NNN REIT
NYSE:NNN

ANNUALIZED DIVIDEND YIELD: 5.2%

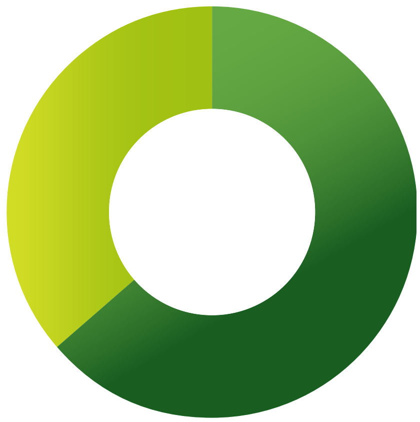
All information as of June 30, 2026

37 CONSECUTIVE ANNUAL DIVIDEND INCREASES

HIGHLIGHTS

- 37 consecutive annual dividend increases
- Strong balance sheet: investment-grade rated by S&P and Moody's
- Total market capitalization of $13.9B
- Diversified portfolio: 3,774 properties in 50 states totalling 40.4 million sf of GLA
- Long-term net leases with average remaining lease term of 10.1 years
- High portfolio occupancy of 99.1%

CONSERVATIVE BALANCE SHEET MANAGEMENT



Gross Debt 36.2% | **$5.1 B**

Equity Market Value 63.8% | **$8.9 B**

40+ YEARS OF DISCIPLINED, CYCLE-TESTED GROWTH

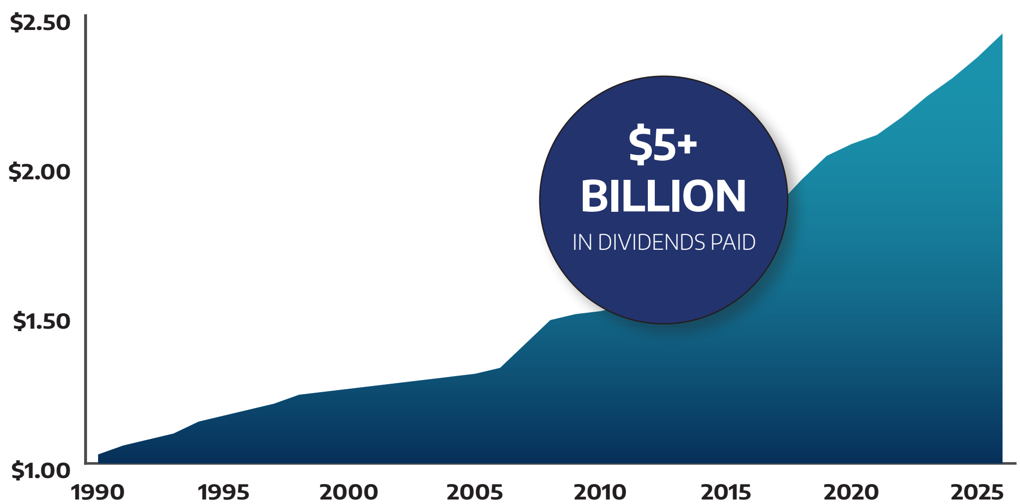
Founded in 1984, NNN REIT, Inc. (NYSE: NNN) is a real estate investment trust that invests in high quality single tenant net leased properties.

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 11.1% and NNN shareholders have enjoyed 37 consecutive annual dividend increases, the third longest such track record of all REITs.

37 CONSECUTIVE ANNUAL DIVIDEND INCREASES

Third longest track record of all public REITs



DIVERSIFIED TENANCY WITH NO SINGLE TENANT ABOVE 5% OF ABR

Vincent H. Chao
Chief Financial Officer

Investor Relations
Matthew Vredenburgh
Justin Smith

NNN REIT

450 S. Orange Avenue
Suite 900
Orlando, FL 32801

(800) NNN-REIT
(407) 265-7348

www.**nnnreit**.com

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All information as of June 30, 2026

37 CONSECUTIVE ANNUAL **DIVIDEND INCREASES**

FINANCIAL HIGHLIGHTS

Quarter ended June 30, 2026

Total Market Capitalization	$13.9 billion
AFFO per share	$ 0.90
Core FFO per share	$ 0.89
AFFO Payout Ratio	67%
Quarterly Dividend	$ 0.60
Annualized Dividend	$ 2.40
Annualized Dividend Yield	5.2%
52-Week Stock Range	$39.05 – $ 47.47

TOP LINES OF TRADE

As a percentage of annual base rent

Automotive services	18.6%
Convenience stores	15.9%
Restaurants – limited service	7.7%
Entertainment	7.3%
Dealerships	6.4%
Restaurants – full service	6.3%
Health and fitness	3.8%
Theaters	3.5%
Automotive parts	3.2%
Equipment rental	3.0%