

Targeting Retail Net Lease Acquisition Opportunities

OVER \$3 BILLION ACQUIRED

Acquisition Criteria

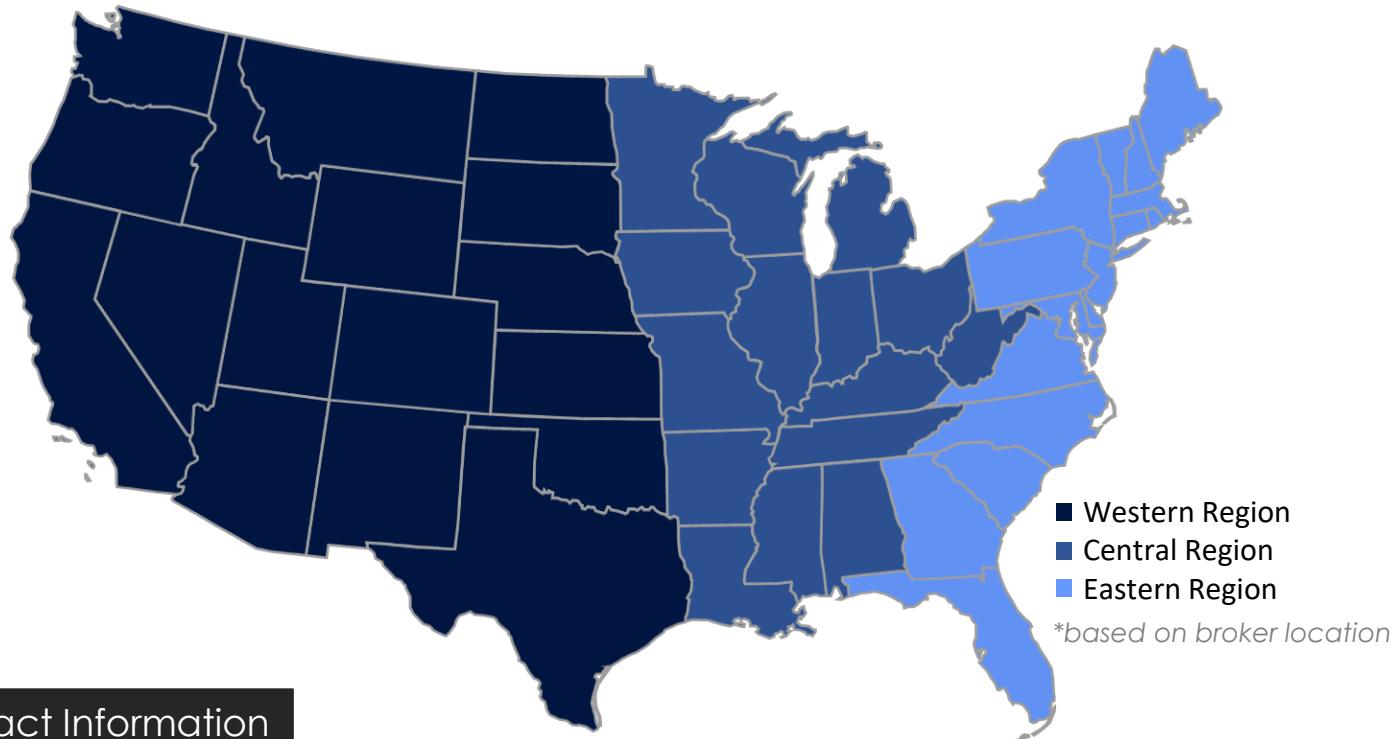
- Net lease retail
 - Single-tenant assets
 - Multi-tenant assets
 - Up to four tenants
 - 100% occupancy
 - National, super-regional tenants
- \$2 - \$30 million per asset
- Single assets or portfolios
- Sale-leasebacks
- Short or long-term leases
- Creditworthy tenants
- Rent Escalations

Why ADC?

- In-house real estate expertise
- Institutional access to capital
- Entrepreneurial flexibility for complex deal structures
- Assumable debt
- Forward commitments
- Partner Capital Solutions

About Agree Realty

Agree Realty Corporation is a fully-integrated, self-administered, self-managed real estate investment trust (REIT) publicly traded on the New York Stock Exchange under the symbol **ADC**. Our growing portfolio of industry leading retailers consists of over 700 assets in 46 states, containing approximately 12 million square feet of gross leasable space.



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SOURCE A DEAL $\geq \$10,000,000$ THAT CLOSES BY 9.30.19 AND RECEIVE A 1% ADDED BONUS

*Terms and Conditions: This email should be considered an invitation to participate in a commission bonus program between Agree Realty Corporation ("Agree") and independent real estate brokers within the United States and should not be considered as a contract or agreement between Agree and you. The opportunity to earn a 1% Added Bonus is available only to brokers who source a Qualified Transaction ($\geq \$10,000,000$) after the date of this email which closes on or before September 30, 2019 ("Qualified Transaction") and enter into a written commission agreement with Agree which is satisfactory to Agree in all respects ("Qualified Broker"). A Qualified Broker is entitled to only one (1) 1% Added Bonus regardless of the number of Qualified Transactions he/she sources to Agree. By claiming a 1% Added Bonus the Qualified Broker releases and agrees to hold Agree, its affiliated companies, officers, directors, members, employees and agents harmless from and against any and all claims and liability arising out of the acceptance, receipt or use of the 1% Added Bonus. Any Qualified Broker who presents a Qualified Transaction will be required to execute a release of liability consistent with the release language herein before receiving the 1% Added Bonus. No substitution of the 1% Added Bonus, or transfer of the right to receive the 1% Added Bonus is permitted. Any disputes, claims and causes of action arising out of, or connected with, the 1% Added Bonus, or with this email shall be resolved individually, without resort to any form of class action, and exclusively through binding arbitration to be held at or near Detroit, Michigan before a single arbitrator selected by mutual agreement of the parties, or, if the parties cannot agree, by selecting from a list provided by the American Arbitration Association.

TARGET RETAIL TENANTS

RETAIL TENANTS

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| <ul style="list-style-type: none">✓ 7-Eleven✓ ALDI✓ America's Tire✓ AutoZone✓ Best Buy✓ Big Lots✓ Big O Tires✓ Bridgestone / Firestone✓ Burlington Coat Factory✓ CarMax✓ Casey's General Store✓ Circle K/The Pantry✓ Cumberland Farms✓ Discount Tire✓ DSW✓ FedEx✓ Five Below✓ Fry's Food✓ Gerber Collision✓ Gerbes✓ Giant Eagle✓ Goodyear✓ Harris Teeter | <ul style="list-style-type: none">✓ H-E-B✓ Hobby Lobby✓ Home Depot✓ Hy-Vee✓ King Soopers✓ Kirklands✓ Kroger✓ Kwik Trip✓ La-Z-Boy✓ Lowe's✓ Lucky's✓ Merchant's✓ Michaels✓ NAPA Auto Parts✓ Northern Tool✓ Nordstrom Rack✓ NTB✓ Old Navy✓ O'Reilly Auto Parts✓ Panera Bread✓ Publix✓ QuikTrip✓ RaceTrac | <ul style="list-style-type: none">✓ Ralph's✓ Ross Dress For Less✓ Royal Farms✓ Ruler Foods✓ Saks Off Fifth✓ Sheetz✓ Smith's Food & Drug✓ Spec's Liquor✓ Sprout's Farmers Market✓ Sunbelt Rentals✓ SuperAmerica✓ Target✓ Tire Kingdom✓ TJ Maxx / Marshalls / Homegoods✓ Total Wine✓ Trader Joe's✓ ULTA✓ United Rentals✓ Walmart✓ Wawa✓ Wegmans✓ Whole Foods✓ WinCo |
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