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## Q3 2025 Supplemental Package

Farmland Partners Inc. (NYSE: FPI) is an internally managed real estate company that owns and seeks to acquire high-quality farmland throughout North America addressing the global demand for food, feed, fiber and fuel.



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Some of the statements contained in this presentation, including statements regarding our full year 2025 guidance, portfolio development approach, our pending acquisitions and dispositions, the potential impacts of trade disputes and weather on the Company's results, internal rates of return, and other investment opportunities, our future growth prospects and targeted returns, farmland investment characteristics and certain trends, constitute forward-looking statements within the meaning of the federal securities laws. Forward-looking statements relate to expectations, beliefs, projections, future plans and strategies, anticipated events or trends and similar expressions concerning matters that are not historical facts. In some cases, you can identify forward-looking statements by the use of forward-looking terminology such as "may," "will," "should," "expects," "intends," "plans," "anticipates," "believes," "estimates," "projects," "predicts," or "potential" or the negative of these words or similar words, which are predictions of or indicate future events or trends and which do not relate solely to historical matters. You can also identify forward-looking statements by discussions of strategy, plans or intentions.

The forward-looking statements contained in this presentation reflect our current views about future events and are subject to numerous known and unknown risks, uncertainties, assumptions and changes in circumstances, many of which are beyond our control, that may cause actual results to differ significantly from those expressed in any forward-looking statement. While forward-looking statements reflect our good faith beliefs, assumptions and expectations, they are not guarantees of future performance. Furthermore, we expressly disclaim any obligation to update or revise any forward-looking statement to reflect changes in the underlying assumptions or factors, new information, data or methods, future events or other changes. For a further discussion of these and other factors that could cause our future results to differ significantly from any forward-looking statements, see the section entitled "Risk Factors" in our Annual Report on Form 10-K for the year ended December 31, 2024, and our other filings with the Securities and Exchange Commission.

This presentation contains statistics and other data that has been obtained from or compiled from information made available by third parties. We believe that the information obtained from or compiled by third parties is reliable, but we have not independently verified such information.

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**Farmland Partners Inc. Reports Third Quarter 2025 Results**  
***Increased Fiscal Year 2025 Guidance and Announces Sale of Brokerage and Farm Management Business***

DENVER, October 29, 2025 (BUSINESS WIRE) -- Farmland Partners Inc. (NYSE: FPI) ("FPI" or the "Company") today reported financial results for the quarter ended September 30, 2025.

### **Selected Highlights**

During the quarter ended September 30, 2025, the Company:

- recorded net income of \$0.5 million, or \$0.00 per share available to common stockholders, compared to \$1.8 million, or \$0.02 per share available to common stockholders for the same period in 2024;
- recorded AFFO of \$2.9 million, or \$0.07 per share, compared to \$1.4 million, or \$0.03 per share, for the same period in 2024;
- made repayments of \$23.0 million against the Company's lines of credit;
- repurchased 1,248,802 shares of its common stock at a weighted average price of \$10.84 per share; and
- increased the bottom and top end of 2025 AFFO guidance range to \$0.32 to \$0.36 from \$0.28 to \$0.34.

Subsequent to September 30, 2025, the Company:

- entered into a definitive agreement to sell Murray Wise Associates, LLC, the Company's auction, brokerage and third-party management business, and its subsidiaries to Peoples Company of Indianola for aggregate consideration of \$5.3 million (expected to close in the fourth quarter of 2025); and
- entered into a definitive agreement with a holder of its Series A preferred units to dispose of 23 properties located in the Corn Belt region in exchange for \$31.0 million of such holder's Series A preferred units at a meaningful gain (upon closing of the transaction in the fourth quarter of 2025, the Company's exposure to Series A preferred units outstanding will be reduced from \$99.0 million to \$68.0 million). The transaction was done at a price that was approximately 56% higher than the price paid to purchase the properties in 2016.

### **CEO Comments**

Luca Fabbri, President and Chief Executive Officer, commented: "FPI delivered a strong financial performance in the quarter, with an improvement in the forecast for the full year. Despite continued challenges in foreign trade that are introducing unwelcome uncertainty in U.S. agriculture, we continue to execute our fundamental business strategy well and remain strong believers in the asset class given its fundamental scarcity at a global level. The sale of our brokerage and third-party farm management business to Peoples Company is another step in streamlining and focusing our business on maximizing our returns on our farmland investments. Moreover, consistent with the past two years, we expect to issue a special dividend for the year ended 2025, payable in January 2026, to shareholders, with the amount projected to be between \$0.18 and \$0.22 per share."

## Financial and Operating Results

- The table below shows financial and operating results for the three and nine months ended September 30, 2025 and 2024 (unaudited).

| <i>(in thousands)</i>   | For the three months<br>ended September 30, |           | Change  | For the nine months<br>ended September 30, |           | Change  |
|---|---|-----------|---------|--|-----------|---------|
|   | 2025  | 2024      |         | 2025                                       | 2024      |         |
| <b>Financial Results:</b>   |   |           |         |  |           |         |
| Net Income  | \$ 491                                      | \$ 1,838  | (73.3)% | \$ 10,376                                  | \$ 1,194  | 769.0 % |
| Net income (loss) available to common stockholders <sup>(1)</sup> | \$ 0.00                                     | \$ 0.02   | NM %    | \$ 0.18                                    | \$ (0.02) | NM      |
| AFFO <sup>(2)</sup>   | \$ 2,887                                    | \$ 1,399  | 106.4 % | \$ 6,468                                   | \$ 4,713  | 37.2 %  |
| AFFO per weighted average common share                            | \$ 0.07                                     | \$ 0.03   | 133.3 % | \$ 0.14                                    | \$ 0.10   | 40.0 %  |
| Adjusted EBITDAre <sup>(2)</sup>                                  | \$ 5,738                                    | \$ 7,649  | (25.0)% | \$ 15,889                                  | \$ 22,752 | (30.2)% |
| <b>Operating Results:</b>   |   |           |         |  |           |         |
| Total Operating Revenues  | \$ 11,251                                   | \$ 13,317 | (15.5)% | \$ 31,463                                  | \$ 36,752 | (14.4)% |
| Net Operating Income (NOI)  | \$ 8,000                                    | \$ 9,784  | (18.2)% | \$ 22,998                                  | \$ 28,249 | (18.6)% |

NM = Not Meaningful

<sup>(1)</sup> Basic net income per share available to common stockholders. See “Note 9—Stockholders’ Equity and Non-controlling Interests” in the Quarterly Report on Form 10-Q for the three and nine months ended September 30, 2025, when filed, for more information.

<sup>(2)</sup> The nine months ended September 30, 2024 included approximately \$1.2 million of income from forfeited deposits due to the termination of a repurchase agreement. The nine months ended September 30, 2025 included approximately \$1.0 million of income as a result of a solar lease arrangement with a tenant.

- See “Non-GAAP Financial Measures” below for complete definitions of AFFO, Adjusted EBITDAre, and NOI and the financial tables accompanying this press release for reconciliations of net income to AFFO, Adjusted EBITDAre and NOI.

## Acquisition and Disposition Activity

- During the nine months ended September 30, 2025, the Company acquired six properties for total consideration of \$7.3 million.
- During the nine months ended September 30, 2025, the Company completed 35 property dispositions for approximately \$85.5 million in aggregate consideration and recognized an aggregate gain on sale of \$24.5 million.

## Balance Sheet

- The Company had total debt outstanding of approximately \$170.4 million at September 30, 2025 compared to total debt outstanding of approximately \$204.6 million at December 31, 2024.
- At September 30, 2025, the Company had access to liquidity of \$172.5 million, consisting of \$13.5 million in cash and \$159.0 million in undrawn availability under its credit facilities, compared to liquidity of \$245.8 million, consisting of cash of \$78.4 million and \$167.4 million in undrawn availability under its credit facilities at December 31, 2024.
- As of October 24, 2025, the Company had 43,846,568 shares of common stock outstanding on a fully diluted basis.

## Dividend Declarations

On October 28, 2025, the Company’s Board of Directors declared a quarterly cash dividend of \$0.06 per share of common stock and Class A Common OP unit. The dividends are payable on January 15, 2026 to stockholders and common unit holders of record as of January 2, 2026.

## 2025 Earnings Guidance and Supplemental Package

The Company’s 2025 AFFO per share earnings guidance increased compared to the prior quarter. For details, please see page 15 of the supplemental package, which can be accessed through the Investor Relations section of the Company’s website.

## Conference Call Information

The Company has scheduled a conference call on October 30, 2025, at 11:00 a.m. (U.S. Eastern Time) to discuss the financial results and provide a company update.

The call can be accessed live over the phone by dialing 1-800-715-9871 and using the conference ID 4868033. The conference call will also be available via a live listen-only webcast that can be accessed through the Investor Relations section of the Company's website, [www.farmlandpartners.com](http://www.farmlandpartners.com).

A replay of the conference call will be available beginning shortly after the end of the event until November 9, 2025, which can be accessed by dialing 1-800-770-2030 and using the playback ID 4868033. A replay of the webcast will also be accessible on the Investor Relations section of the Company's website for a limited time following the event.

## About Farmland Partners Inc.

Farmland Partners Inc. is an internally managed real estate company that owns and seeks to acquire high-quality North American farmland and makes loans to third-party farmers (both tenant and non-tenant) and landowners secured by farm real estate and/or other agricultural related assets. As of September 30, 2025, the Company owned and/or managed approximately 125,200 acres of farmland in 15 states, including Arkansas, California, Colorado, Illinois, Indiana, Iowa, Louisiana, Mississippi, Missouri, Nebraska, North Carolina, Ohio, South Carolina, Texas and West Virginia. In addition, the Company owns land and buildings for four agriculture equipment dealerships in Ohio leased to Ag Pro under the John Deere brand. The Company elected to be taxed as a real estate investment trust, or REIT, for U.S. federal income tax purposes, commencing with the taxable year ended December 31, 2014. Additional information: [www.farmlandpartners.com](http://www.farmlandpartners.com) or (720) 452-3100.

## Forward-Looking Statements

This press release includes "forward-looking statements" within the meaning of the federal securities laws, including, without limitation, statements with respect to our outlook and the outlook for the farm economy generally, proposed and pending acquisitions and dispositions, financing activities, crop yields and prices and anticipated rental rates. Forward-looking statements generally can be identified by the use of forward-looking terminology such as "may," "should," "could," "would," "predicts," "potential," "continue," "expects," "anticipates," "future," "intends," "plans," "believes," "estimates" or similar expressions or their negatives, as well as statements in future tense. Although the Company believes that the expectations reflected in such forward-looking statements are based upon reasonable assumptions, beliefs and expectations, such forward-looking statements are not predictions of future events or guarantees of future performance, and our actual results could differ materially from those set forth in the forward-looking statements. Some factors that might cause such a difference include the following: the ongoing war in Ukraine and the ongoing conflicts in the Middle East and their impacts on the world agriculture market, world food supply, the farm economy generally, and our tenants' businesses; changes in trade policies in the United States and other countries that import agricultural products from the United States, including the imposition of tariffs; high inflation and elevated interest rates; the onset of an economic recession in the United States and other countries that impact the farm economy; extreme weather events, such as droughts, tornadoes, hurricanes, wildfires or floods; the impact of future public health crises on our business and on the economy and capital markets generally; general volatility of the capital markets and the market price of the Company's common stock; changes in the Company's business strategy, availability, terms and deployment of capital; the Company's ability to refinance existing indebtedness at or prior to maturity on favorable terms, or at all; availability of qualified personnel; changes in the Company's industry, interest rates or the general economy; adverse developments related to crop yields or crop prices; the degree and nature of the Company's competition; the outcomes of ongoing litigation; the timing, price or amount of repurchases, if any, under the Company's share repurchase program; the ability to consummate acquisitions or dispositions under contract; and the other factors described in the section entitled "Risk Factors" in the Company's Annual Report on Form 10-K for the year ended December 31, 2024, and the Company's other filings with the Securities and Exchange Commission. Any forward-looking information presented herein is made only as of the date of this press release, and the Company does not undertake any obligation to update or revise any forward-looking information to reflect changes in assumptions, the occurrence of unanticipated events, or otherwise.

**Farmland Partners Inc.**  
**Consolidated Balance Sheets**  
**As of September 30, 2025 (Unaudited) and December 31, 2024**  
*(in thousands, except par value and share data)*

|  | September 30,<br>2025    | December 31,<br>2024     |
|--|--------------------------|--------------------------|
| <b>ASSETS</b>  |                          |                          |
| Land, at cost  | \$ 590,037               | \$ 645,592               |
| Grain facilities   | 7,476                    | 7,714                    |
| Groundwater  | 8,858                    | 11,033                   |
| Irrigation improvements  | 22,799                   | 28,890                   |
| Drainage improvements  | 7,273                    | 8,243                    |
| Permanent plantings  | 28,049                   | 42,461                   |
| Other  | 3,550                    | 3,983                    |
| Construction in progress   | 1,281                    | 1,484                    |
| Real estate, at cost   | 669,323                  | 749,400                  |
| Less accumulated depreciation  | (26,287)                 | (31,557)                 |
| Total real estate, net   | <u>643,036</u>           | <u>717,843</u>           |
| Deposits   | 500                      | —                        |
| Cash and cash equivalents  | 13,469                   | 78,441                   |
| Assets held for sale   | —                        | 61                       |
| Loans and financing receivables, net   | 64,086                   | 55,305                   |
| Right of use asset, net  | 541                      | 194                      |
| Accounts receivable, net   | 5,767                    | 3,199                    |
| Derivative asset   | 233                      | 498                      |
| Inventory  | 2,220                    | 2,659                    |
| Equity method investments  | 4,215                    | 4,101                    |
| Intangible assets, net   | 1,359                    | 1,374                    |
| Goodwill   | 2,706                    | 2,706                    |
| Prepaid and other assets   | 416                      | 2,179                    |
| <b>TOTAL ASSETS</b>  | <b><u>\$ 738,548</u></b> | <b><u>\$ 868,560</u></b> |
| <b>LIABILITIES AND EQUITY</b>  |                          |                          |
| <b>LIABILITIES</b>   |                          |                          |
| Mortgage notes and bonds payable, net  | \$ 169,845               | \$ 203,683               |
| Lease liability  | 541                      | 194                      |
| Dividends payable  | 2,697                    | 57,253                   |
| Accrued interest   | 1,872                    | 3,062                    |
| Accrued property taxes   | 1,907                    | 1,650                    |
| Deferred revenue   | 63                       | 65                       |
| Accrued expenses   | 3,227                    | 6,096                    |
| Total liabilities  | <u>180,152</u>           | <u>272,003</u>           |
| Commitments and contingencies  |                          |                          |
| Redeemable non-controlling interest in operating partnership, Series A preferred units   | 101,074                  | 101,970                  |
| <b>EQUITY</b>  |                          |                          |
| Common stock, \$0.01 par value, 500,000,000 shares authorized; 43,097,555 shares issued and outstanding at September 30, 2025, and 45,931,827 shares issued and outstanding at December 31, 2024 | 431                      | 459                      |
| Additional paid in capital   | 520,397                  | 551,994                  |
| Retained earnings  | 96,402                   | 88,352                   |
| Cumulative dividends   | (168,419)                | (160,406)                |
| Other comprehensive income   | 653                      | 1,512                    |
| Non-controlling interests in operating partnership   | 7,858                    | 12,676                   |
| Total equity   | <u>457,322</u>           | <u>494,587</u>           |
| <b>TOTAL LIABILITIES, REDEEMABLE NON-CONTROLLING INTERESTS IN OPERATING PARTNERSHIP AND EQUITY</b>   | <b><u>\$ 738,548</u></b> | <b><u>\$ 868,560</u></b> |

**Farmland Partners Inc.**  
**Consolidated Statements of Operations**  
**Three and Nine Months Ended September 30, 2025 and 2024 (Unaudited)**  
*(in thousands except per share amounts)*

|  | For the Three Months Ended<br>September 30, |                 | For the Nine Months Ended<br>September 30, |                   |
|--|---|-----------------|--|-------------------|
|  | 2025  | 2024            | 2025                                       | 2024              |
| <b>OPERATING REVENUES:</b>   |   |                 |  |                   |
| Rental income  | \$ 5,991                                    | \$ 9,753        | \$ 18,985                                  | \$ 29,499         |
| Crop sales   | 2,789                                       | 2,616           | 5,075                                      | 4,211             |
| Other revenue  | 2,471                                       | 948             | 7,403                                      | 3,042             |
| <b>Total operating revenues</b>  | <b>11,251</b>                               | <b>13,317</b>   | <b>31,463</b>                              | <b>36,752</b>     |
| <b>OPERATING EXPENSES</b>  |   |                 |  |                   |
| Depreciation, depletion and amortization   | 938   | 1,414           | 3,241                                      | 4,325             |
| Property operating expenses  | 1,413                                       | 1,956           | 4,499                                      | 5,624             |
| Cost of goods sold   | 1,838                                       | 1,577           | 3,966                                      | 2,879             |
| Acquisition and due diligence costs  | —   | —               | 2  | 27                |
| General and administrative expenses  | 2,245                                       | 2,634           | 7,279                                      | 8,998             |
| Legal and accounting   | 808   | 502             | 1,909                                      | 1,242             |
| Impairment of assets   | 1,000                                       | —               | 17,821                                     | —                 |
| Other operating expenses   | 2   | 11              | 19   | 47                |
| <b>Total operating expenses</b>  | <b>8,244</b>                                | <b>8,094</b>    | <b>38,736</b>                              | <b>23,142</b>     |
| <b>OTHER (INCOME) EXPENSE:</b>   |   |                 |  |                   |
| Other (income)   | (115)                                       | (134)           | (371)                                      | (202)             |
| (Income) from equity method investment   | (163)                                       | (8)             | (165)                                      | (103)             |
| (Gain) loss on disposition of assets, net  | 531   | (1,980)         | (24,460)                                   | (1,884)           |
| (Income) from forfeited deposits   | —   | —               | —  | (1,205)           |
| Interest expense   | 2,271                                       | 5,496           | 7,346                                      | 15,781            |
| <b>Total other (income) expense</b>  | <b>2,524</b>                                | <b>3,374</b>    | <b>(17,650)</b>                            | <b>12,387</b>     |
| <b>Net income before income tax (benefit) expense</b>                                | <b>483</b>                                  | <b>1,849</b>    | <b>10,377</b>                              | <b>1,223</b>      |
| Income tax (benefit) expense   | (8)   | 11              | 1  | 29                |
| <b>NET INCOME</b>  | <b>491</b>                                  | <b>1,838</b>    | <b>10,376</b>                              | <b>1,194</b>      |
| Net (income) attributable to non-controlling interests in operating partnership      | (8)   | (45)            | (252)                                      | (29)              |
| <b>Net income attributable to the Company</b>  | <b>483</b>                                  | <b>1,793</b>    | <b>10,124</b>                              | <b>1,165</b>      |
| Dividend equivalent rights allocated to performance-based unvested restricted shares | (4)   | (2)             | (12)                                       | (6)               |
| Nonforfeitable distributions allocated to time-based unvested restricted shares      | (19)  | (20)            | (58)                                       | (64)              |
| Distributions on Series A Preferred Units  | (588)                                       | (743)           | (2,074)                                    | (2,229)           |
| <b>Net income (loss) available to common stockholders of Farmland Partners Inc.</b>  | <b>\$ (128)</b>                             | <b>\$ 1,028</b> | <b>\$ 7,980</b>                            | <b>\$ (1,134)</b> |
| Basic and diluted per common share data:   |   |                 |  |                   |
| Basic net income (loss) available to common stockholders                             | \$ 0.00                                     | \$ 0.02         | \$ 0.18                                    | \$ (0.02)         |
| Diluted net income (loss) available to common stockholders                           | \$ 0.00                                     | \$ 0.02         | \$ 0.18                                    | \$ (0.02)         |
| Basic weighted average common shares outstanding                                     | 43,187                                      | 47,839          | 44,666                                     | 47,780            |
| Diluted weighted average common shares outstanding                                   | 43,187                                      | 47,839          | 44,666                                     | 47,780            |
| Dividends declared per common share  | \$ 0.06                                     | \$ 0.06         | \$ 0.18                                    | \$ 0.18           |

**Farmland Partners Inc.**  
**Reconciliation of Non-GAAP Measures**  
**Three and Nine Months Ended September 30, 2025 and 2024 (Unaudited)**

| <i>(in thousands except per share amounts)</i>  | For the three months<br>ended September 30, |          | For the nine months<br>ended September 30, |           |
|---|---|----------|--|-----------|
|   | 2025  | 2024     | 2025                                       | 2024      |
|   | \$ 491                                      | \$ 1,838 | \$ 10,376                                  | \$ 1,194  |
| Net income  | \$ 531                                      | (1,980)  | (24,460)                                   | (1,884)   |
| (Gain) loss on disposition of assets, net   | 938   | 1,414    | 3,241                                      | 4,325     |
| Depreciation, depletion and amortization  | 1,000                                       | —        | 17,821                                     | —         |
| Impairment of assets  | \$ 2,960                                    | \$ 1,272 | \$ 6,978                                   | \$ 3,635  |
| FFO <sup>(1)</sup>  |   |          |  |           |
| Stock-based compensation  | 515   | 870      | 1,562                                      | 1,907     |
| Real estate related acquisition and due diligence costs   | —   | —        | 2  | 27        |
| Distributions on Series A Preferred Units   | (588)                                       | (743)    | (2,074)                                    | (2,229)   |
| Severance expense   | —   | —        | —  | 1,373     |
| AFFO <sup>(1)</sup>   | \$ 2,887                                    | \$ 1,399 | \$ 6,468                                   | \$ 4,713  |
| AFFO per diluted weighted average share data:   |   |          |  |           |
| AFFO weighted average common shares   | 44,320                                      | 49,414   | 46,084                                     | 49,365    |
| Net income (loss) available to common stockholders of Farmland Partners Inc.                                  | \$ 0.00                                     | \$ 0.02  | \$ 0.18                                    | \$ (0.02) |
| Income available to redeemable non-controlling interest and non-controlling interest in operating partnership | 0.02  | 0.02     | 0.05                                       | 0.06      |
| Depreciation, depletion and amortization  | 0.02  | 0.03     | 0.07                                       | 0.09      |
| Impairment of assets  | 0.02  | 0.00     | 0.39                                       | 0.00      |
| Stock-based compensation  | 0.01  | 0.02     | 0.03                                       | 0.04      |
| (Gain) loss on disposition of assets, net   | 0.01  | (0.04)   | (0.53)                                     | (0.04)    |
| Distributions on Series A Preferred Units   | (0.01)                                      | (0.02)   | (0.05)                                     | (0.06)    |
| Severance expense   | 0.00  | 0.00     | 0.00                                       | 0.03      |
| AFFO per diluted weighted average share <sup>(1)</sup>  | \$ 0.07                                     | \$ 0.03  | \$ 0.14                                    | \$ 0.10   |

| <i>(in thousands)</i>                                   | For the three months<br>ended September 30, |          | For the nine months<br>ended September 30, |           |
|---|---|----------|--|-----------|
|   | 2025  | 2024     | 2025                                       | 2024      |
|   | \$ 491                                      | \$ 1,838 | \$ 10,376                                  | \$ 1,194  |
| Net income  | \$ 2,271                                    | 5,496    | 7,346                                      | 15,781    |
| Interest expense  | (8)   | 11       | 1  | 29        |
| Income tax (benefit) expense                            | 938   | 1,414    | 3,241                                      | 4,325     |
| Depreciation, depletion and amortization                | 1,000                                       | —        | 17,821                                     | —         |
| Impairment of assets                                    | \$ 531                                      | (1,980)  | (24,460)                                   | (1,884)   |
| (Gain) loss on disposition of assets, net               | \$ 5,223                                    | \$ 6,779 | \$ 14,325                                  | \$ 19,445 |
| EBITDAre <sup>(1)</sup>                                 |   |          |  |           |
| Stock-based compensation                                | 515   | 870      | 1,562                                      | 1,907     |
| Real estate related acquisition and due diligence costs | —   | —        | 2  | 27        |
| Severance expense                                       | —   | —        | —  | 1,373     |
| Adjusted EBITDAre <sup>(1)</sup>                        | \$ 5,738                                    | \$ 7,649 | \$ 15,889                                  | \$ 22,752 |

<sup>(1)</sup> The nine months ended September 30, 2024 included approximately \$1.2 million of income from forfeited deposits due to the termination of a repurchase agreement. The nine months ended September 30, 2025 included approximately \$1.0 million of income as a result of a solar lease arrangement with a tenant.

**Farmland Partners Inc.**  
**Reconciliation of Non-GAAP Measures**  
**Three and Nine Months Ended September 30, 2025 and 2024 (Unaudited)**

| (\$ in thousands)                         | For the three months ended September 30, |                 | For the nine months ended September 30, |                 |
|---|--|-----------------|---|-----------------|
|   | 2025                                     | 2024            | 2025                                    | 2024            |
| <b>OPERATING REVENUES:</b>                |  |                 |   |                 |
| Rental income                             | \$ 5,991                                 | \$ 9,753        | \$ 18,985                               | \$ 29,499       |
| Crop sales                                | 2,789                                    | 2,616           | 5,075                                   | 4,211           |
| Other revenue                             | 2,471                                    | 948             | 7,403                                   | 3,042           |
| <b>Total operating revenues</b>           | <b>11,251</b>                            | <b>13,317</b>   | <b>31,463</b>                           | <b>36,752</b>   |
| Property operating expenses               | 1,413                                    | 1,956           | 4,499                                   | 5,624           |
| Cost of goods sold                        | 1,838                                    | 1,577           | 3,966                                   | 2,879           |
| <b>NOI</b>                                | <b>8,000</b>                             | <b>9,784</b>    | <b>22,998</b>                           | <b>28,249</b>   |
| Depreciation, depletion and amortization  | 938                                      | 1,414           | 3,241                                   | 4,325           |
| Acquisition and due diligence costs       | —  | —               | 2                                       | 27              |
| General and administrative expenses       | 2,245                                    | 2,634           | 7,279                                   | 8,998           |
| Legal and accounting                      | 808                                      | 502             | 1,909                                   | 1,242           |
| Impairment of assets                      | 1,000                                    | —               | 17,821                                  | —               |
| Other operating expenses                  | 2  | 11              | 19                                      | 47              |
| Other (income)                            | (115)                                    | (134)           | (371)                                   | (202)           |
| (Income) from equity method investment    | (163)                                    | (8)             | (165)                                   | (103)           |
| (Gain) loss on disposition of assets, net | 531                                      | (1,980)         | (24,460)                                | (1,884)         |
| (Income) from forfeited deposits          | —  | —               | —                                       | (1,205)         |
| Interest expense                          | 2,271                                    | 5,496           | 7,346                                   | 15,781          |
| Income tax (benefit) expense              | (8)                                      | 11              | 1                                       | 29              |
| <b>NET INCOME</b>                         | <b>\$ 491</b>                            | <b>\$ 1,838</b> | <b>\$ 10,376</b>                        | <b>\$ 1,194</b> |

## **Non-GAAP Financial Measures**

The Company considers the following non-GAAP measures to be useful to investors as key supplemental measures of its performance: FFO, NOI, AFFO, EBITDAre and Adjusted EBITDAre. These non-GAAP financial measures should be considered along with, but not as alternatives to, net income or loss as a measure of the Company's operating performance. FFO, NOI, AFFO, EBITDAre and Adjusted EBITDAre, as calculated by the Company, may not be comparable to other companies that do not define such terms in exactly the same way as the Company.

### **FFO**

The Company calculates FFO in accordance with the standards established by the National Association of Real Estate Investment Trusts, or Nareit. Nareit defines FFO as net income (loss) (calculated in accordance with GAAP), excluding gains (or losses) from sales of depreciable operating property, real estate related depreciation, depletion and amortization (excluding amortization of deferred financing costs), impairment write-downs of depreciated property, and adjustments associated with impairment write-downs for unconsolidated partnerships and joint ventures. Management presents FFO as a supplemental performance measure because it believes that FFO is beneficial to investors as a starting point in measuring the Company's operational performance. Specifically, in excluding real estate related depreciation and amortization and gains and losses from sales of depreciable operating properties, which do not relate to or are not indicative of operating performance, FFO provides a performance measure that, when compared year over year, captures trends in occupancy rates, rental rates and operating costs. The Company also believes that, as a widely recognized measure of the performance of REITs, FFO will be used by investors as a basis to compare the Company's operating performance with that of other REITs. However, other equity REITs may not calculate FFO in accordance with the Nareit definition as the Company does, and, accordingly, the Company's FFO may not be comparable to such other REITs' FFO.

### **AFFO**

The Company calculates AFFO by adjusting FFO to exclude the income and expenses that the Company believes are not reflective of the sustainability of the Company's ongoing operating performance, including, but not limited to, real estate related acquisition and due diligence costs, stock-based compensation and incentive, deferred impact of interest rate swap terminations, distributions on the Company's preferred units and severance expense.

Changes in GAAP accounting and reporting rules that were put in effect after the establishment of Nareit's definition of FFO in 1999 result in the inclusion of a number of items in FFO that do not correlate with the sustainability of the Company's operating performance. Therefore, in addition to FFO, the Company presents AFFO and AFFO per share, fully diluted, both of which are non-GAAP measures. Management considers AFFO a useful supplemental performance metric for investors as it is more indicative of the Company's operational performance than FFO. AFFO is not intended to represent cash flow or liquidity for the period and is only intended to provide an additional measure of the Company's operating performance. Even AFFO, however, does not properly capture the timing of cash receipts, especially in connection with full-year rent payments under lease agreements entered into in connection with newly acquired farms. Management considers AFFO per share, fully diluted to be a supplemental metric to GAAP earnings per share. AFFO per share, fully diluted provides additional insight into how the Company's operating performance could be allocated to potential shares outstanding at a specific point in time. Management believes that AFFO is a widely recognized measure of the operations of REITs and presenting AFFO will enable investors to assess the Company's performance in comparison to other REITs. However, other REITs may use different methodologies for calculating AFFO and AFFO per share, fully diluted and, accordingly, the Company's AFFO and AFFO per share, fully diluted may not always be comparable to AFFO and AFFO per share amounts calculated by other REITs. AFFO and AFFO per share, fully diluted should not be considered as an alternative to net income (loss) or earnings per share (determined in accordance with GAAP) as an indication of financial performance, or as an alternative to net income (loss) earnings per share (determined in accordance with GAAP) as a measure of the Company's liquidity, nor are they indicative of funds available to fund the Company's cash needs, including its ability to make distributions.

### ***EBITDAre and Adjusted EBITDAre***

The Company calculates Earnings Before Interest Taxes Depreciation and Amortization for real estate (“EBITDAre”) in accordance with the standards established by Nareit in its September 2017 White Paper. Nareit defines EBITDAre as net income (calculated in accordance with GAAP) excluding interest expense, income tax, depreciation and amortization, gains or losses on disposition of depreciated property (including gains or losses on change of control), impairment write-downs of depreciated property and of investments in unconsolidated affiliates caused by a decrease in value of depreciated property in the affiliate, and adjustments to reflect the entity’s pro rata share of EBITDAre of unconsolidated affiliates. EBITDAre is a key financial measure used to evaluate the Company’s operating performance but should not be construed as an alternative to operating income, cash flows from operating activities or net income, in each case as determined in accordance with GAAP. The Company believes that EBITDAre is a useful performance measure commonly reported and will be widely used by analysts and investors in the Company’s industry. However, while EBITDAre is a performance measure widely used across the Company’s industry, the Company does not believe that it correctly captures the Company’s business operating performance because it includes non-cash expenses and recurring adjustments that are necessary to better understand the Company’s business operating performance. Therefore, in addition to EBITDAre, management uses Adjusted EBITDAre, a non-GAAP measure.

The Company calculates Adjusted EBITDAre by adjusting EBITDAre for certain items such as stock-based compensation and incentive, real estate related acquisition and due diligence costs and severance expense that the Company considers necessary to understand its operating performance. The Company believes that Adjusted EBITDAre provides useful supplemental information to investors regarding the Company’s ongoing operating performance that, when considered with net income and EBITDAre, is beneficial to an investor’s understanding of the Company’s operating performance. However, EBITDAre and Adjusted EBITDAre have limitations as analytical tools and should not be considered in isolation or as a substitute for analysis of the Company’s results as reported under GAAP.

In prior periods, the Company has presented EBITDA and Adjusted EBITDA. In accordance with Nareit’s recommendation, beginning with the Company’s reported results for the three months ended March 31, 2018, the Company is reporting EBITDAre and Adjusted EBITDAre in place of EBITDA and Adjusted EBITDA.

### ***Net Operating Income (NOI)***

The Company calculates net operating income (NOI) as total operating revenues (rental income, tenant reimbursements, crop sales and other revenue), less property operating expenses (direct property expenses and real estate taxes), less cost of goods sold. Since net operating income excludes general and administrative expenses, interest expense, depreciation and amortization, acquisition-related expenses, other income and losses and extraordinary items, it provides a performance measure that, when compared year over year, reflects the revenues and expenses directly associated with owning and leasing farmland real estate, providing a perspective not immediately apparent from net income. However, net operating income should not be viewed as an alternative measure of the Company’s financial performance since it does not reflect general and administrative expenses, interest expense, depreciation and amortization costs, other income and losses.

## Supplemental Information

# Overview Information

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## About Farmland Partners (NYSE: FPI)

- Internally managed REIT that owns and manages high-quality farmland located in agricultural markets throughout North America.
- Approximately 60% of FPI's portfolio (by value) grows primary crops, such as corn, soybeans, wheat, rice, and cotton.
- Approximately 40% of FPI's portfolio (by value) grows specialty crops, such as citrus, avocados and tree nuts.
- FPI provides exposure to the increasing global food demand in the face of growing scarcity of high-quality farmland.
- FPI also provides auction, brokerage, third-party farm management, and third-party asset management services.

## Equity Analyst Coverage

| Firm                    | Name             | Email                       |
|-------------------------|------------------|-----------------------------|
| B. Riley Securities     | John Massocca    | jmassocca@brileyfin.com     |
| Janney Montgomery Scott | Robert Stevenson | robstevenson@janney.com     |
| Lucid Capital Markets   | Craig Kucera     | ckucera@lucidcm.com         |
| Raymond James           | Buck Horne       | buck.horne@raymondjames.com |
| Roth                    | Scott Fortune    | sfortune@roth.com           |

## Board of Directors

| Name                | Position                            |
|---------------------|-------------------------------------|
| Paul A. Pittman     | Executive Chairman                  |
| Jennifer S. Grafton | Lead Independent Director           |
| Luca Fabbri         | President & Chief Executive Officer |
| John A. Good        | Independent Director                |
| Danny D. Moore      | Independent Director                |
| Bruce J. Sherrick   | Independent Director                |

## Senior Management Team

| Name               | Position                            |
|--------------------|-------------------------------------|
| Paul A. Pittman    | Executive Chairman                  |
| Luca Fabbri        | President & Chief Executive Officer |
| Susan M. Landi     | Chief Financial Officer & Treasurer |
| Christine Garrison | General Counsel & Secretary         |
| Richard Keck       | Senior Vice President, Operations   |
| Eric Sarff         | President, Murray Wise Associates   |

## Contact Information

- Exchange: Ticker — NYSE: FPI
- Website — <http://www.farmlandpartners.com>
- Transfer Agent — Equiniti (<https://www.equiniti.com/us>)
- Corporate Office — 4600 S. Syracuse Street, Suite 1450, Denver, CO 80237
- Phone Number — (720) 452-3100
- General Inquiries — [info@farmlandpartners.com](mailto:info@farmlandpartners.com)
- Investor Relations Inquiries — [ir@farmlandpartners.com](mailto:ir@farmlandpartners.com)
- FPI Loan Program Inquiries — [FPILoans@farmlandpartners.com](mailto:FPILoans@farmlandpartners.com)

# FPI Third Quarter Financial Review

## Financial Highlights

| (\$ in thousands except per share amounts)            | For the Three Months Ended |                  |                   |                      |                       |
|---|----------------------------|------------------|-------------------|----------------------|-----------------------|
|   | September 30,<br>2025      | June 30,<br>2025 | March 31,<br>2025 | December 31,<br>2024 | September 30,<br>2024 |
| Total operating revenues                              | \$ 11,251                  | \$ 9,960         | \$ 10,252         | \$ 21,474            | \$ 13,317             |
| Net income  | \$ 491                     | \$ 7,792         | \$ 2,093          | \$ 60,256            | \$ 1,838              |
| Net income per share available to common stockholders | \$ 0.00                    | \$ 0.15          | \$ 0.03           | \$ 1.22              | \$ 0.02               |
| AFFO  | \$ 2,887                   | \$ 1,297         | \$ 2,284          | \$ 9,359             | \$ 1,399              |
| AFFO per diluted weighted average share               | \$ 0.07                    | \$ 0.03          | \$ 0.05           | \$ 0.19              | \$ 0.03               |

## Debt Summary as of September 30, 2025

| (\$ in thousands)                                  |                   |
|--|-------------------|
| Total Outstanding Principal                        | \$ 170,391        |
| Debt Issuance Costs                                | <u>(546)</u>      |
| Total Debt, net                                    | <u>\$ 169,845</u> |
|  |                   |
| Fixed Rate (to Maturity or Adjusting Periodically) | \$ 165,479        |
| Floating Rate <sup>(2)</sup>                       | <u>4,912</u>      |
| Total Outstanding Principal                        | <u>\$ 170,391</u> |
|  |                   |
| Weighted Average Cost of Debt <sup>(2)</sup>       | 5.28%             |

## Capitalization Summary as of September 30, 2025

| (\$ in thousands except per share amounts)      |  |                   |
|---|--|-------------------|
| Fully Diluted Shares Outstanding <sup>(1)</sup> |  | 43,846,568        |
| Share Price as of September 30, 2025            |  | \$ 10.88          |
| Equity Market Capitalization                    |  | <u>\$ 477,051</u> |
|   |  |                   |
| Total Debt Outstanding                          |  | \$ 170,391        |
| Preferred                                       |  | 101,074           |
| Less: Cash                                      |  | <u>(13,469)</u>   |
| Enterprise Value                                |  | <u>\$ 735,047</u> |

## Debt Summary as of September 30, 2025

| (\$ in thousands)                           |             |                    |                         |                   |               |
|---|-------------|--------------------|-------------------------|-------------------|---------------|
| Loan  | Annual Rate | Terms              | Adj. Date               | Outstanding       | Maturity      |
| Farmer Mac Facility <sup>(2)</sup>          | 5.78%       | SOFR + 1.50%       | N/A                     | —                 | December 2025 |
| MetLife Term Loan #1                        | 5.55%       | Fixed              | N/A                     | 67,086            | March 2026    |
| MetLife Term Loan #4                        | 5.55%       | Fixed for 3 years  | Mar 2026                | 1,200             | June 2026     |
| MetLife Term Loan #5                        | 5.63%       | Fixed for 3 years  | Jan 2026                | 1,827             | January 2027  |
| MetLife Term Loan #6                        | 5.55%       | Fixed for 3 years  | Feb 2026                | 16,226            | February 2027 |
| MetLife Term Loan #7                        | 5.87%       | Fixed for 3 years  | Jun 2026                | 6,934             | June 2027     |
| MetLife Term Loan #8                        | 4.12%       | Fixed for 10 years | Dec 2027                | 44,000            | December 2042 |
| MetLife Term Loan #9                        | 6.37%       | Fixed for 3 years  | May 2027                | 6,400             | May 2028      |
| MetLife Term Loan #10                       | 6.36%       | Fixed              | N/A                     | 21,806            | October 2030  |
| MetLife Facility                            | 6.41%       | SOFR + 2.10%       | N/A                     | —                 | October 2027  |
| Rabobank <sup>(3)</sup>                     | 6.09%       | SOFR + 1.81%       | Mar 2026 <sup>(4)</sup> | 4,912             | March 2028    |
| Rutledge Facility                           | 5.69%       | SOFR + 1.40%       | N/A                     | —                 | February 2027 |
| Total outstanding principal                 |             |                    |                         | 170,391           |               |
| Debt issuance costs                         |             |                    |                         | <u>(546)</u>      |               |
| Total mortgage notes and bonds payable, net |             |                    |                         | <u>\$ 169,845</u> |               |

Note: For details on the rate resets, see “Note 7—Mortgage Notes, Lines of Credit and Bonds Payable” of the Quarterly Report on Form 10-Q for the three and nine months ended September 30, 2025, when filed.

1. Includes unvested restricted shares.
2. The Company is currently in the process of amending and extending the terms of the Farmer Mac Facility maturing in December 2025.
3. Includes \$4.9 million of Rabobank debt swapped to fixed SOFR of 2.114% until 3/2026 for a weighted average rate of approximately 3.81% on Rabobank debt. Treating the \$4.9 million of swapped Rabobank debt as fixed-rate debt decreases the ratio of floating-rate debt to total debt from 2.9% to 0.0%. Weighted average cost of debt may increase with changes in SOFR and MetLife rate resets that will be adjusted as set forth in the table above.
4. This adjustment date is for the spread noted under “Terms”.

# Income Statement Overview

(in millions)

| Item                           | Explanation   | Timing of Cash  | Timing of Revenue Recognition   |
|--------------------------------|---|---|---|
| Fixed Payments                 | <ul style="list-style-type: none"> <li>Fixed farm rent</li> <li>Solar, wind, recreation rent</li> <li>Tenant reimbursements</li> <li>Management fees &amp; interest income</li> </ul> | <ul style="list-style-type: none"> <li>Farm rent: 50% to 100% of individual leases paid before planting (generally Q1)</li> </ul>             | <ul style="list-style-type: none"> <li>Generally straight-lined over the term of the lease contract</li> </ul>  |
| Variable Payments              | <ul style="list-style-type: none"> <li>Rent paid by tenants, determined as a percentage of the farm revenue</li> <li>Low-risk variable rent</li> </ul>                                | <ul style="list-style-type: none"> <li>Vast majority of cash received after harvest in Q4, with some spillover into following year</li> </ul> | <ul style="list-style-type: none"> <li>Variable rent is generally recognized when FPI has certainty of amounts (tenant crop insurance provides a baseline)</li> </ul> |
| Direct Operations Gross Profit | <ul style="list-style-type: none"> <li>Crop sales and crop insurance proceeds less cost of goods sold</li> </ul>  | <ul style="list-style-type: none"> <li>Varies by crop</li> </ul>  | <ul style="list-style-type: none"> <li>Crop sales, crop insurance, and COGS are recognized when FPI has certainty of amounts</li> </ul>                               |
| Other Items                    | <ul style="list-style-type: none"> <li>Auction and brokerage</li> <li>Miscellaneous</li> </ul>  | <ul style="list-style-type: none"> <li>Varies</li> </ul>  | <ul style="list-style-type: none"> <li>Varies</li> </ul>  |

| Supplemental Category          | GAAP Revenue Categories  |  |   | GAAP Expense   |
|--------------------------------|--|--|---|--|
|                                | Rental Income  | Crop Sales   | Other Revenue   | Cost of Goods Sold   |
| Fixed Payments                 | <ul style="list-style-type: none"> <li>Fixed farm rent</li> <li>Solar, wind, recreation rent</li> <li>Tenant reimbursements</li> </ul> |  |   |  |
| Variable Payments              | <ul style="list-style-type: none"> <li>Variable farm rent</li> </ul>   |  |   |  |
| Direct Operations Gross Profit |  | <ul style="list-style-type: none"> <li>Crop sales</li> </ul> | <ul style="list-style-type: none"> <li>Crop insurance</li> </ul>  | <ul style="list-style-type: none"> <li>Cost of goods sold</li> </ul> |
| Other Items                    |  |  | <ul style="list-style-type: none"> <li>Auction</li> <li>Brokerage</li> <li>Property management</li> <li>Interest income</li> <li>Other</li> </ul> |  |

## Income Statement Details 2025 vs. 2024 (in millions)

|                   | Fixed Farm Rent | Solar, Wind, Recreation | Tenant Reimbursements | Mgmt Fees & Interest Income | Variable Payments | Crop Sales | Crop Insurance | Other Items | Total Revenue | Cost of Goods Sold | Total Revenue - COGS |
|-------------------|-----------------|-------------------------|-----------------------|-----------------------------|-------------------|------------|----------------|-------------|---------------|--------------------|----------------------|
| <b>2024</b>       |                 |                         |                       |                             |                   |            |                |             |               |                    |                      |
| Q1 2024           | \$8.6           | \$0.7                   | \$0.7                 | \$0.8                       | \$0.2             | \$0.7      | \$0.0          | \$0.3       | \$12.0        | (\$0.5)            | \$11.5               |
| Q2 2024           | 8.2             | 0.6                     | 0.7                   | 0.8                         | 0.0               | 0.9        | 0.0            | 0.2         | 11.4          | (0.8)              | 10.6                 |
| Q3 2024           | 8.2             | 0.6                     | 0.7                   | 0.7                         | 0.3               | 2.6        | 0.0            | 0.2         | 13.3          | (1.6)              | 11.7                 |
| FY 2024           | \$25.0          | \$1.9                   | \$2.1                 | \$2.3                       | \$0.5             | \$4.2      | \$0.0          | \$0.7       | \$36.7        | (\$2.9)            | \$33.8               |
| <b>2025</b>       |                 |                         |                       |                             |                   |            |                |             |               |                    |                      |
| Q1 2025           | \$4.8           | \$1.5                   | \$0.6                 | \$1.8                       | \$0.0             | \$0.8      | \$0.0          | \$0.8       | \$10.3        | (\$0.7)            | \$9.6                |
| Q2 2025           | 4.9             | 0.3                     | 0.6                   | 1.7                         | 0.2               | 1.4        | 0.0            | 0.9         | 10.0          | (1.5)              | 8.5                  |
| Q3 2025           | 4.9             | 0.5                     | 0.6                   | 1.7                         | 0.0               | 2.8        | 0.1            | 0.7         | 11.3          | (1.8)              | 9.4                  |
| FY 2025           | \$14.6          | \$2.3                   | \$1.8                 | \$5.2                       | \$0.2             | \$5.0      | \$0.1          | \$2.4       | \$31.6        | (\$4.0)            | \$27.5               |
| <b>Difference</b> |                 |                         |                       |                             |                   |            |                |             |               |                    |                      |
| Q1                | (\$3.8)         | \$0.8                   | (\$0.1)               | \$1.0                       | (\$0.2)           | \$0.1      | \$0.0          | \$0.5       | (\$1.7)       | (\$0.2)            | (\$1.9)              |
| Q2                | (3.3)           | (0.3)                   | (0.1)                 | 0.9                         | 0.2               | 0.5        | 0.0            | 0.7         | (1.4)         | (0.7)              | (2.1)                |
| Q3                | (3.3)           | (0.1)                   | (0.1)                 | 1.0                         | (0.3)             | 0.3        | 0.1            | 0.4         | (2.0)         | (0.3)              | (2.3)                |
| FY                | (\$10.4)        | \$0.4                   | (\$0.3)               | \$2.9                       | (\$0.3)           | \$0.9      | \$0.1          | \$1.6       | (\$5.1)       | (\$1.2)            | (\$6.3)              |

### Comments:

- Fixed Farm Rent: decreased in 2025 compared to 2024 primarily due to dispositions that occurred in 2024 and 2025
- Solar, Wind, Recreation: increased due to proceeds from a solar lease arrangement with a tenant, partially offset by dispositions that occurred in 2024 and 2025
- Tenant Reimbursements: decreased in 2025 compared to 2024 primarily due to dispositions that occurred in 2024 and 2025 as well as lower taxes as a result of property tax reassessments in Q4 2024
- Management Fees & Interest Income: increased in 2025 compared to 2024 primarily as a result of the increase in the average outstanding balances of loans and financing receivables during the nine months ended September 30, 2025 as compared to the nine months ended September 30, 2024
- Direct Operations Gross Profit (Crop Sales + Crop Insurance – Cost of Goods Sold): crop sales increased in 2025 compared to 2024 primarily due to higher price and yield on citrus and earlier crop sales on citrus in 2025 compared to 2024 while cost of good sold increased due to higher costs on water and tree pruning, partially offset by lower impairment expense in 2025. In addition, the Company sold a walnut property under direct operations during the three months ended September 30, 2025 which accelerated the recognition of crop sales and cost of good sold on the property.
- Other Items: increased in 2025 compared to 2024 due higher amortization of points associated with the FPI Loan Program

# Year 2025 Outlook

(in millions, except per share data)

|                                   | 2024      | February 2025 |                     | May 2025  |           | July 2025 |           | October 2025 |           |
|-----------------------------------|-----------|---------------|---------------------|-----------|-----------|-----------|-----------|--------------|-----------|
|                                   |           | Actual        | 2025 Forecast Range | Low       | High      | Low       | High      | Low          | High      |
| Fixed Farm Rent                   | \$ 32.2   | \$ 20.5       | \$ 21.0             | \$ 20.5   | \$ 21.0   | \$ 19.1   | \$ 19.6   | \$ 19.2      | \$ 19.5   |
| Solar, Wind, Recreation Rent      | 2.6       | 1.8           | 1.9                 | 2.9       | 3.0       | 2.7       | 2.8       | 2.6          | 2.7       |
| Tenant Reimbursements             | 2.7       | 2.5           | 2.7                 | 2.3       | 2.5       | 2.3       | 2.5       | 2.3          | 2.4       |
| Management Fees & Interest Income | 3.3       | 4.6           | 4.7                 | 5.4       | 5.5       | 5.6       | 5.7       | 6.4          | 6.5       |
| Variable Payments                 | 9.6       | 7.9           | 8.1                 | 7.9       | 8.1       | 8.5       | 8.7       | 8.9          | 9.1       |
| Crop Sales                        | 5.0       | 4.8           | 5.0                 | 4.8       | 5.0       | 4.6       | 4.8       | 5.1          | 5.3       |
| Crop Insurance                    | 0.8       | 0.6           | 0.7                 | 0.4       | 0.5       | 0.3       | 0.4       | 0.5          | 0.6       |
| Other Items                       | 1.9       | 3.8           | 4.0                 | 3.9       | 4.1       | 3.9       | 4.1       | 2.9          | 3.0       |
| Total Revenue                     | \$ 58.2   | \$ 46.5       | \$ 48.1             | \$ 48.1   | \$ 49.7   | \$ 47.0   | \$ 48.6   | \$ 47.9      | \$ 49.1   |
| Property Operating Expenses       | \$ (7.4)  | \$ (6.3)      | \$ (6.1)            | \$ (6.2)  | \$ (6.0)  | \$ (6.3)  | \$ (6.0)  | \$ (6.2)     | \$ (6.0)  |
| Cost of Goods Sold                | (3.9)     | (5.1)         | (5.0)               | (5.1)     | (5.0)     | (5.1)     | (5.0)     | (4.7)        | (4.6)     |
| General and Administrative        | (14.1)    | (10.0)        | (9.8)               | (10.2)    | (10.0)    | (10.3)    | (10.1)    | (10.1)       | (9.9)     |
| Legal and Accounting              | (1.7)     | (1.8)         | (1.7)               | (1.8)     | (1.7)     | (2.1)     | (2.0)     | (2.4)        | (2.3)     |
| Impairments                       | (0.8)     | 0.0           | 0.0                 | 0.0       | 0.0       | (16.8)    | (16.8)    | (17.8)       | (17.8)    |
| All Other Operating Expenses      | (5.7)     | (5.4)         | (5.2)               | (5.3)     | (5.1)     | (5.1)     | (4.9)     | (4.6)        | (4.4)     |
| Total Operating Expenses          | \$ (33.5) | \$ (28.6)     | \$ (27.8)           | \$ (28.6) | \$ (27.8) | \$ (45.7) | \$ (44.8) | \$ (45.8)    | \$ (45.0) |
| Gain/(Loss) on Dispositions       | \$ 54.1   | \$ 0.0        | \$ 0.0              | \$ 0.8    | \$ 0.8    | \$ 25.0   | \$ 25.0   | \$ 24.5      | \$ 24.5   |
| Interest Expense                  | (18.9)    | (10.0)        | (9.6)               | (10.5)    | (10.1)    | (9.6)     | (9.2)     | (9.8)        | (9.5)     |
| All Other Income and Expense      | 1.5       | 0.0           | 0.0                 | 0.1       | 0.1       | 0.3       | 0.3       | 0.6          | 0.6       |
| Total Other Income and Expense    | \$ 36.7   | \$ (10.0)     | \$ (9.6)            | \$ (9.6)  | \$ (9.2)  | \$ 15.6   | \$ 16.0   | \$ 15.3      | \$ 15.6   |
| Net Income / (Loss)               | \$ 61.5   | \$ 7.9        | \$ 10.7             | \$ 9.9    | \$ 12.7   | \$ 16.9   | \$ 19.9   | \$ 17.4      | \$ 19.7   |
| Weighted Average Shares           | 49.1      | 48.3          | 48.3                | 47.2      | 47.2      | 46.0      | 46.0      | 45.5         | 45.5      |
| AFFO                              | \$ 14.1   | \$ 12.1       | \$ 14.7             | \$ 13.3   | \$ 15.9   | \$ 12.8   | \$ 15.5   | \$ 14.5      | \$ 16.6   |
| AFFO / Share                      | \$ 0.29   | \$ 0.25       | \$ 0.30             | \$ 0.28   | \$ 0.34   | \$ 0.28   | \$ 0.34   | \$ 0.32      | \$ 0.36   |

Note: We have not provided reconciliations for forecasted AFFO, because, among other things, economic variables make it increasingly difficult to estimate accurately the reconciling items for future periods without unreasonable efforts.

Assumptions for 2025 Outlook relative to July forecast:

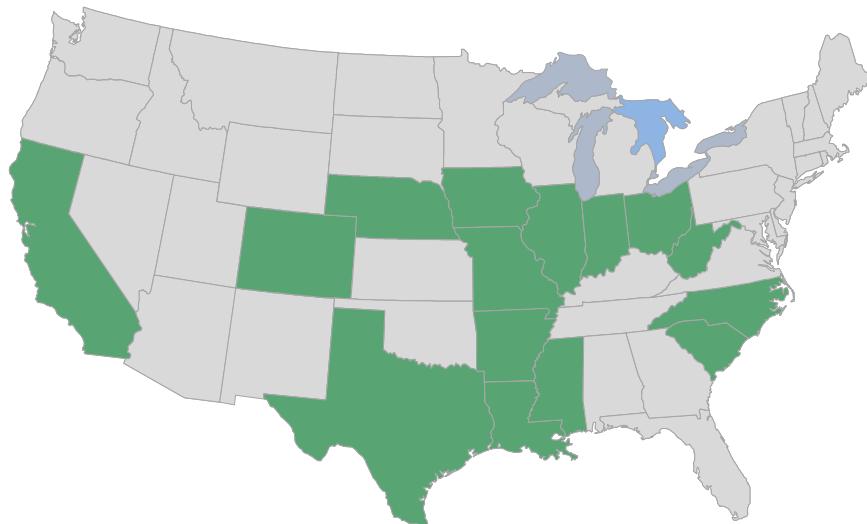
- Updated for acquisitions and dispositions that occurred during the nine months ended September 30, 2025; no acquisitions or dispositions projected for Q4 2025
- Management Fees & Interest Income: Increased as a result of a higher average balance on loans under the FPI Loan Program
- Variable Payments and Direct Operations Gross Profit (Crop Sales + Crop Insurance – Cost of Goods Sold): Updated outlook on citrus and avocado farms under direct operations and crops under variable leases
- Other items: Decreased due to less auction and brokerage revenues and updated projections for Q4 due to the disposal of Murray Wise and Associates, LLC
- Legal and Accounting: Increased due litigation spend incurred during the three months ended September 30, 2025
- Impairments: Increased due to \$1.0 million of impairment on a property on the West Coast during the three months ended September 30, 2025
- Gain/(Loss) on Dispositions: Includes the loss on sale of the property disposition that occurred during the three months ended September 30, 2025
- Share Count: Includes the impact of share repurchases during the three months ended September 30, 2025

# Portfolio Overview

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## Portfolio

- As of September 30, 2025, the Company's portfolio included approximately 75,600 acres of owned farmland and 49,600 acres of managed farmland.
- 15 states with more than 240 properties plus land and buildings leased to agriculture equipment dealerships in Ohio.
- Portfolio vacancy is 0%.



| Region <sup>(1)</sup>    | Owned Acres   | Managed Acres | Total Acres    |
|--------------------------|---------------|---------------|----------------|
| Corn Belt <sup>(2)</sup> | 39,908        | 30,695        | 70,603         |
| Delta and South          | 7,524         | 8,763         | 16,287         |
| High Plains              | 7,394         | 4,352         | 11,746         |
| Southeast                | 10,177        | 5,786         | 15,963         |
| West Coast               | 10,582        | —             | 10,582         |
|                          | <b>75,585</b> | <b>49,596</b> | <b>125,181</b> |

1. Corn Belt includes farms located in Illinois, Indiana, Iowa, Missouri, eastern Nebraska and Ohio.  
 Delta and South includes farms located in Arkansas, Louisiana and Mississippi.  
 High Plains includes farms located in Colorado and Texas.  
 Southeast includes farms located in North Carolina, South Carolina and West Virginia.  
 West Coast includes farms located in California.
2. In addition, we own land and buildings for four agriculture equipment dealerships in Ohio leased to Ag Pro under the John Deere brand.

# Consolidated Balance Sheets — Quarterly

(Unaudited)

| (in thousands)                                     | September 30,<br>2025 | June 30,<br>2025  | March 31,<br>2025 | December 31,<br>2024 | September 30,<br>2024 |
|--|-----------------------|-------------------|-------------------|----------------------|-----------------------|
| <b>ASSETS</b>                                      |                       |                   |                   |                      |                       |
| Total real estate, net                             | \$ 643,036            | \$ 648,571        | \$ 714,095        | \$ 717,843           | \$ 974,646            |
| Deposits   | 500                   | —                 | 11                | —                    | 1                     |
| Cash and cash equivalents and restricted cash      | 13,469                | 51,073            | 21,650            | 78,441               | 8,090                 |
| Assets held for sale                               | —                     | 23                | 25                | 61                   | 24                    |
| Loans and financing receivables, net               | 64,086                | 64,066            | 58,954            | 55,305               | 22,239                |
| Right of use asset                                 | 541                   | 641               | 167               | 194                  | 242                   |
| Accounts receivable, net                           | 5,767                 | 470               | 2,758             | 3,199                | 9,033                 |
| Derivative asset                                   | 233                   | 428               | 230               | 498                  | 807                   |
| Inventory  | 2,220                 | 2,591             | 2,871             | 2,659                | 2,785                 |
| Equity method investments                          | 4,215                 | 4,053             | 4,050             | 4,101                | 4,079                 |
| Intangible assets, net                             | 1,359                 | 1,364             | 1,369             | 1,374                | 2,019                 |
| Goodwill   | 2,706                 | 2,706             | 2,706             | 2,706                | 2,706                 |
| Prepaid and other assets                           | 416                   | 685               | 1,579             | 2,179                | 452                   |
| <b>TOTAL ASSETS</b>                                | <b>\$ 738,548</b>     | <b>\$ 776,671</b> | <b>\$ 810,465</b> | <b>\$ 868,560</b>    | <b>\$ 1,027,123</b>   |
| <b>LIABILITIES AND EQUITY</b>                      |                       |                   |                   |                      |                       |
| <b>LIABILITIES</b>                                 |                       |                   |                   |                      |                       |
| Mortgage notes and bonds payable, net              | \$ 169,845            | \$ 192,747        | \$ 201,803        | \$ 203,683           | \$ 392,244            |
| Lease liability                                    | 541                   | 641               | 167               | 194                  | 242                   |
| Dividends payable                                  | 2,697                 | 2,763             | 2,890             | 57,253               | 2,970                 |
| Accrued interest                                   | 1,872                 | 2,326             | 2,443             | 3,062                | 5,069                 |
| Accrued property taxes                             | 1,907                 | 1,224             | 1,835             | 1,650                | 2,341                 |
| Deferred revenue                                   | 63                    | 175               | 6,198             | 65                   | 130                   |
| Accrued expenses                                   | 3,227                 | 2,795             | 3,182             | 6,096                | 3,486                 |
| <b>Total liabilities</b>                           | <b>\$ 180,152</b>     | <b>\$ 202,671</b> | <b>\$ 218,518</b> | <b>\$ 272,003</b>    | <b>\$ 406,482</b>     |
| Series A preferred units                           | 101,074               | 100,485           | 99,743            | 101,970              | 101,228               |
| <b>EQUITY</b>                                      |                       |                   |                   |                      |                       |
| Common stock                                       | 431                   | 443               | 460               | 459                  | 465                   |
| Additional paid in capital                         | 520,397               | 533,422           | 551,547           | 551,994              | 579,044               |
| Retained earnings                                  | 96,402                | 96,507            | 89,648            | 88,352               | 30,348                |
| Cumulative dividends                               | (168,419)             | (165,829)         | (163,169)         | (160,406)            | (104,615)             |
| Other comprehensive income                         | 653                   | 1,068             | 1,107             | 1,512                | 1,463                 |
| Non-controlling interests in operating partnership | 7,858                 | 7,904             | 12,611            | 12,676               | 12,708                |
| <b>Total equity</b>                                | <b>\$ 457,322</b>     | <b>\$ 473,515</b> | <b>\$ 492,204</b> | <b>\$ 494,587</b>    | <b>\$ 519,413</b>     |
| <b>TOTAL LIABILITIES AND EQUITY</b>                | <b>\$ 738,548</b>     | <b>\$ 776,671</b> | <b>\$ 810,465</b> | <b>\$ 868,560</b>    | <b>\$ 1,027,123</b>   |

# Consolidated Statement of Operations — Quarterly

(Unaudited)

| <i>(in thousands except per share amounts)</i>   | For the Three Months Ended |                  |                   |                      |                       |
|--|----------------------------|------------------|-------------------|----------------------|-----------------------|
|  | September 30,<br>2025      | June 30,<br>2025 | March 31,<br>2025 | December 31,<br>2024 | September 30,<br>2024 |
| <b>OPERATING REVENUES:</b>   |                            |                  |                   |                      |                       |
| Rental income  | \$ 5,991                   | \$ 6,024         | \$ 6,970          | \$ 17,620            | \$ 9,753              |
| Crop sales   | 2,789                      | 1,439            | 847               | 816                  | 2,616                 |
| Other revenue  | 2,471                      | 2,497            | 2,435             | 3,038                | 948                   |
| <b>Total operating revenues</b>  | <b>11,251</b>              | <b>9,960</b>     | <b>10,252</b>     | <b>21,474</b>        | <b>13,317</b>         |
| <b>OPERATING EXPENSES</b>  |                            |                  |                   |                      |                       |
| Depreciation, depletion and amortization   | 938                        | 1,130            | 1,173             | 1,263                | 1,414                 |
| Property operating expenses  | 1,413                      | 1,606            | 1,480             | 1,744                | 1,956                 |
| Cost of goods sold   | 1,838                      | 1,464            | 664               | 1,058                | 1,577                 |
| Acquisition and due diligence costs  | —                          | (3)              | 5                 | 1                    | —                     |
| General and administrative expenses  | 2,245                      | 2,413            | 2,621             | 5,073                | 2,634                 |
| Legal and accounting   | 808                        | 657              | 444               | 412                  | 502                   |
| Impairment of assets   | 1,000                      | 16,821           | —                 | 790                  | —                     |
| Other operating expenses   | 2                          | 5                | 12                | 56                   | 11                    |
| <b>Total operating expenses</b>  | <b>8,244</b>               | <b>24,093</b>    | <b>6,399</b>      | <b>10,397</b>        | <b>8,094</b>          |
| <b>OTHER (INCOME) EXPENSE:</b>   |                            |                  |                   |                      |                       |
| Other (income) expense   | (115)                      | (123)            | (133)             | 79                   | (134)                 |
| (Income) loss from equity method investment  | (163)                      | (3)              | 1                 | (22)                 | (8)                   |
| (Gain) loss on disposition of assets, net  | 531                        | (24,228)         | (763)             | (52,264)             | (1,980)               |
| Interest expense   | 2,271                      | 2,437            | 2,638             | 3,073                | 5,496                 |
| <b>Total other expense</b>   | <b>2,524</b>               | <b>(21,917)</b>  | <b>1,743</b>      | <b>(49,134)</b>      | <b>3,374</b>          |
| Income tax (benefit) expense   | (8)                        | (8)              | 17                | (45)                 | 11                    |
| <b>NET INCOME</b>  | <b>491</b>                 | <b>7,792</b>     | <b>2,093</b>      | <b>60,256</b>        | <b>1,838</b>          |
| <b>Net (income) attributable to non-controlling interests in operating partnership</b> |                            |                  |                   |                      |                       |
| Dividend equivalent rights allocated to performance-based unvested restricted shares   | (8)                        | (190)            | (54)              | (1,509)              | (45)                  |
| Nonforfeitable distributions allocated to unvested restricted shares                   | (4)                        | (4)              | (4)               | (47)                 | (2)                   |
| Distributions on Series A Preferred Units  | (19)                       | (19)             | (20)              | (396)                | (20)                  |
| <b>Net income (loss) available to common stockholders of Farmland Partners Inc.</b>    | <b>\$ (588)</b>            | <b>\$ (743)</b>  | <b>\$ (743)</b>   | <b>\$ (743)</b>      | <b>\$ (743)</b>       |
| <b>Net income (loss) available to common stockholders of Farmland Partners Inc.</b>    | <b>\$ (128)</b>            | <b>\$ 6,836</b>  | <b>\$ 1,272</b>   | <b>\$ 57,561</b>     | <b>\$ 1,028</b>       |

## Reconciliation of Non-GAAP Measures — Quarterly

(Unaudited)

|   | For the Three Months Ended |                  |                   |                      |                       |  |
|---|----------------------------|------------------|-------------------|----------------------|-----------------------|--|
|   | September 30,<br>2025      | June 30,<br>2025 | March 31,<br>2025 | December 31,<br>2024 | September 30,<br>2024 |  |
| <i>(in thousands except per share amounts)</i>  |                            |                  |                   |                      |                       |  |
| Net income  | \$ 491                     | \$ 7,792         | \$ 2,093          | \$ 60,256            | \$ 1,838              |  |
| (Gain) loss on disposition of assets, net   | 531                        | (24,228)         | (763)             | (52,264)             | (1,980)               |  |
| Depreciation, depletion and amortization  | 938                        | 1,130            | 1,173             | 1,263                | 1,414                 |  |
| Impairment of assets  | 1,000                      | 16,821           | —                 | 790                  | —                     |  |
| <b>FFO</b>  | <b>2,960</b>               | <b>1,515</b>     | <b>2,503</b>      | <b>10,045</b>        | <b>1,272</b>          |  |
| Stock-based compensation  | 515                        | 528              | 519               | 56                   | 870                   |  |
| Real estate related acquisition and due diligence costs   | —                          | (3)              | 5                 | 1                    | —                     |  |
| Distributions on Series A Preferred Units   | (588)                      | (743)            | (743)             | (743)                | (743)                 |  |
| <b>AFFO</b>   | <b>\$ 2,887</b>            | <b>\$ 1,297</b>  | <b>\$ 2,284</b>   | <b>\$ 9,359</b>      | <b>\$ 1,399</b>       |  |
| AFFO weighted average common shares   | 44,320                     | 46,765           | 47,192            | 48,407               | 49,414                |  |
| Net income (loss) available to common stockholders of Farmland Partners Inc.                                  | \$ 0.00                    | \$ 0.15          | \$ 0.03           | \$ 1.22              | \$ 0.02               |  |
| Income available to redeemable non-controlling interest and non-controlling interest in operating partnership | 0.02                       | 0.03             | 0.03              | —                    | 0.02                  |  |
| Depreciation and depletion  | 0.02                       | 0.02             | 0.02              | 0.02                 | 0.03                  |  |
| Impairment of assets  | 0.02                       | 0.36             | —                 | 0.02                 | —                     |  |
| Stock-based compensation  | 0.01                       | 0.01             | 0.01              | —                    | 0.02                  |  |
| (Gain) loss on disposition of assets, net   | 0.01                       | (0.52)           | (0.02)            | (1.06)               | (0.04)                |  |
| Distributions on Series A Preferred Units   | (0.01)                     | (0.02)           | (0.02)            | (0.01)               | (0.02)                |  |
| AFFO per diluted weighted average share   | \$ 0.07                    | \$ 0.03          | \$ 0.05           | \$ 0.19              | \$ 0.03               |  |
| FFO   | 2,960                      | 1,515            | 2,503             | 10,045               | 1,272                 |  |
| Interest expense  | 2,271                      | 2,437            | 2,638             | 3,073                | 5,496                 |  |
| Stock-based compensation  | 515                        | 528              | 519               | 56                   | 870                   |  |
| Income tax (benefit) expense  | (8)                        | (8)              | 17                | (45)                 | 11                    |  |
| Real estate related acquisition and due diligence costs   | —                          | (3)              | 5                 | 1                    | —                     |  |
| <b>Adjusted EBITDAre</b>  | <b>\$ 5,738</b>            | <b>\$ 4,469</b>  | <b>\$ 5,682</b>   | <b>\$ 13,130</b>     | <b>\$ 7,649</b>       |  |

Note: Per share values will not sum to annual total due to difference in weighted average share count for quarters compared to year.