



**NNN
REIT™**

NYSE:NNN

34
CONSECUTIVE ANNUAL
DIVIDEND INCREASES

Investor Update

Single Tenant Retail Property REIT with
34 consecutive annual dividend increases

August 2023

(All data as of June 30, 2023)

This presentation contains certain statements that are the Company's and Management's hopes, intentions, beliefs, expectations, or projections of the future and might be considered to be forward-looking statements under Federal Securities laws. Prospective investors are cautioned that any such forward-looking statements are not guarantees of future performance, and involve risks and uncertainties. The Company's actual future results may differ significantly from the matters discussed in these forward-looking statements, and we may not release revisions to these forward-looking statements to reflect changes after we've made the statements. Factors and risks that could cause actual results to differ materially from expectations are disclosed from time to time in greater detail in the Company's filings with the SEC including, but not limited to, the Company's report on Form 10-K and Form 10-Q, as well as Company press releases.



Consistent and Simple Strategy



NNN's Unique Long-Term Strategy

- ◆ Consistent, Predictable Earnings Growth with Low Volatility
- ◆ Strong Investment Grade Balance Sheet
- ◆ Elite-Level Long-Term Total Returns

◆ Low Risk Strategy Generates Consistent Growth

◆ Strong Investment Grade Balance Sheet

◆ Long-Term Track Record of Success

◆ Second Quarter 2023 Highlights

Summary – Attributes, Advantages & Risk Mitigation



- ◆ High-quality portfolio produces consistent results
 - ◆ High occupancy through cycle
 - ◆ Strong lease renewal rates with very little capital expenditure (not buying-up rent)
 - ◆ Long-term, net leases adds stability to operating results
 - ◆ Quality comes from sustainable rents (market rent is barometer)
- ◆ Balance sheet conservatism
 - ◆ In place long before 2008-09 and 2020 (no dilutive equity issuances needed)
 - ◆ Below-average leverage and strong liquidity to weather all environments
 - ◆ Unencumbered portfolio
 - ◆ No reliance on short-term debt to drive per share results
 - ◆ Fixed-rate debt focused to mitigate rising rate risks
- ◆ Existing scale provides
 - ◆ High diversification (3,400+ properties)
 - ◆ Top exposure to every single-tenant retail acquisition prospect in sector
 - ◆ Depth of market presence
 - ◆ Full access to capital markets
- ◆ Track record of annual dividend increases (34 years)

Summary – Attributes, Advantages & Risk Mitigation



- ◆ Proven, tenured management team with domain expertise
 - ◆ Top four executives – average NNN tenure 23 years (range 18-31 years)
 - ◆ Next 11 SVPs – average NNN tenure 20 years (range 11-31 years)
- ◆ Sustainable model
 - ◆ Projections – no heroic assumptions (acquisitions volume, debt tenor, capital pricing, etc.)
 - ◆ Managed market expectations – not promising more than delivered in the past
- ◆ Market cycle tested over many years
 - ◆ Focused investment strategy (single-tenant retail) – no strategy drift into multiple property types
 - ◆ Operating results are consistent and predictable
 - ◆ Balance sheet never under stress
 - ◆ Management manages for the long-term
- ◆ Above average total returns over 1-, 2-, 3-, 10-, 15-, 20-, 25- and 30-years with below average risk profile

Consistent and Simple Strategy



- ◆ Focus on single-tenant net lease retail properties
- ◆ Operate with multi-year strategy focus on per share results
- ◆ Sustain high occupancy and maximize value of existing real estate assets
- ◆ Maintain fully diversified portfolio
- ◆ Grow through internal portfolio growth and well underwritten acquisitions
- ◆ Utilize asset sales to manage risk, enhance value and partially finance new property acquisitions
- ◆ Preserve conservative balance sheet and financial flexibility through access to multiple sources of capital and unsecured debt
- ◆ Grow per share results mid-single digit percentage annually on a relatively leverage neutral basis
- ◆ Produce safe and growing dividends – 34 consecutive annual dividend increases

Consistent and Simple Strategy



NNN's Long-Term Retail Net Lease Strategy

- ◆ Creates a Solid Foundation of Highly Predictable Operating Income

NNN's Disciplined Acquisition Approach

- ◆ Generates Steady Earnings Growth Through Higher Yields With Less Risk Than Development and Other Acquisitions Approaches
 - ◆ Strategy Generated 4.9% Average Annual Core FFO Per Share Growth Since 2016

Retail Net Lease Strategy Generates a Reliable Income Stream with Low Volatility

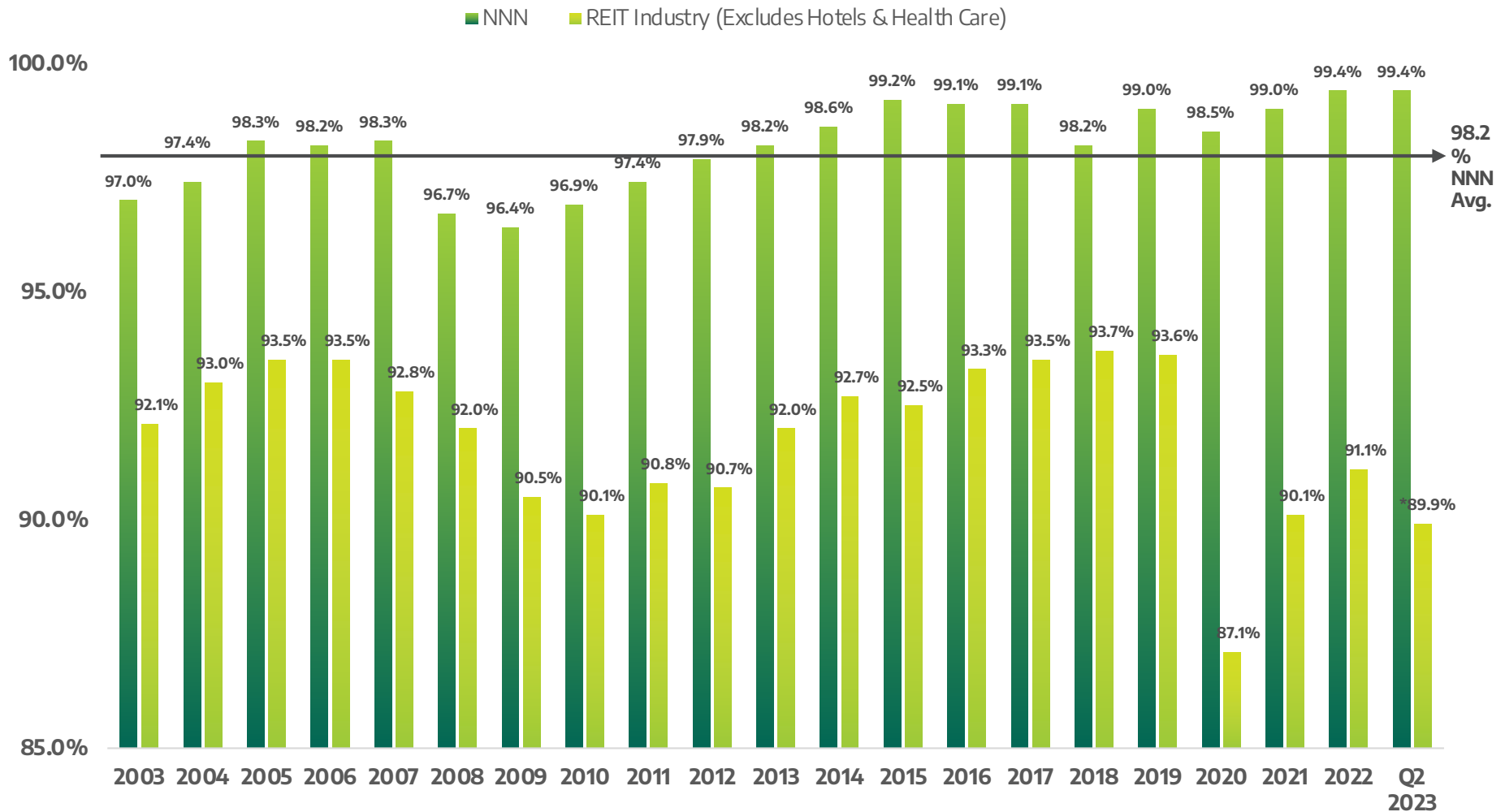


- ◆ Well-selected retail tenants provide stronger performance through various economic cycles than office, industrial or other tenant types
 - ◆ Main street locations provide strong market for replacement tenants and rent growth
 - ◆ Lower earnings volatility from higher occupancy (20-year low of 96.4%)
 - ◆ Retail properties more likely to renew lease at end of initial term
- ◆ 10-20-year initial lease terms; 10.2-year weighted average remaining lease term
- ◆ Only 3.3% of leases expire through YE 2024
- ◆ Tenants responsible for operating expenses, taxes, and capital expenditures – no CAM leakage
- ◆ No anchor or co-tenancy issues for tenants to leverage into reduced rent
- ◆ High Quality, Well-Diversified Portfolio
 - ◆ \$10.0 billion total assets (gross book basis)
 - ◆ 3,479 properties (35.5 million SF) in 49 states
 - ◆ 385+ national and regional retail tenants
 - ◆ Top 25 tenants (55.2% of rent) average 1,349 stores each

NNN's Strategy Results in Higher Occupancy and Less Volatility



From 2003 – Q2 2023, NNN's occupancy never fell below 96.4% while the REIT industry average never rose above 93.7%



*REIT industry Average as of Q1 2023

NNN's Acquisition Approach is Unique Because It Is More Difficult



Acquisition quality over quantity requires selectivity, discipline and patience:

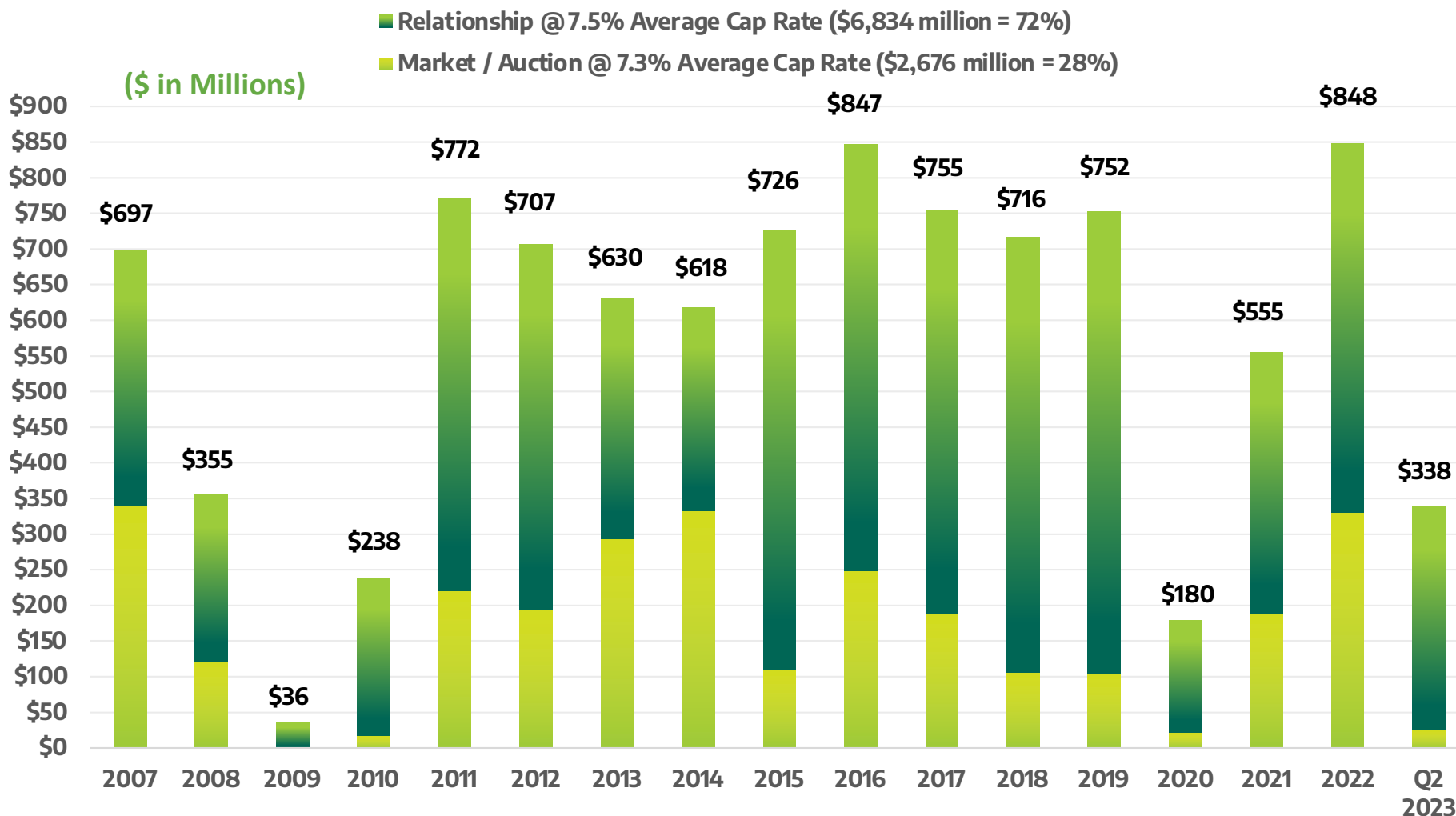
- ◆ Small transactions in areas of historical expertise (retail) rather than large portfolio transactions provides higher risk-adjusted returns
- ◆ Retail – NNN's historic expertise generates higher and more consistent operating results vs. other net lease and non-net lease sectors
- ◆ Approximately 25 relationships with management teams of strong growing retail concepts
- ◆ Underwriting focuses on alternative uses upon future rollover and current tenant strength
 - ◆ Multiple credit upgrades after NNN's acquisition – resulting in 17.7% of tenants now investment grade rated
- ◆ Lease terms and conditions negotiated based on unique aspects of location and tenant's business and credit. Tenant "self selection" – unlikely to sign a long-term lease on questionable store

NNN's Unique Acquisition Approach Generates Strong FFO Growth



- ◆ Retail net lease market is very large yet has less buyer competition than other property types because properties are smaller
- ◆ NNN's more focused relationship-based acquisition approach is more difficult and time consuming further resulting in less buyer competition
- ◆ Less buyer competition results in higher initial cap rates and built-in rent growth (see page 14)
- ◆ Careful targeting and underwriting of management and the future prospects of NNN's retail tenants are supported by:
 - ◆ Consistently high portfolio occupancy; and
 - ◆ Multiple credit upgrades realized by relationship tenants
- ◆ Consistently high portfolio occupancy results in less earnings volatility
- ◆ All of the above generate greater per share accretion from lower acquisition volumes and allows NNN to continue to acquire accretively, despite cap rate compression and increased interest rates

2007-2023 Acquisition Volume by Source

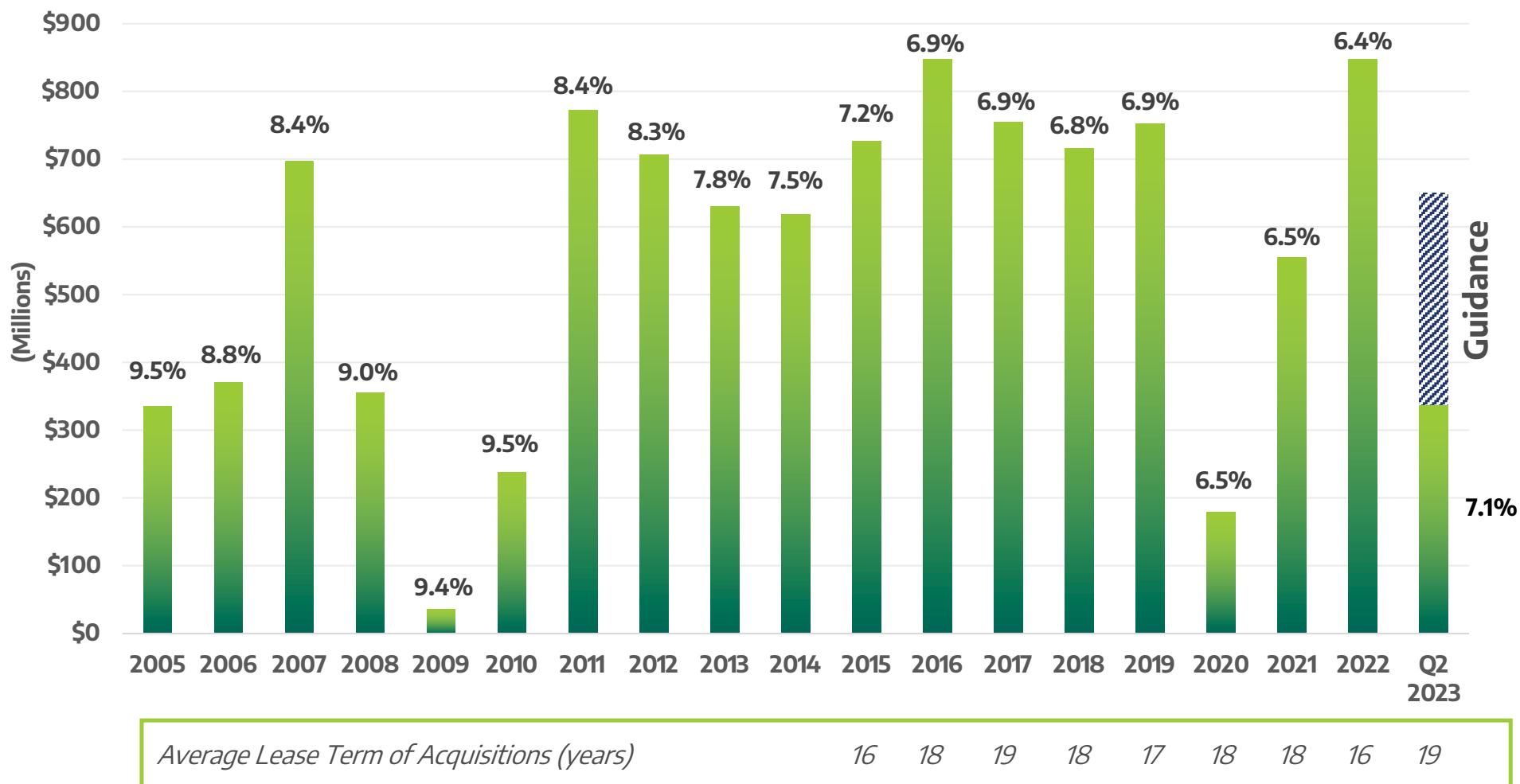


NNN's Acquisition Volume vs. Other REIT Property Types



NNN has consistently generated strong acquisition volumes at significantly higher cap rates than other REIT property types

Historical Acquisition Volume at Weighted Average Initial Cap Rates



◆ **Low Risk Strategy Generates Consistent Growth**

◆ **Strong Investment Grade Balance Sheet**

◆ **Long-Term Track Record of Success**

◆ **Second Quarter 2023 Highlights**

Long-Term Balance Sheet Management Objectives

- ◆ Avoid financing risk (never need capital)
- ◆ Maintain access to capital & flexibility to take advantage of market opportunities and weather economic storms
- ◆ Reduce cost of capital – competitive advantage
- ◆ Longer duration capital reduces re-finance risks (vs. shorter duration capital)
- ◆ Unencumbered properties maximizes flexibility (leasing, selling, expanding, etc.) and lower debt service burden
- ◆ Maintain strong investment-grade debt ratings
- ◆ Stagger debt maturities
- ◆ Maintain bank credit line capacity to fund near-term debt maturities and acquisitions
- ◆ Asset dispositions are a source of capital – sector leading expertise
- ◆ In making capital allocation decisions, fully burden the cost of equity (expected return) to limit dilution and maximize per share accretion

Strong Investment Grade Balance Sheet – Risk Management is a Core Competency

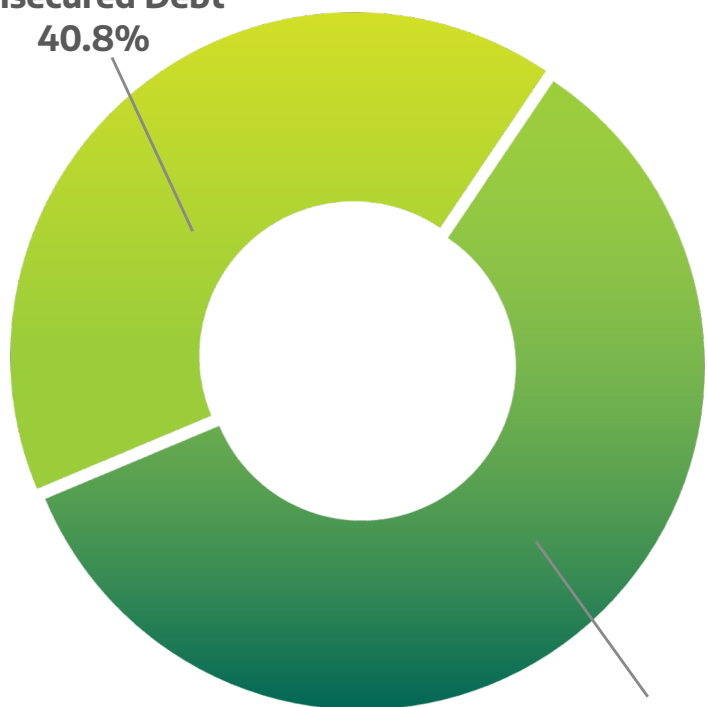


- ◆ Investment-grade debt rating (BBB+ / Baa1) supported by industry leading leverage ratios
- ◆ 100% of assets unencumbered – no secured debt
- ◆ Well-laddered debt maturities with 12.3-year weighted average debt maturity
- ◆ \$1.1 billion unsecured bank credit line (accordion to \$2.0 billion)
 - ◆ Balance of \$332.5 million as of 06/30/2023
 - ◆ Matures June 2025, plus two, six-month extensions at NNN's option
 - ◆ Priced at SOFR + 87.5 bps
 - ◆ Weighted average outstanding balance past eight years \$75.1 million
- ◆ Raised \$30.2 million of common equity and generated \$40.2 million of property disposition proceeds during the first half of 2023

Conservative Balance Sheet Management

(As of June 30, 2023 – total gross book assets)

Unsecured Debt
40.8%



Common Equity
59.2%

- **Unsecured Debt - \$4,074.5 million**
*wtd. avg. maturity 12.3 yrs; wtd. avg. effective interest rate 3.8%
- **Common Equity - \$5,921.1 million**

Total Capitalization \$10.0 billion (gross book)

Interest coverage ratio: 4.6x

Fixed-Charge coverage ratio: 4.6x

Credit Metrics Summary

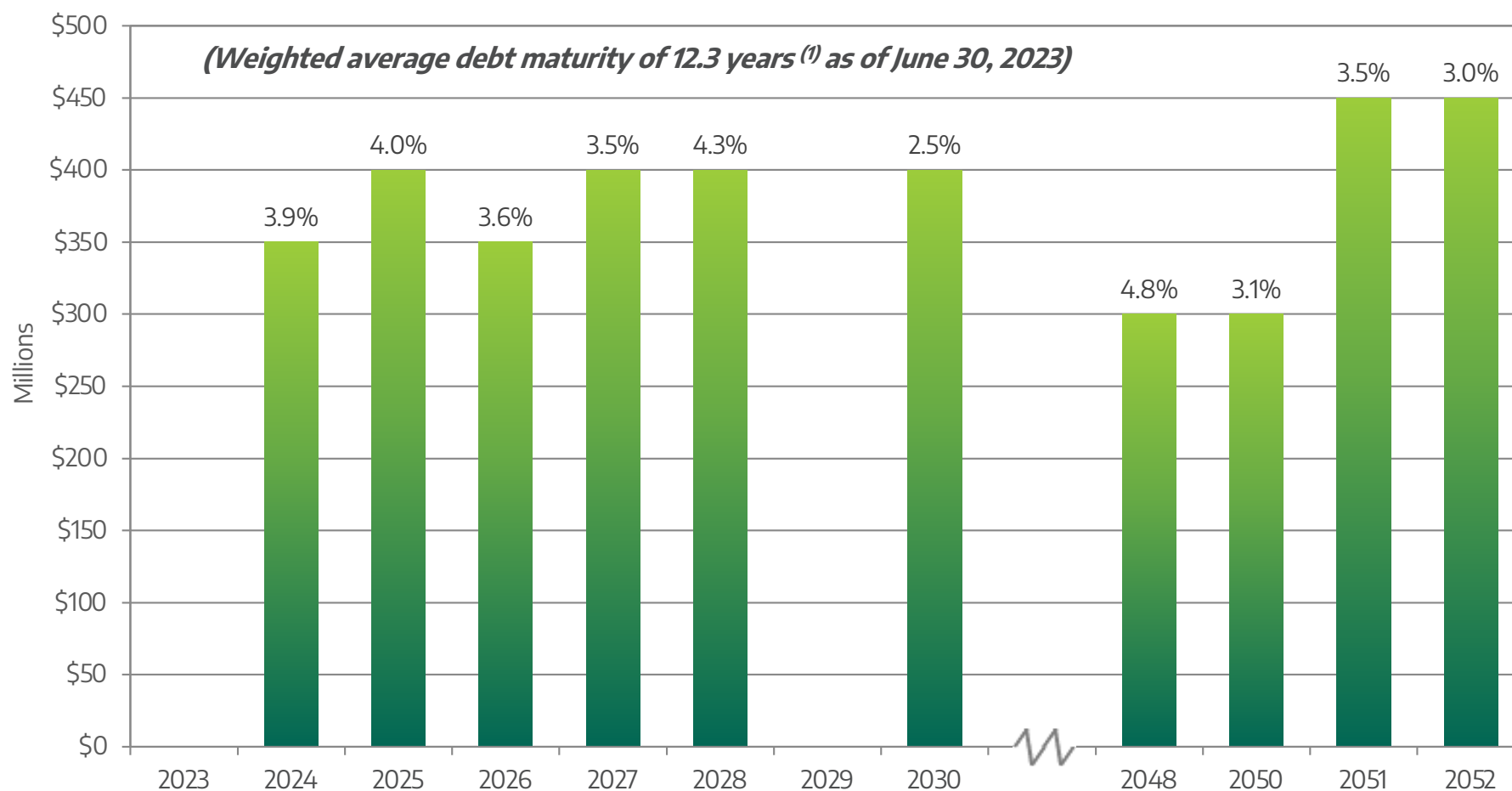


(Ratings: Moody's Baa1; S&P BBB+)

	2018	2019	2020	2021	2022	June 2023
Net Debt / Total assets (gross book)	34.6%	35.3%	34.4%	39.9%	40.4%	40.8%
Net Debt + preferred / Total assets (gross book)	42.6%	39.3%	38.4%	39.9%	40.4%	40.8%
Net Debt / EBITDA (last quarter annualized)	4.7	4.8	5.0	5.2	5.4	5.5
Net Debt + preferred / EBITDA (last quarter annualized)	5.8	5.3	5.6	5.2	5.4	5.5
EBITDA / Interest expense (cash)	4.8	5.0	4.6	4.7	4.7	4.6
EBITDA / Fixed charges (cash)	3.7	4.0	4.0	4.3	4.7	4.6
Unencumbered assets / Total assets (gross book)	99.7%	99.7%	99.7%	99.8%	99.8%	100.0%
Bank line weighted average usage (millions)	\$ 122	\$ 24	\$ 19	\$ -	\$ 39	\$ 229
Bank line usage (millions) (period end)	\$ -	\$ 134	\$ -	\$ -	\$ 166	\$ 333
Bank line availability (millions) (period end)	\$ 900	\$ 766	\$ 900	\$ 1,100	\$ 934	\$ 767
Capital Raised (millions):						
Common equity, net	\$ 341	\$ 525	\$ 124	\$ 4	\$ 250	\$ 30
Preferred equity, net	\$ -	\$ (288)	\$ -	\$ (345)	\$ -	\$ -
Unsecured notes, gross	\$ 700	\$ -	\$ 700	\$ 900	\$ -	\$ -
Secured debt, gross	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property dispositions net proceeds	\$ 148	\$ 126	\$ 54	\$ 122	\$ 65	\$ 40
Retained AFFO (after all dividends)	\$ 116	\$ 129	\$ 75	\$ 168	\$ 188	\$ 95

Well-Laddered Debt Maturities

NNN's Low Leverage Balance Sheet Strategy is Enhanced by its Well-Laddered Debt Maturities



⁽¹⁾ Calculation includes a balance of \$332,500,000 on the bank line of credit which matures June 2025

Bank Credit Facility and Note Covenants



The following is a summary of key financial covenants for the Company's unsecured bank credit facility and notes, as defined and calculated per the terms of the facility's credit agreement and the notes' governing documents, respectively, which are included in the Company's filings with the SEC. These calculations, which are not based on U.S. GAAP measurements, are presented to investors to show that as of June 30, 2023, the Company believes it is in compliance with the covenants.

Unsecured Bank Credit Facility Key Covenants	Required	June 30, 2023
Maximum leverage ratio	< 0.60	0.37
Maximum fixed charge coverage ration	> 1.50	4.73
Maximum secured indebtedness ratio	< 0.40	–
Unencumbered asset value ratio	> 1.67	2.73
Unencumbered interest ratio	> 1.75	4.73

Unsecured Notes Key Covenants	Required	June 30, 2023
Limitation on incurrence of total debt	\leq 60%	40.3%
Limitation on incurrence of secured debt	\leq 40%	–
Debt service coverage ration	\geq 1.50	4.7
Maintenance of total unencumbered assets	\geq 150%	248%

- ◆ **Low Risk Strategy Generates Consistent Growth**
- ◆ **Strong Investment Grade Balance Sheet**
- ◆ **Long-Term Track Record of Success**
- ◆ **Second Quarter 2023 Highlights**

NNN Consistently Outperforms the REIT Industry and Major Indices



Annual Total Return Comparison

For Periods Ending June 30, 2023

NNN Outperforms	1 Year	2 Years	3 Years	5 Years	10 Years	15 Years	20 Years	25 Years	30 Years
(NNN = \$42.79 at 6/30/2023)									
NNN REIT, Inc. (NNN)	4.5%	0.2%	11.9%	4.2%	6.9%	10.5%	10.6%	10.8%	11.1%

Indices

* NAREIT Equity REIT Index (FNERTR)	-4.4%	-5.1%	6.1%	4.8%	6.8%	7.1%	8.9%	8.5%	9.3%
* Morgan Stanley REIT Index (RMS G)	-0.1%	-3.3%	8.9%	4.6%	6.4%	6.8%	8.6%	8.3%	n/a
S&P 500 Index (SPX)	19.6%	3.4%	14.6%	12.3%	12.8%	10.9%	10.0%	7.6%	10.0%
* S&P 400 Index (MID)	17.5%	0.2%	15.4%	7.8%	10.2%	9.8%	10.5%	9.8%	11.2%
* Russell 1000 Index (RIY)	19.3%	1.9%	14.1%	11.9%	12.6%	10.8%	10.1%	7.8%	9.9%
* Russell 1000 Value Index (RLV)	11.5%	1.9%	14.3%	8.1%	9.2%	8.3%	8.5%	7.0%	9.0%
Russell 2000 Index (RTY)	12.3%	-8.4%	10.8%	4.2%	8.2%	8.4%	8.9%	7.2%	8.6%
Russell 2000 Value Index (RUJ)	6.0%	-5.8%	15.4%	3.5%	7.3%	7.7%	8.3%	7.6%	9.1%

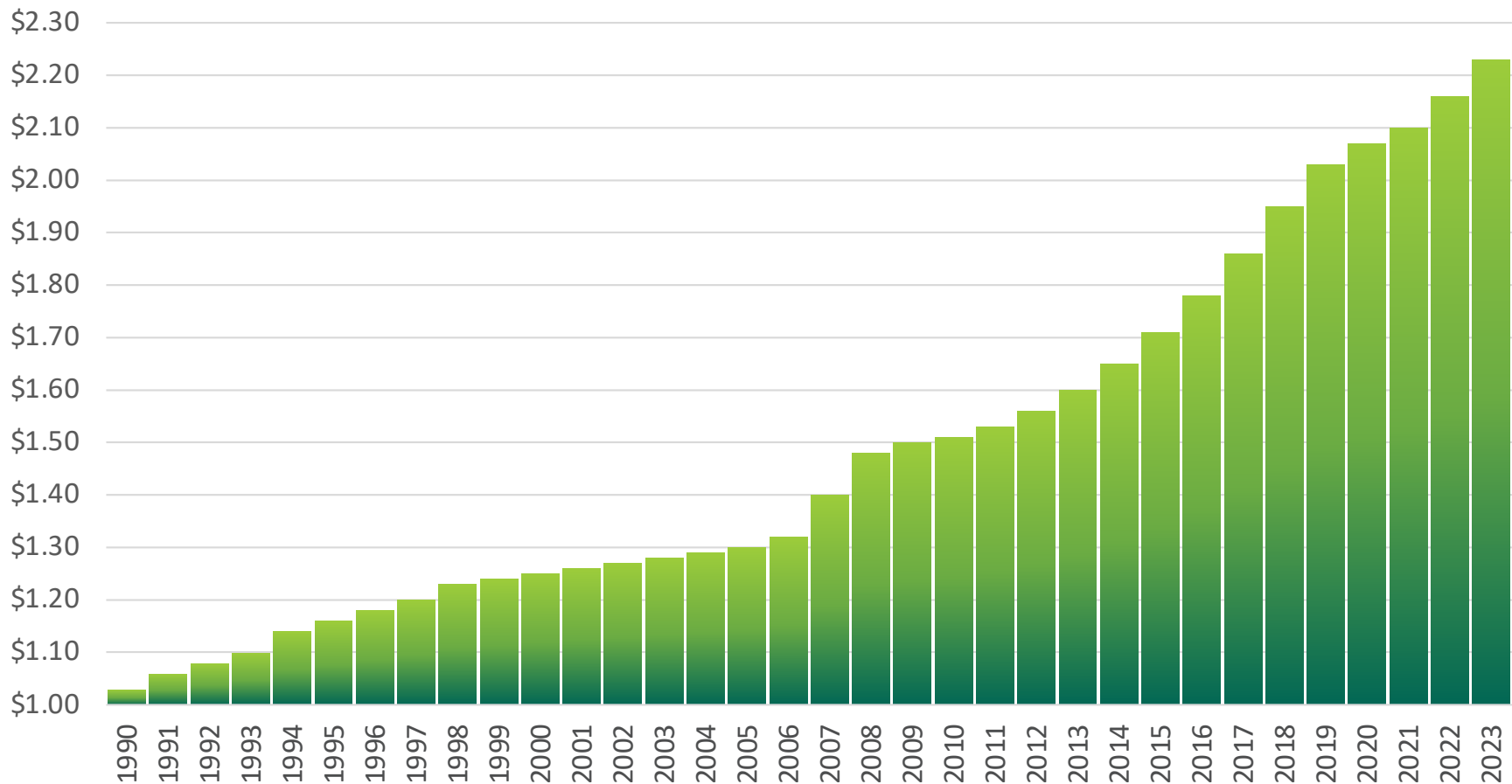
* NNN is a member of this index (deleted from S&P 600 and added to S&P 400 in Dec. 2011; deleted from Russell 2000 and added to Russell 1000 in June 2012)

Long-Term Dividend History



34 Consecutive Years of Annual Dividend Increases

Third longest of all public REITS and 97% of all NYSE-listed companies



- ◆ **Low Risk Strategy Generates Consistent Growth**
- ◆ **Strong Investment Grade Balance Sheet**
- ◆ **Long-Term Track Record of Success**
- ◆ **Second Quarter 2023 Highlights**

Second Quarter 2023 Highlights



- ◆ Dividend Yield at June 30, 2023 of 5.1%
- ◆ Maintained high level of occupancy at 99.4%
- ◆ Invested \$181.3 million in property investments @ average 7.2% initial cash cap rate
- ◆ Raised \$13.3 million of common equity
- ◆ Sold seven properties for \$28.2 million, producing \$13.9 million of gains on sales at a cap rate of 5.1%
- ◆ Maintained dividend payout ratio of 68% of AFFO
- ◆ Maintained significant balance sheet capacity and liquidity
- ◆ Ended the quarter with \$767.5 million of availability on bank credit line and no debt maturities until 2024

Proforma Core FFO and AFFO Results – Eliminating Deferred Rent Repayments in 2022 & 2023



Eliminates comparison headwind from slowing scheduled deferred rent repayment obligations of tenants

Reported Results	Second Qtr			First Half		
	2023	2022		2023	2022	
Core FFO per share	0.80	0.79	1.3%	1.60	1.56	2.6%
AFFO per share	0.80	0.81	-1.2%	1.62	1.60	1.3%

Proforma Results:

Excluding Deferred Rent Repayments

Core FFO

	Second Qtr			First Half		
	2023	2022		2023	2022	
As reported	144,899	138,008		290,871	273,195	
less cash basis deferred rent repayments	(476)	(2,276)		(2,153)	(4,553)	
Core FFO - proforma	144,423	135,732		288,718	268,642	
Core FFO per share - proforma	0.80	0.78	2.6%	1.59	1.53	3.9%

AFFO

	Second Qtr			First Half		
	2023	2022		2023	2022	
As reported	146,079	142,103		294,245	280,824	
less cash basis deferred rent repayments	(476)	(2,276)		(2,153)	(4,553)	
less accrual basis deferred rent repayments	(10)	(1,729)		(19)	(3,509)	
AFFO - proforma	145,593	138,098		292,073	272,762	
AFFO per share - proforma	0.80	0.79	1.3%	1.61	1.56	3.2%

Deferrals and Repayment

The following table outlines the rent deferred and corresponding scheduled repayment by quarter of the COVID-19 rent deferral lease amendments executed as of June 30, 2023 (dollars in thousands):

Deferred					Scheduled Repayment				
	Accrual Basis	Cash Basis	Total	% of Total	Accrual Basis	Cash Basis	Total	% of Total	Cumulative Total
2020	\$ 33,594	\$ 18,129	\$ 51,723	91.6%	\$ 3,239	\$ 20	\$ 3,259	5.8%	5.8%
2021	990	3,732	4,722	8.4%	25,935	5,841	31,776	56.3%	62.1%
2022									
Q1	—	—	—	—	1,780	2,277	4,057	7.2%	69.3%
Q2	—	—	—	—	1,729	2,276	4,005	7.1%	76.4%
Q3	—	—	—	—	1,201	2,257	3,458	6.1%	82.5%
Q4	—	—	—	—	681	2,277	2,958	5.3%	87.8%
	—	—	—	—	5,391	9,087	14,478	25.7%	87.8%
2023									
Q1	—	—	—	—	9	1,677	1,686	3.0%	90.8%
Q2	—	—	—	—	10	476	486	0.9%	91.7%
Q3	—	—	—	—	—	476	476	0.8%	92.5%
Q4	—	—	—	—	—	476	476	0.8%	93.3%
	—	—	—	—	19	3,105	3,124	5.5%	93.3%
2024									
Q1	—	—	—	—	—	476	476	0.8%	94.1%
Q2	—	—	—	—	—	476	476	0.8%	94.9%
Q3	—	—	—	—	—	476	476	0.8%	95.7%
Q4	—	—	—	—	—	476	476	0.9%	96.6%
	—	—	—	—	—	1,904	1,904	3.3%	96.6%
2025	—	—	—	—	—	1,904	1,904	3.4%	100.0%
	\$ 34,584	\$ 21,861	\$ 56,445	100.0%	\$ 34,584	\$ 21,861	\$ 56,445	100.0%	

Appendix

NNN Attributes



- ◆ Triple-net long-term leases
- ◆ Small properties – typically \$2 to \$4 million investment size
- ◆ High land value per asset
- ◆ Net leases reduce volatility of returns – rent growth drops to bottom line
- ◆ Fragmented non-institutional competition; NNN is a clear leader
- ◆ Structured sale-leaseback acquisitions at great initial cap rates
- ◆ Excellent capital recycling track record
- ◆ Strong balance sheet with limited near-term maturities
- ◆ Solid earnings profile with lower risk
- ◆ 34 consecutive years of increased annual dividends while reducing payout ratio

Diversification Reduces Risk

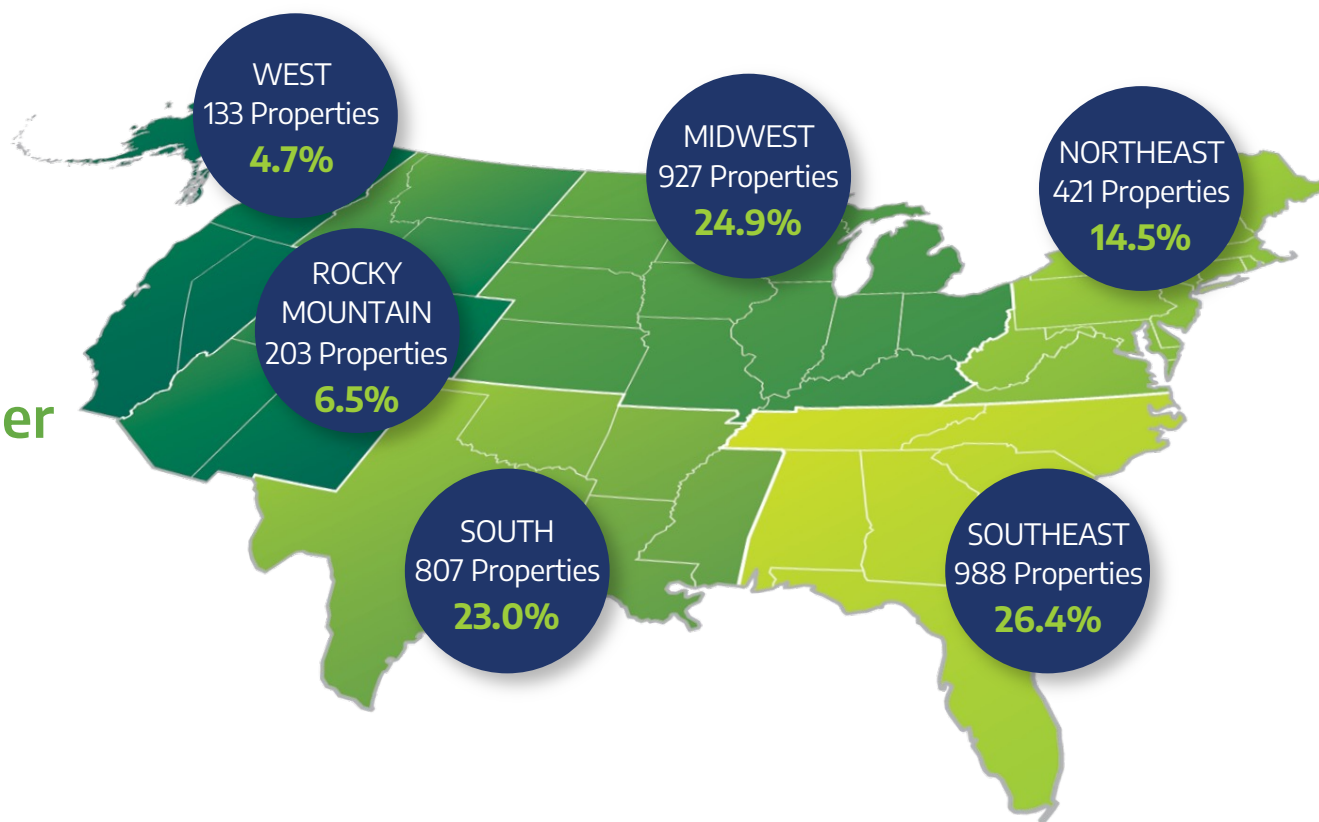
Nationwide Reach

(As a percentage of annual base rent – June 30, 2023)

Properties 3,479
Tenants 385+
Lines of Trade 30+

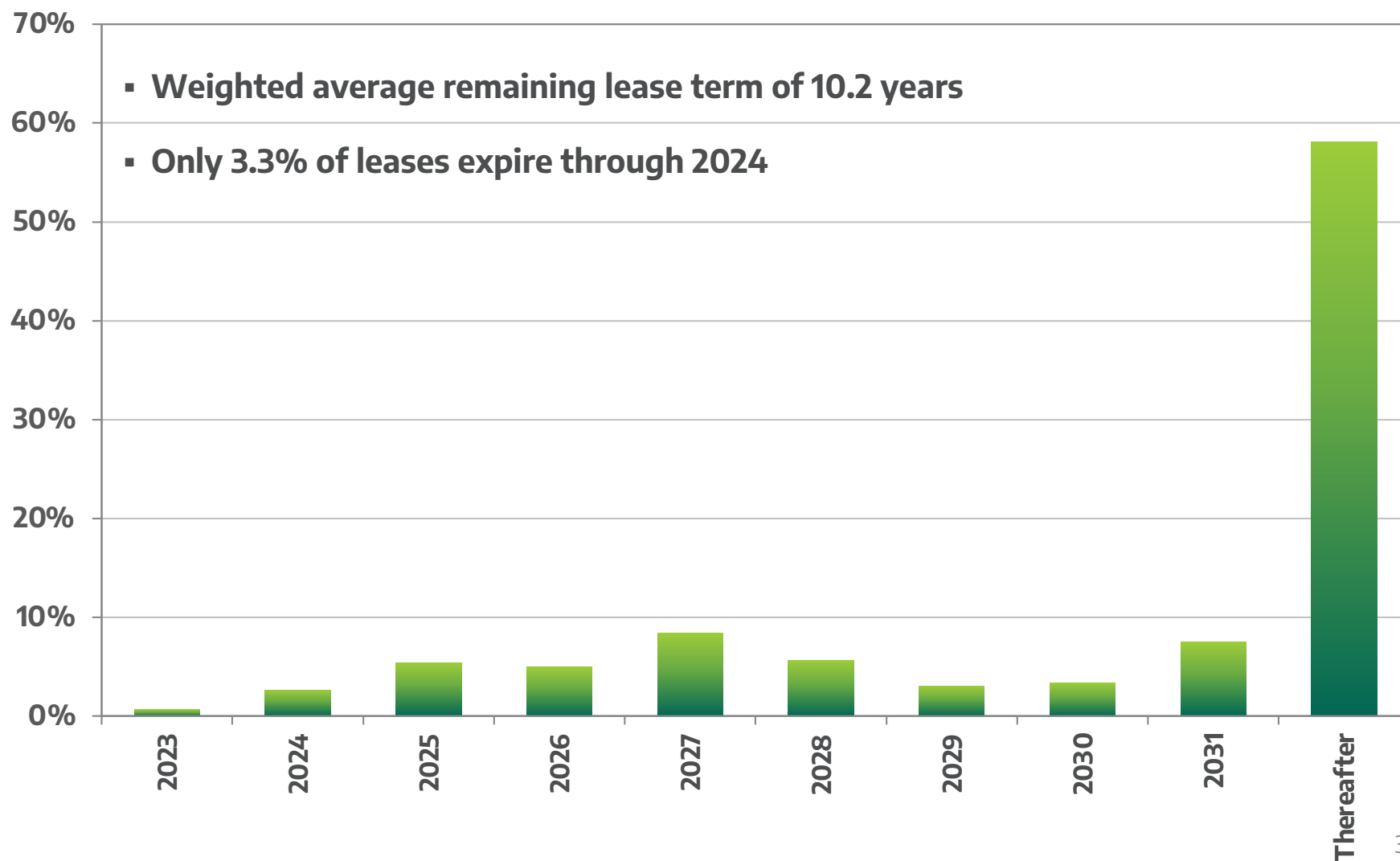
Top States by Number of Properties

Texas 533
Florida 273
Ohio 194
Georgia 168
Illinois 166



Lease Expirations

(As a percentage of annual base rent – June 30, 2023)



Cost of Capital in Making Capital Allocation Decisions

Driving Per Share Growth – Return on Equity Hurdles / Cost of Capital View Matters

Differing Views on the Return on Equity in making Capital Allocation Decisions (all other variables the same)

NNN's View

“Economic/Expected Return Cost of Equity”

Dividend Yield	5.00%
Dividend per share growth	3.50%
FFO per share growth	4.00%

	Weighting	Cost	Wtd Avg
Debt *	40%	5.75%	2.30%
Common Equity	60%	8.50%	5.10%
	100.0%		7.40%

➡ Reflects a focus on per share value creation

➡ Promotes selectivity

*Ten+ year, fixed rate debt only

Other REITs' View

“Cash / Accounting Cost of Equity” (inverse of FFO multiple driven)

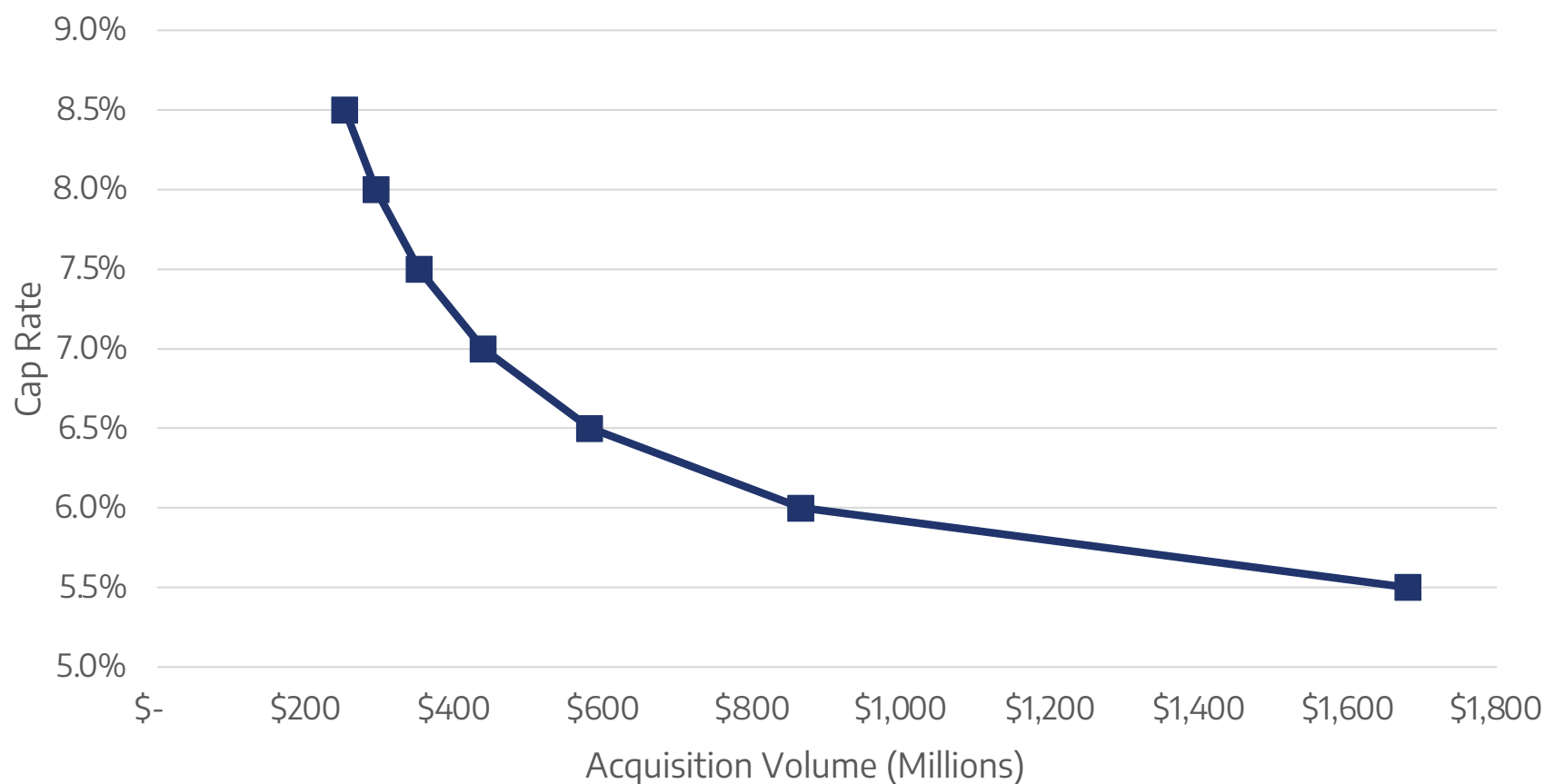
	Weighting	Cost	Wtd Avg
Debt *	40%	5.75%	2.30%
Common Equity	60%	5.50%	3.30%
	100.0%		5.60%

➡ Supports a focus on asset growth

➡ Promotes lower return acquisitions

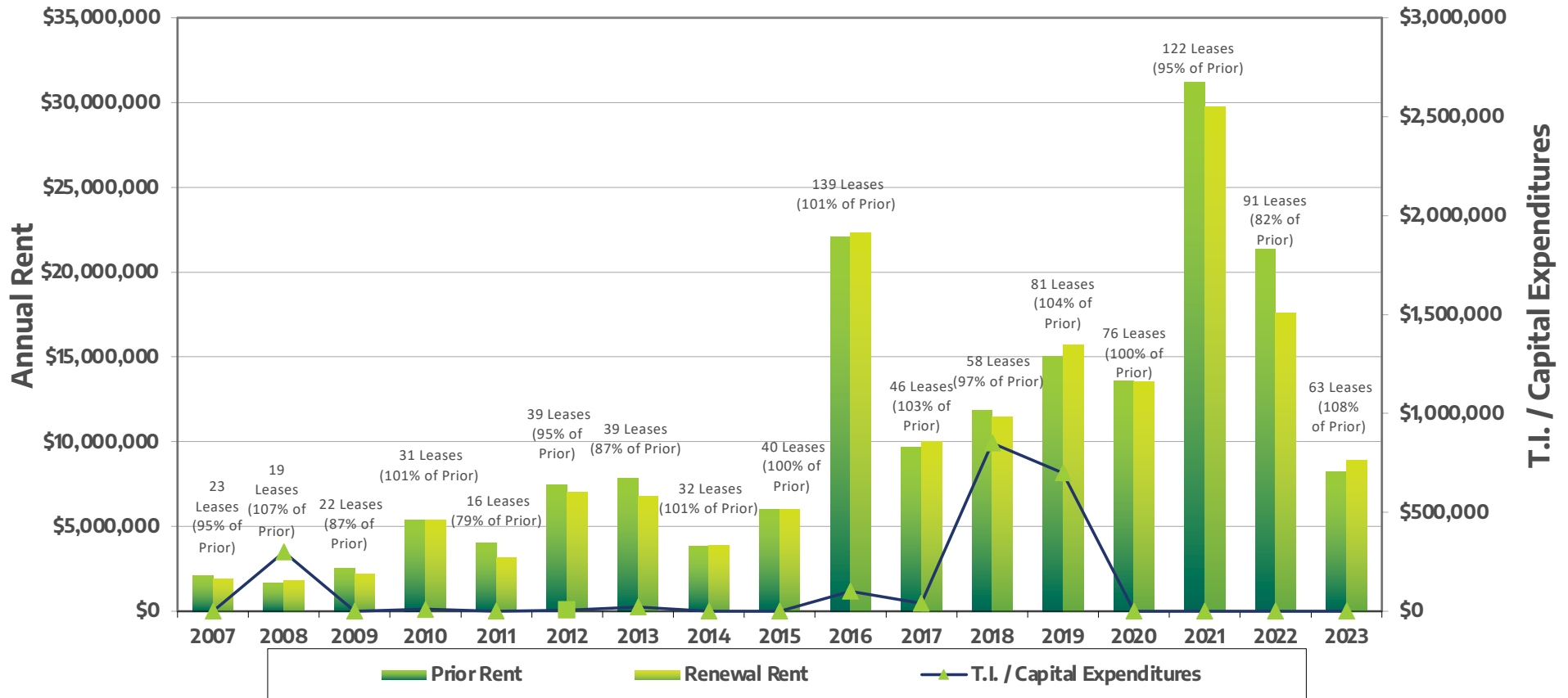
Accretion Curve

Per Share Accretion Equivalents For Varying Acquisition Volume and Cap Rates (Leverage Neutral)



Historical Lease Renewals

Lease Expirations within 18 Months as of June 30, 2023



- ◆ 2007 through 2023:
 - ◆ 84% of leases renewed – 937 leases out of 1,119 (222 tenants)
 - ◆ 65% above prior rent, 26% below prior rent and 9% at prior rent
 - ◆ 96% (\$167.7 million) of prior rent (\$174.0 million) – excluding 61 outliers, 102% of prior rent
 - ◆ \$2.0 million of T.I./capital expenditures – not inclined to “buy” higher rent

Top 20 Lines of Trade

(As of June 30, 2023)

Line of Trade	% Base Rent ⁽¹⁾	# of Properties	# of Tenants	# of States
1. Convenience stores	16.9%	663	34	30
2. Automotive service	14.5%	572	33	35
3. Restaurants – full service	8.9%	418	75	38
4. Restaurants – limited service	8.8%	611	56	36
5. Family entertainment centers	5.7%	90	6	24
6. Health and fitness	4.7%	34	3	18
7. Theaters	4.3%	33	5	16
8. RV dealers, parts and accessories	4.2%	52	4	23
9. Equipment rental	3.0%	100	3	26
10. Wholesale clubs	2.5%	13	1	6
11. Automotive parts	2.5%	150	5	33
12. Drug stores	2.5%	67	4	20
13. Home improvement	2.3%	50	9	20
14. Furniture	2.1%	77	13	22
15. Medical service providers	1.8%	84	27	21
16. Home furnishings	1.5%	16	4	12
17. General merchandise	1.5%	73	15	20
18. Consumer electronics	1.4%	17	2	14
19. Travel plazas	1.3%	24	4	5
20. Automobile auctions, wholesale	1.2%	15	2	12
Other	8.4%	320	118	41
Total	100.0%	3,479		

⁽¹⁾ Based on the annual base rent of \$794,475,000, which is the annualized base rent for all leases in place as of June 30, 2023

Top 20 Tenants



(As of June 30, 2023)

	Tenant	# of Properties	% of Base Rent ⁽¹⁾
1.	7-Eleven	138	4.6%
2.	Mister Car Wash	121	4.3%
3.	Camping World	47	3.9%
4.	LA Fitness	30	3.3%
5.	GPM Investments (Convenience Stores)	152	3.1%
6.	Flynn Restaurant Group (Taco Bell/Arby's)	204	2.8%
7.	Dave & Buster's	28	2.8%
8.	AMC Theatre	20	2.8%
9.	BJ's Wholesale Club	13	2.5%
10.	Couche-Tard (Pantry)	91	2.3%
11.	Mavis Tire Express Services	138	2.2%
12.	Sunoco	61	2.1%
13.	Walgreens	49	1.9%
14.	Chuck E. Cheese	53	1.9%
15.	United Rentals	52	1.8%
16.	Frisch's Restaurants	68	1.6%
17.	Fikes (Convenience Stores)	59	1.6%
18.	Life Time Fitness	3	1.4%
19.	Bob Evans	106	1.4%
20.	Best Buy	16	1.4%

⁽¹⁾ Based on the annual base rent of \$794,475,000, which is the annualized base rent for all leases in place as of June 30, 2023

NNN Acquisitions Approach has Multiple Advantages

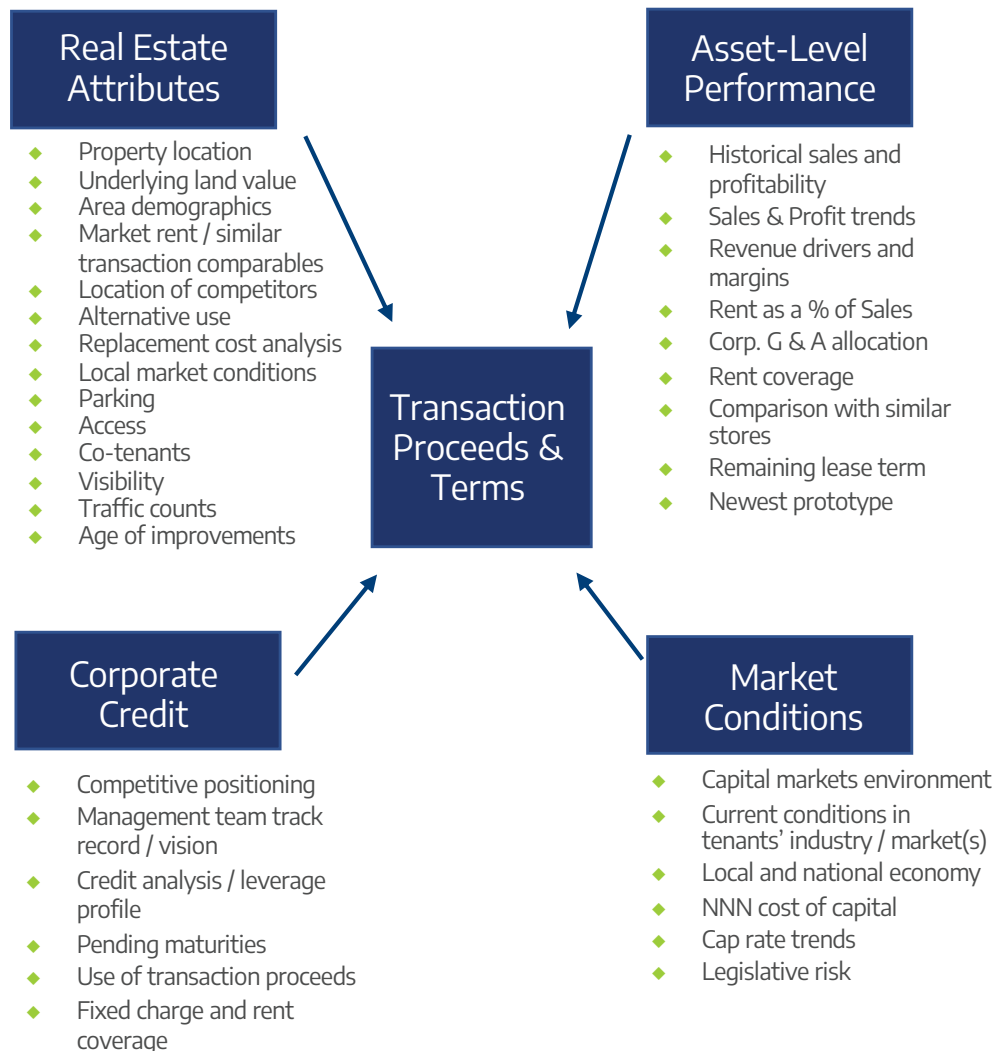


- ◆ Acquiring properties directly from tenants produces more efficient pricing and higher initial returns
- ◆ NNN assess discrete risks vs.
 - ◆ More risks/unknowns in value-add, development, or
 - ◆ Typical lower yielding real estate investment
- ◆ Each deal is structured based on its unique characteristics:
 - ◆ Real estate attributes
 - ◆ Tenant corporate credit analysis
 - ◆ Asset (store) level data

NNN Approach to Net Lease Acquisitions

Due Diligence and Determination of Proceeds & Terms

- ◆ The chart to the right summarizes our areas of focus, which: a) determine our interest in a transaction, and b) drive our specific negotiation of the terms, rates, and proceeds of each deal
- ◆ This sale-leaseback approach to acquisitions produces multiple advantages for NNN versus many of our REIT peers, and particularly our shopping center / mall REIT competitors
- ◆ Our ability to assess these discrete risks in a single-tenant, sale-leaseback transaction has allowed us to execute transactions with very efficient pricing, higher initial returns and more stable cash flows versus the higher and greater unknowns associated with: a) value-add investing, b) new construction / development transactions, and / or, c) lower-yielding, core retail investment strategies



NNN's Disposition Approach



NNN's proven disposition strategy strengthens portfolio quality and long-term earnings by reinvesting at higher return rates

- ◆ Since 2005, sold 804 properties generating net proceeds over \$2.2 billion
- ◆ Disposition expertise provides ability to sell properties:
 - ◆ That do not meet hold criteria
 - ◆ To better control tenant and line of trade concentrations
 - ◆ Making NNN a more attractive buyer
 - ◆ Enhances acquisitions returns via higher effective cap rate on retained properties
- ◆ Keeps NNN apprised of market valuation and concept demands trends

Great People in a Supportive Culture



12 years
is the average tenure
of an NNN employee

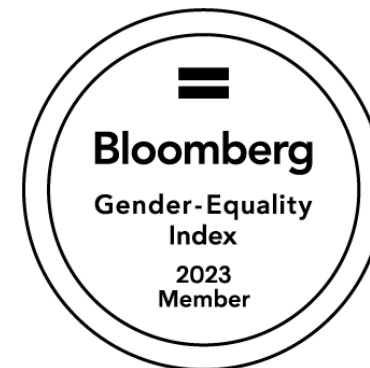
Average tenure of
Senior Leadership is
21 years



38%
<5 yrs

16%
5-10 yrs

46%
> 10 years



Proud to be a member of the 2023 GEI,
committed to driving accountability
through data transparency.

Learning & Development



- ◆ Degreed learning platform available 24/7 to associates with endless content from leading sources
- ◆ Virtual conferences
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Educational Seminars

- ◆ Cyber Security
- ◆ Women Talk Money & Financial Planning
- ◆ Vitality Health and Wellness
- ◆ Emotional Well-being
- ◆ Healthcare Consumerism

Community Engagement



350+ service hours annually





800-NNN-REIT
www.nnnreit.com

