

COMMON STOCK, SYMBOL “AFIN”, TRADED ON NASDAQ

2020 Year-End Tax Reporting Information (FINAL)

This information is being provided for tax reporting purposes only

Common Shares CUSIP: 02607T109 EIN: 90-0929989

Record Date	Payment Date	Per Share Distribution	Dividend Distribution	Capital Gains	Nondividend Distribution	199A Dividends
01/13/20	1/15/2020	\$ 0.091667	\$ 0.007615	\$ 0.001323	\$ 0.082730	\$ 0.007615
02/10/20	2/18/2020	\$ 0.091667	\$ 0.007615	\$ 0.001323	\$ 0.082730	\$ 0.007615
03/09/20	3/16/2020	\$ 0.091667	\$ 0.007615	\$ 0.001323	\$ 0.082730	\$ 0.007615
04/13/20	4/15/2020	\$ 0.070833	\$ 0.005884	\$ 0.001022	\$ 0.063927	\$ 0.005884
05/08/20	5/15/2020	\$ 0.070833	\$ 0.005884	\$ 0.001022	\$ 0.063927	\$ 0.005884
06/08/20	6/15/2020	\$ 0.070833	\$ 0.005884	\$ 0.001022	\$ 0.063927	\$ 0.005884
07/13/20	7/15/2020	\$ 0.070833	\$ 0.005884	\$ 0.001022	\$ 0.063927	\$ 0.005884
08/10/20	8/17/2020	\$ 0.070833	\$ 0.005884	\$ 0.001022	\$ 0.063927	\$ 0.005884
09/08/20	9/15/2020	\$ 0.070833	\$ 0.005884	\$ 0.001022	\$ 0.063927	\$ 0.005884
		\$ 0.95	\$ 0.108152	\$ 0.108152	\$ 0.656749	\$ 0.108152
Percentage		100.00%	8.31%	1.44%	90.25%	8.31%

American Finance Trust Series A Preferred CUSIP: 02607T406 EIN: 90-0929989

Record Date	Payment Date	Per Share Distribution	Ordinary Dividends	Total Capital Gains	20% Rate Gain	Section 1250 Gain
01/03/2020	1/15/2020	\$ 0.468750	\$ 0.39939	\$ 0.069365	\$ 0.045384	\$ 0.023981
04/03/2020	4/15/2020	\$ 0.468750	\$ 0.39939	\$ 0.069365	\$ 0.045384	\$ 0.023981
07/02/2020	7/15/2020	\$ 0.468750	\$ 0.39939	\$ 0.069365	\$ 0.045384	\$ 0.023981
10/05/2020	10/15/2020	\$ 0.468750	\$ 0.39939	\$ 0.069365	\$ 0.045384	\$ 0.023981
		\$ 1.875	\$ 1.5975	\$ 0.2775	\$ 0.1815	\$ 0.0959
Percentage		100.00%	85.20%	14.80%	9.68%	5.12%