



**NNN  
REIT™**

NYSE:NNN

**34**  
CONSECUTIVE ANNUAL  
DIVIDEND INCREASES

# Investor Update

May 2024

*(All data as of March 31, 2024)*

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 the Company may not release revisions to these forward-looking statements to reflect changes after the Company has 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.

# Multi-Year View

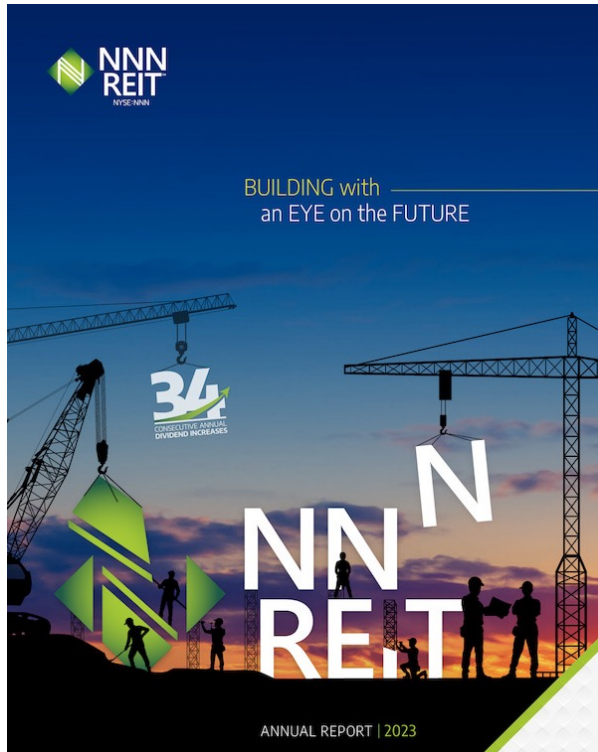


TABLE OF CONTENTS

LETTER TO SHAREHOLDERS | 3  
CORPORATE RESPONSIBILITY | 18  
OUR OFFICES AND DIRECTORS | 20  
SHAREHOLDER INFORMATION | **INSIDE BACK COVER**

**TOTAL SHAREHOLDER RETURN COMPARISON**  
(NNN - \$43.10 at December 31, 2023)

	5 YEARS	10 YEARS	15 YEARS	20 YEARS	25 YEARS	30 YEARS
<b>NNN REIT, Inc. (NNN)</b>	<b>2.5%</b>	<b>8.5%</b>	<b>11.5%</b>	<b>10.4%</b>	<b>11.6%</b>	<b>11.0%</b>
<b>Indices</b>						
* NAREIT Equity REIT Index (FNBTR)	7.6%	8.0%	10.5%	8.3%	9.5%	9.5%
* Morgan Stanley REIT Index (RMS G)	7.4%	7.6%	10.6%	8.9%	9.2%	n/a
S&P 500 Index (SPX)	15.7%	12.0%	14.0%	9.7%	7.6%	10.1%
* S&P 400 Index (MDI)	12.6%	9.3%	13.3%	9.8%	9.7%	11.2%

\* NNN is a member of this index

**VALUE OF \$1,000 INVESTMENT**  
(As of December 31, 2023)

	5 YEARS	10 YEARS	15 YEARS	20 YEARS	25 YEARS	30 YEARS
<b>NNN REIT, Inc. (NNN)</b>	<b>\$ 1,130</b>	<b>\$ 2,251</b>	<b>\$ 5,386</b>	<b>\$ 7,247</b>	<b>\$ 15,685</b>	<b>\$ 23,016</b>
<b>Indices</b>						
* NAREIT Equity REIT Index (FNBTR)	\$ 1,442	\$ 2,149	\$ 4,695	\$ 4,909	\$ 9,602	\$ 15,304
* Morgan Stanley REIT Index (RMS G)	\$ 1,929	\$ 2,080	\$ 4,508	\$ 4,661	\$ 9,007	n/a
S&P 500 Index (SPX)	\$ 2,072	\$ 3,111	\$ 7,091	\$ 6,347	\$ 6,170	\$ 18,128
* S&P 400 Index (MDI)	\$ 1,809	\$ 2,422	\$ 6,508	\$ 6,475	\$ 10,051	\$ 23,839

\* NNN is a member of this index

**2023 Highlights**

- \$819.7 million in property investments, at an initial cash cap rate of 7.3%
- 165 properties acquired with a weighted average remaining lease term of 18.8 years
- 45 properties sold for \$116 million of proceeds at an average cap rate of 5.9%
- 3.8% Core FFO per share growth
- Maintained dividend payout ratio of 68% of AFFO
- 99.5% occupancy with a weighted average remaining lease term of 10.1 years
- 4.5% FFO per common share growth

**34 CONSECUTIVE ANNUAL DIVIDEND INCREASES**  
Third longest track record of all REITs



# Q1 2024 Highlights



- ◆ Dividend Yield at March 31, 2024 of 5.3%
- ◆ Maintained high level of occupancy at 99.4%
- ◆ Invested \$124.5 million in property investments, including the acquisition of 20 properties @ 8.0% initial cash cap rate, with a weighted average remaining lease term of 18 years
- ◆ Sold six properties for \$18.5 million, producing \$4.8 million of gains on sales at a cap rate of 6.4%
- ◆ Maintained dividend payout ratio of 67% of AFFO
- ◆ Funded 55% of acquisitions with free cash flow (\$50.6 million) and disposition proceeds (\$18.5 million)
- ◆ Maintained significant balance sheet capacity and liquidity
- ◆ Ended the quarter with \$983.8 million of availability on bank credit line

# Rising Interest Rate & Inflation Update



- ◆ NNN 's multi-year approach keeps company well-positioned
  - Manage each year for current year and next few years
  - 40-year track record operating in all economic environments
- ◆ Conservative balance sheet management and strong liquidity
  - Long-term debt locked in at attractive fixed rates with reasonable repayment schedule
  - Attractive pricing on \$1.2 billion bank line of credit
- ◆ Currently investing at reasonable spreads; able to absorb tightening
- ◆ Higher inflation increases properties' value
  - Also makes rent a smaller percentage of tenants' revenues = easier to pay
- ◆ History has shown us that a steady, consistent income stream supporting mid-single-digit FFO growth per share and an increasing annual dividend positions NNN well for any economic environment

# 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
- ◆ Generate incremental earnings growth through disciplined acquisition approach with higher yields and less risk than other acquisition approaches
- ◆ 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

# 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; 10.0-year weighted average remaining lease term
- ◆ Only 5.7% of leases expire through YE 2025
- ◆ 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
  - ◆ \$10.4 billion total assets (gross book basis)
  - ◆ 3,546 properties (36.1 million SF) in 49 states
  - ◆ 385 national and regional retail tenants
  - ◆ Over 35 lines of trade
  - ◆ Top 20 tenants (48.3% of rent) average 1,587 stores each



# Thorough Underwriting Strategy



## Buy smart with extensive underwriting process up front

- ◆ Look for strong retail real estate locations
- ◆ For existing tenant AND future alternative tenant

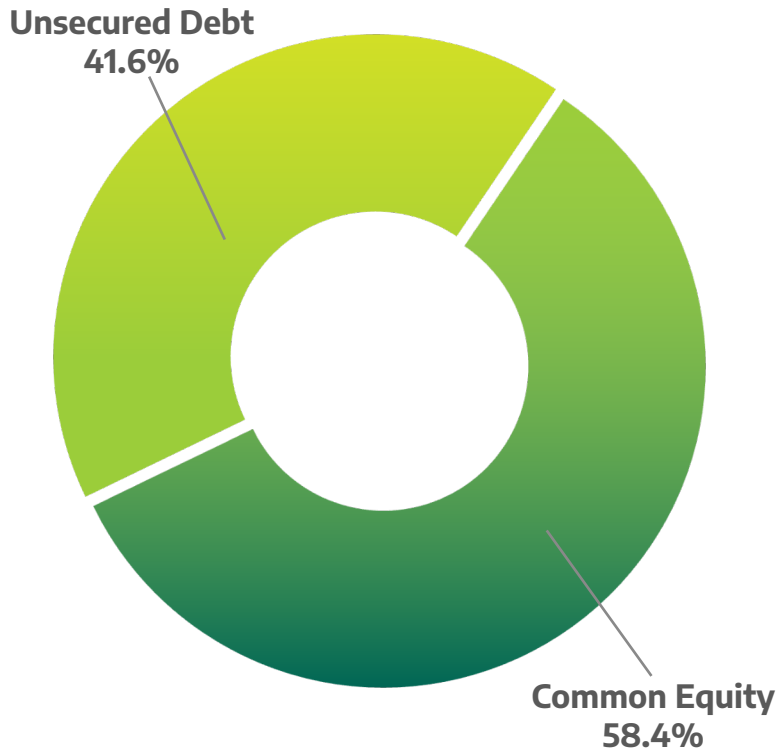
## NNN's Disciplined Acquisition Approach

- ◆ Less money invested allows us to offer lower rent to retailer
- ◆ Lower rent = lower occupancy costs for retailer
  - ◆ As a result, retailer more likely to afford rent at that location
- ◆ Lower rent = easier to re-lease property without reduction in rent
- ◆ Contractual rent increases built into the lease

# Conservative Balance Sheet Management



*As of March 31, 2024 – Total Gross Book Assets*



- Unsecured Debt - \$4,346.1 million  
\*wtd. avg. maturity 11.8 yrs; wtd. avg. effective interest rate 4.0%
- Common Equity - \$6,097.6 million

**Total Capitalization \$10.4 billion (gross book)**

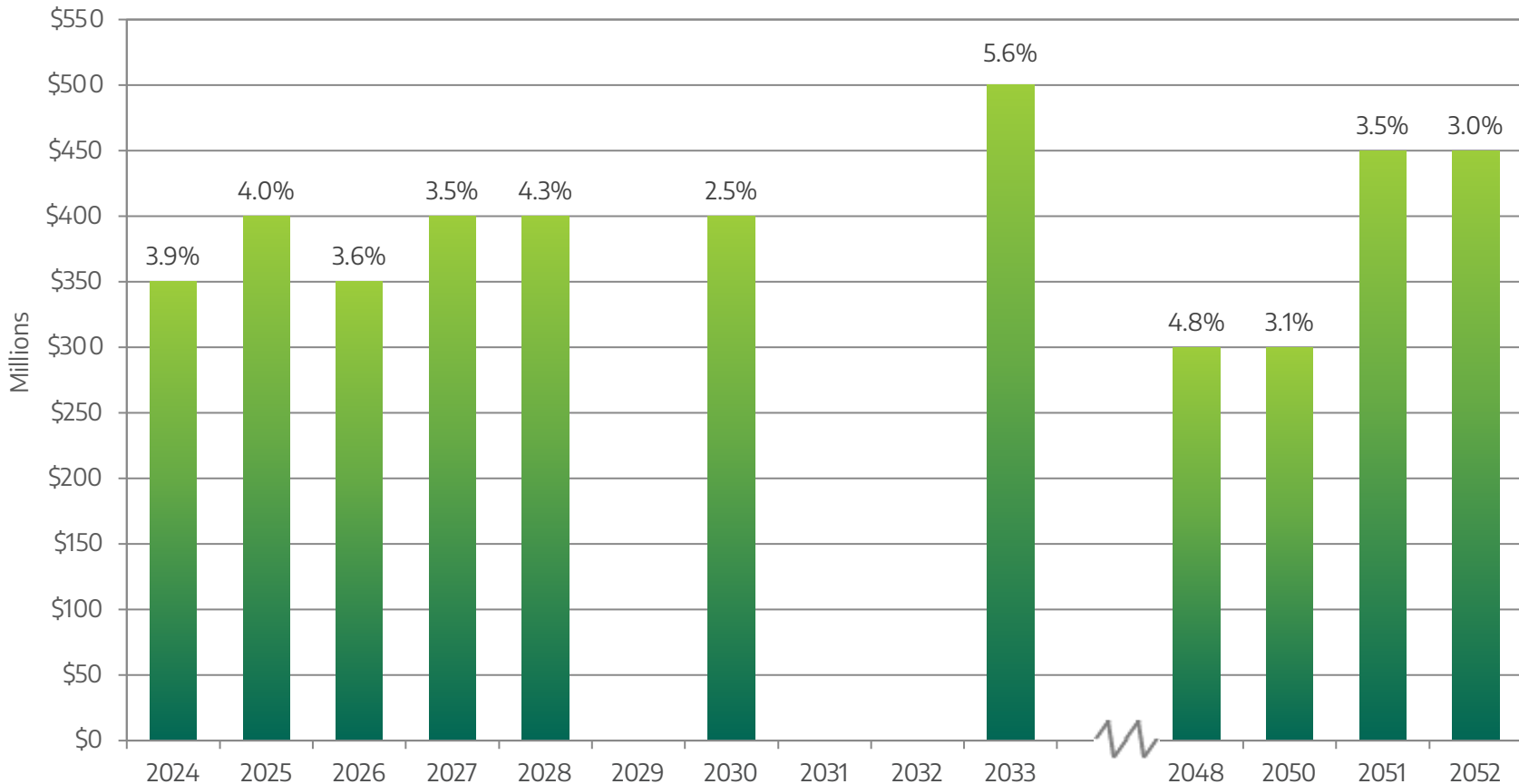
Interest coverage ratio: 4.3x

Fixed-Charge coverage ratio: 4.3x

# Well-Laddered Debt Maturities



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



\* Weighted average debt maturity of 11.9 years, including the bank line of credit, as amended in April 2024, which matures April 2028. The bank line of credit had a balance of \$116,200,000 as of March 31, 2024.

# Diversification Reduces Risk



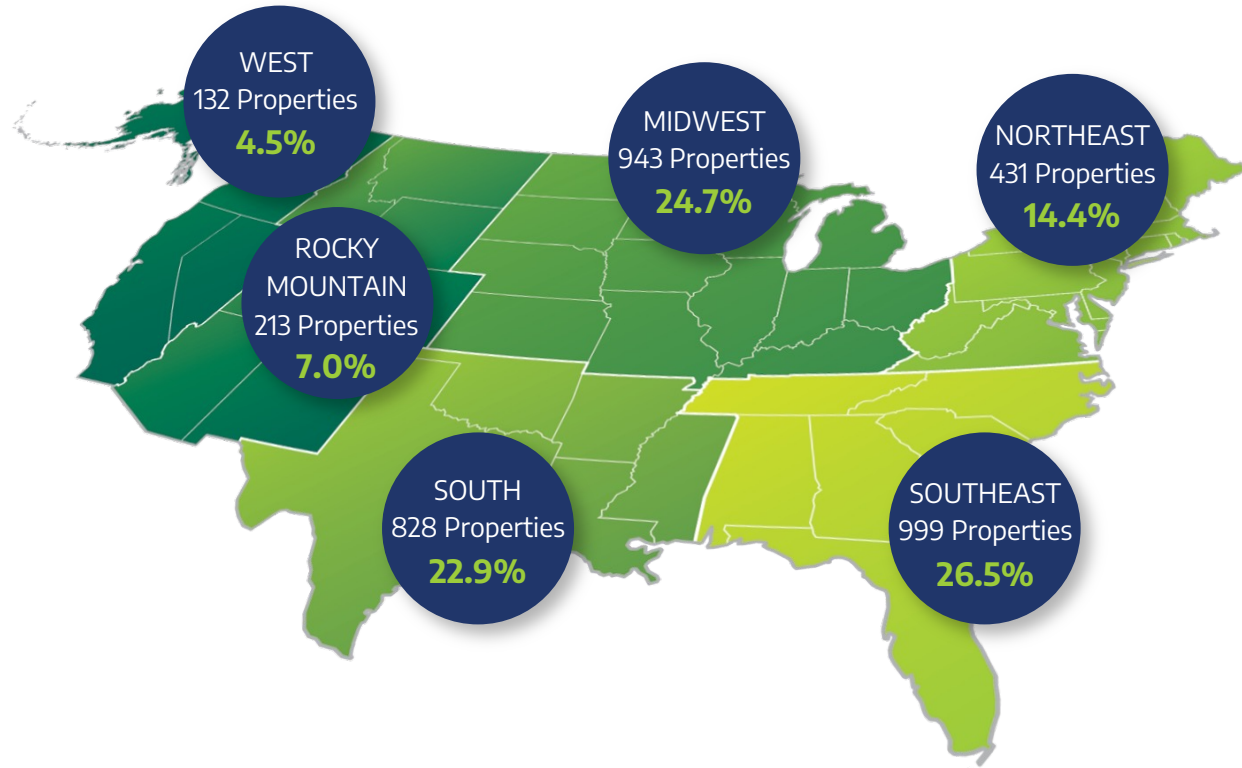
## Nationwide Reach

*(As a percentage of annual base rent – March 31, 2024)*

Properties 3,546  
Tenants 385+  
Lines of Trade 35+

## Top States by Number of Properties

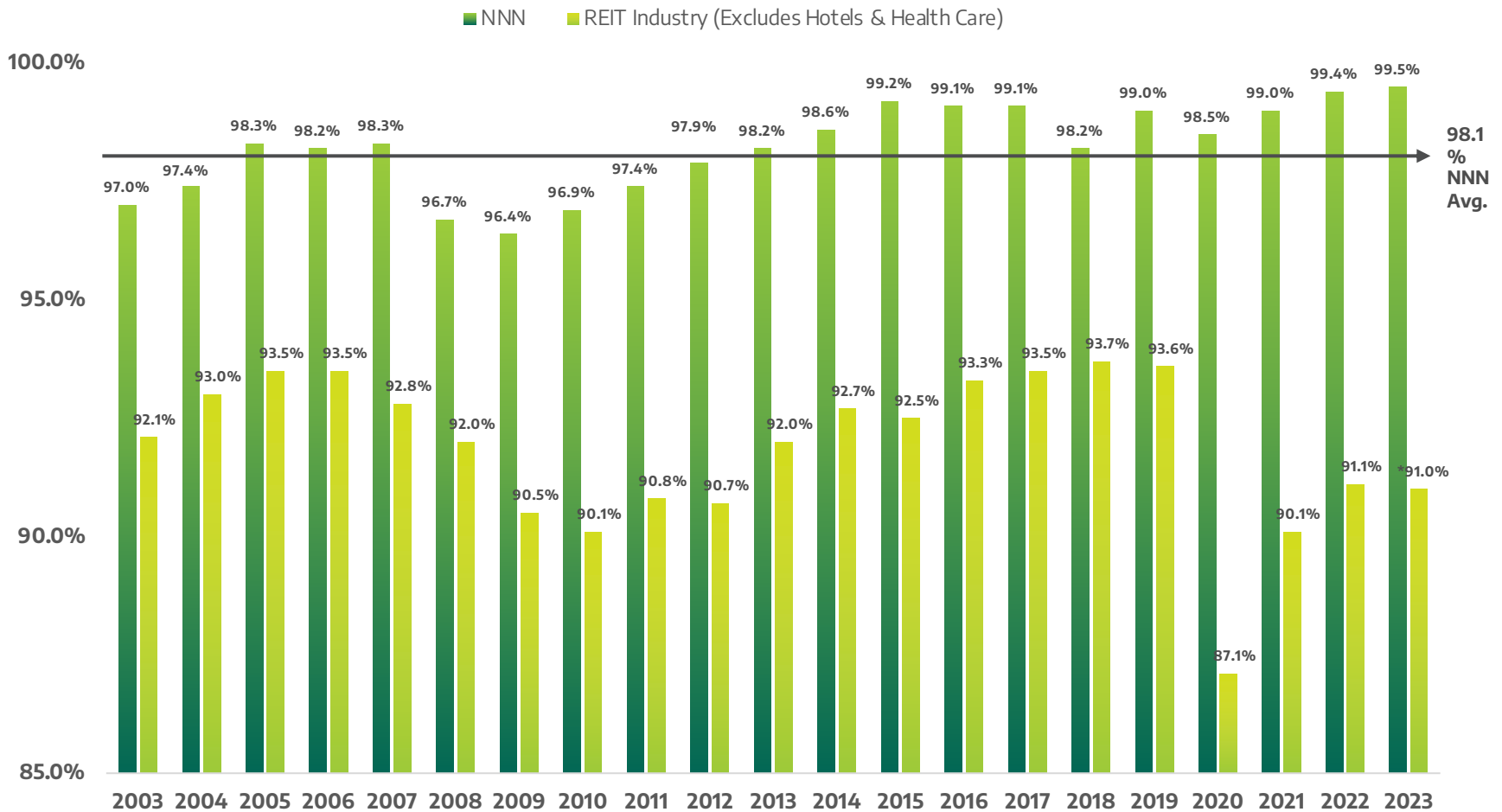
Texas 552  
Florida 282  
Ohio 195  
Georgia 172  
Illinois 168



# NNN's Strategy Results in Higher Occupancy and Less Volatility

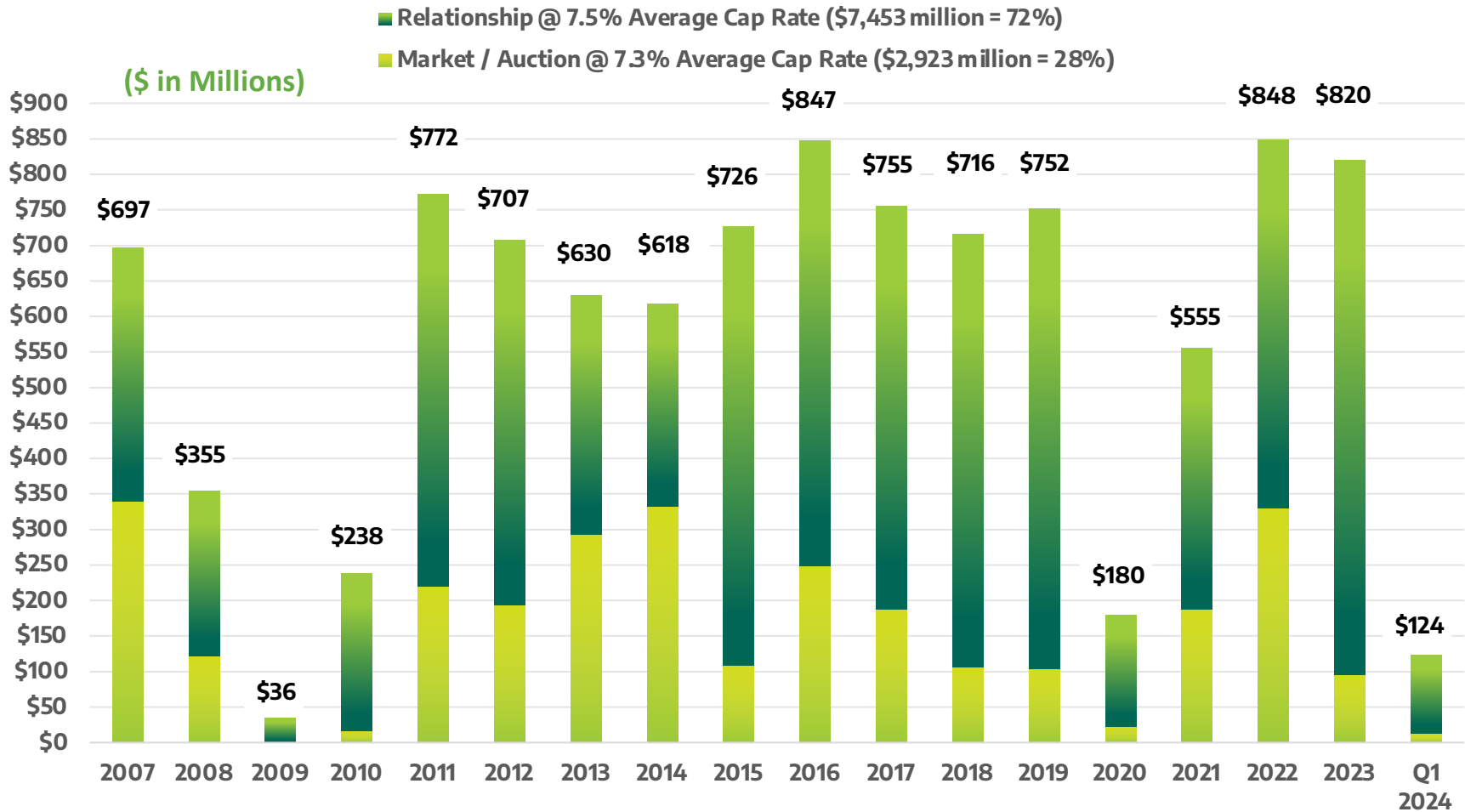


From 2003 – 2023, NNN's occupancy never fell below 96.4% while the REIT industry average never rose above 93.7%



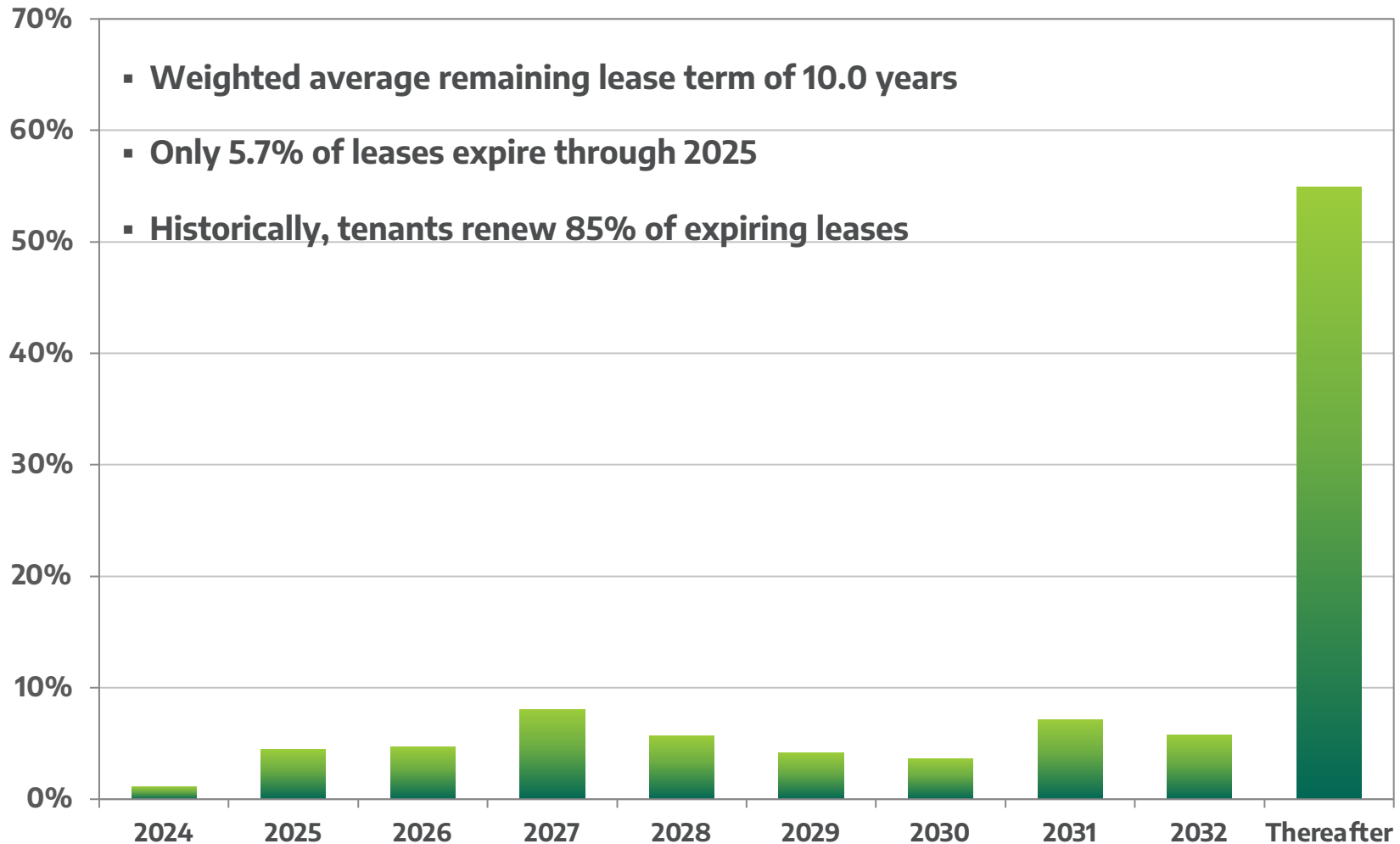
\*REIT industry Average as of Q3 2023

# 2007-2024 Acquisition Volume by Source



# Lease Expirations

*(As a percentage of annual base rent – March 31, 2024)*



# Great People in a Supportive Culture

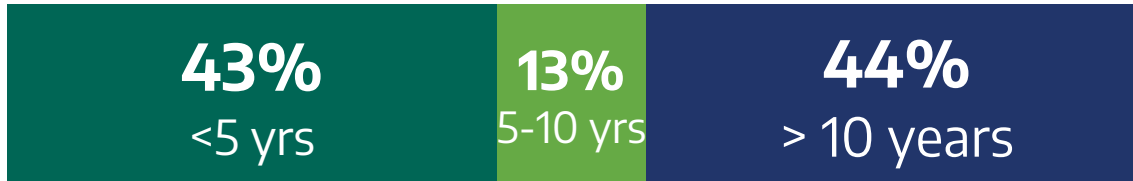


**10 years**  
is the average tenure  
of an NNN employee

Average tenure of  
Senior Leadership is  
**21 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
- ◆ Professional webinars
- ◆ Cross training / job shadowing

### Educational Seminars

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

## Community Engagement

350+ service hours annually



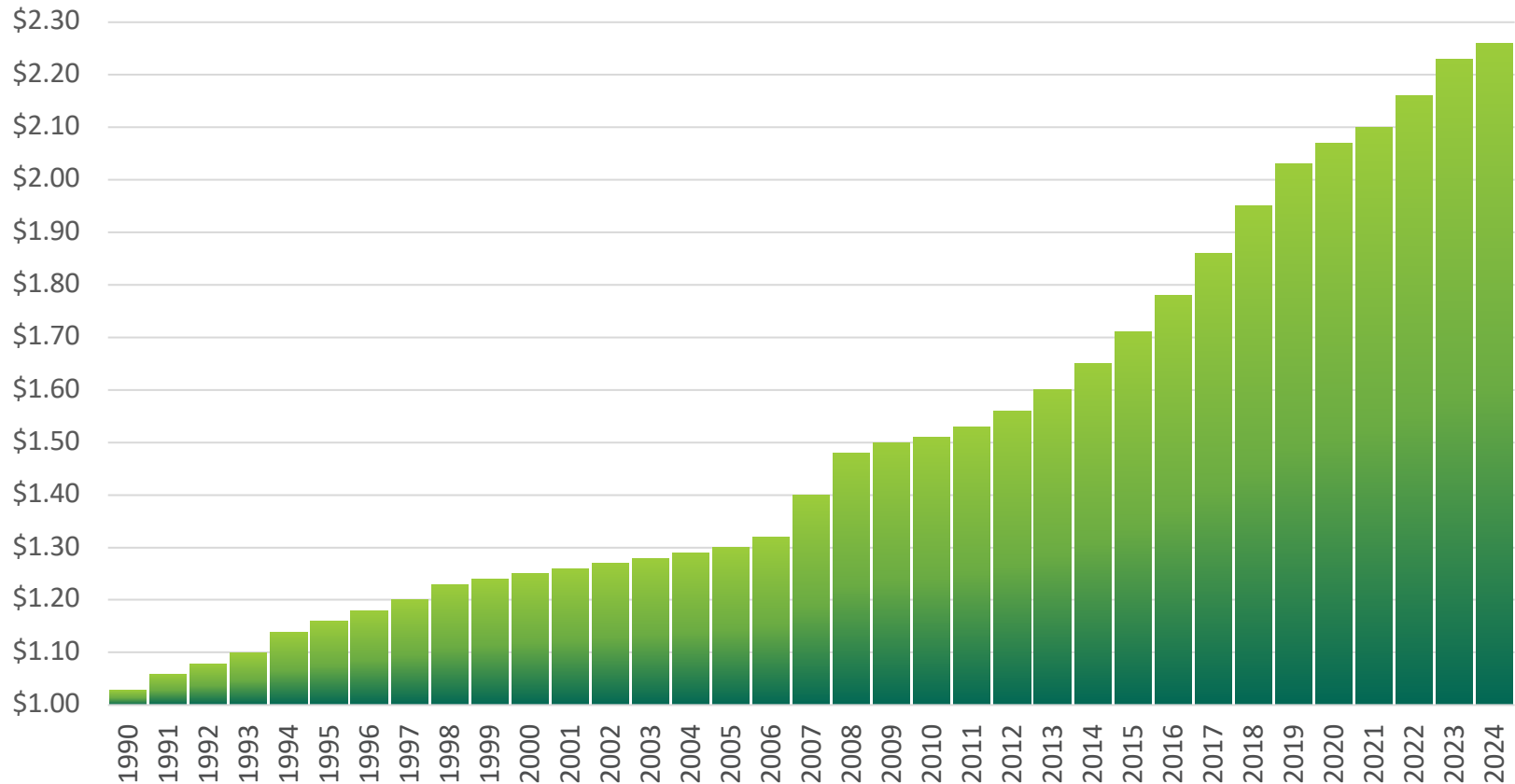


# Long-Term Dividend History



## 34 Consecutive Years of Annual Dividend Increases

Third longest of all public REITs



# NNN Consistently Outperforms the REIT Industry and Major Indices



## Annual Total Return Comparison

For Periods Ending March 31, 2024

NNN Outperforms	1 Year	2 Years	3 Years	5 Years	10 Years	15 Years	20 Years	25 Years	30 Years
(NNN = \$42.74 at 3/31/2024)									
<b>NNN REIT, Inc. (NNN)</b>	<b>2.3%</b>	<b>2.7%</b>	<b>4.0%</b>	<b>-0.3%</b>	<b>7.0%</b>	<b>12.4%</b>	<b>9.8%</b>	<b>12.3%</b>	<b>10.9%</b>

Indices

* NAREIT Equity REIT Index (FNERTR)	8.0%	-6.7%	2.5%	4.0%	6.9%	13.6%	7.6%	9.6%	9.4%
* Morgan Stanley REIT Index (RMS G)	10.4%	-5.6%	4.0%	4.1%	6.5%	13.5%	7.4%	9.4%	n/a
S&P 500 Index (SPX)	30.0%	9.5%	11.5%	15.0%	12.9%	15.6%	10.1%	7.8%	10.7%
* S&P 400 Index (MID)	23.4%	8.1%	6.9%	11.7%	10.0%	14.7%	10.0%	10.4%	11.7%
* Russell 1000 Index (RIY)	30.0%	9.1%	10.5%	14.7%	12.7%	15.6%	10.2%	8.0%	10.6%
* Russell 1000 Value Index (RLV)	20.3%	6.4%	8.1%	10.3%	9.0%	13.1%	8.3%	7.4%	9.6%
Russell 2000 Index (RTY)	19.7%	2.8%	-0.1%	8.1%	7.6%	12.9%	8.0%	8.4%	8.8%
Russell 2000 Value Index (RUJ)	18.8%	1.6%	2.2%	8.1%	6.9%	12.1%	7.4%	9.1%	9.3%

\* 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)



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