

TENANT PROFILE | MID-AMERICA GROCERY-ANCHORED PORTFOLIO



Fresh Thyme Market is a midwestern grocer with 75 locations across 11 states. The company is backed by an investment from Meijer Companies, Ltd. Meijer is a privately-owned and family operated company with 245 stores throughout MN, MI, MO, NE, OH, PA, IN, IA, IL, KY, and WI. Meijer was ranked by Forbes as one of America's largest private companies, with more than 80,000 employees and approximately \$19.5 billion in sales for the year ending January 30, 2021.

Fresh Thyme Market is a natural food marketplace, and is committed to providing organic and natural foods as well as clean label foods. The markets are laid out to provide an easy shopping experience. Each Fresh Thyme Market store provides a dedicated produce, bakery, and meats section. Each market is committed to providing quality authentic foods, and doing so at affordable prices.



Ross Stores, Inc. (NASDAQ: ROST), together with its subsidiaries, operates off-price retail apparel and home fashion stores under the Ross Dress for Less and dd's DISCOUNTS brands. Its stores primarily offer apparel, accessories, footwear, and home fashions. The company's Ross Dress for Less stores sell its products at department and specialty stores primarily to middle income households; and dd's Discounts stores sell its products at department and discount stores regular prices to customers from households with moderate income. Ross Stores, Inc. operates approximately 1,630 off-price apparel and home fashion stores in 40 states, the District of Columbia, and Guam. The company was incorporated in 1957 and is headquartered in Dublin, California.



LOCATIONS	75
FOUNDED	2012
EMPLOYEES	80,000
REVENUE	\$19.5 Billion
PARENT	Meijer Companies
HEADQUARTERS	Chicago, IL
WEBSITE	freshthyme.com



LOCATIONS	1,630
FOUNDED	1957
EMPLOYEES	88,100
REVENUE	\$18.2 Billion
STOCK TICKER	ROST (NASDAQ)
SUBSIDIARIES	dd's Discounts
HEADQUARTERS	Dublin, CA
WEBSITE	rossstores.com

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Total Wine & More is a large, family-owned, privately held American alcohol retailer founded and led by brothers David Trone and Robert Trone in 1991. Total Wine & More was named Retailer of the Year by Market Watch in 2006, Beverage Dynamics in 2008, and Wine Enthusiast Magazine in 2004 and 2014. Total Wine & More is America's Wine Superstore® — the country's largest independent retailer of fine wine. Today, Total Wine & More operates 232 superstores across 27 states and continue to grow.



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Five Below, Inc. (NASDAQ: FIVE), is a leading high-growth value retailer offering trend-right, high-quality products for teens and beyond. With most items priced between \$1 and \$5, plus a small assortment of products from \$6 to \$25. Items ranging from, style, room, sports, tech, party and candy. Founded in 2002 and headquartered in Philadelphia, Pennsylvania, Five Below today has nearly 1,200 stores in 40 states.



LOCATIONS	232
FOUNDED	1961
EMPLOYEES	7,000+
HEADQUARTERS	North Bethesda, MD
WEBSITE	totalwine.com



LOCATIONS	1,200
FOUNDED	2002
EMPLOYEES	14,000+
REVENUE	\$2.848 Billion
STOCK TICKER	FIVE (NASDAQ)
HEADQUARTERS	Philadelphia, PA
WEBSITE	fivebelow.com

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Big Blue Swim School was founded in 2009 by competitive swimmers Chris DeJong and John Lonergan to provide a measurable curriculum for students to learn an essential life skill in a comfortable and fun environment.



LOCATIONS	122
FOUNDED	2009
HEADQUARTERS	Chicago, IL
WEBSITE	bigblueswimschool.com



Cyclebar is the largest indoor cycling brand and offers a variety of low-impact, high-intensity indoor cycling workouts that are inclusive of all fitness levels. CycleBar offers an immersive, multi-sensory, community-focused experience in state-of-the-art "CycleTheaters," led by specially trained instructors, enhanced with pumping "CycleBeats" playlists and tracked using rider-specific "CycleStat" performance metrics. With more than 250 studios open across the globe and ranked on Entrepreneur Magazine's Franchise 500 four years running, Fastest-Growing Franchises in 2021, and Inc. Magazine's Inc. 5000 in 2020, CycleBar is 3 x larger than its largest competitor and leading the thriving indoor-cycling industry.



LOCATIONS	250+
FOUNDED	2004
EMPLOYEES	1,500
REVENUE	\$575 Million
HEADQUARTERS	Costa Mesa, CA
WEBSITE	cyclebar.com

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Kirklands (NASDAQ: KIRK), is a specialty retailer of home furnishings in the United States, currently operating 359 stores in 35 states as well as an e-commerce website, www.kirklands.com, under the Kirkland's Home brand. The Company provides its customers an engaging shopping experience characterized by a curated, affordable selection of home furnishings along with inspirational design ideas. This combination of quality and stylish merchandise, value pricing and a stimulating online and store experience allows the Company's customers to furnish their home at a great value.



Gamestop (NYSE: GME), is an American video game, consumer electronics, and gaming merchandise retailer. The company is headquartered in Grapevine, Texas (a suburb of Dallas), and is the largest video game retailer worldwide. As of 29 January 2022, the company operated 4,573 stores including 3,018 in the United States, 231 in Canada, 417 in Australia and 907 in Europe under the GameStop, EB Games, EB Games Australia, Micromania-Zing, ThinkGeek and Zing Pop Culture brands. The company was founded in Dallas in 1984 as Babbage's, and took on its current name in 1999.



LOCATIONS	361
FOUNDED	1966
EMPLOYEES	7,900+
REVENUE	\$634 Million
STOCK TICKER	KIRK (NASDAQ)
HEADQUARTERS	Brentwood, TN
WEBSITE	kirklands.com



LOCATIONS	4,573
FOUNDED	1984
EMPLOYEES	30,000
REVENUE	\$6 Billion
STOCK TICKER	GME (NYSE)
HEADQUARTERS	Grapevine, TX
WEBSITE	gamestop.com

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The Kroger Co. (NYSE: KR), founded in 1883 and headquartered in Cincinnati, OH, is the #1 grocer in Georgia and the United States' largest supermarket chain by revenue, the second-largest general retailer and the twenty-third largest company within the Fortune 500 companies. Kroger is also the fifth largest retailer in the world and the fourth largest American-owned private employer in the United States.

As of January 2021, Kroger has 2,742 supermarkets under a variety of local banner names, of which 2,255 had pharmacies and 1,596 had fuel centers. Kroger's total sales in 2020 increased 8.4% to a record \$122.1 Billion while the Company's gross margin improved by 125 bps. Kroger maintains investment grade credit ratings of BBB (S&P) / Baa1 (Moody's).

HARBOR FREIGHT

QUALITY TOOLS AT RIDICULOUSLY LOW PRICES

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Harbor Freight Tools, commonly referred to as Harbor Freight, is a privately held tool and equipment retailer, headquartered in Calabasas, California, which operates a chain of retail stores, as well as a mail-order and e-commerce business. The company employs over 20,000 people in the United States and has over 1,200 locations in 48 states



LOCATIONS	2,742
FOUNDED	1883
EMPLOYEES	650,000
STOCK TICKER	NYSE: KR
REVENUE	\$122.1 Billion
SUBSIDIARIES	Harris Teeter, Fred Meyer, Ralphs, King Soopers, Pick 'n Save, Home Chef, Dillions, QFC & More
HEADQUARTERS	Cincinnati, OH
WEBSITE	kroger.com

HARBOR FREIGHT

QUALITY TOOLS AT RIDICULOUSLY LOW PRICES

LOCATIONS	1,200
FOUNDED	1977
EMPLOYEES	24,000
REVENUE	\$5 Billion
HEADQUARTERS	Calabasas, CA
WEBSITE	harborfreight.com

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Qdoba is a chain of fast casual restaurants in the United States and Canada serving Mexican-style cuisine. After spending 15 years as a wholly owned subsidiary of Jack in the Box, the company was sold to a consortium of funds led by Apollo Global Management in March 2018. At the time of the sale in 2018, Qdoba had more than 700 locations in 47 states, the District of Columbia and Canada.



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LOCATIONS	750+
FOUNDED	1995
EMPLOYEES	16,000+
REVENUE	\$437.2 Million
HEADQUARTERS	San Diego, CA
WEBSITE	Qdoba.com



LOCATIONS	1,630
FOUNDED	1957
EMPLOYEES	88,100
REVENUE	\$18.2 Billion
STOCK TICKER	ROST (NASDAQ)
SUBSIDIARIES	dd's Discounts
HEADQUARTERS	Dublin, CA
WEBSITE	rossstores.com

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OAK STREET HEALTH

Oak Street Health centers provide personalized & accessible care for adults on Medicare. Founded in 2012, Oak Street Health specializes in helping older adults stay healthy and live life more fully. The Oak Street Health model goes beyond typical primary care to provide patients with comprehensive preventive care, including personalized wellness plans, integrated health services, and educational and social activities to support overall health and well-being.



Rent-A-Center (NASDAQ: RCII), is an American public furniture and electronics rent-to-own company based in Plano, Texas. The company was incorporated in 1986 and as of 2021 operates approximately 2,972 company-owned stores in the United States, Puerto Rico and Mexico, accounting for approximately 35% of the rent-to-own market in the United States based on store count. Rent-A-Center is a rent-to-own industry leader with a mission to improve the quality of life for its customers. Offering name-brand items such as, Ashley Furniture, Whirlpool appliances and Samsung electronics.



OAK STREET HEALTH

LOCATIONS	86
FOUNDED	2012
EMPLOYEES	4,800
REVENUE	\$513 Million
HEADQUARTERS	Chicago, IL
WEBSITE	oakstreethealth.com



LOCATIONS	3000
FOUNDED	1973
EMPLOYEES	14,500
REVENUE	\$2.6 Billion
STOCK TICKER	RCII (NASDAQ)
HEADQUARTERS	Plano, TX
WEBSITE	rentacenter.com

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