INVESTMENT COMMITTEE CHARTER
OF
NETSTREIT CORP.

As adopted by the Board of Directors, effective October 15, 2026

Purpose

The purpose of the Investment Committee (the "Committee") of the Board of Directors (the "Board") of NETSTREIT Corp. (the "Company") is to assist the Board in fulfilling its responsibilities with respect to (i) acquisitions of, and investments in, real estate proposed by the Management Investment Committee of the Company and (ii) review of the Company's investments and related policies and procedures on an ongoing basis.

Composition of the Committee

The number of members of the Committee shall be determined by the Board and shall consist of two or more directors, each of whom the Board has determined has no material relationship with the Company and each of whom is otherwise "independent" under the rules of the New York Stock Exchange or other securities exchange on which the Company's securities are listed (the "Exchange"). Determinations as to whether a particular director satisfies the requirements for membership on the Committee shall be made by the Board.

Committee members (i) shall be appointed by the Board on the recommendation of the Nominating and Corporate Governance Committee, (ii) shall serve for such terms as the Board may determine, or until their earlier resignation, death or removal, and (iii) may be removed by the Board in its discretion. The Board, on the recommendation of the Nominating and Corporate Governance Committee, shall designate one member of the Committee as its chairperson.

Meetings

The Committee shall meet with such frequency and at such intervals as it determines necessary to carry out its duties and responsibilities. The chairperson will preside, when present, at all meetings of the Committee. The Committee will meet at such times as determined by its chairperson or as requested by a majority of the Committee. Notice of all Committee meetings shall be given, and waiver thereof determined, in accordance with the notice and waiver of notice requirements applicable to the Board. The Committee may meet by telephone, video conference or similar means of remote communication.

Each member of the Committee shall have one vote. A majority of the Committee members (or both of the Committee members in the case of a two-member Committee) shall constitute a quorum. The Committee shall be authorized to take any permitted action only by the affirmative vote of a majority of the Committee members (or both of the Committee members in the case of a two-member Committee) at any meeting at which a quorum is present, or by the unanimous written consent of all of the Committee members.

The Committee shall maintain copies of minutes of each meeting of the Committee, and each written consent to action taken without a meeting, reflecting the actions so authorized or taken

by the Committee. A copy of the minutes of each meeting and all consents shall be placed in the Company's minute book.

Delegation

The Committee may form and delegate authority to subcommittees consisting of one or more members when it deems appropriate.

External Advisors

The Committee shall have authority to obtain advice and assistance from any officer or employee of the Company or, at the Company's expense but at funding levels determined by the Committee, any outside legal counsel, expert or other advisor to assist with the execution of its duties and responsibilities as set forth in this Charter. The Committee shall have full, unrestricted access to Company records.

As necessary or required, the chairperson may request that members of the management team and representatives of any outside legal counsel, expert or other advisor be present at any meetings of the Committee.

Duties

In furtherance of its purpose, the Committee shall:

1. Oversee adherence to the investment policies and guidelines for the Company as adopted by the Board from time to time, including:

    a) Review and approve the Company's investment allocation and strategy from time to time which shall be consistent with the overall capital strategy of the Company approved by the Board from time to time (the "Investment Strategy");

    b) Review and approve any transaction that does not satisfy the Investment Strategy from time to time;

    c) Review the Company's investment and disposition strategies and programs generally;

    d) Periodically review the performance of in-process developments and redevelopments, as well as acquisitions; and

    e) Periodically review staffing and information systems for various real estate activities, including the review of the composition and activities of the Committee.

2. Review and reassess the adequacy of this Charter annually and recommend to the Board any amendments or modifications to the Charter that the Committee deems appropriate.
3. Report regularly to the Board on the activities of the Committee, including the status of

pending acquisitions, dispositions, and investment-related risks.

4. Perform any other activities consistent with this Charter and the Company's governing documents, each as amended from time to time, and governing law, in each case as the Committee or the Board deems necessary or appropriate.