



NEWS RELEASE

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FOR IMMEDIATE RELEASE
April 15, 2025

Common Dividend Declared by NNN REIT, Inc.

Orlando, Florida, April 15, 2025 – The Board of Directors of NNN REIT, Inc. (NYSE: NNN) (“NNN” or the “Company”), a real estate investment trust, today announced a quarterly dividend of 58 cents per share payable May 15, 2025 to shareholders of record as of April 30, 2025. NNN is one of only three publicly traded REITs to have increased its annual dividend for 35 or more consecutive years.

About NNN REIT, Inc.

NNN REIT invests in high-quality properties subject generally to long-term, net leases with minimal ongoing capital expenditures. As of December 31, 2024, the Company owned 3,568 properties in 49 states with a gross leasable area of approximately 36.6 million square feet and a weighted average remaining lease term of 9.9 years. For more information on the Company, visit www.nnnreit.com.