

MPW | WHY THESE “AFFO” DEFINITION CHANGES?

1 1Q22: Deducts all “non-cash revenue”

“We calculate adjusted funds from operations, or AFFO, by subtracting from or adding to normalized FFO (i) non-cash revenue, (ii) non-cash share-based compensation expense, and (iii) amortization of deferred financing costs.” – 1Q22 Supplemental [HERE](#)

2 2Q22: Deducts “non-cash revenue such as straight-line rent”

“We calculate adjusted funds from operations, or AFFO, by subtracting from or adding to normalized FFO (i) non-cash revenue such as straight-line rent, (ii) non-cash share-based compensation expense, and (iii) amortization of deferred financing costs. AFFO is an operating measurement that we use to analyze our results of operations based more on the receipt, rather than the accrual, of our rental revenue and on certain other adjustments.” – 2Q22 Supplemental [HERE](#)

3 3Q22: Deducts only “straight-line rent”

“We calculate adjusted funds from operations, or AFFO, by subtracting from or adding to normalized FFO (i) straight-line rent, (ii) non-cash share-based compensation expense, and (iii) amortization of deferred financing costs.” – 3Q22 Supplemental [HERE](#)

Definitions NEVER change unless there is a reason... so what was the reason?