



## NEWS RELEASE

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FOR IMMEDIATE RELEASE  
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### **Increased Common Dividend Declared by NNN REIT, Inc. -- Marks 36<sup>th</sup> Consecutive Annual Dividend Increase --**

**Orlando, Florida, July 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 60 cents per share payable August 15, 2025 to shareholders of record as of July 31, 2025. The 3.4 percent increase in the quarterly dividend marks the 36<sup>th</sup> consecutive annual dividend increase. NNN is one of only three publicly traded REITs to have increased its annual dividend for 36 or more consecutive years.

Steve Horn, Chief Executive Officer, commented: “Operating with a long-term perspective has positioned NNN to increase its annual dividend for the 36<sup>th</sup> consecutive year. Our consistent growth reflects the strength of our disciplined capital allocation strategy, supported by our solid and flexible balance sheet.”

#### **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 March 31, 2025, the Company owned 3,641 properties in 50 states with a gross leasable area of approximately 37.3 million square feet and a weighted average remaining lease term of 10 years. For more information on the Company, visit [www.nnnreit.com](http://www.nnnreit.com).