Form **8937**
(December 2017)
Department of the Treasury
Internal Revenue Service

Report of Organizational Actions Affecting Basis of Securities

► See separate instructions.

OMB No. 1545-0123

Part I Reporting Issuer

1 Issuer's name GLOBAL NET LEASE, INC.	**2 Issuer's employer identification number (EIN)** 45-2771978

3 Name of contact for additional information INVESTOR RELATIONS	**4** Telephone No. of contact (332)265-2020	**5** Email address of contact INVESTORRELATIONS@GLOBALNETLEASE.COM

6 Number and street (or P.O. box if mail is not delivered to street address) of contact 38 WASHINGTON SQUARE	**7** City, town, or post office, state, and ZIP code of contact NEWPORT, RI 02840

8 Date of action SEE ATTACHED	**9** Classification and description DISTRIBUTIONS ON PREFERRED STOCK

10 CUSIP number 379378508	**11** Serial number(s)	**12** Ticker symbol GNL.PRD	**13** Account number(s)

Part II Organizational Action Attach additional statements if needed. See back of form for additional questions.

14 Describe the organizational action and, if applicable, the date of the action or the date against which shareholders' ownership is measured for the action ► NONDIVIDEND CASH DISTRIBUTIONS WERE PAID TO PREFERRED SHAREHOLDERS. SEE ATTACHED SCHEDULE FOR ADDITIONAL DETAIL.

15 Describe the quantitative effect of the organizational action on the basis of the security in the hands of a U.S. taxpayer as an adjustment per share or as a percentage of old basis ► THE AMOUNT FOR THE NONDIVIDEND DISTRIBUTIONS ARE INCLUDED IN THE ATTACHED SCHEDULE. THE AMOUNT OF NONDIVIDEND DISTRIBUTIONS SHOULD REDUCE THE TAX BASIS OF EACH PREFERRED SHARE, BUT NOT BELOW ZERO.

16 Describe the calculation of the change in basis and the data that supports the calculation, such as the market values of securities and the valuation dates ► THE COMPANY DETERMINES ITS ANNUAL EARNINGS AND PROFITS UNDER IRC SECTION 312 (AS MODIFIED BY IRC SECTION 857(D) FOR A REAL ESTATE INVESTMENT TRUST) AND THE REGULATIONS THEREUNDER. THAT COMPUTATION SUPPORTS THE CALCULATION OF THE TAXABILITY AND RETURN OF CAPITAL PORTION OF THE CASH DISTRIBUTIONS ON PREFERRED STOCK ON THE DATES LISTED.

Part II **Organizational Action** *(continued)*

17 List the applicable Internal Revenue Code section(s) and subsection(s) upon which the tax treatment is based ▶ INTERNAL REVENUE CODE SECTION 316 DEFINES A "DIVIDEND" GENERALLY AS ANY DISTRIBUTION OF PROPERTY MADE BY A CORPORATION TO ITS SHAREHOLDERS OUT OF EARNINGS AND PROFITS (AS DEFINED BY INTERNAL REVENUE CODE SECTION 312, AND THE REGULATIONS THEREUNDER). PURSUANT TO INTERNAL REVENUE CODE SECTION 301(C)(2), THE PORTION OF THE CASH DISTRIBUTIONS ON PREFERRED STOCK WHICH IS NOT A DIVIDEND SHALL BE APPLIED AGAINST AND REDUCE THE ADJUSTED CASH BASIS OF THE STOCK. UNDER INTERNAL REVENUE CODE 301(C)(3), A DISTRIBUTION WHICH IS NOT A DIVIDEND, TO THE EXTENT THAT IT EXCEEDS THE SHAREHOLDER'S ADJUSTED TAX BASIS OF THE STOCK SHALL BE TREATED AS A GAIN FROM THE SALE OR EXCHANGE OF PROPERTY.

18 Can any resulting loss be recognized? ▶

19 Provide any other information necessary to implement the adjustment, such as the reportable tax year ▶ THIS CASH DISTRIBUTION WILL BE REPORTED TO SHAREHOLDERS ON THEIR 2025 FEDERAL FORM 1099-DIV WITH RESPECT TO THEIR PREFERRED STOCK HOLDINGS IN THE COMPANY. THE AMOUNT OF NONTAXABLE DISTRIBUTIONS ON THE DATES MENTIONED EITHER (I) REDUCES THE SHAREHOLDER'S ADJUSTED TAX BASIS IN HIS/HER STOCK OR (II) TO THE EXTENT THAT IT EXCEEDS THE SHAREHOLDER'S ADJUSTED TAX BASIS IN HIS/HER STOCK ON THE DATE OF DISTRIBUTIONS, IT IS TREATED AS GAIN FROM THE SALE OR EXCHANGE OF PROPERTY IN 2025.

Sign Here

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Signature ▶ Christopher J Masterson   Date ▶ 01/30/2026

Print your name ▶ CHRISTOPHER MASTERSON   Title ▶ CHIEF FINANCIAL OFFICER

Paid Preparer Use Only

Print/Type preparer's name	Preparer's signature	Date	Check ☐ if self-employed	PTIN
V. EDWARD BOZEMAN	Edward Bozeman	1/26/26		P00742238
Firm's name ▶ DELOITTE TAX LLP			Firm's EIN ▶ 86-1065772	
Firm's address ▶ 1230 PEACHTREE STREET NE, STE 3100, ATLANTA, GA 30309			Phone no. 404-220-1500	

Global Net Lease, Inc.
42-2771978
Year Ended December 31, 2025

Supplemental Information to Form 8937

Preferred Stock D

CUSIP Number	Record Date	Payment Date	Per Share Distribution	Nondividend Distributions
379378508	1/3/2025	1/15/2025	0.4687500	0.4687500
379378508	4/4/2025	4/15/2025	0.4687500	0.4687500
379378508	7/3/2025	7/15/2025	0.4687500	0.4687500
379378508	10/3/2025	10/15/2025	0.4687500	0.4687500
Percentage			**100.000%**	**100.000%**