



STORE Capital believes that delivering **strong financial results** while also contributing in a **positive way** to all our many stakeholders defines true success.



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STORE[®]

SINGLE TENANT OPERATIONAL REAL ESTATE



STORE for the Future

STORE Capital is an internally managed net-lease real estate investment trust, or REIT, that is the leader in the acquisition, investment and management of Single Tenant Operational Real Estate, or STORE Properties, which is our target market and the inspiration for our name. STORE continues the investment activities of our senior leadership team, which has been investing in single-tenant operational, or profit-center, real estate for over thirty years. We are one of the largest and fastest-growing net lease REITs and own a large, well-diversified portfolio that consists of investments in 2,504 property locations, or \$8.8 billion in gross investment dollars, as of December 31, 2019. We estimate the market for STORE Properties to exceed \$3.4 trillion in market value.

As a net-lease REIT, we do not control the operations of our properties nor the related sustainability practices at each location. However, as the property owner, we nevertheless recognize that the operation of commercial real estate assets can have a meaningful impact on the environment, particularly with respect to resource consumption and waste generation, and on the health of building occupants.

At STORE Capital, we believe that being conscious of, and seeking to address, environmental impacts within our control, and supporting our tenant customers to do the same in their businesses, plays a role in building and sustaining successful enterprises and, thus, is material to the success of our own business.



Carvana Vending Machine
Tempe, Arizona
STORE-owned Property

Growing Our Portfolio

STORE Capital's business principally involves acquiring commercial real estate properties from business owners and then leasing those properties back to the business owners under triple-net leases.

We believe that environmental sustainability and the mitigation of environmental risks plays a role in the development of our property portfolio.

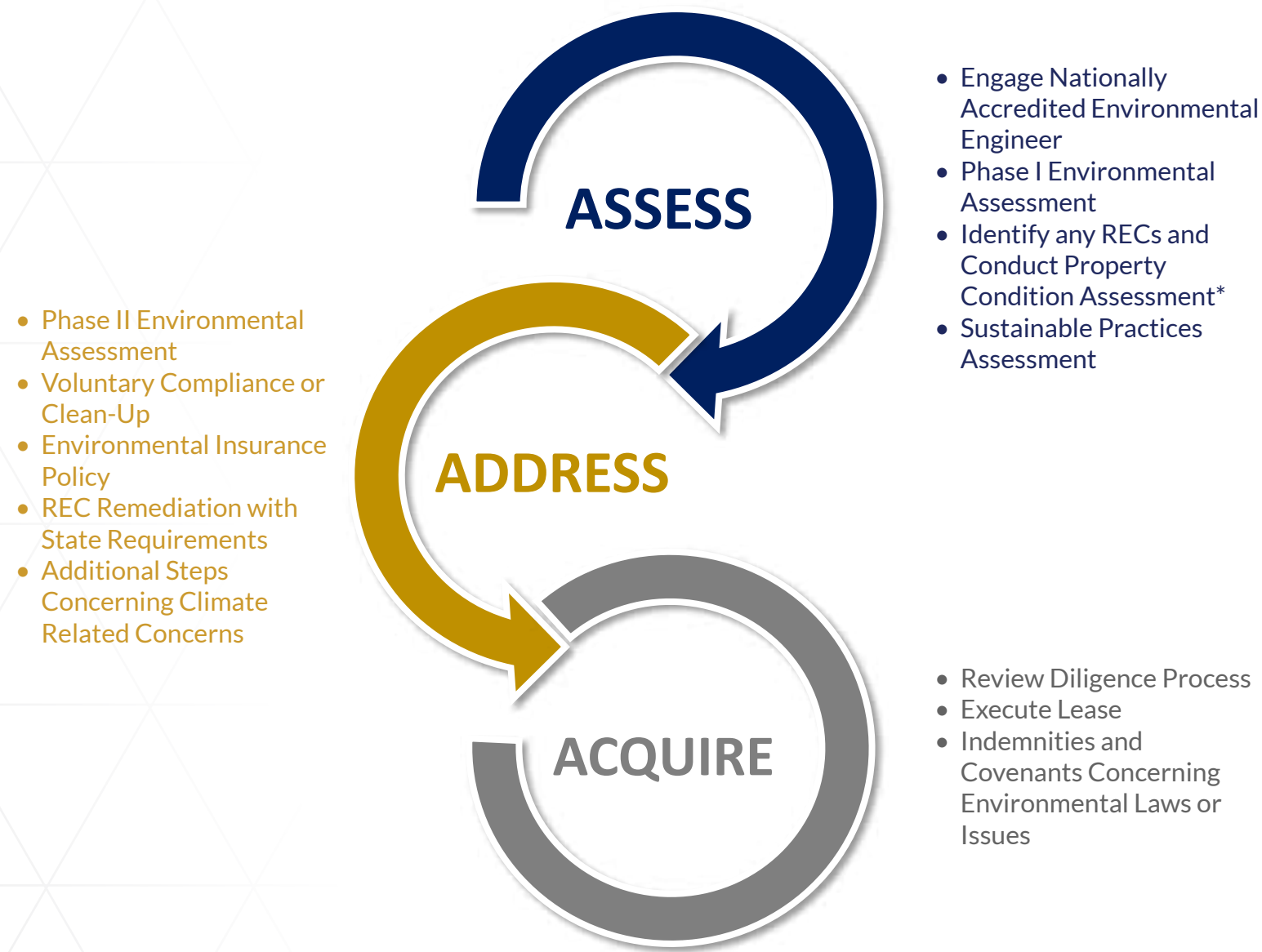
Our commitment to environmental sustainability and the mitigation of environmental risks begins before we acquire a real estate asset and involves, among other factors, a consideration of the environmental risk associated with our tenants and with prior users of the real estate asset.

"STORE is the leader in providing real estate capital for middle market companies, enhancing their ability to grow, create jobs and contribute to their communities across the country. Our corporate mission is inspired by our belief that that we can make a positive difference for these real estate intensive businesses and is integral to enabling our environmental, social and governance initiatives."



Chris Volk
President/CEO

We analyze environmental matters in each step of our three-phase property pre-acquisition process.



* RECs: Recognized Environmental Conditions affecting the property

Cabela's Inc. is a subsidiary of Bass Pro Shops, an American direct marketer and specialty retailer of outdoor recreation merchandise and one of STORE Capital's Top 10 Tenants.



Sustainable Tenant Relationships

Despite owning our properties subject to triple-net leases, under which our tenants control all business operations at the properties, we strive to positively influence the sustainability practices of our tenants. At STORE Capital, we expect that such efforts will foster sustainable relationships with our tenants. Effective encouragement of sustainability initiatives, particularly related to energy, water and indoor environmental quality, can lead to the adoption of practices that should drive business and real estate value appreciation, decrease operating costs and mitigate regulatory risks.

To advance this effort, we annually engage our tenants through a voluntary survey that allows us to evaluate the environmental features implemented at our properties.

Annual Property Inspections

Our Annual Property Inspections collect data on sustainability features implemented at properties that STORE Capital owns. This year approximately 20 percent of our properties were inspected.

Tenant Outreach Survey

Our Tenant Outreach survey collects data on sustainability features implemented by our participating tenants at their leased properties. The data collected from our Tenant Outreach Survey is broken down into our three primary tenant industry sectors: manufacturing, retail and service.

In collaboration with our tenants and third-party property inspection consultants, we identified and created a survey designed to capture the approximate number of such features at STORE property locations. The most significant issue raised through engagement was addressing energy usage through energy efficient property features.

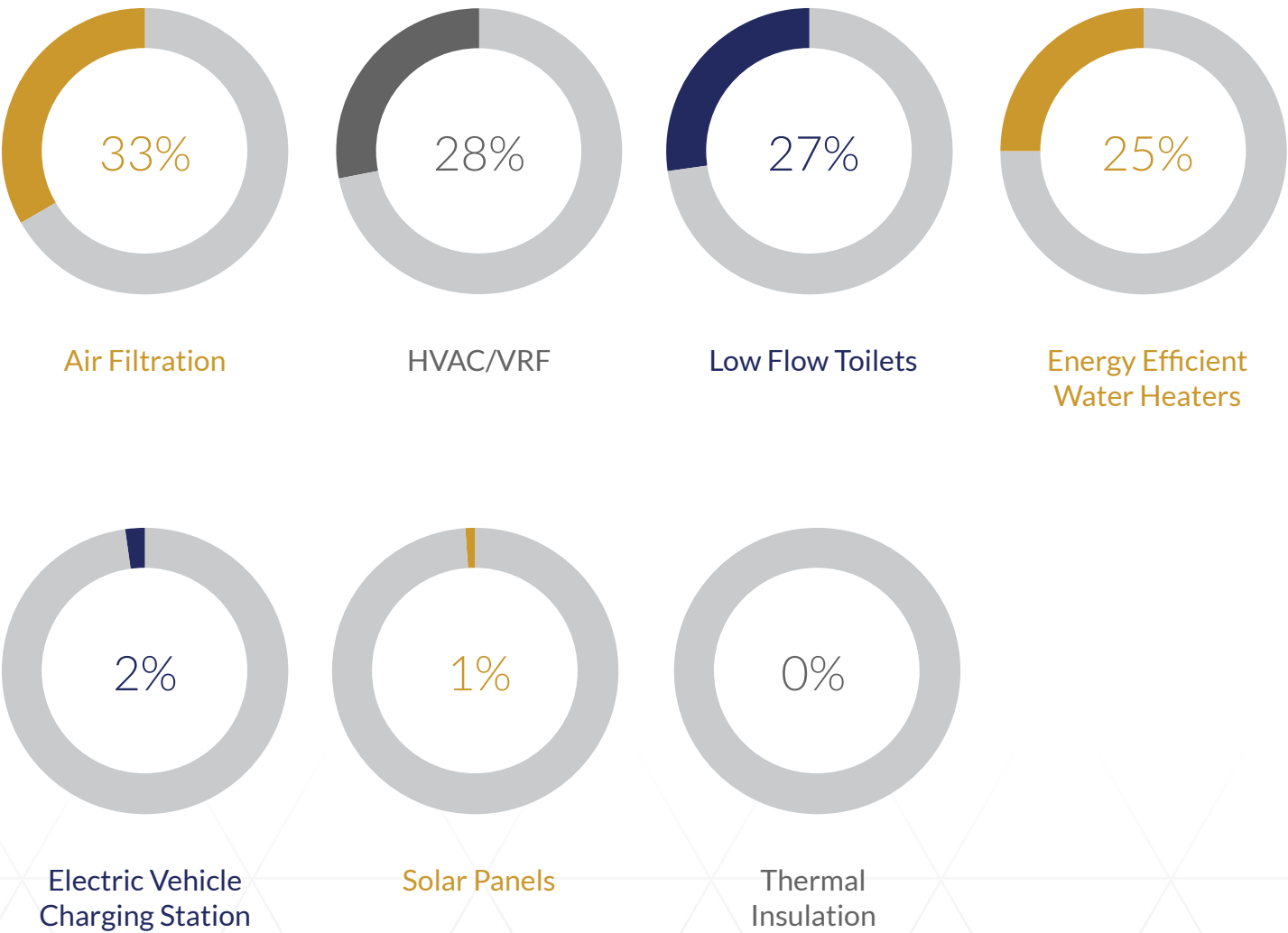
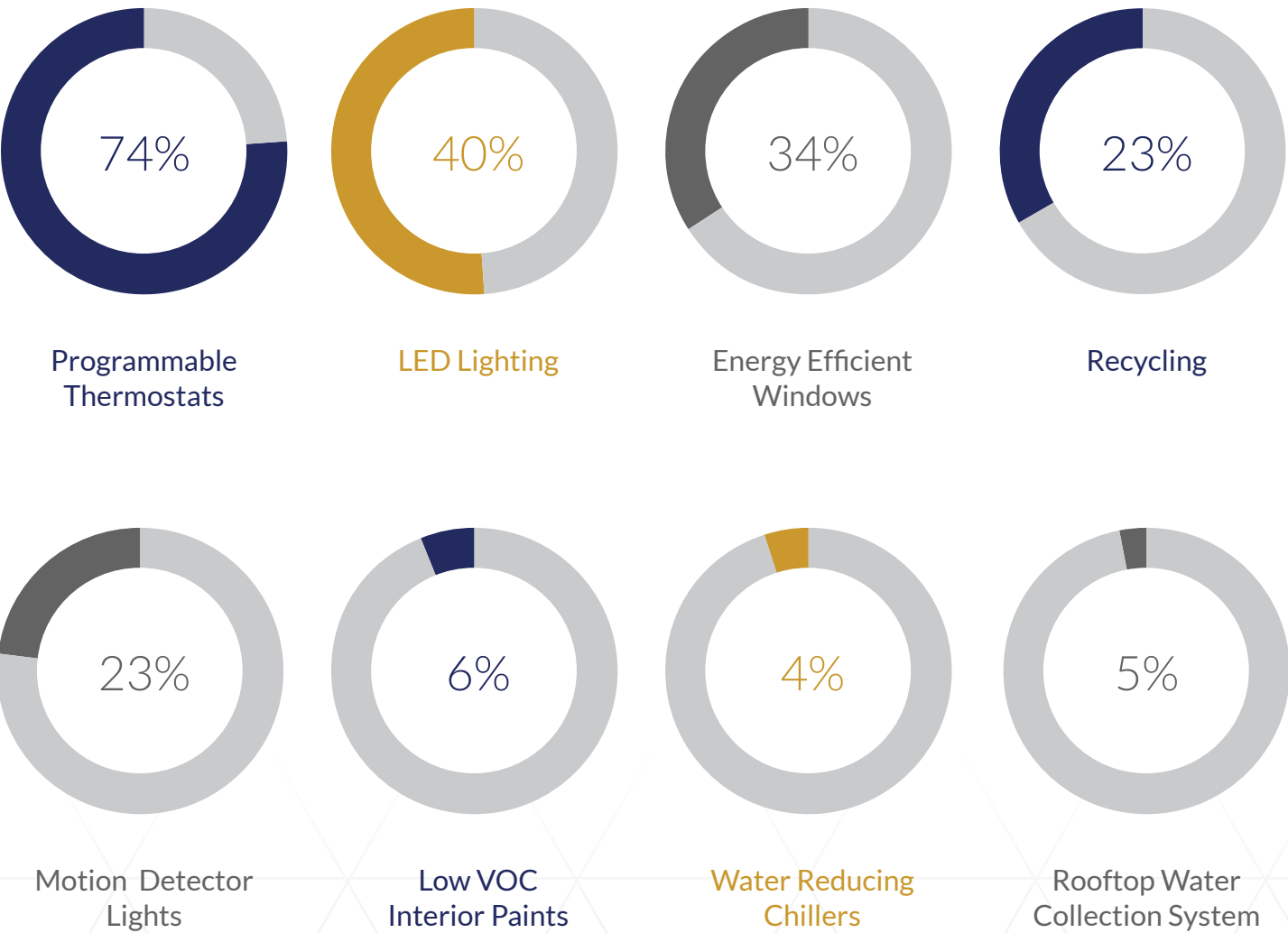
Tenant feedback and collaboration on environmentally focused property initiatives should create a long-term culture of Sustainable Tenant Relationships at STORE Capital.

Annual Property Inspections

In 2019, approximately 496 of the properties currently in our portfolio were inspected. As part of this inspection process we conducted an inventory of the environmental features of each participating property in order to gauge our performance relative to long-term sustainability initiatives.

We initiated our annual property inspection process to aid our portfolio managers and developers in evaluating the sustainability features of existing properties and informing the acquisition analysis process for target properties.

We believe our innovative investment analysis process is responsive to increasing market demands for sustainable features in our portfolio properties. We expect that this survey data will provide a baseline framework in which we can develop and improve on the sustainability features already implemented at such properties.

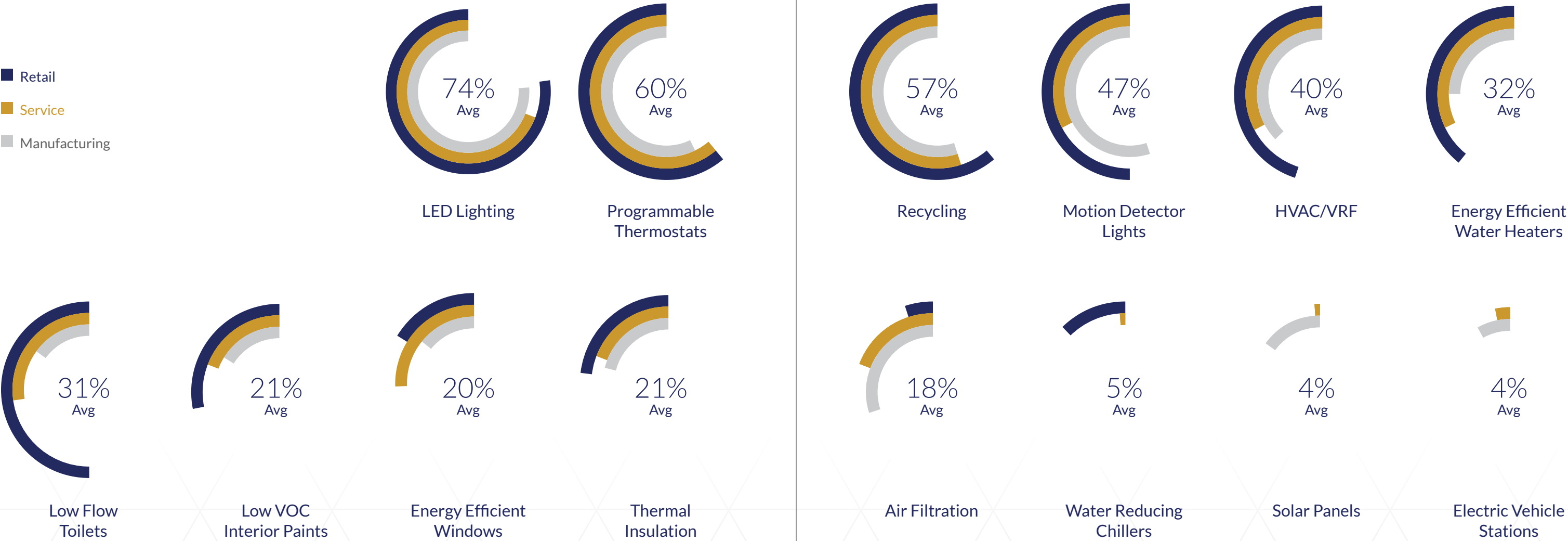


Tenant Outreach Survey: Results

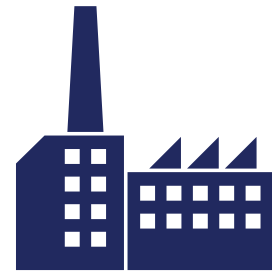
In 2019, we initiated our inaugural Sustainability Tenant Outreach Program designed to gauge our tenants’ current sustainability efforts, including their engagement in the types of practices described below. An invitation to participate in the survey was circulated to all our tenants. The data below reflects the information provided by the approximately 224 respondents to our 2019 Tenant Outreach Survey. The data was collected from 62 of our Manufacturing industry tenants, 18 of our Retail industry tenants and 144 of our Service industry tenants. We engage with our tenants to collaborate on the topic of sustainability and explore property features that would reduce greenhouse gas (GHG) emissions, energy and water consumption, and waste. We expect to continue this outreach program, with a focus on providing our tenants with education, ideas and support for property-level sustainability solutions, while encouraging them to engage in sustainable practices that could increase environmental performance.



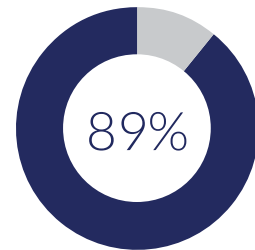
Tesla Vehicle Charging Station at STORE Capital-owned Texas Steakhouse parking lot Lumberton, North Carolina



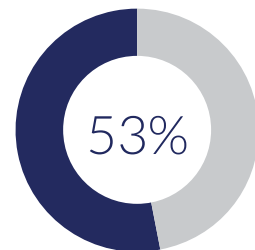
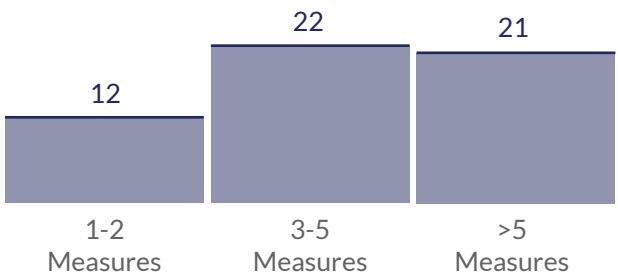
Tenant Outreach Survey:
Implemented & Planned
Tenant Initiatives



MANUFACTURING



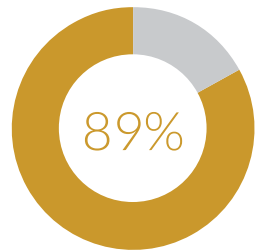
Implemented initiatives
89% of the survey participants selected at least 1 energy efficient measure implemented at a STORE property:



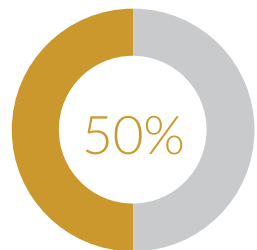
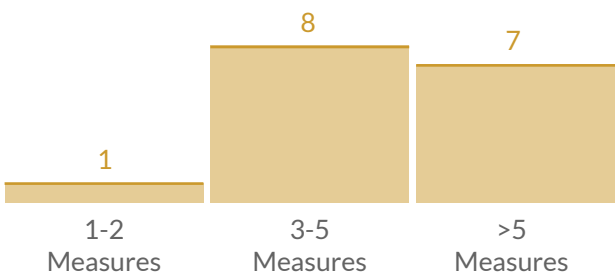
Planned initiatives
53% of the survey participants are planning to implement at least 1 additional measure at a STORE property (LED lighting, motion detector light switches and other).



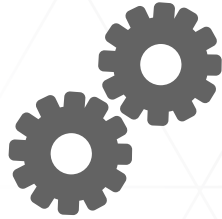
RETAIL



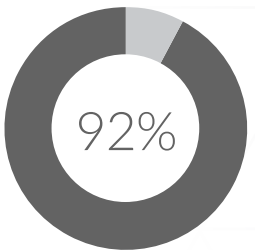
Implemented initiatives
89% of the survey participants selected at least 1 energy efficient measure implemented at a STORE property:



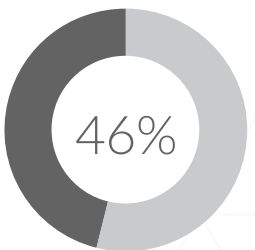
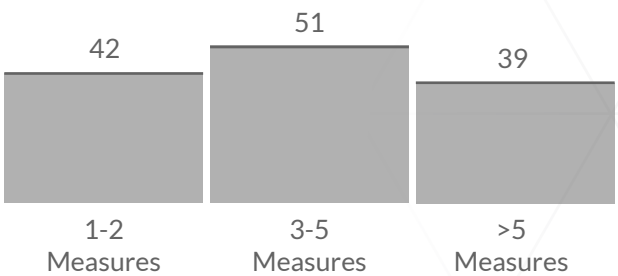
Planned initiatives
50% of the survey participants are planning to implement at least 1 additional measure at a STORE property (LED lighting, motion detector light switches and other).



SERVICE



Implemented initiatives
92% of the survey participants selected at least 1 energy efficient measure implemented at a STORE property:



Planned initiatives
46% of the survey participants are planning to implement at least 1 additional measure at a STORE property (LED lighting, motion detector light switches and other).

Supply Chain

STORE Capital strives to be a responsible corporate citizen, and we expect the same commitment from our vendors.

STORE Capital’s Vendor Code of Conduct sets forth the company’s standards for fair and ethical business practices, safe labor conditions, respect for human rights and environmental stewardship as applicable to the vendors we engage in the course of our business.

Our Vendor Code of Conduct covers the following:

- ✓ Anti-Corruption
- ✓ Dealing with STORE Capital Employees
- ✓ Reporting Illegal Behavior
- ✓ Confidentiality of Information
- ✓ Treatment of Employees
- ✓ Working Conditions & Wages
- ✓ Human Rights
- ✓ Anti-Discrimination
- ✓ Anti-Harassment
- ✓ Environmental Sustainability
- ✓ Ethical Business Practices
- ✓ Bribery
- ✓ Extortion
- ✓ Fraud



STORE Capital expects its vendors to champion the same values and standards that we require each of our employees to live up to every day.

Our four primary vendors, substantially all of which have adopted diversity and inclusion policies and practices evidencing their commitment to similar values, are:

- Global Banking Firms
- International Law Firms
- Accounting Firms
- National Environmental & Property Inspection Firms

To advance our commitment to environmental sustainability, we engage with our vendors on the topic of sustainability and encourage them to adopt initiatives of their own. We encourage our vendors and their subcontractors to consciously monitor, and reduce whenever possible, their energy consumption, water use, and other negative environmental externalities in the course of running their business.

Sustainability at STORE's HQ

At STORE Capital we believe that environmental initiatives should start in our workplace. In 2019, we debuted our first ever Corporate Responsibility web page. This page includes our Policy Statement on Environmental Sustainability. In furtherance of that policy, we engage in various actions at our corporate office that are designed to reduce our own environmental footprint.



Participating in local and municipal carpool/transit/air quality programs, including a county-level travel reduction program



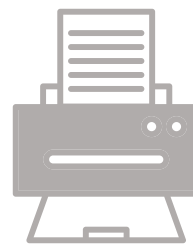
Reducing or eliminating our employees' use of plastics during the workday by providing reusable flatware and drink ware, as well as eco-friendly disposable utensils and flatware



Using energy-efficient, motion-activated lighting and programmable thermostats throughout our office



Striving to be paperless through the widespread use of computer tablets and laptop computers



Defaulting our printers to double-sided printing to reduce paper usage



Engaging in the recycling of paper and other office products, and seeking to develop partnerships with neighboring businesses for an enhanced recycling program



Social STORE

Our employees further our commitment to social responsibility through their personal efforts to build connections with one another and their involvement in outside organizations that promote education, environmental and social well-being.

STORE Capital has long acted to foster a diverse and vibrant workplace. Since the founding of the company in 2011, and at the prior companies founded by our management team, we have believed that we must have the best talent, including individuals who possess a broad range of experiences, backgrounds and skills that enable us to anticipate and meet the needs of our business and our customers.

Juvenile Diabetes Research Foundation (JDRF) leads the global type one diabetes research effort. The One Walk has been the organization's most powerful peer-to-peer fundraising program raising more than \$1 billion in research since 1992.

Donations & Volunteering

At STORE Capital, we believe our local community is an integral stakeholder linked to our long-term success. We believe that supporting our local community is not only our social responsibility but that doing so plays a role in building a long-term sustainable society, in which members of the community grow and prosper together. For our community, we strive to be a good corporate citizen by supporting charitable organizations that promote education and social well-being and by encouraging our employees to personally commit to organizations that are meaningful to them. We support our community through the following:

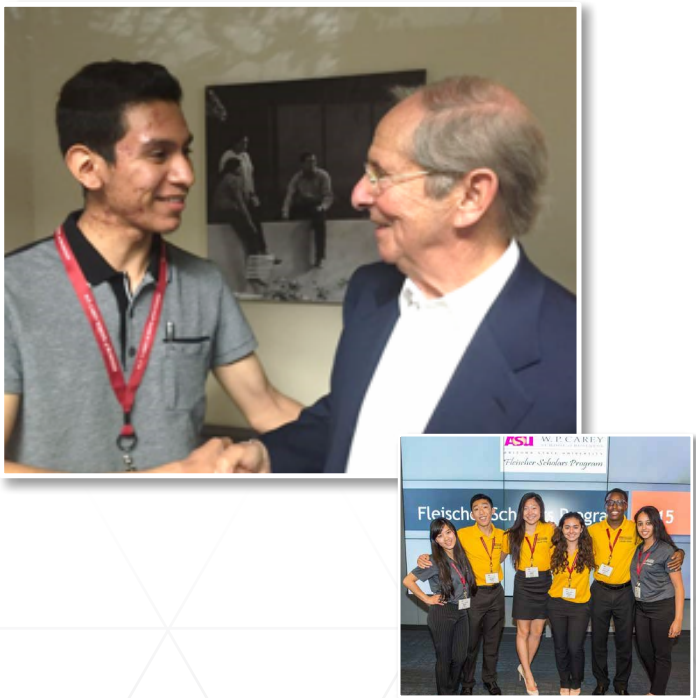


Arizona Helping Hands

Arizona Helping Hands is a nonprofit organization that provides underprivileged children the necessities they need for a sustainable living. This holiday season, they assisted thousands of children in the state of Arizona in their annual toy drive. The organization’s main focus is to provide essential needs to boys and girls in the foster care system. To do so, they rely on support from the community.

Fleischer Scholars Program

This program, founded by the Chair of our Board of Directors, Morton Fleischer, provides high school students who are from underrepresented populations, have limited financial resources, or are first generation students with a unique, week-long educational experience that is designed to help them prepare for college and their careers by exposing them to academic and career opportunities in business and helping them build leadership and communication skills. The program, including housing, meals and materials, is offered at no cost to all accepted students.



Award-Winning STORE University Video Series



STORE University is an award-winning informative video series that focuses on business growth and financial education. The original 10-part series, which has earned several awards and garnered industry praise, features STORE Capital CEO Chris Volk, originator of The V Formula, providing insight into business valuation, wealth-building strategies, and corporate real estate finance. In the first quarter of 2020, STORE University online viewership increased by more than 40 percent. Following up on the original series’ success is a new STORE University 5-part seminar aimed at college age audiences.

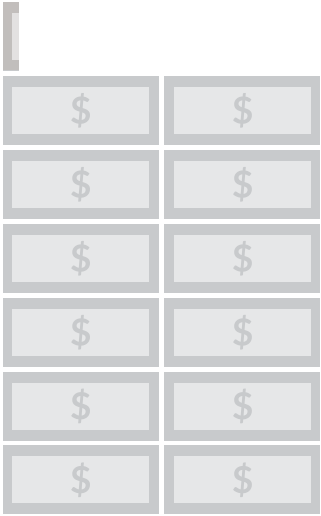


STORE People

97 Employees
Operate from a
27,000 sq. ft. office suit.



40%
Of our diverse and talented
Executive Team are women.



\$121,638*
Median annual employee
compensation.

* Data excludes STORE Capital's
President and Chief Executive Officer.



57%
Of senior management positions
are held by women.

Human Capital Sustainment

At STORE Capital, we have always considered our stakeholders to include a composite of stockholders, employees, customers, suppliers, creditors and communities, and we understand that business success should be measured in terms of more than financial performance.

STORE SEEKS positive societal and environmental impact to product innovation, job creation, career development, inclusion and diversity.

STORE BELIEVES honoring and affirming protections for human rights is consistent with these ideals and our overall mission. This belief is embodied in the principles of honesty, fairness and candor set forth in our Code of Business Conduct and Ethics and in many other aspects of our corporate culture.

STORE STRIVES to conduct business in a manner that is consistent with fundamental human rights principles – including freedom of association, the elimination of forced or compulsory labor, the abolition of child labor and the elimination of discrimination in respect of employment and occupation – such as those stated in the United Nations Universal Declaration of Human Rights and the International Labour Organization’s Declaration on Fundamental Principles and Rights at Work.

STORE IS COMMITTED to respecting and promoting these principles, and maintaining a work environment where every employee at every level is treated with dignity and respect, is free from discrimination and harassment, and is allowed to devote their full attention and best efforts to performing their job to the best of their respective abilities.

Our commitment to human capital sustainment includes:

- ✓ Equal Employment Opportunity
- ✓ Harassment-Free Work Environment
- ✓ Freedom of Association
- ✓ Elimination of Forced or Compulsory Labor
- ✓ Abolition of Child Labor
- ✓ Elimination of Workplace Discrimination
- ✓ Reasonable Accommodation for Disabilities
- ✓ Competitive Compensation
- ✓ Ethical Behavior
- ✓ Violence-free Workplace
- ✓ Open Communications
- ✓ Compliance with Laws

Employee Benefits

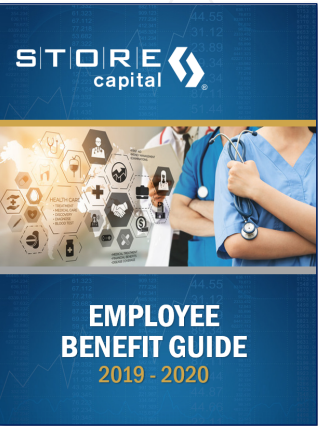
Financial

- ✓ Competitive Compensation
- ✓ Long-term Incentive Awards
- ✓ Matching 401(k) Plan
- ✓ Paid Holidays
- ✓ Paid Vacation

Health and Wellness

- | | |
|--|---|
| ✓ Employee Assistance | ✓ Medical Leave |
| ✓ Health Insurance | ✓ Paid Parental Leave |
| ✓ Dental Insurance | ✓ Paid Bereavement Leave |
| ✓ Long-term Disability | ✓ Carpool/Transit Air Quality Programs |
| ✓ Work-life Balance Culture | ✓ County-Level Travel Reduction Program |
| ✓ Employee-directed Engagement Initiatives | ✓ Eco-friendly Work Initiatives |
| ✓ Family Leave | |

STORE Capital provides a matching contribution in cash, up to a maximum of 4% of compensation, which vests immediately.



Employee Engagement

We empower our 97 employees. STORE Capital’s employee-run engagement committees develop and influence new employee on-boarding, personal growth and professional development programs, company social and team-building events, and health and wellness programs.



- Juvenile Diabetes Research Foundation
- Arizona Helping Hands
- Society of St. Vincent de Paul
- Fleischer Scholars Program
- Inside Track Forum
- Travel Reduction Program
- Enhanced Recycling Partnership Program
- STORE Internship Program



Succession Planning

At STORE Capital, we believe it is important to identify future leaders and equip them with the tools for management roles within our company. STORE Capital's board periodically reviews with the CEO the identity, skills and characteristics of those persons who could succeed to senior and executive management team positions.

Employee Training & Compliance

STORE Capital's employees receive training on our policies and procedures during their initial orientation process and receive regular updates thereafter. As part of STORE Capital's compliance process, we require our personnel to annually review and agree to the terms of our policies and procedures.

Employee Reporting Procedure

STORE Capital is committed to providing a work environment that is free of discrimination and harassment. In keeping with this policy, we have a fully implemented reporting and investigation procedure that allows employees to raise incidents to their supervisor, the Chief Compliance Officer should they arise, or to the Chair of our Audit Committee. We have also implemented a "whistle-blower" policy and hotline that allows directors, officers, and employees to file reports on a confidential and anonymous basis regarding any impropriety.

Sustainability Leadership

STORE Capital's executive team has woven sustainability-focused practices in various areas of our operations.

Human Resources: Employee development and training initiatives intended to foster long-term professional growth and development.

Management: Executive level environmental and social risk management engagement, training and oversight.

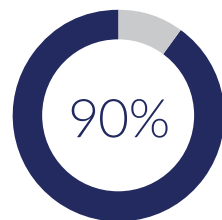
Operations: Environmental property analysis for target property acquisitions and continued tenant engagement initiatives that may increase environmental performance at our properties.

"ESG is about establishing long-term practices that will reduce environmental impact and promote corporate and personal well-being across all sectors of society. In addition, STORE is focused on how we support our tenants in their real estate-focused ESG initiatives."



Chad Freed
General Counsel,
Executive Vice President

Community Support



Volunteerism by our employees in Arizona Helping Hands.



20
STORE Capital employees and their families participated in the 2019 JDRF One Walk.



>200
Gifts donated in 21st Annual Holiday Toy Drive for Arizona foster children.



>\$7,500
In donations raised by STORE Capital and its employees in 2019 to support JDRF.



“STORE Capital is proud to be a part of the Arizona Helping Hands Community. We recently expanded our employee engagement and community outreach efforts and this organization’s mission is one that every single STORE employee can support with pride. We are pleased to be associated and help with their mission.”



Chris Volk
President/CEO

STORE Governance

STORE Capital is committed to the principles of:

- Best-in-class corporate governance
- Honesty, fairness and candor in all our business activities
- Integrity in accordance with the highest ethical standards

Our Diverse Board



Mary Fedewa
COO/Director

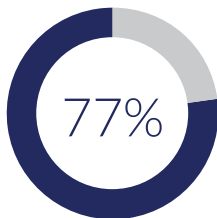
Tawn Kelley
Director

Catherine Rice
Director

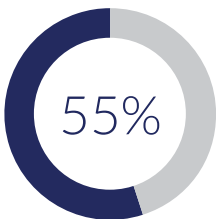
Quentin Smith
Director



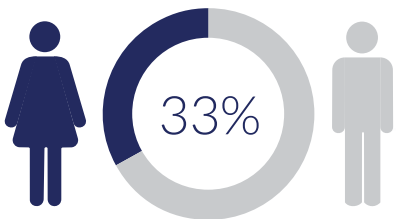
Of Board members have senior leadership experience.



Of Board members are independent.



Of Board members have experience as a member of public company boards of directors.



Of Board members are women.

Corporate Governance Highlights

PROXY ACCESS

Adopted Proxy Access provision in 2019.

STOCKHOLDER ABILITY TO AMEND BYLAWS

Stockholders approved an amendment to our Bylaws allowing stockholders to amend our Bylaws pursuant to the 3/3/20/20 model.

CONVENE SPECIAL MEETING

Stockholders have the ability to request Special Meetings.

DECLASSIFIED BOARD

We hold annual elections for our Directors.

BOARD REFRESHMENT

Five of our nine Directors have joined the Board since the beginning of 2016.

ESG OVERSIGHT

The Nominating and Corporate Governance Committee of our Board is charged with considering and advising the Board on ESG matters.

- ✓ Executive Leadership
 - ✓ Real Estate Industry & REIT
 - ✓ Net-Lease/Triple-net Lease
 - ✓ Public Company Board Service
 - ✓ Capital Markets
 - ✓ Finance
 - ✓ Asset Management
- ✓ Accounting
 - ✓ Risk Management
 - ✓ Underwriting & Evaluating Real Estate Investments
 - ✓ Corporate Governance
 - ✓ Managing Commercial Real Estate Projects
 - ✓ Operational Strategy Across Multiple Industry Sectors
 - ✓ Talent Management

Environmental, Social & Governance (ESG) Oversight



Stakeholder Engagement

STORE is a net-lease real estate investment trust engaging in the business of acquiring single tenant operational real estate from business owners, and then leasing the properties back to the business owners under net-leases, substantially all of which are triple-net. STORE classifies engagement-level stakeholders as those stakeholders that could potentially affect its business or be potentially affected by its business, based off their relationship with STORE.



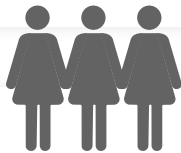
Employees

Frequency	Ongoing
Process	Sustainability Working Committee, Employee-directed Engagement Initiatives, Researching & Developing Sustainability Efforts, Volunteerism, Training & Education
Topics	Sustainability Engagement, Research, Data Assessment and Qualification, Workplace Relations/Development/Training, Community Engagement



Board of Directors

Frequency	Annually/Quarterly
Process	N&CG Committee Meetings, 10-K, Corporate Responsibility Report, ESG Committee
Topics	Economic Performance, Environmental Compliance, Risk and Management Oversight of Sustainability Initiatives, Local Community



Executive Team

Frequency	Ongoing
Process	ESG Committee, ESG Reporting, Sustainability Working Committee, Sustainability Updates & Initiatives
Topics	Sustainability Engagement, Research, Data Assessment and Qualification, Workplace Relations/Development/Training, Community Engagement



Stockholders

Frequency	Ongoing
Process	Multi-pronged Engagement Program, 10-K, Proxy Statement, Corporate Responsibility Report, Corporate Responsibility Website Updates, ESG Committee Engagement
Topics	Financial & Operational Performance, Human Rights, Management Diversity, Environmental Compliance, Energy, Emissions



Community

Frequency	Ongoing
Process	Local & Municipal Programs, Environmental Partnerships, Philanthropy & Volunteerism
Topics	Energy Emissions, Waste and Recycling, Volunteering



Tenants

Frequency	Ongoing
Process	Inside Track Forum, Tenant Outreach Program, Property-level Sustainable Solutions Education
Topics	Energy Efficiency, Water and Waste, Property Environmental Assessments, Tenant Privacy, Sustainable Building Materials, Environmental Compliance



Vendors

Frequency	Ongoing
Process	Corporate Responsibility Discussions, Vendor Code of Conduct
Topics	Human Rights, Labor/Management, Employment, Sustainability Initiatives

Corporate Responsibility Commitments

Environmental

- ✓ Assessing Hazardous Materials & Substances During Acquisition
- ✓ Climate Change/Climate-Related Risks & Mitigation
- ✓ Compliance with Environmental Laws and Regulations Included in Legally Binding Agreements with our Tenants & Vendors
- ✓ Compliance with Environmental Standards Published by the American Society for Testing & Materials
- ✓ Corporate Responsibility
- ✓ Eco-friendly Products
- ✓ Energy Efficiency
- ✓ Engaging our Vendors on Sustainability Practices
- ✓ Enhanced Recycling with Neighboring Businesses
- ✓ Environmental Engineering & Property Conditions Assessment During Acquisition
- ✓ Environmental Impact & Awareness
- ✓ Environmental Laws & Regulations
- ✓ Environmental Opportunities Evaluation & Enhancement Process
- ✓ Environmental Risks & Opportunities Awareness
- ✓ Environmental Site Testing
- ✓ Environmental Sustainability
- ✓ Office Product Recycling
- ✓ Paper Usage & Reduction
- ✓ Plastic Reduction & Elimination
- ✓ Promoting Environmental Initiatives
- ✓ Reducing Our Environmental Footprint
- ✓ Reusable Office Products
- ✓ Short-Term & Long-Term Community Impact
- ✓ Stakeholder Attentiveness
- ✓ Target Property Sustainability Practices
- ✓ Tenant Engagement
- ✓ Tenant Sustainability Practices & Solutions
- ✓ Travel Reduction & Air Quality Programs
- ✓ Voluntary Compliance & Clean-Up Program

Social

- ✓ Anti-Corruption
- ✓ Anti-Discrimination
- ✓ Anti-Harassment
- ✓ Business Conduct & Ethics
- ✓ Child Labor
- ✓ Community Involvement & Volunteering
- ✓ Competition & Fair Dealing
- ✓ Competitive Compensation
- ✓ Complaint Response
- ✓ Data Privacy & Security
- ✓ Employee Assistance
- ✓ Employee Engagement, Feedback, & Initiatives
- ✓ Employee Relationships
- ✓ Equal Employment Opportunity
- ✓ Forced or Compulsory Labor
- ✓ Freedom of Association
- ✓ Health & Safety
- ✓ Human Rights
- ✓ International Labour Organizations Declaration on Fundamental Principles & Rights at Work
- ✓ Media & Communications
- ✓ Reporting, Investigation, & Communication
- ✓ Social & Recreational Activities
- ✓ United Nations Declaration of Human Rights Principles
- ✓ Vendor Code of Conduct
- ✓ Violence-Free Workplace
- ✓ Whistle-blower

Governance

- ✓ Board Diversity
- ✓ Board Experience
- ✓ Board Independence
- ✓ Board Size
- ✓ Claw-back
- ✓ Director Orientation & Continuing Education
- ✓ Director Re-election
- ✓ Equal Voting Rights
- ✓ No Term Limits
- ✓ Performance-based Compensation
- ✓ Proxy Access
- ✓ Say-on-Pay
- ✓ Stockholder Engagement
- ✓ Whistle-blower

Inside Track Forum

STORE Capital, together with our sponsors, presents our annual Inside Track Forum, a special two-day event for our customers as a way of thanking them for their business—to impart knowledge and be helpful as customers address their competitive environment over the next year. Attendees learn about emerging trends from experts, network with industry vendors, and are provided with knowledge and access to advance their business. In 2020, our fourth annual event featured a leading economist, a best-selling futurist, capital markets experts, and a keynote address from Jon Taffer, Executive Producer & Host of Paramount Network’s “Bar Rescue”, Chairman & CEO of Taffer Dynamics, Best-Selling Author and World-Renowned Business Consultant.



Corporate Responsibility Recognition

STORE Capital hosts the Inside Track Forum, a two-day customer event to impart knowledge and help customers address their competitive environment. We also recognize those customers who have made special achievements in a variety of categories including People, Partnerships, Innovation, Growth and Sustainability.

In January 2020, we identified three customers who received our special *Inside Track Stars - Corporate Responsibility* award. These companies have developed programs in an area related to environmental consciousness, sustainability or social responsibility that we found to be exceptional.



STORE Capital acknowledged their efforts in developing and utilizing biodegradable plastics.



STORE Capital acknowledged their efforts in utilizing biodegradable utensils.



STORE Capital acknowledged their efforts in developing employee engagement practices.



For More Information:
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