2024-25 Corporate Responsibility Report

NETSTREIT

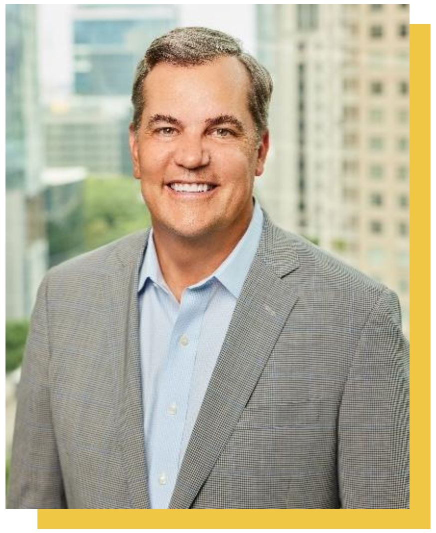
About This Report and Forward-Looking Statements

NETSTREIT's 2024-2025 Corporate Responsibility Report was prepared to be aligned with the Sustainability Accounting Standards Board (SASB) and the Task Force on Climate-Related Financial Disclosure (TCFD); more information can be found in the appendix. The information and metrics included in this report cover NETSTREIT's operations as of June 30, 2025, unless otherwise noted.

This Corporate Responsibility Report contains forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended. Such forward-looking statements include, without limitation, statements concerning our business and growth strategies, our stated environmental, social and governance goals and other statements that are not historical fact. Words such as "aim", "expects," "anticipates," "intends," "plans," "likely," "will," "believes," "seeks," "estimates," and variations of such words and similar expressions are intended to identify such forward-looking statements. Such statements involve known and unknown risks, uncertainties and other factors that may cause our actual results, performance or achievements to be materially different from the results of operations or plans expressed or implied by such forward-looking statements. Although we believe that the assumptions underlying the forward-looking statements contained herein are reasonable, any of the assumptions could be inaccurate, and therefore such statements included in this presentation may not prove to be accurate. In light of the significant uncertainties inherent in the forward-looking statements included herein, the inclusion of such information should not be regarded as a representation by us or any other person that the results or conditions described in such statements, or our objectives and plans will be achieved. For a further discussion of these and other factors that could impact future results, performance or transactions, see the information under the heading "Risk Factors" in our Form 10-K for the year ended December 31, 2024, filed with the SEC on February 24, 2025, and other reports filed with the SEC from time to time. Forward-looking statements and such risks, uncertainties and other factors speak only as of the date of this presentation. New risks and uncertainties may arise over time, and it is not possible for us to predict those events or how they may affect us. Many of the risks identified herein and in our periodic reports have been and will continue to be heightened as a result of the ongoing and numerous adverse effects arising from macroeconomic conditions, including inflation, interest rates and instability in the banking system. We expressly disclaim any obligation or undertaking to update or revise any forward-looking statement contained herein, to reflect any change in our expectations with regard thereto, or any other change in events, conditions or circumstances on which any such statement is based, except to the extent otherwise required by law.

Table of Contents

Message from Our President & CEO



Mark Manheimer
President and Chief Executive Officer

I am pleased to present NETSTREIT's 2024-25 annual Corporate Responsibility Report, which reflects our progress and achievements, outlines our ongoing journey towards our commitment to sustainable and responsible business practices, and to building a more positive impact on our communities and the environment.

At NETSTREIT, we recognize the importance of implementing sustainable practices across business lines where we have the most influence and control. This targeted approach allows us to maximize our impact and ensure our efforts yield meaningful results. Furthermore, we recognize the importance of transparency and this report is a reflection of our commitment to sharing our progress with our stakeholders.

In 2024, we made strides in several key areas:

1. **Amplified focus on charitable giving and support for non-profit organizations.** We deepened our commitment to charitable causes by increasing our support for local community initiatives and expanding our corporate programs. We implemented a quarterly Corporate Giving program, empowering employees with the opportunity to contribute to causes that matter most to them. Additionally, NETSTREIT matches 100% of employee donations to these causes. This increased engagement reflects our commitment to being a responsible corporate citizen and supporting the communities in which we live and work.
2. **Strengthened environmental stewardship through the execution of green leases.** These leases contain clauses which emphasize the sharing of data such as energy and water usage, enabling commitments from tenants on improved efficiency.
3. **Aligned our disclosures with the Task Force on Climate-Related Financial Disclosures (TCFD).** Our decision to expand our disclosures to include TCFD is based on our commitment to enhance transparency and provide a more comprehensive approach to reporting.

While we are proud of our accomplishments, we recognize our journey towards sustainability and corporate responsibility is ongoing. We will continue to seek ways to strengthen our social responsibility initiatives, enhance our governance practices, and sustainably operate our business for years to come.

About NETSTREIT

Introduction to NETSTREIT

NETSTREIT Corp. (NYSE: NTST) is an internally managed real estate investment trust (REIT) based in Dallas, Texas that specializes in acquiring single-tenant net lease retail properties nationwide. The growing portfolio consists of high-quality properties leased to e-commerce resistant tenants with healthy balance sheets. Led by a management team of seasoned commercial real estate executives, NETSTREIT's strategy is to create the highest quality net lease retail portfolio in the country in order to generate consistent cash flows and dividends for its investors.

Source: Company data as of June 30, 2025..

Key Business and Portfolio Metrics

$1.4B
Market Capitalization

705
Investments

$2.3B
Enterprise Value

106
Tenants

$172.9 M
Annualized Base Rent (ABR)

45
States

99.9%
Occupancy

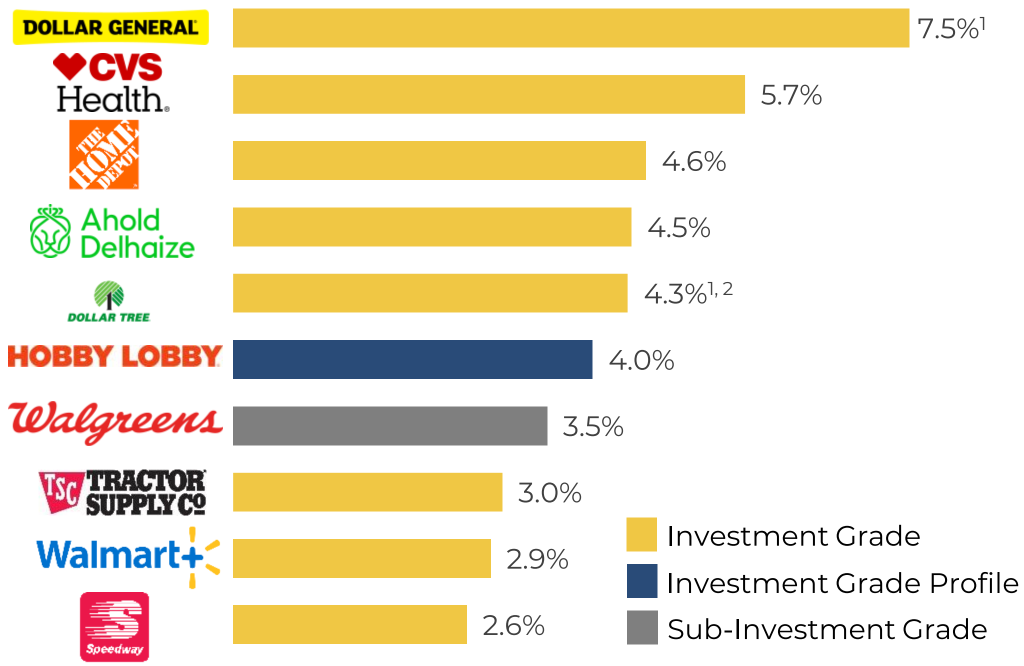
27
Industries

9.8 Years
Weighted Average Lease Term (WALT)

68.7%
Investment Grade & Investment Grade Profile

Portfolio Overview

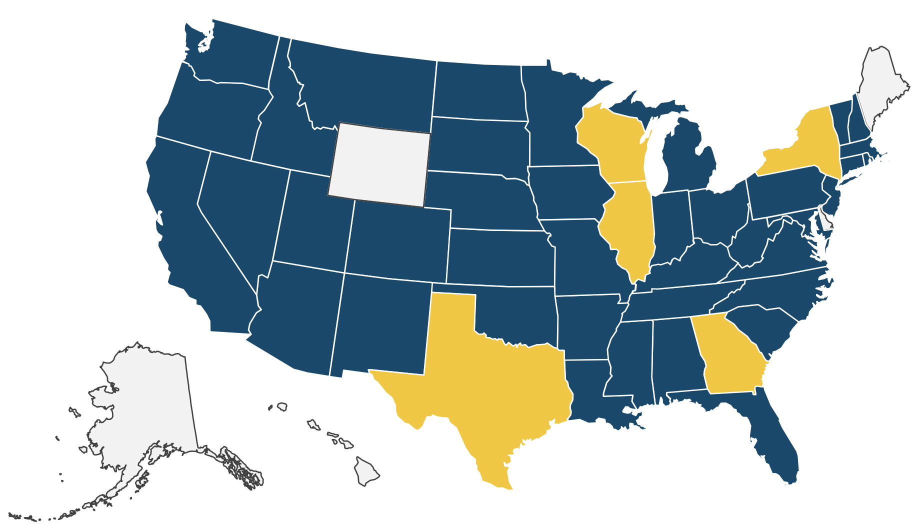
Top Tenants



Geographic Diversification

Top Five States:

Texas: 13.6% Illinois: 9.2% New York: 7.3%
Georgia: 5.5% Wisconsin: 5.4%



Industry Diversification

	# of Investments[3]	% of ABR
Necessity		
Grocery	46	14.5%
Home Improvement	29	10.1%
Drug Stores & Pharmacies	53	9.2%
Farm Supplies	21	3.8%
Healthcare	21	3.5%
General Retail	7	2.9%
Auto Parts	54	2.7%
Banking	2	0.2%
Wholesome Warehouse Club	1	0.2%
Pet Supplies	1	0.1%
Sub-Total	**235**	**47.3%**
Discount		
Dollar Stores[1]	173	11.8%
Discount Retail	31	4.7%
Sub-Total	**207**	**16.7%**
Service		
Convenience Stores	109	11.0%
Automotive Service	48	4.4%
Quick Service Restaurants	46	4.0%
Health and Fitness	4	3.6%
Casual Dining	7	0.6%
Equipment Rental and Leasing	5	0.4%
Sub-Total	**219**	**24.0%**
Other		
Arts & Crafts	16	4.0%
Sporting Goods	6	3.1%
Consumer Electronics	7	2.3%
Specialty	3	1.0%
Apparel	5	0.7%
Furniture Stores	2	0.5%
Telecommunications	2	0.2%
Gift, Novelty, and Souvenir Shops	1	0.1%
Home Furnishings	1	0.1%
Sub-Total	**43**	**12.0%**
Total	**704**	**100.0%**

Source: Company data as of June 30, 2025.
1. Stats incorporate all completed activities as of July 23, 2025; all other portfolio stats are as of June 30, 2025.
2. Banners, as a percentage of ABR: Dollar Tree – 1.4%; Dollar Tree / Family Dollar Combo – 2.2%; Family Dollar – 0.8%.
3. Includes acquisitions, mortgage loans receivable, and completed developments, but excludes one vacant property.

2024 Highlights

Green Lease Clauses

In 2024, we executed various leases that contain green lease clauses, which aggregate to 2.1% of ABR

Employee Engagement Survey

Conducted our second employee engagement survey; feedback and results from the survey were used to enhance employee benefits

GRESB Public Disclosure

Improved our GRESB Public Disclosure score to B in 2024

Scope 2 Greenhouse Gas Emissions

Scope 2 emissions decreased in 2024 vs 2023

Employee Health and Wellness

Expanded our health and wellness focus to include mental & emotional wellness by providing support to employees through employee assistance program (EAP), and continued initiatives like subsidized gym memberships, healthy snack provisions, and hosting monthly wellness events

Community Involvement

Increased our community involvement with quarterly Corporate Giving Program, which features local charities selected by employees


NETSTREIT
NTST
LISTED
NYSE
NYSE
NEW YORK STOCK EXCHANGE
QUATTRO M SECURITIES INC.
WWW.QUATTROMSECURITIES.COM
NYSE
AN ICE COMPANY
Arca

Governance

Board of Directors

At NETSTREIT, integrity and ethical conduct are foundational to all our business dealings. Recognizing our fiduciary duty to stakeholders, we are proactive in fostering corporate governance practices that ensure our corporate strategy is deeply rooted in our core values. We believe a high-performing Board is essential to upholding these values and driving sustainable success. To that end, we cultivated a Board of Directors that embodies a rich tapestry of perspectives and experiences.

Our current Board members bring significant expertise spanning critical areas such as real estate investment and operations, capital markets navigation, strong financial and accounting acumen, strategic human capital management, and comprehensive internal and external risk oversight, among other valuable skills and insights. This diverse expertise strengthens our decision-making and ensures robust governance.

Mark Manheimer
President & CEO
Director[1]

Lori Wittman
Chair
Independent Director

Michael Christodolou
Independent Director

Heidi Everett
Independent Director

Todd Minnis
Independent Director

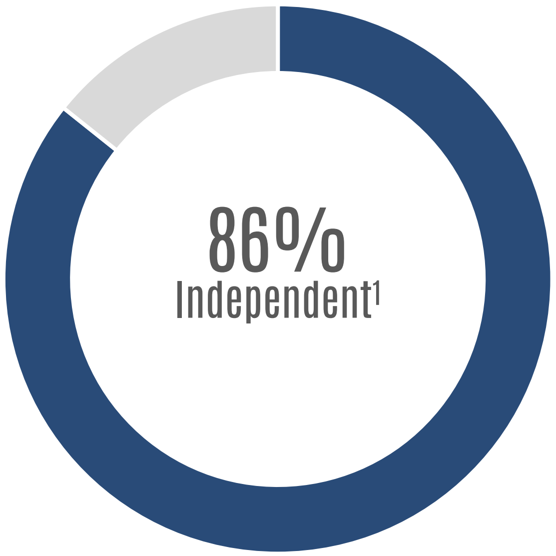
Matt Troxell
Independent Director

Robin Zeigler
Independent Director

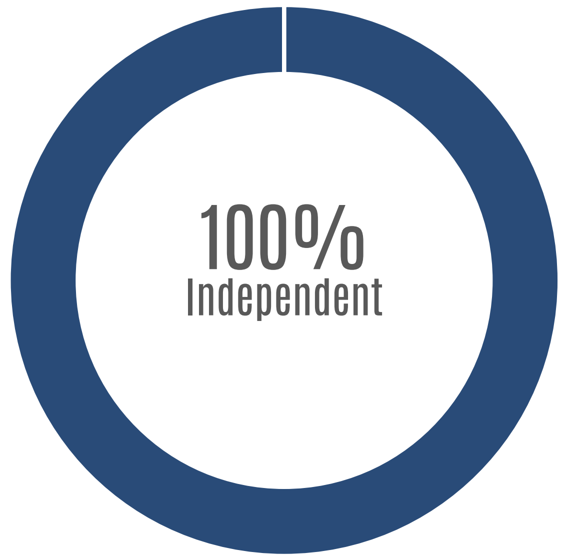
1. Mark Manheimer as President and Chief Executive Officer of NETSTREIT does not meet the NYSE independence guidelines.

Board Profile & Diversity

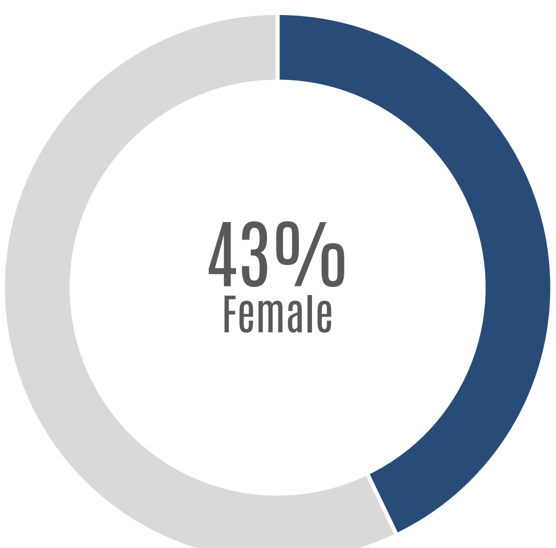
Independence



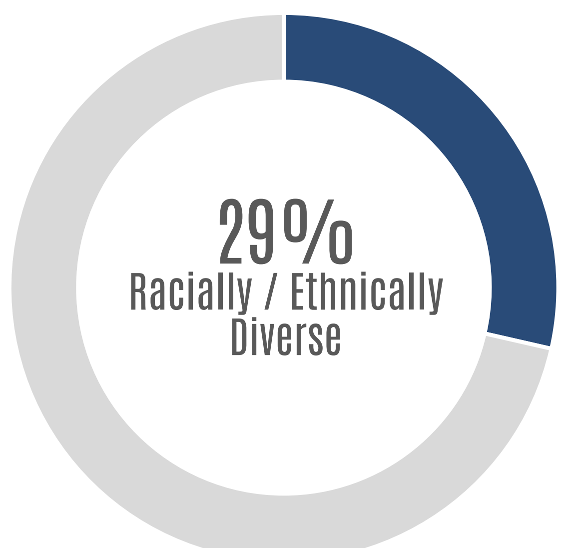
Committee Independence



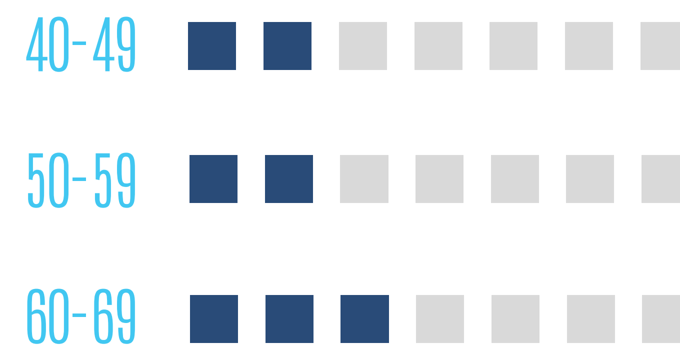
Gender



Race / Ethnicity

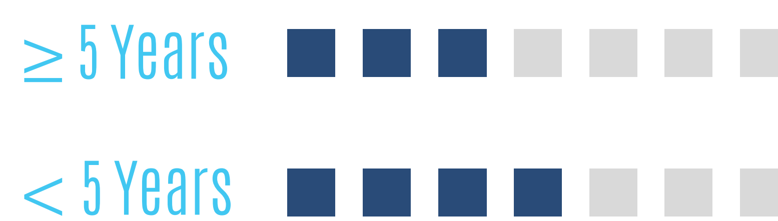


Age



57
Average Age

Tenure



5.6 Years
Average Tenure

Source: Company data as of March 31, 2025.
1. Mark Manheimer as President and Chief Executive Officer of NETSTREIT does not meet the NYSE independence guidelines.

Board Composition & Expertise

	Mark Manheimer President and CEO of NETSTREIT Corp.	**Lori Wittman** Executive Vice President and CFO of Aventine Property Group	**Michael Christodolou** Manager of Inwood Capital Management	**Heidi Everett** President and CEO of Star Cypress Partners, LLC	**Todd Minnis** Managing Partner at Driven Assets, LLC	**Matthew Troxell** Formerly Head of AEW Real Estate Securities at AEW Capital Management	**Robin Zeigler** Founder and CEO of MURAL Real Estate Partners
Director Since	**2019**	**2019**	**2020**	**2020**	**2019**	**2019**	**2020**
Experience, Qualifications, and Skills							
Other Public Company		■	■				■
Public Company CEO	■						
Public Company CFO		■					
Executive Management	■	■		■	■	■	■
Real Estate	■	■	■		■	■	■
REIT	■	■	■		■	■	■
Capital Markets	■	■	■			■	■
Strategic Planning/M&A	■	■	■	■	■	■	■
External Risk Oversight	■	■	■	■	■		■
Internal Risk Oversight	■	■	■	■	■	■	■
Human Capital Management	■		■	■	■	■	■
Legal/Regulatory	■		■		■	■	■
Technology	■			■	■		■
Growth Company Experience	■	■	■	■	■	■	■
ESG	■	■	■	■	■	■	■
Marketing	■	■	■	■		■	■
Board Committees							
Audit		■	■ ★			■	
Compensation		■		■		■ ★	
Investment			■		■ ★		■
Nominating and Corporate Governance				■	■		■ ★
Independent Director		■ ★	■	■	■	■	■

★ Chair of Board/Committee

Source: Company data as of March 31, 2025.

Board Oversight

The foundation of NETSTREIT's corporate governance and ethical business practices lies with our Board of Directors. Their oversight encompasses strategic planning, operational performance, and compliance risk management. The Board exercises this oversight through its four standing committees: Audit, Nominating and Corporate Governance, Compensation, and Investment. Details regarding these committees, along with our Corporate Governance Guidelines and other corporate policies, are available on our Governance Page.

Audit Committee

The Audit Committee is responsible for the oversight of NETSTREIT's financial statements and compliance with legal and regulatory requirements. In addition, it oversees the performance of our internal audit function and assesses management and major risk exposures concerning:

- Financial
- Accounting
- Operational
- Litigation
- Tax
- Privacy and Cybersecurity
- Information Technology

Nominating and Corporate Governance Committee

The Nominating and Corporate Governance Committee (NCGC) is responsible for ensuring sound governance and ethical conduct. This includes developing corporate governance guidelines to prevent improper liability, identifying, evaluating, and recommending qualified individuals for Board membership, and supervising the annual performance evaluations of the Board, its committees, and management. Additionally, the NCGC has oversight over the Company's ESG efforts with management responsible for the implementation of the Company's goals.

Compensation Committee

The Compensation Committee is responsible for assessing and monitoring our compensation policies and programs to determine if they could incentivize undue risk taking. Moreover, the Committee ensures that the compensation of NETSTREIT's executive officers and key management personnel is structured to attract, retain, and appropriately reward these individuals, thereby motivating their performance in achieving the Company's business objectives and aligning their interests with long-term interests of the Company's stockholders.

Investment Committee

The Investment Committee is responsible for providing diligent oversight and strategic guidance concerning all real estate acquisitions, dispositions, development projects, and other significant investments undertaken by the Company. Furthermore, the Committee will regularly review the performance of the Company's existing portfolio and provide recommendations for optimizing asset allocation. This oversight extends to evaluating market trends, competitive landscapes, and potential risk and opportunities that could impact NETSTREIT's investment decisions and portfolio performance.

Governing Policies

NETSTREIT prioritizes acting with integrity and conducting business ethically. Strong governance provides the framework to ensure these principles are embedded in all operations.

Code of Business Conduct and Ethics

Every director, officer, employee, and consultant at NETSTREIT is held to our Code of Business Conduct and Ethics, which requires each person to act with the highest standards of honesty, integrity, and ethics. Employees are required to acknowledge that they understand and follow the code. We also reinforce these principles with mandatory training on insider trading and Regulation Fair Disclosure. Additionally, we maintain a Whistleblower and Ethics Hotline for both employees and shareholders to report concerns.

Corporate Governance Guidelines

NETSTREIT established Corporate Governance Guidelines to promote the effective functioning of its Board of Directors and its committees. The guidelines are designed to provide the Board with a flexible framework for achieving the Company's objectives and benefiting its stakeholders.

Human Rights Policy

Our commitment at NETSTREIT extends to positively engage with all stakeholders and uphold the human rights detailed in the United Nations Universal Declaration on Human Rights. This important commitment is reviewed annually by the Board to ensure its continued relevance and effectiveness.

ESG Policy

Advancing our Environmental, Social, and Governance (ESG) agenda and managing its inherent risks is a key commitment for NETSTREIT. This means strategically incorporating sustainability and climate-related best practices into our due diligence, capital investments, operations, and acquisition of real estate wherever relevant. NETSTREIT also prioritizes strong corporate governance and actively cultivates human capital development throughout the organization. The Board provides annual review and oversight of this policy and its associated risk management.

Vendor Code of Conduct

NETSTREIT maintains a strong commitment to fair and ethical business conduct, aligning with our Code of Business Conduct and Ethics. This dedication extends to our interactions with all vendors, including suppliers, service providers, and any third parties acting on the Company's behalf. The Board undertakes an annual review of this commitment to ethical vendor relationships.

Risk Management

NETSTREIT focuses on identifying, prioritizing, and coordinating efforts to mitigate risks that could impact our operations. We work to proactively manage potential threats to our business, ensuring that we are prepared to encounter challenges.

Cybersecurity Risk

NETSTREIT's information security is overseen by its Chief Financial Officer, Chief Accounting Officer, and IT Manager, with support from a third-party cybersecurity monitoring service provider. They identify and manage cyber threats through various methods, including monitoring services, threat evaluations, security audits, and automated tools. The Company employs technical, physical, and organizational measures like incident response policies, risk assessments, network security, data backups, access controls, mandatory employee trainings, and cybersecurity insurance to mitigate these risks. Cybersecurity risk management is integrated into NETSTREIT's overall risk management processes, particularly concerning data critical to business operations. The Board of Directors addresses cybersecurity risk as part of its general oversight, with the Audit Committee specifically responsible for overseeing the Company's cybersecurity risk management processes and mitigation efforts.

Environmental Risk

NETSTREIT is diligent in assessing and mitigating risk exposure for each investment. As part of our underwriting process, we order Phase I Environmental Site Assessments to research the current and historical uses of a property to identify potential or existing environmental contamination. This could include hazardous substances such as:

- Asbestos Containing Materials
- Radon
- Lead-Based Paint
- Microbial Growth

Climate-Related Risk

NETSTREIT proactively manages property-level risks that could have financial impact. We include the potential impact of flood zones in our underwriting process to assess and mitigate this risk from the start. To further protect our investments, we also work with our third-party insurance provider, who assesses whether additional policies are needed to safeguard against identified risks, allowing us to tailor our insurance coverage to provide adequate protection.

People & Community

Our Leaders & Core Values

NETSTREIT's leaders serve as exemplars of our core values. These values provide the ethical framework that directs management and employees in cultivating our culture, influencing our interactions, decision-making processes, and work approach.

Growth

We seek to grow our Company and expand opportunities for all stakeholders

Truth

We always conduct ourselves with integrity, fairness, and responsibility

Quality

We deliver our best including maintaining a healthy work-life balance

Passion

We are driven to serve the best interest of our stakeholders, business partners, and community

Relationships

We see every potential investment as a chance to build a mutual beneficial relationship

Mark Manheimer
President & CEO

Daniel Donlan
CFO & Treasurer

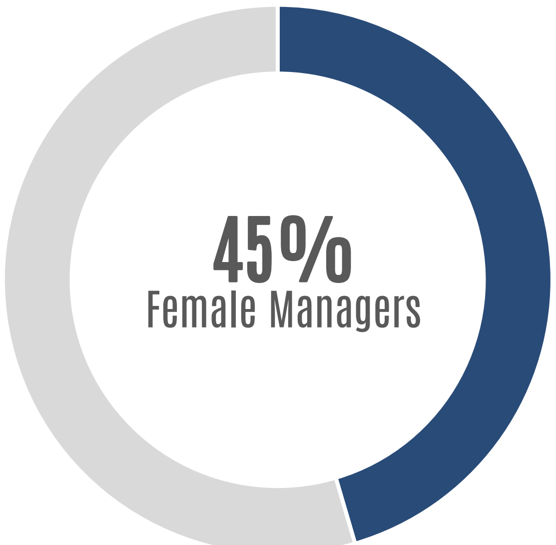
Sofia Chernylo
SVP
CAO

Jeff Fuge
SVP
Acquisitions

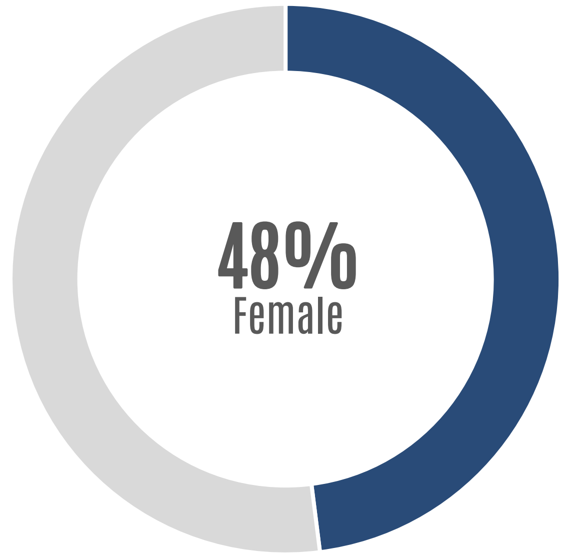
Chad Shafer
SVP
Real Estate & Underwriting

Employee Profile & Diversity

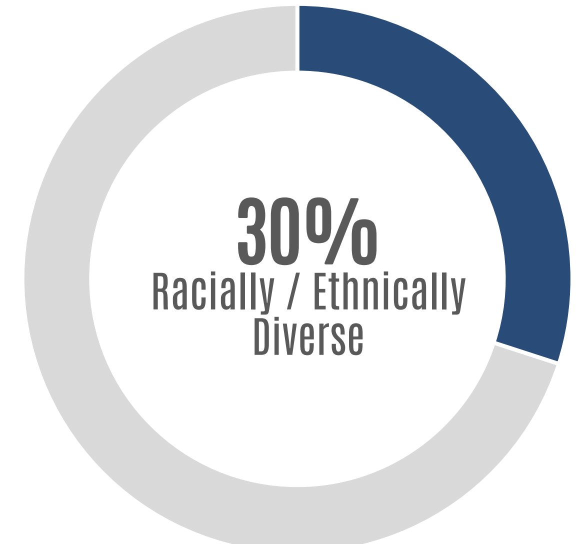
Women in Management Roles



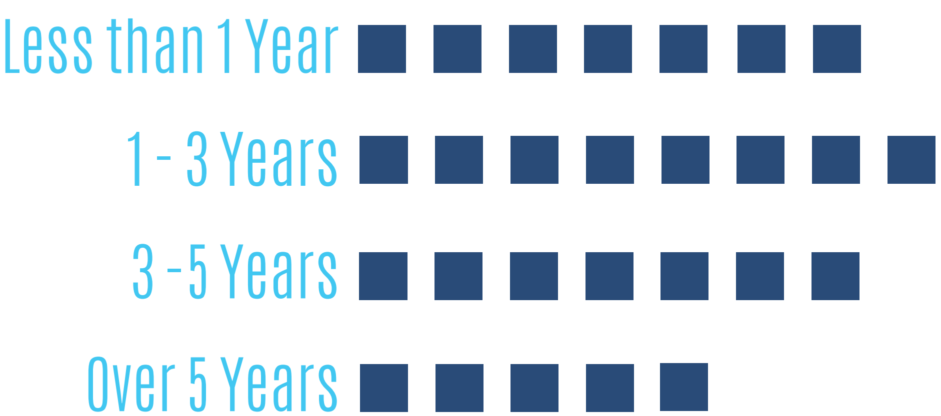
Gender Diversity



Race / Ethnicity

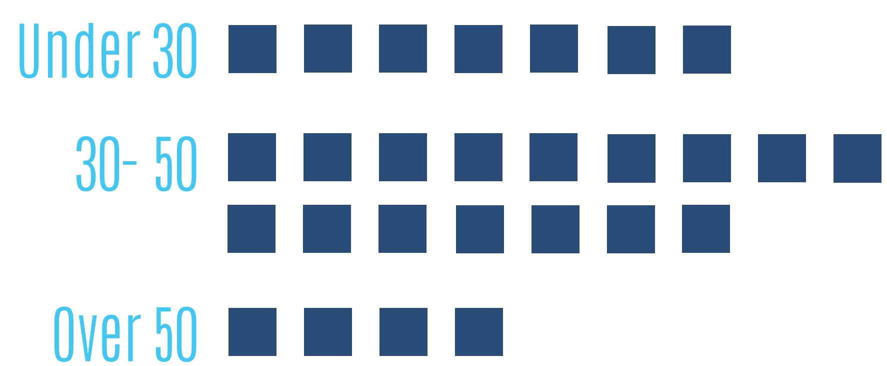


Tenure



2.9
Average Tenure

Age



38
Average Age

Source: Company data as of June 30, 2025.

Company Culture

We believe an employee-driven approach fosters positive and collaborative work environments and strengthens our Company culture.

Workplace Culture and Empowerment

We empower our employees to shape our culture and workplace through the Employee Experience Committee (EEC), which rotates annually consisting of non-management members. The EEC meets monthly and provides feedback to leadership on workplace experiences, social and team building events, and charity involvement. Additionally, the EEC is another avenue for employees to have their voices heard.

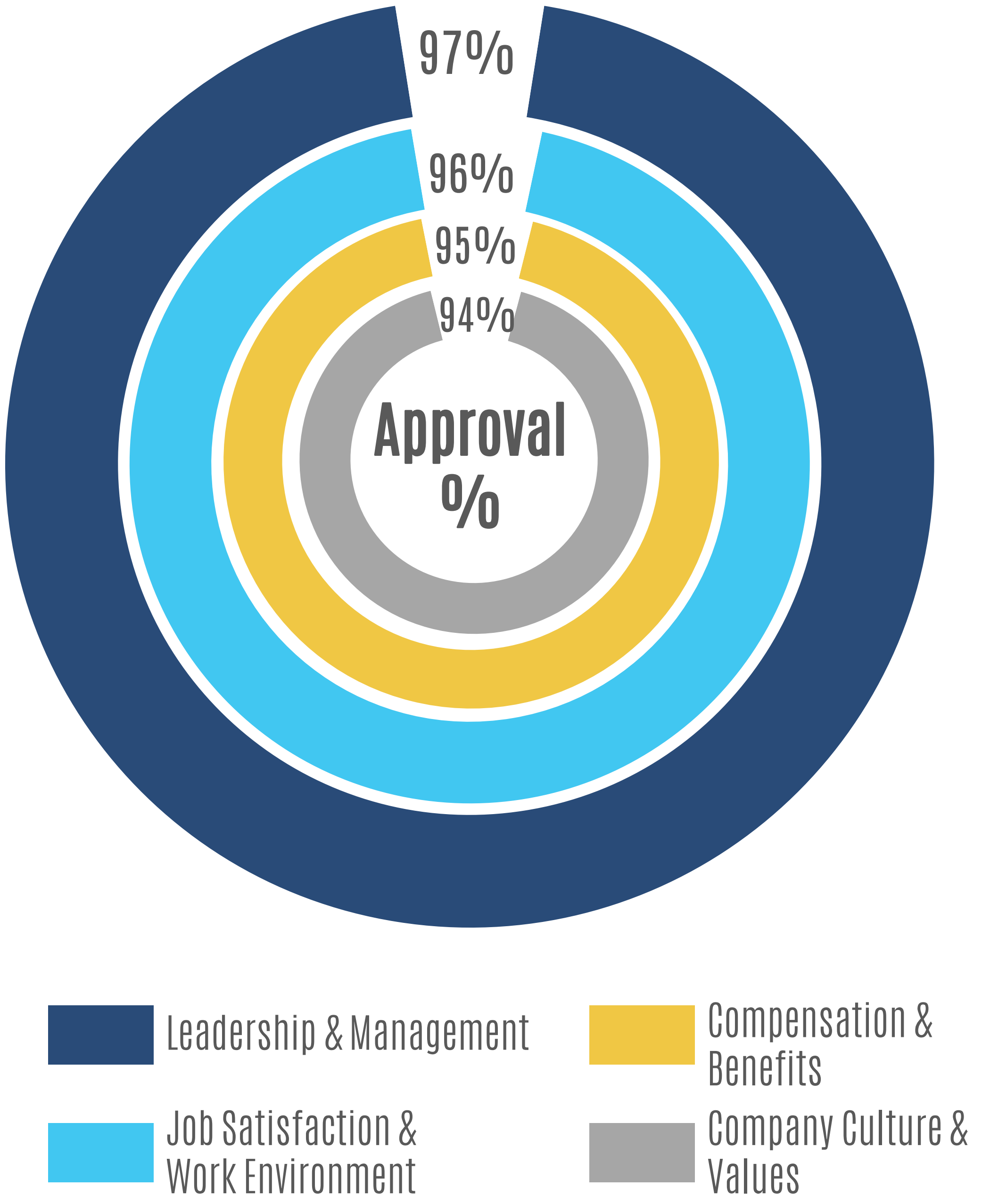
Employee Engagement

The insights gained from our 2023 employee engagement survey laid the groundwork for our 2024 survey, which saw a remarkable 96% participation rate, a 35% increase from prior year. This high level of engagement underscores the importance of employees' voices and demonstrates the team's commitment to shaping our workplace. The results and feedback from the survey are shared with Management and the Board of Directors and has contributed to the positive changes in our culture and employee benefits.

Employee Wellness

At NETSTREIT, we are dedicated to the holistic well-being of our employees. This commitment is reflected in our provision of a safe and healthy workplace, competitive healthcare insurance, substantial paid time off, and supportive paid medical and parental leave. To promote physical and mental comfort, we offer standing desks, ergonomic chairs, and a subsidized fitness center membership, alongside regular wellness events featuring chair massages and healthy food. We also have a dedicated wellness room for relaxation and ensure access to mental health resources through our actively promoted Employee Assistance Program (EAP).

2024 Employee Engagement Survey Results



Source: Company data.

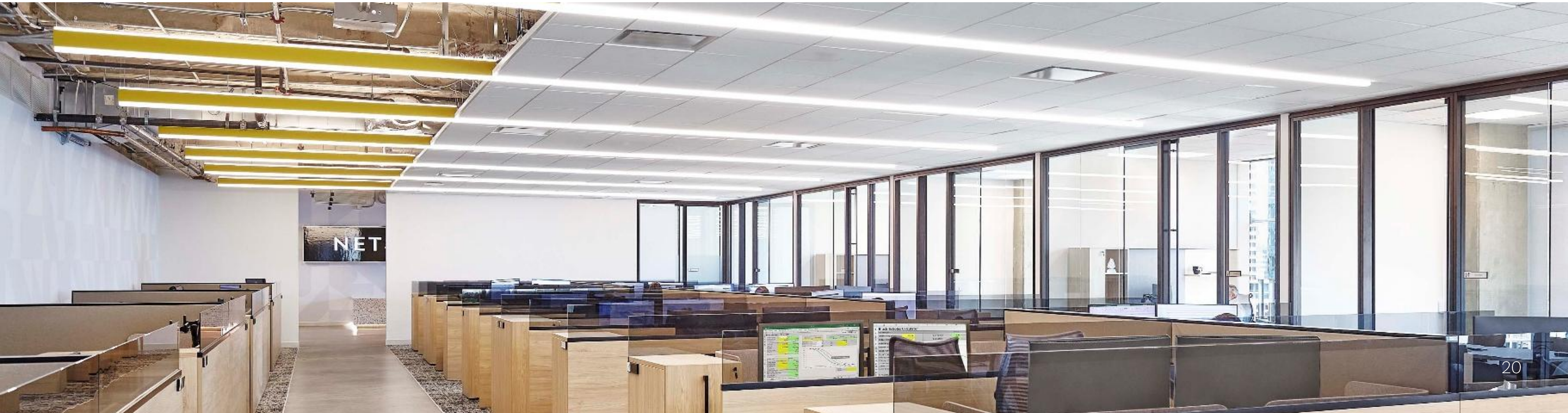
Professional Development & Continuous Learning

We empower our employees' ongoing development and growth at NETSTREIT. Our employee portal serves as a central hub for a library of complimentary internal training resources. Beyond internal offerings, we support external learning through an annual reimbursement of up to $1,500 for certifications, tuition, courses, and professional development seminars. Our formal annual evaluations and the encouragement of regular informal management feedback create a culture of continuous improvement. Ensuring compliance and awareness, we mandate training on Insider Trading, Regulation Fair Disclosure, and monthly cybersecurity training. Furthermore, we provide educational sessions on our comprehensive benefits and retirement plans. For 2024, our average annual hours of development training per employee was nearly four hours.

Internship

At NETSTREIT, we are passionate about cultivating future talent and fostering the growth of the next generation of professionals. Our comprehensive internship program provides students pursuing degrees in finance, accounting, economics, real estate, and other business-related fields with invaluable real-world experience. Interns are empowered to work both independently and collaboratively with our experienced team members, gaining hands-on exposure to the entire investment lifecycle. From the initial sourcing of transactions through the critical stages of underwriting, due diligence and closing, our interns actively participate and contribute. Furthermore, they gain practical insights into the development and reporting of financial statements and provide a holistic understanding of our business operations.

Total Training Hours	Average Training Hours / Employee
100 Hours 2024	**3.7 Hours** 2024
119 Hours 1H 2025	**4.4 Hours** 1H 2025



Employee Benefits

At NETSTREIT, we understand that our success is directly linked to the well-being and dedication of our talented team. We are committed to paying living wages to all employees and we have cultivated a comprehensive, attractive benefits package that goes beyond competitive compensation. We firmly believe that by providing robust benefits package to support our employees' physical, financial, and personal lives, we are creating an environment where individuals feel valued, secure, and empowered to contribute their best. This commitment is a cornerstone of our culture and a key driver in building a strong and sustainable team.

Family Health and Well-Being

Comprehensive Healthcare

Company covers ~90% of medical & dental cost for employees and ~80% for dependents

Company covers 100% of vision cost for employees and dependents

Company contributes $1,500 for family and $500 for individuals towards HSA plans[1]

Employee Assistance Program

Company covers 100% for confidential counseling and other emotional/mental support

Paid Time Off

Minimum of 23 days PTO and increases with tenure

14 Company paid holidays

Maternity/ Parental Leave

14 weeks maternity leave paid at 100% of employee's salary

4 weeks paid family bonding time paid at 100% of employee's salary

Source: Company data.
1. Applies to employees that are enrolled in a high deductible insurance plan.

Financial Well-Being

Cash Bonuses

Annual cash bonus based on employee performance

401(K) Contribution

Company matches 100% up to 6% contribution, which vests immediately

Long & Short-Term Disability Insurance

Company covers 100% of cost

Equity Incentives

Annual equity grants based on employee performance

Employee accrues dividends, which are paid once grants have vested

Accidental Death & Dismemberment Life Insurance

Company covers 100% of employee's basic life insurance of $200,000

Other Fringe Benefits

Continuing Education

Company offers up to $1,500 in reimbursement for Continuing Education

Wellness

Company covers 90% of cost for onsite gym, and 100% of cost for monthly onsite massage

Charitable Matching

Company matches 100% of employees' donations to charitable organizations[1]

Flexible Work

Employees have the option to work from home on Fridays

Volunteer Days

Company sponsors two corporate volunteers days and one personal volunteer day

Work Social

Company regularly organizes opportunities for team to connect and unwind, including quarterly luncheons, happy hours, and other social events

1. Outside of quarterly giving, employees are matched up to $2,000 annually.

Our Community & Impact

We believe in the power of giving back at NETSTREIT. Our commitment to the community extends beyond financial donations to include active participation from employees.

Charitable Giving Program

In 2024, NETSTREIT deepened its commitment to giving back by introducing employee-driven quarterly philanthropic initiatives. Our employees now lead the selection of quarterly themes and choose organizations to support with material or monetary donations. NETSTREIT proudly matches 100% of all employee contributions every quarter, as well as any individual charitable donations made by employees throughout the year.

Corporate Volunteer Day

NETSTREIT demonstrates a strong commitment to community engagement by providing employees with meaningful opportunities to give back. Our sponsorship of two annual corporate volunteer days allows our team to collectively dedicate their time and effort to local organization, fostering camaraderie and a shared sense of purpose as they directly contribute to the community's well-being. Beyond these organized events, we recognize that our employees have individual passions and connections to various causes. To support this, NETSTREIT provides one paid Volunteer Time Off day each year. This benefit empowers our employees to volunteer at organizations they cherish without needing to sacrifice their personal paid time off or a day's pay.

NETSTREIT's IMPACT

Dallas Area Habitat for Humanity®

first tee greater dallas

WOUNDED WARRIOR PROJECT®

FALLEN PATRIOTS® COLLEGE FOR THEIR CHILDREN

GOOD SAMARITANS OF GARLAND FEEDING • HELPING • SERVING

361

Total Volunteer Hours

$24,706

Total Amount Donated

BOYS & GIRLS CLUBS OF GREATER DALLAS

FEED MY STARVING CHILDREN

GENESIS WOMEN'S SHELTER & SUPPORT

ELEVATE NORTH TEXAS YOUTH SHELTER

THE STEWPOT FIRST PRESBYTERIAN CHURCH OF DALLAS

1. Our contribution Impact is for full year 2024 and year to date through June 30, 2025.

Environmental Stewardship

Our Approach

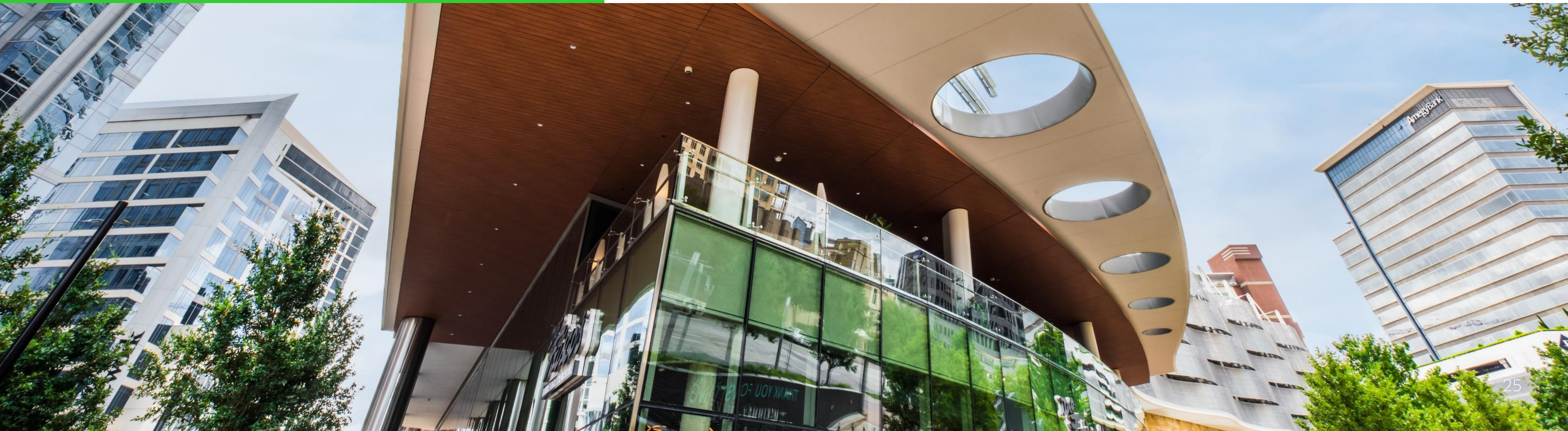
We're committed to integrating good environmental practices into our business operations. Recognizing the unique challenges and opportunities of triple net lease structures, NETSTREIT focuses its environmental stewardship efforts on areas where it can have a meaningful impact.

Gold
LEED-EBOM

90
ENERGY STAR Score

Our Headquarters

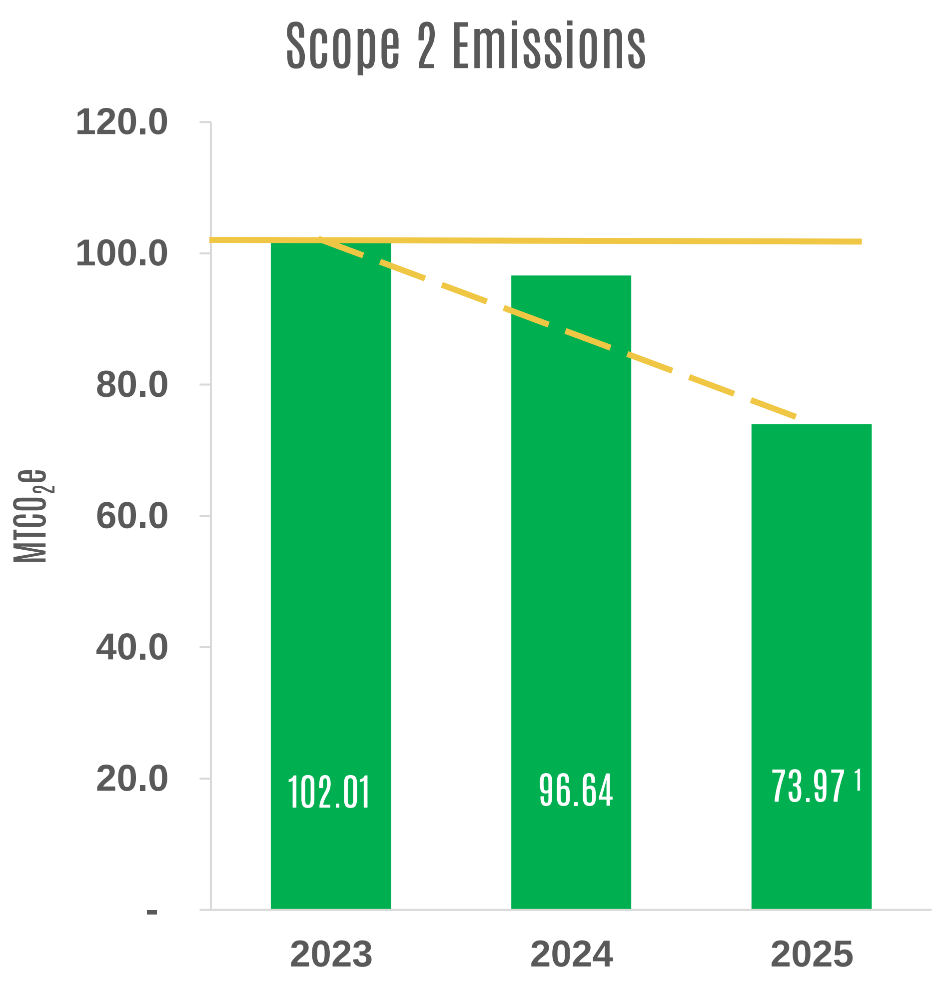
Beyond its initial selection, our headquarters at the McKinney & Olive building operates with the highest standards of efficiency and sustainability. This dedication has been recognized through the prestigious LEED v4 O+M: EB (Operations and Maintenance: Existing Buildings) Gold certification. Furthermore, the building consistently meets the stringent guidelines set forth by the Environmental Protection Agency (EPA), and has achieved an Energy Star rating, signifying superior energy performance compared to similar buildings nationwide. Our commitment to minimizing our environmental footprint is embedded in the daily operations of our headquarters. Sophisticated building automation systems are in place to optimize energy consumption by intelligently managing heating, ventilation, and air conditioning (HVAC) based on occupancy and external conditions. Advanced lighting controls, including occupancy sensors, further reduce energy usage. McKinney & Olive also implements comprehensive green cleaning protocols, utilizing environmentally friendly products and practices that protect both the health of our employees and the planet. Robust recycling programs are in place throughout the building to minimize waste sent to landfills, actively promoting a circular economy. These integrated elements collectively contribute to a significant decrease in natural resource use by conserving both energy and water, minimizing waste generation, and ultimately reducing our overall carbon dioxide emissions in Dallas, Texas. This commitment to sustainability within our headquarters underscores NETSTREIT's broader environmental values and our dedication to operating responsibly within our community.



Greenhouse Gas Emissions

NETSTREIT's operational footprint inherently results in zero direct Scope 1 greenhouse gas emissions. This is because our business model primarily involves the ownership and leasing of net-leased properties, and we do not engage in activities that directly release greenhouse gases, such as operating on-site power generation or maintaining a fleet of company-owned vehicles.

Focusing on our indirect Scope 2 emissions, which are associated with our purchased electricity consumption, we successfully lowered our environmental impact. Using our 2023 Scope 2 emissions as the established baseline, we achieved demonstrable reductions in 2024 and we expect 2025 to continue its downward trend. This progress underscores NETSTREIT's commitment to energy efficiency. Furthermore, in 2024, we implemented a company-wide Work From Home Fridays. While the precise quantification of the resulting impact on our Scope 3 upstream emissions – specifically those related to employee commuting and office-related activities – is not currently a disclosed metric, we recognize that this initiative has likely contributed to a decrease in these indirect emissions. This reduction stems from lessened employee travel to and from our physical office location on Fridays, as well as potential decreases in office energy consumption and resource used on those days.



Source: Company data as of December 31, 2024, unless otherwise stated.
1. Scope 2 emissions is estimated for 2025.

Our Portfolio

NETSTREIT's investment strategy acknowledges the crucial role of environmental sustainability within our portfolio. Our properties primarily operate under a "triple-net" lease structure, granting tenants operational control, including the implementation of their own environmental management programs focused on resource conservation. During our acquisition process, we conduct thorough due diligence that includes evaluating a potential tenant's commitment to Environmental, Social, and Governance (ESG) principles. We also carefully assess any environmental and climate-related risks that could potentially expose NETSTREIT to financial liabilities or regulatory actions. Our goal is to identify and implement sustainable practices in collaboration with our tenants and during capital improvement projects, ensuring these practices are both financially responsible and operationally feasible. We are encouraged that our leading tenants are increasingly proactive in their own sustainability efforts. As of June 30, 2025, our top 19 tenants, which account for 59% in ABR, have publicly disclosed their ESG initiatives. These programs often include significant commitments to reducing greenhouse gas emissions, minimizing and diverting waste from landfills, conserving water resources, and decreasing plastic usage across their retail locations.

Green Leases YE 2024	Green Leases 1H 2025
2.1% ABR	**3.9%** ABR
65,987 Square Feet	**99,435** Square Feet

Green Leasing

NETSTREIT took a significant step toward sustainability by creating green leasing guidelines and integrating these new provisions into our standard lease agreements in 2023. This initiative reflects our commitment to environmental responsibility. In 2024, NETSTREIT executed leases that contained green lease clauses. These leases incorporate specific clauses designed to promote and track sustainable operational practices within our properties. Leases with green provisions represented 2.1% of our total ABR as of December 31, 2024. We will continue to roll out these provisions, and we expect this percentage to grow as new and renewing leases are executed.

GRESB Public Disclosure

In 2024, we participated in the GRESB Public Disclosure and earned a score of B. This represents significant improvement from our 2023 score, highlighting our enhanced commitment to environmental, social, and governance transparency and performance. We are proud of our progress and remain dedicated to further improving our score.

Source: Company data as of December 31, 2024, unless otherwise noted.

Appendix

Sustainability Accounting Standards Board (SASB)

The Sustainability Accounting Standards Board (SASB) is an independent, private sector organization with a mission to develop and disseminate industry-specific disclosure standards that help public corporations disclose material, decision-useful information across environmental, social, and governance to investors. NETSTREIT has provided the following disclosures based on the SASB Standard for the Real Estate Sector.

METRIC	CODE	RESPONSE
ENERGY MANAGEMENT		
Energy consumption data coverage as a percentage of total floor area, by property subsector	IF-RE-130a.1	Not currently available
(1) Total energy consumed by portfolio area with data coverage, (2) percentage grid electricity, and (3) percentage renewable, by property subsector	IF-RE-130a.2	Not currently available
Like-for-like percentage change in energy consumption for the portfolio area with data coverage, by property subsector	IF-RE-130a.3	Not currently available
Percentage of eligible portfolio that (1) has an energy rating and (2) is certified to ENERGY STAR, by property subsector	IF-RE-130a.4	(1) Not currently available (2) 0% of our portfolio is ENERGY STAR certified. Our McKinney & Olive headquarters has an ENERGY STAR rating of 90
Description of how building energy management considerations are integrated into property investment analysis and operational strategy	IF-RE-130a.5	As a triple net lease REIT, our operational model inherently positions our tenants as directly responsible for property-level management of maintenance, energy consumption, and environmental practices at each of the properties where we serve as landlord. While we proactively integrate green lease clauses into our standard lease form for new agreements, a significant portion of our portfolio were acquired under pre-existing leases. Consequently, a majority of the properties we own are subject to terms that do not mandate tenants to disclose crucial information regarding their energy consumption. This lack of consistent and comprehensive data presents a limitation in our ability to directly measure and report on the overall environmental footprint of our entire portfolio.
WATER MANAGEMENT		
Water withdrawal data coverage as a percentage of (1) total floor area and (2) floor area in regions with High or Extremely High Baseline Water Stress, by property subsector	IF-RE-140a.1	Not currently available
(1) Total water withdrawn by portfolio area with data coverage and (2) percentage in regions with High or Extremely High Baseline Water Stress, by property subsector	IF-RE-140a.2	Not currently available
Like-for-like percentage change in water withdrawn for portfolio area with data coverage, by property subsector	IF-RE-140a.3	Not currently available
Description of water management risks and discussion of strategies and practices to mitigate those risks	IF-RE-140a.4	As a triple net lease REIT, NETSTREIT's operational structure delegates direct responsibility for property-level water management and consumption, alongside general maintenance and environmental practices to our tenants across our portfolio. This inherent model presents a unique set of water-related risks, primarily stemming from a lack of direct operational control and limited visibility into tenant-level practices.

METRIC	CODE	RESPONSE
MANAGEMENT OF TENANT SUSTAINABILITY IMPACTS		
(1) Percentage of new leases that contain a cost recovery clause for resource efficiency-related capital improvements and (2) associated leased floor area, by property subsector	IF-RE-410a.1	Not currently available
Percentage of tenants that are separately metered or sub metered for (1) grid electricity consumption and (2) water withdrawals, by property subsector	IF-RE-410a.2	Not currently available
Discussion of approach to measuring, incentivizing, and improving sustainability impacts of tenants	IF-RE-410a.3	As a triple net lease REIT, the responsibility for property maintenance, energy and water management, consumption, and overall environmental practices rests directly with our tenants. Consequently, our existing lease agreements typically do not provide us with the direct means to monitor or influence our tenants' sustainability initiatives. However, recognizing the importance of resource efficiency, we have proactively incorporated "green lease clauses" into our standard lease form for lease renewals and new originations. These clauses mandate that tenants share their energy and water consumption data with us, enabling us to engage in informed discussions and explore collaborative opportunities for improving energy and water efficiency at their properties.
CLIMATE CHANGE ADAPTATION		
Area of properties located in 100-year flood zones, by property subsector	IF-RE-450a.1	Approximately 6.5% of our properties are located in 100-year flood zones, based on total square footage of the portfolio as of December 31, 2024.
Description of climate change risk exposure analysis, degree of systematic portfolio exposure, and strategies for mitigating risks	IF-RE-450a.2	NETSTREIT acknowledges the increasing frequency and intensity of extreme weather events driven by climate change, which could pose significant physical and financial risks to our properties within our portfolio. We consider the potential for damage and operational disruptions from events such as severe storms, flooding, wildfires, and extreme temperatures across the geographic distribution of our properties. While the degree of systematic portfolio exposure varies by location, we recognize that a broad range of our properties could be susceptible to these escalating climate-related hazards. As such, our primary strategy for mitigating the immediate financial impacts of these physical climate risks is the maintenance of comprehensive insurance coverage across our entire portfolio. We maintain 'All-Risk' property insurance policies that include protection against a wide spectrum of perils, such as fire, wind/hail, earthquake, flood, and other extended coverages deemed appropriate based on location-specific risks and industry best practices. This robust insurance program is designed to provide financial resources for the repair or replacement of damaged properties and to mitigate potential business interruption losses resulting from extreme weather events.
ACTIVITY METRIC		
Number of assets, by property sector	IF-RE-000.A	NETSTREIT's portfolio comprised of 705 properties as of June 30, 2025.
Leasable floor area, by property sector	IF-RE-000.B	Our portfolio comprised of 12,787,231 square feet.
Percentage of indirectly managed assets, by property sector	IF-RE-000.C	100% of our properties are indirectly managed.
Average occupancy rate, by property sector	IF-RE-000.D	NETSTREIT's portfolio had an occupancy rate of 99% as of June 30, 2025.

Task Force on Climate-Related Financial Disclosures (TCFD)

The Financial Stability Board's Task Force on Climate-Related Financial Disclosure (TCFD) has developed a voluntary, climate-related financial risk disclosure for use by companies in providing information to stakeholders. NETSTREIT's TCFD report is organized around Governance, Strategy, Risk Management, and Metrics and Targets.

DESCRIPTION	RESPONSE
GOVERNANCE	
Board oversight of climate-related risks and opportunities	The Nominating and Corporate Governance Committee (NCGC) holds primary responsibility for the oversight of the Company's Environmental, Social, and Governance (ESG) efforts. This crucial oversight ensures that the Company's approach to sustainability and responsible business practices is aligned with its values and strategic objectives.
Management's role in assessing and managing climate-related risks and opportunities	The Company's management team is tasked with implementation of ESG initiatives and enforces assessment of climate-related factors as part of its underwriting process when acquiring an asset. Additionally, the management team provides a comprehensive report on their ESG progress to the NCGC on a quarterly basis. This regular reporting allows the Committee to actively monitor performance, provide strategic guidance, and ensure accountability in the Company's commitment to its corporate responsibility.
STRATEGY	
Describe the climate-related risks and opportunities the organization has identified over the short, medium, and long term.	We have not conducted a formal assessment of climate-related risks and opportunities over the short, medium, and long term.
Describe the impact of climate-related risk and opportunities on the organization's businesses, strategy, and financial planning.	Although NETSTREIT has not conducted an assessment of climate-related risks and opportunities, we do recognize that some of our properties are located in areas susceptible to natural disasters like floods, hurricanes, and earthquakes. To safeguard our investments, we ensure comprehensive insurance coverage is in place for these properties.
Describe the resilience of the organization's strategy, taking into consideration different climate-related scenarios, including a 2-degree Celsius or lower scenario	NETSTREIT's strategy does not include a dedicated scenario analysis for climate-related futures, including a 2-degree Celsius or lower pathway.
RISK MANAGEMENT	
Describe the organization's processes for identifying and assessing climate-related risks.	The Company orders Phase I Environmental Site Assessment for every property as part of our underwriting and due diligence process. The Phase I is to assess any possible presence of any hazardous substances in, on, and at a property.
Describe the organization's processes for managing climate-related risks.	In the event the initial Phase I identifies a potential environmental risk, the Company will initiate a more in-depth Phase II assessment. If contamination is confirmed, we are committed to requiring and overseeing the necessary remediation to address the issue.
Describe how processes for identifying, assessing, and managing climate-related risks are integrated into the organization's overall risk management.	The Company's management team and Board of Directors are responsible for risk management. Daily operations of risk management is led by management which includes assessing and mitigating cybersecurity risk, environmental risk, and climate-related risk.

DESCRIPTION	RESPONSE
METRICS AND TARGETS	
Disclosure the metrics used by the organization to assess climate-related risks and opportunities in line with its strategy and risk management process.	We do not have metrics set to assess climate-related risks and opportunities.
Disclose Scope 1, Scope 2, and, if appropriate, Scope 3 greenhouse gas (GHG) emissions, and the related risks.	For the 2024 calendar year, NETSTREIT does not have direction Scope 1 greenhouse gas emissions since our business model primarily involves the ownership and leasing of net-leased properties, and we do not engage in activities that directly release greenhouse gases. Our scope 2 greenhouse gas emissions was 96.64 $MTCO_2e$. We are unable to provide accurate scope 3 emissions since data for scope 3 is incomplete and providing a scope 3 emissions would be an estimate.
Describe the targets used by the organization to mange climate-related risks and opportunities and performance against targets.	We do not have targets set.

United Nations Sustainable Development Goals

NETSTREIT's corporate responsibility efforts are aligned with the United Nations Sustainable Development Goals (SDGs).

3 GOOD HEALTH AND WELL-BEING

ENSURE HEALTHY LIVES & PROMOTE WELL-BEING

We provide health, dental, and vision coverages to our employees and their family. Additionally, we provide subsidized fitness memberships for our employees.

8 DECENT WORK AND ECONOMIC GROWTH

PROMOTE SUSTAINABLE ECONOMIC GROWTH

NETSTREIT promotes sustained, inclusive, full and decent productive employment. Our company culture promotes inclusivity and growth for all.

4 QUALITY EDUCATION

ENSURE & PROMOTE LIFELONG LEARNING OPPORTUNITIES

We provide continuing education and professional development for employees. We have an internship program in place for students to work along side our team and apply academics in real world settings.

10 REDUCED INEQUALITIES

REDUCED INEQUALITIES WITHIN OUR COMMUNITY

NETSTREIT's company culture promotes and empower inclusivity of all. We have efforts to recruit from the underserved communities.

5 GENDER EQUALITY

GENDER EQUALITY AND EMPOWER WOMEN

NETSTREIT supports women's full and effective participation and equal opportunities at all levels of decision-making. 43% of board members and 48% of the workforce are female.

17 PARTNERSHIPS FOR THE GOALS

COMMUNITY AND PHILANTHROPY

NETSTREIT promotes and encourages employee contributions to support charitable causes in our local community.

SUSTAINABLE DEVELOPMENT GOALS

NETSTREIT

Contact

2021 McKinney Avenue, Suite 1150
Dallas, Texas 75201
(972) 200-7100

www.netstreit.com
ir@netstreit.com