BROADSTONE
NET LEASE, INC.

INVESTOR PRESENTATION

MAY 2023

DISCLAIMER

CAUTIONARY STATEMENTS CONCERNING FORWARD-LOOKING STATEMENTS

This presentation 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, regarding, among other things, our plans, strategies, and prospects, both business and financial. Such forward-looking statements can generally be identified by our use of forward-looking terminology such as "may," "will," "should," "expect," "intend," "anticipate," "estimate," "would be," "believe," "continue," or other similar words. Forward-looking statements, including our 2023 guidance, involve known and unknown risks and uncertainties, which may cause BNL's actual future results to differ materially from expected results, including, without limitation, general economic conditions, including but not limited to increases in the rate of inflation and/or interest rates, local real estate conditions, tenant financial health, property acquisitions, and the timing and uncertainty of completing these acquisitions, and uncertainties regarding future distributions to our stockholders. These and other risks, assumptions, and uncertainties are described in Item 1A "Risk Factors" of the Company's Annual Report on Form 10-K for the fiscal year ended December 31, 2022, filed with the SEC on February 23, 2023, which you are encouraged to read, and is available on the SEC's website at www.sec.gov. Should one or more of these risks or uncertainties materialize, or should underlying assumptions prove incorrect, actual results may vary materially from those indicated or anticipated by such forward-looking statements. Accordingly, you are cautioned not to place undue reliance on these forward-looking statements, which speak only as of the date they are made. The Company assumes no obligation to, and does not currently intend to, update any forward-looking statements after the date of this presentation, whether as a result of new information, future events, changes in assumptions or otherwise.

NON-GAAP FINANCIAL INFORMATION

This presentation contains certain financial information that is not presented in conformity with accounting principles generally accepted in the United States of America (GAAP), including funds from operations ("FFO"), core funds from operations ("Core FFO"), adjusted funds from operations ("AFFO"), earnings before interest, taxes, depreciation and amortization ("EBITDA"), EBITDA further adjusted to exclude gains (losses) on sales of depreciable property and provisions for impairment on investments in real estate ("EBITDAre"), Adjusted EBITDAre, Annualized Adjusted EBITDAre and Net Debt. We believe the use of FFO, Core FFO, and AFFO are useful to investors because they are widely accepted industry measures used by analysts and investors to compare the operating performance of REITs. We believe that EBITDA provides investors and analysts with a measure of our performance that includes our operating results unaffected by the differences in capital structures, capital investment cycles and useful life of related assets compared to other companies in our industry. We believe that the presentation of Net Debt to Annualized Adjusted EBITDAre is a useful measure of our ability to repay debt and a relative measure of leverage and is used in communications with our lenders and rating agencies regarding our credit rating. Such non-GAAP measures should not be considered in isolation or as an indicator of the Company's performance. Furthermore, they should not be seen as a substitute for metrics prepared in accordance with GAAP. Reconciliations of these measures to their most directly comparable GAAP measures for the periods that are presented in this presentation can be found in the section entitled "Management's Discussion and Analysis of Financial Condition and Results of Operations – Non-GAAP Measures" in the Company's Annual Report on Form 10-K for the fiscal year ended December 31, 2022, filed with the SEC on February 23, 2023.

BROADSTONE AT-A-GLANCE

$389 Million
Annualized Base Rent

52% Industrial
17% Healthcare
13% Restaurant 12% Retail
6% Office

39.1 Million
Rentable Square Footage

99.4% Occupancy[1]

10.8 Years WALT

2.0% Annual Escalation

100.0%
Rent Collections in Q1

94.3%
Financial Reporting[2]

801 Properties

44 States
4 Canadian Provinces

$20.0 Million
Investments in Q1 2023

$225.2 Million
Investments Under Control[4]

221 / 209 / 54
Tenants / Brands / Industries

4.0% Top Tenant[3]

19.2% Top Ten Tenants[3]

$1 Billion
Total Revolver Capacity

S&P	Moody's
BBB	**Baa2**
Stable	Stable

As of March 31, 2023. [1] Based on square footage [2] Includes 7.9% of tenants who are public filers [3] % of ABR [4] Under contract or executed letter of intent

INVESTMENT THESIS

Established REIT with Longstanding Track Record of Success

- 15-year operating history pursuing a diversified net lease strategy with a leading team, now proven through two cycles
- Publicly traded on the NYSE (BNL) with experience operating under substantially all public company requirements since 2017
- Continued growth of the portfolio and consistent performance has delivered predictable cash flow and returns to investors

Thoughtfully Constructed and Diversified Portfolio with Best-in-Class Metrics

- Deliberate and highly granular diversified strategy with exposure to desirable net lease sectors including industrial and healthcare
- Significant property type and tenant diversification has acted as a proven defensive hedge against economic distress
- Top tier portfolio metrics: 2.0% weighted average annual rent escalations, 10.8 years WALT, 19.2% top 10 tenant concentration

Active Portfolio Management with Exceptional Results Throughout Multiple Economic Cycles

- Consistently strong rent collections throughout the COVID-19 pandemic with 100.0% rent collected during Q1 2023
- Specialized infrastructure in place to support entire investment lifecycle across different property segments
- Proactive disposition strategy mitigates portfolio risk while facilitating value creation

Differentiated and Proven Investment Strategy with Attractive Pipeline of Opportunities

- Diversified strategy allows for capital allocation flexibility across sectors and ensures consistent high-quality deal flow
- Invested $20.0 million at a weighted average initial cash cap rate of 7.0% in Q1, with $225.2 million of additional investments under our control

Scalable Growth-Oriented Platform with Fortified Investment Grade Balance Sheet

- Optimal size with a large efficient in-place platform, but small enough to drive meaningful growth
- Investment grade balance sheet (S&P – BBB, Moody's – Baa2) with a robust liquidity profile and no near-term debt maturities
- Conservative leverage profile with net debt to annualized adjusted EBITDAre of 5.1x

Experienced Management Team with Deep Pool of Talent

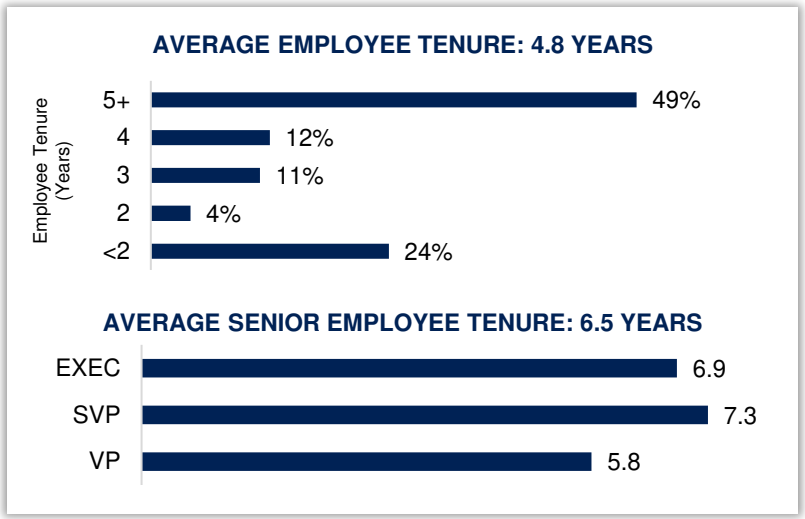
- Experienced, cycle-tested management team constructed over 13 years with long-term relationships and expertise
- Diverse board of directors with meaningful public REIT experience and substantial personal investment in the Company
- Focus on corporate responsibility has been a cornerstone of Broadstone since inception

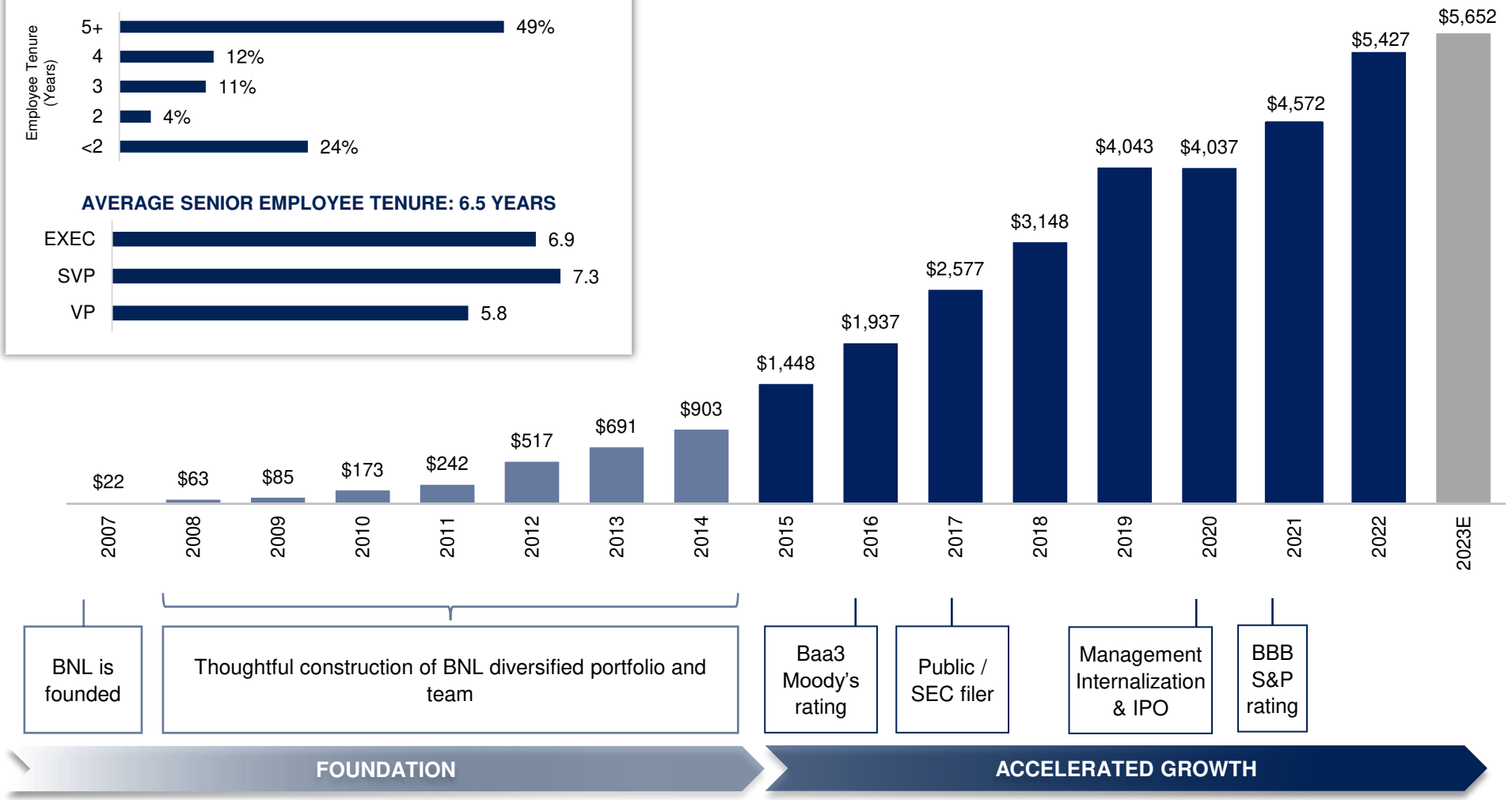
As of March 31, 2023 unless otherwise noted

BROADSTONE NET LEASE (NYSE: BNL)

Longstanding operating history and track record of success delivering results to shareholders

($mm)[1]





As of March 31, 2023 unless otherwise noted. [1] Gross asset value "GAV" which is equal to undepreciated book value; represents the fair value of the assets as of the date acquired, less any subsequent write-downs due to impairment charges. 2023E based on midpoint of guidance of $400mm of investments and $175mm of dispositions.

Q1 2023 AT-A-GLANCE

Our Diversified Portfolio Continues to Generate Consistent Results and Steady Same-Store Growth

PORTFOLIO OVERVIEW

$389 Million	801	39.1 Million
Annualized Base Rent	Properties	Square Footage

$5.3 billion
Enterprise Value

44 + 4
States + Canadian Provinces

221
Tenants

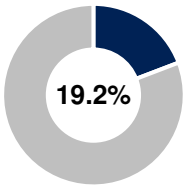
54
Industries

10.8 years
Weighted Average Remaining Lease Term

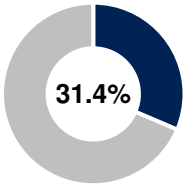
2.0%
Weighted Average Rent Escalation

94.3%
Tenants providing Financial Reporting[1,2]

15.6%
% Investment Grade Credit Rated Tenants[1]



Top 10 Tenant Concentration[1]



Top 20 Tenant Concentration[1]

KEY OPERATING METRICS

99.4%
Occupancy

100%
Rent Collection

$20.0mm
Investments

$51.9mm
Dispositions

5.1x
Net Debt / Annualized Adjusted EBITDAre

BBB S&P *Stable*
Baa2 Moody's *Stable*

SUMMARY FINANCIAL RESULTS

	For Three Months Ended	
($ in thousands, except per share data)	**3/31/2023**	**12/31/2022**
Revenues	$118,992	$112,135
Net Income	$41,374	$36,773
Earnings Per Share	$0.21	$0.20
Funds From Operations ('FFO')	$81,177	$71,718
FFO Per Share	$0.41	$0.39
Core Funds From Operations ('Core FFO')	$74,473	$70,527
Core FFO Per Share	$0.38	$0.38
Adjusted Funds From Operations ('AFFO')	$67,485	$65,584
AFFO Per Share	$0.34	$0.36
Diluted WASO	196,176	182,971

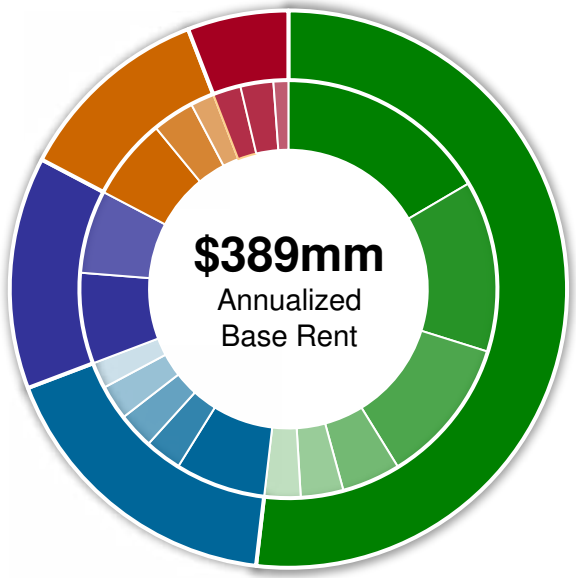
Note: Information shown as of March 31, 2023, [1] Percent of ABR [2] Includes 7.9% related to tenants not required to provide financial information under their lease terms, but whose financial statements are available publicly

HIGHLY DIVERSIFIED BY TENANT & PROPERTY TYPE

TOP 20 TENANTS

Tenant	Property Type	# of Properties	ABR as a % of Total Portfolio
Roskam Baking Company*	Industrial	7	4.0%
AHF Products*	Industrial	8	2.4%
Jack's Family Restaurants*	Restaurants	43	1.9%
Joseph T Ryerson & Son	Industrial	11	1.7%
Red Lobster*	Restaurants	19	1.6%
Axcelis Technologies	Industrial	1	1.6%
J. Alexander's*	Restaurants	16	1.6%
Hensley*	Industrial	3	1.5%
Dollar General	Retail	60	1.5%
BluePearl**	Healthcare	13	1.4%
Top 10 Tenants		**181**	**19.2%**
Outback Steakhouse*	Restaurants	22	1.4%
Tractor Supply Co.	Retail	21	1.4%
Big Tex Trailers*	Ind./ Retail/ Office	17	1.3%
Krispy Kreme	Rest. / Ind.	27	1.3%
Salm Partners	Industrial	2	1.2%
Nestle Dreyer's[1]	Industrial	1	1.2%
Carvana*	Industrial	2	1.2%
Klosterman Bakery*	Industrial	11	1.2%
Arkansas Surgical Hospital	Healthcare	1	1.0%
American Signature	Retail	6	1.0%
Top 20 Tenants		**291**	**31.4%**

PROPERTY TYPE DIVERSIFICATION (BY ABR)



Industrial 52%
- Manufacturing 17%
- Distribution & Warehouse 13%
- Food Processing 11%
- Flex and R&D 5%
- Cold Storage 3%
- Industrial Services 3%

Healthcare 17%
- Clinical 7%
- Healthcare Services 3%
- Animal Health Services 3%
- Surgical 2%
- Life Science 2%

Restaurants 13%
- Casual Dining 7%
- Quick Service Restaurants 6%

Retail 12%
- General Merchandise 7%
- Automotive 3%
- Home Furnishings 2%
- Child Care 0%

Office 6%
- Corporate Headquarters 3%
- Strategic Operations 2%
- Call Center 1%

** Subject to master lease*
*** Includes properties leased by multiple tenants, some, not all, of which are subject to master leases*
[1] Nestle's ABR excludes $1.6 million of rent paid under a sub-lease for an additional property, which will convert to a prime lease no later than August 2024

PORTFOLIO PROPERTY TYPES

INDUSTRIAL

TOP TENANTS

ROSKAM BAKING COMPANY

AHF PRODUCTS

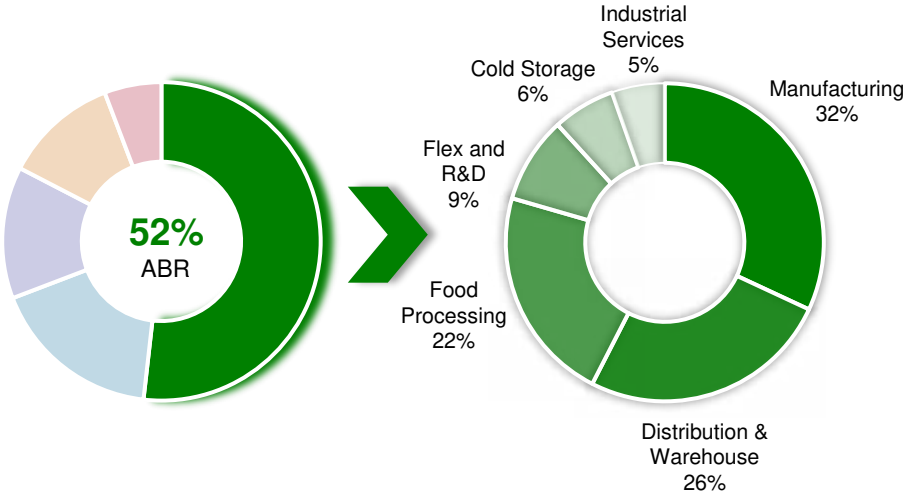
RYERSON

axcelis

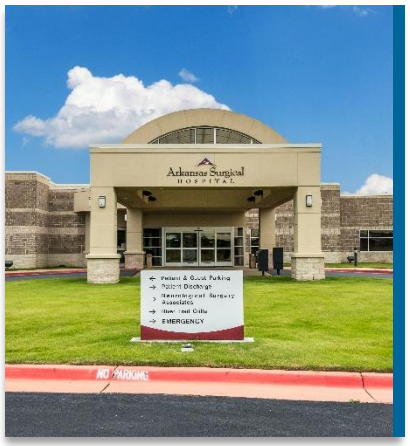
KEY STATISTICS

ABR % | $:	52% | $202mm
Properties:	193
Square Feet:	30.1mm
WALT:	11.9 years
Wtd Avg. Annual Rent Escalation:	2.0%

PROPERTY TYPE BREAKDOWN



HEALTHCARE



TOP TENANTS

bluepearl

ARKANSAS SURGICAL HOSPITAL

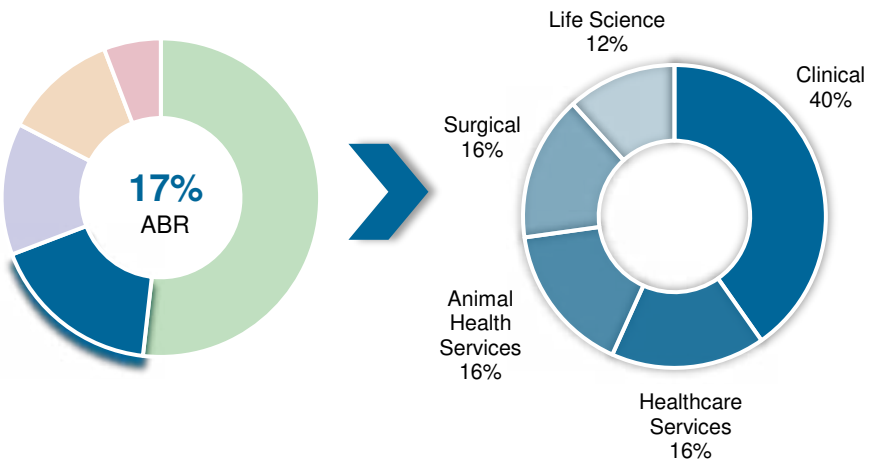
MEDVET

Froedtert & Medical College of Wisconsin

KEY STATISTICS

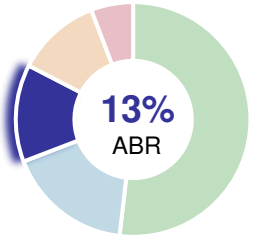
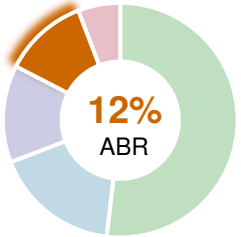
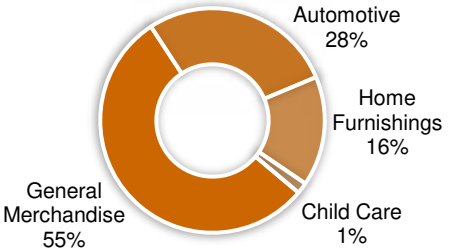
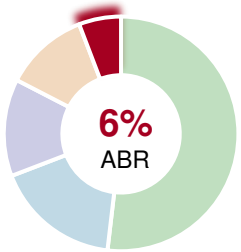
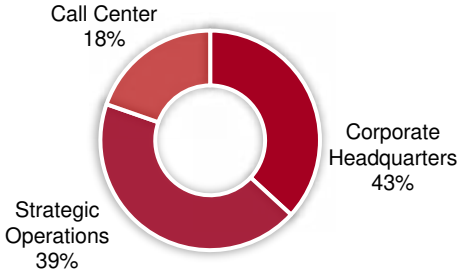
ABR % | $:	17% | $68mm
Properties:	130
Square Feet:	2.9mm
WALT:	7.0 years
Wtd Avg. Annual Rent Escalation:	2.3%

PROPERTY TYPE BREAKDOWN



Source: Company filings as of March 31, 2023

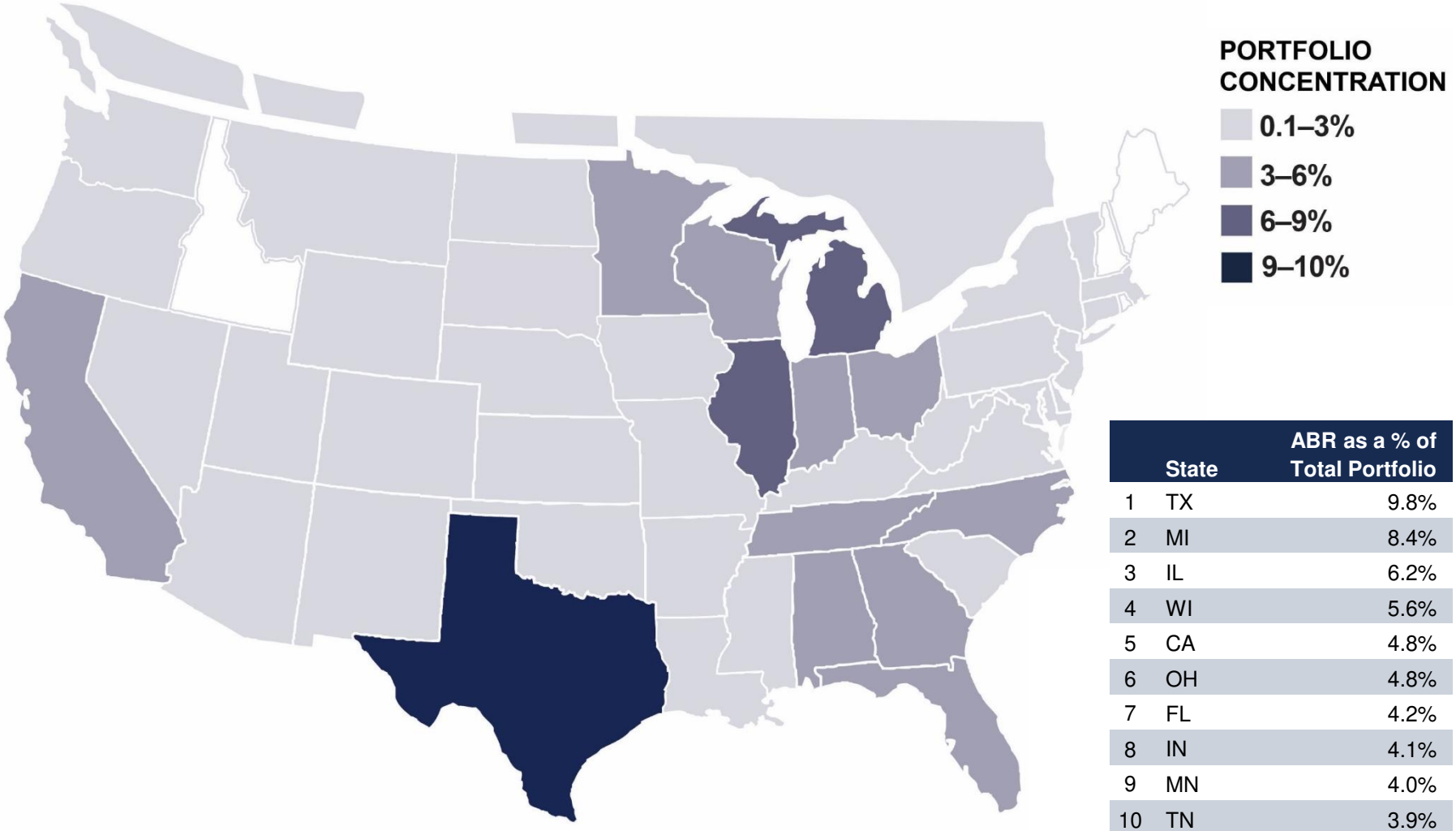
PORTFOLIO PROPERTY TYPES

	TOP TENANTS	KEY STATISTICS		PROPERTY TYPE BREAKDOWN
RESTAURANT	Jack's; Red Lobster; J. Alexander's Restaurant; Outback Steakhouse	ABR % | $:	13% | $52mm	
		Properties:	247	
		Square Feet:	1.2mm	
		WALT:	14.3 years	
		Wtd Avg. Annual Rent Escalation:	1.8%	
RETAIL	Dollar General; Tractor Supply Co; American Signature, Inc.; Mountain Equipment	ABR % | $:	12% | $45mm	 
		Properties:	215	
		Square Feet:	3.5mm	
		WALT:	10.2 years	
		Wtd Avg. Annual Rent Escalation:	1.6%	
OFFICE	aventiv Technologies; Centene Corporation; Harris Beach PLLC Attorneys at Law; verizon wireless	ABR % | $:	6% | $23mm	 
		Properties:	16	
		Square Feet:	1.4mm	
		WALT:	6.0 years	
		Wtd Avg. Annual Rent Escalation:	2.5%	

Source: Company filings as of March 31, 2023

SIGNIFICANT GEOGRAPHIC DIVERSITY

TOTAL PROPERTIES: 801 **TOTAL STATES/PROVINCES: 44 + 4 Canadian provinces**



	State	ABR as a % of Total Portfolio
1	TX	9.8%
2	MI	8.4%
3	IL	6.2%
4	WI	5.6%
5	CA	4.8%
6	OH	4.8%
7	FL	4.2%
8	IN	4.1%
9	MN	4.0%
10	TN	3.9%
Top 10 States		**55.8%**

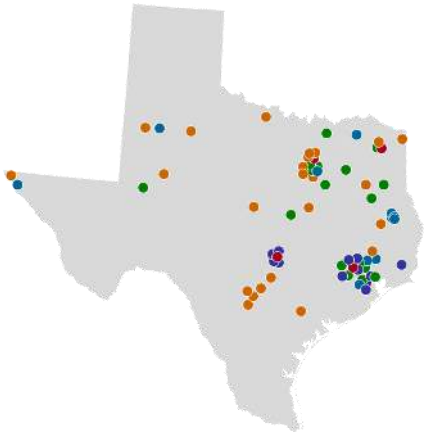
As of March 31, 2023, rent percentage based on ABR

SIGNIFICANT CROSS-DIVERSIFICATION

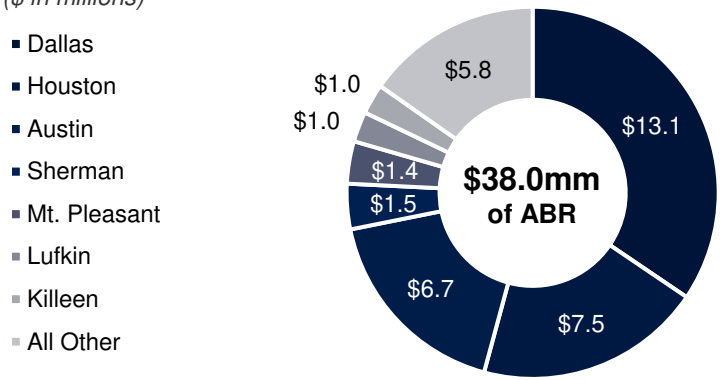
Significant Geographic, Property Type, and Industry Diversification Helps to Mitigate State Specific Risk

STATE EXPOSURE AT-A-GLANCE

State:	Texas
Concentration:	1
ABR: % | $	9.8% | $38.0mm
Tenants:	38
Properties:	72
Property Types:	5
Industries:	20
MSAs:	22

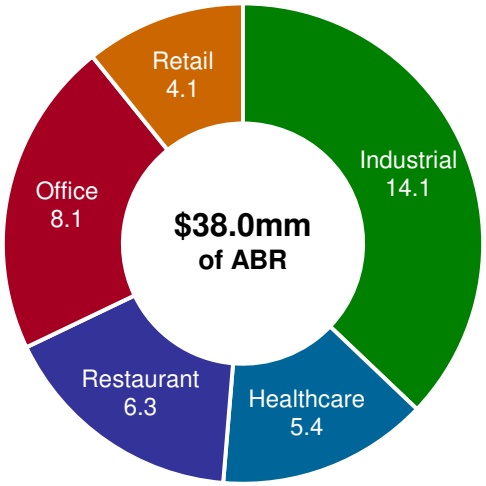


($ in millions)



STATE DIVERSIFICATION BY PROPERTY TYPE

($ in millions)



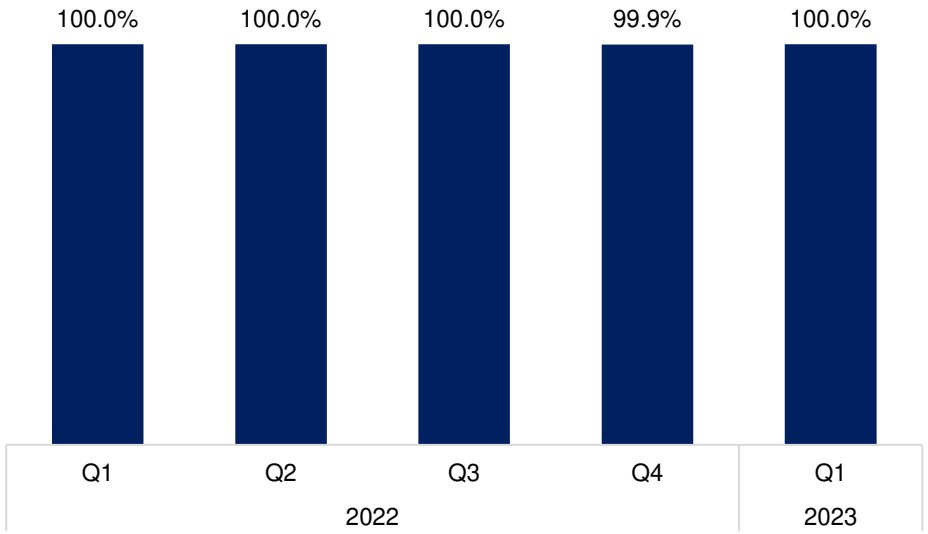
STATE DIVERSIFICATION BY INDUSTRY

TENANT INDUSTRY	PROPERTY TYPE	ABR	% STATE ABR
Restaurants		$6.4	16.9%
Health Care Facilities		$5.0	13.1%
Application Software		$4.0	10.4%
Managed Health Care		$3.5	9.2%
Auto Parts & Equipment		$3.4	9.0%
Home Furnishing Retail		$3.0	7.9%
Home Furnishings		$2.5	6.6%
Packaged Foods & Meats		$1.5	4.0%
Distributors		$1.5	3.9%
Automotive Retail		$1.4	3.6%
Industrial Machinery		$0.9	2.5%
Office Services & Supplies		$0.9	2.4%
Specialized Consumer Services		$0.8	2.2%
Building Products		$0.7	1.9%
General Merchandise Stores		$0.6	1.5%
Specialty Stores		$0.5	1.3%
Soft Drinks		$0.5	1.2%
Health Care Services		$0.4	1.1%
Metal & Glass Containers		$0.4	1.0%
Oil & Gas Equipment & Services		$0.1	0.3%
TOTAL		**$38.0**	**100.0%**

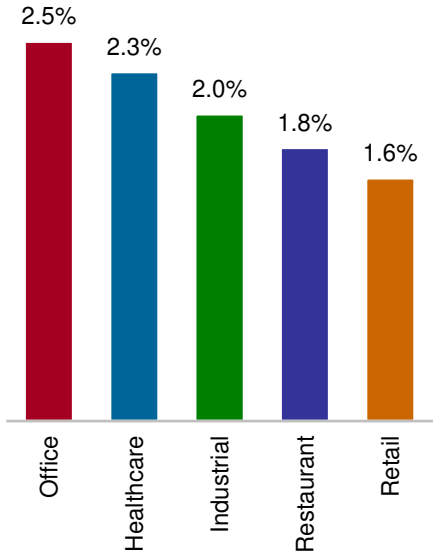
As of March 31, 2023

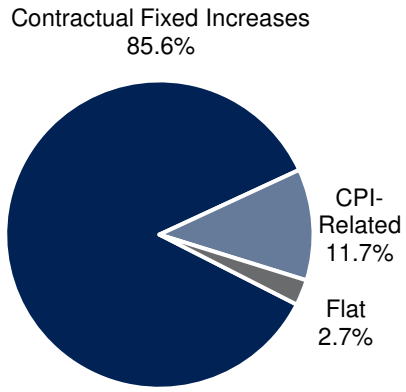
TOP-TIER PORTFOLIO METRICS

RENT COLLECTION



RENT ESCALATION



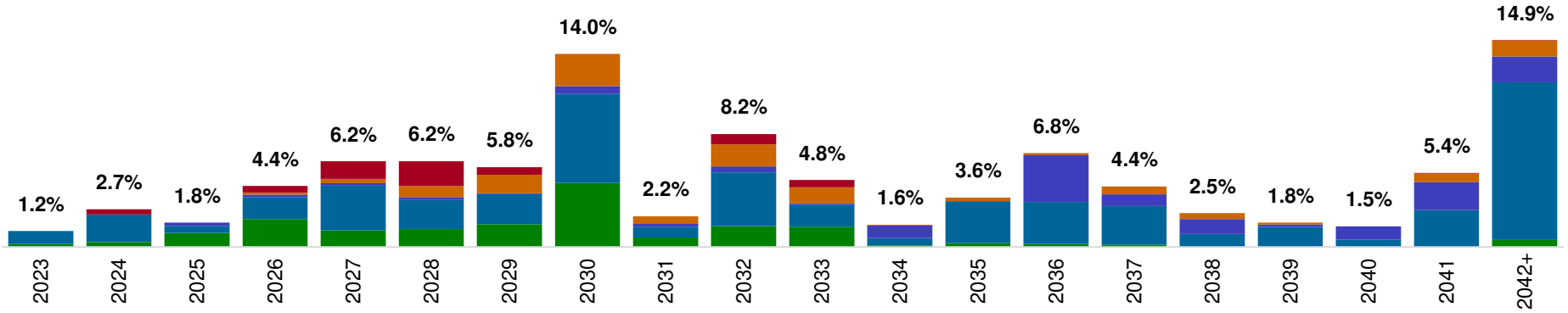


80.3% Leases with Annual Increases

LONG WALT WITH MINIMAL NEAR-TERM EXPIRATIONS

	Industrial	Healthcare	Restaurant	Retail	Office
WALT:	11.9	7.0	14.3	10.2	6.0

Weighted Average of 10.8 Years



As of March 31, 2023

DIFFERENTIATED INVESTMENT APPROACH

Agile Investment Strategy Enables Identification of Attractive Investment Opportunities

Diversified Core Property Sectors

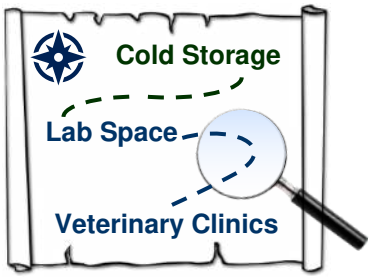
- A decade plus of experience sourcing, underwriting, and managing a portfolio diversified across traditional and emerging net lease sectors
- Significant presence in industrial, healthcare, restaurant, and retail

Attractive Capital Allocation

- Flexibility to identify adjacent property sectors well-suited for long term leases
- Specialized infrastructure conducive to staying ahead of industry trends
- Executing acquisitions in emerging sectors prior to institutionalization has helped generate attractive returns

Proven Investment Strategy

- ✓ Increased investment opportunity and consistency in deal flow
- ✓ Enhanced ability to adhere to stringent underwriting standards in competitive environment
- ✓ Drives attractive risk-adjusted returns over the long-term



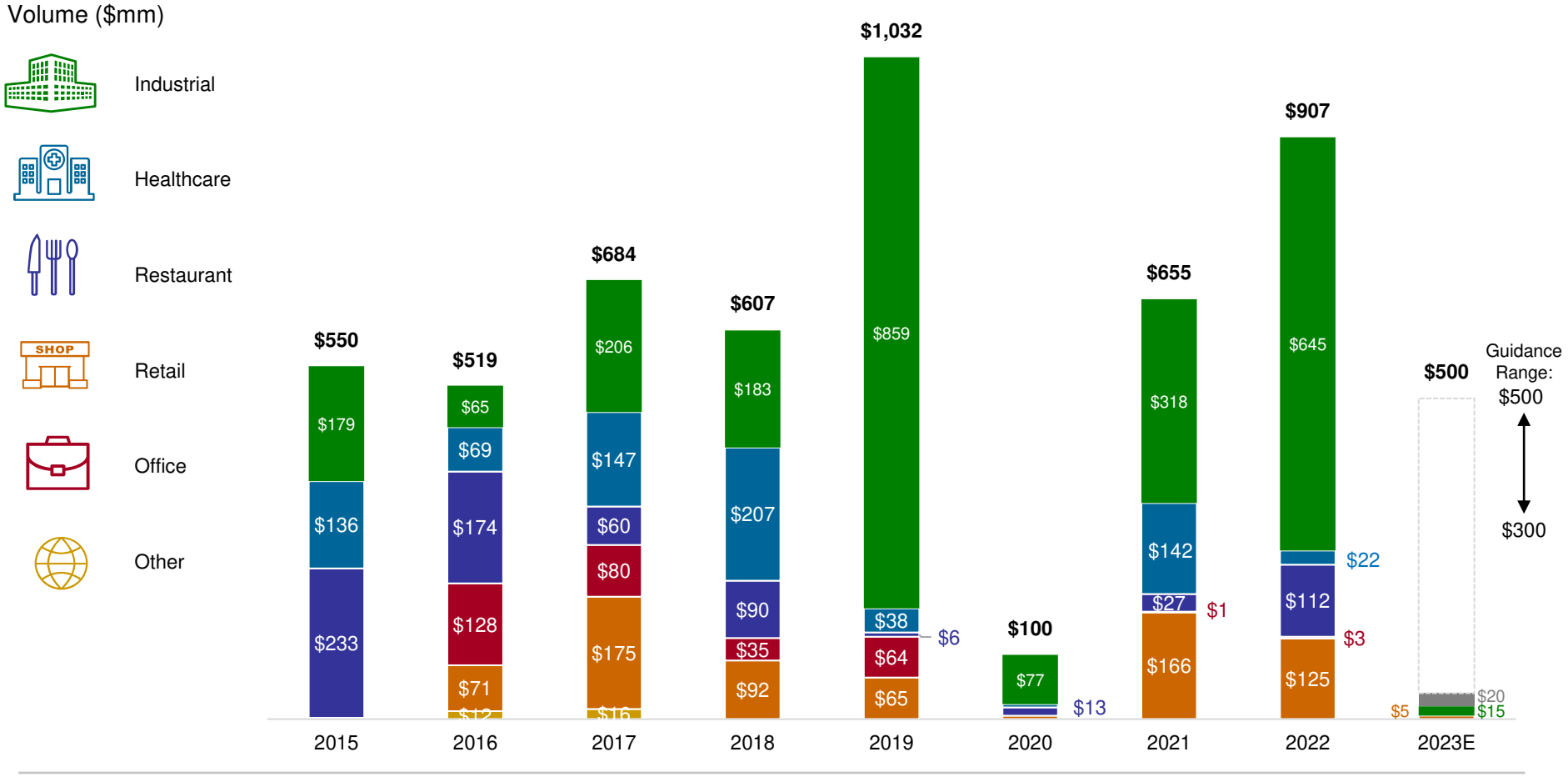
SYSTEMATIC INVESTMENT APPROACH

INVESTMENT TEAMS:	INDUSTRIAL · HEALTHCARE · RESTAURANT / RETAIL
SOURCING CHANNELS:	CURRENT OWNERS · BROKERAGE NETWORK · DEVELOPMENT PARTNERS · TENANT RELATIONSHIPS · PRIVATE EQUITY · UPREIT

	INVESTMENT TYPE	DESCRIPTION
NEW OPPORTUNITIES	**SALE LEASEBACK**	■ Acquire single-tenant property with a simultaneous new long-term lease with seller ■ Maximum flexibility to negotiate lease terms coupled with strength of our own lease form
NEW OPPORTUNITIES	**LEASE ASSUMPTION**	■ Acquire single-tenant property with existing lease ■ Deepest market opportunity set ■ Focus on lease modifications to strengthen lease structure and improve risk-adjusted return
NEW OPPORTUNITIES	**FORWARD COMMITMENTS**	■ Take-out of newly constructed property upon completion from developer or existing tenants ■ Drive higher risk-adjusted returns via attractive cap rates and long lease term
EXISTING PORTFOLIO	**EXISTING PORTFOLIO ADD-ONS**	■ Addition of property from existing tenant strengthens relationship and leads to potential future opportunities ■ Directly sourced opportunities from preferred tenants already underwritten and routinely monitored
EXISTING PORTFOLIO	**PROPERTY EXPANSIONS & IMPROVEMENTS**	■ Fund construction for existing single-tenant property with long-term lease already in place ■ Collaborate in design and construction of property or approval ■ Opportunity to enhance lease structure and / or extend lease term

PROVEN INVESTMENT APPROACH

Long-Standing Diversified Strategy Provides Acquisition Flexibility from Year to Year Without Dramatically Influencing Overall Portfolio Concentration



	2015	2016	2017	2018	2019	2020	2021	2022	2023E
% of GAV[1]	**60.9%**	**35.8%**	**35.3%**	**23.5%**	**32.8%**	**2.5%**	**16.2%**	**19.8%**	**7.4%[3]**
Acquisitions Cap Rate[2]	**6.9%**	**6.8%**	**7.2%**	**6.9%**	**6.6%**	**6.9%**	**6.3%**	**6.4%**	**TBD**

As of March 31, 2023 [1] % of previous year end, Gross asset value "GAV" means undepreciated book value, which represents the fair value of the assets as of the date acquired, less any subsequent write-downs due to impairment charges [2] Represents the estimated first year cash yield, calculated as specified cash base rent for the first full year after investment divided by property purchase price [3] Represents midpoint of investment guidance as a % of the 2023E midpoint of GAV. 2023E based on guidance of $300mm - $500mm of investments.

Conservative Balance Sheet Management & Prudent Capital Allocation

1. **Defensive leverage profile** with broad access to diversified capital sources
2. Carefully constructed platform built to **deliver accretive external growth**
3. **Specialized, national sourcing** model with **robust pipeline** of opportunities
4. **Diversified acquisition strategy** provides flexibility to optimize risk / return profile
5. "Sweet spot" sizing – meaningful scale yet **modest acquisitions move the needle**
6. Highly **scalable infrastructure already in place** and operating efficiently

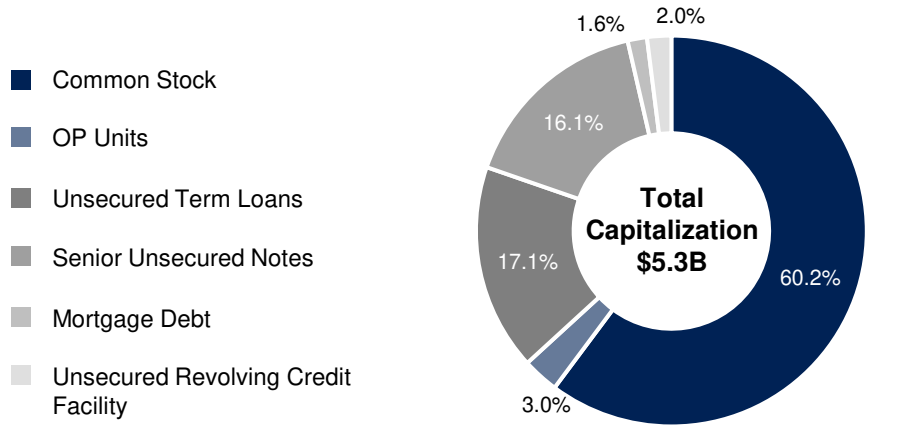
WELL CAPITALIZED BALANCE SHEET

Investment Grade Credit Rated Balance Sheet with Well Laddered Maturities and Strong Liquidity

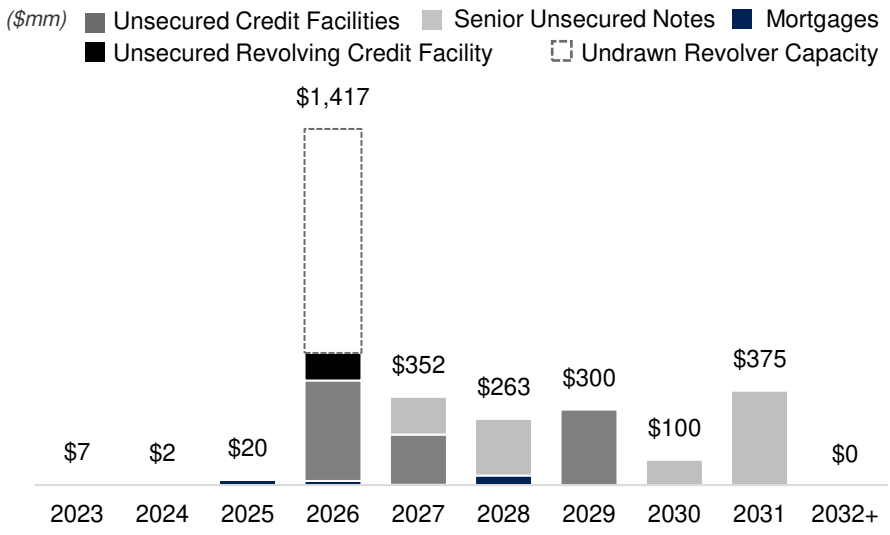
TOTAL CAPITALIZATION DETAIL

($ in thousands)	**March 31, 2023**
Equity	
Common Stock	187,203
OP Units	9,309
Common Stock & OP Units	196,512
Price Per Share / Unit	$17.01
Equity Market Capitalization	**$3,185,331**
% of Total Capitalization	*63.2%*
Debt	
Unsecured Revolving Credit Facility	$108,330
Unsecured Term Loan Facilities	900,000
Senior Unsecured Notes	850,000
Mortgage Debt – Various	85,853
Total Debt	**$1,944,183**
% of Total Capitalization	*36.8%*
Enterprise Value	
Total Capitalization	$5,286,852
Less: Cash and Cash Equivalents	(15,412)
Enterprise Value	**$5,271,440**

TOTAL CAPITALIZATION ON MARCH 31, 2023



DEBT MATURITY SCHEDULE



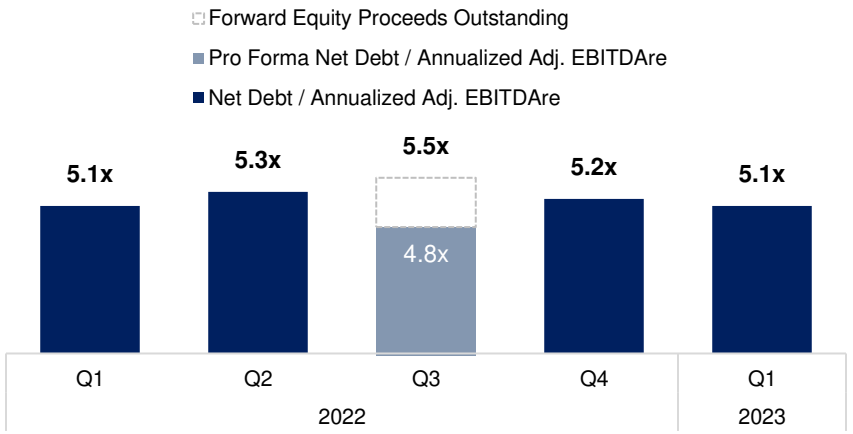
EMPHASIS PLACED ON LIQUIDITY

Conservative Leverage Profile & Ample Liquidity to Navigate Current and Future Economic Uncertainly

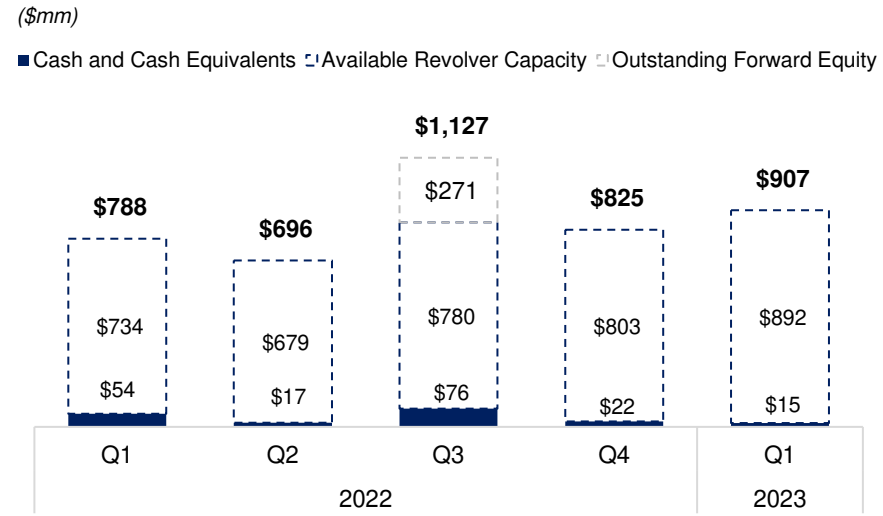
KEY CREDIT METRICS AS OF MARCH 31, 2023

5.1x Net Debt / Annualized Adjusted EBITDAre	**3.9x** Fixed Charge Coverage Ratio[1]	**BBB / Baa2** Issuer Ratings
1.5% Secured Indebtedness Ratio[1]	**$907 million** of Corporate Liquidity	**Stable / Stable** Ratings Outlook

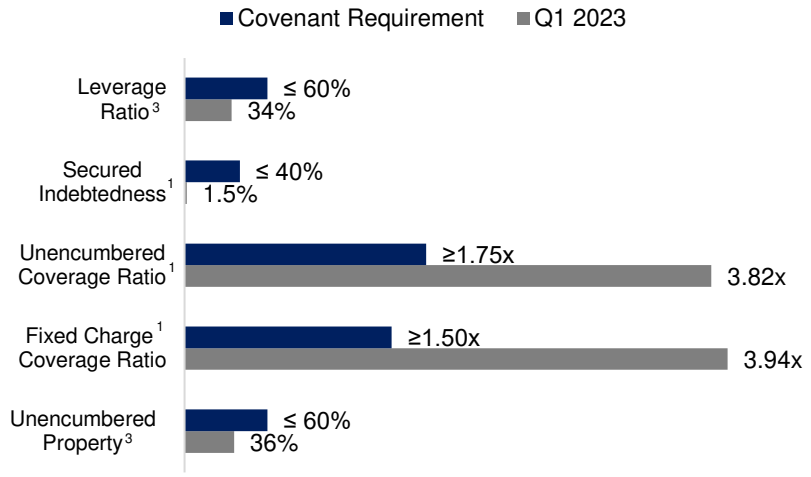
LEVERAGE PROFILE EVOLUTION[2]



CORPORATE LIQUIDITY PROFILE



AMPLE COVENANT HEADROOM



[1] Calculated in accordance with revolving credit facility, unsecured term loans and senior unsecured notes. [2] Net Debt / Annualized Adjusted EBITDAre [3] Calculated in accordance with senior unsecured notes

CORPORATE RESPONSIBILITY

Commitment to Corporate Responsibility

We are committed to being a responsible corporate citizen by conducting our operations in a sustainable and ethical manner. We strive to foster a culture that is inclusive, collaborative, and based on trust, and invest heavily in the health and well-being of our employees. We also strive to conduct our operations in an environmentally responsible way and with a governance structure that requires the highest ethical standards. We believe these commitments benefit both the company and society and are consistent with our focus on long-term positive impact and value for our shareholders, employees, tenants, partners, and the communities in which we live, work, and invest.

Environmental Stewardship

As a real estate owner, we aim to maintain environmentally sustainable practices.

- **"Go Green" Initiative Subcommittee**
- **Environmental Considerations In Our Offices**
- **Tenant & Portfolio Practices**

Social Responsibility

BNL works to foster a culture that is dynamic, collaborative, collegial, and based on trust

- **Community Engagement & Giving**
- **Commitment to Diversity, Equity, & Inclusion**
- **Employee Learning & Development**
- **Benefits & Wellness Programs**
- **Employee Satisfaction & Appreciation**

Employee Satisfaction

TOP WORK PLACES 2023 Democrat & Chronicle

Based on an employee-feedback survey, BNL has won the Rochester top workplaces award nine years in a row

BOARD OF DIRECTORS & GOVERNANCE

BOARD OF DIRECTORS (INDEPENDENT)

	Name, tenure	Experience
	Laurie Hawkes (Chairman) *Director since 2016* *Chairman since 2021*	■ Co-Founder, American Residential Properties ■ Director, Appreciate Holdings, Inc. (NASDAQ: SFR)
	Shekar Narasimhan *Director since 2007*	■ Co-Founder & Managing Partner, Beekman Advisors ■ Former Chairman & CEO, WMF Group
	James Watters *Director since 2007*	■ SVP & Treasurer, Rochester Institute of Technology ■ Board member, Canandaigua National Corp.
	David Jacobstein *Director since 2013*	■ Former President & COO, Developers Diversified Realty Corp. ■ Former Trustee, Corporate Office Properties Trust (NYSE: OFC)
	Denise Brooks-Williams *Director since 2021*	■ Senior Vice President and Chief Executive Officer, North Market, Henry Ford Health System, Inc.
	Michael Coke *Director since 2021*	■ President and Co-Founder, Terreno Realty Corporation (NYSE: TRNO)
	Jessica Duran *Director since 2023*	■ Managing Director and Chief Financial Officer of TSG Consumer Partners
	Laura Felice *Director since 2023*	■ Executive Vice President and Chief Financial Officer of BJ's Wholesale Club Holdings, Inc. (NYSE: BJ)

KEY GOVERNANCE HIGHLIGHTS

- ✓ **Majority independent board**
- ✓ **All required committees are independent**
- ✓ **Elected to opt out of MUTA**
- ✓ **Significant equity investment by board members**
- ✓ **Minimum stock ownership requirements**
- ✓ **44% of directors identify as female**
- ✓ **56% of directors identify with underrepresented groups**

BOARD OF DIRECTORS (NON-INDEPENDENT)

	Name, tenure	Experience
	John Moragne *Director since 2023*	■ CEO, Broadstone Net Lease ■ Joined BNL in 2016

BROADSTONE
NET LEASE, INC.

ADDITIONAL INFORMATION

GAAP RECONCILIATIONS

FUNDS FROM OPERATIONS (FFO), CORE FFO, AND ADJUSTED FUNDS FROM OPERATIONS (AFFO)

(in thousands)	Three Months Ended March 31, 2023	Three Months Ended December 31, 2022
Net income	$ 41,374	$ 36,773
Real property depreciation and amortization	41,745	45,570
Gain on sale of real estate	(3,415)	(10,625)
Provision for impairment of investment in rental properties	1,473	—
FFO	**$ 81,177**	**$ 71,718**
Net write-offs of accrued rental income	297	—
Lease termination fees	(7,500)	(1,678)
Cost of debt extinguishment	—	77
Gain on insurance recoveries	—	(341)
Severance and executive transition costs[1]	481	—
Other income[2]	18	751
Core FFO	**$ 74,473**	**$ 70,527**
Straight-line rent adjustment	(7,271)	(6,826)
Amortization of debt issuance costs	986	988
Amortization of net mortgage premiums	(26)	(26)
Loss on interest rate swaps and other non-cash interest expense	522	522
Amortization of lease intangibles	(2,691)	(1,308)
Stock-based compensation	1,492	1,503
Deferred taxes	—	204
AFFO	**$ 67,485**	**$ 65,584**
Diluted weighted average shares outstanding [3]	196,176	183,592
Net earnings per diluted share [4]	$ 0.21	$ 0.20
FFO per diluted share [4]	0.41	0.39
Core FFO per diluted share [4]	0.38	0.38
AFFO per diluted share [4]	0.34	0.36

(1) Amount includes $0.4 million of accelerated stock-based compensation and $0.1 million of executive transition costs during the three months ended March 31, 2023, related to the departure of our previous chief executive officer.
(2) Amount includes $18 thousand and $0.8 million of unrealized foreign exchange (gain) for the three months ended March 21, 2023, and December 31, 2022, respectively, primarily associated with our Canadian dollar denominated revolving borrowings
(3) Excludes 431,392 and 396,924, weighted average shares of unvested restricted common stock for the three months ended March 31, 2023, and December 31, 2022, respectively.
(4) Excludes $0.1 million from the numerator for the three months ended March 31, 2023, and December 31, 2022, related to dividends declared on shares of unvested restricted common stock.

GAAP RECONCILIATIONS

EBITDA, EBITDAre, Adjusted EBITDAre, Net Debt to Annualized Adjusted EBITDAre

	As of				
(in thousands)	**March 31, 2023**	**December 31, 2022**	**September 30, 2022**	**June 30, 2022**	**March 31, 2022**
Debt					
Unsecured revolving credit facility	$ 108,330	$ 197,322	$ 219,537	$ 320,657	$ 266,118
Unsecured term loans, net	895,006	894,692	894,378	587,098	586,884
Senior unsecured notes, net	844,744	844,555	844,367	844,178	843,990
Mortgages, net	85,853	86,602	94,753	95,453	96,141
Debt issuance costs	10,390	10,905	11,498	8,991	9,419
Gross Debt	**1,944,323**	**2,034,076**	**2,064,533**	**1,856,377**	**1,802,552**
Cash and cash equivalents	(15,412)	(21,789)	(75,912)	(16,813)	(54,103)
Restricted cash	(3,898)	(38,251)	(6,449)	(12,163)	(11,444)
Net Debt	**$ 1,925,013**	**$ 1,974,306**	**$ 1,982,172**	**$ 1,827,401**	**$ 1,737,005**
Anticipated proceeds from forward equity agreement	—	—	(270,732)	—	—
Pro Forma Net Debt	**$ 1,925,013**	**$ 1,974,306**	**$ 1,711,440**	**$ 1,827,401**	**$ 1,737,005**

	Three Months Ended				
(in thousands)	**March 31, 2023**	**December 31, 2022**	**September 30, 2022**	**June 30, 2022**	**March 31, 2022**
Net income	**$ 41,374**	**$ 36,773**	**$ 28,709**	**$ 35,552**	**$ 28,441**
Depreciation and amortization	41,784	45,606	39,400	35,511	34,290
Interest expense	21,139	23,773	20,095	17,888	16,896
Income taxes	479	105	356	401	412
EBITDA	**$ 104,776**	**$ 106,257**	**$ 88,560**	**$ 89,352**	**$ 80,039**
Provision for impairment of investment in rental properties	1,473	—	4,155	1,380	—
Gain on sale of real estate	(3,415)	(10,625)	(61)	(4,071)	(1,196)
EBITDAre	**$ 102,834**	**$ 95,632**	**$ 92,564**	**$ 86,661**	**$ 78,843**
Adjustment for current quarter acquisition activity [1]	406	1,283	2,358	2,780	3,225
Adjustment for current quarter disposition activity [2]	(365)	(440)	—	(141)	(79)
Adjustment to exclude non-recurring and other expenses[3]	(1,023)	—	—	—	—
Adjustment to exclude gain on insurance recoveries	—	(341)	—	—	—
Adjustment to exclude net write-offs of accrued rental income	297	—	—	—	1,326
Adjustment to exclude foreign exchange (gain) loss	18	796	(4,934)	(2,632)	1,125
Adjustment to exclude cost of debt extinguishments	—	77	231	—	—
Adjustment to exclude lease termination fees	(7,500)	(1,678)	(791)	—	—
Adjusted EBITDAre	**$ 94,667**	**$ 95,329**	**$ 89,518**	**$ 86,668**	**$ 84,440**
Annualized Adjusted EBITDAre	**378,668**	**381,315**	**358,072**	**346,672**	**337,759**
Net Debt to Annualized Adjusted EBITDAre	**5.1x**	**5.2x**	**5.5x**	**5.3x**	**5.1x**
Pro Forma Net Debt to Annualized Adjusted EBITDAre	**5.1x**	**5.2x**	**4.8x**	**5.3x**	**5.1x**

(1) Reflects an adjustment to give effect to all acquisition during the quarter as if they had been acquired as of the beginning of the quarter.
(2) Reflects an adjustment to give effect to all dispositions during the quarter as if they had been sold as of the beginning of the quarter.
(3) Amounts include $0.1 million of executive transition costs and $0.4 million of accelerated stock-based compensation associated with the departure of our previous chief executive officer, and ($1.5) million of accelerated amortization of lease intangibles during the three months ended March 31, 2023.