

PRESS RELEASE

FOR IMMEDIATE RELEASE

February 1, 2022

CANADIAN NET REIT ANNOUNCES THE ACQUISITION OF A PROPERTY IN VERCHÈRES, QC

Montreal (Québec) - (TSX-V: NET.UN) Canadian Net Real Estate Investment Trust (“**Canadian Net**” or the “**Trust**”) is pleased to announce the acquisition of a 29,904 square-foot retail property in Verchères, Qc. The property is leased to a Metro grocery store, a Brunet pharmacy, and to a National Bank of Canada branch. Total consideration paid was \$6,500,000 (excluding transaction costs) and was settled in cash.

About Canadian Net – Canadian Net Real Estate Investment Trust is an open-ended trust that acquires and owns high quality triple net and management-free commercial real estate properties.

Forward-Looking Statements - This press release contains forward-looking statements and information as defined by applicable securities laws. Canadian Net warns the reader that actual events may differ materially from current expectations due to known and unknown risks, uncertainties and other factors that could cause actual results to differ materially from the results anticipated in such statements. Among these include the risks related to economic conditions, the risks associated with the local real estate market, the dependence to the financial condition of tenants, the uncertainties related to real estate activities, the changes in interest rates, the availability of financing in the form of debt or equity, the effects related to the adoption of new standards, as well as other risks and factors described from time to time in the documents filed by Canadian Net with securities regulators, including the management report. Canadian Net does not intend or undertake to update or modify its forward-looking statements even if future events occur or for any other reason, unless required by law or any regulatory authority.

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