NNN REIT
NYSE:NNN

INVESTOR FACT SHEET • Q3 2026

Data as of September 30, 2026



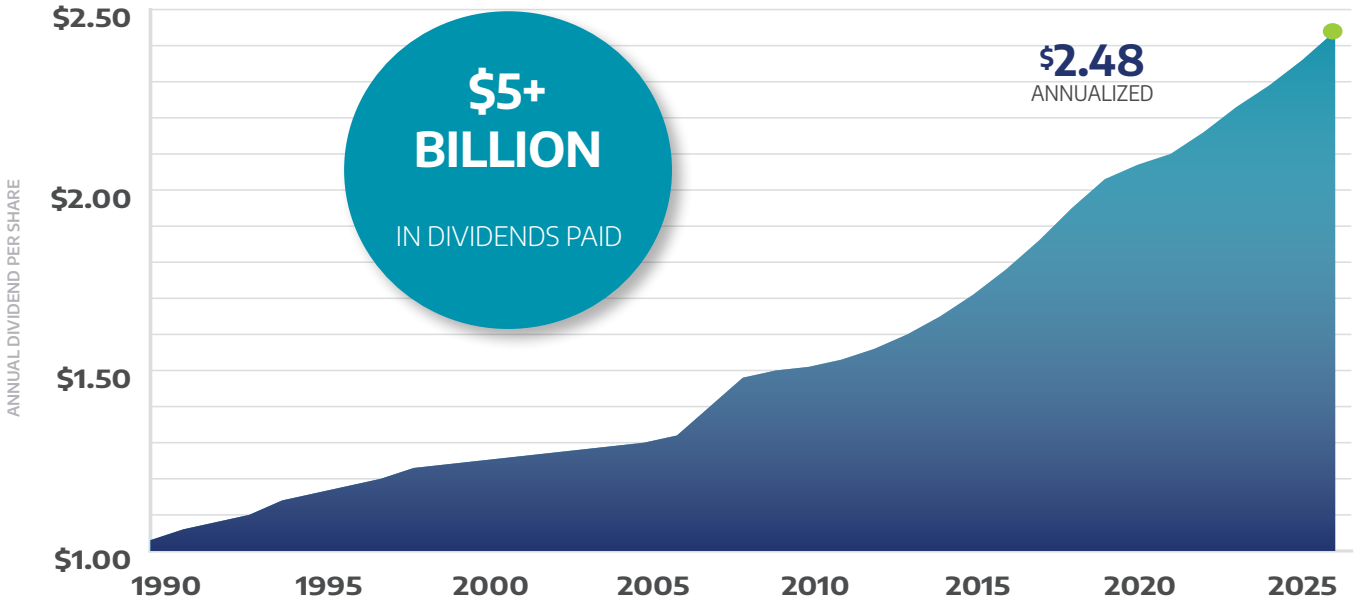
DURABLE GROWTH
CYCLE-TESTED SINCE 1984

NNN REIT (NYSE: NNN) is a real estate investment trust that invests in high-quality, single-tenant properties subject generally to long-term net leases with minimal ongoing capital expenditures. With a multi-year view and a strong investment-grade balance sheet, NNN is focused on delivering consistent per share growth.

NNN AT A GLANCE

6.0%	3,817	99.2%	10.1 YRS	$12.9B
DIVIDEND YIELD	PROPERTIES	OCCUPANCY RATE	WTD. AVERAGE LEASE TERM	TOTAL MARKET CAPITALIZATION

NNN IS ONE OF ONLY THREE PUBLICLY TRADED REITS THAT HAS ACHIEVED 37 YEARS OF CONSECUTIVE DIVIDEND INCREASES



WHY NNN REIT

DISCIPLINE
Time-tested, data-driven capital allocation

DURABILITY
Active portfolio management optimizes rent, reduces risk

FLEXIBILITY
Balance sheet strength supports growth

PERFORMANCE
Proven strategy, experienced team, rigorous process

NNN REIT
NYSE:NNN

37 CONSECUTIVE ANNUAL DIVIDEND INCREASES

FINANCIAL HIGHLIGHTS

Total Market Capitalization	$12.9B
AFFO per share	$ 0.91
AFFO Payout Ratio	68%
Investments YTD	$658M
Quarterly Dividend	$ 0.62
Annualized Dividend	$ 2.48
Annualized Dividend Yield	6.0%
52-Week Stock Range	$39.05 – $ 49.59

CONSERVATIVE BALANCE SHEET

DEBT 38.9% | $5.1B | **EQUITY 61.1% | $7.9B**

$1.4B
TOTAL AVAILABLE LIQUIDITY

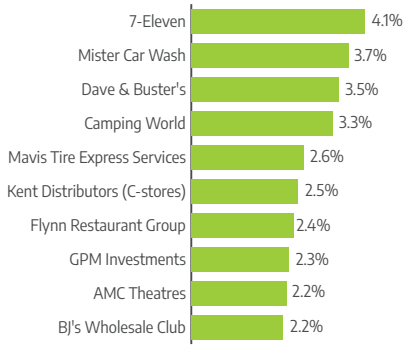
9.8 YRS
WTD. AVERAGE DEBT MATURITY

100%
UNENCUMBERED ASSETS

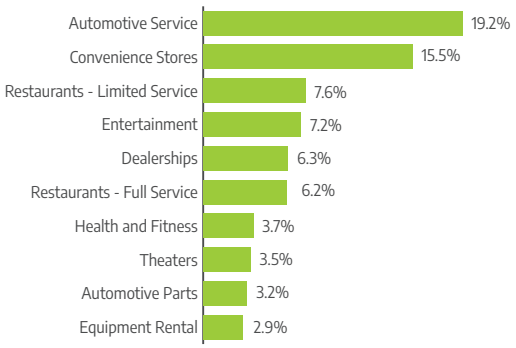
BBB+ / Baa1
S&P / MOODY'S RATINGS

NNN TOP TENS (AS A % OF ABR)

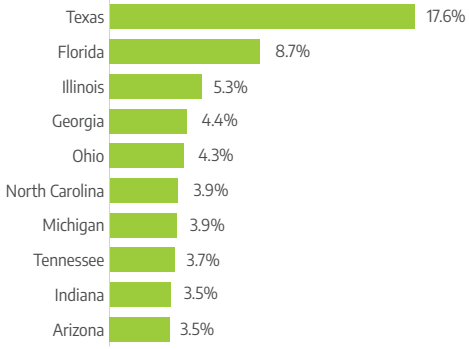
TOP TENANTS



TOP LINES OF TRADE



TOP STATES



DIVERSIFIED TENANTS

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