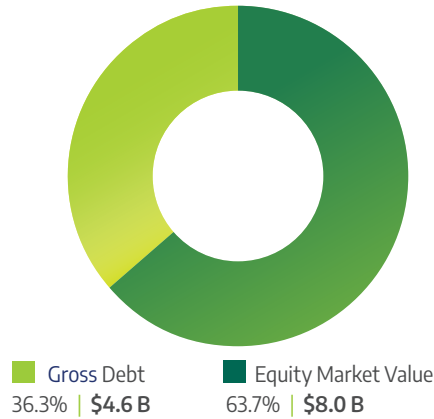


QUARTERLY HIGHLIGHTS

- 36 years of consecutive annual dividend increases
- Diversified Portfolio: 3,711 properties in 50 states totalling 39.6 million sf of GLA
- Strong balance sheet: investment-grade rated by S&P and Moody's
- Total enterprise value more than \$12.0B
- Long-term net leases with average remaining lease term of 10.1 years
- 98.6% occupancy

CONSERVATIVE BALANCE SHEET MANAGEMENT

As of March 31, 2026 –
As a percentage of Total Capital



DISCIPLINED & DELIBERATE

Founded in 1984, NNN REIT, Inc. (NYSE: NNN) is a real estate investment trust that invests in high quality single tenant net leased properties.

Maintaining a multi-year view and focused on producing consistent per share results, NNN has navigated all types of market conditions using disciplined analysis and a deliberate approach.

The company's 25-year average annual total return is 11.5% and NNN shareholders have enjoyed 36 consecutive annual dividend increases, the third longest such track record of all REITs.

TOTAL SHAREHOLDER RETURN COMPARISON

(NNN = \$42.03 at March 31, 2026)

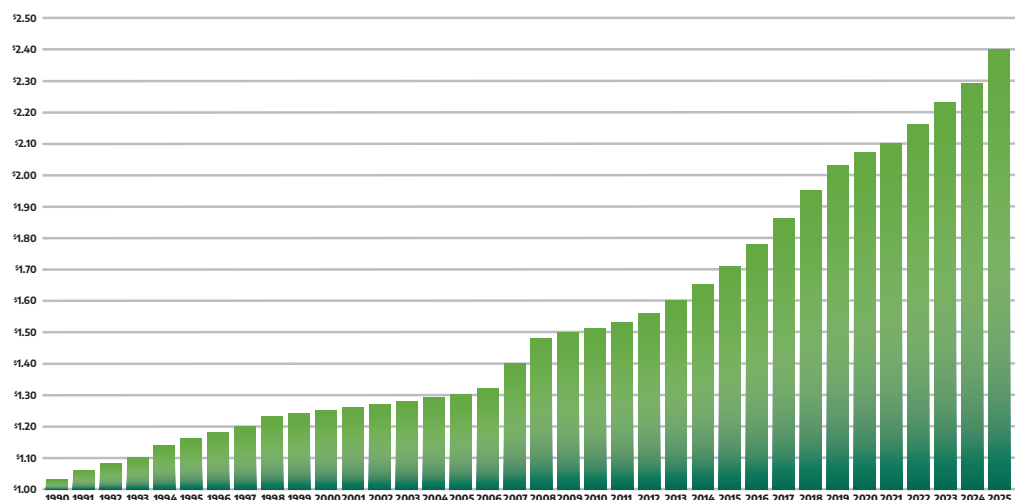
	5 YEARS	10 YEARS	15 YEARS	20 YEARS	25 YEARS	30 YEARS
NNN REIT	4.4%	4.0%	8.4%	8.6%	11.5%	10.8%
Indices						
* NAREIT Equity REIT Index (FNERTR)	4.0%	5.6%	7.5%	6.0%	9.1%	9.2%
* Morgan Stanley REIT Index (RMS G)	5.8%	5.6%	7.6%	6.0%	9.1%	9.2%
S&P 500 Index (SPX)	12.0%	14.1%	13.3%	10.5%	9.2%	10.0%
* S&P 400 Index (MID)	6.9%	10.6%	10.2%	9.2%	9.9%	10.1%

* NNN is a member of this index

Source: Bloomberg

36 CONSECUTIVE ANNUAL DIVIDEND INCREASES

Third longest track record of all public REITs



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Chief Financial Officer

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FINANCIAL HIGHLIGHTS

Total Gross Assets	\$ 12.9 billion
AFFO per share ^{3/31/26}	\$ 0.87
Core FFO per share ^{3/31/26}	\$ 0.86
FFO per share ^{3/31/26}	\$ 0.86
Quarterly Dividend	\$ 0.60
Annualized Dividend	\$ 2.40
Annualized Dividend Yield ^{3/31/26}	5.7%
52-Week Stock Range	\$35.80 – \$ 46.03

TOP LINES OF TRADE

As a percentage of annual base rent

Automotive services	18.7%
Convenience stores	16.3%
Restaurants – limited service	8.0%
Entertainment	7.1%
Dealerships	6.4%
Restaurants – full service	6.4%
Health and fitness	3.9%
Theaters	3.6%
Automotive parts	3.3%
Equipment rental	3.0%

