POSTAL REALTY TRUST

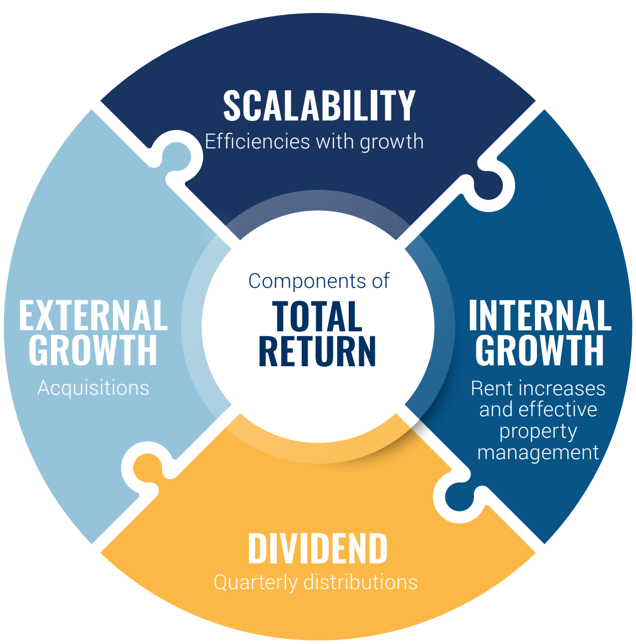
NYSE: PSTL | POSTALREALTYTRUST.COM

INVESTING IN CRITICAL AMERICAN INFRASTRUCTURE

ABOUT POSTAL REALTY TRUST

Postal Realty Trust, Inc. (NYSE: PSTL) is the **first-of-its-kind** and **only publicly traded**, internally managed real estate investment trust (REIT) that owns and acquires properties primarily leased to the United States Postal Service.

- PSTL has grown its property count, square footage and annualized base rent by over five times since its IPO, and is just getting started.
- PSTL is well positioned at the intersection of real estate, infrastructure and logistics. The company has the scale, industry knowledge and highly experienced team to continue to deliver reliable, long-term value to its shareholders through internal and external growth as well as quarterly dividends.



AT A GLANCE[1]

1,543 Owned Properties	**6.0MM** Interior Sq. Ft.	**49** States and One U.S. Territory
99.6% Portfolio Occupancy	**>$600MM** Total Enterprise Value[2]	**75%** Acquisitions Sourced Off-Market[3]
4.21% Wtd. Avg. Interest Rate	**94%** Fixed Rate Debt	**7.0%** Dividend Yield[4]

EXPERTS IN A NICHE MARKET

- **Highly Fragmented Market** – Nearly 17,000 lessors across 25,000 post offices where the next top 20 largest portfolio owners combined own only ~11% of the market.[5]
- **Largest Owner** – Largest landlord of properties leased to the United States Postal Service (~6% of the total market square footage).
- **Internally Managed** – Control every aspect of business: acquisitions, closing process, property management, leasing, legal and accounting.
- **100% Rent Collection** – Historically collected all contractual rents.
- **Track Record of Growth** – Continue to consolidate and institutionalize the postal real estate market (estimated to be ~$15B in size).
- **Experienced Management Team** – Over 30 years in the space owning and managing postal properties.
- **Aligned With Shareholders** – Management and Board of Directors own ~13% of PSTL's outstanding equity interest and elect to receive part of their compensation in PSTL equity over a cliff vesting period of eight years.
- **Attractive Tax Advantaged Solution for Sellers** – UPREIT structure provides flexibility for estate planning and the deferral of capital gains tax through operating partnership units.
- **Consistent Dividend Growth** – Increased dividend annually since IPO.

1) Figures for PSTL's owned portfolio as of April 26, 2024. 2) Equity market capitalization based on PSTL share price of $13.73 and 28.9MM fully diluted shares as of April 26, 2024. Net debt includes cash balance and escrow and reserves as of March 31, 2024. 3) Off-market percentage calculated from January 2021 through April 26, 2024. 4) Dividend yield calculated as of April 26, 2024. 5) Market share calculated by total interior square feet.

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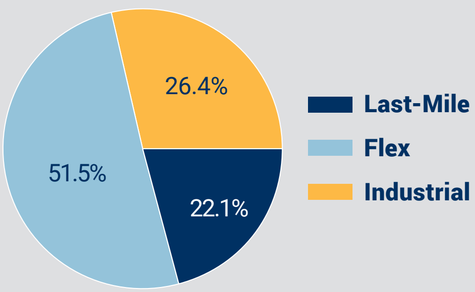
LARGE, GROWING, DIVERSE PORTFOLIO[1]

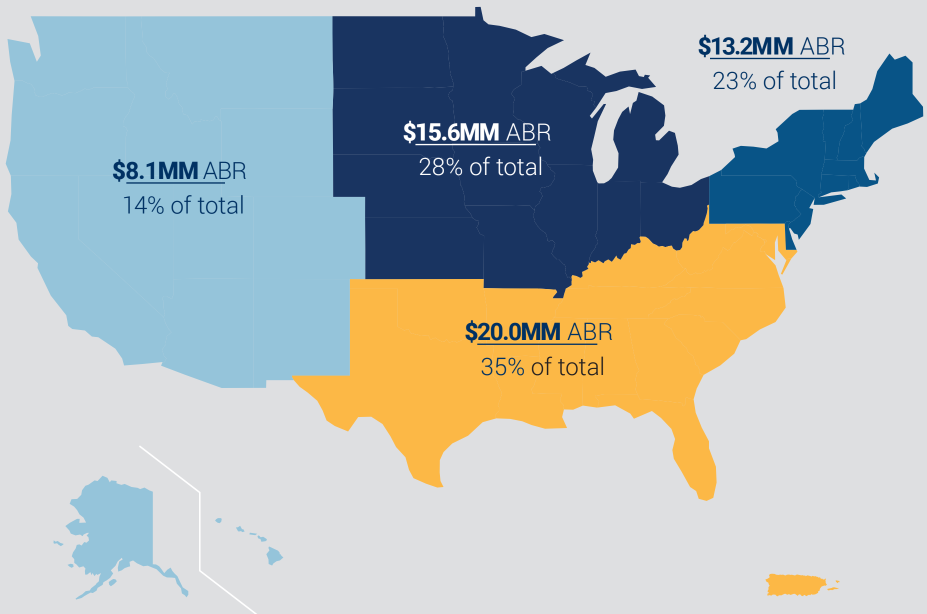
Asset Types

Last-Mile – Less than 2,500 net leasable interior sq. ft.

Flex – 2,500 to 50,000 net leasable interior sq. ft.

Industrial – Greater than 50,000 net leasable interior sq. ft.





INVESTMENT STRATEGY IN ACTION

Hale, Missouri
1,500 Interior Square Feet

Higley, Arizona
4,770 Interior Square Feet

Warrendale, Pennsylvania
430,613 Interior Square Feet

1) Figures for PSTL's owned and occupied USPS properties as of April 26, 2024.

This fact sheet is for general and informational purposes only. It is neither an offer to sell any securities nor a solicitation to buy any securities and does not constitute tax or investment advice. This fact sheet also contains "forward-looking statements" within the meaning of the federal securities laws. Because forward-looking statements relate to the future, by their nature, they are subject to inherent uncertainties, risks and changes in circumstances that are difficult to predict. See the important factors that could cause Postal Realty Trust's actual results to differ materially from those in the forward-looking statements under "Risk Factors" in Postal Realty Trust's filings with the Securities and Exchange Commission.

PSTL LISTED NYSE

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