

For Immediate Release
January 24, 2025

Company Contact:
Brent Maedl
Director, Corporate Finance & Investor Relations
brent.maedl@broadstone.com
585.382.8507



Broadstone Net Lease Announces Tax Treatment of 2024 Dividends

VICTOR, N.Y. – Broadstone Net Lease, Inc. (NYSE: BNL) (“BNL” or the “Company”) today announced the income tax allocation of 2024 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	Unrecaptured Section 1250 Gain	Section 897 Capital Gain	Nondividend Distributions ⁽¹⁾	Section 199A Dividends
12/29/2023	01/12/2024	\$0.285	\$0.177380	\$0.000000	\$0.000000	\$0.000000	\$0.107620	\$0.177380
03/29/2024	04/15/2024	\$0.285	\$0.177380	\$0.000000	\$0.000000	\$0.000000	\$0.107620	\$0.177380
06/28/2024	07/15/2024	\$0.290	\$0.180492	\$0.000000	\$0.000000	\$0.000000	\$0.109508	\$0.180492
09/30/2024	10/15/2024	\$0.290	\$0.180492	\$0.000000	\$0.000000	\$0.000000	\$0.109508	\$0.180492

1. Return of Capital.

About Broadstone Net Lease, Inc.

BNL is an industrial-focused, diversified net lease REIT that invests in 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, 2024, BNL’s diversified portfolio consisted of 773 individual net leased commercial properties with 766 properties located in 44 U.S. states and seven properties located in four Canadian provinces across the industrial, restaurant, retail, healthcare, and office property types.