A NATIONAL INFORMATIONAL & NETWORKING CONFERENCE

11TH ANNUAL INTERFACE NET LEASE

DECEMBER 3-4 A VIRTUAL EVENT

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ANGELO GORDON NET LEASE

Angelo Gordon Net Lease ("AGNL") actively seeks investments including net leased properties, sale-leaseback transactions, and forward take-outs of development projects. AGNL is focused on transactions between $20-$500 million across North America and Western Europe. Our approach is flexible and creative across property types and tenants. Recent transactions include:

$117 million

single-campus sale-leaseback with an investment grade public technology company

$62 million

take-out financing for corporate headquarters development

$41 million

sale-leaseback and bolt-on acquisition for large private equity sponsor

$298 million

Purchase and leaseback of ten health clubs owned by a top public company

$231 million

industrial portfolio sale-leasebacks with a building products company

$138 million

portfolio acquisitions of mission-critical private agricultural equipment dealer

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Kyle Gore, Managing Director
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Michael Drusano, Managing Director
michael.drusano@cgacapital.com

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410.308.6200

Challenges Accepted.
Creativity Applied.
Capital Provided.

$190,600,000	$750,900,00	$116,400,000	$83,700,000
Pioneer Resources Headquarters	Duke Energy Carolinas, LLC	Emory University	Ascension Health Alliance
Ground Lease - Backed Financing	*Construction/Permanent*	*Construction/Permanent*	*Aquisition Financing*
Irving, TX	Charlotte, NC	Atlanta, GA	Austin, TX

Securities backed by financings of CGA Capital are offered by CGA Securities, LLC, an affiliated broker-dealer registered under Federal and state securities laws and a Member of FINRA, SIPC and MSRB.

KNOW BEFORE YOU GO

Date: Thursday, Dec. 3 - Friday, Dec. 4
Sessions begin at 11:00 AM Eastern each day.
The appointments module is open 9:00 AM to 6:00 PM Eastern on Thursday & Friday.
The event portal will remain open until December 31 so you can watch recorded sessions for the next 4 weeks.

Connect with us on Twitter:
#InterFaceNetLease

Follow @InterFaceGroup and @ShoppingCtrBiz

Follow us on LinkedIn:
France Media Inc. & InterFace Conference Group

Thank you for joining us at InterFace Net Lease!

While the event portal is simple to navigate, the information below will ensure you don't miss anything during the virtual event.

HOW TO LOGIN:

Registered attendees may log in to the virtual event portal at **https://cvent.me/aQGBEy**

When you log in with the name & email address with which you registered, you'll receive a confirmation code via email and via text, if you included a mobile phone number when you registered.

The emailed confirmation code will come from Kelly Moustafa. The subject line will be "InterFace Net Lease Verification code."

If you don't see a confirmation code in your inbox, check your spam or junk folder.

If your company has very strict spam filters, you may need to ensure you can receive the confirmation via text. If you need to update your registration to add a mobile number to your record, visit the registration site, and click the "already registered" link under the "register now" button and then modify your registration. (You can find the registration site by visiting **www.interfaceconferencegroup.com** and clicking on the InterFace Net Lease event and following the info/register link.

At the event portal login, if you try to log in but the "next" button is grayed out when you enter your name and email address, try turning off your VPN or have your IT team whitelist Cvent domains (cvent.me and cvent.com).

NOTE: *This portal is web-based. Early marketing emails incorrectly stated there would be an app, but this event is not app based. You do not need to download anything. You can access the event portal on a computer, tablet or phone using a browser.*

HOW TO JOIN A SESSION:

Once you are in the portal, you can visit the "My Event" tab or the "All Sessions" tab. Click on the name of any session. A few minutes before the session starts, a "Join Session" button will appear in the header. Click this button to watch the session or join a roundtable discussion.

If you are able to log in but the sessions won't play, you may have to turn off your VPN, try using a different browser (like Firefox or Chrome) or watch from another computer, tablet or phone.

All presentations and panel sessions (but not roundtables) are recorded. Any recorded sessions can be watched in the portal for 4 weeks following the event. Just visit the session page and click on the "Replay" button.

ENGAGE WITH US:

We have attendee roundtables scheduled for Thursday and Friday afternoons. To participate or listen in, visit the roundtable session pages at the start time and click "Join Session" to enter the Zoom-facilitated collaborative chat session. (Roundtables are not recorded. You must join live to join the discussion with other attendees.)

On Thursday afternoon, we will also host a virtual networking hour. Attendees will join a Zoom session where we will break out into smaller sessions for introductions and networking.

ENGAGE WITH SPONSORS & EXHIBITORS:

Visit a sponsor or exhibitor's page. Download files they've made available and/or follow links to their websites, videos and/or social media pages.

Send a message using the "Contact Us" button on the sponsor's page.

On the "My Event" page, there is a module that says "Looking to Network?" Click the "Schedule Appointment" button to send a request for a 1:1 meeting with a company representative. You'll receive an email confirmation with video chat link to use at the time of the schedule appointment once the invitation is accepted.

DAY-OF TROUBLESHOOTING & VIRTUAL HELP DESK:

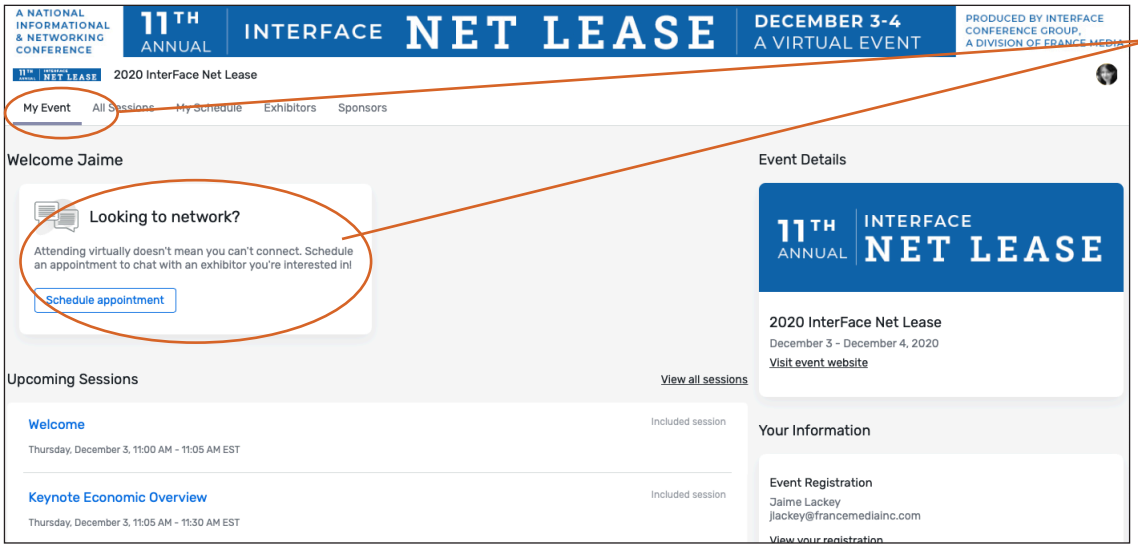
Session isn't playing or loading: Update your browser or use a different browser, like Chrome or Firefox. Turn off your VPN.

Virtual help desk: The InterFace staff will offer help via video chat. Visit with us via the "join virtual booth" button in the Virtual Help Desk within the event portal between 10:00 and 5:00 Eastern on Thursday or 10:00 to 3:30 on Friday.

Can't get into the event portal? You can join our Zoom chat at **www.interfaceconferencegroup.com/help-desk** (between (10:00 and 4:00 Esatern). You can also reach us via email at **kmoustafa@francemediainc.com**.

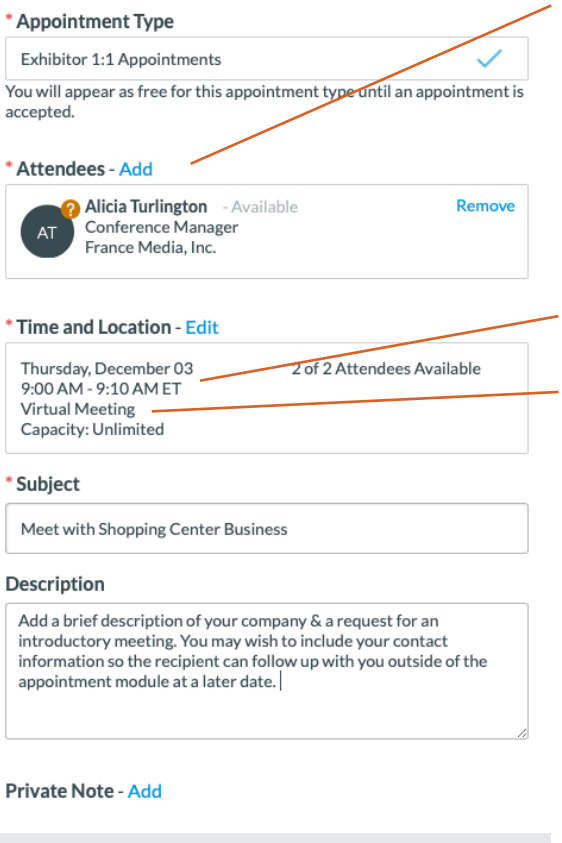
APPOINTMENTS MODULE - ATTENDEE ACCESS

Interested in connecting with our sponsors and exhibitors? Reach out directly via the appointments module. Attendees can request a virtual meeting with the appointed rep from any of our participating sponsors and exhibitors — and you may receive appointment requests via email. All attendee-initiated appointments will utilize a Zoom link supplied by the portal in the meeting invite. Some sponsor/exhibitor appointments will utilize the sponsor/exhibitor's own chat link or will include a phone number for the attendee to call at the set time. For more information, check out the FAQ at ***https://interfaceconferencegroup.com/faq-attendee-access-to-appointments-interface-net-lease***



Start at the "My Event" tab.

Click the "Schedule Appointment" button.



If you do not want to schedule meetings at certain times, block off times under "appointment type" in your appointment calendar.

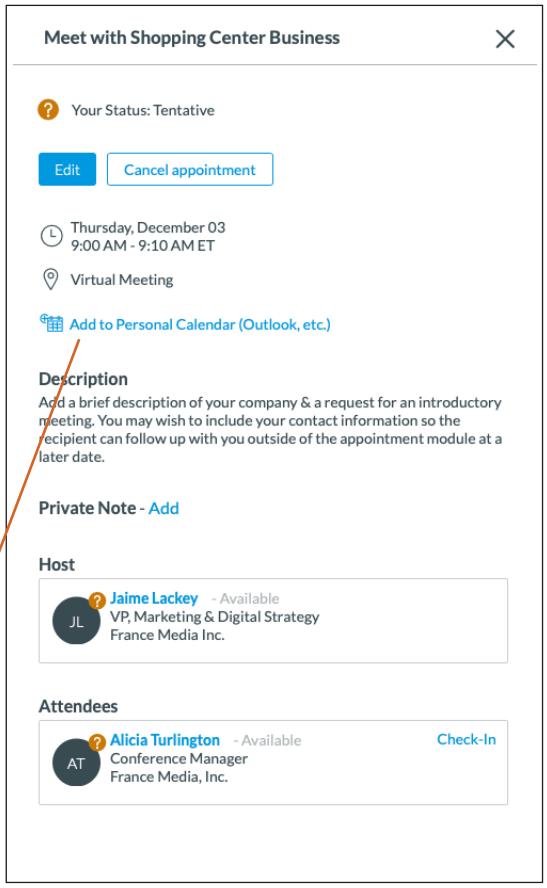
Choose the person you'd like to meet with. (You can add more than one person to an invitation.)

Attendees can reach out to a company representative with most sponsors and exhibitors. Sponsors/exhibitors can reach out to attendees.

Choose the time for the meeting request.

For Exhibitor 1:1 meetings initiated by attendees, a Zoom link will autofill. Due to limited number of Zoom licenses, some exhibitor access requires them to enter their own link or a phone number.

To add a meeting to your personal calendar, open an entry on your calendar in the portal and click the "add to calendar" button.



When you add an event to your personal calendar, you can also invite a colleague and they can join the same Zoom link at the time of the meeting.

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Conference Speakers:

Gino Sabatini
Head of Investments
gsabatini@wpcarey.com
(212) 492-1138

Joseph Mastrocola
Executive Director
jmastrocola@wpcarey.com
(212) 899-8276

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Sources: MNet, Trailing 12 months through Q3-2020.

Daniel M. Taub **Retail Division**
Senior Vice President / National Director
646.805.1464
Daniel.Taub@MarcusMillichap.com

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WELCOME TO THE 11TH ANNUAL INTERFACE NET LEASE

Scott France
President
France Media, Inc.

Richard Kelley
Senior Vice President
InterFace Conference Group

Thank you for being part of our 11th annual InterFace Net Lease, our first (and hopefully only) virtual event!

While we wish we could be gathering in person at the NYC Bar Association our virtual format actually offers quite a few exciting features. For example, if you cannot make the scheduled time for one of Thursday or Friday's panels, you can always go back and watch later whenever is convenient for you.

And we are going to have some LIVE interactive roundtables on both Thursday and Friday, plus a virtual networking reception late afternoon on Thursday. Please make sure to give the roundtables and the reception a try!

I would like to thank everyone for walking down this virtual conference path with us. The loyalty and support of our event sponsors has been amazing and we sincerely thank each of them for continuing to support the industry and the conference. They are all true leaders in this space.

Similarly our speakers have been open and flexible in adapting to our virtual panels and I can guarantee you these panel discussions are top-notch!

Finally, thank you so much to all of our attendees for your support. We think you will be impressed by this event, both the insight from the panels and the "networking" that we are able to offer.

We hope you enjoy and find value in the virtual InterFace Net Lease experience!

Best regards,

Scott France & Rich Kelley

AGENDA: THURSDAY, DECEMBER 3

11:05 - 11:30 AM — KEYNOTE ECONOMIC OVERVIEW

SPONSORED BY: TRIUMPH CAPITAL PARTNERS · AVISON YOUNG

Ryan Severino
Chief Economist
JLL

11:30 - 11:45 AM — BREAK

AGENDA: THURSDAY, DECEMBER 3

11:45 AM - 12:35 PM — STATE OF THE INDUSTRY

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Gino Sabatini
Managing Director
W. P. Carey

Gordon Whiting
Managing Director
Angelo, Gordon

Joey Agree
President & Chief Executive Officer
Agree Realty Corp.

Jonathan Hipp
Principal & Head of U.S. Net Lease Group
Avison Young

Glen Kunofsky
Executive Managing Director
Marcus & Millichap
*Moderator

12:35 - 12:50 PM — BREAK

12:50 - 1:40 PM — INVESTMENT MARKET OUTLOOK

SPONSORED BY: ANGELO GORDON ENVOYNNN

THE INSTITUTIONAL PERSPECTIVE

Patrick Nutt
Managing Partner
SRS Real Estate Partners

Gary Baumann
COO
ARCTrust

Max Jenkins
VP, Investments
Essential Properties Realty Trust

Steve Wolff
Vice President, Acquisitions
Spirit Realty

Joey Odom
Regional Director & Partner
Stan Johnson Company
*Moderator

1:40 - 1:50 PM — BREAK

1:50 - 2:40 PM — CAPITAL MARKETS OUTLOOK

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Tom Zarrilli
Founding Partner
CTL Capital

Nat Sager
Senior Managing Director
Mesirow Financial

Eleanora Gililova
Senior Director
Nuveen

Kyle Gore
Managing Director & Principal
CGA Capital

Elyssa McMullen
Senior Vice President
Prudential Private Capital

Charlie Knudsen
Managing Director & Founding Principal
Quad Capital
*Moderator

2:40 - 2:50 PM — BREAK

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$13,500,000

Sacramento County

$245,100,000

GSA - DHS

$23,135,000

CVS Health

$24,800,000

Wegmans Food Markets

CTL Capital

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AGENDA: THURSDAY, DECEMBER 3

2:50 - 3:15 PM — FOCUS GROUP ROUNDTABLES AND CONVERSATION

Roundtables are not recorded; you must join the video chat live at 2:50 Eastern.

Zero Cashflow Market Update: Richard Murphy of Avison Young's Capital Markets Net Lease Group will lead this discussion of the benefits and perils of zero cashflow net lease properties. Bring your questions or share your thoughts and join peers for a discussion about what to expect in 2021. To participate, click "Join Session" at 2:50 Eastern on Thursday.

The Private 1031 Buyer: The long-term availability of the 1031 exchange is in question after every election, which generally pushes more activity. Jimmy Goodman of The Boulder Group will moderate a discussion about individual/private equity purchasers in today's 1031 market. To participate, click "Join Session" at 2:50 Eastern on Thursday.

3:15 - 3:25 PM — BREAK

3:25 - 3:50 PM — FOCUS GROUP ROUNDTABLES AND CONVERSATION

Roundtables are not recorded; you must join the video chat live at 3:25 Eastern.

Build-to-Suit Market Update: Josiah Byrnes of Embree Capital Markets Group will moderate a discussion about the demand for build-to-suit properties in the net lease sector. This is your chance to hear what industry peers think and to ask questions. Join the Zoom session at 3:25 Eastern on Thursday to participate.

How to Find Financing for Net Lease Deals: Join Michael Drusano of CGA Mortgage Capital to discuss the outlook for capital to close net lease deals in 2021. Share what you expect to see or ask questions of Drusano and other attendees at 3:25 Eastern on Thursday.

3:50 - 4:00 PM — BREAK

4:00 - 5:00 PM — VIRTUAL NETWORKING COCKTAIL RECEPTION

Grab a cocktail (or mocktail) and network with fellow attendees in this interactive Zoom session. InterFace staff will create smaller breakout rooms so attendees can chat in smaller groups. We'll throw out an icebreaker question to get the conversation started and give you about 15 minutes to chat before shuffling the deck and sending attendees to new conversation rooms.

America's Build-to-Suit Capital Partner℠

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Envoy Net Lease Partners, a leading capital provider for BTS single tenant retail, office and medical properties, has completed 77 transations across the U.S. since 2013, totaling more than $230 milion of project costs.

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Ralph Cram, President | Envoy Net Lease Partners
1363 Shermer Road, Suite 309 | Northbrook, IL 60062
847-239-7250 | rcram@envoynnn.com

AGENDA: FRIDAY, DECEMBER 4

11:00 - 11:50 AM – PANEL

SPONSORED BY: SIG SANDS INVESTMENT GROUP NET INVESTMENTS... NET RESULTS | CTL CAPITAL Net Lease Financing

WHAT'S BEEN THE IMPACT OF THE PANDEMIC AND ECONOMIC DOWNTURNON THE SALE LEASEBACK MARKET?

Chris Capolongo
Managing Director
Angelo, Gordon

Greg Lang
Partner
Fundamental Income

Joseph Mastrocola
Executive Director
W. P. Carey

Michael Fitzgerald
SVP, Sale-Leaseback Acquisitions
VEREIT

Coler Yoakam
Senior Managing Director
JLL
*Moderator

11:50 AM - NOON – BREAK

NOON - 12:50 PM – INVESTMENT MARKET OUTLOOK

SPONSORED BY: CGA CAPITAL | QuadCapital

THE PRIVATE BUYER PERSPECTIVE

Andrew Chana
SVP - Investment Advisor
Sands Investment Group

Justin Grissen
EVP & CIO
The Landes Group

Geoff Linden
Principal
Vault Equity Partners

Brian Garrigan
Principal
Patriot Equity Partners

Mark Ruble
Executive Managing Director
Marcus & Millichap
*Moderator

12:50 - 1:00 PM – BREAK

1:00 - 1:50 PM – THE OUTLOOK FOR NEW BUILD-TO-SUIT DEVELOPMENT

SPONSORED BY: SRS Real Estate Partners | VEREIT

Ralph Cram
President
Envoy Net Lease Partners

Dan Levitt
SVP of Capital Markets
Ryan Companies

Adam Thomas
Director of Build-To-Suit Lending
Triumph Capital Partners

Evan Gower
SVP & General Counsel
GBT Realty Corp.

Brian Crawford
Chief Executive Officer
Concept Companies

Josiah Byrnes
Executive Vice President
Embree Capital Markets Group
*Moderator

1:50 - 2:10 PM – BREAK

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AGENDA: FRIDAY, DECEMBER 4

2:10 - 2:35 PM – FOCUS GROUP ROUNDTABLES AND CONVERSATION

Roundtables are not recorded; you must join the video chat live at 2:10 Eastern.

Monetizing Single-Tenant Healthcare/MOB Real Estate: What's new with medical office tenants? Christopher Stai of Healthcare Real Estate Advisors will lead a discussion about opportunities related to healthcare and medical office spaces in the net lease sector. To listen or participate in the conversation, join the Zoom session at 2:10 Eastern on Friday.

What's Happening in the Industrial NNN Space? The industrial sector has been the highlight of 2020. The chaos of the pandemic has created greater need for industrial properties. How has that benefited the net lease sector? Andrew Sandquist of Newmark Knight Frank's Corporate Capital Markets group will lead this discussion. Join the Zoom session at 2:10 Eastern on Friday to participate.

2:35 PM – INTERFACE NET LEASE CONCLUDES

Please take some time to visit the pages of our sponsors and exhibitors to learn more about their products and services

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$57,000,000 Cornell University Ithaca, NY	$ Undisclosed TriHealth Undisclosed Location	$27,825,000 County of Travis, State of Texas Austin, TX	$28,151,000 Walmart Neighborhood Market 3 Property Pool
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