



GLADSTONE LAND

A Farmland Real Estate Investment Trust

\$200,000,000 Series E Cumulative
Redeemable Preferred Stock Offering

AS OF AUGUST 7, 2025

Legal Disclaimers

ESTIMATES

This presentation contains industry and market data, forecasts, and projections that are based on internal data and estimates, independent industry publications, reports by market research firms, or other published independent sources. Gladstone Land Corporation (the “Company” or “we”) believes these data to be reliable as of the date of this presentation, but there can be no assurance as to the accuracy or completeness of such information. We have not independently verified all market and industry data obtained from these third-party sources. Our internal data and estimates are based upon information obtained from trade and business organizations, other contacts in the markets in which we operate, and our management’s understanding of industry conditions. You should carefully consider the inherent risks and uncertainties associated with the market and other industry data contained in this presentation.

FORWARD-LOOKING STATEMENTS

This presentation may include statements that constitute “forward-looking statements” within the meaning of the Securities Act of 1933 or the Securities Exchange Act of 1934. These forward-looking statements include comments with respect to our objectives and strategies and the results of our operations and our business. By their nature, these forward-looking statements involve numerous assumptions, uncertainties and opportunities, both general and specific. The risk exists that these statements may not be fulfilled. We caution readers of this presentation not to place undue reliance on these forward-looking statements, as a number of factors could cause future Company results to differ materially from these statements, including those factors listed under the caption, “Risk Factors,” in our Form 10-K and 10-Q filings and our registration statement, including our prospectus and prospectus supplement, as filed with the Securities and Exchange Commission (“SEC”), all of which can be found on the investor section of our website, www.Gladstonefarms.com, or the SEC’s website, www.SEC.gov. Any results or performance implied by forward-looking statements may be influenced in particular by factors such as fluctuations in interest rates and stock indices, the effects of competition in the areas in which we operate, and changes in economic, political, regulatory, and technological conditions. We caution that the foregoing list is not exhaustive. When relying on forward-looking statements to make decisions, investors should carefully consider the aforementioned factors as well as other uncertainties and events. The Company has no duty to, and does not intend to, update or revise any forward-looking statements, except as required by law.

PAST OR PRESENT PERFORMANCE DISCLAIMER

This presentation includes information regarding past or present performance of the Company. Please note that past or present performance is not a guarantee of future performance or future results.

Risk Factors

RISK FACTORS

Please consult the Company's prospectus supplement for this offering for a recitation of the risk factors of this offering. If any of the risks contained in or incorporated by reference into the prospectus supplement or the accompanying prospectus develop into actual events, our business, financial condition, liquidity, results of operations, FFO, adjusted funds from operations or our prospects could be materially and adversely affected, we may be unable to timely pay the dividends accrued on the Series E Preferred Stock (the "Shares"), the value of the Shares could decline and you may lose all or part of your investment. In addition, new risks may emerge at any time and we cannot predict such risks or estimate the extent to which they may affect our financial performance. Some statements in the prospectus supplement, including statements in the risk factors, constitute forward-looking statements. See the "Forward-Looking Statements" and "Risk Factors" sections in the prospectus supplement, the accompanying prospectus and in our regular filings with the SEC for additional risks which may affect us or the Shares.

- ▶ There will initially be no public market for the Shares as we do not intend to apply for quotation on Nasdaq until after the Termination Date, and even after listing, if achieved, a liquid secondary trading market may not develop and the features of the Shares may not provide you with favorable liquidity options.
- ▶ The Shares will not be rated.
- ▶ Dividend payments on the Shares are not guaranteed.
- ▶ We operate as a holding company dependent upon the asset and operations of our subsidiaries, and because of our structure, we may not be able to generate the funds necessary to make distributions on the Shares.
- ▶ We will be required to terminate this offering if our common stock, the Series B Preferred Stock and the Series D Preferred Stock are no longer listed on Nasdaq or another national securities exchange.
- ▶ The Shares will bear a risk of redemption by us.
- ▶ The ability to redeem shares of Shares may be limited.
- ▶ The cash distributions you receive may be less frequent or lower in amount than you expect.
- ▶ If you elect to exercise the Stockholder Redemption Option, the cash payment that you receive as a result of your option redemption will be a substantial discount to the price that you paid for the Shares.
- ▶ Upon the sale of any individual property, holders of Shares do not have a priority over holders of our common stock regarding return of capital.
- ▶ Your percentage of ownership may become diluted if we incur additional debt or issue new shares of stock or other securities, and incurrence of indebtedness and issuances of additional preferred stock or other securities by us may further subordinate the rights of the holders of our common stock and preferred stock.
- ▶ Our ability to pay dividends and/or redeem shares of Shares may be limited by Maryland law.
- ▶ Our charter contains restrictions upon ownership and transfer of the Shares, which may impair the ability of holders to acquire or dispose of the Shares.

Risk Factors (continued)

- ▶ Holders of the Shares will be subject to inflation risk.
- ▶ An investment in the Shares bears interest rate risk.
- ▶ Holders of the Shares will bear reinvestment risk.
- ▶ Holders of Shares will have no control over changes in our policies and operations, and have extremely limited voting rights.
- ▶ Our management will have broad discretion in the use of the net proceeds from this offering and may allocate the net proceeds from this offering in ways that you and other stockholders may not approve.
- ▶ We may be unable to invest a significant portion of the net proceeds of this offering on acceptable terms.
- ▶ We have paid, may continue to pay, or may in the future pay, distributions from offering proceeds, borrowings or the sale of assets to the extent our cash flow from operations or earnings are not sufficient to fund declared distributions. Rates of distribution to holders of our common stock and preferred stock will not necessarily be indicative of our operating results. If we make distributions from sources other than our cash flows from operations or earnings, we will have fewer funds available for the acquisition of properties and your overall return may be reduced.
- ▶ If the properties we acquire or invest in do not produce the cash flow that we expect in order to meet our REIT minimum distribution requirement, we may decide to borrow funds to meet the REIT minimum distribution requirements, which could adversely affect our overall financial performance.
- ▶ Gladstone Securities, the dealer manager in this offering, is our affiliate, and we established the offering price and other terms for the Shares pursuant to discussions between us and our affiliated dealer manager; as a result, the actual value of your investment may be substantially less than what you pay.
- ▶ Payment of fees to our Adviser and its affiliates, including our affiliated dealer manager will reduce the cash available for investment and distribution and will increase the risk that you will not be able to recover the amount of your investment in our Shares.
- ▶ We may have conflicts of interest with our affiliates, which could result in investment decisions that are not in the best interests of our stockholders.
- ▶ If you fail to meet the fiduciary and other standards under ERISA or the Internal Revenue Code as a result of an investment in this offering, you could be subject to liability and civil or criminal penalties.

The Company has filed a registration statement (including a prospectus) and a prospectus supplement with the SEC for the offering to which this communication relates. Before you invest, you should read the prospectus in that registration statement, the prospectus supplement and other documents that the Company has filed with the SEC for more complete information about the Company and this offering. You may get these documents for free by visiting EDGAR on the SEC Web site at www.sec.gov. Alternatively, Gladstone Securities, the Company's dealer manager for this offering, will arrange to send you the prospectus and prospectus supplement if you request it by calling toll-free at (833) 849-5993.

Offering Summary

OFFERING

Up to \$200 million Series E Preferred Stock offering of a public REIT

- ▶ The Shares will rank senior to the Company's Common Stock, which has traded on Nasdaq under the ticker "LAND" since our 2013 IPO

DIVIDEND

Annualized 5.00% dividend, payable monthly

- ▶ Dividends on the Shares are cumulative and must be paid in preference to dividends on our Common Stock
- ▶ There is no guarantee of capital preservation or continuous dividends

OFFERING TYPE

Continuous Offering of Registered, Non-Listed Preferred

LIQUIDITY OPTIONS

Redeemable at \$22.50 per share throughout the offering

- ▶ 10% discount to Liquidation Preference of \$25 per share
- ▶ Our obligation to redeem the Shares is limited to the extent that our Board of Directors determines that it does not have sufficient funds available, or it is restricted by applicable law from making such redemption

Nasdaq listing after the offering terminates

- ▶ We anticipate applying to list the Shares on Nasdaq or another national securities exchange within one calendar year after the offering ends, but there can be no assurance that we will achieve this objective
- ▶ There is currently no public market for the Shares, and we do not expect one to develop prior to listing the Shares on exchange, if at all

COMMISSIONS, FEES & EXPENSES

0% to 7.0% selling commission, 3.0% dealer-manager fee, and up to 2.5% expenses

- ▶ We, through Gladstone Securities, will pay all commissions and expenses associated with the sale of the Shares
- ▶ We and Gladstone Securities will not pay selling commissions on sales to fee-based (and certain other) accounts, as described in the prospectus supplement

DIVERSIFIED PORTFOLIO

The Company owns a portfolio of 150 farms with approximately 103,000 total acres in 15 states and over 55,000 acre-feet of banked water in California. LAND's acreage is currently 95.9% occupied¹.

- ▶ Most farms have been farmed for decades and have their own water sources

INFLATION

The prices of produce crops have historically outpaced inflation, according to data from the U.S. Department of Labor²

- ▶ The Company primarily owns farms that grow fresh produce crops, some nut orchards, and only a few that grow corn, wheat, or soy
- ▶ Management seeks to structure leases with contractual rent escalators. ***There can be no guarantee that rental rates on lease renewals will continue to increase***

TRANSPARENCY

The Company went public in 2013 and has been in business since 1997

- ▶ Common stock is listed on Nasdaq under "LAND"
- ▶ The Company files annual, quarterly, and periodic reports with the SEC
- ▶ Because the Shares are not traded, it may be difficult to determine the value of your Shares or your return on investment

Investment Features

DIVIDEND HISTORY

Since LAND's IPO in January 2013, the Company has made 150 consecutive monthly cash distributions to its common stockholders

- ▶ The Company is unable to pay distributions to common stockholders unless it has paid dividends on all Preferred Stock

Gladstone Land Overview



Owns farmland and farm-related facilities leased to high-quality farmers, primarily on a triple-net basis, meaning the farmer pays rent, insurance, maintenance, and taxes.



Currently owns 150 farms with approximately 103,000 total acres in 15 states and over 55,000 acre-feet of banked water in California. Our acreage is currently 95.9% occupied*.



Primarily buys farmland used to grow healthy foods, such as fruits, vegetables, and nuts.



One of four public companies managed by an SEC-registered investment advisor with approx. \$4.3 billion of assets under management and over 75 professionals.



Three Areas of Farming

PRIMARY FOCUS	▶ ANNUAL FRESH PRODUCE ▶ PERMANENT CROPS
TERTIARY FOCUS	▶ GRAINS & OTHER CROPS

We believe that farmland growing fresh produce (e.g., fruits and vegetables) and certain permanent crops (e.g., blueberries and nuts) is a superior investment over land growing commodity crops (e.g., corn, wheat, and soy), due to:

- ▶ Higher profitability and rental income
- ▶ Lower price volatility
- ▶ Lower government dependency
- ▶ Lower storage costs
- ▶ Location typically closer to major urban populations, thus higher development potential

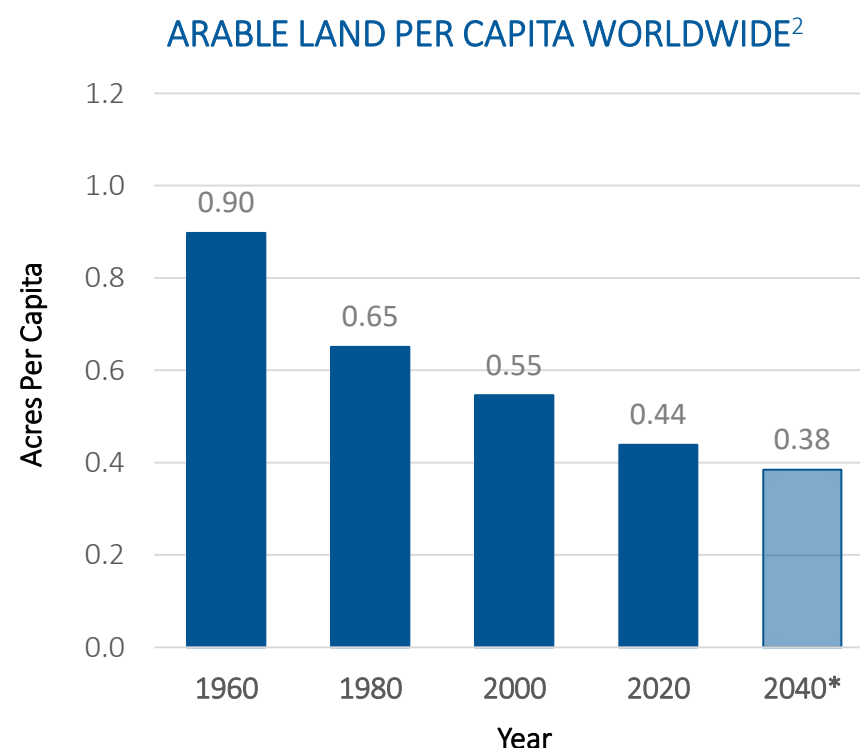
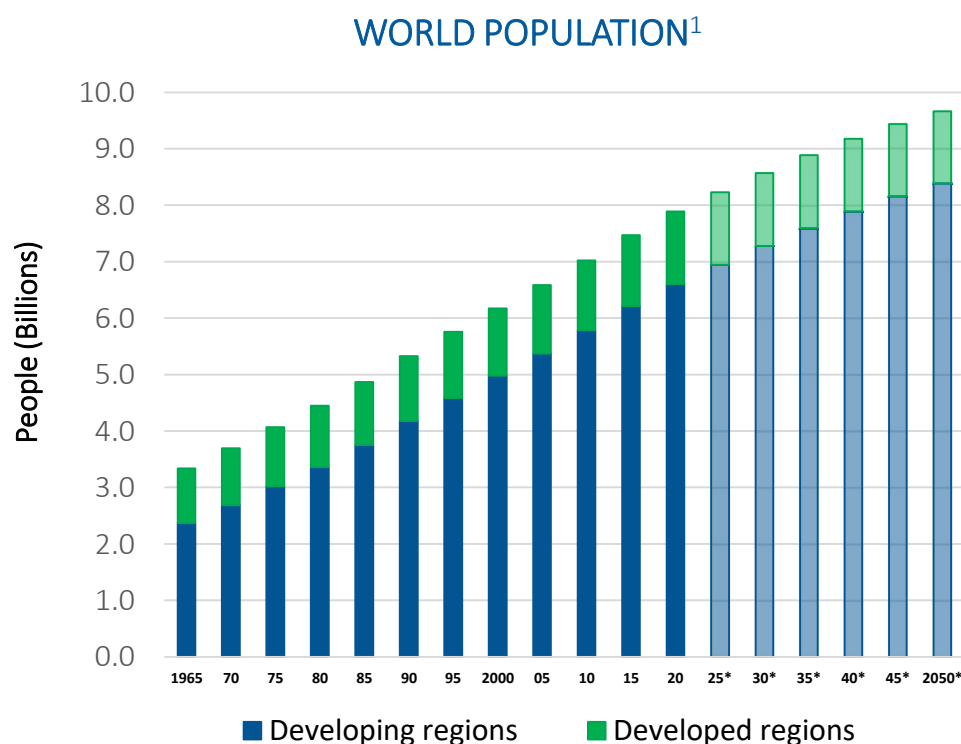


U.S. Farmland: Decreasing Supply, Increasing Demand

As available farmland to feed the world's growing population continues to decline, U.S. cropland has steadily appreciated in value. Further, we believe the amount of available farmland in the U.S. will continue to decrease.

- ▶ Every year, large amounts of farmland are converted to suburban uses, such as housing subdivisions, schools, parks, office buildings, government buildings, and industrial buildings.

We believe climate change has already negatively impacted many growing regions across the world, putting prime farmland in optimal climates in even higher demand.



We believe a lower supply of arable land will lead to higher profitability for the most fertile farms, and will lead to steady appreciation of value and rental growth

Farmland Market Opportunity

ANNUAL FRESH PRODUCE | PRIMARY FOCUS

SHORT-LIVED ROW CROPS **GENERALLY PLANTED ANNUALLY**

(E.g., beans, cabbage, cantaloupe, celery, lettuce, melons, peas, peppers, radicchio, strawberries, sweet corn, tomatoes, and other leafy produce)



11.4 Million
Acres



\$119.9 Billion
Market Value

PERMANENT CROPS | PRIMARY FOCUS

LONG-LIVED BUSHES, ORCHARDS, TREES, & VINES **GENERALLY PLANTED EVERY 20+ YEARS**

(E.g., almonds, apples, avocados, blackberries, blueberries, cherries, figs, grapes, lemons, oranges, peaches, pears, pecans, pistachios, plums, and walnuts)



12.7 Million
Acres



\$176.2 Billion
Market Value

GRAINS & OTHER CROPS | TERTIARY FOCUS

SHORT-LIVED ROW CROPS **GENERALLY PLANTED ANNUALLY**

(E.g., barley, beets, corn, cotton, rice, soybeans, sugar cane, and wheat)



346.3 Million
Acres



\$1.6 Trillion
Market Value



Investment Focus

WE FOCUS ON ACQUIRING HIGH-VALUE FARMLAND THAT WE BELIEVE WILL GENERATE ABOVE-AVERAGE REVENUES AND PROFITS



Adequate & clean on-site water supply with fertile soil that is rich in nutrients



Excellent weather combined with long growing seasons that provide adequate sunshine and low wind conditions



Locations in established rental markets with a prominent farming presence and an abundance of strong operators



Investment Focus (continued)

WE BELIEVE FRESH PRODUCE LAND HAS LOWER RISKS THAN COMMODITY CROP LAND

WATER ACCESS

Commodity crops usually depend solely on rain for water, whereas fresh produce crops are typically irrigated from farm wells and county-supplied water. Almost all of our farms have their own water supply.

PRICE VOLATILITY

Commodity cropland values largely depend on global crop market prices, making them more volatile; whereas fresh produce farmland is generally more insulated due to the crops being grown and mostly consumed within the U.S.

GOVERNMENT DEPENDENCY

Commodity crops often depend on government subsidies and tariffs for protection that are subject to change.

STORAGE COSTS

There are added costs to dry and store commodity crops, whereas fresh produce is usually consumed within days.

RENTS

Fresh produce farmland has higher rental rates than commodity crop farmland, even though commodity crops carry higher risks.

Fresh Produce is one of our Primary Focus Segments

While we invest in farmland growing a variety of crop types, one of our primary focus segments is farmland growing fresh produce

We believe this type of farmland is among the most productive (in terms of revenue per acre) and generally the most profitable for farmers and earns the highest rents for landlords.



Investment Focus - Summary

WE SEEK TO ACQUIRE HIGH-VALUE FARMLAND AND FARM-RELATED FACILITIES THAT WE LEASE TO CORPORATE AND INDEPENDENT FARMERS, PRIMARILY ON A TRIPLE-NET LEASE BASIS

PROPERTY TYPES

High-value cropland with on-site water sources

LOCATIONS

Regions with established rental markets and an abundance of strong operators

PRIMARY FOCUS

Annual fresh produce (most fruits and vegetables) and certain permanent crops (blueberries, nuts, etc.)

TRANSACTION SIZES

\$2M to \$50M+

LEASE TERMS

Generally, 5 to 10+ years, with annual escalations and upward market resets, or participation features

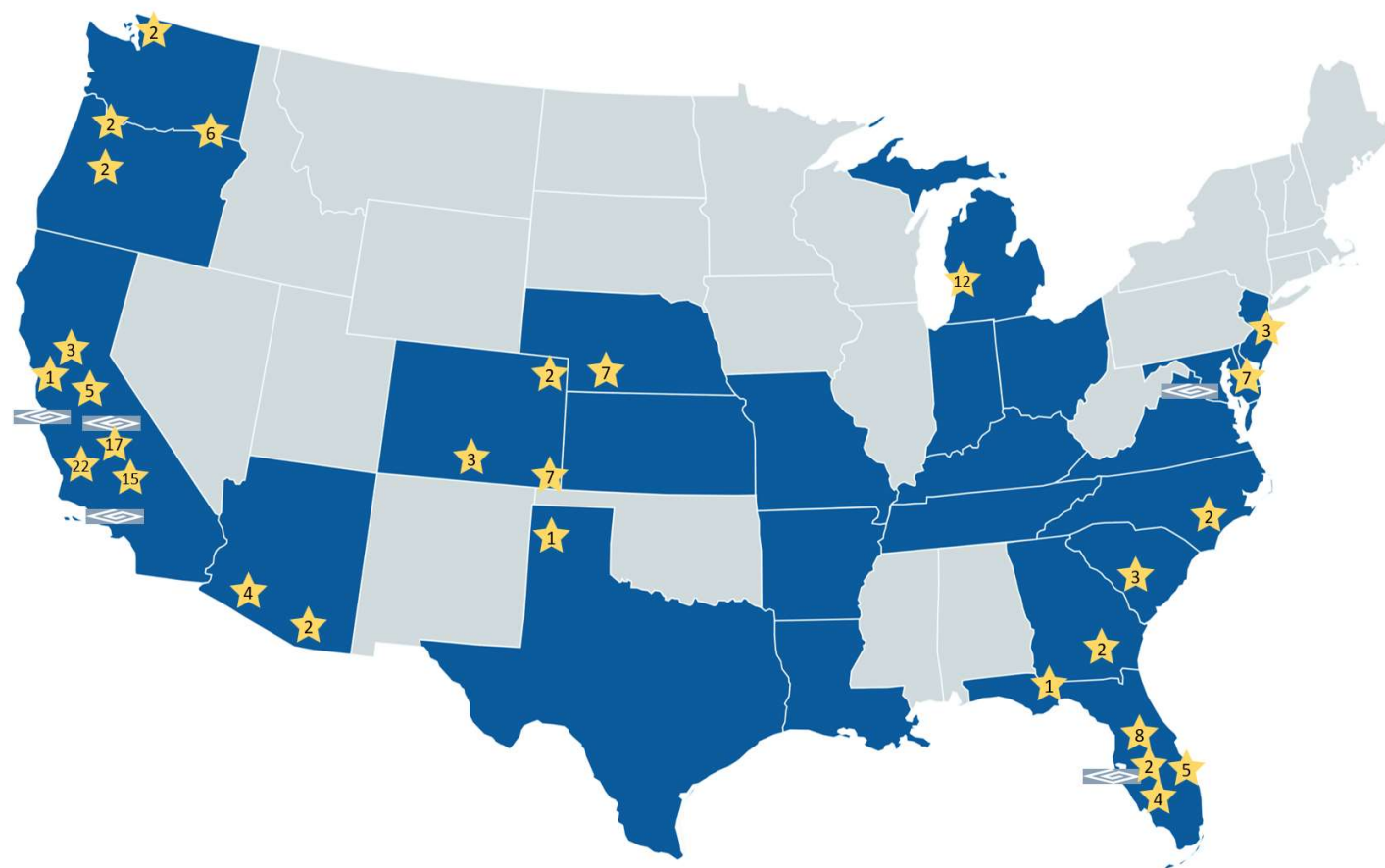
RENTAL PAYMENTS

(i) Fixed cash rent, or (ii) fixed cash rent plus a percentage of the farm's gross revenues (participating leases)

TENANT-FARMERS

Tenants with strong operating histories and substantial farming resources

Geographic Focus & Diversity



- ★ Number of farms owned in a growing region
- Areas of geographic focus
- ◇ Gladstone Land office locations

STATE	TOTAL ACRES	# OF FARMS	# OF PARCELS
CA	34,845	63	273
CO	32,773	12	88
FL	13,090	20	87
AZ	6,320	6	24
NE	5,223	7	22
TX	3,667	1	8
WA	2,520	6	37
MI	1,245	12	28
MD	987	6	9
OR	898	6	17
SC	597	3	5
NC	310	2	2
GA	230	2	3
DE	180	1	1
NJ	116	3	5
TOTAL	103,001	150	609

Diversified across many major growing regions

Selected Properties



PALM CITY, FLORIDA
Snap Peas



OXNARD, CALIFORNIA
Strawberries



WATSONVILLE, CALIFORNIA
Raspberries



COALINGA, CALIFORNIA
Pistachios



ARVIN, CALIFORNIA
Almond Trees



OKEECHOBEE, FLORIDA
Cabbage

Underwriting Process

DUAL-FOCUSED UNDERWRITING PROCESS FOR EACH NEW INVESTMENT, LEVERAGING OUR MANAGEMENT TEAM'S EXTENSIVE EXPERIENCE IN CREDIT UNDERWRITING AND KNOWLEDGE OF FARMLAND

DUE DILIGENCE ON THE FARM

- Appraisal on each property by an independent licensed expert in farmland appraising
- Visit property to ensure that the farm is in an active rental market
- Water and well testing to determine availability of water
- Soil tests to determine quality
- Zoning and title report to assure there are no deed problems

DUE DILIGENCE ON THE TENANT

- Detailed underwriting of the farming tenant's operations
- Investigate the management of the farming operations
- Determine the tenant's ability to sell their crops
- Evaluate the labor needs of the tenant
- Evaluate the probability of the tenant missing future rental payments (probability of default)

Leading to high quality farms with strong, established tenants

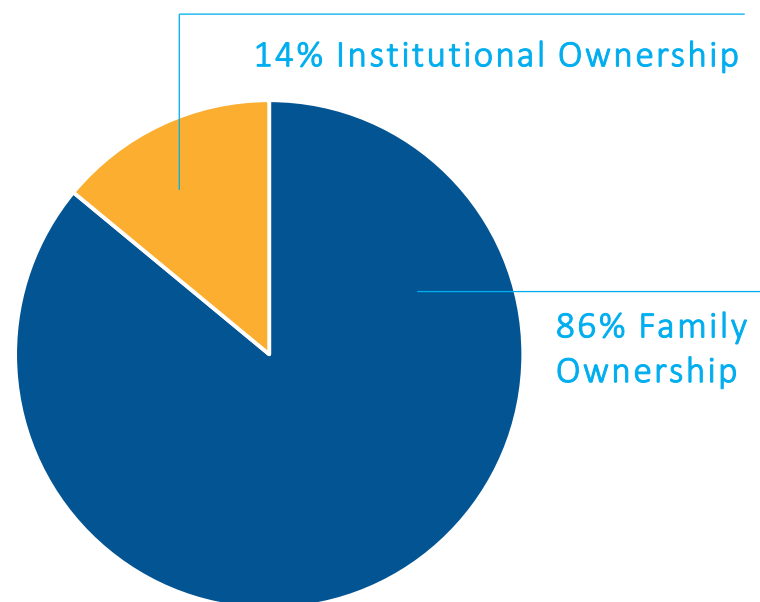
Growth Opportunity

U.S. FARM OWNERSHIP: A FRAGMENTED INDUSTRY¹

Total U.S. farmland value is approximately \$3.4 trillion²

Approximately 63% of U.S. farm operators are over 55 years of age, and the average age is 58 years old¹

Nearly 40% of all U.S. farm acreage is leased to and operated by non-owners¹



WE TARGET FAMILY-OWNED FARMS

Target Purchase Price: \$2 - \$50M+
(relatively small for most institutions)

Offer sale-leaseback opportunities to allow the seller to continue farming the land

Able to offer shares of our operating partnership to allow for a tax-free exchange

RECENT ACQUISITIONS

PERIOD	LOCATION	NO. OF FARMS	GROSS ACRES	ACRE-FEET OF WATER	PRIMARY CROP(S) / ASSET DESCRIPTION	AGGREGATE COST (\$M)
Q2 2024	CA	0	0	4,711	4,711 ac-ft of water assets (2,306 ac-ft of banked water and 2,405 ac-ft of groundwater credits)	\$1.5
Q4 2024	CA	0	0	1,600	1,600 ac-ft of groundwater credits	\$0.3

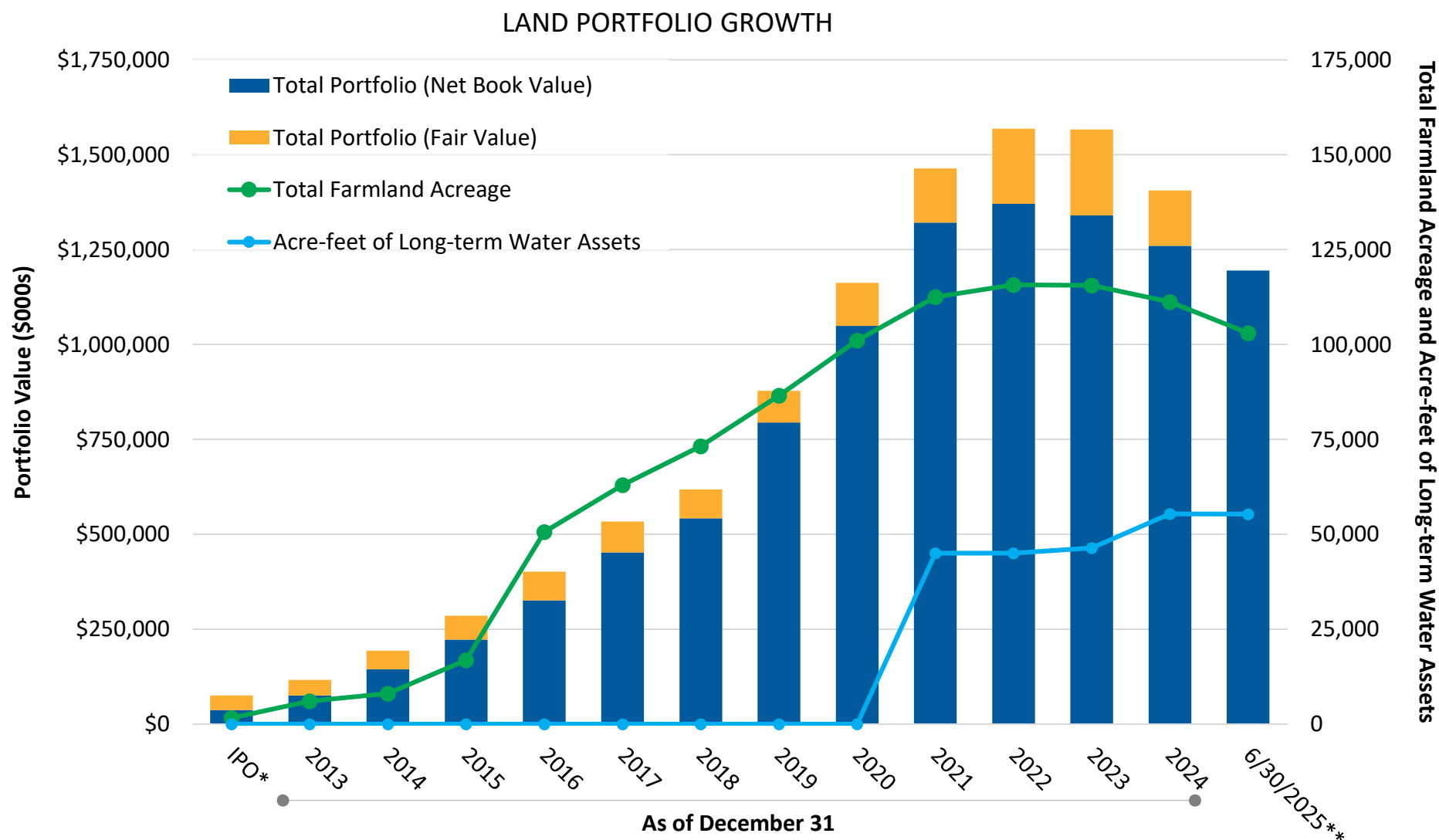
Note: * Partially or wholly organic

Sources: 1. USDA 2022 Census of Agriculture (issued February 2024, the latest available census)

2. US Department of Agriculture; National Agricultural Statistics Services – Land Values, 2024 Summary (Aug 2024, latest published data)

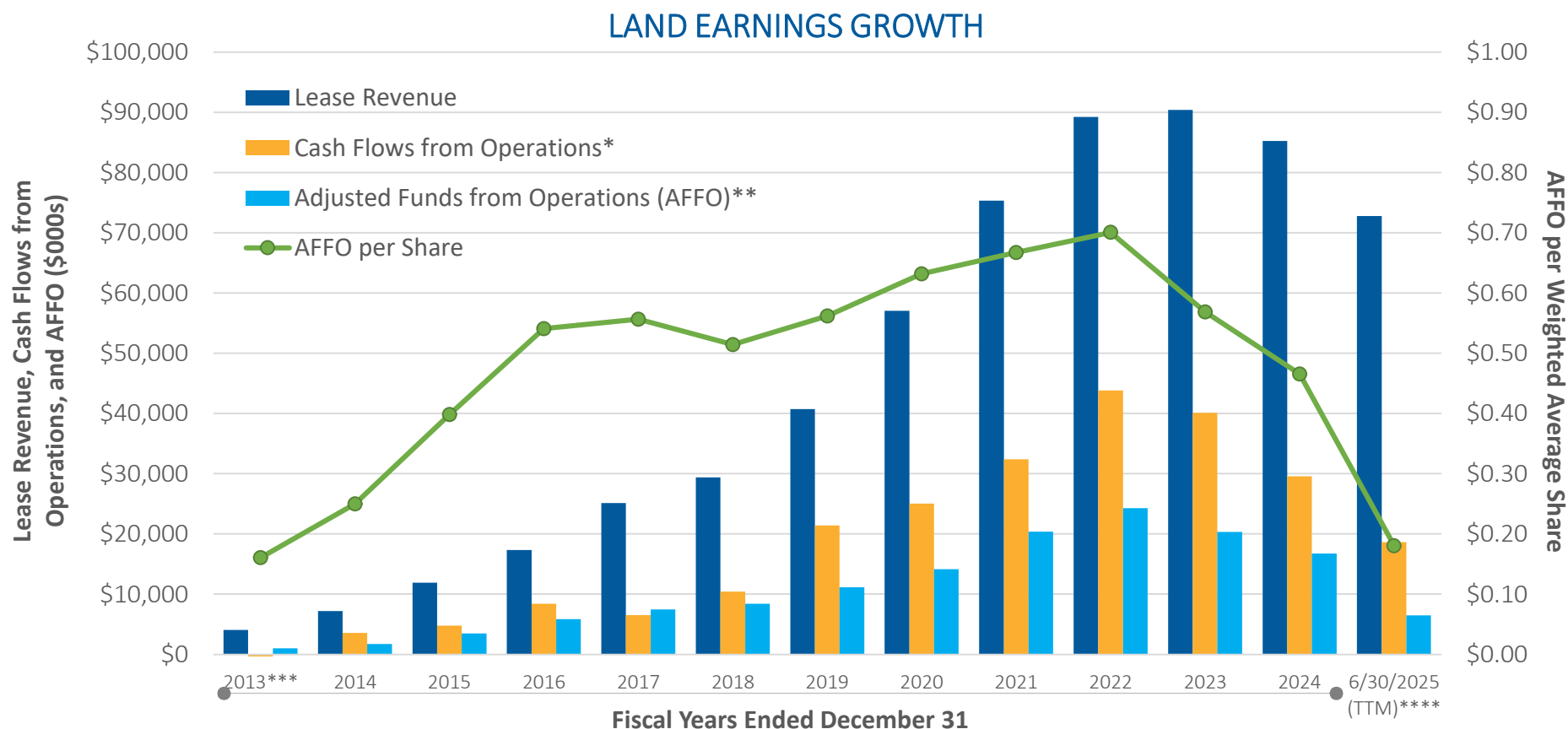
Company Performance – Portfolio Growth

WE HAVE GROWN OUR FARMLAND PORTFOLIO FROM 1,631 ACRES AT OUR IPO IN 2013 TO OVER 103,000 ACRES AND 55,000 ACRE-FEET OF WATER ASSETS TODAY



Company Performance – Earnings Growth

REVENUE, CASH FLOWS FROM OPERATIONS, AND ADJUSTED FUNDS FROM OPERATIONS (AFFO)¹ PER SHARE SINCE OUR IPO



Notes: 1. For a definition of AFFO and a reconciliation to the most directly-comparable GAAP measure, net income (loss), please see the Appendix. AFFO per share is AFFO divided by the aggregate weighted-average number of shares of our common stock plus OP Units held by non-controlling limited partners of our operating partnership.

* Cash Flows from Operations are reduced by the amounts of cash invested in long-term water assets.

** For a definition of AFFO and a reconciliation to the most directly-comparable GAAP measure, net income (loss), please see the Appendix. AFFO per share is AFFO divided by the weighted-average number of shares of our common stock outstanding during the period on a fully-diluted basis. AFFO excludes the value of additional water assets received as consideration in certain transactions, which is recognized as income for both GAAP and Nareit FFO purposes.

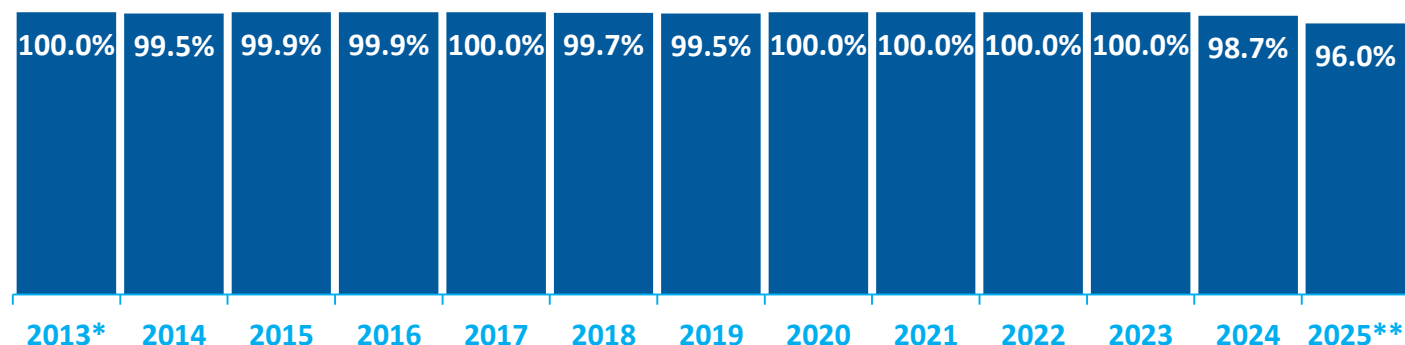
*** The Company completed its IPO on January 29, 2013.

**** For the 2025 crop year, the Company adjusted the lease structure on several western permanent crop farms, whereby it reduced or eliminated fixed base cash rents and, in some cases, provided certain cash allowances to the tenant, in exchange for significantly increasing the participation rent component in the lease. As such, lease revenues in 2025 are expected to be more weighted towards the fourth quarter than in prior years.

Consistent Portfolio with Steady Rental Growth

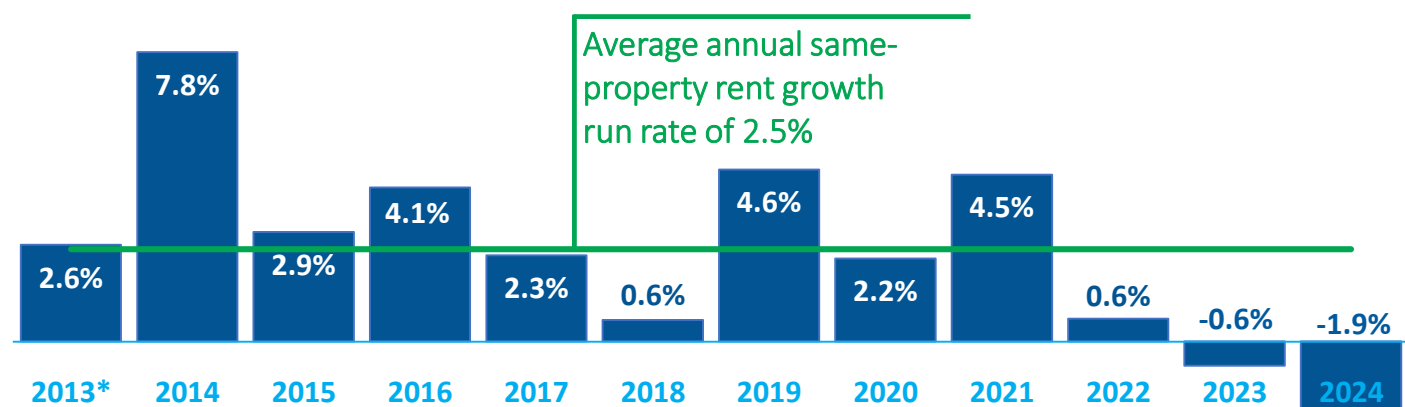
CONSISTENT OCCUPANCY LEVELS¹

Wtd-avg of 99.5%; Never Below 96.0%



We believe the relative safety of farmland as an overall asset class allows us to borrow at levels that enhance returns to our shareholders while maintaining the security provided by a strong and stable asset base

YEAR-OVER-YEAR SAME-PROPERTY RENTAL INCOME GROWTH RATES²



Notes:

1. Occupancy rates based on farmable acreage and represent the weighted-average rates throughout each year. Occupancy includes direct-operated farms.

* The Company completed its IPO on January 29, 2013.

** Through June 30, 2025.

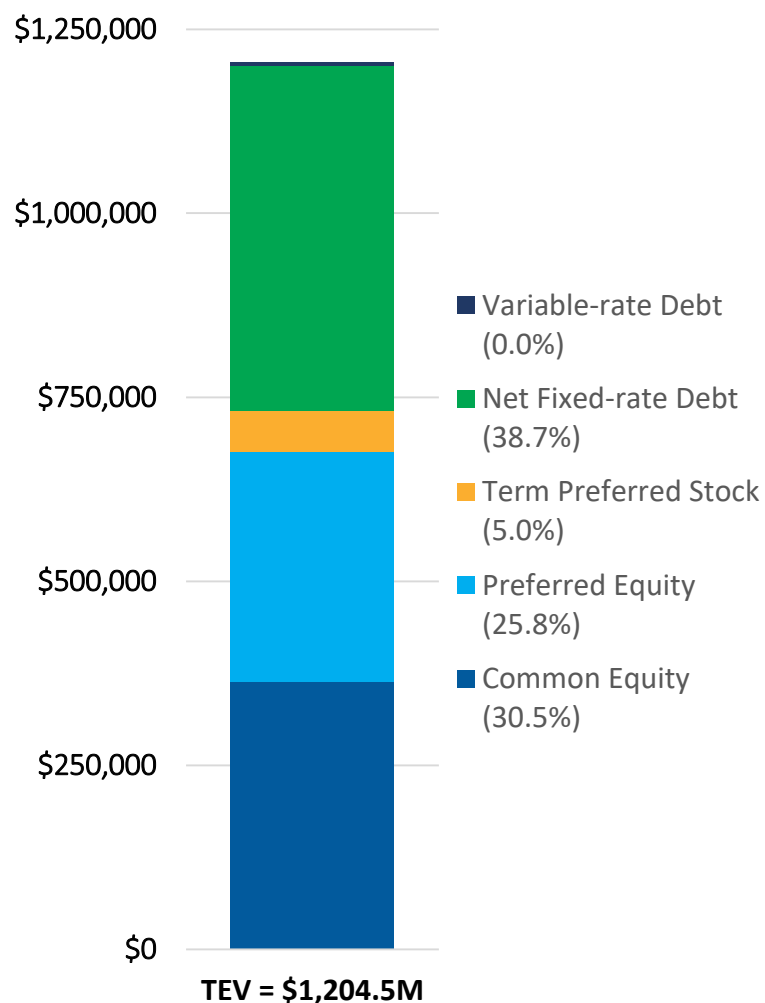
2. Excludes vacant, direct-operated, and nonaccrual farms.



Capital Structure Overview

CURRENT CAPITAL STRUCTURE

(AS OF 6/30/2025)



CAPITAL STRUCTURE DETAILS

(AS OF 6/30/2025)

DOLLARS IN 000s, EXCEPT PER-SHARE AMOUNTS	WTD-AVG TERM TO MATURITY (YRS)	WTD-AVG RATE ¹	WTD-AVG FIXED PRICE TERM (YRS)	VALUE ²
Lines of credit	8.5	3M SOFR + 2.00%	N/A	\$200
Variable-rate Debt				\$200
Notes and bonds payable – principal Less cash and cash equivalents	7.2	3.41%	3.3	\$496,184 (30,481)
Net Fixed-rate Debt				\$465,703
Series D – shares outstanding Series D stock price per share				2,415,000 \$24.76
Term Preferred Stock	0.6	5.05%	0.6	\$59,796
Series B, C, & E – aggregate shares outstanding Series B, C, & E – wtd-avg fair value/share				16,047,388 \$19.37
Preferred Equity	N/A	7.74%	Perpetuity	\$310,826
Diluted common shares outstanding ³ Common stock price per share				36,184,658 \$10.52
Common Equity	N/A	5.51%	N/A	\$367,998
TOTAL ENTERPRISE VALUE				\$1,204,523

CURRENT LENDERS:



Gladstone Land | Executive Management

DAVID GLADSTONE | CHAIRMAN & CEO

- ▶ Chairman and CEO since inception
- ▶ Former owner of Coastal Berry, one of the largest strawberry farm operations in CA (1997-2004)
- ▶ Former Chairman of American Capital (Nasdaq: ACAS) (1997-2001)
- ▶ Former Chairman and CEO of Allied Capital Corporation (NYSE: ALD) (1974-1997)
- ▶ Over 30 years of experience in the farming industry

LEWIS PARRISH | CFO

- ▶ CFO since July 2014
- ▶ Over 20 years of public accounting and industry experience
- ▶ Licensed CPA in the Commonwealth of Virginia

JOHN KENT | HEAD OF CAPITAL MARKETS

- ▶ Joined Gladstone Management in 2017
- ▶ Formerly in investment banking at UBS, Nomura and Macquarie
- ▶ Over 20 years experience in capital markets

JAY BECKHORN | TREASURER

- ▶ Treasurer since January 2015
- ▶ Former Senior Vice President with Sunrise Senior Living (2000-2008)
- ▶ Over 25 years of experience in securing debt financing for real estate properties

Experienced management that owns approximately 9% of our common stock¹

Gladstone Land | Deal Team

BILL REIMAN

EXECUTIVE VICE PRESIDENT OF WEST COAST OPERATIONS

- ▶ Joined Gladstone Management in 2013
- ▶ Fifth-generation farmer focused on coastal California
- ▶ Built and managed a \$25M strawberry and raspberry farming operation
- ▶ Recent Chairman of California Strawberry Commission & Ventura County Agricultural Association

JOEY VAN WINGERDEN

MANAGING DIRECTOR (MID-ATLANTIC & MIDWEST)

- ▶ Joined Gladstone Management in 2013
- ▶ Responsible for underwriting and sourcing farmland acquisitions across the U.S., with a focus on permanent crops and the Mid-Atlantic
- ▶ Multi-generational greenhouse and nursery background; board member at Fresh2o Growers

KYLE MURAI

DIRECTOR OF PORTFOLIO MGMT (WEST COAST)

- ▶ Joined Gladstone Management in 2019
- ▶ 4th-generation farmer in California; has held roles in agricultural applied research, analytics, & plant management
- ▶ Responsible for managing the Western portfolio, directing asset and resource management capabilities
- ▶ Current board member of the Pleasant Valley Water District and Groundwater Management Agency

BRETT SMITH

DIRECTOR (SOUTHEAST)

- ▶ Joined Gladstone Management in 2021
- ▶ Background in agribusiness lending, specializing in the analysis and underwriting of agricultural transactions across a broad range of crop types
- ▶ Responsible for underwriting and sourcing farmland acquisitions in the Southeast U.S.

Deal team with strong farm operating background and investment-oriented focus

STEADY INCOME

Steady income from farmland that has been rented for decades due to a decreasing number of farms, partially as a result of conversion to suburban and other uses

GOAL TO PROVIDE CASH RETURNS

Our goal is a cash distribution rate per share of \$0.1042 per month, or \$1.25 per year and is paid in preference to the common stock distributions

There is no guarantee of continuous distributions

MANAGEMENT TEAM & OWNERSHIP

Management has more than 100 combined years of industry experience and owns approximately 9% of our common stock as of 6/30/2025

Management has owned farms since 1997

SOURCING ADVANTAGE

Farmland in the U.S. is worth over \$3.3 trillion, 86% of which is owned by individuals

Strong relationships with farmland brokers and corporate & independent farmers, leading to an advantage with sourcing properties and finding quality tenants

ACQUISITION FLEXIBILITY

Can pay cash or offer tax-free exchanges with units of our operating partnership

MACROECONOMIC TRENDS

With global population increasing and demand for food rising, farmland is expected to become more valuable

DIVERSIFIED PORTFOLIO

Owning stock in Gladstone Land provides investors with diversification across 29 distinct growing regions; over 60 crop types; and 84 different, unrelated tenants

Why Invest in Gladstone Land

Appendix



Adjusted Funds from Operations (AFFO)

FUNDS FROM OPERATIONS (FFO)

The National Association of Real Estate Investment Trusts (NAREIT) developed FFO as a relative non-GAAP supplemental measure of operating performance of an equity REIT in order to recognize that income-producing real estate historically has not depreciated on the basis determined under GAAP. FFO, as defined by NAREIT, is net income (computed in accordance with GAAP), excluding gains (or losses) from sales of property and impairment losses on property, plus depreciation and amortization of real estate assets, and after adjustments for unconsolidated partnerships and joint ventures. The Company believes that FFO provides investors with an additional context for evaluating its financial performance and as a supplemental measure to compare it to other REITs; however, comparisons of the Company's FFO to the FFO of other REITs may not necessarily be meaningful due to potential differences in the application of the NAREIT definition used by such other REITs.

CORE FFO (CFFO)

Company's period-over-period performance. These items include certain non-recurring items, such as acquisition-related expenses, income tax provisions and property and casualty losses or recoveries. Although the Company's calculation of CFFO differs from NAREIT's definition of FFO and may not be comparable to that of other REITs, the Company believes it is a meaningful supplemental measure of its sustainable operating performance. Accordingly, CFFO should be considered a supplement to net income computed in accordance with GAAP as a measure of our performance. For a full explanation of the adjustments made to arrive at CFFO, please read the Company's most recent Form 10-Q or Form 10-K, as appropriate, as filed with the SEC.

ADJUSTED FFO (AFFO)

AFFO is CFFO, adjusted for certain non-cash items, such as the straight-lining of rents and amortizations into rental income (resulting in cash rent being recognized ratably over the period in which the cash rent is earned). Although the Company's calculation of AFFO differs from NAREIT's definition of FFO and may not be comparable to that of other REITs, the Company believes it is a meaningful supplemental measure of its sustainable operating performance on a cash basis. Accordingly, AFFO should be considered a supplement to net income computed in accordance with GAAP as a measure of our performance. For a full explanation of the adjustments made to arrive at AFFO, please read the Company's most recent Form 10-Q or Form 10-K, as appropriate, as filed with the SEC.

The Company's presentation of FFO, as defined by NAREIT, or CFFO or AFFO, as defined above, does not represent cash flows from operating activities determined in accordance with GAAP and should not be considered an alternative to net income as an indication of its performance or to cash flow from operations as a measure of liquidity or ability to make distributions.

AFFO (continued)

A reconciliation of AFFO to its most directly-comparable GAAP measure, net income (loss), for the most recently-completed period is presented below:

(Dollars in thousands, except per-share amounts)

Net Income

Less: Aggregate dividends declared on and gains on or charges related to the extinguishment of cumulative redeemable preferred stock, net ¹

Net (loss) income attributable to common stockholders

Plus: Real Estate and intangible depreciation and amortization

Less: Gains on dispositions of real estate assets, net

Adjustments for unconsolidated entities ²

FFO available to common stockholders

Less: Acquisition- and disposition-related credits, net

(Less) plus: Other nonrecurring (receipts) charges, net ³

Net adjustment for normalized cash rents ⁴

Plus: Amortization of debt issuance costs

Plus (less): Other noncash charges (receipts), net ⁵

AFFO available to common stockholders

Weighted-average shares of common stock outstanding—basic and diluted

Net (loss) income per weighted-average common share—basic and diluted

FFO per weighted-average common share—basic and diluted

AFFO per weighted-average common share—basic and diluted

Cash distributions declared per common share

For the Six Months Ended	
6/30/2025	6/30/2024
\$ 7,230	\$ 12,744
(12,004)	(11,949)
(4,774)	795
16,803	17,602
(13,261)	(7,473)
25	38
(1,207)	10,962
(7)	(13)
(15)	61
(945)	(1,473)
581	465
178	(1,169)
\$ (1,415)⁶	\$ 8,833
36,184,658	35,838,442
\$ (0.132)	\$ 0.022
\$ (0.033)	\$ 0.305
\$ (0.039)	\$ 0.246
\$ 0.280	\$ 0.279

Notes: 1. Includes the net (gain) loss recognized as a result of shares of cumulative redeemable preferred stock that were redeemed.

2. Represents our pro-rata share of depreciation expense recorded in unconsolidated entities.

3. Consists primarily of (i) net property and casualty losses (recoveries) recorded and the cost of related repairs expensed as a result of damage to improvements on certain of our farms caused by certain non-recurring events, (ii) non-recurring legal costs incurred related to certain corporate organizational matters, and (iii) a capital gains fee and subsequent adjustment thereto recorded during the second quarter of 2025, which is not payable until after the end of the fiscal year and is subject to further adjustment throughout the remainder of the year.

4. This adjustment removes the effects of straight-lining rental income, as well as the amortization related to above-market lease values and certain noncash lease incentives and accretion related to below-market lease values, certain other deferred revenue, and tenant-funded improvements, resulting in rental income reflected on a modified accrual cash basis. The effect to AFFO is that cash rents received pertaining to a lease year are normalized over that respective lease year on a straight-line basis, resulting in cash rent being recognized ratably over the period in which the cash rent is earned.

5. Consists of (i) the net (gain) loss recognized as a result of shares of cumulative preferred stock that were redeemed, which were noncash (gains) charges, (ii) our remaining pro-rata share of (income) loss recorded from investments in unconsolidated entities, and (iii) plus (less) noncash expense (income) recorded as a result of additional water assets used (received) in certain transactions.

6. In late 2024 and thus far in 2025, we entered into lease agreements on certain western permanent crop farms for the 2025 crop year whereby we reduced or eliminated the base rent component and, in certain cases, provided tenants with a cash allowance, in exchange for significantly increasing the participation rent component, the results of which will not be known until the fourth quarter of 2025 or later. As a result, we expect our 2025 FFO and AFFO to be more heavily weighted toward the fourth quarter than in prior years.



 GLADSTONE LAND