019, the expense recognized for the value of the Company's common stock received by non-employee directors totaled less than \$0.1 million, or 1,269 shares, which were issued on January 2, 2020.

Stock compensation expense for the years ended December 31, 2021 and 2020, the period from November 26, 2019 to December 31, 2019, and the Predecessor period from January 1, 2019 to November 25, 2019 is summarized as follows (in thousands):

	For the Year Ended December 31, 2021	For the Year Ended December 31, 2020	For the Period from November 26, 2019 to December 31, 2019	For the Period from January 1, 2019 to November 25, 2019
	The Company		Predecessor	
Stock Compensation Expense –				
Director Restricted Stock . . .	\$ 50	\$ 51	\$ 4	\$ —
Stock Compensation Expense –				
Director Retainers Paid in				
Stock . . . . .	259	217	—	—
Allocation From CTO/ Predecessor . . . . .	—	—	—	509
Total Stock Compensation Expense <sup>(1)</sup> . . . . .	<u>\$ 309</u>	<u>\$ 268</u>	<u>\$ 4</u>	<u>\$ 509</u>

<sup>(1)</sup> Director retainers are issued through additional paid in capital in arrears. Therefore, the change in additional paid in capital during the years ended December 31, 2021 and 2020 reported on the consolidated statements of stockholders’ equity does not agree to the total non-cash compensation reported on the consolidated statements of cash flows.

For the period prior to November 26, 2019, the Predecessor’s stock-based compensation expense, included in general and administrative expenses in the combined statements of operations for the period from January 1, 2019 to November 25, 2019, reflected an allocation of a portion of the stock compensation expense of CTO.

**NOTE 15. RELATED PARTY MANAGEMENT COMPANY**

We are externally managed by the Manager, a wholly owned subsidiary of CTO. During the year ended December 31, 2021, CTO purchased 8,088 shares of PINE common stock in the open market for \$0.1 million, or an average price per share of \$17.65. As of December 31, 2021, CTO owns, in the aggregate, 1,223,854 OP Units and 823,878 shares of PINE common stock, inclusive of (i) 394,737 shares of common stock totaling \$7.5 million issued in connection with the CTO Private Placement, (ii) 421,053 shares of common stock totaling \$8.0 million issued in connection with the IPO, and (iii) 8,088 shares of common stock totaling \$0.1 million purchased by CTO. The aggregate 1,223,854 OP Units and 823,878 shares of PINE common stock held by CTO represent an investment totaling \$41.0 million, or 15.6% of PINE’s outstanding equity, as of December 31, 2021.

*Management Agreement*

On November 26, 2019, the Operating Partnership and PINE entered into a management agreement with the Manager (the “Management Agreement”). Pursuant to the terms of the Management Agreement, our Manager manages, operates and administers our day-to-day operations, business and affairs, subject to the direction and supervision of the Board and in accordance with the investment guidelines approved and monitored by the Board. We pay our Manager a base management fee equal to 0.375% per quarter of our “total equity” (as defined in the Management Agreement and based on a 1.5% annual rate), calculated and payable in cash, quarterly in arrears.

Our Manager has the ability to earn an annual incentive fee based on our total stockholder return exceeding an 8% cumulative annual hurdle rate (the “Outperformance Amount”) subject to a high-water mark price. We would pay our Manager an incentive fee with respect to each annual measurement period in the amount of the greater of (i) \$0.00 and (ii) the product of (a) 15% multiplied by (b) the Outperformance Amount multiplied by (c) the weighted average shares. No incentive fee was due for the year ended December 31, 2021 or 2020.

The initial term of the Management Agreement will expire on November 26, 2024 and will automatically renew for an unlimited number of successive one-year periods thereafter, unless the agreement is not renewed or is terminated in accordance with its terms.

Our independent directors review our Manager’s performance and the management fees annually and, following the initial term, the Management Agreement may be terminated annually upon the affirmative vote of two-thirds of our independent directors or upon a determination by the holders of a majority of the outstanding shares of our common stock, based upon (i) unsatisfactory performance by the Manager that is materially detrimental to us or (ii) a determination that the management fees payable to our Manager are not fair, subject to our Manager’s right to prevent such termination due to unfair fees by accepting a reduction of management fees agreed to by two-thirds of our independent directors. We may also terminate the Management Agreement for cause at any time, including during the initial term, without the payment of any termination fee, with 30 days’ prior written notice from the Board. During the initial term of the Management Agreement, we may not terminate the Management Agreement except for cause.

We pay directly or reimburse our Manager for certain expenses, if incurred by our Manager. We do not reimburse any compensation expenses incurred by our Manager or its affiliates. Expense reimbursements to our Manager are made in cash on a quarterly basis following the end of each quarter. In addition, we pay all of our operating expenses, except those specifically required to be borne by our Manager pursuant to the Management Agreement.

The Company incurred management fee expenses totaling \$3.2 million, \$2.6 million, and \$0.3 million during the years ended December 31, 2021 and 2020, and for the period from November 26, 2019 to December 31, 2019, respectively. The Company also paid dividends on the common stock and OP Units owned by affiliates of the Manager in the amount of \$2.1 million, \$1.7 million, and \$0.1 million for the years ended December, 31, 2021 and 2020, and for the period from November 26, 2019 to December 31, 2019, respectively. There were no Manager dividends or management fees applicable to the Predecessor period from January 1, 2019 to November 25, 2019.

The following table represents amounts due from the Company to CTO (in thousands):

<u>Description</u>	<u>As of</u>	
	<u>December 31, 2021</u>	<u>December 31, 2020</u>
Management Fee due to CTO .....	\$ 913	\$ 631
Other .....	388	(52)
Total <sup>(1)</sup> .....	<u>\$ 1,301</u>	<u>\$ 579</u>

<sup>(1)</sup> Included in accrued expenses, see Note 8, “Accounts Payable, Accrued Expenses, and Other Liabilities”.

*ROFO Agreement*

On November 26, 2019, PINE also entered into an Exclusivity and Right of First Offer Agreement with CTO (the “ROFO Agreement”). During the term of the ROFO Agreement, CTO will not, and will cause each of its affiliates (which for purposes of the ROFO Agreement will not include our company and our subsidiaries) not to, acquire, directly or indirectly, a single-tenant, net leased property, unless CTO has notified us of the opportunity and we have affirmatively rejected the opportunity to acquire the applicable property or properties.

The terms of the ROFO Agreement do not restrict CTO or any of its affiliates from providing financing for a third party’s acquisition of single-tenant, net leased properties or from developing and owning any single-tenant, net leased property.

Pursuant to the ROFO Agreement, neither CTO nor any of its affiliates (which for purposes of the ROFO Agreement does not include our company and our subsidiaries) may sell to any third party any single-tenant, net leased property that was owned by CTO or any of its affiliates as of the closing date of the IPO or that is developed and owned by CTO or any of its affiliates after the closing date of the IPO, without first offering us the right to purchase such property.

The term of the ROFO Agreement will continue for so long as the Management Agreement with our Manager is in effect.

On April 6, 2021, the Company entered into a purchase and sale agreement with a certain subsidiary of CTO for the purchase of one net lease property (the “Single Property”) for \$11.5 million. The acquisition of the Single Property was completed on April 23, 2021.

On April 2, 2021, the Company entered into a separate purchase and sale agreement with certain subsidiaries of CTO for the purchase of the CMBS Portfolio. The terms of the purchase and sale agreement, as amended on April 20, 2021, provided a total purchase price of \$44.5 million for the CMBS Portfolio. The acquisition of the CMBS Portfolio was completed on June 30, 2021.

Subsequent to December 31, 2021, on January 5, 2022, the Company entered into a purchase and sale agreement with a certain subsidiary of CTO for the purchase of one net lease property. The terms of the purchase and sale agreement provided a total purchase price of \$6.9 million, which acquisition was completed on January 7, 2022 (see Note 17, “Subsequent Events”).

The entry into the purchase and sale agreements, and subsequent completion of acquisitions, are a result of the Company exercising its right to purchase the aforementioned properties under the ROFO agreement.

#### *Conflicts of Interest*

Conflicts of interest may exist or could arise in the future with CTO and its affiliates, including our Manager, the individuals who serve as our executive officers and executive officers of CTO, any individual who serves as a director of our company and as a director of CTO and any limited partner of the Operating Partnership. Conflicts may include, without limitation: conflicts arising from the enforcement of agreements between us and CTO or our Manager; conflicts in the amount of time that executive officers and employees of CTO, who are provided to us through our Manager, will spend on our affairs versus CTO’s affairs; and conflicts in future transactions that we may pursue with CTO and its affiliates. We do not generally expect to enter into joint ventures with CTO, but if we do so, the terms and conditions of our joint venture investment will be subject to the approval of a majority of disinterested directors of the Board.

In addition, we are subject to conflicts of interest arising out of our relationships with our Manager. Pursuant to the Management Agreement, our Manager is obligated to supply us with our senior management team. However, our Manager is not obligated to dedicate any specific CTO personnel exclusively to us, nor are the CTO personnel provided to us by our Manager obligated to dedicate any specific portion of their time to the management of our business. Additionally, our Manager is a wholly owned subsidiary of CTO. All of our executive officers are executive officers and employees of CTO and one of our officers (John P. Albright) is also a member of CTO’s board of directors. As a result, our Manager and the CTO personnel it provides to us may have conflicts between their duties to us and their duties to, and interests in, CTO.

We may acquire or sell net leased properties that would potentially fit the investment criteria for our Manager or its affiliates. Similarly, our Manager or its affiliates may acquire or sell net leased properties that would potentially fit our investment criteria. Although such acquisitions or dispositions could present conflicts of interest, we nonetheless may pursue and consummate such transactions. Additionally, we may engage in transactions directly with our Manager or its affiliates, including the purchase and sale of all or a portion of a

portfolio asset. If we acquire a net leased property from CTO or one of its affiliates or sell a net leased property to CTO or one of its affiliates, the purchase price we pay to CTO or one of its affiliates or the purchase price paid to us by CTO or one of its affiliates may be higher or lower, respectively, than the purchase price that would have been paid to or by us if the transaction were the result of arm's length negotiations with an unaffiliated third party.

In deciding whether to issue additional debt or equity securities, we will rely, in part, on recommendations made by our Manager. While such decisions are subject to the approval of the Board, our Manager is entitled to be paid a base management fee that is based on our "total equity" (as defined in the Management Agreement). As a result, our Manager may have an incentive to recommend that we issue additional equity securities at dilutive prices.

All of our executive officers are executive officers and employees of CTO. These individuals and other CTO personnel provided to us through our Manager devote as much time to us as our Manager deems appropriate. However, our executive officers and other CTO personnel provided to us through our Manager may have conflicts in allocating their time and services between us, on the one hand, and CTO and its affiliates, on the other. During a period of prolonged economic weakness or another economic downturn affecting the real estate industry or at other times when we need focused support and assistance from our Manager and the CTO executive officers and other personnel provided to us through our Manager, we may not receive the necessary support and assistance we require or that we would otherwise receive if we were self-managed.

Additionally, the ROFO Agreement does contain exceptions to CTO's exclusivity for opportunities that include only an incidental interest in single-tenant, net leased properties. Accordingly, the ROFO Agreement will not prevent CTO from pursuing certain acquisition opportunities that otherwise satisfy our then-current investment criteria.

Our directors and executive officers have duties to our company under applicable Maryland law in connection with their management of our company. At the same time, PINE GP has fiduciary duties, as the general partner, to the Operating Partnership and to the limited partners under Delaware law in connection with the management of the Operating Partnership. These duties as a general partner to the Operating Partnership and its partners may come into conflict with the duties of our directors and executive officers to us. Unless otherwise provided for in the relevant partnership agreement, Delaware law generally requires a general partner of a Delaware limited partnership to adhere to fiduciary duty standards under which it owes its limited partners the highest duties of loyalty and care and which generally prohibits such general partner from taking any action or engaging in any transaction as to which it has a conflict of interest. The partnership agreement provides that in the event of a conflict between the interests of our stockholders on the one hand and the limited partners of the Operating Partnership on the other hand, PINE GP will endeavor in good faith to resolve the conflict in a manner not adverse to either our stockholders or the limited partners; provided, however, that so long as we own a controlling interest in the Operating Partnership, any such conflict that we, in our sole and absolute discretion, determine cannot be resolved in a manner not adverse to either our stockholders or the limited partners of the Operating Partnership shall be resolved in favor of our stockholders, and we shall not be liable for monetary damages for losses sustained, liabilities incurred or benefits not derived by the limited partners in connection with such decisions.

## **NOTE 16. COMMITMENTS AND CONTINGENCIES**

### **LEGAL PROCEEDINGS**

From time to time, the Company may be a party to certain legal proceedings, incidental to the normal course of business. The Company is not currently a party to any pending or threatened legal proceedings that we believe could have a material adverse effect on the Company's business or financial condition.



## **CONTRACTUAL COMMITMENTS – EXPENDITURES**

As of December 31, 2021, the Company had no commitments related to capital expenditures.

## **NOTE 17. SUBSEQUENT EVENTS**

The Company reviewed all subsequent events and transactions through February 10, 2022, the date the consolidated and combined financial statements were issued.

On January 5, 2022, the Company entered into a purchase and sale agreement with a certain subsidiary of CTO for the purchase of one net lease property located in Oceanside, New York, occupied by Party City. The terms of the purchase and sale agreement provided a total purchase price of \$6.9 million. The acquisition was completed on January 7, 2022. As of the acquisition date, the property had a remaining lease term of 10.4 years.

There were no other reportable subsequent events or transactions.

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## CORPORATE INFORMATION

### BOARD OF DIRECTORS

**Andrew C. Richardson**

Chairman of the Board of Alpine Income Property Trust, Inc. and Chief Executive Officer of RCM Living

**John P. Albright**

President and Chief Executive Officer of CTO Realty Growth, Inc. and Alpine Income Property Trust, Inc.

**Mark O. Decker, Jr.,**

President, Chief Executive Officer, Chief Investment Officer and Trustee of Centerspace

**M. Carson Good**

President of Good Capital Group and Chairman of the Board of the Greater Orlando Airport Authority

**Rachel Elias Wein**

Founder and Chief Executive Officer of WeinPlus

**Jeffrey S. Yarckin**

President and Chief Operating Officer and co-founder of TriGate Capital, LLC

### EXECUTIVES

**John P. Albright**

President and Chief Executive Officer

**Matthew Partridge**

Senior Vice President, Chief Financial Officer and Treasurer

**Steven R. Greathouse**

Senior Vice President and Chief Investment Officer

**Daniel E. Smith**

Senior Vice President, General Counsel and Corporate Secretary

**Lisa M. Vorakoun**

Vice President and Chief Accounting Officer

**Helal Ismail**

Vice President – Investments

### INFORMATION

**Counsel**

Vinson & Elkins LLP  
901 East Byrd Street, Suite 1500  
Richmond, VA 23219

**Registrar and Stock Transfer Agent**

Computershare Trust Company N.A.  
462 South 4th Street, Suite 1600  
Louisville KY 40202

**Auditors**

Grant Thornton LLP  
200 S. Orange Avenue, Suite 2050  
Orlando, FL 32801

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**NYSE: PINE**

[alpinereit.com](http://alpinereit.com)

 [alpinereit](https://www.linkedin.com/company/alpinereit)

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