



# NETSTREIT

Investor Presentation  
February 2026



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This presentation also includes certain financial measures not presented in accordance with generally accepted accounting principles ("GAAP") including, but not limited to, FFO, Core FFO, AFFO, EBITDA, EBITDAre, Adjusted EBITDAre, Annualized Adjusted EBITDAre, Property-Level NOI, Property-Level Cash NOI, Property-Level Cash NOI - Estimated Run Rate, Net Debt, Adjusted Net Debt, and Adjusted Net Debt. These non-GAAP financial measures are not measures of financial performance in accordance with GAAP and may exclude items that are significant in understanding and assessing the Company's financial results. Therefore, these measures should not be considered in isolation or as an alternative to net income, cash flows from operations or other measures of profitability, liquidity or performance under GAAP. You should be aware that the presentation of these measures may not be comparable to similarly-titled measures used by other companies. The Company believes these non-GAAP measures provide useful information to management and investors regarding certain financial and business trends relating to the Company's financial condition and results of operations. The Company believes that the use of these non-GAAP financial measures provides an additional tool for investors to use in evaluating ongoing operating results and trends in and in comparing its financial results with other similar companies, many of which present similar non-GAAP financial measures to investors. These non-GAAP financial measures are subject to inherent limitations as they reflect the exercise of judgments by management about which expense and income are excluded or included in determining these non-GAAP financial measures.

Certain monetary amounts, percentages and other figures included in this presentation have been subject to rounding adjustments. Certain other amounts that appear in this presentation may not sum due to rounding.

# Investment Highlights & Business Update



## High Credit Quality & Resilient Net Lease Portfolio

- ✓ Focused on growing portfolio with high quality tenants that offer strong credit profiles and provide consistent performance through various economic cycles
- ✓ Proven track record of full occupancy and strong unit-level coverage; NTST's lone vacancy has received strong interest from multiple retailers above the prior rent
- ✓ Long weighted average lease term and de minimis intermediate-term lease expirations within the pharmacy and dollar store industries

<b>58%</b> Investment Grade (IG) and Investment Grade Profile (IGP) <sup>1</sup>	<b>87%</b> Necessity, Discount, and Service-Oriented Tenants
<b>99.9%</b> Occupancy	<b>3.8x</b> Unit-Level Rent Coverage <sup>2</sup>
<b>10.1 Years</b> Weighted Average Lease Term (WALT)	<b>14bps</b> Pharmacy & Dollar Store ABR Expiring Thru YE'28

## Well Capitalized Balance Sheet

- ✓ Low leverage with no intermediate-term debt maturities
- ✓ \$373 million of unsettled forward equity at 4Q'25-end
- ✓ \$47 million of gross ATM sales QTD in 1Q'26

<b>3.8x</b> PF Adj. Net Debt <sup>3</sup> / Annualized Adj. EBITDAre	<b>24%</b> PF Adj. Net Debt <sup>3</sup> / Undepreciated Gross Assets
<b>\$1.1 billion</b> Total PF Liquidity <sup>3,4</sup>	<b>2028</b> First Term Loan Maturity

## Proven Ability to Source Attractive Investment Opportunities

- ✓ Strong investment pace since 2020 with a solid pipeline of investment opportunities at attractive cash yields
- ✓ \$657 million of gross investments completed in FY'25
- ✓ Proven ability to source resilient investments as evidenced by our de minimis historical credit loss

<b>\$108 million</b> Avg. Net Investments Per Quarter Since 3Q'20	<b>7.1%</b> Wtd. Avg. Cash Yield Since 3Q'20
<b>3bps</b> Annual Credit Loss in Six Yrs <sup>2</sup>	<b>7.5%</b> Wtd. Avg. Cash Yield In FY'25

Source: Company data and balance sheet as of December 31, 2025, unless otherwise noted. Figures represent percentage of ABR unless otherwise noted. Due to rounding, respective percentage of credit rating may not precisely reflect the absolute figures.

1. Represents tenants with investment grade credit metrics (more than \$1.0 billion in annual sales and a debt to adjusted EBITDA ratio of less than 2.0x), but do not carry a published rating from S&P, Fitch, Moody's, or NAIC.

2. See slides 4 and 13 for further details.

3. Reflects 21.6 million of unsettled forward equity shares at the December 31, 2025, weighted average net settlement price of \$17.26 per share and 2.6 million of ATM shares sold QTD in 1Q'26 at a weighted average net settlement price of \$17.91 per share.

4. Includes the \$150 million of undrawn term loan balance from the \$250 million senior unsecured term loan.

# Annualized Credit Loss Experience vs. Peers

De Minimis Historical Annualized Credit Loss Since Inception



Since NETSTREIT's initial equity raise in 4Q'19, only one portfolio tenant – Big Lots – has experienced a credit event, which is projected to cause \$367K<sup>1</sup> in lost ABR for **3bps of annualized credit loss in six years**

## Peer Commentary on Annualized Credit Loss



"Historically, our longer-term average is closer to **25bps**"  
(1Q'24 Earnings Transcript)



"We provided some good credit loss statistics in our NAREIT deck of **30bps** per annum is our historical experience"  
(3Q'24 Earnings Transcript)



"Historically, our credit loss typically runs in the kind of the **30bps to 50bps** kind of range"  
(4Q'24 Earnings Transcript)

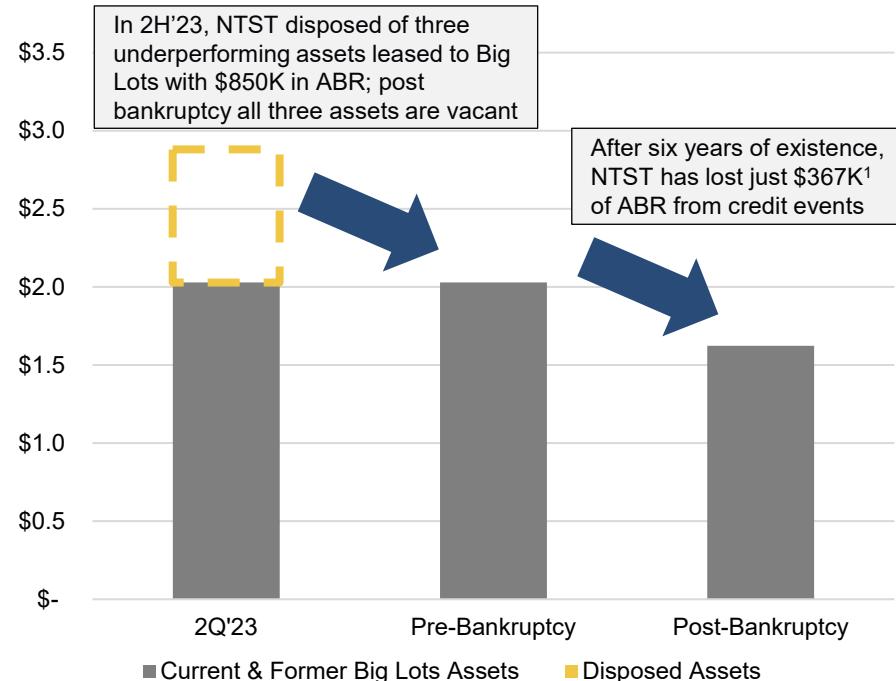


The Monthly Dividend Company®  
"Historically about how when you exclude the pandemic, we've been right there around **25bps** of credit loss in a given year as a % of revenue"  
(3Q'24 Earnings Transcript)



"Historically, both under assumptions but also realized credit loss...we've probably been more in the **50bps to 75bps** range"  
(1Q'25 Citi Conference Transcript)

## Big Lots Historical ABR



With Big Lots footprint shrinking to ~200 stores from ~1,400 stores post bankruptcy (15% acceptance rate), NETSTREIT's **87.5%** acceptance rate (7 of 8 leases accepted/assigned in bankruptcy) was significantly better than all other multi-unit landlords

Source: Company data as of December 31, 2025.

1. Post bankruptcy rent loss with Big Lots is calculated using management's expected recovery on its vacant Big Lots asset in Bowie, MD, which remains subject to final lease negotiations.

# Portfolio Overview

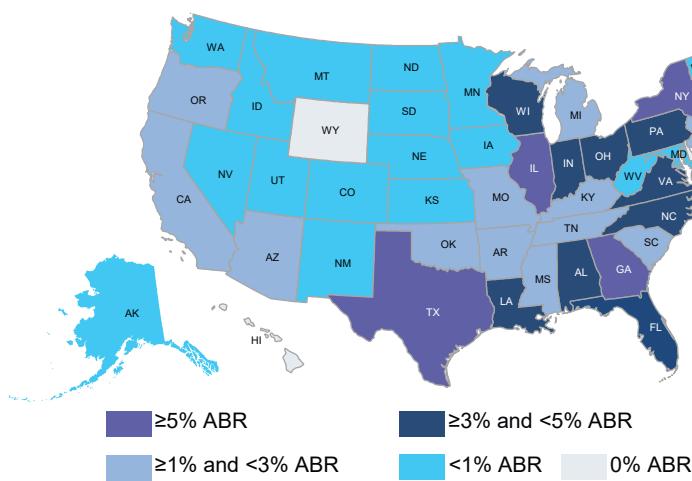
High-Quality, Diversified Portfolio Consisting of 58.3% IG and IG Profile Tenants Across 45 States



## Key Portfolio Stats

Investments <sup>1</sup>	758
States	45
Portfolio Square Feet (in millions)	13.7
Tenants	129
Retail Sectors	28
% Occupancy	99.9%
% IG and IG Profile Tenants (by ABR) <sup>2</sup>	58.3%
WALT (Years) <sup>3</sup>	10.1
Lease Turnover Through 2027 (by ABR)	2.4%

## National Footprint in Attractive Markets



Source: Company data as of December 31, 2025, unless otherwise noted.

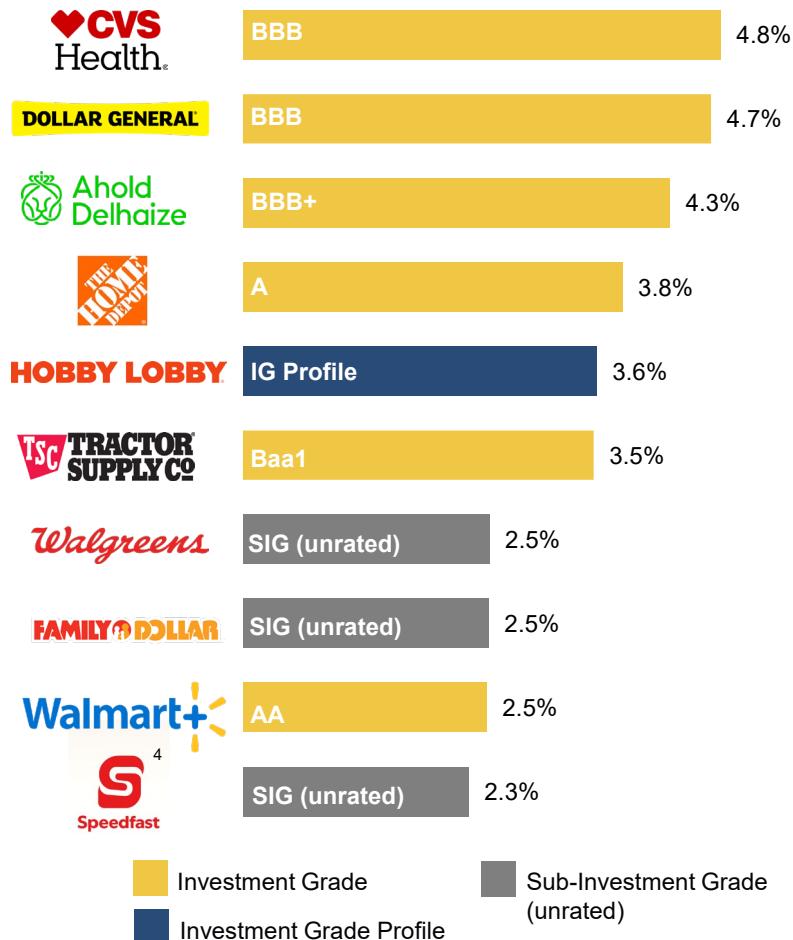
1. Includes acquisitions, mortgage loans receivable, and completed developments.

2. Percentage represents investments, or investments that are subsidiaries of a parent entity, with a credit rating of BBB- (S&P/Fitch), Baa3 (Moody's), or NAIC2 (National Association of Insurance Commissioners) or higher, and investments with investment grade credit metrics (more than \$1.0 billion in annual sales and a debt to adjusted EBITDA ratio of less than 2.0x), but do not carry a published rating from S&P, Moody's, Fitch, or NAIC.

3. Weighted by ABR; excludes lease extension options and investments that secure mortgage loans receivable.

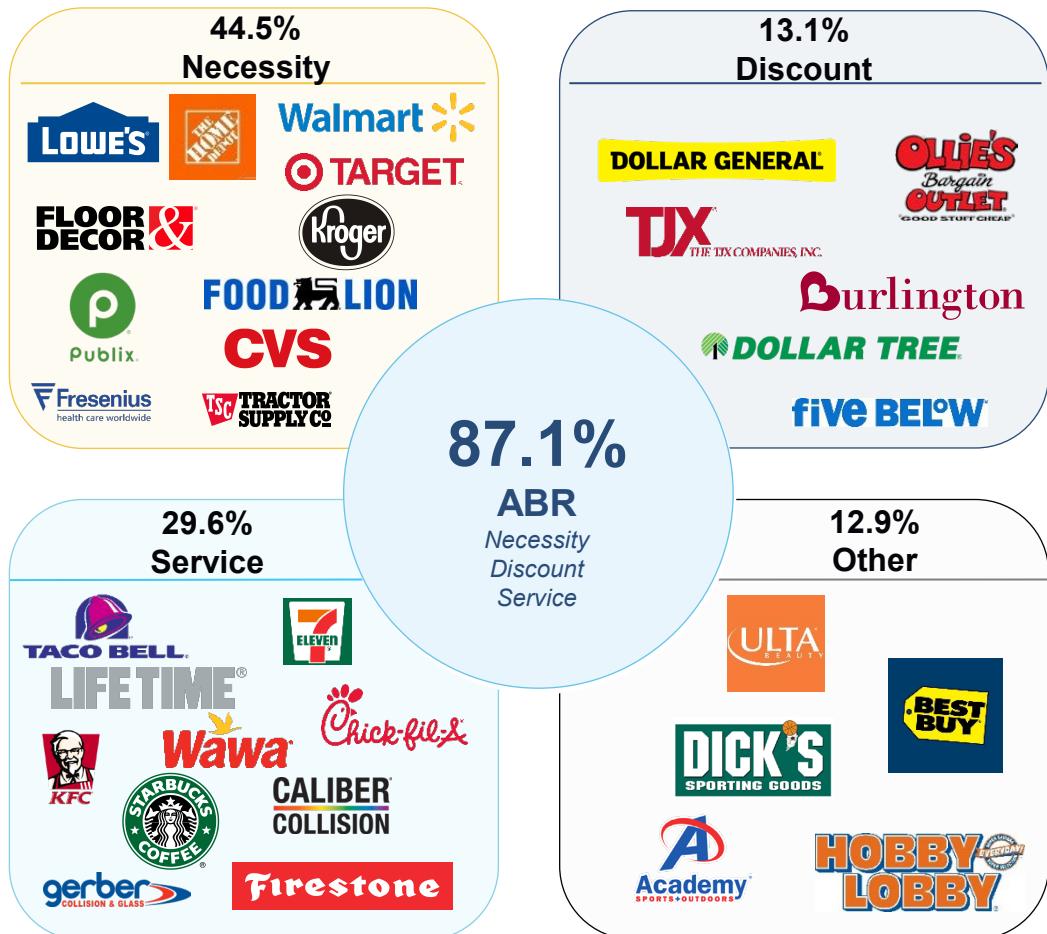
4. Speedfast is a convenience store brand owned by United Lone Enterprises.

## Top 10 Tenants by % of ABR



# Portfolio Diversification In Defensive Retail Sectors

Nationally Diversified Portfolio Primarily Comprised of Recession Resilient Retail Tenants



## Top Industries

1 Grocery: 14.0%



2 Convenience Stores: 13.7%



3 Home Improvement: 8.8%



4 Dollar Stores: 8.6%



5 Drug Stores & Pharmacies: 7.3%



Source: Company data as of December 31, 2025. All figures represent percentage of ABR. Due to rounding, respective defensive retail sector exposure may not precisely reflect the absolute figures.

# Consistent Investment Approach

Disciplined and Deliberate Portfolio Construction



## Investment Philosophy



Defensive Tenancy in Necessity-Based and E-commerce-Resistant Retail Industries<sup>1</sup>



Resilient, Cycle-Tested Investment Grade Credit Tenants with Durable Cash Flows<sup>1</sup>



Granular Assets in Highly Fragmented, Undercapitalized Market Segment



Net Lease Retail Assets with Long Lease Term Benefiting From Contractual Rent Growth



Diversification by Industry, Tenant, State<sup>1</sup>



Significant Focus on Fundamental Real Estate Underwriting

## Portfolio Strategy

Primarily

87.1%

>60%

58.3%  
(44.3% IG and 14.0% IGP)

\$1 to \$10 million Avg. Asset Size

\$3.7 million Avg. Asset Size

~10 Year WALT

10.1 Year WALT<sup>2</sup>

<15% Industry  
<50% Top 10 Tenants  
<15% State

14.0% Industry  
34.5% Top 10 Tenants  
17.3% State

Attractive cost basis with durable valuation supported by market rents and demos, physical structure and location, and alternative use analyses

Source: Company data as of December 31, 2025, unless otherwise noted. Due to rounding, respective percentage of credit rating may not precisely reflect the absolute figures.

1. Portfolio statistics as a percentage of ABR.

2. Weighted by ABR; excludes lease extension options and investments that secure mortgage loans receivables.

# Acquisition Strategy – Bell Curve Investing

Acquisition Strategy is Focused on Inefficiently Priced Assets Where Risk Adjusted Returns are Higher



## Efficiently Priced Assets

### TYPICAL TRANSACTION

- Well marketed transaction
- Straight-forward transaction
- Ability to finance transaction
- Highly competitive, well capitalized investors

## Inefficiently Priced Assets

### TYPICAL TRANSACTION

- Not highly marketed
- May involve transaction structuring that limits buyer pool
- Limited financing options
- Less competitive

**“Market-Taker Assets”**

# Stringent Three-Part Underwriting Process

Our Three-Pronged Approach Results in Superior Downside Protection



# Strong Tenant Credit Underwriting

Credit-Focused Underwriting Approach Drives Stable Revenue and Long-Term Return on Investment



	Investment Grade (rated)	Investment Grade Profile (unrated)	Sub-IG (rated) & Sub-IG Profile (unrated)
<b>Description</b>	<ul style="list-style-type: none"> <li>Validated financial strength and stability</li> <li>Professional management with standardized operational practices</li> <li>Focus on corporate guarantee credit</li> <li>Lower relative yields</li> <li>Higher competition for deals</li> </ul>	<ul style="list-style-type: none"> <li>IG-caliber balance sheets without explicit rating</li> <li>Threshold metrics: <ul style="list-style-type: none"> <li>At least \$1B in sales</li> <li>Debt / adjusted EBITDA of less than 2.0x</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Well-capitalized retailers</li> <li>National footprint with strong brand equity</li> <li>Focus on real estate quality / unit-level profitability</li> <li>Higher relative yields</li> <li>Lower competition for deals</li> </ul>
<b>Durability</b>	<i>Defensive, consistent performance through economic cycles</i>		
% Of ABR	44.3%	58.3% <i>IG and IG Profile</i>	14.0%
Lease Terms (WALT, Rent Bumps, etc.)	Less negotiating leverage	More negotiating leverage	Most negotiating leverage
Representative Tenants			

Source: Company data as of December 31, 2025, unless otherwise noted. Due to rounding, respective percentage of credit rating may not precisely reflect the absolute figures.

# Real Estate Valuation

Real Estate Closely Follows Credit as a Top Priority: We Utilize a Ground-Up Framework Rooted in Real Estate Fundamentals to Underpin Valuation and Further Quantify the Upside Potential of an Investment



## Market-Level Considerations

- Vacancy analysis
  - *Marketability of the real estate without current tenant*
  - *List of likely replacement tenants*
- Rent analysis
  - *Market rent versus in-place rent*
- Demographic analysis
  - *Current demographics plus trends and forecasts*
- Competitive analysis
  - *Market position versus competing retail corridors*

## Property-Level Considerations

- Fungibility of building for alternative uses
- Replacement cost
- Location analysis
  - *Traffic counts*
  - *Nearby uses and traffic drivers, complementary nature thereof*
- Accessibility and parking capacity
  - *Ingress and egress*
  - *Visibility / signage*



# Unit-Level Profitability

Assess Unit-Level Financial Performance to Focus on Properties with Strong Rent Coverage and Higher Variability in Operating Costs



## 1 Obtain Financial Info

- *Provides clarity into location-specific performance*
- Obtain unit-level financial information from parent company if possible
- If financials are not provided, utilize data provided by third party vendors to estimate sales by location
- Third party data includes:
  - Cell phone traffic
  - Point of sales (POS) data

## 2 Perform Financial Analysis

- *Analyze store demand dynamics, cost structure and liquidity profile*
- Triangulate P&L based on available information
  - Foot traffic
  - Sales
  - EBITDAR margin
  - Rent
- Account for variability in business model cost structure
  - Higher proportion of fixed costs = more variability in rent coverage
- Determine store ranking within tenant's broader operating portfolio based on estimated sales

## 3 Assess Investment Merits

- *Determine whether property meets investment criteria*

### Key Unit-Level Investment Criteria

 **Target Rent Coverage of 2.0x on a Stabilized Basis**

 **Higher Variable Cost Structure**

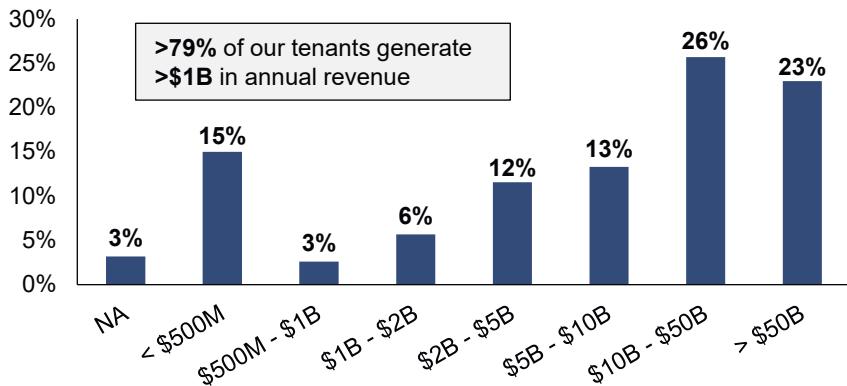
 **Ranks in Top Half of Tenant's Store Portfolio**

# Portfolio Health Statistics

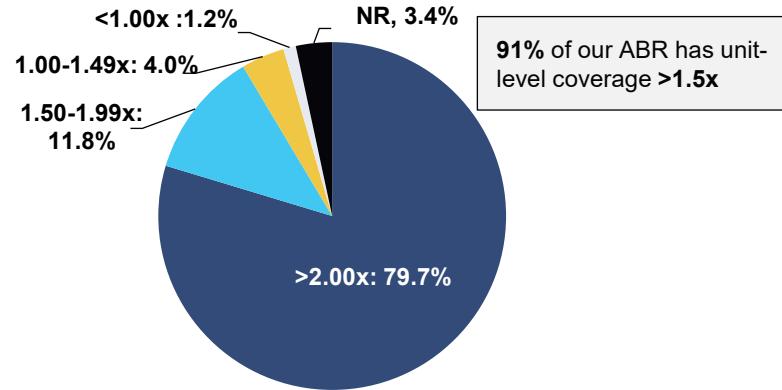
Durability Evidenced by Creditworthy Tenants with Large Revenue Bases and Strong Unit-Level Coverage



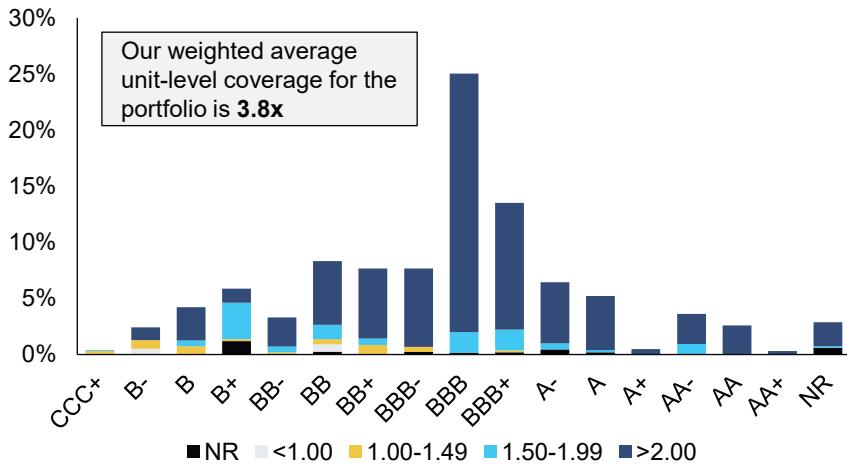
## % of ABR by Tenant Revenue Tranche



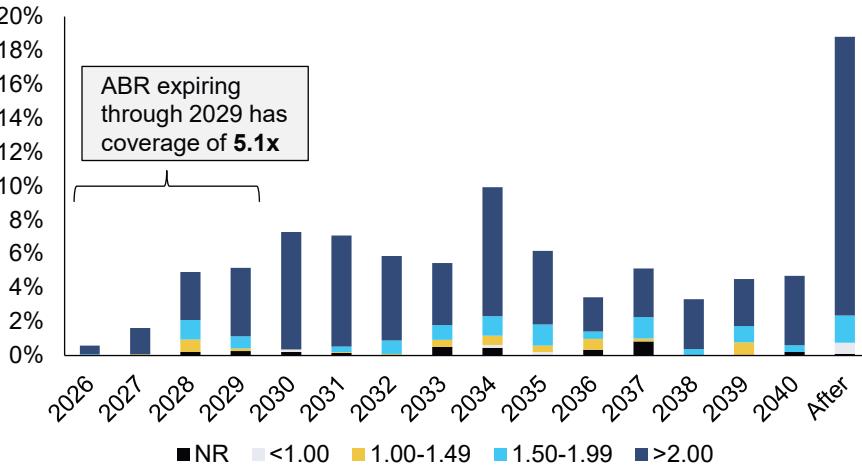
## % of ABR by Unit-Level Coverage Tranche<sup>1</sup>



## Unit-Level Coverage by Tenant Credit<sup>2</sup>



## Unit-Level Coverage by Lease Expiration<sup>3</sup>



Source: Company data as of December 31, 2025.

"NR" stands for not reported. Please note that 0.4% of the non-reporting coverage tranche includes newly built locations that are required to provide unit-level financial information in the future.

1. Unit-level rent coverage is calculated using a.) unit-level financial reporting, which represents 35.8% of ABR, or b.) Placer.ai adjusted sales and corporate EBITDA margins, where unit level reporting is not required by a lease.

2. The chart illustrates the ABR attributable to leases with tenants having specified implied credit ratings based on their Moody's EDF-X scores. Moody's equates the EDF scores generated using EDF-X with a corresponding credit rating. For those tenants with an actual credit rating from S&P, Moody's, Fitch, or the National Association of Insurance Commissioners, the higher of the actual or implied credit rating is used.

3. Excludes investments that secure mortgage loans receivable and one vacant property.



# History of Sourcing Investments at Attractive Yields

Consistently Invested at Above-Market Yields Despite Focus on High-Quality Tenants



## Sourcing Volume Since 3Q'20

	NETSTREIT	AGREE REALTY RETHINK RETAIL	NNN REIT NYSE:NNN	FCPT	ESSENTIAL PROPERTIES
Gross Volume (\$ in millions)	\$2,867	\$7,031	\$3,642	\$1,514	\$5,552
Investment Grade %	52.2%	67.0%	NA	54.7%	NA
Investment Grade Profile <sup>1</sup> %	13.0%	NA	NA	NA	NA
IG + IG Profile %	65.2%	NA	NA	NA	NA
WALT <sup>2</sup>	12.0	10.1	12.8	11.2	15.7
<b>Weighted Average Cash Yield</b>	<b>7.1%</b>	<b>6.4%<sup>3</sup></b>	<b>7.1%</b>	<b>6.7%</b>	<b>7.6%</b>

Source: Company filings from August 2020 through September 30, 2025. NTST as of December 31, 2025.

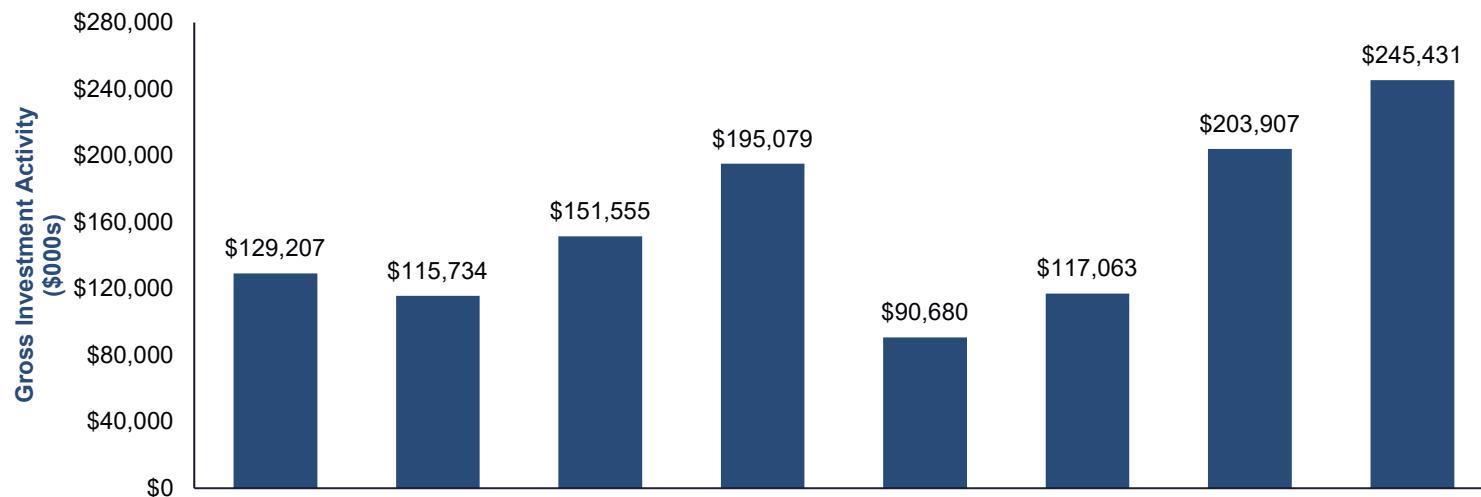
1. Investments that have investment grade credit metrics (more than \$1.0 billion in annual sales and a debt to adjusted EBITDA ratio of less than 2.0x), but do not carry a published rating from S&P, Fitch, Moody's, or NAIC.

2. Excludes lease extension options and investments that secure mortgage loans receivable.

3. Assumes cash cap rate is 30bps lower than reported GAAP cap rate.

# Investment Activity

## Summary Details



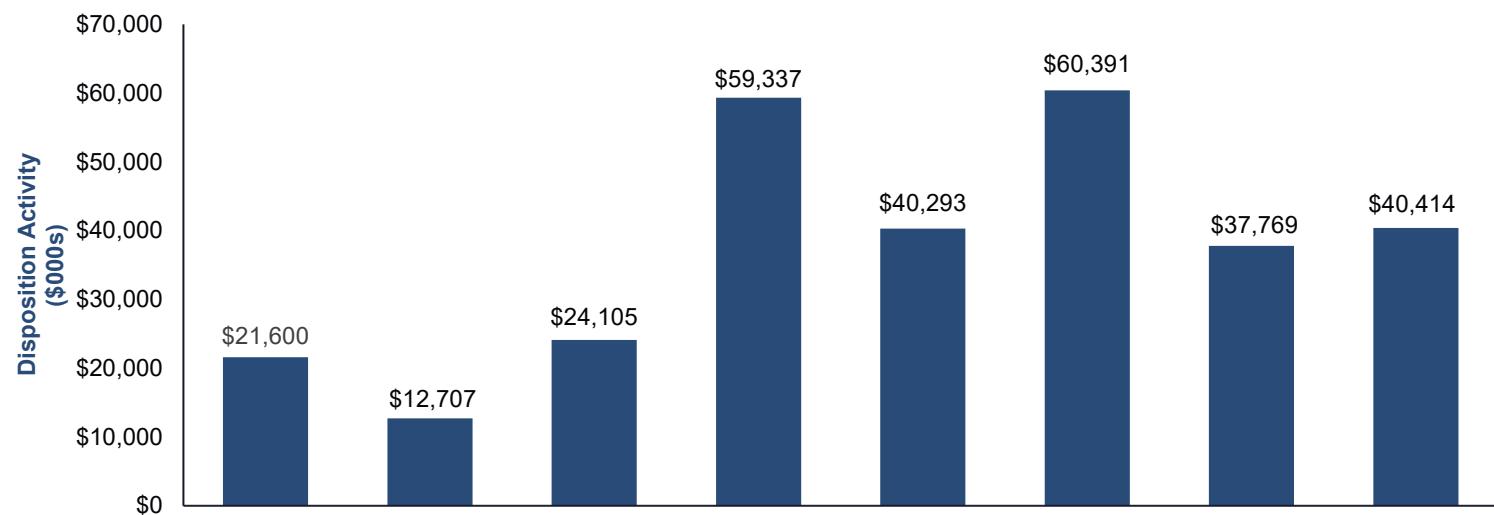
Investments <sup>1</sup>	1Q'24	2Q'24	3Q'24	4Q'24	1Q'25	2Q'25	3Q'25	4Q'25
Number of Investments	42	28	33	52	25	32	50	57
Average Investment	\$3,076	\$4,133	\$4,593	\$3,752	\$3,627	\$3,658	\$4,078	\$4,306
Cash Cap Rates	7.5%	7.5%	7.5%	7.4%	7.7%	7.8%	7.4%	7.5%
IG + IGP %	84.8%	39.1%	52.4%	51.2%	65.9%	25.7%	33.4%	33.9%
Weighted Average Lease Term <sup>2</sup>	11.5	16.7	12.5	14.0	9.2	15.7	13.4	15.0

Source: Company data as of December 31, 2025.

1. Includes acquisitions, mortgage loans receivable, and completed developments.
2. Excludes lease extension options and investments that secure mortgage loans receivable.

# Disposition Activity

## Summary Details



Dispositions	1Q'24	2Q'24	3Q'24	4Q'24	1Q'25	2Q'25	3Q'25	4Q'25
Cash Cap Rates <sup>1</sup>	6.8%	6.8%	7.3%	7.1%	7.3%	6.5%	7.2%	6.9%
Number of Investments	12	6	8	30	16	20	24	17
Weighted Average Lease Term	10.3	10.3	9.9	11.4	10.0	9.3	11.8	11.2

Source: Company data as of December 31, 2025.

1. Excludes vacant properties.

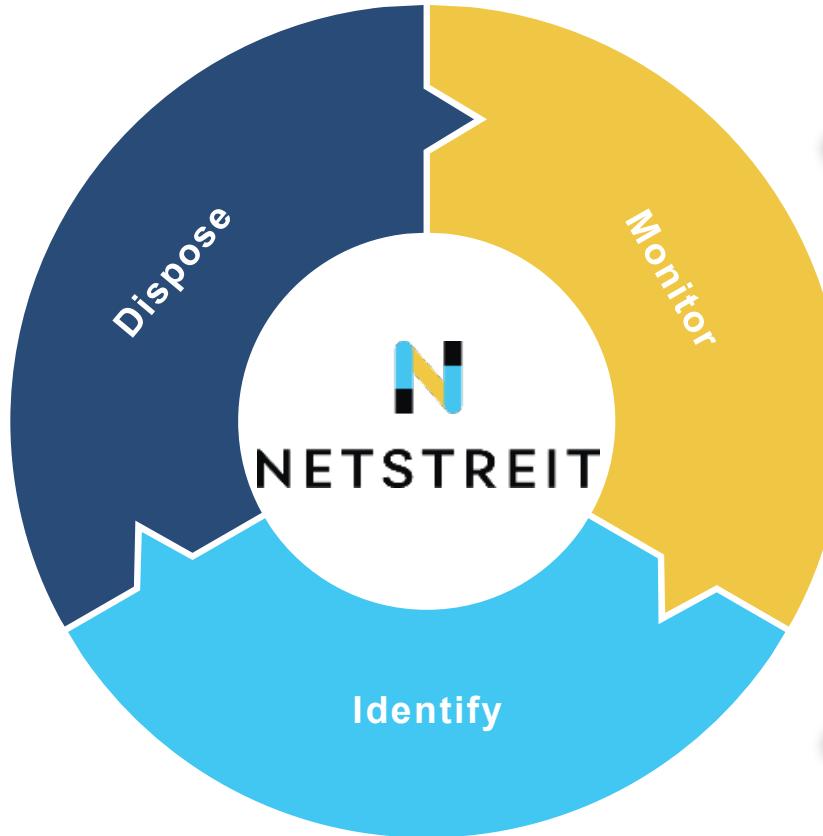
# Active Asset Management

Continuously Track Property Performance to Stratify Portfolio and Ensure a Secure Rental Stream



## Strategic Recycling

Leverage 1031 exchange transfers where possible to access deep, non-institutional market for portfolio optimization



## Active Monitoring

Periodically review all properties for changes in performance, credit, and local conditions

## Perpetual Stratification

Identify properties not meeting strategy and/or risk management criteria (i.e. rent coverage)

Since inception, the Company has disposed of 218 properties totaling \$540 million, which has materially improved portfolio performance metrics such as tenant quality, WALT, and geographic diversity

Source: Company data as of December 31, 2025.



# Conservative Balance Sheet with Strong Liquidity

Balance Sheet Positioned for Growth Given Strong Liquidity Profile and Low Leverage Position



## Abundant Liquidity to Support Growth:

\$1.1 billion in total PF liquidity<sup>1,2</sup>

## Well-Staggered Debt Maturity Profile:

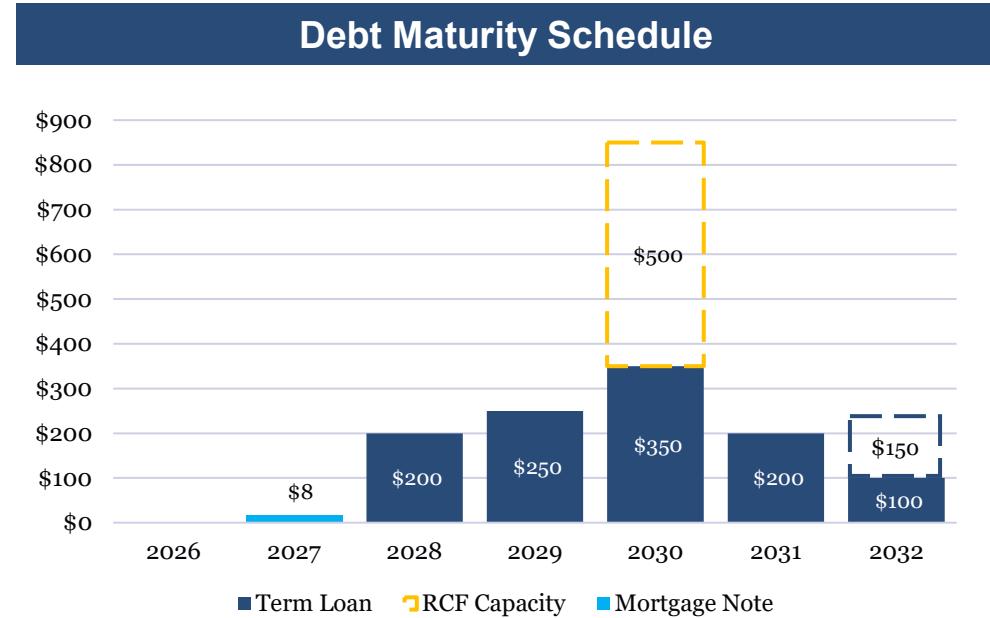
Increased weighted average debt maturity to 3.9 years;  
no term loan maturities expected until 2028

## Unsecured Balance Sheet:

Asset base is over 99% unencumbered

## Low Leverage:

PF Adjusted Net Debt<sup>1</sup> / Annualized Adjusted  
EBITDAre of 3.8x



Source: Company data as December 31, 2025.

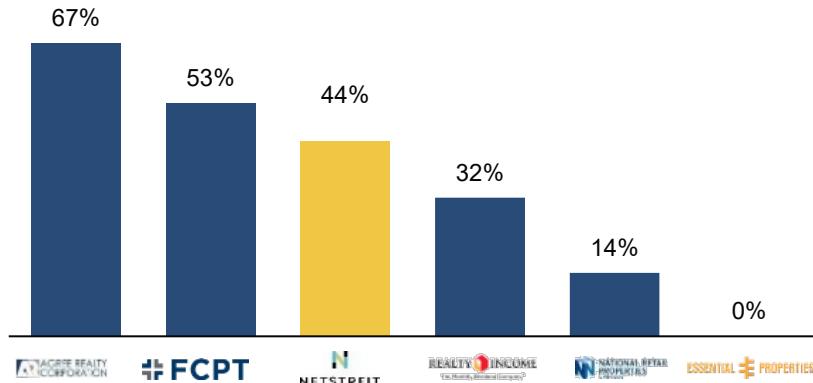
1. Reflects the 21.6 million of unsettled forward equity shares at the December 31, 2025, weighted average net settlement price of \$17.26 per share and 2.6 million of ATM shares sold QTD in 1Q'26 at a weighted average net settlement price of \$17.91 per share.

2. Includes the \$150 million of undrawn term loan balance from the \$250 million senior unsecured term loan.

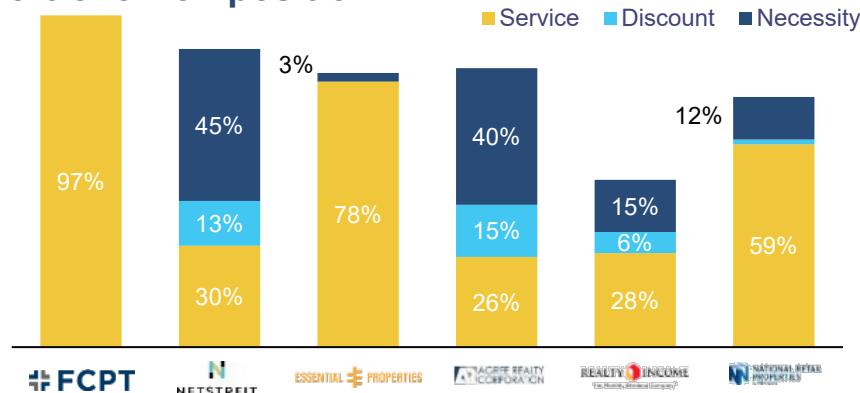
# Portfolio Highlights Relative to Peers

NTST's Stable & Predictable Cash Flow Profile Drives Superior Risk-Adjusted Returns

## Investment Grade %



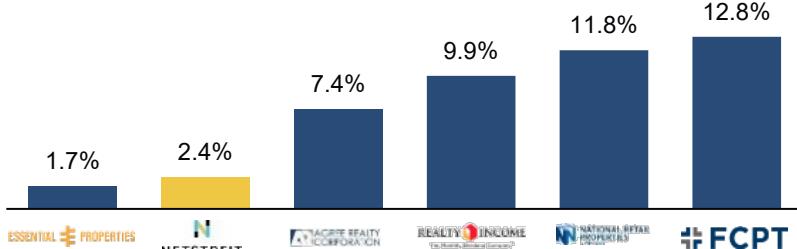
## Portfolio Composition<sup>1</sup>



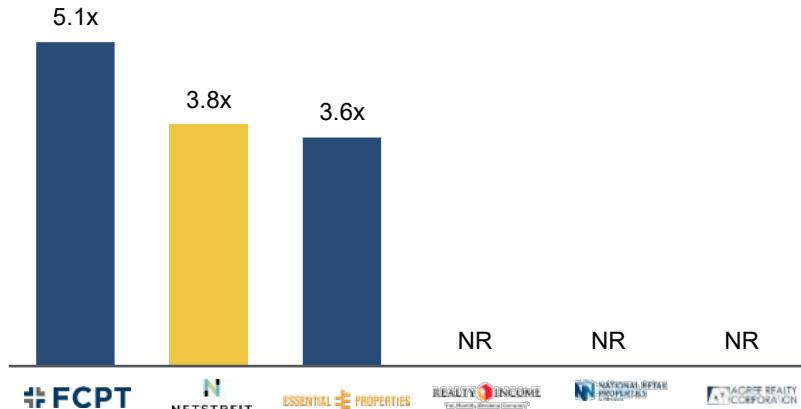
## Lease Rollover Through 2027

*Weighted-Average Lease Term*

14.4      10.1      8.0      8.9      10.1      7.1



## Unit-Level Rent Coverage



Source: Public filings as of September 30, 2025. NTST as of December 31, 2025.

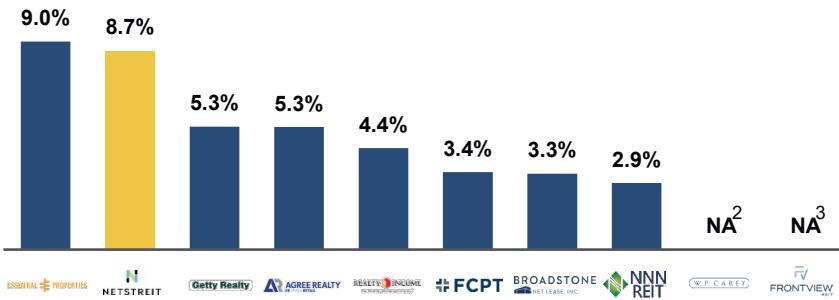
1. Examples of service includes convenience stores, quick service restaurants, automotive service, and health and fitness. Examples of discount include dollar store and discount retail. Examples of necessity include, drug stores & pharmacy, home improvement, auto parts, and banking. Realty Income's portfolio composition reflects their Top 20 industries only as they no longer disclose their complete list of industries.

# Multiple and Earnings Growth Comparison

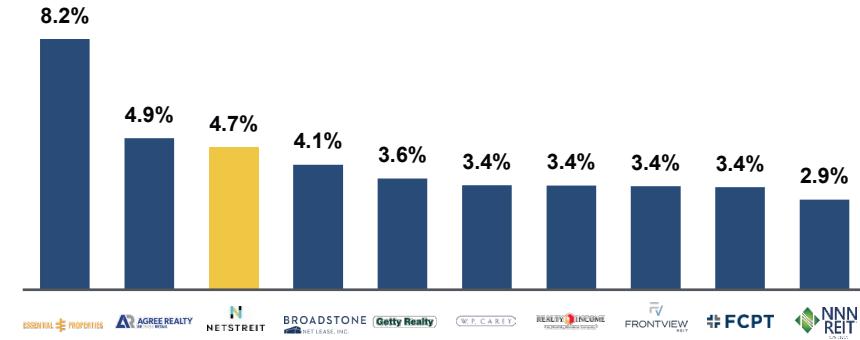
Relative Valuation and Growth Remains Stable



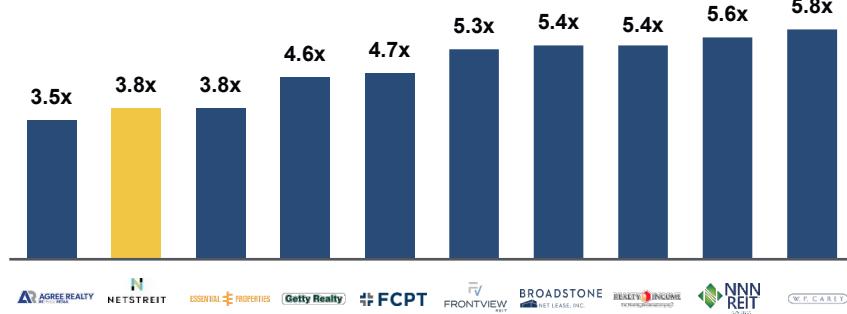
## AFFO per Share Growth CAGR<sup>1</sup> (2021-2025)



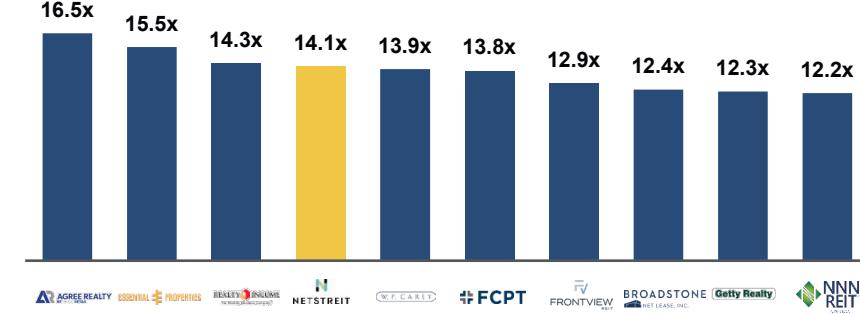
## 2026E AFFO per Share Growth<sup>4</sup>



## Adj. Net Debt / EBITDA<sup>5</sup>



## 2026E AFFO per Share Multiple<sup>6</sup>



Source: Public filings, FactSet and S&P Capital IQ.

Note: Market data as of February 6, 2025. Capitalization data for peers as of 3Q'25, NTST as of 4Q'25.

1. AFFO per share growth CAGR is calculated using 2021A and 2025E AFFO per share.

2. FVR's common stock began trading on the New York Stock Exchange on October 2, 2024.

3. During 2023, WPC spun-off NLOP. Year-over-year growth not comparable. Consensus WPC RemainCo 2023A AFFO not available.

4. 2026E AFFO per share growth is calculated using FactSet mean 2026E AFFO per share estimates and 2025E AFFO per share estimates.

5. Net Debt is adjusted for forward equity. For NTST, net debt is further adjusted to include the impact of ATM sales in 1Q'26.

6. 2026E AFFO per share multiple calculated using current price per share and FactSet mean 2026E AFFO per share estimates.

# Applied Cap Rate and NAV Analysis

Strong Upside Potential Given Relative Valuation



## Applied Nominal Cap Rate – Sensitivity Analysis

(unaudited, in millions)	Three Months Ended, December 31, 2025				
NOI - Property	\$43.7				
Straight-line Rental Adjustments	(1.5)				
Amortization of Lease-Related Intangibles	(0.0)				
Cash NOI - Property	42.1				
Intraquarter Net Investment Activity	2.9				
Normalized Cash NOI - Property	45.0				
<b>Annualized Normalized Cash NOI - Property</b>	<b>\$180.0</b>				
Applied Cap Rate	6.50%	6.25%	<b>6.18%</b>	6.00%	5.75%
<b>Implied Real Estate Value</b>	<b>\$2,769</b>	<b>\$2,880</b>	<b>\$2,912</b>	<b>\$3,000</b>	<b>\$3,131</b>
Mortgage Loan Receivable	142.5				
Property Under Development	5.5				
Other Tangible Assets	63.1				
Net Debt <sup>1</sup>	(720.5)				
Other Tangible Liabilities	(42.6)				
<b>Implied Equity Value</b>	<b>\$2,217</b>	<b>\$2,328</b>	<b>\$2,360</b>	<b>\$2,448</b>	<b>\$2,579</b>
Fully Diluted Shares Outstanding	93.5				
Unsettled Forward Shares <sup>1</sup>	21.6				
<b>Implied Equity Value per Share</b>	<b>\$19.26</b>	<b>\$20.23</b>	<b>\$20.50</b>	<b>\$21.27</b>	<b>\$22.40</b>

If NTST traded to the peer avg. cap rate of **6.2%**, it would imply a share price of **\$20.50**

## Peer Benchmarking

	Implied Cap Rate	G&A Adjusted Implied Cap Rate <sup>2</sup>	2025E AFFO Multiple
AGREE REALTY	5.6%	5.2%	17.4x
ESSENTIAL PROPERTIES	5.7%	5.3%	16.8x
REALTY INCOME The Monthly Dividend Company®	6.3%	6.1%	14.8x
FCPT	6.4%	5.7%	14.2x
NETSTREIT	6.5%	5.7%	14.6x
NNN REIT NYSE:NNN	6.8%	6.5%	12.5x
<b>Average ex NTST</b>	<b>6.2%</b>	<b>5.8%</b>	<b>15.1x</b>

Source: Public filings, FactSet and S&P Capital IQ.

Note: NTST capitalization data as of December 31, 2025; peer data as of September 30, 2025. Market data as of February 6, 2026. Companies may define adjusted cash NOI differently. Accordingly, such data for these companies and NTST may not be comparable.

1. Assumes 21.6 million of unsettled forward equity shares were settled for cash on December 31, 2025, at a weighted average net settlement price of \$17.26 per share.

2. (NOI – TTM G&A) / Implied Real Estate Value.

# Corporate Responsibility

# Governance

We are committed to acting with honesty and integrity and conducting all corporate opportunities in an ethical manner.



Governance Highlights		Board Independence and Diversity
<b>Annual Director Elections</b>	<i>No poison pill or differential voting stock structure to chill shareholder participation</i>	<b>86%</b> Independent Directors
<b>Majority Voting Standard For Election of Directors</b>	<i>Shareholders' right to amend the charter and bylaws by simple majority vote</i>	<b>50%</b> Diverse Independent Directors <sup>1</sup>
<b>Director Resignation Policy</b>	<i>Separate non-executive Chair and CEO roles and Lead Independent Director with strong role and significant governance duties</i>	<b>43%</b> Female Directors
<b>Annual Director and Committee Assessments</b>		<b>4</b> Fully Independent Committees

Source: Company data.

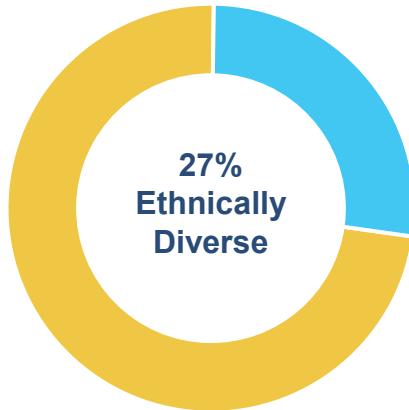
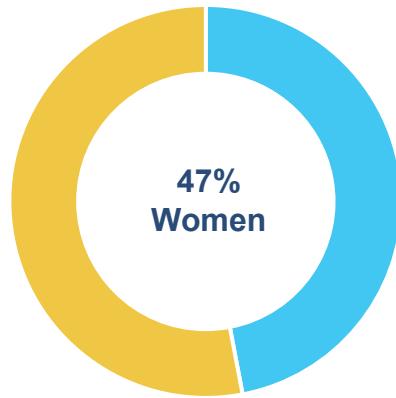
1. Reflects gender and racial / ethnic diversity.

# Social Responsibility

Human capital management is the cornerstone of our ESG and corporate strategy. We believe in the value of a diverse workforce and inclusive culture.



## Workforce Diversity



## Benefits

### 401K Plan

100% company match of up to a 6% contribution

### Leave

Ten weeks of paid maternity leave at 100% salary as well as four weeks of paid family bonding; Company also provides jury duty, witness leave, and military leave

### Insurance

Health, dental, and vision insurance costs covered at 90% for employees and 80% for dependents

### Paid Time Off

A minimum of twenty-three PTO days

### Continuing Education

Reimbursement for certifications, tuition, courses, and seminars for continuing professional education

### Paid Holidays

Fourteen days of paid holidays

### Employee Assistance

24/7 toll-free hotline to access confidential counseling on various physical and mental health needs

Source: Company data as of December 31, 2025.

# Environmental Responsibility

We are committed to fulfilling our responsibility as an outstanding corporate citizen.



## Corporate Sustainability Initiatives from Tenants

- ✓ 16 of our top 20 tenants have corporate sustainability initiatives in place
- ✓ 44% of ABR represents top tenants with ESG initiatives

## Greenhouse Gas Emissions

- ✓ We completed scope 1 and 2 greenhouse gas emissions inventory for our corporate headquarters

## Green Lease Clauses

- ✓ We incorporated green lease clauses in our standard lease form and as part of our corporate guidelines
- ✓ We received Silver Level recognition from Green Lease Leaders for our efforts

## Sustainable Practices

- ✓ Corporate headquarters is LEED v4 O+M: EB Gold Certified, meeting strict guidelines set forth by the Environmental Protection Agency
- ✓ Implementation of conservation practices in office

## GRESB Public Disclosure

- ✓ We participated annually in GRESB Public Disclosure



Source: Tenants within our portfolio that have public environmental, social, or governance initiatives as of December 31, 2025.

## **Financial Information and Non-GAAP Reconciliations**

# Consolidated Statements of Operations

(unaudited, dollars in thousands, except per share data)

	Three Months Ended December 31,		Twelve Months Ended December 31,	
	2025	2024	2025	2024
<b>REVENUES</b>				
Rental revenue (including reimbursable)	\$ 49,362	\$ 40,598	\$ 182,136	\$ 150,823
Interest income on loans receivable	3,140	3,103	12,625	11,561
Other revenue	—	400	245	400
<b>Total revenues</b>	<b>52,502</b>	<b>44,101</b>	<b>195,006</b>	<b>162,784</b>
<b>OPERATING EXPENSES</b>				
Property	5,622	4,845	19,211	17,422
General and administrative	5,951	4,456	21,723	19,722
Depreciation and amortization	22,558	20,349	86,376	76,871
Provisions for impairment	3,737	12,633	17,268	29,969
Transaction costs	79	158	218	359
<b>Total operating expenses</b>	<b>37,947</b>	<b>42,441</b>	<b>144,796</b>	<b>144,343</b>
<b>OTHER (EXPENSE) INCOME</b>				
Interest expense, net	(14,568)	(8,576)	(51,302)	(30,324)
Gain on sales of real estate, net	956	1,002	7,686	1,876
Loss on debt extinguishment	—	—	(46)	—
Other income (expense), net	398	508	444	(1,944)
<b>Total other expense, net</b>	<b>(13,214)</b>	<b>(7,066)</b>	<b>(43,218)</b>	<b>(30,392)</b>
<b>Net income (loss) before income taxes</b>	<b>1,341.3973</b>	<b>(5,406)</b>	<b>6,992</b>	<b>(11,951)</b>
Income tax expense	(13)	(18)	(54)	(49)
<b>Net income (loss)</b>	<b>1,328</b>	<b>(5,424)</b>	<b>6,938</b>	<b>(12,000)</b>
Net income (loss) attributable to noncontrolling interests	8	(28)	37	(63)
<b>Net income (loss) attributable to common stockholders</b>	<b>\$ 1,320</b>	<b>\$ (5,396)</b>	<b>\$ 6,901</b>	<b>\$ (11,937)</b>
Amounts available to common stockholders per common share:				
Basic	\$ 0.02	\$ (0.07)	\$ 0.08	\$ (0.16)
Diluted	\$ 0.02	\$ (0.07)	\$ 0.08	\$ (0.16)
Weighted average common shares:				
Basic	83,765,362	81,585,762	82,702,387	76,517,767
Diluted	86,518,740	81,585,762	84,204,748	76,517,767

# Funds From Operations and Adjusted Funds From Operations

(unaudited, dollars in thousands, except per share data)

	Three Months Ended December 31,		Twelve Months Ended December 31,	
	2025	2024	2025	2024
<b>GAAP Reconciliation:</b>				
Net income (loss)	\$ 1,328	\$ (5,424)	\$ 6,938	\$ (12,000)
Depreciation and amortization of real estate	22,484	20,275	86,081	76,560
Provisions for impairment	3,737	12,633	15,909	29,969
Gain on sales of real estate, net	(955)	(1,002)	(7,686)	(1,876)
<b>Funds from Operations (FFO)</b>	<b>\$ 26,594</b>	<b>\$ 26,482</b>	<b>\$ 101,242</b>	<b>\$ 92,653</b>
Non-recurring executive transition costs, severance, and related charges	44	148	124	1,643
Loss on debt extinguishment and other related costs	—	—	495	—
Other non-recurring (gain) loss, net	—	(142)	1,314	2,934
<b>Core Funds from Operations (Core FFO)</b>	<b>\$ 26,638</b>	<b>\$ 26,488</b>	<b>\$ 103,175</b>	<b>\$ 97,230</b>
Straight-line rent adjustments	(1,530)	(1,120)	(4,793)	(2,949)
Amortization of deferred financing costs	971	558	3,136	2,230
Amortization of above/below-market assumed debt	29	29	114	114
Amortization of loan origination costs and discounts	(145)	(123)	(342)	(365)
Amortization of lease-related intangibles	(46)	(95)	(157)	(458)
Earned development interest	66	110	184	1,072
Capitalized interest expense	(42)	(97)	(154)	(806)
Non-cash interest expense (income)	721	(841)	2,859	(3,789)
Non-cash compensation expense	1,505	999	5,898	5,126
<b>Adjusted Funds from Operations (AFFO)</b>	<b>\$ 28,167</b>	<b>\$ 25,908</b>	<b>\$ 109,920</b>	<b>\$ 97,405</b>
<b>FFO per common share, diluted</b>	<b>\$ 0.31</b>	<b>\$ 0.32</b>	<b>\$ 1.20</b>	<b>\$ 1.20</b>
<b>Core FFO per common share, diluted</b>	<b>\$ 0.31</b>	<b>\$ 0.32</b>	<b>\$ 1.23</b>	<b>\$ 1.26</b>
<b>AFFO per common share, diluted</b>	<b>\$ 0.33</b>	<b>\$ 0.32</b>	<b>\$ 1.31</b>	<b>\$ 1.26</b>
Dividends per share	\$ 0.215	\$ 0.210	\$ 0.850	\$ 0.830
Dividends per share as a percent of AFFO	65 %	66 %	65 %	66 %
Weighted average common shares outstanding, basic	83,765,362	81,585,762	82,702,387	76,517,767
Operating partnership units outstanding	414,310	424,956	421,516	444,435
Unvested restricted stock units	486,236	142,686	285,694	123,992
Unsettled shares under open forward equity contracts	1,852,832	—	795,151	233,606
Weighted average common shares outstanding, diluted	<b>\$ 86,518,740</b>	<b>\$ 82,153,404</b>	<b>\$ 84,204,748</b>	<b>\$ 77,319,800</b>

# EBITDAre and Adjusted EBITDAre

(unaudited, dollars in thousands)

## GAAP Reconciliation:

	Three Months Ended December 31,	
	2025	2024
Net income (loss)	\$ 1,328	\$ (5,424)
Depreciation and amortization of real estate	22,484	20,275
Amortization of lease-related intangibles	(46)	(95)
Non-real estate depreciation and amortization	75	75
Interest expense, net	14,568	8,576
Income tax expense	13	18
Amortization of loan origination costs and discounts	(145)	(123)
<b>EBITDA</b>	<b>38,277</b>	<b>23,302</b>
Adjustments:		
Provisions for impairment	3,737	12,633
Gain on sales of real estate, net	(955)	(1,002)
<b>EBITDAre</b>	<b>41,059</b>	<b>34,933</b>
Adjustments:		
Straight-line rent adjustments	(1,530)	(1,120)
Non-recurring executive transition costs, severance and related charges	44	148
Other non-recurring gain, net	—	(142)
Other non-recurring expenses, net	320	38
Transaction costs	79	158
Non-cash compensation expense	1,505	999
Adjustment for construction in process <sup>(1)</sup>	103	152
Adjustment for intraquarter investment activities <sup>(2)</sup>	2,911	1,910
<b>Adjusted EBITDAre</b>	<b>\$ 44,491</b>	<b>\$ 37,076</b>
<b>Annualized Adjusted EBITDAre <sup>(3)</sup></b>	<b>\$ 177,964</b>	

## Net Debt

	As of December 31, 2025
Principal amount of total debt	\$ 1,108,042
Less: Cash, cash equivalents and restricted cash	(14,467)
<b>Net Debt</b>	<b>\$ 1,093,575</b>
Less: Net value of unsettled forward equity <sup>(4)</sup>	(373,095)
<b>Adjusted Net Debt</b>	<b>\$ 720,480</b>
Less: Subsequent ATM Sales <sup>(5)</sup>	(46,382)
<b>Pro Forma Adjusted Net Debt</b>	<b>\$ 674,098</b>

## Leverage

Net Debt / Annualized Adjusted EBITDAre	6.1 x
Adjusted Net Debt / Annualized Adjusted EBITDAre	4.0 x
Pro Forma Adjusted Net Debt / Annualized Adjusted EBITDAre	3.8 x

1. Adjustment reflects the estimated cash yield on developments in process as of December 31, 2025.

2. Adjustment assumes all re-leasing activity, investments in and dispositions of real estate, including developments completed during the three months ended December 31, 2025, had occurred on October 1, 2025.

3. We calculate Annualized Adjusted EBITDAre by multiplying Adjusted EBITDAre by four.

4. Reflects 21,618,834 of unsettled forward equity shares at the December 31, 2025, available net settlement price of \$17.26 per share.

5. Reflects 2,589,402 of shares sold at a weighted average net settlement price of \$17.91 per share.



# Net Operating Income

(unaudited, dollars in thousands)

Three Months Ended December 31,

	2025	2024
<b>GAAP Reconciliation:</b>		
Net income (loss)	\$ 1,328	\$ (5,424)
General and administrative	5,951	4,456
Depreciation and amortization	22,558	20,349
Provisions for impairment	3,737	12,633
Transaction costs	79	158
Interest expense, net	14,568	8,576
Gain on sales of real estate, net	(956)	(1,002)
Income tax expense	13	18
Amortization of loan origination costs and discounts	(145)	(123)
Interest income on mortgage loans receivable	(3,140)	(3,103)
Other income, net	(295)	(297)
Property-Level NOI	43,698	36,241
Straight-line rent adjustments	(1,530)	(1,120)
Amortization of lease-related intangibles	(46)	(95)
Property-Level Cash NOI	<u>\$ 42,122</u>	<u>\$ 35,026</u>
Adjustment for intraquarter acquisitions, dispositions, and completed development <sup>(1)</sup>	2,879	
Property-Level Cash NOI Estimated Run Rate	<u>\$ 45,001</u>	
<b>Property Operating Expense Coverage</b>		
Property operating expense reimbursement	\$ 4,092	\$ 4,415
Property operating expenses	(4,845)	(5,064)
Property operating expenses, net	<u>\$ (752)</u>	<u>\$ (648)</u>

1. Adjustments assumes all re-leasing activity, investments in and dispositions of real estate, including developments completed during the three months ended December 31, 2025, had occurred on October 1, 2025.

# Consolidated Balance Sheets

(unaudited, dollars in thousands, except per share data)

	December 31,	
	2025	2024
<b>ASSETS</b>		
Real estate, at cost:		
Land	\$ 772,417	\$ 571,272
Buildings and improvements	1,590,714	1,400,393
Total real estate, at cost	2,363,131	1,971,665
Less accumulated depreciation	(188,858)	(143,422)
Property under development	5,500	6,118
Real estate held for investment, net	2,179,773	1,834,361
Assets held for sale	40,976	48,637
Mortgage loans receivable, net	142,464	139,409
Cash, cash equivalents, and restricted cash	14,467	14,320
Lease intangible assets, net	173,440	164,392
Other assets, net	63,076	58,227
<b>Total assets</b>	<b>\$ 2,614,196</b>	<b>\$ 2,259,346</b>
<b>LIABILITIES AND EQUITY</b>		
<b>Liabilities:</b>		
Term loans, net	\$ 1,093,331	\$ 622,608
Revolving credit facility	—	239,000
Mortgage note payable, net	7,814	7,853
Lease intangible liabilities, net	16,910	20,177
Liabilities related to assets held for sale	1,016	1,912
Accounts payable, accrued expenses, and other liabilities	42,559	29,664
<b>Total liabilities</b>	<b>\$ 1,161,630</b>	<b>\$ 921,214</b>
<b>Equity:</b>		
Stockholders' equity		
Common stock, \$0.01 par value, 400,000,000 shares authorized; 93,070,533 and 81,602,232 shares issued and outstanding as of December 31, 2025 and 2024, respectively	\$ 931	\$ 816
Additional paid-in capital	1,701,572	1,507,995
Distributions in excess of retained earnings	(251,926)	(188,046)
Accumulated other comprehensive (loss) income	(4,565)	10,206
<b>Total stockholders' equity</b>	<b>1,446,012</b>	<b>1,330,971</b>
Noncontrolling interests	6,554	7,161
<b>Total equity</b>	<b>1,452,566</b>	<b>1,338,132</b>
<b>Total liabilities and equity</b>	<b>\$ 2,614,196</b>	<b>\$ 2,259,346</b>

# Debt, Capitalization, and Financial Ratios

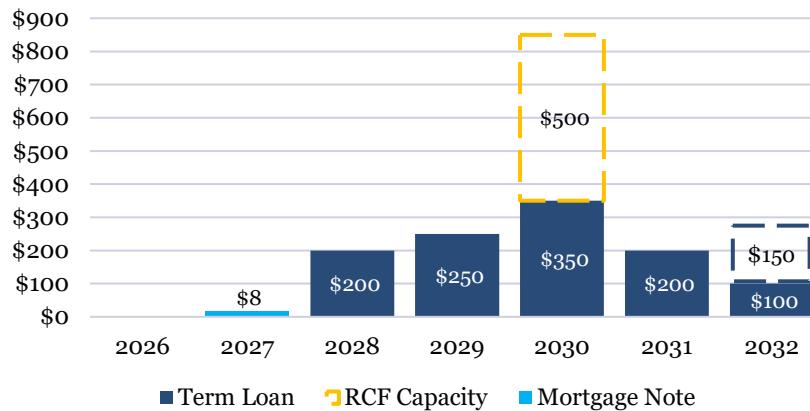
(unaudited, dollars in thousands)

Debt Summary	As of December 31, 2025					
	Fully Extended Maturity	Principal Balance	Fixed Rate SOFR Swap	Interest Rate <sup>(1)</sup>	Remaining Capacity	Available Term (years)
Unsecured revolver <sup>(2)</sup>	January 15, 2030	\$ —	—%	—%	\$ 499,850	4.0
2028 Term Loan	February 11, 2028	200,000	2.63%	3.58%	—	2.1
2029 Term Loan A <sup>(3)</sup>	January 3, 2029	250,000	3.74%	4.69%	—	3.0
2030 Term Loan A <sup>(4)</sup>	January 15, 2030	175,000	2.40%	3.35%	—	4.0
2030 Term Loan B <sup>(5)</sup>	January 15, 2030	175,000	3.87%	4.82%	—	4.0
2031 Term Loan	March 25, 2031	200,000	3.44%	4.39%	—	5.2
2032 Term Loan <sup>(6)</sup>	September 24, 2032	100,000	3.45%	4.70%	150,000	6.7
Mortgage note <sup>(7)</sup>	November 1, 2027	8,042	—%	4.53%	—	1.8
Total / Weighted Average		\$ 1,108,042	3.26%	4.24%	\$ 649,850	3.9

## Fixed vs. Floating Debt



## Debt Maturity Schedule



1. Rates presented exclude the impact of capitalized loan fee amortization. Effective December 30, 2025, the interest rate for the Unsecured revolver, 2032 Term Loan, and all other Term Loans included a borrowing spread of 0.85%, 1.25%, and 0.95%, respectively.
2. Interest rate reflects the all-in borrowing rate as of December 31, 2025. Facility fees are charged at an annual rate of 0.20% of the total facility size of \$500 million, and are not included in the interest rate presented. The facility matures on January 15, 2029, and includes a one-year extension option. Remaining capacity reduced by \$0.15 million for outstanding letters of credit.
3. The term loan matures on July 3, 2026, and includes two one-year extension options and one six-month extension option.
4. The term loan matures on January 15, 2029, and includes a one-year extension option. Existing fixed rate SOFR expires in January 2027; the term loan is unhedged beyond that date.
5. The term loan matures on January 15, 2029, and includes a one-year extension option.
6. \$200.0 million of the term loan is hedged at an all-in rate of 4.67%. The remaining \$50.0 million is unhedged. The effective date for the SOFR swap shown is October 1, 2025. Subsequent SOFR swaps will take effect on January 2, 2026, and April 1, 2026, on \$50.0 million respectively.
7. The mortgage note was assumed as part of an asset acquisition during the third quarter of 2022.

# Debt, Capitalization, and Financial Ratios (cont'd)

(unaudited, dollars in thousands)

		As of December 31, 2025				
<u>Key Debt Covenant Information</u>		Required	Actual			
Consolidated total leverage ratio		≤ 60.0%	33.7%			
Fixed charge coverage ratio		≥ 1.50x	3.14x			
Maximum secured indebtedness		≤ 40.0%	0.2%			
Maximum recourse indebtedness		≤ 10.0%	—%			
Unencumbered leverage ratio		≤ 60.0%	36.8%			
Unencumbered interest coverage ratio		≥ 1.75x	3.33x			
<u>Outstanding Forward Equity Offerings</u>		As of December 31, 2025				
		Shares Issued	Shares Settled	Shares Remaining	Anticipated Net Proceeds Remaining	
January 2024 Follow On	11,040,000	2,200,000	8,840,000	\$ 37,890	\$ 149,852	
Q1 2024 ATM	107,500	—	107,500	—	1,854	
Q2 2024 ATM	1,635,600	—	1,635,600	—	28,214	
July 2025 Follow On	12,420,000	8,155,053	4,264,947	137,050	71,678	
Q3 2025 ATM	1,045,195	—	1,045,195	—	18,711	
Q4 2025 ATM	5,725,592	—	5,725,592	—	102,786	
Total	<u>31,973,887</u>	<u>10,355,053</u>	<u>21,618,834</u>	<u>\$ 174,940</u>	<u>\$ 373,095</u>	
<u>Liquidity</u>		As of December 31, 2025				
Unused Unsecured Revolver Capacity <sup>(1)</sup>				\$	499,850	
Cash, Cash Equivalents and Restricted Cash					14,467	
Net Value of Unsettled Forward Equity <sup>(2)</sup>					373,095	
Undrawn Term Loan Balance					150,000	
Total Liquidity				\$	1,037,412	
Subsequent ATM Sales <sup>(3)</sup>					46,382	
Total Pro Forma Liquidity				\$	1,083,794	
<u>Equity</u>		Ending Shares/ Units	Equity Market Capitalization	% of Total		
Common shares <sup>(4)</sup>	93,070,533	\$ 1,641,764			99.6 %	
OP units <sup>(4)</sup>	412,143	7,270			0.4 %	
Total	<u>93,482,676</u>	<u>\$ 1,649,034</u>			100.0 %	
<u>Enterprise Value</u>		As of December 31, 2025				
Adjusted Net Debt		\$ 720,480			26.3 %	
Net Value of Unsettled Forwards		373,095			13.6 %	
Equity Market Capitalization		1,649,034			60.1 %	
Total Enterprise Value		<u>\$ 2,742,609</u>			100.0 %	

1. Remaining capacity reduced by \$0.15 million for outstanding letters of credit.

2. Reflects 21,618,834 of unsettled shares under forward sale agreements at the December 31, 2025, weighted average net settlement price of \$17.26 per share.

3. Reflects 2,589,402 of shares sold at a weighted average net settlement price of \$17.91 per share.

4. Value is based on the December 31, 2025, closing share price of \$17.64 per share.

# Non-GAAP Measures and Definitions

## **FFO, Core FFO, and AFFO**

The National Association of Real Estate Investment Trusts (“NAREIT”), an industry trade group, has promulgated a widely accepted non-GAAP financial measure of operating performance known as FFO. Our FFO is net income in accordance with GAAP, excluding gains (or losses) resulting from dispositions of properties, plus depreciation and amortization and impairment charges on depreciable real property.

Core FFO is a non-GAAP financial measure defined as FFO adjusted to remove the effect of unusual and non-recurring items that are not expected to impact our operating performance or operations on an ongoing basis. These include non-recurring executive transition costs, severance and related charges, other non-recurring losses (gains), and debt related transaction costs.

AFFO is a non-GAAP financial measure defined as Core FFO adjusted for GAAP net income related to non-cash revenues and expenses, such as straight-line rent, amortization of above- and below-market lease-related intangibles, amortization of lease incentives, capitalized interest expense and earned development interest, non-cash interest expense, non-cash compensation expense, amortization of deferred financing costs, amortization of above/below-market assumed debt, and amortization of loan origination costs.

Historical cost accounting for real estate assets implicitly assumes that the value of real estate assets diminishes predictably over time. In fact, real estate values historically have risen or fallen with market conditions. FFO is intended to be a standard supplemental measure of operating performance that excludes historical cost depreciation and valuation adjustments from net income. We consider FFO to be useful in evaluating potential property acquisitions and measuring operating performance.

We further consider FFO, Core FFO, and AFFO to be useful in determining funds available for payment of distributions. FFO, Core FFO, and AFFO do not represent net income or cash flows from operations as defined by GAAP. You should not consider FFO, Core FFO, and AFFO to be alternatives to net income as a reliable measure of our operating performance nor should you consider FFO, Core FFO, and AFFO to be alternatives to cash flows from operating, investing, or financing activities (as defined by GAAP) as measures of liquidity.

FFO, Core FFO, and AFFO do not measure whether cash flow is sufficient to fund our cash needs, including debt service obligations, capital improvements, and distributions to stockholders. FFO, Core FFO, and AFFO do not represent cash flows from operating, investing, or financing activities as defined by GAAP. Further, FFO, Core FFO, and AFFO as disclosed by other REITs might not be comparable to our calculations of FFO, Core FFO, and AFFO.

# Non-GAAP Measures and Definitions

## ***EBITDA, EBITDAre, Adjusted EBITDAre, and Annualized Adjusted EBITDAre***

We compute EBITDA as earnings before interest expense, income tax expense, and depreciation and amortization. In 2017, NAREIT issued a white paper recommending that companies that report EBITDA also report EBITDAre. We compute EBITDAre in accordance with the definition adopted by NAREIT. NAREIT defines EBITDAre as EBITDA (as defined above) excluding gains (or losses) from the sales of depreciable property and impairment charges on depreciable real property.

Adjusted EBITDAre is a non-GAAP financial measure defined as EBITDAre further adjusted to exclude straight-line rent, non-cash compensation expense, non-recurring executive transition costs, severance and related charges, debt related transaction costs, transaction costs, other non-recurring loss (gain), net, other non-recurring expenses (income) including lease termination fees, as well as adjustments for construction in process and for intraquarter activities. Annualized Adjusted EBITDAre is Adjusted EBITDAre multiplied by four.

We present EBITDA, EBITDAre, Adjusted EBITDAre, and Annualized Adjusted EBITDAre as they are measures commonly used in our industry. We believe that these measures are useful to investors and analysts because they provide supplemental information concerning our operating performance, exclusive of certain non-cash items and other costs. We use EBITDA, EBITDAre, Adjusted EBITDAre, and Annualized Adjusted EBITDAre as measures of our operating performance and not as measures of liquidity. EBITDA, EBITDAre, Adjusted EBITDAre, and Annualized Adjusted EBITDAre do not include all items of revenue and expense included in net income, they do not represent cash generated from operating activities and they are not necessarily indicative of cash available to fund cash requirements; accordingly, they should not be considered alternatives to net income as a performance measure or cash flows from operations as a liquidity measure and should be considered in addition to, and not in lieu of, GAAP financial measures. Additionally, our computation of EBITDA, EBITDAre, Adjusted EBITDAre, and Annualized Adjusted EBITDAre may differ from the methodology for calculating these metrics used by other equity REITs and, therefore, may not be comparable to similarly titled measures reported by other equity REITs.

## ***Net Debt, Adjusted Net Debt, and Pro Forma Adjusted Net Debt***

We calculate Net Debt as the principal amount of our total debt outstanding, excluding deferred financing costs, net discounts, and debt issuance costs, less cash, cash equivalents, and restricted cash available for future investment.

We then adjust Net Debt by the net value of unsettled forward equity as of period end to derive Adjusted Net Debt. Further, we adjust Adjusted Net Debt by the value of any unsettled forward equity and at-the-market sales occurring subsequent to the period to derive Pro Forma Adjusted Net Debt.

We believe excluding cash, cash equivalents, and restricted cash available for future investment from the principal amount of our total debt outstanding, together with the exclusion of the net value of unsettled forward equity as of period end and the net value of unsettled forward equity and at-the-market sales subsequent to the period, all of which could be used to repay debt, provides a useful estimate of the net contractual amount of borrowed capital to be repaid. We believe these adjustments are additional beneficial disclosures to investors and analysts.

## ***Enterprise Value***

We calculate Enterprise Value as the sum of our Adjusted Net Debt, market value of unsettled forwards, and equity market capitalization as of period end.

# Non-GAAP Measures and Definitions (cont'd)

## ***Property-Level NOI, Property-Level Cash NOI, and Property-Level Cash NOI - Estimated Run Rate***

Property-Level NOI, Property-Level Cash NOI, and Property-Level Cash NOI - Estimated Run Rate are non-GAAP financial measures which we use to assess our operating results. We compute Property-Level NOI as net income (computed in accordance with GAAP), excluding general and administrative expenses, interest expense, net, income tax expense, amortization of loan origination costs and discounts, transaction costs, depreciation and amortization, gains (or losses) on sales of depreciable property, real estate impairment losses, interest income on mortgage loans receivable, debt related transaction costs, and other expense (income), net, including lease termination fees. We further adjust Property-Level NOI for non-cash revenue components of straight-line rent and amortization of lease-intangibles to derive Property-Level Cash NOI. We further adjust Property-Level Cash NOI for intraquarter acquisitions, dispositions, and completed development to derive Property-Level Cash NOI - Estimated Run Rate. We believe Property-Level NOI, Property-Level Cash NOI, and Property-Level Cash NOI - Estimated Run Rate provide useful and relevant information because they reflect only those income and expense items that are incurred at the property level and present such items on an unlevered basis.

Property-Level NOI, Property-Level Cash NOI, and Property-Level Cash NOI - Estimated Run Rate are not measurements of financial performance under GAAP and may not be comparable to similarly titled measures of other companies. You should not consider our measures as alternatives to net income or cash flows from operating activities determined in accordance with GAAP.

## ***Other Definitions***

**ABR** is annualized base rent for all leases that commenced and annualized cash interest for all executed mortgage loans as of December 31, 2025.

**Cash Yield** is the annualized base rent contractually due from acquired properties and completed developments, and interest income from mortgage loans receivable, divided by the gross investment amount, gross proceeds in the case of dispositions, or loan repayment amount.

**Defensive Category** is considered by us to represent tenants that focus on necessity goods and essential services in the retail sector, including discount stores, grocers, drug stores and pharmacies, home improvement, automotive service and quick-service restaurants, which we refer to as defensive retail industries.

The defensive sub-categories as we define them are as follows: (1) Necessity, which are retailers that are considered essential by consumers and include sectors such as drug stores, grocers and home improvement, (2) Discount, which are retailers that offer a low price point and consist of off-price and dollar stores, (3) Service, which consist of retailers that provide services rather than goods, including, tire and auto services and quick service restaurants, and (4) Other, which are retailers that are not considered defensive in terms of being considered necessity, discount or service, as defined by us.

**Investments** are lease agreements in place at owned properties, properties that have leases associated with mortgage loans receivable, developments where rent commenced, interest earning developments, or in the case of master lease arrangements each property under the master lease is counted as a separate lease.

**Occupancy** is expressed as a percentage, and it is the number of leased investments divided by the total number of investments owned, excluding properties under development.



## Non-GAAP Measures and Definitions (cont'd)

**OP Units** means operating partnership units not held by NETSTREIT.

**Weighted Average Lease Term** is weighted by the annualized base rent, excluding lease extension options and investments associated with mortgage loans receivable.