

ExchangeRight Achieves 100% Rent Collections in 2020 for All of Its Net-Leased Offerings

PASADENA, Calif. - [ExchangeRight](#) has collected 100% of 2020 rent totaling approximately \$129 million in net rents across all \$3+ billion of its net-leased assets under management. Despite the historic pandemic and the economic recession it precipitated, ExchangeRight ensured that rent payments were collected in a timely manner and in full to protect investors' income. The company credits this success to its strict acquisition process that focuses on long-term net leases to creditworthy tenants and to its asset management team's proactive coordination with these tenants. Throughout 2020, ExchangeRight maintained its impeccable track record of providing uninterrupted monthly distributions that have met or outperformed original projections for all of the company's current and past offerings.

ExchangeRight's successful collections in 2020 compared very favorably with the net-leased assets under management of major publicly traded net lease REITs that are comparable to ExchangeRight's net-leased assets under management.

2020 RENT COLLECTIONS OF PORTFOLIOS FOCUSED ON NET-LEASED REAL ESTATE

	RENT COLLECTIONS			5-YEAR AVERAGE HISTORICAL DIVIDEND YIELD
	Q2 2020	Q3 2020	Q4 2020	
Realty Income Corporation	88%	93%	N/A	4.24%
National Retail Properties, Inc.	69%	90%	96%	4.41%
Agree Realty	95%	98%	99%	3.82%
STORE Capital	73%	87%	90% ¹	4.54%
Acadia Realty Trust	73%	87%	91%	4.72%
Weighted average of public REIT comparables (based on Market Capitalization) ²	82%	92%	94%	4.30%
ExchangeRight Net-Leased Assets Under Management as of January 31, 2021³	100%	100%	100%	6.83%

¹ December rent collection data for STORE Capital as of December 20, 2020.

² Rent collection data based on press releases and public filings that have been made available as of January 31, 2021.

³ ExchangeRight's Assets Under Management are illiquid and are not listed on any stock exchange.

“This is an incredible accomplishment for ExchangeRight on behalf of investors given the strong headwinds from last year,” said Joshua Ungerecht, a managing partner of ExchangeRight. “It is a testament to our acquisition focus, the strength of the relationship between our tenants and our asset management team, and the financial resilience of our tenants. We remain 100% leased and collected across over 725 net-leased properties, with over 93% of our tenants deemed essential businesses that have continued active operations throughout the pandemic.”

ExchangeRight and its affiliates’ vertically integrated platform features over \$3.2 billion in assets under management, diversified across more than 775 properties, over 13 million square feet, and throughout 39 states. More than 4,500 investors have trusted ExchangeRight to manage their capital. All of the company’s current and past offerings have met or exceeded targeted cash flow distributions to investors since the company’s founding in 2012.

About ExchangeRight

ExchangeRight pursues its passion to empower people to be secure, free, and generous by providing REIT, fund, and 1031 DST portfolios that target secure capital, stable income, and strategic exits. The company strategically acquires and manages long-term, net-leased assets backed by investment-grade corporations that operate essential businesses successfully in the necessity-based retail and healthcare industries. Please visit www.exchangeright.com for more information.

Media Contact

Lindsey Thompson

lthompson@exchangeright.com

(855) 317-4448