

UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549

FORM 8-K
CURRENT REPORT
Pursuant to Section 13 or 15(d) of
The Securities Exchange Act of 1934

Date of Report (Date of earliest event reported): July 25, 2024

CTO Realty Growth, Inc.

(Exact name of registrant as specified in its charter)

Maryland
(State or other jurisdiction of incorporation)

001-11350
(Commission File Number)

59-0483700
(IRS Employer Identification No.)

**369 N. New York Avenue,
Suite 201
Winter Park, Florida**
(Address of principal executive offices)

32789
(Zip Code)

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

Not Applicable
(Former name or former address, if changed since last report.)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
 Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
 Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
 Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

Securities registered pursuant to Section 12(b) of the Act:

Title of each class:	Trading Symbol	Name of each exchange on which registered:
Common Stock, \$0.01 par value per share	CTO	NYSE
6.375% Series A Cumulative Redeemable Preferred Stock, \$0.01 par value per share	CTO-PA	NYSE

Indicate by check mark whether the registrant is an emerging growth company as defined in Rule 405 of the Securities Act of 1933 (§230.405 of this chapter) or Rule 12b-2 of the Securities Exchange Act of 1934 (§240.12b-2 of this chapter).

Emerging growth company

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.

Item 2.02. Results of Operations and Financial Condition

On July 25, 2024, CTO Realty Growth, Inc., a Maryland corporation (the "Company"), issued an earnings press release, an investor presentation, and a supplemental disclosure package relating to the Company's financial results for the quarter ended June 30, 2024. Copies of the press release, investor presentation, and supplemental disclosure package are attached hereto as Exhibits 99.1, 99.2 and 99.3, respectively, and are incorporated herein by reference.

The information in Item 2.02 of this Current Report, including Exhibits 99.1, 99.2 and 99.3, is being furnished and shall not be deemed "filed" for purposes of Section 18 of the Securities Exchange Act of 1934, as amended (the "Exchange Act"), or otherwise subject to the liabilities of that Section. The information in this Current Report shall not be incorporated by reference into any registration statement or other document pursuant to the Securities Act of 1933, as amended (the "Securities Act"), or the Exchange Act, unless it is specifically incorporated by reference therein.

Item 7.01. Regulation FD Disclosure

On July 25, 2024, the Company issued an earnings press release, an investor presentation, and a supplemental disclosure package relating to the Company's financial results for the quarter ended June 30, 2024. Copies of the earnings press release, investor presentation, and supplemental disclosure package are attached hereto as Exhibits 99.1, 99.2 and 99.3, respectively, and are incorporated herein by reference.

The furnishing of these materials is not intended to constitute a representation that such furnishing is required by Regulation FD or other securities laws, or that the materials include material investor information that is not otherwise publicly available. In addition, the Company does not assume any obligation to update such information in the future.

The information in Item 7.01 of this Current Report, including Exhibits 99.1, 99.2 and 99.3, is being furnished and shall not be deemed to be "filed" for purposes of Section 18 of the Exchange Act or otherwise subject to the liabilities of that Section. The information in this Current Report shall not be incorporated by reference into any registration statement or other document pursuant to the Securities Act or the Exchange Act, unless it is specifically incorporated by reference therein.

Item 9.01. Financial Statements and Exhibits

(d) Exhibits

[99.1 Earnings Press Release dated July 25, 2024](#)

[99.2 Investor Presentation dated July 25, 2024](#)

[99.3 Supplemental Disclosure Package](#)

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

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

Date: July 25, 2024

CTO Realty Growth, Inc.

By: /s/ Philip R. Mays
Senior Vice President, Chief Financial Officer,
and Treasurer (Principal Financial Officer)



Contact: Philip R. Mays
Senior Vice President, Chief Financial Officer & Treasurer
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FOR
IMMEDIATE
RELEASE

CTO REALTY GROWTH REPORTS SECOND QUARTER 2024 OPERATING RESULTS

WINTER PARK, FL – July 25, 2024 – CTO Realty Growth, Inc. (NYSE: CTO) (the “Company” or “CTO”) today announced its operating results and earnings for the quarter ended June 30, 2024.

Second Quarter and Recent Highlights

- Reported Net Loss per diluted share attributable to common stockholders of \$(0.03) for the quarter ended June 30, 2024.
- Reported Core FFO per diluted share attributable to common stockholders of \$0.45 for the quarter ended June 30, 2024.
- Reported AFFO per diluted share attributable to common stockholders of \$0.48 for the quarter ended June 30, 2024.
- Received net proceeds of \$33.1 million from the completion of a follow-on public offering of 1,718,417 shares of the Company’s 6.375% Series A Cumulative Redeemable Preferred Stock.
- Received net proceeds of \$4.3 million from the issuance of 248,960 common shares under the Company’s ATM offering program.
- Received proceeds of \$15.2 million as an early repayment of our Sabal Pavilion seller-financing loan.
- The Company has approximately \$155 million of total liquidity as of June 30, 2024, including \$150 million of undrawn commitments on our Revolving Credit Facility.
- Reported an increase in Same-Property NOI of 2.0% as compared to the second quarter of 2023 and an increase of 4.0% for the six months ended June 30, 2024, as compared to the same period of 2023.
- Signed not open pipeline represents \$4.7 million, or 5.9%, of annual cash base rent in place as of June 30, 2024.
- Increased full year Core FFO guidance to \$1.81 to \$1.86 per diluted share and full year AFFO guidance to \$1.95 to \$2.00 per diluted share, representing increases of 11.9% and 11.0%, respectively, at the midpoint of these ranges.

CEO Comments

“We are pleased that our strong leasing results over the past year are starting to deliver meaningful Same-Property NOI growth, including an increase of 4% for the first half of the year,” said John P. Albright, President and Chief Executive Officer of CTO Realty Growth. “The strength of our leasing continued this quarter with an 8.8% leasing spread on comparable leases. Given our solid earnings and increased investment activity outlook, we have increased our full-year Core FFO and AFFO guidance by 11.9% and 11.0%, respectively, at the mid-points of the ranges, and are looking forward to an active second half of 2024.”

Quarterly Financial Results Highlights

The table below provides a summary of the Company’s operating results for the three months ended June 30, 2024:

(in thousands, except per share data)	Three Months Ended		Variance to Comparable Period in the Prior	
	June 30, 2024	June 30, 2023	Year	
Net Income Attributable to the Company	\$ 1,183	\$ 1,800	\$ (617)	(34.3)%
Net Income (Loss) Attributable to Common Stockholders	\$ (688)	\$ 605	\$ (1,293)	(213.7)%
Net Income (Loss) Attributable to Common Stockholders per Common Share - Diluted ⁽¹⁾	\$ (0.03)	\$ 0.03	\$ (0.06)	(200.0)%
Core FFO Attributable to Common Stockholders ⁽²⁾	\$ 10,353	\$ 9,608	\$ 745	7.8%
Core FFO Attributable to Common Stockholders per Common Share - Diluted ⁽²⁾	\$ 0.45	\$ 0.43	\$ 0.02	4.7%
AFFO Attributable to Common Stockholders ⁽²⁾	\$ 11,051	\$ 10,781	\$ 270	2.5%
AFFO Attributable to Common Stockholders per Common Share - Diluted ⁽²⁾	\$ 0.48	\$ 0.48	\$ —	0.0%
Dividends Declared and Paid - Preferred Stock	\$ 0.40	\$ 0.40	\$ —	0.0%
Dividends Declared and Paid - Common Stock	\$ 0.38	\$ 0.38	\$ —	0.0%

⁽¹⁾ The denominator for this measure excludes the impact of 3.6 million and 3.3 million shares for the three months ended June 30, 2024 and 2023, respectively, related to the Company’s adoption of ASU 2020-06, effective January 1, 2022, which requires presentation on an if-converted basis for its 2025 Convertible Senior Notes, as the impact would be anti-dilutive.

⁽²⁾ See the “Non-GAAP Financial Measures” section and tables at the end of this press release for a discussion and reconciliation of Net Income (Loss) Attributable to the Company to non-GAAP financial measures, including FFO Attributable to Common Stockholders, FFO Attributable to Common Stockholders per Common Share - Diluted, Core FFO Attributable to Common Stockholders, Core FFO Attributable to Common Stockholders per Common Share - Diluted, AFFO Attributable to Common Stockholders, and AFFO Attributable to Common Stockholders per Common Share - Diluted. Further, the weighted average shares used to compute per share amounts for Core FFO Attributable to Common Stockholders per Common Share - Diluted and AFFO Attributable to Common Stockholders per Common Share - Diluted do not reflect any dilution related to the ultimate settlement of the 2025 Convertible Senior Notes.

Year-to-Date Financial Results Highlights

The table below provides a summary of the Company's operating results for the six months ended June 30, 2024:

(in thousands, except per share data)	Six Months Ended		Variance to Comparable Period in the Prior	
	June 30, 2024	June 30, 2023	Year	
Net Income (Loss) Attributable to the Company	\$ 7,025	\$ (4,193)	\$ 11,218	267.5%
Net Income (Loss) Attributable to Common Stockholders	\$ 3,967	\$ (6,583)	\$ 10,550	160.3%
Net Income (Loss) Attributable to Common Stockholders per Common Share - Diluted ⁽¹⁾	\$ 0.17	\$ (0.29)	\$ 0.46	158.6%
Core FFO Attributable to Common Stockholders ⁽²⁾	\$ 21,090	\$ 18,475	\$ 2,615	14.2%
Core FFO Attributable to Common Stockholders per Common Share - Diluted ⁽²⁾	\$ 0.93	\$ 0.82	\$ 0.11	13.4%
AFFO Attributable to Common Stockholders ⁽²⁾	\$ 22,699	\$ 20,644	\$ 2,055	10.0%
AFFO Attributable to Common Stockholders per Common Share - Diluted ⁽²⁾	\$ 1.00	\$ 0.91	\$ 0.09	9.9%
Dividends Declared and Paid - Preferred Stock	\$ 0.80	\$ 0.80	\$ —	0.0%
Dividends Declared and Paid - Common Stock	\$ 0.76	\$ 0.76	\$ —	0.0%

⁽¹⁾ The denominator for this measure excludes the impact of 3.6 million and 3.3 million shares for the six months ended June 30, 2024 and 2023, respectively, related to the Company's adoption of ASU 2020-06, effective January 1, 2022, which requires presentation on an if-converted basis for its 2025 Convertible Senior Notes, as the impact would be anti-dilutive.

⁽²⁾ See the "Non-GAAP Financial Measures" section and tables at the end of this press release for a discussion and reconciliation of Net Income (Loss) Attributable to the Company to non-GAAP financial measures, including FFO Attributable to Common Stockholders, FFO Attributable to Common Stockholders per Common Share - Diluted, Core FFO Attributable to Common Stockholders, Core FFO Attributable to Common Stockholders per Common Share - Diluted, AFFO Attributable to Common Stockholders, and AFFO Attributable to Common Stockholders per Common Share - Diluted. Further, the weighted average shares used to compute per share amounts for Core FFO Attributable to Common Stockholders per Common Share - Diluted and AFFO Attributable to Common Stockholders per Common Share - Diluted do not reflect any dilution related to the ultimate settlement of the 2025 Convertible Senior Notes.

Investments

During the three months ended June 30, 2024, the Company invested \$1.5 million into 1.4 acres of land for future development within the West Broad Village property, which was previously acquired in October of 2022.

During the six months ended June 30, 2024, the Company invested \$72.5 million into two retail properties totaling 319,066 square feet and one vacant land parcel, and originated one \$10.0 million first mortgage structured investment. These investments represent a weighted average going-in cash yield of 8.2%.

Dispositions

During the three months ended June 30, 2024, the Company received proceeds of \$15.2 million as an early repayment of our Sabal Pavilion seller-financing loan.

During the six months ended June 30, 2024, the Company sold one retail property for \$20.0 million at an exit cash cap rate of 8.2%, generating a gain of \$4.6 million.

Portfolio Summary

The Company's income property portfolio consisted of the following as of June 30, 2024:

Asset Type	# of Properties	Square Feet	Wtd. Avg. Remaining Lease Term
Single Tenant	6	252	5.7 years
Multi-Tenant	14	3,643	5.0 years
Total / Wtd. Avg.	20	3,895	4.9 years

Square Feet in thousands.

Property Type	# of Properties	Square Feet	% of Cash Base Rent
Retail	15	2,467	62.5%
Office	1	210	4.5%
Mixed-Use	4	1,218	33.0%
Total	20	3,895	100.0%

Square Feet in thousands.

Leased Occupancy	94.6%
Occupancy	92.6%

Same Property Net Operating Income

During the second quarter of 2024, the Company's Same-Property NOI totaled \$14.9 million, an increase of 2.0% over the comparable prior year period, as presented in the following table:

	Three Months Ended		Variance to Comparable Period in the Prior Year	
	June 30, 2024	June 30, 2023		
Single Tenant	\$ 1,292	\$ 1,191	\$ 101	8.5%
Multi-Tenant	13,587	13,391	196	1.5%
Total	\$ 14,879	\$ 14,582	\$ 297	2.0%

\$ in thousands.

During the six months ended June 30, 2024, the Company's Same-Property NOI totaled \$30.0 million, an increase of 4.0% over the comparable prior year period, as presented in the following table:

	Six Months Ended		Variance to Comparable Period in the Prior Year	
	June 30, 2024	June 30, 2023		
Single Tenant	\$ 2,439	\$ 2,140	\$ 299	14.0%
Multi-Tenant	27,554	26,696	858	3.2%
Total	\$ 29,993	\$ 28,836	\$ 1,157	4.0%

\$ in thousands.

Leasing Activity

During the quarter ended June 30, 2024, the Company signed 16 leases totaling 78,593 square feet. On a comparable basis, which excludes vacancy existing at the time of acquisition, CTO signed 11 leases totaling 57,878 square feet at an average cash base rent of \$23.34 per square foot compared to a previous average cash base rent of \$21.45 per square foot, representing 8.8% comparable growth.

A summary of the Company's overall leasing activity for the quarter ended June 30, 2024, is as follows:

	<u>Square Feet</u>	<u>Wtd. Avg. Lease Term</u>	<u>Cash Rent per Square Foot</u>	<u>Tenant Improvements</u>	<u>Leasing Commissions</u>
New Leases	31	8.1 years	\$ 33.28	\$ 865	\$ 515
Renewals & Extensions	48	4.0 years	21.06	10	57
Total / Wtd. Avg.	<u>79</u>	<u>6.0 years</u>	<u>\$ 25.87</u>	<u>\$ 875</u>	<u>\$ 572</u>

In thousands except for per square foot and weighted average lease term data. Comparable leases compare leases signed on a space for which there was previously a tenant. Overall leasing activity does not include lease termination agreements or lease amendments related to tenant bankruptcy proceedings.

During the six months ended June 30, 2024, the Company signed 34 leases totaling 182,707 square feet. On a comparable basis, which excludes vacancy existing at the time of acquisition, CTO signed 26 leases totaling 152,577 square feet at an average cash base rent of \$25.05 per square foot compared to a previous average cash base rent of \$17.77 per square foot, representing 41.0% comparable growth.

A summary of the Company's overall leasing activity for the six months ended June 30, 2024, is as follows:

	<u>Square Feet</u>	<u>Wtd. Avg. Lease Term</u>	<u>Cash Rent per Square Foot</u>	<u>Tenant Improvements</u>	<u>Leasing Commissions</u>
New Leases	101	10.9 years	\$ 28.29	\$ 5,707	\$ 1,648
Renewals & Extensions	82	3.9 years	24.48	25	97
Total / Wtd. Avg.	<u>183</u>	<u>8.0 years</u>	<u>\$ 26.58</u>	<u>\$ 5,732</u>	<u>\$ 1,745</u>

In thousands except for per square foot and weighted average lease term data. Comparable leases compare leases signed on a space for which there was previously a tenant. Overall leasing activity does not include lease termination agreements or lease amendments related to tenant bankruptcy proceedings.

Capital Markets and Balance Sheet

During the quarter ended June 30, 2024, the Company completed the following notable capital markets activities:

- Issued 248,960 common shares under its ATM offering program at a weighted average gross price of \$17.62 per share, for total net proceeds of \$4.3 million.
- Completed a follow-on public offering of 1,718,417 shares of the Company's 6.375% Series A Cumulative Redeemable Preferred Stock. The Company received net proceeds of \$33.1 million, after deducting the underwriting discount and offering expenses payable by the Company, which proceeds were used to pay down our Revolving Credit Facility.
- As of June 30, 2024, the Company has \$150 million of undrawn commitments on our Revolving Credit Facility, and \$4.8 million of cash on hand for total liquidity of \$154.8 million.

The following table provides a summary of the Company's long-term debt, as of June 30, 2024:

Component of Long-Term Debt	Principal	Maturity Date	Interest Rate	Wtd. Avg. Rate as of June 30, 2024
2025 Convertible Senior Notes	\$ 51.0 million	April 2025	3.875%	3.88%
2026 Term Loan ⁽¹⁾	65.0 million	March 2026	SOFR + 10 bps + [1.25% - 2.20%]	2.87%
Mortgage Note ⁽²⁾	17.8 million	August 2026	4.060%	4.06%
Revolving Credit Facility ⁽³⁾	150.0 million	January 2027	SOFR + 10 bps + [1.25% - 2.20%]	5.07%
2027 Term Loan ⁽⁴⁾	100.0 million	January 2027	SOFR + 10 bps + [1.25% - 2.20%]	2.95%
2028 Term Loan ⁽⁵⁾	100.0 million	January 2028	SOFR + 10 bps + [1.20% - 2.15%]	5.33%
Total Long-Term Debt	\$ 483.8 million			4.23%

⁽¹⁾ The Company utilized interest rate swaps on the \$65.0 million 2026 Term Loan balance to fix SOFR and achieve a weighted average fixed swap rate of 1.27% plus the 10 bps SOFR adjustment plus the applicable spread.

⁽²⁾ Mortgage note assumed in connection with the acquisition of Price Plaza Shopping Center located in Katy, Texas.

⁽³⁾ The Company utilized interest rate swaps on \$150.0 million of the Credit Facility balance to fix SOFR and achieve a weighted average fixed swap rate of 3.47% plus the 10 bps SOFR adjustment plus the applicable spread.

⁽⁴⁾ The Company utilized interest rate swaps on the \$100.0 million 2027 Term Loan balance to fix SOFR and achieve a fixed swap rate of 1.35% plus the 10 bps SOFR adjustment plus the applicable spread.

⁽⁵⁾ The Company utilized interest rate swaps on the \$100.0 million 2028 Term Loan balance to fix SOFR and achieve a weighted average fixed swap rate of 3.78% plus the 10 bps SOFR adjustment plus the applicable spread.

As of June 30, 2024, the Company's net debt to Pro Forma EBITDA was 7.5 times, and as defined in the Company's credit agreement, the Company's fixed charge coverage ratio was 2.7 times. As of June 30, 2024, the Company's net debt to total enterprise value was 47.8%. The Company calculates total enterprise value as the sum of net debt, par value of its 6.375% Series A preferred equity, and the market value of the Company's outstanding common shares.

Dividends

On May 28, 2024, the Company announced a cash dividend on its common stock and Series A Preferred Stock for the second quarter of 2024 of \$0.38 per share and \$0.40 per share, respectively, payable on June 28, 2024 to stockholders of record as of the close of business on June 13, 2024. The second quarter 2024 common stock cash dividend represents a payout ratio of 84.4% and 79.2% of the Company's second quarter 2024 Core FFO Attributable to Common Stockholders per Common Share - Diluted and AFFO Attributable to Common Stockholders per Common Share - Diluted, respectively.

2024 Outlook

The Company has increased its Core FFO and AFFO outlook for 2024 and has revised certain assumptions to take into account the Company's year-to-date performance and revised expectations regarding the Company's acquisition activities. The Company's outlook for 2024 assumes continued stability in economic activity, stable or positive business trends related to each of our tenants and other significant assumptions.

The Company's increased outlook for 2024 is as follows:

	Revised Outlook Range for 2024				Change from Prior Outlook					
	Low		High		Low		High			
Core FFO per Diluted Share	\$	1.81	to	\$	1.86	\$	0.21	to	\$	0.18
AFFO per Diluted Share	\$	1.95	to	\$	2.00	\$	0.21	to	\$	0.18

The Company's 2024 guidance includes but is not limited to the following assumptions:

- Same-Property NOI growth of 2% to 4%, including the known impact of bad debt expense, occupancy loss and costs associated with tenants in bankruptcy, and/or tenant lease defaults, and before any impact from potential 2024 income property acquisitions and/or dispositions.
- General and administrative expenses within a range of \$15.2 million to \$16.2 million.
- Weighted average diluted shares outstanding of 22.9 million shares.
- Year-end 2024 leased occupancy projected to be within a range of 95% to 96% before any impact from potential 2024 income property acquisitions and/or dispositions.
- Investment, including structured investments, between \$200 million and \$250 million at a weighted average initial cash yield between 8.50% and 9.00%.
- Disposition of assets between \$50 million and \$75 million at a weighted average exit cash yield between 7.50% and 8.25%

Earnings Conference Call & Webcast

The Company will host a conference call to present its operating results for the quarter ended June 30, 2024, on Friday, July 26, 2024, at 9:00 AM ET.

A live webcast of the call will be available on the Investor Relations page of the Company's website at www.ctoreit.com or at the link provided in the event details below. To access the call by phone, please go to the registration link provided in the event details below and you will be provided with dial-in details.

Event Details:

Webcast: <https://edge.media-server.com/mmc/p/n6cuxiih>

Registration: <https://register.vevent.com/register/B183b768fbc540495da856dfd974c470c9>

We encourage participants to register and dial into the conference call at least fifteen minutes ahead of the scheduled start time. A replay of the earnings call will be archived and available online through the Investor Relations section of the Company's website at www.ctoreit.com.

About CTO Realty Growth, Inc.

CTO Realty Growth, Inc. is a publicly traded real estate investment trust that owns and operates a portfolio of high-quality, retail-based properties located primarily in higher growth markets in the United States. CTO also externally manages and owns a meaningful interest in Alpine Income Property Trust, Inc. (NYSE: PINE), a publicly traded net lease REIT.

We encourage you to review our most recent investor presentation and supplemental financial information, which is available on our website at www.ctoreit.com.

Safe Harbor

Certain statements contained in this press release (other than statements of historical fact) are forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended. Forward-looking statements can typically be identified by words such as “believe,” “estimate,” “expect,” “intend,” “anticipate,” “will,” “could,” “may,” “should,” “plan,” “potential,” “predict,” “forecast,” “project,” and similar expressions, as well as variations or negatives of these words.

Although forward-looking statements are made based upon management’s present expectations and reasonable beliefs concerning future developments and their potential effect upon the Company, a number of factors could cause the Company’s actual results to differ materially from those set forth in the forward-looking statements. Such factors may include, but are not limited to: the Company’s ability to remain qualified as a REIT; the Company’s exposure to U.S. federal and state income tax law changes, including changes to the REIT requirements; general adverse economic and real estate conditions; macroeconomic and geopolitical factors, including but not limited to inflationary pressures, interest rate volatility, distress in the banking sector, global supply chain disruptions, and ongoing geopolitical war; credit risk associated with the Company investing in structured investments; the ultimate geographic spread, severity and duration of pandemics such as the COVID-19 Pandemic 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 the Company’s financial condition and results of operations; the inability of major tenants to continue paying their rent or obligations due to bankruptcy, insolvency or a general downturn in their business; the loss or failure, or decline in the business or assets of PINE; the completion of 1031 exchange transactions; the availability of investment properties that meet the Company’s investment goals and criteria; the uncertainties associated with obtaining required governmental permits and satisfying other closing conditions for planned acquisitions and sales; and the uncertainties and risk factors discussed in the Company’s Annual Report on Form 10-K for the fiscal year ended December 31, 2023 and other risks and uncertainties discussed from time to time in the Company’s filings with the U.S. Securities and Exchange Commission.

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. Readers are cautioned not to place undue reliance on these forward-looking statements, which speak only as of the date of this press release. The Company undertakes no obligation to update the information contained in this press release to reflect subsequently occurring events or circumstances.

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 Funds From Operations (“FFO”), Core Funds From Operations (“Core FFO”), Adjusted Funds From Operations (“AFFO”), Pro Forma Earnings Before Interest, Taxes, Depreciation and Amortization (“Pro Forma EBITDA”), and Same-Property Net Operating Income (“Same-Property NOI”), each of which are non-GAAP financial measures. We believe these 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, Core FFO, AFFO, Pro Forma EBITDA, and Same-Property NOI 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 operating activities 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 real estate related depreciation and amortization, as well as extraordinary items (as defined by GAAP) such as net gain or loss from sales of depreciable real estate assets, impairment write-downs associated with depreciable real estate assets and impairments associated with the implementation of current expected credit losses on commercial loans and investments at the time of origination, including the pro rata share of such adjustments of unconsolidated subsidiaries. The Company also excludes the gains or losses from sales of assets incidental to the primary business of the REIT which specifically include the sales of mitigation credits, subsurface sales, investment securities, and land sales, in addition to the mark-to-market of the Company's investment securities and interest related to the 2025 Convertible Senior Notes, if the effect is dilutive. To derive Core FFO, we modify the NAREIT computation of FFO to include other adjustments to GAAP net income related to gains and losses recognized on the extinguishment of debt, amortization of above- and below-market lease related intangibles, and other unforecastable market- or transaction-driven non-cash items, as well as adding back the interest related to the 2025 Convertible Senior Notes, if the effect is dilutive. To derive AFFO, we further modify the NAREIT computation of FFO and Core FFO to include other adjustments to GAAP net income related to non-cash revenues and expenses such as straight-line rental revenue, non-cash compensation, and other non-cash amortization. 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.

To derive Pro Forma EBITDA, GAAP net income or loss attributable to the Company is adjusted to exclude real estate related depreciation and amortization, as well as extraordinary items (as defined by GAAP) such as net gain or loss from sales of depreciable real estate assets, impairment write-downs associated with depreciable real estate assets, impairments associated with the implementation of current expected credit losses on commercial loans and investments at the time of origination, including the pro rata share of such adjustments of unconsolidated subsidiaries, non-cash revenues and expenses such as straight-line rental revenue, amortization of deferred financing costs, above- and below-market lease related intangibles, non-cash compensation, other non-recurring items such as termination fees, forfeitures of tenant security deposits, and certain adjustments to reconciliation estimates related to reimbursable revenue for recently acquired properties, and other non-cash income or expense. The Company also excludes the gains or losses from sales of assets incidental to the primary business of the REIT which specifically include the sales of mitigation credits, subsurface sales, investment securities, and land sales, in addition to the mark-to-market of the Company's investment securities. Cash interest expense is also excluded from Pro Forma EBITDA, and GAAP net income or loss is adjusted for the annualized impact of acquisitions, dispositions and other similar activities.

To derive Same-Property NOI, GAAP net income or loss attributable to the Company is adjusted to exclude real estate related depreciation and amortization, as well as extraordinary items (as defined by GAAP) such as net gain or loss from sales of depreciable real estate assets, impairment write-downs associated with depreciable real estate assets, impairments associated with the implementation of current expected credit losses on commercial loans and investments at the time of origination, including the pro rata share of such adjustments of unconsolidated subsidiaries, non-cash revenues and expenses such as straight-line rental revenue, amortization of deferred financing costs, above- and below-market lease related intangibles, non-cash compensation, other non-recurring items such as termination fees, forfeitures of tenant security deposits, and certain adjustments to reconciliation estimates related to reimbursable revenue for recently acquired properties, and other non-cash income or expense. Interest expense, general and administrative expenses, investment and other income or loss, income tax benefit or expense, real estate operations revenues and direct cost of revenues, management fee income, and interest income from commercial loans and investments are also excluded from Same-Property NOI. GAAP net income or loss is further adjusted to remove the impact of properties that were not owned for the full current and prior year reporting periods presented. Cash rental income received under

the leases pertaining to the Company's assets that are presented as commercial loans and investments in accordance with GAAP is also used in lieu of the interest income equivalent.

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 Core FFO and AFFO are additional useful supplemental measures for investors to consider because they will help them to better assess our operating performance without the distortions created by other non-cash revenues or expenses. We also believe that Pro Forma EBITDA is an additional useful supplemental measure for investors to consider as it allows for a better assessment of our operating performance without the distortions created by other non-cash revenues, expenses or certain effects of the Company's capital structure on our operating performance. We use Same-Property NOI to compare the operating performance of our assets between periods. It is an accepted and important measurement used by management, investors and analysts because it includes all property-level revenues from the Company's properties, less operating and maintenance expenses, real estate taxes and other property-specific expenses ("Net Operating Income" or "NOI") of properties that have been owned and stabilized for the entire current and prior year reporting periods. Same-Property NOI attempts to eliminate differences due to the acquisition or disposition of properties during the particular period presented, and therefore provides a more comparable and consistent performance measure for the comparison of the Company's properties. FFO, Core FFO, AFFO, Pro Forma EBITDA, and Same-Property NOI may not be comparable to similarly titled measures employed by other companies.

CTO Realty Growth, Inc.
Consolidated Balance Sheets
(In thousands, except share and per share data)

	As of	
	(Unaudited) June 30, 2024	December 31, 2023
ASSETS		
Real Estate:		
Land, at Cost	\$ 236,207	\$ 222,232
Building and Improvements, at Cost	601,584	559,389
Other Furnishings and Equipment, at Cost	872	857
Construction in Process, at Cost	4,824	3,997
Total Real Estate, at Cost	<u>843,487</u>	<u>786,475</u>
Less, Accumulated Depreciation	(63,547)	(52,012)
Real Estate—Net	779,940	734,463
Land and Development Costs	300	731
Intangible Lease Assets—Net	95,054	97,109
Investment in Alpine Income Property Trust, Inc.	36,561	39,445
Mitigation Credits	355	1,044
Commercial Loans and Investments	50,323	61,849
Cash and Cash Equivalents	4,794	10,214
Restricted Cash	1,363	7,605
Refundable Income Taxes	85	246
Deferred Income Taxes—Net	2,147	2,009
Other Assets	38,846	34,953
Total Assets	<u>\$ 1,009,768</u>	<u>\$ 989,668</u>
LIABILITIES AND STOCKHOLDERS' EQUITY		
Liabilities:		
Accounts Payable	\$ 1,787	\$ 2,758
Accrued and Other Liabilities	14,713	18,373
Deferred Revenue	5,371	5,200
Intangible Lease Liabilities—Net	13,421	10,441
Long-Term Debt	482,661	495,370
Total Liabilities	<u>517,953</u>	<u>532,142</u>
Commitments and Contingencies		
Stockholders' Equity:		
Preferred Stock – 100,000,000 shares authorized; \$0.01 par value, 6.375% Series A Cumulative Redeemable Preferred Stock, \$25.00 Per Share Liquidation Preference, 4,697,225 shares issued and outstanding at June 30, 2024 and 2,978,808 shares issued and outstanding at December 31, 2023	47	30
Common Stock – 500,000,000 shares authorized; \$0.01 par value, 23,115,110 shares issued and outstanding at June 30, 2024 and 22,643,034 shares issued and outstanding at December 31, 2023	231	226
Additional Paid-In Capital	207,882	168,435
Retained Earnings	268,269	281,944
Accumulated Other Comprehensive Income	15,386	6,891
Total Stockholders' Equity	<u>491,815</u>	<u>457,526</u>
Total Liabilities and Stockholders' Equity	<u>\$ 1,009,768</u>	<u>\$ 989,668</u>

CTO Realty Growth, Inc.
Consolidated Statements of Operations
(Unaudited)
(In thousands, except share, per share and dividend data)

	Three Months Ended		Six Months Ended	
	June 30, 2024	June 30, 2023	June 30, 2024	June 30, 2023
Revenues				
Income Properties	\$ 25,878	\$ 22,758	\$ 50,501	\$ 45,190
Management Fee Income	1,131	1,102	2,236	2,200
Interest Income From Commercial Loans and Investments	1,441	1,056	2,792	1,851
Real Estate Operations	395	1,131	1,443	1,523
Total Revenues	<u>28,845</u>	<u>26,047</u>	<u>56,972</u>	<u>50,764</u>
Direct Cost of Revenues				
Income Properties	(8,080)	(6,670)	(14,833)	(13,823)
Real Estate Operations	(259)	(639)	(1,078)	(724)
Total Direct Cost of Revenues	(8,339)	(7,309)	(15,911)	(14,547)
General and Administrative Expenses	(3,459)	(3,327)	(7,675)	(7,054)
Provision for Impairment	(67)	—	(115)	(479)
Depreciation and Amortization	(11,549)	(10,829)	(22,480)	(21,145)
Total Operating Expenses	<u>(23,414)</u>	<u>(21,465)</u>	<u>(46,181)</u>	<u>(43,225)</u>
Gain on Disposition of Assets	—	1,101	9,163	1,101
Other Gain	—	1,101	9,163	1,101
Total Operating Income	5,431	5,683	19,954	8,640
Investment and Other Income (Loss)	1,429	1,811	(1,830)	(2,480)
Interest Expense	(5,604)	(5,211)	(11,133)	(9,843)
Income Before Income Tax Benefit (Expense)	1,256	2,283	6,991	(3,683)
Income Tax Benefit (Expense)	(73)	(483)	34	(510)
Net Income (Loss) Attributable to the Company	1,183	1,800	7,025	(4,193)
Distributions to Preferred Stockholders	(1,871)	(1,195)	(3,058)	(2,390)
Net Income (Loss) Attributable to Common Stockholders	<u>\$ (688)</u>	<u>\$ 605</u>	<u>\$ 3,967</u>	<u>\$ (6,583)</u>
Per Share Information:				
Basic and Diluted Net Income (Loss) Attributable to Common Stockholders	\$ (0.03)	0.03	0.17	(0.29)
Weighted Average Number of Common Shares				
Basic	22,787,252	22,482,957	22,669,246	22,593,280
Diluted	22,828,148	22,482,957	22,674,796	22,593,280
Dividends Declared and Paid - Preferred Stock	\$ 0.40	\$ 0.40	\$ 0.80	\$ 0.80
Dividends Declared and Paid - Common Stock	\$ 0.38	\$ 0.38	\$ 0.76	\$ 0.76

CTO Realty Growth, Inc.
Non-GAAP Financial Measures
Same-Property NOI Reconciliation
(Unaudited)
(In thousands)

	Three Months Ended		Six Months Ended	
	June 30, 2024	June 30, 2023	June 30, 2024	June 30, 2023
Net Income (Loss) Attributable to the Company	\$ 1,183	\$ 1,800	\$ 7,025	\$ (4,193)
Gain on Disposition of Assets, Net of Tax	—	(1,101)	(9,163)	(1,101)
Provision for Impairment	67	—	115	479
Depreciation and Amortization	11,549	10,829	22,480	21,145
Amortization of Intangibles to Lease Income	(244)	(627)	(718)	(1,306)
Straight-Line Rent Adjustment	346	(122)	1,039	129
COVID-19 Rent Repayments	—	(17)	—	(43)
Accretion of Tenant Contribution	13	38	26	76
Interest Expense	5,604	5,211	11,133	9,843
General and Administrative Expenses	3,459	3,327	7,675	7,054
Investment and Other Income (Loss)	(1,429)	(1,811)	1,830	2,480
Income Tax Benefit (Expense)	73	483	(34)	510
Real Estate Operations Revenues	(395)	(1,131)	(1,443)	(1,523)
Real Estate Operations Direct Cost of Revenues	259	639	1,078	724
Management Fee Income	(1,131)	(1,102)	(2,236)	(2,200)
Interest Income From Commercial Loans and Investments	(1,441)	(1,056)	(2,792)	(1,851)
Other Non-Recurring Items ⁽¹⁾	(303)	—	(553)	—
Less: Impact of Properties Not Owned for the Full Reporting Period	(2,731)	(778)	(5,469)	(1,387)
Same-Property NOI	\$ 14,879	\$ 14,582	\$ 29,993	\$ 28,836

⁽¹⁾ Includes non-recurring items including termination fees, forfeitures of tenant security deposits, and certain adjustments to estimates related to recently acquired property CAM reconciliations.

CTO Realty Growth, Inc.
Non-GAAP Financial Measures
Funds from Operations, Core Funds from Operations, and Adjusted Funds from Operations
Attributable to Common Stockholders
(Unaudited)
(In thousands, except per share data)

	Three Months Ended		Six Months Ended	
	June 30, 2024	June 30, 2023	June 30, 2024	June 30, 2023
Net Income (Loss) Attributable to the Company	\$ 1,183	\$ 1,800	\$ 7,025	\$ (4,193)
Add Back: Effect of Dilutive Interest Related to 2025 Notes ⁽¹⁾	—	—	—	—
Net Income (Loss) Attributable to the Company, If-Converted	\$ 1,183	\$ 1,800	\$ 7,025	\$ (4,193)
Depreciation and Amortization of Real Estate	11,532	10,816	22,447	21,118
Gain on Disposition of Assets, Net of Tax	—	(824)	(9,163)	(824)
Gain on Disposition of Other Assets	(139)	(490)	(370)	(813)
Provision for Impairment	67	—	115	479
Realized and Unrealized Loss (Gain) on Investment Securities	(663)	1,174	3,376	6,092
Extinguishment of Contingent Obligation	—	(2,300)	—	(2,300)
Funds from Operations	\$ 11,980	\$ 10,176	\$ 23,430	\$ 19,559
Distributions to Preferred Stockholders	(1,871)	(1,195)	(3,058)	(2,390)
Funds From Operations Attributable to Common Stockholders	\$ 10,109	\$ 8,981	\$ 20,372	\$ 17,169
Amortization of Intangibles to Lease Income	244	627	718	1,306
Less: Effect of Dilutive Interest Related to 2025 Notes ⁽¹⁾	—	—	—	—
Core Funds From Operations Attributable to Common Stockholders	\$ 10,353	\$ 9,608	\$ 21,090	\$ 18,475
Adjustments:				
Straight-Line Rent Adjustment	(346)	122	(1,039)	(129)
COVID-19 Rent Repayments	—	17	—	43
Other Depreciation and Amortization	(3)	(57)	(7)	(116)
Amortization of Loan Costs, Discount on Convertible Debt, and Capitalized Interest	297	229	518	437
Non-Cash Compensation	750	862	2,137	1,934
Adjusted Funds From Operations Attributable to Common Stockholders	\$ 11,051	\$ 10,781	\$ 22,699	\$ 20,644
FFO Attributable to Common Stockholders per Common Share - Diluted ⁽¹⁾	\$ 0.44	\$ 0.40	\$ 0.90	\$ 0.76
Core FFO Attributable to Common Stockholders per Common Share - Diluted ⁽¹⁾	\$ 0.45	\$ 0.43	\$ 0.93	\$ 0.82
AFFO Attributable to Common Stockholders per Common Share - Diluted ⁽¹⁾	\$ 0.48	\$ 0.48	\$ 1.00	\$ 0.91

⁽¹⁾ For the three and six months ended June 30, 2024 and 2023, interest related to the 2025 Convertible Senior Notes was excluded from net income (loss) attributable to the Company to derive FFO, as the impact to net income (loss) attributable to common stockholders would be anti-dilutive. Further, the weighted average shares used to compute per share amounts for FFO Attributable to Common Stockholders per Common Share - Diluted, Core FFO Attributable to Common Stockholders per Common Share - Diluted, and AFFO Attributable to Common Stockholders per Common Share - Diluted do not reflect any dilution related to the ultimate settlement of the 2025 Convertible Senior Notes.

CTO Realty Growth, Inc.
Non-GAAP Financial Measures
Reconciliation of Net Debt to Pro Forma EBITDA
(Unaudited)
(In thousands)

	Three Months Ended June 30, 2024	
Net Income Attributable to the Company	\$	1,183
Depreciation and Amortization of Real Estate		11,532
Gain on Disposition of Other Assets		(139)
Provision for Impairment		67
Unrealized Gain on Investment Securities		(663)
Distributions to Preferred Stockholders		(1,871)
Amortization of Intangibles to Lease Income		244
Straight-Line Rent Adjustment		(346)
Other Depreciation and Amortization		(3)
Amortization of Loan Costs, Discount on Convertible Debt, and Capitalized Interest		297
Non-Cash Compensation		750
Other Non-Recurring Items ⁽¹⁾		(303)
Interest Expense, Net of Amortization of Loan Costs and Discount on Convertible Debt		5,308
EBITDA	\$	16,056
Annualized EBITDA	\$	64,224
Pro Forma Annualized Impact of Current Quarter Investments and Dispositions, Net ⁽²⁾		(244)
Pro Forma EBITDA	\$	63,980
Total Long-Term Debt	\$	482,661
Financing Costs, Net of Accumulated Amortization		1,048
Unamortized Convertible Debt Discount		125
Cash and Cash Equivalents		(4,794)
Net Debt	\$	479,040
Net Debt to Pro Forma EBITDA		7.5 x

⁽¹⁾ Includes non-recurring items including termination fees, forfeitures of tenant security deposits, and certain adjustments to estimates related to recently acquired property CAM reconciliations.

⁽²⁾ Reflects the pro forma annualized impact on Annualized EBITDA of the Company's investments and disposition activity during the three months ended June 30, 2024.



CTO

REALTY GROWTH

Investor Presentation

July 2024

The Collection at Forsyth | Cum

Positioned for Performance

Small-cap shopping center REIT focused on open air centers in fast growing MSAs in the Southeast and Southwest

3.9M

Square Feet

71%

of Portfolio ABR from
Georgia, Texas and Florida

8.6%

Implied Cap Rate¹

\$37M

Investment in
Alpine Income Property Trust²

\$1.95 – \$2.00

2024 AFFO Per Share Guidance Range

\$404M

Equity Market Cap¹

\$484M

Outstanding Debt

\$117M

Series A Preferred

≈\$1.0B

Enterprise Value
(Net of Cash)

8.8x

2024 AFFO Multiple at revised guidance midpoint

8.7%

Current Annualized
Dividend Yield¹

\$1.2 billion

Total investment activity in past 5-years³

\$0.7 billion

Total disposition activity in past 5-years³



1. Based on \$17.46 per share common stock price as of June 30, 2024.
2. Based on \$15.56 per share common stock price as of June 30, 2024.
3. Investment and disposition activity includes both properties and structured investments from Q1 2019 - Q2 2024.

Investment Highlights



Differentiated Investment Strategy

Focusing on Asset Recycling and Value-Add Acquisitions

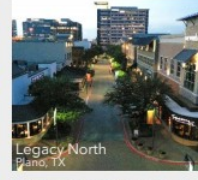
Experienced Leadership Team

With Deep Real Estate Relationships & Experience



Southeast and Southwest Retail Portfolio

Large format retail portfolio in strong locations within attractive business-friendly markets with supportive demographics and outsized long-term growth potential



Stable and Flexible Balance Sheet

Ample Liquidity and No Upcoming Debt Maturities



Active Asset Management

Emphasizing Operational Upside

Investing Below Replacement Cost

Implied Real Estate Value is \$257 PSF¹



1. Based on \$17.46 per share common stock price as of June 30, 2024.

Levers for Future Growth

CTO's proactive approach to portfolio and asset management has resulted in the execution of multiple strategic transactions and beneficial initiatives to drive future growth.

Executing on Asset Recycling

- Expecting full year 2024 investments of \$200 million to \$250 million and dispositions of \$50 million to \$75 million
- In March 2024, purchased Marketplace at Seminole Towne Center, a 315,000 square foot multi-tenant retail power center anchored by Ross Dress for Less and TJX Companies in the Sanford submarket of Orlando, FL for \$68.7 million
- In March 2024, sold the 136,000 square foot mixed-use property in Santa Fe, NM for \$20.0 million, for a total gain of \$4.6 million, immediately reinvesting the proceeds into Marketplace at Seminole Towne Center
- In February 2024, sold the remaining non-income producing mineral rights & interests totaling approximately 352,000 acres in 19 counties in the State of Florida for gross proceeds of \$5.0 million

Operational Momentum

- YTD 2024, executed 34 leases across approximately 183,000 square feet including a replacement tenant for Regal Theaters at Beaver Creek Commons in Apex, NC
- As of June 30, 2024, a signed but not open lease pipeline representing almost \$5 million of future base rents

Balance Sheet

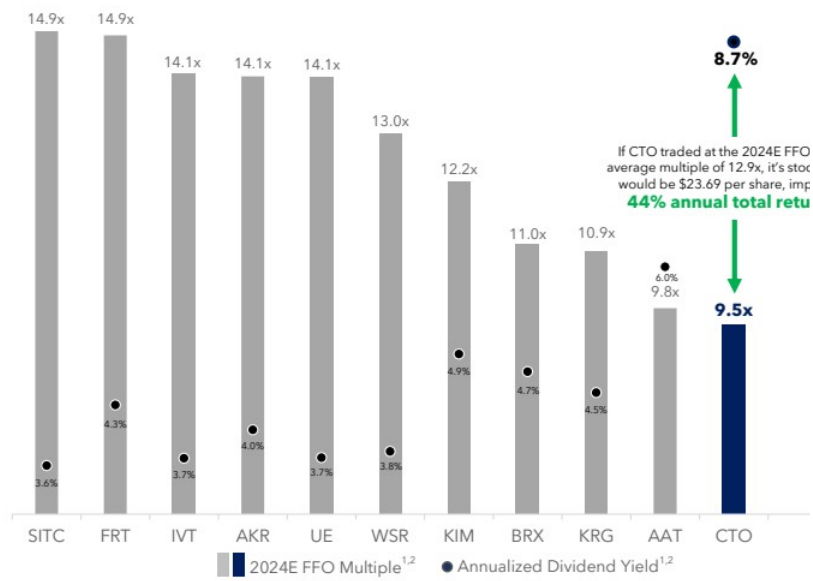
- As of June 30, 2024, CTO had \$155 million of liquidity, no debt maturities during the remainder of 2024, and staggered debt maturities thereafter.



Attractive Relative Valuation is an Opportunity for Mean Reversion



CTO has an **outsized dividend yield** and **attractive absolute valuation** relative to many in its retail-focused peer group and its **long-term growth opportunities**.



1. CTO's 2024E FFO multiple and dividend yield are based on \$17.46 per share common stock price as of June 30, 2024.
 2. All dividend yields and 2024E FFO multiples are based on the closing stock price on June 30, 2024, using current annualized dividends and 2024E FFO per share estimates for the peer companies from the KeyBanc Leaderboard report dated June 28, 2024. 2024E FFO per share for CTO reflects the midpoint of Core FFO guidance provided on July 25, 2024.

Focused on high-quality open-air shopping centers primarily located in the Southeast and Southwest.

Multi-Tenant, Retail Asset Strategy

- **Focused on retail-based, large format, multi-tenanted assets** that have a grocery, lifestyle or community-oriented retail component and a complimentary mixed-use component, located in higher growth MSAs within the continental United States
- Opportunistic investment structures based on leveraging existing relationships for the risk-adjusted returns and long-term market valuation
- Acquisition targets are in higher growth markets and exhibit **strong, current in-place yields** with a future potential for increased returns through a combination of vacancy lease-up, redevelopment or rolling in-place leases to higher market rental rates

Monetization of Legacy Assets

- CTO has a select number of legacy assets, that when monetized, will unlock meaningful equity to be redeployed into core strategy assets that may **drive higher cash flow, Core FFO and AFFO per share**

Alpine Income Property Trust and Management Fee Income

- CTO seeded and externally manages Alpine Income Property Trust (NYSE: PINE), a pure play net lease REIT, which is a **meaningful and attractive source of management fee income and dividend income through its direct investment of REIT shares and OP unit holdings**

Focused Execution



Durable Portfolio with Meaningful Growth Opportunities

Strong performing, larger format open-air shopping centers with a combination of value-add lease up, redevelopment and stable, in-place cash flows in some of the strongest markets in the United States.

Repositioning **Upside**



Essential Retail



Stable **Cash Flow**



Building a Leading Retail-Focused Portfolio

	2019 ¹	2024
Number of Properties	34	20
Total Portfolio Square Feet	1.8M	3.9M
Occupancy	95%	93%
Annualized Base Rent	\$27.6M	\$81.1M
% of ABR from Multi-Tenant	28% Multi-Tenant	93% Multi-Tenant
% of ABR from Retail & Mixed-Use	60% Retail & Mixed-Use	96% Retail & Mixed-Use
% of ABR from Grocery-Anchored Properties	4% Grocery	22% Grocery
Top Tenant as a % of ABR	12% Fidelity (S&P: A+)	5% Fidelity (S&P: A+)
Top Market as a % of ABR	31% Jacksonville	36% Atlanta
Value of PINE Shares & Units at Quarter-End	\$32.4M	\$36.6M



All values are as of year-end for their respective years, unless otherwise noted.

1. 2019 represents the year Alpine Income Property Trust, Inc. (PINE) completed its IPO with a portfolio contributed from CTO. It also signifies the year CTO changed its investment strategy to focus on multi-tenant, retail-focused properties largely located in CTO's newly defined target markets.

CTO
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High-Quality Demographic-Driven Portfolio

204,861

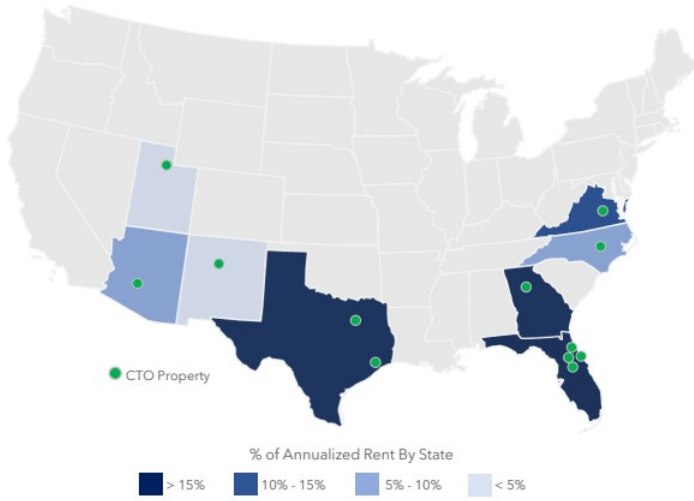
Portfolio Average
5-Mile Population¹

\$134,706

Portfolio Average
5-Mile Household Income¹

85%

Percentage of Portfolio ABR from
ULI's Top 30 Markets¹



- 22% of ABR from Grocery-Anchored Properties
- 39% of ABR from Retail Power Centers
- 31% of ABR from Retail-Focused Lifestyle & Mixed-Use Properties

Atlanta, GA	36%
Dallas, TX	14%
Richmond, VA	11%
Orlando, FL	8%
Jacksonville, FL	6%
Raleigh, NC	6%
Phoenix, AZ	6%
Albuquerque, NM	4%
Houston, TX	4%
Other	5%

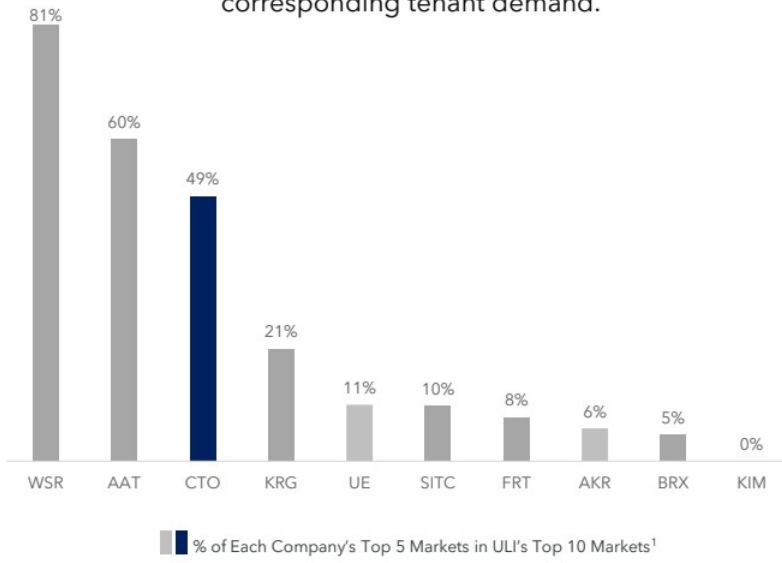
Denotes an MSA with over one million people;
Bold denotes a Top 30 ULI Market²

Percentages listed based on Annualized Base Rent for the Company's portfolio as of June 30, 2024. Any differences a result of rounding.

1. Source: Esri; Portfolio average weighted by the Annualized Base Rent of each property.
2. As ranked by Urban Land Institute & PWC in the "2024 Emerging Trends in Real Estate" publication.

Faster Growing Markets

The recent assemblage of CTO's portfolio has allowed it to focus on acquiring properties in faster growing markets in business-friendly states, benefitting from population growth and corresponding tenant demand.



Shops at Le Mexican

As of June 30, 2024, unless otherwise noted.
 Peer information based on published information available through each company's website as of July 24, 2024. Portfolio information for CTO is as of June 30, 2024.
 1. As ranked by Urban Land Institute & PWC in the "2024 Emerging Trends in Real Estate" publication.

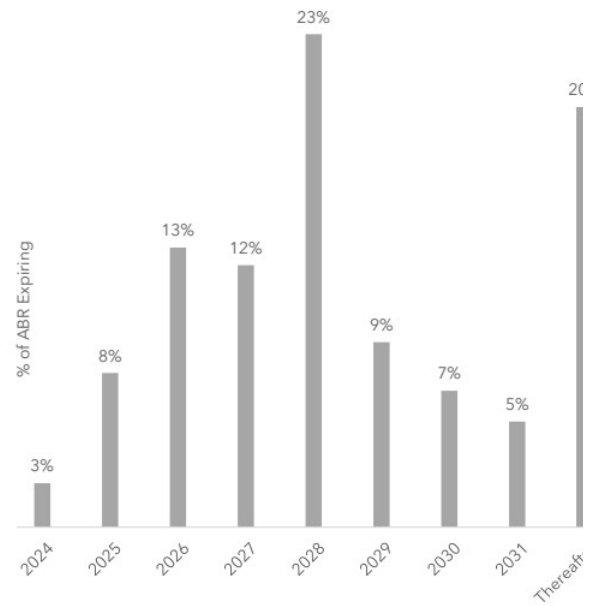
Strong Leasing Execution



Recently Signed Leases¹



Lease Rollover Schedule



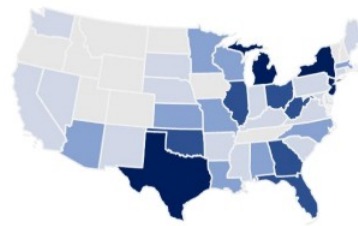
- YTD 2024 Comparable Leasing Spreads² **↑ 41.0%**
 - **↑ 128%** new lease spreads (excluding acquired vacancy)
 - **↑ 5%** options & renewal spreads
- Current Occupancy **93%** Leased Occupancy **95%**
 - **More than 200 bps of future occupancy pickup** based on current spread between Occupancy and Leased Occupancy
- Signed Not Open (SNO) Pipeline represents **6%** of the existing portfolio's Cash ABR

1. Recently signed renewals and leases include leases signed in Q1 '24 thru Q2 '24.
 2. Excludes newly leased units that were acquired as vacant.

PINE has a high-quality, 100% retail net lease portfolio with a stable and attractive dividend and attractive valuation

Dividend Yield¹	7.1%
Implied Cap Rate	8.5%
Number of Properties	137
Number of States with a Property	34
Total Portfolio Square Feet	3.8M
Annualized Base Rent	\$39.8M
% of ABR from Investment Grade Rated Tenants	67%
% of ABR from Credit Rated Tenants	90%

Diversified Geographic Footprint



% of Annualized Base Rent By State



High-Quality Top Tenancy



<p>CTO's Ownership Interest in Alpine Income Property Trust</p> <p>≈ 16%</p>	<p>CTO's Investment in Alpine Income Property Trust¹</p> <p>≈ \$37 Million</p> <p>≈ \$41 Million as of July 22, 2024 (2.35 million shares and units at \$17.27 share)</p>
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1. Based on \$15.56 per share common stock price as of June 30, 2024.

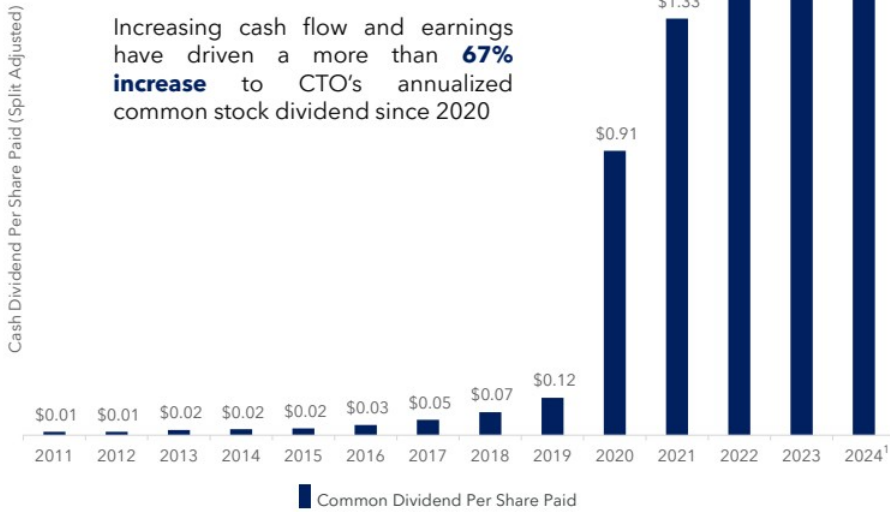
Consistent Dividend Growth



CTO has been a REIT since 2020 and the company has paid a common dividend each of the last 48 years.

Company policy is to target a payout ratio of 100% of taxable income

Increasing cash flow and earnings have driven a more than **67% increase** to CTO's annualized common stock dividend since 2020



Under current management (beginning 2011), the Company's common stock cash dividend has grown in each of the last 12 year

Dividend increases are driven by increasing taxable income and free cash flow

Q2 2024 AFFO per share common stock dividend payout ratio of 79%

 **8.7%**
 Annualized Per Share Cash Dividend Yield²

 **\$1.52**
 Current Annualized Per Share Cash Dividend

1. Reflects Q2 2024 annualized per share common stock cash dividend.
 2. Annualized Per Share Cash Dividend Yield based on \$17.46 per share common stock price as of June 30, 2024.

Balance Sheet



- Adequate liquidity for opportunistic growth
- No near-term debt maturities
- Well-staggered debt maturity schedule
- Forward **hedges out to 2033** to minimize interest rate volatility

- 48% net debt-to-total enterprise value (TEV)
- Q2 2024 quarter-end net debt-to-pro forma EBITDA of 7.5x
- Currently **no floating rate debt** on the Revolving Credit Facility⁶
- \$150 million undrawn commitments on the Revolving Credit Facility

Debt Maturities



Component of Long-Term Debt	Type	Principal	Interest Rate
2025 Convertible Senior Notes	Fixed	\$51 million	3.88%
2026 Term Loan ²	Fixed	\$65 million	SOFR + 10 bps + [1.25% - 2.00%]
Mortgage Note	Fixed	\$18 million	4.06%
Revolving Credit Facility	Floating	\$0 million	SOFR + 10 bps + [1.25% - 2.00%]
Revolving Credit Facility ³	Fixed	\$150 million	SOFR + 10 bps + [1.25% - 2.00%]
2027 Term Loan ⁴	Fixed	\$100 million	SOFR + 10 bps + [1.25% - 2.00%]
2028 Term Loan ⁵	Fixed	\$100 million	SOFR + 10 bps + [1.20% - 2.00%]
Total Debt		\$484 million	4.23%

1. Reflects \$150 million outstanding under the Company's \$300 million senior unsecured revolving credit facility; the Company's senior unsecured revolving credit facility matures in January 2027 and includes a one-year extension option to January 2028, subject to satisfaction of conditions; the maturity date reflected assumes the Company exercises the one-year extension option.
 2. The Company utilized interest rate swaps on the \$65.0 million 2026 Term Loan balance to fix SOFR and achieve a weighted average fixed swap rate of 1.27% plus the 10 bps SOFR adjustment plus the applicable spread.
 3. The Company utilized interest rate swaps on \$150.0 million of the Credit Facility balance to fix SOFR and achieve a weighted average fixed swap rate of 3.47% plus the 10 bps SOFR adjustment plus the applicable spread.
 4. The Company utilized interest rate swaps on the \$100.0 million 2027 Term Loan balance to fix SOFR and achieve a fixed swap rate of 1.35% plus the 10 bps SOFR adjustment plus the applicable spread.
 5. The Company utilized interest rate swaps on the \$100.0 million 2028 Term Loan balance to fix SOFR and achieve a weighted average fixed swap rate of 3.78% plus the 10 bps SOFR adjustment plus the applicable spread.
 6. As of 6/30/2024

2024 Revised Guidance

The Company's estimated Core FFO per diluted share and AFFO per diluted share for 2024 is as follows:

	Previous 2024	Revised 2024	<i>Increase (Decrease)</i>	<i>Midpoint % Increase</i>
Core FFO Per Diluted Share	\$1.60 - \$1.68	\$1.81 - \$1.86	\$0.21 - \$0.18	12%
AFFO Per Diluted Share	\$1.74 - \$1.82	\$1.95 - \$2.00	\$0.21 - \$0.18	11%

The Company's 2024 revised guidance includes but is not limited to the following assumptions:

Same-Property NOI Growth ^{1,2}	2% - 4%	2% - 4%	No Change
General and Administrative Expense	\$15.2 - \$16.2	\$15.2 - \$16.2	No Change
Weighted Average Diluted Shares Outstanding	22.5	22.9	0.4
Year-end 2024 Leased Occupancy ²	95% - 96%	95% - 96%	No Change
Investments	\$100 - \$150	\$200 - \$250	\$100 - \$100
Target Initial Investment Cash Yield	7.75% - 8.25%	8.50% - 9.00%	75 bps - 75 bps
Dispositions	\$50 - \$75	\$50 - \$75	No Change
Target Disposition Cash Yield	7.50% - 8.25%	7.50% - 8.25%	No Change

\$ and shares outstanding in millions, except per share data.

1. Includes the known effects of bad debt expense, occupancy loss and costs associated with tenants in bankruptcy and/or tenant lease defaults.

2. Before potential impact from income producing acquisitions and dispositions.

Experienced Management Team



CTO Realty Growth is led by an experienced management team with **meaningful shareholder alignment**, deep industry relationships and a strong long-term track record.

John P. Albright

President & Chief Executive Officer

- Former Co-Head and Managing Director of Archon Capital, a Goldman Sachs Company; Executive Director of Merchant Banking – Investment Management at Morgan Stanley; and Managing Director of Crescent Real Estate (NYSE: CEI)

Steven R. Greathouse

Senior Vice President & Chief Investment Officer

- Former Director of Finance for N3 Real Estate; Senior Associate Merchant Banking – Investment Management at Morgan Stanley and Senior Associate at Crescent Real Estate (NYSE: CEI)

Philip R. Mays

Senior Vice President, Chief Financial Officer & Treasurer

- Former Chief Financial Officer & Treasurer of Shadowbox Studios; EVP, Chief Financial Officer & Treasurer of Cedar Realty; and Vice President and Chief Accounting Officer of Federal Realty (NYSE: FRT)

Daniel E. Smith

Senior Vice President, General Counsel & Corporate Secretary

- Former Vice President and Associate General Counsel of Gold Sachs & Co. and Senior Vice President and General Counsel of Crescent Real Estate (NYSE: CEI)

Lisa M Vorakoun

Senior Vice President and Chief Accounting Officer

- Former Assistant Finance Director of the City of DeLand, Florida and Audit Manager for James Moore & Company, an Accounting and Consulting Firm

Matt J. Trau

Vice President, Investments

- Former Senior Director of Transactions at ShopCore Properties; Senior Associate of Transactions at DDR Corp (currently Site Centers NYSE: SITC)

CTO Realty Growth is committed to sustainability, strong corporate governance, and meaningful corporate social responsibility programs.

Social Responsibility

Inclusive and Supportive Company Culture

- Dedicated to an inclusive and supportive office environment filled with diverse backgrounds and perspectives, with a demonstrated commitment to financial, mental and physical wellness

Notable Community Outreach

- Numerous and diverse community outreach programs, supporting environmental, artistic, civil and social organizations in the community

Corporate Governance

- Independent Chairman of the Board and 10 of 6 Directors classified as independent
- Annual election of all Directors
- Annual Board of Director evaluations
- Board oversees risk assessment/management, with oversight of specific areas of risk delegated to Board committees
- Stock ownership requirements for all Executive Management and Directors
- Prohibition against hedging and pledging CTO Realty Growth stock
- Robust policies and procedures for approval of related party transactions
- All team members adhere to a comprehensive Code of Business Conduct and Ethics policy



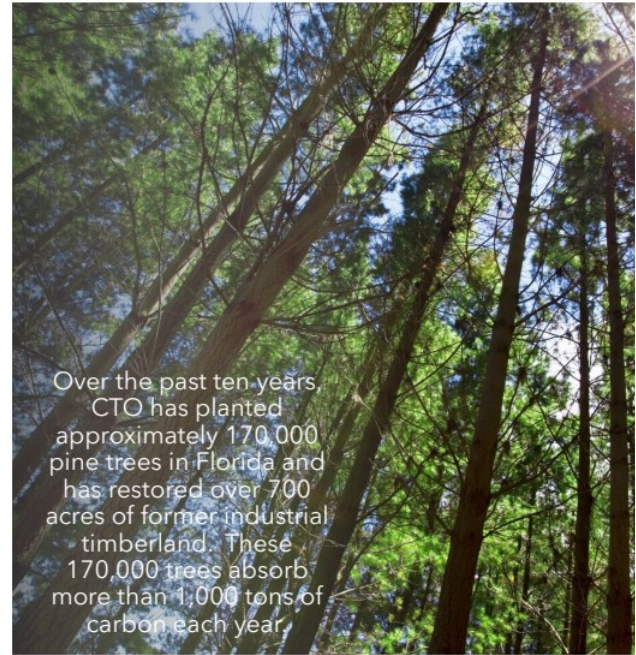
Environmental Responsibility

Committed Focus & Targeted Investment

- Committed to maintaining an environmentally conscious culture, the utilization of environmentally friendly & renewable products, and the promotion of sustainable business practices. Notable achievements:
 - Formed a conservation mitigation bank on approximately 2,500 acres of land, resulting in the land being barred from development permanently preserved
 - Invested in LED lighting, recycling and waste reduction strategies, programmable thermostats, energy management systems in our office and/or at our owned properties
 - Conveyed over 11,000 acres of land to the State of Florida to significantly enlarge the neighboring Tiger Bay State Forest

Tenant Alignment

- Alignment with environmentally aware tenants who have strong sustainability programs and initiatives embedded into their corporate culture and business practices



Forward Looking Statements & Non-GAAP Financial Measures



Forward Looking Statements

Certain statements contained in this presentation (other than statements of historical fact) are forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 27A of the Securities Exchange Act of 1934, as amended. Forward-looking statements can typically be identified by words such as "believe," "estimate," "expect," "intend," "anticipate," "will," "could," "may," "should," "potential," "predict," "forecast," "project," and similar expressions, as well as variations or negatives of these words.

Although forward-looking statements are made based upon management's present expectations and reasonable beliefs concerning future developments and their potential effect upon the Company, a number of factors could cause the Company's actual results to differ materially from those set forth in the forward-looking statements. Such factors may include, but are not limited to: the Company's ability to remain qualified as a REIT; the Company's exposure to U.S. federal and state income tax law changes, including changes to the REIT requirements; general adverse economic and real estate conditions; macroeconomic and geopolitical factors, in part not limited to inflationary pressures, interest rate volatility, distress in the banking sector, global supply chain disruptions, and ongoing geopolitical war; credit risk associated with the Company investing in structured investments; the ultimate geographic spread, severity and duration of pandemics such as the COVID-19 Pandemic 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 the Company's financial condition and results of operations; the inability of major tenants to continue paying their obligations due to bankruptcy, insolvency or a general downturn in their business; the loss or failure, or decline in the business or assets of PINE; the completion of 1031 exchange transactions; the availability of investment properties that meet the Company's investment goals and criteria; the uncertainties associated with obtaining required governmental permits and satisfying other closing conditions for planned acquisitions and sales; and the uncertainties and risk factors discussed in the Company's Annual Report on Form 10-K for the fiscal year ended December 31, 2023 and other risks and uncertainties discussed from time to time in the Company's filings with the U.S. Securities and Exchange Commission.

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. Readers are cautioned not to place undue reliance on these forward-looking statements, which speak only as of the date of this presentation. The Company undertakes no obligation to update the information contained in this presentation to reflect subsequently occurring events or circumstances.

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 Funds From Operations ("FFO"), Core Funds From Operations ("Core FFO"), Adjusted Funds From Operations ("AFFO"), Pro Forma Earnings Before Interest, Taxes, Depreciation and Amortization ("Pro Forma EBITDA"), and Same-Property Net Operating Income ("Same-Property NOI"), each of which are non-GAAP financial measures. We believe these 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, Core FFO, AFFO, Pro Forma EBITDA, and Same-Property NOI 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 operating activities 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 real estate related depreciation and amortization, as well as extraordinary items (as defined by GAAP) such as net gain or loss from sales of depreciable real estate assets, impairment write-downs associated with depreciable real estate assets and impairments associated with the implementation of current expected credit losses on commercial loans and investment securities at time of origination, including the pro rata share of such adjustments of unconsolidated subsidiaries. The Company also excludes the gains or losses from sales of assets incidental to the primary business of the REIT. Specific exclusions include the sales of mitigation credits, subsurface sales, investment securities, and land sales, in addition to the mark-to-market of the Company's investment securities and interest related to the Company's Convertible Senior Notes, if the effect is dilutive.

Non-GAAP Financial Measures



Non-GAAP Financial Measures (continued)

To derive Core FFO, we modify the NAREIT computation of FFO to include other adjustments to GAAP net income related to gains and losses recognized on the extinguishment of debt, amortization of above- and market lease related intangibles, and other unforecastable market- or transaction-driven non-cash items, as well as adding back the interest related to the 2025 Convertible Senior Notes, if the effect is dilutive. To AFFO, we further modify the NAREIT computation of FFO and Core FFO to include other adjustments to GAAP net income related to non-cash revenues and expenses such as straight-line rental revenue, non-cash compensation, and other non-cash amortization. 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 of our performance when we formulate corporate goals.

To derive Pro Forma EBITDA, GAAP net income or loss attributable to the Company is adjusted to exclude real estate related depreciation and amortization, as well as extraordinary items (as defined by GAAP) such as gain or loss from sales of depreciable real estate assets, impairment write-downs associated with depreciable real estate assets, impairments associated with the implementation of current expected credit loss commercial loans and investments at the time of origination, including the pro rata share of such adjustments of unconsolidated subsidiaries, non-cash revenues and expenses such as straight-line rental revenue, amortization of deferred financing costs, above- and below-market lease related intangibles, non-cash compensation, other non-recurring items such as termination fees, forfeitures of tenant security deposits, and adjustments to reconciliation estimates related to reimbursable revenue for recently acquired properties, and other non-cash income or expense. The Company also excludes the gains or losses from sales of incidental to the primary business of the REIT which specifically include the sales of mitigation credits, subsurface sales, investment securities, and land sales, in addition to the mark-to-market of the Company's investments. Cash interest expense is also excluded from Pro Forma EBITDA, and GAAP net income or loss is adjusted for the annualized impact of acquisitions, dispositions and other similar activities.

To derive Same-Property NOI, GAAP net income or loss attributable to the Company is adjusted to exclude real estate related depreciation and amortization, as well as extraordinary items (as defined by GAAP) such as gain or loss from sales of depreciable real estate assets, impairment write-downs associated with depreciable real estate assets, impairments associated with the implementation of current expected credit loss commercial loans and investments at the time of origination, including the pro rata share of such adjustments of unconsolidated subsidiaries, non-cash revenues and expenses such as straight-line rental revenue, amortization of deferred financing costs, above- and below-market lease related intangibles, non-cash compensation, other non-recurring items such as termination fees, forfeitures of tenant security deposits, and adjustments to reconciliation estimates related to reimbursable revenue for recently acquired properties, and other non-cash income or expense. Interest expense, general and administrative expenses, investment other income or loss, income tax benefit or expense, real estate operations revenues and direct cost of revenues, management fee income, and interest income from commercial loans and investments are also excluded from Same-Property NOI. GAAP net income or loss is further adjusted to remove the impact of properties that were not owned for the full current and prior year reporting periods presented. Cash rental income received under the leases pertaining to the Company's assets that are presented as commercial loans and investments in accordance with GAAP is also used in lieu of the interest income equivalent.

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 conditions. We believe that Core FFO and AFFO are additional useful supplemental measures for investors to consider because they will help them to better assess our operating performance without the distortions created by other non-cash revenues or expenses. We also believe that Pro Forma EBITDA is an additional useful supplemental measure for investors to consider as it allows for a better assessment of our operating performance without the distortions created by other non-cash revenues, expenses or certain effects of the Company's capital structure on our operating performance. We use Same-Property NOI to compare the operating performance of our assets between periods. It is an accepted and important measurement used by management, investors and analysts because it includes all property-level revenues from the Company's properties, operating and maintenance expenses, real estate taxes and other property-specific expenses ("Net Operating Income" or "NOI") of properties that have been owned and stabilized for the entire current and prior reporting periods. Same-Property NOI attempts to eliminate differences due to the acquisition or disposition of properties during the particular period presented, and therefore provides a more comparable and consistent performance measure for the comparison of the Company's properties. FFO, Core FFO, AFFO, Pro Forma EBITDA, and Same-Property NOI may not be comparable to similarly titled measures employed by other companies.

References



References and terms used in this presentation that are in addition to terms defined in the Non-GAAP Financial Measures include:

- This presentation was published on July 25, 2024.
- All information is as of June 30, 2024, unless otherwise noted.
- Any calculation differences are assumed to be a result of rounding.
- "2024 Guidance" in this presentation is based on the 2024 Guidance provided in the Company's Second Quarter 2024 Operating Results press release filed on July 25, 2024.
- "Alpine" or "PINE" refers to Alpine Income Property Trust, a publicly traded net lease REIT traded on the New York Stock Exchange under the ticker symbol PINE.
- "Annualized Base Rent", "ABR" or "Rent" and the statistics based on ABR are calculated based on the current portfolio and represent straight-line rent calculated in accordance with GAAP.
- "Annualized Cash Base Rent", "Cash ABR" and the statistics based on Cash ABR are calculated based on the current portfolio and represent the annualized cash base rent calculated in accordance with GAAP due from the tenants at a specific point in time.
- "Credit Rated" is a tenant or the parent of a tenant with a credit rating from S&P Global Ratings, Moody's Investors Service, Fitch Ratings or the National Association of Insurance Commissioners (NAIC) (together, the "Major Rating Agencies"). The Company defines an Investment Grade Rated Tenant as a tenant or the parent of a tenant with a credit rating from S&P Global Ratings, Moody's Investors Service, Fitch Ratings or the National Association of Insurance Commissioners of Baa3, BBB-, or NAIC-2 or higher. If applicable, in the event of a split rating between S&P Global Ratings and Moody's Investors Services, the Company utilizes the higher of the two ratings as its reference point as to whether a tenant is defined as an Investment Grade Rated Tenant.
- "Dividend" or "Dividends", subject to the required dividends to maintain the Company's qualification as a REIT, are set by the Board of Directors and declared on a quarterly basis and there are no assurances as to the likelihood or number of dividends in the future.
- "Investment in Alpine Income Property Trust" or "Alpine Investment" or "PINE Ownership" is calculated based on the 2,349,651 common shares and partnership units CTO owns in PINE based on PINE's closing stock price as of the referenced period on the respective slide.
- "Leased Occupancy" refers to space that is currently leased but for which rent payments have not yet commenced.
- "MSA" or "Metropolitan Statistical Area" is a region that consists of a city and surrounding communities that are linked by social and economic factors, as established by the U.S. Office of Management and Budget. The names of the MSA have been shortened for ease of reference.
- "Net Debt" is calculated as total long-term debt as presented on the face of the balance sheet; plus financing costs, net of accumulated amortization and unamortized convertible debt discounts, less cash, restricted cash and cash equivalents.
- "Net Operating Income" or "NOI" is revenues from all income properties less operating expense, maintenance expense, real estate taxes and rent expense.
- "Total Enterprise Value" is calculated as the Company's Total Common Shares Outstanding multiplied by the common stock price; plus the par value of the Series A perpetual preferred outstanding and Net Debt.

Consolidated Statements of Operations



CTO Realty Growth, Inc.
Consolidated Statements of Operations
(Unaudited, in thousands, except share, per share and dividend data)

	Three Months Ended		Six Months Ended	
	June 30, 2024	June 30, 2023	June 30, 2024	June 30, 2023
Revenues				
Income Properties	\$ 25,878	\$ 22,758	\$ 50,501	\$ 45,190
Management Fee Income	1,131	1,102	2,236	2,200
Interest Income From Commercial Loans and Investments	1,441	1,056	2,792	1,851
Real Estate Operations	395	1,131	1,443	1,523
Total Revenues	28,845	26,047	56,972	50,764
Direct Cost of Revenues				
Income Properties	(8,080)	(6,670)	(14,833)	(13,823)
Real Estate Operations	(259)	(639)	(1,078)	(724)
Total Direct Cost of Revenues	(8,339)	(7,309)	(15,911)	(14,547)
General and Administrative Expenses	(3,459)	(3,327)	(7,675)	(7,054)
Provision for Impairment	(67)	—	(115)	(479)
Depreciation and Amortization	(11,549)	(10,829)	(22,480)	(21,145)
Total Operating Expenses	(23,414)	(21,465)	(46,181)	(43,225)
Gain on Disposition of Assets	—	1,101	9,163	1,101
Other Gain	—	1,101	9,163	1,101
Total Operating Income	5,431	5,683	19,954	8,640
Investment and Other Income (Loss)	1,429	1,811	(1,830)	(2,480)
Interest Expense	(5,604)	(5,211)	(11,133)	(9,843)
Income Before Income Tax Benefit (Expense)	1,256	2,283	6,991	(3,683)
Income Tax Benefit (Expense)	(73)	(483)	34	(510)
Net Income (Loss) Attributable to the Company	1,183	1,800	7,025	(4,193)
Distributions to Preferred Stockholders	(1,871)	(1,195)	(3,058)	(2,390)
Net Income (Loss) Attributable to Common Stockholders	\$ (688)	\$ 605	\$ 3,967	\$ (6,583)
Earnings Per Share:				
Basic and Diluted	\$ (0.03)	\$ 0.03	\$ 0.17	\$ (0.29)
Weighted Average Number of Common Shares				
Basic	22,787,252	22,482,957	22,669,246	22,593,280
Diluted	22,828,148	22,482,957	22,674,796	22,593,280

Non-GAAP Financial Measures



CTO Realty Growth, Inc.
Non-GAAP Financial Measures
(Unaudited, in thousands, except per share data)

	Three Months Ended		Six Months Ended	
	June 30, 2024	June 30, 2023	June 30, 2024	June 30, 2023
Net Income (Loss) Attributable to the Company	\$ 1,183	\$ 1,800	\$ 7,025	\$ (4,193)
Add Back: Effect of Dilutive Interest Related to 2025 Convertible Senior Notes ¹	—	—	—	—
Net Income (Loss) Attributable to the Company, If-Converted	\$ 1,183	\$ 1,800	\$ 7,025	\$ (4,193)
Depreciation and Amortization of Real Estate	11,532	10,816	22,447	21,118
Gain on Disposition of Assets, Net of Tax	—	(824)	(9,163)	(824)
Gain on Disposition of Other Assets	(139)	(490)	(370)	(813)
Provision for Impairment	67	—	115	479
Realized and Unrealized Loss (Gain) on Investment Securities	(663)	1,174	3,376	6,092
Extinguishment of Contingent Obligation	—	(2,300)	—	(2,300)
Funds from Operations	\$ 11,980	\$ 10,176	\$ 23,430	\$ 19,559
Distributions to Preferred Stockholders	(1,871)	(1,195)	(3,058)	(2,390)
Funds from Operations Attributable to Common Stockholders	\$ 10,109	\$ 8,981	\$ 20,372	\$ 17,169
Amortization of Intangibles to Lease Income	244	627	718	1,306
Less: Effect of Dilutive Interest Related to 2025 Notes ¹	—	—	—	—
Core Funds from Operations Attributable to Common Stockholders	\$ 10,353	\$ 9,608	\$ 21,090	\$ 18,475
Adjustments:				
Straight-Line Rent Adjustment	(346)	122	(1,039)	(129)
COVID-19 Rent Repayments	—	17	—	43
Other Depreciation and Amortization	(3)	(57)	(7)	(116)
Amortization of Loan Costs, Discount on Convertible Debt, and Capitalized Interest	297	229	518	437
Non-Cash Compensation	750	862	2,137	1,934
Adjusted Funds from Operations Attributable to Common Stockholders	\$ 11,051	\$ 10,781	\$ 22,699	\$ 20,644
FFO Attributable to Common Stockholders per Common Share – Diluted ¹	\$ 0.44	\$ 0.40	\$ 0.90	\$ 0.76
Core FFO Attributable to Common Stockholders per Common Share – Diluted ¹	\$ 0.45	\$ 0.43	\$ 0.93	\$ 0.82
AFFO Attributable to Common Stockholders per Common Share – Diluted ¹	\$ 0.48	\$ 0.48	\$ 1.00	\$ 0.91

1. For the three and six months ended June 30, 2024 and 2023, interest related to the 2025 Convertible Senior Notes was excluded from net income (loss) attributable to the Company to derive FFO, as the impact to net income (loss) attributable to common stockholders would be anti-dilutive. Further, the weighted average shares used to compute per share amounts for FFO Attributable to Common Stockholders per Common Share – Diluted, Core FFO Attributable to Common Stockholders per Common Share – Diluted, and AFFO Attributable to Common Stockholders per Common Share – Diluted do not reflect any dilution related to the ultimate settlement of the 2025 Convertible Senior Notes.

CTO Realty Growth, Inc.
Same-Property NOI Reconciliation
(Unaudited, in thousands)

	Three Months Ended		Six Months Ended	
	June 30, 2024	June 30, 2023	June 30, 2024	June 30, 2023
Net Income (Loss) Attributable to the Company	\$ 1,183	\$ 1,800	\$ 7,025	\$ (4,193)
Gain on Disposition of Assets, Net of Tax	—	(1,101)	(9,163)	(1,101)
Provision for Impairment	67	—	115	479
Depreciation and Amortization	11,549	10,829	22,480	21,145
Amortization of Intangibles to Lease Income	(244)	(627)	(718)	(1,306)
Straight-Line Rent Adjustment	346	(122)	1,039	129
COVID-19 Rent Repayments	—	(17)	—	(43)
Accretion of Tenant Contribution	13	38	26	76
Interest Expense	5,604	5,211	11,133	9,843
General and Administrative Expenses	3,459	3,327	7,675	7,054
Investment and Other Income (Loss)	(1,429)	(1,811)	1,830	2,480
Income Tax Benefit (Expense)	73	483	(34)	510
Real Estate Operations Revenues	(395)	(1,131)	(1,443)	(1,523)
Real Estate Operations Direct Cost of Revenues	259	639	1,078	724
Management Fee Income	(1,131)	(1,102)	(2,236)	(2,200)
Interest Income from Commercial Loans and Investments	(1,441)	(1,056)	(2,792)	(1,851)
Other Non-Recurring Items ⁽¹⁾	(303)	—	(553)	—
Less: Impact of Properties Not Owned for the Full Reporting Period	(2,731)	(778)	(5,469)	(1,387)
Same-Property NOI	\$ 14,879	\$ 14,582	\$ 29,993	\$ 28,836

1. Includes non-recurring items including termination fees, forfeitures of tenant security deposits, and certain adjustments to estimates related to recently acquired property CAM reconciliations.

Net Debt to Pro Forma EBITDA



CTO Realty Growth, Inc.
Reconciliation of Net Debt to Pro Forma EBITDA
(Unaudited, in thousands)

	Three Months Ended	
	June 30, 2024	
Net Income Attributable to the Company	\$	1,183
Depreciation and Amortization of Real Estate		11,532
Gain on Disposition of Other Assets		(139)
Provision for Impairment		67
Unrealized Gain on Investment Securities		(663)
Distributions to Preferred Stockholders		(1,871)
Amortization of Intangibles to Lease Income		244
Straight-Line Rent Adjustment		(346)
Other Depreciation and Amortization		(3)
Amortization of Loan Costs, Discount on Convertible Debt, and Capitalized Interest		297
Non-Cash Compensation		750
Other Non-Recurring Items ¹		(303)
Interest Expense, Net of Amortization of Loan Costs and Discount on Convertible Debt		5,308
EBITDA	\$	16,056
Annualized EBITDA	\$	64,224
Pro Forma Annualized Impact of Current Quarter Investments and Dispositions, Net ²		(244)
Pro Forma EBITDA	\$	63,980
Total Long-Term Debt		482,661
Financing Costs, Net of Accumulated Amortization		1,048
Unamortized Convertible Debt Discount		125
Cash and Cash Equivalents		(4,794)
Net Debt	\$	479,040
Net Debt to Pro Forma EBITDA		7.5x

1. Includes non-recurring items including termination fees, forfeitures of tenant security deposits, and certain adjustments to estimates related to recently acquired property CAM reconciliations.
2. Reflects the pro forma annualized impact on Annualized EBITDA of the Company's investments and disposition activity during the three months ended June 30, 2024.



Investor Inquiries: Philip R. Mays, Chief Financial Officer, (407) 904-3324, pmays@ctoreit.com



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Press Release

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FOR
IMMEDIATE
RELEASE

CTO REALTY GROWTH REPORTS SECOND QUARTER 2024 OPERATING RESULTS

WINTER PARK, FL – July 25, 2024 – CTO Realty Growth, Inc. (NYSE: CTO) (the “Company” or “CTO”) today announced its operating results and earnings for the quarter ended June 30, 2024.

Second Quarter and Recent Highlights

- Reported Net Loss per diluted share attributable to common stockholders of \$(0.03) for the quarter ended June 30, 2024.
- Reported Core FFO per diluted share attributable to common stockholders of \$0.45 for the quarter ended June 30, 2024.
- Reported AFFO per diluted share attributable to common stockholders of \$0.48 for the quarter ended June 30, 2024.
- Received net proceeds of \$33.1 million from the completion of a follow-on public offering of 1,718,417 shares of the Company’s 6.375% Series A Cumulative Redeemable Preferred Stock.
- Received net proceeds of \$4.3 million from the issuance of 248,960 common shares under the Company’s ATM offering program.
- Received proceeds of \$15.2 million as an early repayment of our Sabal Pavilion seller-financing loan.
- The Company has approximately \$155 million of total liquidity as of June 30, 2024, including \$150 million of undrawn commitments on our Revolving Credit Facility.
- Reported an increase in Same-Property NOI of 2.0% as compared to the second quarter of 2023 and an increase of 4.0% for the six months ended June 30, 2024, as compared to the same period of 2023.
- Signed not open pipeline represents \$4.7 million, or 5.9%, of annual cash base rent in place as of June 30, 2024.
- Increased full year Core FFO guidance to \$1.81 to \$1.86 per diluted share and full year AFFO guidance to \$1.95 to \$2.00 per diluted share, representing increases of 11.9% and 11.0%, respectively, at the midpoint of these ranges.

CEO Comments

"We are pleased that our strong leasing results over the past year are starting to deliver meaningful Same-Property NOI growth, including an increase of 4% for the first half of the year," said John P. Albright, President and Chief Executive Officer of CTO Realty Growth. "The strength of our leasing continued this quarter with an 8.8% leasing spread on comparable leases. Given our solid earnings and increased investment activity outlook, we have increased our full-year Core FFO and AFFO guidance by 11.9% and 11.0%, respectively, at the mid-points of the ranges, and are looking forward to an active second half of 2024."

Quarterly Financial Results Highlights

The table below provides a summary of the Company's operating results for the three months ended June 30, 2024:

(in thousands, except per share data)	Three Months Ended		Variance to Comparable	
	June 30, 2024	June 30, 2023	Period in the Prior Year	
Net Income Attributable to the Company	\$ 1,183	\$ 1,800	\$ (617)	(34.3)%
Net Income (Loss) Attributable to Common Stockholders	\$ (688)	\$ 605	\$ (1,293)	(213.7)%
Net Income (Loss) Attributable to Common Stockholders per Common Share - Diluted ⁽¹⁾	\$ (0.03)	\$ 0.03	\$ (0.06)	(200.0)%
Core FFO Attributable to Common Stockholders ⁽²⁾	\$ 10,353	\$ 9,608	\$ 745	7.8%
Core FFO Attributable to Common Stockholders per Common Share - Diluted ⁽²⁾	\$ 0.45	\$ 0.43	\$ 0.02	4.7%
AFFO Attributable to Common Stockholders ⁽²⁾	\$ 11,051	\$ 10,781	\$ 270	2.5%
AFFO Attributable to Common Stockholders per Common Share - Diluted ⁽²⁾	\$ 0.48	\$ 0.48	\$ —	0.0%
Dividends Declared and Paid - Preferred Stock	\$ 0.40	\$ 0.40	\$ —	0.0%
Dividends Declared and Paid - Common Stock	\$ 0.38	\$ 0.38	\$ —	0.0%

⁽¹⁾ The denominator for this measure excludes the impact of 3.6 million and 3.3 million shares for the three months ended June 30, 2024 and 2023, respectively, related to the Company's adoption of ASU 2020-06, effective January 1, 2022, which requires presentation on an if-converted basis for its 2025 Convertible Senior Notes, as the impact would be anti-dilutive.

⁽²⁾ See the "Non-GAAP Financial Measures" section and tables at the end of this press release for a discussion and reconciliation of Net Income (Loss) Attributable to the Company to non-GAAP financial measures, including FFO Attributable to Common Stockholders, FFO Attributable to Common Stockholders per Common Share - Diluted, Core FFO Attributable to Common Stockholders, Core FFO Attributable to Common Stockholders per Common Share - Diluted, AFFO Attributable to Common Stockholders, and AFFO Attributable to Common Stockholders per Common Share - Diluted. Further, the weighted average shares used to compute per share amounts for Core FFO Attributable to Common Stockholders per Common Share - Diluted and AFFO Attributable to Common Stockholders per Common Share - Diluted do not reflect any dilution related to the ultimate settlement of the 2025 Convertible Senior Notes.

Year-to-Date Financial Results Highlights

The table below provides a summary of the Company's operating results for the six months ended June 30, 2024:

(in thousands, except per share data)	Six Months Ended		Variance to Comparable Period in the Prior Year	
	June 30, 2024	June 30, 2023		
Net Income (Loss) Attributable to the Company	\$ 7,025	\$ (4,193)	\$ 11,218	267.5%
Net Income (Loss) Attributable to Common Stockholders	\$ 3,967	\$ (6,583)	\$ 10,550	160.3%
Net Income (Loss) Attributable to Common Stockholders per Common Share - Diluted ⁽¹⁾	\$ 0.17	\$ (0.29)	\$ 0.46	158.6%
Core FFO Attributable to Common Stockholders ⁽²⁾	\$ 21,090	\$ 18,475	\$ 2,615	14.2%
Core FFO Attributable to Common Stockholders per Common Share - Diluted ⁽²⁾	\$ 0.93	\$ 0.82	\$ 0.11	13.4%
AFFO Attributable to Common Stockholders ⁽²⁾	\$ 22,699	\$ 20,644	\$ 2,055	10.0%
AFFO Attributable to Common Stockholders per Common Share - Diluted ⁽²⁾	\$ 1.00	\$ 0.91	\$ 0.09	9.9%
Dividends Declared and Paid - Preferred Stock	\$ 0.80	\$ 0.80	\$ —	0.0%
Dividends Declared and Paid - Common Stock	\$ 0.76	\$ 0.76	\$ —	0.0%

⁽¹⁾ The denominator for this measure excludes the impact of 3.6 million and 3.3 million shares for the six months ended June 30, 2024 and 2023, respectively, related to the Company's adoption of ASU 2020-06, effective January 1, 2022, which requires presentation on an if-converted basis for its 2025 Convertible Senior Notes, as the impact would be anti-dilutive.

⁽²⁾ See the "Non-GAAP Financial Measures" section and tables at the end of this press release for a discussion and reconciliation of Net Income (Loss) Attributable to the Company to non-GAAP financial measures, including FFO Attributable to Common Stockholders, FFO Attributable to Common Stockholders per Common Share - Diluted, Core FFO Attributable to Common Stockholders, Core FFO Attributable to Common Stockholders per Common Share - Diluted, AFFO Attributable to Common Stockholders, and AFFO Attributable to Common Stockholders per Common Share - Diluted. Further, the weighted average shares used to compute per share amounts for Core FFO Attributable to Common Stockholders per Common Share - Diluted and AFFO Attributable to Common Stockholders per Common Share - Diluted do not reflect any dilution related to the ultimate settlement of the 2025 Convertible Senior Notes.

Investments

During the three months ended June 30, 2024, the Company invested \$1.5 million into 1.4 acres of land for future development within the West Broad Village property, which was previously acquired in October of 2022.

During the six months ended June 30, 2024, the Company invested \$72.5 million into two retail properties totaling 319,066 square feet and one vacant land parcel, and originated one \$10.0 million first mortgage structured investment. These investments represent a weighted average going-in cash yield of 8.2%.

Dispositions

During the three months ended June 30, 2024, the Company received proceeds of \$15.2 million as an early repayment of our Sabal Pavilion seller-financing loan.

During the six months ended June 30, 2024, the Company sold one retail property for \$20.0 million at an exit cash cap rate of 8.2%, generating a gain of \$4.6 million.

Portfolio Summary

The Company's income property portfolio consisted of the following as of June 30, 2024:

Asset Type	# of Properties	Square Feet	Wtd. Avg. Remaining Lease Term
Single Tenant	6	252	5.7 years
Multi-Tenant	14	3,643	5.0 years
Total / Wtd. Avg.	20	3,895	4.9 years

Square Feet in thousands.

Property Type	# of Properties	Square Feet	% of Cash Base Rent
Retail	15	2,467	62.5%
Office	1	210	4.5%
Mixed-Use	4	1,218	33.0%
Total	20	3,895	100.0%

Square Feet in thousands.

Leased Occupancy	94.6%
Occupancy	92.6%

Same Property Net Operating Income

During the second quarter of 2024, the Company's Same-Property NOI totaled \$14.9 million, an increase of 2.0% over the comparable prior year period, as presented in the following table:

	Three Months Ended		Variance to Comparable Period in the Prior Year	
	June 30, 2024	June 30, 2023		
Single Tenant	\$ 1,292	\$ 1,191	\$ 101	8.5%
Multi-Tenant	13,587	13,391	196	1.5%
Total	\$ 14,879	\$ 14,582	\$ 297	2.0%

\$ in thousands.

During the six months ended June 30, 2024, the Company's Same-Property NOI totaled \$30.0 million, an increase of 4.0% over the comparable prior year period, as presented in the following table:

	Six Months Ended		Variance to Comparable Period in the Prior Year	
	June 30, 2024	June 30, 2023		
Single Tenant	\$ 2,439	\$ 2,140	\$ 299	14.0%
Multi-Tenant	27,554	26,696	858	3.2%
Total	\$ 29,993	\$ 28,836	\$ 1,157	4.0%

\$ in thousands.

Leasing Activity

During the quarter ended June 30, 2024, the Company signed 16 leases totaling 78,593 square feet. On a comparable basis, which excludes vacancy existing at the time of acquisition, CTO signed 11 leases totaling 57,878 square feet at an average cash base rent of \$23.34 per square foot compared to a previous average cash base rent of \$21.45 per square foot, representing 8.8% comparable growth.

A summary of the Company's overall leasing activity for the quarter ended June 30, 2024, is as follows:

	<u>Square Feet</u>	<u>Wtd. Avg. Lease Term</u>	<u>Cash Rent per Square Foot</u>	<u>Tenant Improvements</u>	<u>Leasing Commissions</u>
New Leases	31	8.1 years	\$ 33.28	\$ 865	\$ 515
Renewals & Extensions	48	4.0 years	21.06	10	57
Total / Wtd. Avg.	79	6.0 years	\$ 25.87	\$ 875	\$ 572

In thousands except for per square foot and weighted average lease term data. Comparable leases compare leases signed on a space for which there was previously a tenant. Overall leasing activity does not include lease termination agreements or lease amendments related to tenant bankruptcy proceedings.

During the six months ended June 30, 2024, the Company signed 34 leases totaling 182,707 square feet. On a comparable basis, which excludes vacancy existing at the time of acquisition, CTO signed 26 leases totaling 152,577 square feet at an average cash base rent of \$25.05 per square foot compared to a previous average cash base rent of \$17.77 per square foot, representing 41.0% comparable growth.

A summary of the Company's overall leasing activity for the six months ended June 30, 2024, is as follows:

	<u>Square Feet</u>	<u>Wtd. Avg. Lease Term</u>	<u>Cash Rent per Square Foot</u>	<u>Tenant Improvements</u>	<u>Leasing Commissions</u>
New Leases	101	10.9 years	\$ 28.29	\$ 5,707	\$ 1,648
Renewals & Extensions	82	3.9 years	24.48	25	97
Total / Wtd. Avg.	183	8.0 years	\$ 26.58	\$ 5,732	\$ 1,745

In thousands except for per square foot and weighted average lease term data. Comparable leases compare leases signed on a space for which there was previously a tenant. Overall leasing activity does not include lease termination agreements or lease amendments related to tenant bankruptcy proceedings.

Capital Markets and Balance Sheet

During the quarter ended June 30, 2024, the Company completed the following notable capital markets activities:

- Issued 248,960 common shares under its ATM offering program at a weighted average gross price of \$17.62 per share, for total net proceeds of \$4.3 million.
- Completed a follow-on public offering of 1,718,417 shares of the Company's 6.375% Series A Cumulative Redeemable Preferred Stock. The Company received net proceeds of \$33.1 million, after deducting the underwriting discount and offering expenses payable by the Company, which proceeds were used to pay down our Revolving Credit Facility.
- As of June 30, 2024, the Company has \$150 million of undrawn commitments on our Revolving Credit Facility, and \$4.8 million of cash on hand for total liquidity of \$154.8 million.

The following table provides a summary of the Company's long-term debt, as of June 30, 2024:

Component of Long-Term Debt	Principal	Maturity Date	Interest Rate	Wtd. Avg. Rate as of June 30, 2024
2025 Convertible Senior Notes	\$ 51.0 million	April 2025	3.875%	3.88%
2026 Term Loan ⁽¹⁾	65.0 million	March 2026	SOFR + 10 bps + [1.25% - 2.20%]	2.87%
Mortgage Note ⁽²⁾	17.8 million	August 2026	4.060%	4.06%
Revolving Credit Facility ⁽³⁾	150.0 million	January 2027	SOFR + 10 bps + [1.25% - 2.20%]	5.07%
2027 Term Loan ⁽⁴⁾	100.0 million	January 2027	SOFR + 10 bps + [1.25% - 2.20%]	2.95%
2028 Term Loan ⁽⁵⁾	100.0 million	January 2028	SOFR + 10 bps + [1.20% - 2.15%]	5.33%
Total Long-Term Debt	\$ 483.8 million			4.23%

⁽¹⁾ The Company utilized interest rate swaps on the \$65.0 million 2026 Term Loan balance to fix SOFR and achieve a weighted average fixed swap rate of 1.27% plus the 10 bps SOFR adjustment plus the applicable spread.

⁽²⁾ Mortgage note assumed in connection with the acquisition of Price Plaza Shopping Center located in Katy, Texas.

⁽³⁾ The Company utilized interest rate swaps on \$150.0 million of the Credit Facility balance to fix SOFR and achieve a weighted average fixed swap rate of 3.47% plus the 10 bps SOFR adjustment plus the applicable spread.

⁽⁴⁾ The Company utilized interest rate swaps on the \$100.0 million 2027 Term Loan balance to fix SOFR and achieve a fixed swap rate of 1.35% plus the 10 bps SOFR adjustment plus the applicable spread.

⁽⁵⁾ The Company utilized interest rate swaps on the \$100.0 million 2028 Term Loan balance to fix SOFR and achieve a weighted average fixed swap rate of 3.78% plus the 10 bps SOFR adjustment plus the applicable spread.

As of June 30, 2024, the Company's net debt to Pro Forma EBITDA was 7.5 times, and as defined in the Company's credit agreement, the Company's fixed charge coverage ratio was 2.7 times. As of June 30, 2024, the Company's net debt to total enterprise value was 47.8%. The Company calculates total enterprise value as the sum of net debt, par value of its 6.375% Series A preferred equity, and the market value of the Company's outstanding common shares.

Dividends

On May 28, 2024, the Company announced a cash dividend on its common stock and Series A Preferred Stock for the second quarter of 2024 of \$0.38 per share and \$0.40 per share, respectively, payable on June 28, 2024 to stockholders of record as of the close of business on June 13, 2024. The second quarter 2024 common stock cash dividend represents a payout ratio of 84.4% and 79.2% of the Company's second quarter 2024 Core FFO Attributable to Common Stockholders per Common Share - Diluted and AFFO Attributable to Common Stockholders per Common Share - Diluted, respectively.

2024 Outlook

The Company has increased its Core FFO and AFFO outlook for 2024 and has revised certain assumptions to take into account the Company's year-to-date performance and revised expectations regarding the Company's acquisition activities. The Company's outlook for 2024 assumes continued stability in economic activity, stable or positive business trends related to each of our tenants and other significant assumptions.

The Company's increased outlook for 2024 is as follows:

	Revised Outlook Range for 2024				Change from Prior Outlook			
	Low		High		Low		High	
Core FFO per Diluted Share	\$	1.81	to \$	1.86	\$	0.21	to \$	0.18
AFFO per Diluted Share	\$	1.95	to \$	2.00	\$	0.21	to \$	0.18

The Company's 2024 guidance includes but is not limited to the following assumptions:

- Same-Property NOI growth of 2% to 4%, including the known impact of bad debt expense, occupancy loss and costs associated with tenants in bankruptcy, and/or tenant lease defaults, and before any impact from potential 2024 income property acquisitions and/or dispositions.
- General and administrative expenses within a range of \$15.2 million to \$16.2 million.
- Weighted average diluted shares outstanding of 22.9 million shares.
- Year-end 2024 leased occupancy projected to be within a range of 95% to 96% before any impact from potential 2024 income property acquisitions and/or dispositions.
- Investment, including structured investments, between \$200 million and \$250 million at a weighted average initial cash yield between 8.50% and 9.00%.
- Disposition of assets between \$50 million and \$75 million at a weighted average exit cash yield between 7.50% and 8.25%

Earnings Conference Call & Webcast

The Company will host a conference call to present its operating results for the quarter ended June 30, 2024, on Friday, July 26, 2024, at 9:00 AM ET.

A live webcast of the call will be available on the Investor Relations page of the Company's website at www.ctoreit.com or at the link provided in the event details below. To access the call by phone, please go to the registration link provided in the event details below and you will be provided with dial-in details.

Event Details:

Webcast: <https://edge.media-server.com/mmc/p/n6cuxiih>

Registration: <https://register.vevent.com/register/BI83b768fbc540495da856dfd974c470c9>

We encourage participants to register and dial into the conference call at least fifteen minutes ahead of the scheduled start time. A replay of the earnings call will be archived and available online through the Investor Relations section of the Company's website at www.ctoreit.com.

About CTO Realty Growth, Inc.

CTO Realty Growth, Inc. is a publicly traded real estate investment trust that owns and operates a portfolio of high-quality, retail-based properties located primarily in higher growth markets in the United States. CTO also externally manages and owns a meaningful interest in Alpine Income Property Trust, Inc. (NYSE: PINE), a publicly traded net lease REIT.

We encourage you to review our most recent investor presentation and supplemental financial information, which is available on our website at www.ctoreit.com.

Safe Harbor

Certain statements contained in this press release (other than statements of historical fact) are forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended. Forward-looking statements can typically be identified by words such as “believe,” “estimate,” “expect,” “intend,” “anticipate,” “will,” “could,” “may,” “should,” “plan,” “potential,” “predict,” “forecast,” “project,” and similar expressions, as well as variations or negatives of these words.

Although forward-looking statements are made based upon management’s present expectations and reasonable beliefs concerning future developments and their potential effect upon the Company, a number of factors could cause the Company’s actual results to differ materially from those set forth in the forward-looking statements. Such factors may include, but are not limited to: the Company’s ability to remain qualified as a REIT; the Company’s exposure to U.S. federal and state income tax law changes, including changes to the REIT requirements; general adverse economic and real estate conditions; macroeconomic and geopolitical factors, including but not limited to inflationary pressures, interest rate volatility, distress in the banking sector, global supply chain disruptions, and ongoing geopolitical war; credit risk associated with the Company investing in structured investments; the ultimate geographic spread, severity and duration of pandemics such as the COVID-19 Pandemic 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 the Company’s financial condition and results of operations; the inability of major tenants to continue paying their rent or obligations due to bankruptcy, insolvency or a general downturn in their business; the loss or failure, or decline in the business or assets of PINE; the completion of 1031 exchange transactions; the availability of investment properties that meet the Company’s investment goals and criteria; the uncertainties associated with obtaining required governmental permits and satisfying other closing conditions for planned acquisitions and sales; and the uncertainties and risk factors discussed in the Company’s Annual Report on Form 10-K for the fiscal year ended December 31, 2023 and other risks and uncertainties discussed from time to time in the Company’s filings with the U.S. Securities and Exchange Commission.

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. Readers are cautioned not to place undue reliance on these forward-looking statements, which speak only as of the date of this press release. The Company undertakes no obligation to update the information contained in this press release to reflect subsequently occurring events or circumstances.

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 Funds From Operations (“FFO”), Core Funds From Operations (“Core FFO”), Adjusted Funds From Operations (“AFFO”), Pro Forma Earnings Before Interest, Taxes, Depreciation and Amortization (“Pro Forma EBITDA”), and Same-Property Net Operating Income (“Same-Property NOI”), each of which are non-GAAP financial measures. We believe these 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, Core FFO, AFFO, Pro Forma EBITDA, and Same-Property NOI 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 operating activities 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 real estate related depreciation and amortization, as well as extraordinary items (as defined by GAAP) such as net gain or loss from sales of depreciable real estate assets, impairment write-downs associated with depreciable real estate assets and impairments associated with the implementation of current expected credit losses on commercial loans and investments at the time of origination, including the pro rata share of such adjustments of unconsolidated subsidiaries. The Company also excludes the gains or losses from sales of assets incidental to the primary business of the REIT which specifically include the sales of mitigation credits, subsurface sales, investment securities, and land sales, in addition to the mark-to-market of the Company's investment securities and interest related to the 2025 Convertible Senior Notes, if the effect is dilutive. To derive Core FFO, we modify the NAREIT computation of FFO to include other adjustments to GAAP net income related to gains and losses recognized on the extinguishment of debt, amortization of above- and below-market lease related intangibles, and other unforecastable market- or transaction-driven non-cash items, as well as adding back the interest related to the 2025 Convertible Senior Notes, if the effect is dilutive. To derive AFFO, we further modify the NAREIT computation of FFO and Core FFO to include other adjustments to GAAP net income related to non-cash revenues and expenses such as straight-line rental revenue, non-cash compensation, and other non-cash amortization. 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.

To derive Pro Forma EBITDA, GAAP net income or loss attributable to the Company is adjusted to exclude real estate related depreciation and amortization, as well as extraordinary items (as defined by GAAP) such as net gain or loss from sales of depreciable real estate assets, impairment write-downs associated with depreciable real estate assets, impairments associated with the implementation of current expected credit losses on commercial loans and investments at the time of origination, including the pro rata share of such adjustments of unconsolidated subsidiaries, non-cash revenues and expenses such as straight-line rental revenue, amortization of deferred financing costs, above- and below-market lease related intangibles, non-cash compensation, other non-recurring items such as termination fees, forfeitures of tenant security deposits, and certain adjustments to reconciliation estimates related to reimbursable revenue for recently acquired properties, and other non-cash income or expense. The Company also excludes the gains or losses from sales of assets incidental to the primary business of the REIT which specifically include the sales of mitigation credits, subsurface sales, investment securities, and land sales, in addition to the mark-to-market of the Company's investment securities. Cash interest expense is also excluded from Pro Forma EBITDA, and GAAP net income or loss is adjusted for the annualized impact of acquisitions, dispositions and other similar activities.

To derive Same-Property NOI, GAAP net income or loss attributable to the Company is adjusted to exclude real estate related depreciation and amortization, as well as extraordinary items (as defined by GAAP) such as net gain or loss from sales of depreciable real estate assets, impairment write-downs associated with depreciable real estate assets, impairments associated with the implementation of current expected credit losses on commercial loans and investments at the time of origination, including the pro rata share of such adjustments of unconsolidated subsidiaries, non-cash revenues and expenses such as straight-line rental revenue, amortization of deferred financing costs, above- and below-market lease related intangibles, non-cash compensation, other non-recurring items such as termination fees, forfeitures of tenant security deposits, and certain adjustments to reconciliation estimates related to reimbursable revenue for recently acquired properties, and other non-cash income or expense. Interest expense, general and administrative expenses, investment and other income or loss, income tax benefit or expense, real estate operations revenues and direct cost of revenues, management fee income, and interest income from commercial loans and investments are also excluded from Same-Property NOI. GAAP net income or loss is further adjusted to remove the impact of properties that were not owned for the full current and prior year reporting periods presented. Cash rental income received under

the leases pertaining to the Company's assets that are presented as commercial loans and investments in accordance with GAAP is also used in lieu of the interest income equivalent.

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 Core FFO and AFFO are additional useful supplemental measures for investors to consider because they will help them to better assess our operating performance without the distortions created by other non-cash revenues or expenses. We also believe that Pro Forma EBITDA is an additional useful supplemental measure for investors to consider as it allows for a better assessment of our operating performance without the distortions created by other non-cash revenues, expenses or certain effects of the Company's capital structure on our operating performance. We use Same-Property NOI to compare the operating performance of our assets between periods. It is an accepted and important measurement used by management, investors and analysts because it includes all property-level revenues from the Company's properties, less operating and maintenance expenses, real estate taxes and other property-specific expenses ("Net Operating Income" or "NOI") of properties that have been owned and stabilized for the entire current and prior year reporting periods. Same-Property NOI attempts to eliminate differences due to the acquisition or disposition of properties during the particular period presented, and therefore provides a more comparable and consistent performance measure for the comparison of the Company's properties. FFO, Core FFO, AFFO, Pro Forma EBITDA, and Same-Property NOI may not be comparable to similarly titled measures employed by other companies.

CTO Realty Growth, Inc.
Consolidated Balance Sheets
(In thousands, except share and per share data)

	As of	
	(Unaudited) June 30, 2024	December 31, 2023
ASSETS		
Real Estate:		
Land, at Cost	\$ 236,207	\$ 222,232
Building and Improvements, at Cost	601,584	559,389
Other Furnishings and Equipment, at Cost	872	857
Construction in Process, at Cost	4,824	3,997
Total Real Estate, at Cost	843,487	786,475
Less, Accumulated Depreciation	(63,547)	(52,012)
Real Estate—Net	779,940	734,463
Land and Development Costs	300	731
Intangible Lease Assets—Net	95,054	97,109
Investment in Alpine Income Property Trust, Inc.	36,561	39,445
Mitigation Credits	355	1,044
Commercial Loans and Investments	50,323	61,849
Cash and Cash Equivalents	4,794	10,214
Restricted Cash	1,363	7,605
Refundable Income Taxes	85	246
Deferred Income Taxes—Net	2,147	2,009
Other Assets	38,846	34,953
Total Assets	\$ 1,009,768	\$ 989,668
LIABILITIES AND STOCKHOLDERS' EQUITY		
Liabilities:		
Accounts Payable	\$ 1,787	\$ 2,758
Accrued and Other Liabilities	14,713	18,373
Deferred Revenue	5,371	5,200
Intangible Lease Liabilities—Net	13,421	10,441
Long-Term Debt	482,661	495,370
Total Liabilities	517,953	532,142
Commitments and Contingencies		
Stockholders' Equity:		
Preferred Stock – 100,000,000 shares authorized; \$0.01 par value, 6.375% Series A Cumulative Redeemable Preferred Stock, \$25.00 Per Share Liquidation Preference, 4,697,225 shares issued and outstanding at June 30, 2024 and 2,978,808 shares issued and outstanding at December 31, 2023	47	30
Common Stock – 500,000,000 shares authorized; \$0.01 par value, 23,115,110 shares issued and outstanding at June 30, 2024 and 22,643,034 shares issued and outstanding at December 31, 2023	231	226
Additional Paid-In Capital	207,882	168,435
Retained Earnings	268,269	281,944
Accumulated Other Comprehensive Income	15,386	6,891
Total Stockholders' Equity	491,815	457,526
Total Liabilities and Stockholders' Equity	\$ 1,009,768	\$ 989,668

CTO Realty Growth, Inc.
Consolidated Statements of Operations
(Unaudited)
(In thousands, except share, per share and dividend data)

	Three Months Ended		Six Months Ended	
	June 30, 2024	June 30, 2023	June 30, 2024	June 30, 2023
Revenues				
Income Properties	\$ 25,878	\$ 22,758	\$ 50,501	\$ 45,190
Management Fee Income	1,131	1,102	2,236	2,200
Interest Income From Commercial Loans and Investments	1,441	1,056	2,792	1,851
Real Estate Operations	395	1,131	1,443	1,523
Total Revenues	28,845	26,047	56,972	50,764
Direct Cost of Revenues				
Income Properties	(8,080)	(6,670)	(14,833)	(13,823)
Real Estate Operations	(259)	(639)	(1,078)	(724)
Total Direct Cost of Revenues	(8,339)	(7,309)	(15,911)	(14,547)
General and Administrative Expenses	(3,459)	(3,327)	(7,675)	(7,054)
Provision for Impairment	(67)	—	(115)	(479)
Depreciation and Amortization	(11,549)	(10,829)	(22,480)	(21,145)
Total Operating Expenses	(23,414)	(21,465)	(46,181)	(43,225)
Gain on Disposition of Assets	—	1,101	9,163	1,101
Other Gain	—	1,101	9,163	1,101
Total Operating Income	5,431	5,683	19,954	8,640
Investment and Other Income (Loss)	1,429	1,811	(1,830)	(2,480)
Interest Expense	(5,604)	(5,211)	(11,133)	(9,843)
Income Before Income Tax Benefit (Expense)	1,256	2,283	6,991	(3,683)
Income Tax Benefit (Expense)	(73)	(483)	34	(510)
Net Income (Loss) Attributable to the Company	1,183	1,800	7,025	(4,193)
Distributions to Preferred Stockholders	(1,871)	(1,195)	(3,058)	(2,390)
Net Income (Loss) Attributable to Common Stockholders	\$ (688)	\$ 605	\$ 3,967	\$ (6,583)
Per Share Information:				
Basic and Diluted Net Income (Loss) Attributable to Common Stockholders	\$ (0.03)	0.03	0.17	(0.29)
Weighted Average Number of Common Shares				
Basic	22,787,252	22,482,957	22,669,246	22,593,280
Diluted	22,828,148	22,482,957	22,674,796	22,593,280
Dividends Declared and Paid - Preferred Stock	\$ 0.40	\$ 0.40	\$ 0.80	\$ 0.80
Dividends Declared and Paid - Common Stock	\$ 0.38	\$ 0.38	\$ 0.76	\$ 0.76

CTO Realty Growth, Inc.
Non-GAAP Financial Measures
Same-Property NOI Reconciliation
(Unaudited)
(In thousands)

	Three Months Ended		Six Months Ended	
	June 30, 2024	June 30, 2023	June 30, 2024	June 30, 2023
Net Income (Loss) Attributable to the Company	\$ 1,183	\$ 1,800	\$ 7,025	\$ (4,193)
Gain on Disposition of Assets, Net of Tax	—	(1,101)	(9,163)	(1,101)
Provision for Impairment	67	—	115	479
Depreciation and Amortization	11,549	10,829	22,480	21,145
Amortization of Intangibles to Lease Income	(244)	(627)	(718)	(1,306)
Straight-Line Rent Adjustment	346	(122)	1,039	129
COVID-19 Rent Repayments	—	(17)	—	(43)
Accretion of Tenant Contribution	13	38	26	76
Interest Expense	5,604	5,211	11,133	9,843
General and Administrative Expenses	3,459	3,327	7,675	7,054
Investment and Other Income (Loss)	(1,429)	(1,811)	1,830	2,480
Income Tax Benefit (Expense)	73	483	(34)	510
Real Estate Operations Revenues	(395)	(1,131)	(1,443)	(1,523)
Real Estate Operations Direct Cost of Revenues	259	639	1,078	724
Management Fee Income	(1,131)	(1,102)	(2,236)	(2,200)
Interest Income From Commercial Loans and Investments	(1,441)	(1,056)	(2,792)	(1,851)
Other Non-Recurring Items ⁽¹⁾	(303)	—	(553)	—
Less: Impact of Properties Not Owned for the Full Reporting Period	(2,731)	(778)	(5,469)	(1,387)
Same-Property NOI	\$ 14,879	\$ 14,582	\$ 29,993	\$ 28,836

⁽¹⁾ Includes non-recurring items including termination fees, forfeitures of tenant security deposits, and certain adjustments to estimates related to recently acquired property CAM reconciliations.

CTO Realty Growth, Inc.
Non-GAAP Financial Measures
Funds from Operations, Core Funds from Operations, and Adjusted Funds from Operations
Attributable to Common Stockholders

(Unaudited)
(In thousands, except per share data)

	Three Months Ended		Six Months Ended	
	June 30, 2024	June 30, 2023	June 30, 2024	June 30, 2023
Net Income (Loss) Attributable to the Company	\$ 1,183	\$ 1,800	\$ 7,025	\$ (4,193)
Add Back: Effect of Dilutive Interest Related to 2025 Notes ⁽¹⁾	—	—	—	—
Net Income (Loss) Attributable to the Company, If-Converted	\$ 1,183	\$ 1,800	\$ 7,025	\$ (4,193)
Depreciation and Amortization of Real Estate	11,532	10,816	22,447	21,118
Gain on Disposition of Assets, Net of Tax	—	(824)	(9,163)	(824)
Gain on Disposition of Other Assets	(139)	(490)	(370)	(813)
Provision for Impairment	67	—	115	479
Realized and Unrealized Loss (Gain) on Investment Securities	(663)	1,174	3,376	6,092
Extinguishment of Contingent Obligation	—	(2,300)	—	(2,300)
Funds from Operations	\$ 11,980	\$ 10,176	\$23,430	\$19,559
Distributions to Preferred Stockholders	(1,871)	(1,195)	(3,058)	(2,390)
Funds From Operations Attributable to Common Stockholders	\$ 10,109	\$ 8,981	\$20,372	\$17,169
Amortization of Intangibles to Lease Income	244	627	718	1,306
Less: Effect of Dilutive Interest Related to 2025 Notes ⁽¹⁾	—	—	—	—
Core Funds From Operations Attributable to Common Stockholders	\$ 10,353	\$ 9,608	\$21,090	\$18,475
Adjustments:				
Straight-Line Rent Adjustment	(346)	122	(1,039)	(129)
COVID-19 Rent Repayments	—	17	—	43
Other Depreciation and Amortization	(3)	(57)	(7)	(116)
Amortization of Loan Costs, Discount on Convertible Debt, and Capitalized Interest	297	229	518	437
Non-Cash Compensation	750	862	2,137	1,934
Adjusted Funds From Operations Attributable to Common Stockholders	\$ 11,051	\$ 10,781	\$22,699	\$20,644
FFO Attributable to Common Stockholders per Common Share - Diluted ⁽¹⁾	\$ 0.44	\$ 0.40	\$ 0.90	\$ 0.76
Core FFO Attributable to Common Stockholders per Common Share - Diluted ⁽¹⁾	\$ 0.45	\$ 0.43	\$ 0.93	\$ 0.82
AFFO Attributable to Common Stockholders per Common Share - Diluted ⁽¹⁾	\$ 0.48	\$ 0.48	\$ 1.00	\$ 0.91

⁽¹⁾ For the three and six months ended June 30, 2024 and 2023, interest related to the 2025 Convertible Senior Notes was excluded from net income (loss) attributable to the Company to derive FFO, as the impact to net income (loss) attributable to common stockholders would be anti-dilutive. Further, the weighted average shares used to compute per share amounts for FFO Attributable to Common Stockholders per Common Share - Diluted, Core FFO Attributable to Common Stockholders per Common Share - Diluted, and AFFO Attributable to Common Stockholders per Common Share - Diluted do not reflect any dilution related to the ultimate settlement of the 2025 Convertible Senior Notes.

CTO Realty Growth, Inc.
Non-GAAP Financial Measures
Reconciliation of Net Debt to Pro Forma EBITDA
(Unaudited)
(In thousands)

	Three Months Ended June 30, 2024
Net Income Attributable to the Company	\$ 1,183
Depreciation and Amortization of Real Estate	11,532
Gain on Disposition of Other Assets	(139)
Provision for Impairment	67
Unrealized Gain on Investment Securities	(663)
Distributions to Preferred Stockholders	(1,871)
Amortization of Intangibles to Lease Income	244
Straight-Line Rent Adjustment	(346)
Other Depreciation and Amortization	(3)
Amortization of Loan Costs, Discount on Convertible Debt, and Capitalized Interest	297
Non-Cash Compensation	750
Other Non-Recurring Items ⁽¹⁾	(303)
Interest Expense, Net of Amortization of Loan Costs and Discount on Convertible Debt	5,308
EBITDA	\$ 16,056
Annualized EBITDA	\$ 64,224
Pro Forma Annualized Impact of Current Quarter Investments and Dispositions, Net ⁽²⁾	(244)
Pro Forma EBITDA	\$ 63,980
Total Long-Term Debt	\$ 482,661
Financing Costs, Net of Accumulated Amortization	1,048
Unamortized Convertible Debt Discount	125
Cash and Cash Equivalents	(4,794)
Net Debt	\$ 479,040
Net Debt to Pro Forma EBITDA	7.5 x

⁽¹⁾ Includes non-recurring items including termination fees, forfeitures of tenant security deposits, and certain adjustments to estimates related to recently acquired property CAM reconciliations.

⁽²⁾ Reflects the pro forma annualized impact on Annualized EBITDA of the Company's investments and disposition activity during the three months ended June 30, 2024.

Capitalization & Dividends



Equity Capitalization

Common Shares Outstanding	23,115
Common Share Price	\$17.46
Total Common Equity Market Capitalization	\$403,590
Series A Preferred Shares Outstanding	4,697
Series A Preferred Par Value Per Share	\$25.00
Series A Preferred Par Value	\$117,431
Total Equity Capitalization	\$521,020

Debt Capitalization

Total Debt Outstanding	\$483,834
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Total Capitalization **\$1,004,854**

Cash, Restricted Cash & Cash Equivalents	\$4,794
--	---------

Total Enterprise Value **\$1,000,060**

Dividends Paid

	Common	Preferr
Q3 2023	\$0.38	\$0.
Q4 2023	\$0.38	\$0.
Q1 2024	\$0.38	\$0.
Q2 2024	\$0.38	\$0.
Trailing Twelve Months Q2 2024	\$1.52	\$1.
Q2 2024 Core FFO Per Diluted Share	\$0.45	
Q2 2024 AFFO Per Diluted Share	\$0.48	
Q2 2024 Core FFO Payout Ratio	84.4%	
Q2 2024 AFFO Payout Ratio	79.2%	

Dividend Yield

Q2 2024	\$0.38	\$0.
Annualized Q2 2024 Dividend	\$1.52	\$1.
Price Per Share as of June 30, 2024	\$17.46	\$20.
Implied Dividend Yield	8.7%	7.9%

\$ and shares outstanding in thousands, except per share data. Any differences are a result of rounding.

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Debt Summary



Indebtedness Outstanding	Face Value	Interest Rate	Maturity Date	Type
2025 Convertible Senior Notes	\$51,034	3.88%	April 2025	Fixed
2026 Term Loan	65,000	SOFR + 10 bps + [1.25% - 2.20%]	March 2026	Fixed
Mortgage Note	17,800	4.06%	August 2026	Fixed
Revolving Credit Facility	150,000	SOFR + 10 bps + [1.25% - 2.20%]	January 2027	Fixed
2027 Term Loan	100,000	SOFR + 10 bps + [1.25% - 2.20%]	January 2027	Fixed
2028 Term Loan	100,000	SOFR + 10 bps + [1.20% - 2.15%]	January 2028	Fixed
Total / Weighted Average	\$483,834	4.23%		

Leverage Metrics

Face Value of Debt	\$483,834
Cash, Restricted Cash & Cash Equivalents	(4,794)
Net Debt	\$479,040
Total Enterprise Value	\$1,000,060
Net Debt to Total Enterprise Value	48%
Net Debt to Pro Forma EBITDA¹	7.5x

\$ in thousands. Any differences are a result of rounding.

1. See reconciliation as part of Non-GAAP Financial Measures in the Company's Second Quarter 2024 Earnings Release.

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Debt Maturities



<u>Year</u>	<u>Outstanding</u>	<u>% of Debt Maturing</u>	<u>Cumulative % of Debt Maturing</u>	<u>Weighted Average Rate</u>
2024	\$ -	- %	- %	- %
2025	51,034	11%	11%	3.88%
2026	82,800	17%	28%	3.13%
2027	250,000	51%	79%	4.22%
2028	100,000	21%	100%	5.33%
Total	\$483,834	100%		4.23%

\$ in thousands. Any differences are a result of rounding.

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Year-to-Date Investments



<u>Property Acquisitions</u>	<u>Market</u>	<u>Type</u>	<u>Date Acquired</u>	<u>Square Feet</u>	<u>Price</u>	<u>Occupancy Acquisitic</u>
Phase II of The Exchange at Gwinnett (5 of 5 parcels) Buford, GA	Atlanta, GA	Multi-Tenant Retail	February 2024	4,000	\$2,272	100%
Marketplace at Seminole Towne Center Sanford, FL	Orlando, FL	Multi-Tenant Retail	March 2024	315,066	68,700	98%
Undeveloped Land Parcel at West Broad Village Glen Allen, VA	Richmond, VA	Land	June 2024	N/A	1,500	0%
Total Acquisitions				319,066	\$72,472	

<u>Structured Investments</u>	<u>Market</u>	<u>Type</u>	<u>Date Originated</u>	<u>Capital Commitment</u>	<u>Initial Interest Rate</u>	<u>Structure</u>
Hypoluxo Development Loan Lake Worth, FL	Miami, FL	Retail	March 2024	\$10,000	11.00%	First Mortgage
Total Structured Investments				\$10,000	11.00%	

\$ in thousands. Any differences are a result of rounding.

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Year-to-Date Dispositions



<u>Property</u>	<u>Market</u>	<u>Type</u>	<u>Date Sold</u>	<u>Square Feet</u>	<u>Price</u>	<u>Gain</u>
125 Lincoln & 150 Washington Santa Fe, NM	Santa Fe	Mixed Use	March 2024	136,240	\$19,977	\$4,618
Total Dispositions				136,240	\$19,977	\$4,618

\$ in thousands. Any differences are a result of rounding.

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Real Estate Portfolio Capital Investments



Investment in Previously Occupied Space	Q1 2024	Q2 2024	Q3 2024	Q4 2024	2024
Capital Expenditures	\$ –	\$54			\$54
Tenant Improvement Allowances	48	529			577
Leasing Commissions	541	89			630
Total Investment in Previously Occupied Space	\$589	\$672			\$1,262
New Investment in Acquired Vacancy	Q1 2024	Q2 2024	Q3 2024	Q4 2024	2024
Capital Expenditures	\$561	\$ –			\$561
Tenant Improvement Allowances	1,233	1,987			3,220
Leasing Commissions	489	158			647
Total New Investment in Acquired Vacancy	\$2,283	\$2,146			\$4,429
Other Capital Investments	Q1 2024	Q2 2024	Q3 2024	Q4 2024	2024
Property Improvement Costs	\$427	\$568			\$995
Investment in Property Repositioning	26	42			68
Total Other Capital Investments	\$453	\$610			\$1,063
Total Capital Investments	Q1 2024	Q2 2024	Q3 2024	Q4 2024	2024
Capital Expenditures and Other Capital Investments	\$1,014	\$664			\$1,678
Tenant Improvement Allowances	1,281	2,516			3,798
Leasing Commissions	1,030	247			1,278
Total Capital Investments	\$3,326	\$3,427			\$6,753

\$ in thousands. Any differences are a result of rounding.

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Real Estate Portfolio Summary



Total Portfolio as of June 30, 2024

Asset Type	Number of Properties	Square Feet	Cash ABR PSF	Occupancy	Leased Occupancy
Single Tenant	6	252	\$21.98	100.0%	100.0%
Multi-Tenant	14	3,643	\$20.19	92.1%	94.2%
Total Portfolio	20	3,895	\$20.30	92.6%	94.6%

Property Type	Number of Properties	Square Feet	Cash ABR PSF	Occupancy	Leased Occupancy
Retail	15	2,467	\$19.98	96.6%	98.4%
Office	1	210	\$17.49	100.0%	100.0%
Mixed Use	4	1,218	\$21.45	83.2%	85.9%
Total Portfolio	20	3,895	\$20.30	92.6%	94.6%

Total Portfolio as of June 30, 2023

Asset Type	Number of Properties	Square Feet	Cash ABR PSF	Occupancy	Leased Occupancy
Single Tenant	8	436	\$21.30	100.0%	100.0%
Multi-Tenant	16	3,748	\$19.21	90.4%	92.7%
Total Portfolio	24	4,185	\$19.43	91.4%	93.4%

Property Type	Number of Properties	Square Feet	Cash ABR PSF	Occupancy	Leased Occupancy
Retail	16	2,434	\$18.24	93.7%	95.8%
Office	3	395	\$19.18	100.0%	100.0%
Mixed Use	5	1,356	\$21.63	84.7%	87.4%
Total Portfolio	24	4,185	\$19.43	91.4%	93.4%

\$ and square feet in thousands, except per square foot data. Any differences are a result of rounding.

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Real Estate Portfolio Detail



Property	Type	Year Acquired/Developed	Year Built	Acreage	Square Feet	In-Place Occupancy	Leased Occupancy	Cash A/E PSF
Atlanta, GA								
The Collection at Forsyth	Lifestyle	2022	2006	69.5	560,665	86%	87%	\$20.26
Ashford Lane	Lifestyle	2020	2005	43.7	277,123	88%	95%	\$28.34
Madison Yards	Grocery-Anchored	2022	2019	10.3	162,521	99%	99%	\$30.83
The Exchange at Gwinnett	Grocery-Anchored	2021/2023	2021/2023	16.4	97,366	98%	100%	\$35.92
Total Atlanta, GA				139.9	1,097,675	89%	92%	\$25.26
Dallas, TX								
Plaza at Rockwall	Retail Power Center	2023	2007	42.0	446,521	96%	96%	\$12.66
The Shops at Legacy	Lifestyle	2021	2007	12.7	237,572	64%	66%	\$21.96
Total Dallas, TX				54.7	684,093	85%	86%	\$15.89
Richmond, VA								
West Broad Village	Grocery-Anchored	2022	2007	32.6	392,146	90%	95%	\$22.26
Jacksonville, FL								
The Strand at St. Johns Town Center	Retail Power Center	2019	2017	52.0	211,197	94%	100%	\$24.38
Phoenix, AZ								
Crossroads Town Center	Retail Power Center	2020	2005	31.1	221,658	100%	100%	\$20.51
Raleigh, NC								
Beaver Creek Crossings	Retail Power Center	2021	2005	51.6	322,113	97%	100%	\$14.79

Any differences are a result of rounding.

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Real Estate Portfolio Detail



Property	Type	Year Acquired/ Developed	Year Built	Acreage	Square Feet	In-Place Occupancy	Leased Occupancy	Cash A/E PSF
Albuquerque, NM								
Fidelity	Single Tenant Office	2018	2009	25.3	210,067	100%	100%	\$17.49
Houston, TX								
Price Plaza Shopping Center	Retail Power Center	2022	1999	23.2	200,576	100%	100%	\$16.77
Daytona Beach, FL								
Daytona Beach Restaurant Portfolio	Single Tenant (5)	2018 / 2022	1915 - 2018	8.3	41,725	100%	100%	\$44.57
Salt Lake City, UT								
Jordan Landing	Retail Power Center	2021	2003	16.1	170,996	100%	100%	\$10.19
Orlando, FL								
Winter Park Office	Mixed Use	2021	1982	2.3	27,948	100%	100%	\$29.58
Marketplace at Seminole Towne Center	Retail Power Center	2024	2006	40.6	315,066	98%	98%	\$18.54
Total Orlando, FL				42.9	343,014	98%	98%	\$19.44
Total Portfolio				477.6	3,895,260	93%	95%	\$20.30

Any differences are a result of rounding.

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Leasing Summary



Renewals and Extensions	Q1 2024	Q2 2024	Q3 2024	Q4 2024	2024
Leases	10	7			17
Square Feet	34	48			82
New Cash Rent PSF	\$29.26	\$21.06			\$24.48
Tenant Improvements	\$15	\$10			\$25
Leasing Commissions	\$40	\$57			\$98
Weighted Average Term	3.8 years	4.0 years			3.9 years
New Leases	Q1 2024	Q2 2024	Q3 2024	Q4 2024	2024
Leases	8	9			17
Square Feet	70	31			101
New Cash Rent PSF	\$26.09	\$33.28			\$28.29
Tenant Improvements	\$4,842	\$865			\$5,707
Leasing Commissions	\$1,133	\$515			\$1,648
Weighted Average Term	12.4 years	8.1 years			10.9 years
All Leases Summary	Q1 2024	Q2 2024	Q3 2024	Q4 2024	2024
Leases	18	16			34
Square Feet	104	79			183
New Cash Rent PSF	\$27.12	\$25.87			\$26.58
Tenant Improvements	\$4,857	\$875			\$5,732
Leasing Commissions	\$1,173	\$573			\$1,746
Weighted Average Term	9.4 years	6.0 years			8.0 years

\$ and square feet in thousands, except per square foot data. Any differences are a result of rounding.
Overall leasing activity does not include lease termination agreements or lease amendments related to tenant bankruptcy proceedings.

Comparable Leasing Summary



Renewals and Extensions - Comparable	Number of Leases Signed	GLA Signed	New Cash Rent PSF	Expiring Cash Rent PSF	% Increase Over Expiring Rent	Weighted Average Lease Term	Tenant Improvements	Lease Commission
1 st Quarter 2024	10	34	\$29.26	\$26.96	8.5%	3.8 years	\$15	\$40
2 nd Quarter 2024	7	48	\$21.06	\$20.83	1.1%	4.0 years	\$10	\$57
3 rd Quarter 2024								
4 th Quarter 2024								
Total	17	82	\$24.48	\$23.39	4.7%	3.9 years	\$25	\$98

New Leases - Comparable	Number of Leases Signed	GLA Signed	New Cash Rent PSF	Expiring Cash Rent PSF	% Increase Over Expiring Rent	Weighted Average Lease Term	Tenant Improvements	Lease Commission
1 st Quarter 2024	5	61	\$24.32	\$9.08	167.9%	13.2 years	\$4,541	\$914
2 nd Quarter 2024	4	10	\$33.99	\$24.36	39.5%	9.2 years	\$206	\$190
3 rd Quarter 2024								
4 th Quarter 2024								
Total	9	71	\$25.71	\$11.28	128.0%	12.5 years	\$4,747	\$1,104

All Comparable Leases Summary	Number of Leases Signed	GLA Signed	New Cash Rent PSF	Expiring Cash Rent PSF	% Increase Over Expiring Rent	Weighted Average Lease Term	Tenant Improvements	Lease Commission
1 st Quarter 2024	15	95	\$26.09	\$15.51	68.2%	9.4 years	\$4,556	\$955
2 nd Quarter 2024	11	58	\$23.34	\$21.45	8.8%	5.3 years	\$216	\$247
3 rd Quarter 2024								
4 th Quarter 2024								
Total	26	153	\$25.05	\$17.77	41.0%	8.0 years	\$4,772	\$1,202

\$ and square feet in thousands, except per square foot data. Any differences are a result of rounding. Comparable leases compare leases signed on a space for which there was previously a tenant.

Same-Property NOI

Multi-Tenant	Q1 2024	Q2 2024	Q3 2024	Q4 2024	2024
Number of Comparable Properties	12	12			12
Same-Property NOI - 2024	\$13,966	\$13,587			\$27,554
Same-Property NOI - 2023	\$13,305	\$13,391			\$26,696
<i>\$ Variance</i>	\$661	\$196			\$858
<i>% Variance</i>	5.0%	1.5%			3.2%
Single-Tenant	Q1 2024	Q2 2024	Q3 2024	Q4 2024	2024
Number of Comparable Properties	6	6			6
Same-Property NOI - 2024	\$1,148	\$1,292			\$2,439
Same-Property NOI - 2023	\$949	\$1,191			\$2,140
<i>\$ Variance</i>	\$199	\$101			\$299
<i>% Variance</i>	21.0%	8.5%			14.0%
All Properties	Q1 2024	Q2 2024	Q3 2024	Q4 2024	2024
Number of Comparable Properties	18	18			18
Same-Property NOI - 2024	\$15,114	\$14,879			\$29,993
Same-Property NOI - 2023	\$14,254	\$14,582			\$28,836
<i>\$ Variance</i>	<i>\$860</i>	<i>\$297</i>			<i>\$1,157</i>
<i>% Variance</i>	<i>6.0%</i>	<i>2.0%</i>			<i>4.0%</i>

\$ and square feet in thousands, except per square foot data. Any differences are a result of rounding.

Lease Expiration Schedule



Year	Anchor Tenants					
	Leases Expiring	Expiring SF	% of Total	Cash ABR	% of Total	Cash ABR PSF
2024	3	76	2.1%	\$579	0.7%	\$7.57
2025	6	113	3.1%	2,481	3.1%	\$21.86
2026	8	266	7.4%	4,883	6.2%	\$18.37
2027	11	413	11.4%	4,379	5.5%	\$10.61
2028	15	738	20.5%	11,997	15.2%	\$16.25
2029	6	185	5.1%	2,445	3.1%	\$13.24
2030	3	79	2.2%	959	1.2%	\$12.13
2031	5	75	2.1%	1,463	1.9%	\$19.44
2032	5	77	2.1%	1,318	1.7%	\$17.06
Thereafter	11	306	8.5%	6,069	7.7%	\$19.82
Total	73	2,329	64.6%	\$36,574	46.2%	\$15.70

Year	Small Shop Tenants					
	Leases Expiring	Expiring SF	% of Total	Cash ABR	% of Total	Cash ABR PSF
2024	17	54	1.5%	\$1,420	1.8%	\$26.29
2025	34	107	3.0%	3,428	4.3%	\$31.94
2026	52	190	5.3%	5,533	7.0%	\$29.06
2027	60	181	5.0%	5,402	6.8%	\$29.90
2028	48	180	5.0%	6,151	7.8%	\$34.18
2029	38	135	3.7%	4,593	5.8%	\$34.06
2030	37	125	3.5%	4,305	5.4%	\$34.41
2031	31	80	2.2%	2,762	3.5%	\$34.69
2032	26	81	2.3%	2,864	3.6%	\$33.25
Thereafter	40	145	4.0%	6,057	7.7%	\$41.90
Total	383	1,278	35.4%	\$42,515	53.8%	\$33.27

\$ and square feet in thousands, except per square foot data. Any differences are a result of rounding.

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Lease Expiration Schedule



Year	Total					
	Leases Expiring	Expiring SF	% of Total	Cash ABR	% of Total	Cash ABR PSF
2024	20	131	3.6%	\$1,999	2.5%	\$15.32
2025	40	221	6.1%	5,909	7.5%	\$26.76
2026	60	456	12.6%	10,415	13.2%	\$22.83
2027	71	593	16.4%	9,781	12.4%	\$16.49
2028	63	918	25.5%	18,148	22.9%	\$19.77
2029	44	320	8.9%	7,038	8.9%	\$22.02
2030	40	204	5.7%	5,264	6.7%	\$25.78
2031	36	155	4.3%	4,225	5.3%	\$27.28
2032	31	158	4.4%	4,182	5.3%	\$26.38
Thereafter	51	462	12.5%	12,127	15.3%	\$26.90
Total	456	3,607	100.0%	\$79,089	100.0%	\$21.47

\$ and square feet in thousands, except per square foot data. Any differences are a result of rounding.

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Top Tenant Summary



<u>Tenant/Concept</u>	<u>Credit Rating</u> ¹	<u>Leases</u> ²	<u>Leased Square Feet</u> ²	<u>% of Total</u>	<u>Cash ABR</u>	<u>% of Total</u>
Fidelity	A+ / A3	1	218	5.6%	\$3,674	4.6%
AMC	CCC+ / Caa2	2	90	2.3%	2,189	2.8%
Best Buy	BBB+ / A3	3	112	2.9%	1,749	2.2%
Whole Foods Market	AA- / A1	1	60	1.5%	1,633	2.1%
Ross/dd's Discount	BBB+ / A2	5	133	3.4%	1,619	2.0%
Southern University	NR / NR	1	60	1.5%	1,616	2.0%
TJ Maxx/HomeGoods/Marshalls	A / A2	4	133	3.4%	1,456	1.8%
Dick's Sporting Goods	BBB / Baa3	2	95	2.4%	1,244	1.6%
Darden Restaurants	BBB / Baa2	3	25	0.6%	1,195	1.5%
Burlington	BB+ / Ba2	2	79	2.0%	1,158	1.5%
Other		432	2,601	66.8%	61,556	77.8%
Total Occupied		456	3,607	92.6%	\$79,089	100.0%
Vacant		-	288	7.4%		
Total		456	3,895	100.0%		

\$ and square feet in thousands. Any differences are a result of rounding.

1. Credit Rating is the available rating from S&P Global Ratings and/or Moody's Investors Service, as of June 30, 2024. "NR" indicates the company is not rated.

2. Excludes leases not yet commenced.

Geographic Diversification



Markets	Properties	Square Feet	% of Total	Cash ABR	% of Total	5-Mile 2023 Average Household Income	5-Mile 2023 Total Population	2023-2028 Projected Population Annual Growth
Atlanta, GA	4	1,098	28%	\$27,723	35%	\$157,418	220,272	1.0%
Dallas, TX	2	684	18%	10,870	14%	149,416	206,507	0.8%
Richmond, VA	1	392	10%	8,728	11%	146,903	175,023	0.4%
Orlando, FL	2	343	9%	6,669	8%	92,679	146,980	0.5%
Jacksonville, FL	1	211	5%	5,149	7%	93,407	201,089	0.6%
Raleigh, NC	1	322	8%	4,764	6%	181,119	133,529	0.9%
Phoenix, AZ	1	222	6%	4,545	6%	143,944	314,629	0.4%
Albuquerque, NM	1	210	5%	3,674	5%	68,911	50,072	5.9%
Houston, TX	1	201	5%	3,364	4%	116,635	277,236	0.8%
Salt Lake City, UT	1	171	4%	1,743	2%	109,138	363,721	0.4%
Daytona Beach, FL	5	42	1%	1,860	2%	61,420	109,883	0.1%
Total	20	3,895	100%	\$79,089	100%	\$136,701	201,099	1.0%

States	Properties	Square Feet	% of Total	Cash ABR	% of Total	5-Mile 2023 Average Household Income	5-Mile 2023 Total Population	2023-2028 Projected Population Annual Growth
Georgia	4	1,098	28%	\$27,723	34%	\$157,418	220,272	1.0%
Texas	3	885	23%	14,234	19%	141,758	223,030	0.8%
Florida	8	596	15%	13,678	17%	88,657	161,945	0.5%
Virginia	1	392	10%	8,728	11%	146,903	175,023	0.4%
North Carolina	1	322	8%	4,764	6%	181,119	133,529	0.9%
Arizona	1	222	6%	4,545	6%	143,944	314,629	0.4%
New Mexico	1	210	5%	3,674	5%	68,911	50,072	5.9%
Utah	1	171	4%	1,743	2%	109,138	363,721	0.4%
Total	20	3,895	100%	\$79,089	100%	\$136,701	201,099	1.0%

\$ and square feet in thousands, except for average household income demographic information. Any differences are a result of rounding. Demographic information sourced from Esri. Market, state and portfolio averages weighted by the Annualized Cash Base Rent of each property.

Other Assets



<u>Investment Securities</u>	<u>Shares & Operating Partnership Units Owned</u>	<u>Value Per Share June 30, 2024</u>	<u>Estimated Value</u>	<u>Annualized Dividend Per Share</u>	<u>In-Place Annualized Dividend Income</u>
Alpine Income Property Trust	2,350	\$15.56	\$36,561	\$1.10	\$2,585

<u>Structured Investments</u>	<u>Type</u>	<u>Origination Date</u>	<u>Maturity Date</u>	<u>Original Loan Amount</u>	<u>Amount Outstanding</u>	<u>Interest Rate</u>
Watters Creek at Montgomery Farm	Preferred Investment	April 2022	April 2025	30,000	30,000	9.00%
Founders Square	First Mortgage	March 2023	March 2026	15,000	15,000	8.75%
Hypoluxo	First Mortgage	March 2024	September 2025	10,000	5,638	11.00%
Total Structured Investments				\$55,000	\$50,638	9.15%

<u>Mitigation Credits and Rights</u>	<u>State Credits</u>	<u>Federal Credits</u>	<u>Total Book Value</u>
Mitigation Credits	6.0	1.8	\$355

\$ and square feet in thousands, except per square foot data. Any differences are a result of rounding.

1. The Phase II Exchange at Gwinnett loan was paid off in January 2024 in conjunction with CTO's acquisition of the final property that was part of the Phase II Exchange at Gwinnett project.

2024 Guidance



The Company's estimated Core FFO per diluted share and AFFO per diluted share for 2024 is as follows:

	Low		High
Core FFO Per Diluted Share	\$1.81	–	\$1.86
AFFO Per Diluted Share	\$1.95	–	\$2.00

The Company's 2024 guidance includes but is not limited to the following assumptions:

	Low		High
Same-Property NOI Growth ^{1,2}	2%	–	4%
General and Administrative Expense	\$15.2	–	\$16.2
Weighted Average Diluted Shares Outstanding	22.9	–	22.9
Year-end 2024 Leased Occupancy ²	95%	–	96%
Investments	\$200	–	\$250
Target Initial Investment Cash Yield	8.50%	–	9.00%
Dispositions	\$50	–	\$75
Target Disposition Cash Yield	7.50%	–	8.25%

\$ and shares outstanding in millions, except per share data.

1. Includes the effects of bad debt expense, occupancy loss and costs associated with tenants in bankruptcy and/or tenant lease defaults.

2. Before potential impact from income producing acquisitions and dispositions.

Contact Information & Research Coverage



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Certain statements contained in this presentation (other than statements of historical fact) are forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended. Forward-looking statements can typically be identified by words such as “believe,” “estimate,” “expect,” “intend,” “anticipate,” “will,” “could,” “may,” “should,” “plan,” “potential,” “predict,” “forecast,” “project,” and similar expressions, as well as variations and negatives of these words.

Although forward-looking statements are made based upon management’s present expectations and reasonable beliefs concerning future developments and their potential effect upon the Company, a number of factors could cause the Company’s actual results to differ materially from those set forth in the forward-looking statements. Such factors include, but are not limited to: the Company’s ability to remain qualified as a REIT; the Company’s exposure to U.S. federal and state income tax law changes, including changes to the REIT requirements; general adverse economic and real estate conditions; macroeconomic and geopolitical factors, including but not limited to inflationary pressures, interest rate volatility, distress in the banking sector, global supply chain disruptions, and ongoing geopolitical war; credit risk associated with the Company investing in structured investments; the ultimate geographic spread, severity and duration of pandemics such as the COVID-19 Pandemic 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 the Company’s financial condition and results of operations; the inability of major tenants to continue paying their rent or obligations due to bankruptcy, insolvency or a general downturn in their business; the loss or failure, or decline in the business or assets of PINE; the completion of 1031 exchange transactions; the availability of investment properties that meet the Company’s investment goals and criteria; the uncertainties associated with obtaining required governmental permits and satisfying other closing conditions for planned acquisitions and sales; and the uncertainties and risk factors discussed in the Company’s Annual Report on Form 10-K for the fiscal year ended December 31, 2023 and other risks and uncertainties discussed from time to time in the Company’s filings with the U.S. Securities and Exchange Commission.

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 as anticipated by management. Readers are cautioned not to place undue reliance on these forward-looking statements, which speak only as of the date of this presentation. The Company undertakes no obligation to update the information contained in this presentation to reflect subsequently occurring events or circumstances.

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 Funds From Operations ("FFO"), Core Funds From Operations ("Core FFO"), Adjusted Funds From Operations ("AFFO"), Pro Forma Earnings Before Interest, Taxes, Depreciation and Amortization ("Pro Forma EBITDA"), and Same-Property Net Operating Income ("Same-Property NOI"), each of which are non-GAAP financial measures. We believe these 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, Core FFO, AFFO, Pro Forma EBITDA, and Same-Property NOI do not represent cash generated from operating activities and are not necessarily indicative of cash available for fund cash requirements; accordingly, they should not be considered alternatives to net income as a performance measure or cash flows from operating activities as reported in the 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 real estate related depreciation and amortization, as well as extraordinary items (as defined by GAAP) such as net gain or loss from sales of depreciable real estate assets, impairment write-downs associated with depreciable real estate assets and impairments associated with implementation of current expected credit losses on commercial loans and investments at the time of origination, including the pro rata share of such adjustments of unconsolidated subsidiaries. The Company also excludes the gains or losses from sales of assets incidental to the primary business of the REIT which specifically include the sales of mitigation credits, subsurface sales, investment securities, and land sales, in addition to the mark-to-market of the Company's investment securities and interest related to the 2025 Convertible Senior Notes, if the effect is dilutive. To derive Core FFO, we modify the NAREIT computation of FFO to include other adjustments to GAAP net income related to gains and losses recognized on the extinguishment of debt, amortization of above- and below-market lease related intangibles, and other unforecastable market- or transaction-driven non-cash items, as well as adding back the interest related to the 2025 Convertible Senior Notes, if the effect is dilutive. To derive AFFO, we further modify the NAREIT computation of FFO and Core FFO to include other adjustments to GAAP net income related to non-cash revenues and expenses such as straight-line rental revenue, non-cash compensation, and non-cash amortization. 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 FFO as one measure of our performance when we formulate corporate goals.

To derive Pro Forma EBITDA, GAAP net income or loss attributable to the Company is adjusted to exclude real estate related depreciation and amortization, as well as extraordinary items (as defined by GAAP) such as net gain or loss from sales of depreciable real estate assets, impairment write-downs associated with depreciable real estate assets, impairments associated with the implementation of current expected credit losses on commercial loans and investments at the time of origination, including the pro rata share of such adjustments of unconsolidated subsidiaries, non-cash revenues and expenses such as straight-line rental revenue, amortization of deferred financing costs, above- and below-market lease related intangibles, non-cash compensation, other non-recurring items such as termination fees, forfeitures of tenant security deposits, and certain adjustments to reconcile estimates related to reimbursable revenue for recently acquired properties, and other non-cash income or expense. The Company also excludes the gains or losses from sales of assets incidental to the primary business of the REIT which specifically include the sales of mitigation credits, subsurface sales, investment securities, and land sales, in addition to the mark-to-market of the Company's investment securities. Cash interest expense is also excluded from Pro Forma EBITDA, and GAAP net income or loss is adjusted for the annual impact of acquisitions, dispositions and other similar activities.

Non-GAAP Financial Measures (Continued)



To derive Same-Property NOI, GAAP net income or loss attributable to the Company is adjusted to exclude real estate related depreciation and amortization, as well as extraor items (as defined by GAAP) such as net gain or loss from sales of depreciable real estate assets, impairment write-downs associated with depreciable real estate assets, impair associated with the implementation of current expected credit losses on commercial loans and investments at the time of origination, including the pro rata share of adjustments of unconsolidated subsidiaries, non-cash revenues and expenses such as straight-line rental revenue, amortization of deferred financing costs, above- and below-n lease related intangibles, non-cash compensation, other non-recurring items such as termination fees, forfeitures of tenant security deposits, and certain adjustments to reconcil estimates related to reimbursable revenue for recently acquired properties, and other non-cash income or expense. Interest expense, general and administrative exp investment and other income or loss, income tax benefit or expense, real estate operations revenues and direct cost of revenues, management fee income, and interest income commercial loans and investments are also excluded from Same-Property NOI. GAAP net income or loss is further adjusted to remove the impact of properties that were not c for the full current and prior year reporting periods presented. Cash rental income received under the leases pertaining to the Company's assets that are presented as comm loans and investments in accordance with GAAP is also used in lieu of the interest income equivalent.

FFO is used by management, investors and analysts to facilitate meaningful comparisons of operating performance between periods and among our peers primarily beca 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 diminishes predictably over time, rather than fluctuating based on existing market conditions. We believe that Core FFO and AFFO are additional useful supplemental measur investors to consider because they will help them to better assess our operating performance without the distortions created by other non-cash revenues or expenses. W believe that Pro Forma EBITDA is an additional useful supplemental measure for investors to consider as it allows for a better assessment of our operating performance witho distortions created by other non-cash revenues, expenses or certain effects of the Company's capital structure on our operating performance. We use Same-Property N compare the operating performance of our assets between periods. It is an accepted and important measurement used by management, investors and analysts because it inc all property-level revenues from the Company's properties, less operating and maintenance expenses, real estate taxes and other property-specific expenses ("Net Ope Income" or "NOI") of properties that have been owned and stabilized for the entire current and prior year reporting periods. Same-Property NOI attempts to eliminate differ due to the acquisition or disposition of properties during the particular period presented, and therefore provides a more comparable and consistent performance measure f comparison of the Company's properties. FFO, Core FFO, AFFO, Pro Forma EBITDA, and Same-Property NOI may not be comparable to similarly titled measures employed by companies.

References and terms used in this presentation that are in addition to terms defined in the Non-GAAP Financial Measures include:

- This presentation was published on July 25, 2024.
- All information is as of June 30, 2024, unless otherwise noted.
- Any calculation differences are assumed to be a result of rounding.
- "2024 Guidance" in this presentation is based on the 2024 Guidance provided in the Company's Second Quarter 2024 Operating Results press release filed on July 25, 2024
- "Alpine" or "PINE" refers to Alpine Income Property Trust, a publicly traded net lease REIT traded on the New York Stock Exchange under the ticker symbol PINE.
- "Annualized Base Rent", "ABR" or "Rent" and the statistics based on ABR are calculated based on our current portfolio and represent straight-line rent calculated in accordance with GAAP.
- "Annualized Cash Base Rent", "Cash ABR" and the statistics based on Cash ABR are calculated based on our current portfolio and represent the annualized cash base calculated in accordance with GAAP due from the tenants at a specific point in time.
- "Credit Rated" is a tenant or the parent of a tenant with a credit rating from S&P Global Ratings, Moody's Investors Service, Fitch Ratings or the National Association of Insurance Commissioners (NAIC) (together, the "Major Rating Agencies"). The Company defines an Investment Grade Rated Tenant as a tenant or the parent of a tenant with a credit rating from S&P Global Ratings, Moody's Investors Service, Fitch Ratings or the National Association of Insurance Commissioners of Baa3, BBB-, or NAIC-2 or higher. If applicable, in the event of a split rating between S&P Global Ratings and Moody's Investors Services, the Company utilizes the higher of the two ratings as its reference point as to whether a tenant is defined as an Investment Grade Rated Tenant.
- "Dividend" or "Dividends", subject to the required dividends to maintain our qualification as a REIT, are set by the Board of Directors and declared on a quarterly basis and can be no assurances as to the likelihood or number of dividends in the future.
- "Investment in Alpine Income Property Trust" or "Alpine Investment" or "PINE Ownership" is calculated based on the 2,349,651 common shares and partnership units of PINE and is based on PINE's closing stock price as of the referenced period on the respective slide.
- "Leased Occupancy" refers to space that is currently leased but for which rent payments have not yet commenced.
- "MSA" or "Metropolitan Statistical Area" is a region that consists of a city and surrounding communities that are linked by social and economic factors, as established by the Office of Management and Budget. The names of the MSA have been shortened for ease of reference.
- "Net Debt" is calculated as our total long-term debt as presented on the face of our balance sheet; plus financing costs, net of accumulated amortization and unamortized convertible debt discount; less cash, restricted cash and cash equivalents.
- "Net Operating Income" or "NOI" is revenues from all income properties less operating expense, maintenance expense, real estate taxes and rent expense.
- "Total Enterprise Value" is calculated as the Company's Total Common Shares Outstanding multiplied by the common stock price; plus the par value of the Series A preferred equity outstanding and Net Debt.