



NEWS RELEASE

Net Lease Office Properties Announces Tax Treatment of 2024 Dividends

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NEW YORK, Jan. 22, 2025 /PRNewswire/ -- Net Lease Office Properties (NYSE: NLOP) announced the income tax treatment of dividends reported on Form 1099-DIV for 2024. Shareholders are encouraged to consult with their tax advisors as to their specific tax treatment of Net Lease Office Properties dividends.

CUSIP 64110Y108

FORM 1099-DIV			Box 1a	Box 2a	Box 3	Box 1b	Box 2b	Box 2f	Box 5		
Record Date	Payment Date	Distribution Per Share	Ordinary Dividends	Capital Gain Distributions	Nondividend Distributions	Qualified Dividends ⁽¹⁾	Unrecaptured Section 1250 Gain ⁽²⁾	Section 897 Capital Gain ⁽³⁾	Section 199A Dividends ⁽⁴⁾	Section 1061 One-Year Amounts Disclosure ⁽⁵⁾	Section 1061 Three-Year Amounts Disclosure ⁽⁵⁾
12/18/23	01/29/24	\$0.3400000 ⁽⁶⁾	\$0.0000000	\$0.0000000	\$0.3400000	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0000000

- (1) Qualified Dividends is a subset of, and included in, the Taxable Ordinary Dividends amount.
- (2) Unrecaptured Section 1250 Gain is a subset of, and included in, the Taxable Capital Gain Distributions amount.
- (3) Section 897 Capital Gain is a subset of, and included in, the Taxable Capital Gain Distributions amount.
- (4) Section 199A Dividends is a subset of, and included in, the Taxable Ordinary Dividends amount.
- (5) For the purposes of Section 1061 of the Internal Revenue Code, the "one-year amounts disclosure" and "three-year amounts disclosure" related to the capital gain distributions reported in box 2a are generally applicable to direct and indirect holders of "applicable partnership interests".
- (6) Shareholders had the option to elect to receive their dividend in the form of cash or additional NLOP shares, with the aggregate amount of cash distributed by NLOP limited to a maximum of 20% of the total dividend.

Net Lease Office Properties

Net Lease Office Properties (NYSE: NLOP) is a publicly traded real estate investment trust that owns a portfolio of high-quality office properties primarily leased to corporate tenants on a single-tenant net lease basis. Tenants operate across a variety of industries and the vast majority of properties are located in the U.S., with two located in

Europe.

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