NEWS RELEASE

Net Lease Office Properties Declares Special Cash Distribution of $1.50 Per Share

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Announces Sales of Three Office Properties for $34 Million

NEW YORK, Nov. 4, 2026 /PRNewswire/ -- Net Lease Office Properties (NYSE: NLOP) reported today that its Board of Trustees declared a special cash distribution of $1.50 per common share, totaling approximately $22 million. The distribution is payable on December 1, 2026 to shareholders of record as of the close of business on November 16, 2026. Including this distribution, NLOP has declared distributions totaling $24.19 per share since being spun off in November 2023.

The following properties were recently sold for gross proceeds totaling approximately $34.4 million.

Tenant	Tenant Industry	Location	ABR (at time of sale) ($000s)	Gross Sale Proceeds ($000s)	Square Feet
Vacant (formerly Intuit)*	N/A	Plano, TX	$ --	$20,000	166,033
Vacant (formerly Arcfield)	N/A	King of Prussia, PA	$ --	$7,850	88,578
Arbella Insurance	Property & Casualty Insurance	Quincy, MA	$1,850	$6,579	132,160
Total			$1,850	$34,429	386,771

*All gross proceeds used to repay a non-recourse mortgage loan in connection with this disposition.

For additional information on NLOP — including an investor presentation, its latest quarterly report on Form 10-Q

and related filings — please visit the company's website.

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, single-tenant office properties located in the U.S. and net leased to corporate tenants operating across a variety of industries.

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