

CHARTER
of the Finance Committee of Global Net Lease, Inc.
Adopted Effective as of August 5, 2024

This Finance Committee Charter (this “Charter”) was adopted by the Board of Directors (the “Board”) of Global Net Lease, Inc., a Maryland corporation (the “Company”).

I. Purpose and Powers

There shall be a standing committee of the Company’s Board of Directors (referred to jointly as the “Board” with each individual member referred to as a “Director”), known as the Finance Committee (the “Committee”), to assist the Board with monitoring and overseeing the Company’s real estate acquisition, disposition, financing, and capital allocation strategy. The Committee is not responsible for financial reporting or the compensation of management of the Company (“Management”) or Directors, which are the responsibility of the Audit Committee and Compensation Committee of the Board, respectively.

The Committee shall have all of the powers of the Board that may lawfully be delegated to a committee of the Board and are necessary or appropriate for the Committee to fulfill its purposes and carry out its duties and responsibilities as set forth in this Charter. In addition, the Committee may exercise any other powers and carry out any other responsibilities delegated to it by the Board from time to time consistent with the Company’s Bylaws, applicable rules and regulations promulgated by the Securities and Exchange Commission (collectively, “Commission Rules”) and the rules of any exchange or market in which the Company’s securities are then listed.

The powers and responsibilities delegated by the Board to the Committee in this Charter or otherwise shall be exercised and carried out by the Committee as it deems appropriate and, except as otherwise provided herein, without requirement of further Board approval, and any decision made by the Committee (including any decision to exercise or refrain from exercising any of the powers delegated to the Committee hereunder) shall be at the Committee’s sole discretion.

In fulfilling its responsibilities, the Committee shall be entitled to delegate any or all of its responsibilities to a subcommittee of the Committee, to the extent consistent with the Company’s charter, Bylaws and Corporate Governance Guidelines, applicable law, rules and regulations and the rules of any market in which the Company’s securities are then listed.

The Committee shall have the authority, as it deems appropriate, to retain or replace, as needed, any outside experts or advisors as the Committee believes to be desirable or appropriate. The Company shall provide for appropriate funding, as determined by the Committee, for payment of compensation to any such persons employed by the Committee and for ordinary administrative expenses of the Committee that are necessary or appropriate in carrying out its duties. The Committee may also utilize the services of the Company’s regular legal counsel or other advisors to the Company.

II. Committee Composition and Membership

- A. The Committee shall consist of no fewer than three Directors, meeting the criteria set forth in Section II.C. below, and shall include the Chief Executive Officer of the Company (the “CEO”).
- B. All of the Committee members shall have sufficient experience and ability to enable them to discharge their responsibilities, including at least five years of substantial experience in real estate or public market finance.
- C. All of the Committee members, other than the CEO, shall meet the definition of “independent director” set forth in the rules of the New York Stock Exchange for companies listed on the New York Stock Exchange (or the rules of such other exchange or market the Company’s securities are then listed) and applicable Commission Rules.
- D. The Committee shall at all times comply with any other applicable NYSE Rules and the rules and regulations of the Commission, in each case, as modified or amended from time to time.
- E. The Board shall appoint, from time to time, from among the Committee members, a Chair with specific experience and skill to lead the Committee’s execution of its duties and responsibilities.
- F. Any action duly taken by the Committee shall be valid and effective, whether or not the members of the Committee at the time of such action are later determined not to have satisfied the requirements for membership provided herein.

III. Duties and Responsibilities

In support of the monitoring and oversight purposes referenced above, the Committee shall, to the extent it deems necessary or desirable:

- A. Review and discuss with Management the following:
 - (i) Management’s long term capital and finance plan, including the sources and uses of equity and debt, dividend policy and asset acquisition and divestiture (the “Capital and Finance Plan”);
 - (ii) Management’s annual plan including quarterly key performance indicators and the performance against such measures (the “Annual Plan”);
 - (iii) Management’s forward-looking guidance for investors; and
 - (iv) Management’s plans with respect to debt and equity offerings, share repurchases and changes in dividend policy.

With respect to subsections (i) and (ii) above and following the Committee’s review, Management shall present the Capital and Finance Plan and the Annual Plan and any material amendments to such Plans to the Board for its approval. The Committee will coordinate with the Compensation Committee as appropriate to incorporate the relevant key performance indicators, if any, from the Annual Plan into the Company’s compensation programs. With respect to subsections (iii) and (iv) above, to the extent that Board approval is required or desired,

Management shall, to the extent practicable, present the relevant materials to the Committee for its review and comment prior to providing any such materials to the Board for its approval.

- B. Notwithstanding anything herein to the contrary, Management shall not be required to receive prior approval from the Committee or the Board for any potential single or portfolio acquisition that is consistent with the Annual Plan. Management shall present any potential single or portfolio acquisition that is not consistent with the Annual Plan to the Committee for its prior approval and then to the Board for its prior approval.

IV. Meetings

The Chair (or in her or his absence, a member selected by the Committee) shall preside at each meeting of the Committee and set the agenda for each Committee meeting. The Committee shall have the authority to establish its own rules and procedures for notice and conduct of its meetings so long as they are not inconsistent with any provisions of the Company's Bylaws that are applicable to the Committee.

The Committee shall meet on a regularly scheduled basis at least twice per calendar year and more frequently as the Committee deems necessary or desirable. However, at the request of the CEO, the Chair of the Committee shall call a meeting of the Committee to discuss any matters which, in the opinion of the CEO, should be discussed by the Committee.

All Directors who are not members of the Committee may attend and observe meetings of the Committee, but shall not participate in any discussion or deliberation unless invited to do so by the Committee, and in any event shall not be entitled to vote on any matter brought before the members of the Committee. The Committee may, at its discretion, include in its meetings members of Management, or any other persons whose presence the Committee believes to be desirable or appropriate in furtherance of its duties and responsibilities.