

For Immediate Release
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Broadstone Net Lease Announces Tax Treatment of 2023 Dividends

VICTOR, N.Y. – Broadstone Net Lease, Inc. (NYSE: BNL) (“BNL” or the “Company”) today announced the income tax allocation of 2023 common stock dividends, as shown in the table below. Stockholders are encouraged to consult with their own tax advisors regarding their specific tax treatment of any BNL dividends received.

Common Stock – CUSIP number 11135E203

FORM 1099-DIV			Box 1a	Box 2a	Box 2b	Box 2f	Box 3	Box 5
Record Date	Payment Date	Distribution Per Share	Ordinary Dividends	Capital Gain Distributions ⁽¹⁾	Unrecaptured Section 1250 Gain ⁽²⁾	Section 897 Capital Gain ⁽³⁾	Nondividend Distributions ⁽⁴⁾	Section 199A Dividends
12/31/2022	01/13/2023	\$0.275	\$0.191885	\$0.058779	\$0.025508	\$0.058779	\$0.024336	\$0.191885
03/31/2023	04/14/2023	\$0.275	\$0.191885	\$0.058779	\$0.025508	\$0.058779	\$0.024336	\$0.191885
06/30/2023	07/14/2023	\$0.280	\$0.195373	\$0.059848	\$0.025972	\$0.059848	\$0.024779	\$0.195373
09/30/2023	10/13/2023	\$0.280	\$0.195373	\$0.059848	\$0.025972	\$0.059848	\$0.024779	\$0.195373

1. The 2023 Capital Gain Distributions are comprised entirely of long-term capital gains determined under Section 1231 of the Code, and are excluded from Section 1061 of the Code. Accordingly, for purposes of Section 1061 of the Code and Treasury Regulations thereunder, the Company makes the following disclosures: the “One Year Amounts Disclosure” and the “Three Year Amounts Disclosure” are each \$0.
2. Unrecaptured Section 1250 Gain is a subset of, and included in, the Capital Gain Distribution amounts (Box 2a).
3. Section 897 Capital Gain is a subset of, and included in, the Capital Gain Distributions amounts (Box 2a).
4. Return of Capital.

About Broadstone Net Lease, Inc.

BNL is an industrial-focused, diversified net lease REIT that acquires, owns, and manages primarily single-tenant commercial real estate properties that are net leased on a long-term basis to a diversified group of tenants. Utilizing an investment strategy underpinned by strong fundamental credit analysis and prudent real estate underwriting, as of September 30, 2023, BNL’s diversified portfolio consisted of 800 individual net leased commercial properties with 793 properties located in 44 U.S. states and seven properties located in four Canadian provinces across the industrial, healthcare, restaurant, retail, and office property types.