



NEWS RELEASE

Net Lease Office Properties Declares Special Cash Distribution of \$6.75 Per Share

2026-01-20

Announces Sales of Three Office Properties for \$131 Million

NEW YORK, Jan. 20, 2026 /PRNewswire/ -- Net Lease Office Properties (NYSE: NLOP) reported today that its Board of Trustees declared a special cash distribution of \$6.75 per common share, totaling approximately \$100 million. The distribution is payable on February 17, 2026 to shareholders of record as of the close of business on January 30, 2026.

In order to receive the special cash distribution, a shareholder will need to hold their shares through and including the payment date of February 17, 2026. Shareholders who sell their shares before the February 18, 2026 ex-dividend date will not be entitled to receive the special cash distribution.

The following properties were recently sold for gross proceeds totaling approximately \$130.6 million.

Primary Tenant	Primary Tenant Industry	Location	ABR (at time of sale) (\$000s)	Gross Sale Proceeds (\$000s)	Square Feet
KBR, Inc.	Construction & Engineering	Houston, TX	\$21,288	\$66,000	1,064,788
Google, LLC	Internet Software & Services	Venice, CA	\$3,018	\$39,600	67,681
Northrop Grumman Systems Corporation*	Aerospace & Defense	Plymouth, MN	\$2,679	\$25,000	191,336
Total			\$26,985	\$130,600	1,323,805

*Includes \$24.8 million of 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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