

Report of Organizational Actions
Affecting Basis of Securities

► See separate instructions.

Part I Reporting Issuer

1 Issuer's name NNN REIT, INC.		2 Issuer's employer identification number (EIN) 56-1431377	
3 Name of contact for additional information MR. CHRIS BARRY	4 Telephone No. of contact 407-265-7348	5 Email address of contact NNN-InvestorRelations@nnnreit.com	
6 Number and street (or P.O. box if mail is not delivered to street address) of contact 450 S ORANGE AVE, SUITE 900		7 City, town, or post office, state, and ZIP code of contact ORLANDO, FL 32801	
8 Date of action 2/14/2025, 5/15/2025, 8/15/2025, 11/14/2025	9 Classification and description COMMON STOCK		
10 CUSIP number 637417106	11 Serial number(s)	12 Ticker symbol NNN	13 Account number(s)

Part II Organizational Action Attach additional statements if needed. See back of form for additional questions.

14 Describe the organizational action and, if applicable, the date of the action or the date against which shareholders' ownership is measured for the action ► NNN REIT, INC. DISTRIBUTED QUARTERLY DISTRIBUTIONS TO ITS COMMON SHAREHOLDERS FOR THE 2025 TAX YEAR. A PORTION OF THESE DISTRIBUTIONS REPRESENT A NONDIVIDEND DISTRIBUTION. THE DISTRIBUTIONS WERE PAID ON 2/14/2025, 5/15/2025, 8/15/2025 AND 11/14/2025.

15 Describe the quantitative effect of the organizational action on the basis of the security in the hands of a U.S. taxpayer as an adjustment per share or as a percentage of old basis ► THE BASIS OF THE SECURITY SHOULD BE REDUCED BY 4.6812% OF THE TOTAL DISTRIBUTION RECEIVED IN 2025.

16 Describe the calculation of the change in basis and the data that supports the calculation, such as the market values of securities and the valuation dates ► THE RETURN OF BASIS REPRESENTS DISTRIBUTIONS ASSOCIATED WITH THE 2025 TAX YEAR WHICH ARE IN EXCESS OF CURRENT YEAR AND ACCUMULATED EARNINGS AND PROFITS.

Part II **Organizational Action (continued)**

17 List the applicable Internal Revenue Code section(s) and subsection(s) upon which the tax treatment is based ► I.R.C. SECTION 301(c)(2)

18 Can any resulting loss be recognized? ► N/A

19 Provide any other information necessary to implement the adjustment, such as the reportable tax year ► THE BASIS ADJUSTMENT IS FROM THE 2025 TAX YEAR.

Sign Here	Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.				
	Signature ► <u>Vincent H. Chao</u>	Date ►	1/14/2026		
Print your name ► <u>VINCENT H. CHAO</u>		Title ► <u>EXECUTIVE VICE PRESIDENT</u>			
Paid Preparer Use Only	Print/Type preparer's name	Preparer's signature	Date	Check <input type="checkbox"/> if self-employed	PTIN
	Firm's name ►			Firm's EIN ►	
	Firm's address ►			Phone no.	