

NETSTREIT

NOMINATING AND CORPORATE GOVERNANCE COMMITTEE CHARTER OF NETSTREIT CORP.

As adopted by the Board of Directors, effective July 16, 2026

Purpose

The purpose of the Nominating and Corporate Governance Committee (the "Committee") of the Board of Directors (the "Board") of NETSTREIT Corp. (the "Company") is to (i) identify, evaluate and recommend individuals qualified to become members of the Board, consistent with criteria approved by the Board; (ii) select, or recommend that the Board select, the director nominees to stand for election at each annual meeting of stockholders of the Company or to fill vacancies on the Board; (iii) recommend members for each Board committee; (iv) develop and recommend to the Board a set of corporate governance guidelines applicable to the Company; and (v) oversee the annual performance evaluation of the Board and its committees and management.

Composition of the Committee

The number of members of the Committee shall be determined by the Board and shall consist of three 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 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 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, but not less than two members, 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 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 books.

As necessary or required, the chairperson may request that members of the management team or other independent consultants be present at any meetings of the Committee.

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 the sole authority to retain and terminate search firms and other consultants to assist in the identification and evaluation of director candidates, including the sole authority to approve the search firms' or consultants' fees and other retention terms. The Committee shall also 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.

Duties and Responsibilities

In furtherance of its purpose, the Committee shall:

1. Review the structure, organization, function and composition of the Board and its committees and make recommendations to the Board regarding the size, composition or structure of the Board or any committee thereof, as well as the creation or dissolution of any committees. Recommend to the Board persons to be chairpersons of the various committees.

2. Consider the Board's leadership structure, including the separation of the Chairman and Chief Executive Officer roles and/or appointment of a lead independent director of the Board, either permanently or for specific purposes, and make such recommendations to the Board with respect thereto as the Committee deems appropriate.

3. Identify, recruit, screen and interview individuals that the Committee believes are qualified to become Board members and recommend to the Board director nominees to stand for election at each annual meeting of stockholders of the Company in which directors will be elected or to be appointed to the Board in the event of any vacancy on the Board.

4. Review and consider any nominations of director candidates validly made by stockholders in accordance with the applicable laws, rules and regulations and the provisions of the Company's charter and bylaws in the same manner as nominees identified by the Committee or members of management.

5. Review periodically with the Company's Chief Executive Officer plans for succession for

the Company's executive officers and report its findings and recommendations to the Board, and work with the Board in evaluating potential successors to executive officer positions.

6. Review the independence of directors, including any potential conflicts of interest, and make recommendations regarding such independence to the Board.

7. Develop and recommend to the Board a set of corporate governance guidelines (the "Corporate Governance Guidelines") applicable to the Company. Periodically review and assess, and monitor compliance with, the Corporate Governance Guidelines and recommend any changes deemed appropriate to the Board for its consideration. Such Corporate Governance Guidelines shall contain criteria the Board will consider in selecting director nominees.

8. Review any director resignation that is made in accordance with the director resignation policy set forth in the Corporate Governance Guidelines and make a recommendation to the Board regarding whether the director's resignation should be accepted by the Board.

9. Periodically review with management the terms of the Company's directors' and officers' indemnification and insurance.

10. Periodically review, discuss and assess the performance of the Board, including the Committee and other Board committees. This assessment shall include leading the Board and its committees through an annual self-evaluation process to determine whether it and its committees are functioning effectively, the results of which shall be reported to the Board.

11. Develop and oversee an orientation program for new directors and a continuing education program for all directors, periodically review such programs and make any changes deemed appropriate by the Committee.

12. Review any proposals properly submitted by stockholders for action at the annual meeting of stockholders and make recommendations to the Board regarding action to be taken in response to each such proposal.

13. Oversee the Company's corporate governance practices, including recommending to the Board any changes to the Company's corporate governance framework, including its charter and bylaws, that the Committee deems appropriate.

14. Periodically receive updates from management or the Company's outside counsel regarding significant developments in the law and practice of corporate governance as well as the Company's compliance with applicable laws and regulations.

15. Conduct an annual performance evaluation of the Committee and its members, including a review of adherence to this Charter.

16. Review the disclosure in the Company's annual proxy statement regarding director nominations, independence, the operations of the Committee and other corporate governance matters.

17. Periodically review the Company's practices and initiatives with respect to environment, social and governance ("ESG") matters and periodically provide reports to the Board on ESG matters.

18. Develop and recommend to the Board a political spending policy, periodically review and assess, and monitor compliance with, such policy, and recommend any changes deemed appropriate to the Board for its consideration.

19. Review the adequacy of this Charter at least annually and recommend any proposed changes to the Board for approval.

20. Perform such other duties and responsibilities, consistent with this Charter, the Company's bylaws, governing law, the rules and regulations of the Exchange, the federal securities laws and such other requirements applicable to the Company, delegated to the Committee by the Board.

21. Report regularly to the Board on the activities of the Committee.