



“In a year of unprecedented economic and social challenge, STORE stayed true to its core mission and delivered positive contributions to its many stakeholders – primarily through increased engagement with STORE tenants.”

Mary Fedewa
STORE Capital President/CEO



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STORE Capital 2021: Resilient in Unprecedented Times

Dear Stakeholders,

The COVID-19 pandemic has been a global event affecting all aspects of society. However, our enduring business model withstood the nationwide cessation of business. STORE responded to the pandemic by dedicating the necessary resources to maintain the well-being of our employees and directly support our tenants and their businesses – thus preserving the interests of all our stakeholders.

Diligence and perseverance are the hallmarks of STORE and its management team. A testament to our experience, business strategy, and people at the heart of our business, STORE was able to engage directly with and support tenants, operate effectively, raise necessary capital and grow our business. As a result, the

core components of our Environmental, Social and Governance (ESG) program continued to make tangible and sustainable progress throughout the last year. In short, nationwide business interruption did not deter us from our ambitious 2020 corporate responsibility agenda as evidenced by the continued progress described in this second annual STORE Capital 2021 Corporate Responsibility Report.

During the last year, STORE increased our tenant outreach efforts to further support our tenants in their sustainability initiatives. This outreach resulted in STORE’s development of national relationships with solar installation, electric car charging, and “green” building energy efficiency and construction experts that are working directly with us and our tenants to drive

environmental and sustainability objectives throughout the STORE portfolio.

With our team principally focused on our customers, STORE increased our efforts to enhance engagement during a historic period of disruption and proudly remained committed to all our employee, community and charitable programs. In particular, our efforts to enrich the STORE employee experience included the launch of STORE Learning Academy, an online professional development and compliance system.

The STORE portfolio now consists of investments in 2,634 property locations as of December 31, 2020, an increase of 130 properties since our last Corporate Responsibility Report. Although, STORE remains a net-lease REIT, without ultimate control of the operations of the properties

or the sustainability practices at the portfolio locations, we are committed to bringing about tangible change to positively impact our sustainability objectives.

At the time of this publication, there is reason for significant hope and confidence as vaccinations are widely distributed and businesses continue to reopen. As we progress through the pandemic, STORE’s corporate responsibility efforts will proudly remain at the forefront of our business objectives.

Sincerely,

Mary Fedewa
STORE Capital President/CEO

STORE Capital Corporate Responsibility Commitments

STORE's commitment to sustainability, social responsibility and governance was reinforced this past year.

Summarized below are STORE Capital's primary commitments to our stakeholders:

- Stockholders** STORE seeks to deliver stable, predictable, investment-grade stockholder performance and superior Market Value Added.
- Customers** STORE real estate capital solutions enable improved customer wealth creation and increased workforce and leadership opportunities.
- Employees** STORE promotes employee opportunity, education, engagement and diversity.
- Business Partners** STORE provides opportunities to lenders, professionals, suppliers and service vendors to prosper through fair business practices and dependable engagements.
- Communities** STORE contributes to our community and many communities across the country through our multiple investments and associated career opportunities.
- Environment** STORE works to promote and improve environmental conscientiousness through our attention to and promotion of environmental stewardship.

Environmental



Social



Governance



Environmental, Social, Governance (ESG) ratings reported by Institutional Shareholder Services (ISS) provide insight for investors on how companies perform in key areas of corporate responsibility.

*'1' represents the highest quality and lowest risk.

About STORE Capital

STORE Capital Corporation (NYSE: STOR) 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, which is its target market and the inspiration for its name. Based in Scottsdale, Arizona, STORE Capital is one of the largest and fastest growing net-lease REITs and owns a large, well-diversified portfolio that consists of investments in more than 2,600 property locations across the United States, substantially all of which are profit centers. Additional information about STORE Capital can be found on our website at www.storecapital.com.

STORE Capital's Environmental Approach

Our environmental initiatives and partnerships focus on energy savings and carbon footprint reduction in our customers' facilities.

As STORE Capital is a triple-net lease REIT, without direct control of physical locations, our primary strategy includes educating ourselves and our customers on evolving environmental strategies, soliciting feedback, and gathering environmental data from our customers. This includes developing relationships between our customers and ESG vendor partners, and supporting our tenants in the implementation of green programs including energy efficiency and carbon reduction programs.

Virtually all 84 million square feet of STORE-owned properties are operated exclusively by our tenants. Therefore, STORE does not have Scope 1 emissions, and Scope 2 emissions are limited to our 27,000 square foot office space in Scottsdale, AZ. Emissions from tenant buildings in a triple-net lease arrangement are considered STORE Scope 3 emissions. Our environmental strategy is primarily focused on helping our tenants reduce the environmental impacts associated with their operations.



- Scope 1**
Direct emissions from our controlled sources.
- Scope 2**
Indirect emissions from the generation of purchased electricity, steam, heating and cooling consumed by us.
- Scope 3**
Other indirect emissions that occur in our value chain.



Step 1: Education

STORE Capital's environmental strategy begins with education. We seek out information to help us develop our initiatives by attending conferences and educational webinars and meeting with various ESG experts, consultants and national ESG oriented vendors. Our goal is to have the most current ESG information resources and a strong network of

national vendors to meet our customer's information, consulting and tailored-solution needs. In developing our initiatives and programs in 2020, we interviewed more than 30 experienced vendors to explore possible offerings and determine the credentials and backgrounds required to assist us in our efforts on a national level.



Environmentally Focused Investment: Hollandia Produce

During 2020, STORE increased its investment with Hollandia Produce, to support the expansion of existing hydroponic greenhouse lettuce production and the new construction of an East Coast facility. Hollandia's controlled environment agriculture (CEA) process has the following climate, health and efficiency benefits:

- 80% less water than conventional farming
- Significantly less human contact leads to reduced outbreaks of infectious disease
- Controlled conditions reduce impact of climate and seasonality variances leading to more consistent crop yield.





Step 2: Tenant Outreach

STORE explores energy efficiency and carbon emissions reduction opportunities with our customers, most often by addressing their efforts with offerings such as educational resources, consultation, and partnership opportunities.

Tenant Outreach Survey

We annually conduct a survey focused on our customers' corporate responsibility priorities, progress, and interest in partnering on projects.

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. In 2020, we continued our tenant outreach program and invited all tenants to participate. The 2019/2020 combined data was collected from 64 of our manufacturing industry tenants, 17 of our retail industry tenants, and 142 of our service industry tenants. Outreach program topics included property features that would reduce greenhouse gas (GHG) emissions, energy and water consumption, and waste generation.

We are committed to this outreach program, with a focus on providing our tenants with education, ideas and support for property-level sustainability solutions, while encouraging them to pursue sustainable practices and explore technological solutions. This survey has allowed us to engage directly with our tenants most interested in reducing their carbon footprint and related environmental impact and focus our discussions and consultant introductions to those that that best meet the needs and interests of those tenants.

In addition to the survey, STORE works with ESG vendors and consultants to identify real estate in our portfolio that meets requirements for select initiatives such as solar and electric car chargers. STORE then proactively reaches out to targeted tenants to educate them about the benefits of the select initiative and to assess their interest in learning more and meeting with a consultant for a review of their options.



Environmentally Focused Investment: Sustana Fiber

The Sustana fiber mill in De Pere, Wisconsin, a STORE-owned property, produces premium recycled fiber using post-consumer material to create high quality, low-carbon footprint products for food-grade packaging, specialty paper, and tissue end uses. Committed to sustainable manufacturing, the mill focuses on energy efficiency, water conservation, wastewater treatment technology, and recycling of process by-products. Every year, Sustana recycles enough paper to reduce landfill space by over 1 million cubic feet and save over 4 million trees.

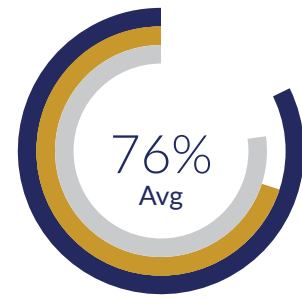
The company's EnviroLife® brand of products are compliant with the U.S. Food and Drug Administration (FDA) standards for use in food-grade paper packaging making these sustainable solutions for use in direct food contact papers and packaging products.





STORE Capital's Tenant Outreach Survey Results

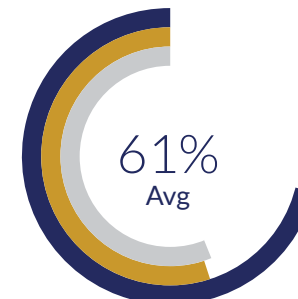
We develop strategies with our tenants to collaborate on the topic of sustainability and explore property features that would reduce greenhouse gas (GHG) emissions, energy and water consumption, and waste. We expect to continue this outreach program, with a focus on providing our tenants with education, ideas and support for property-level sustainability solutions, while encouraging them to engage in sustainable practices that could increase environmental performance.



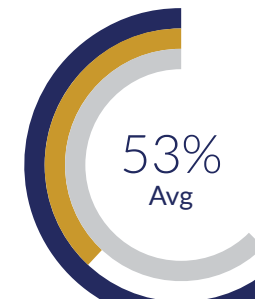
LED Lighting



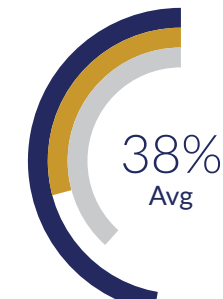
Programmable Thermostats



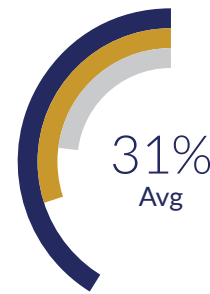
Recycling



Motion Detector Light Switches



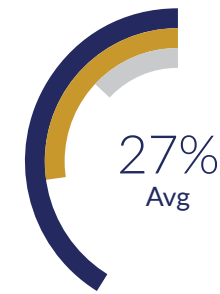
High Efficiency HVAC units / VRF Mechanical Systems



Energy Efficient Water Heaters



Air Filtration



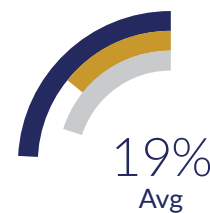
Low Flow Toilets



Energy Efficient Windows



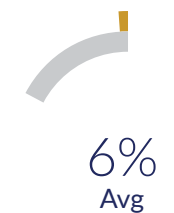
Thermal Insulation



Low VOC (Volatile Organic Compounds) Interior Paints



Electric Vehicle Charging Station



Water Reducing Chillers



Solar Panels



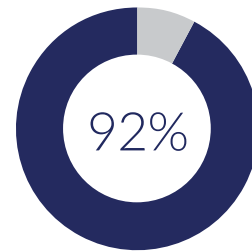
Rooftop Rainwater Collection Systems for Irrigating Landscaping

- Retail
- Service
- Manufacturing

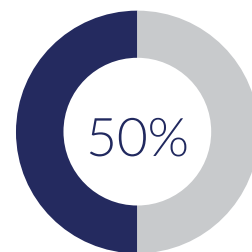
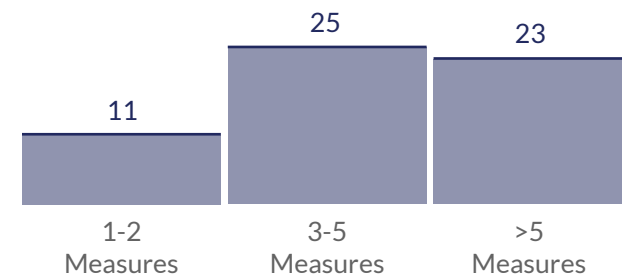
**Tenant Outreach Survey:
Implemented & Planned Tenant Initiatives**



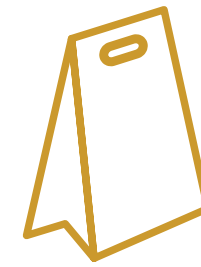
MANUFACTURING



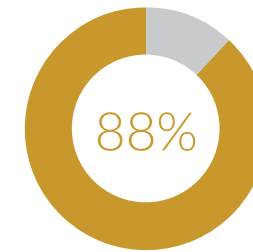
Implemented initiatives
92% of the survey participants selected at least 1 energy efficient measure implemented at a STORE property:



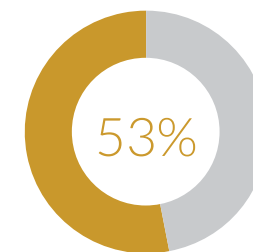
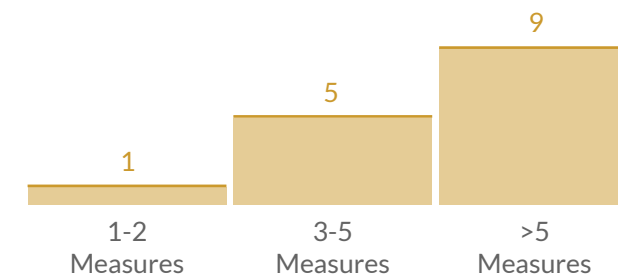
Planned initiatives
50% of the survey participants are planning to implement at least 1 additional measure at a STORE property (LED lighting, motion detector light switches and other).



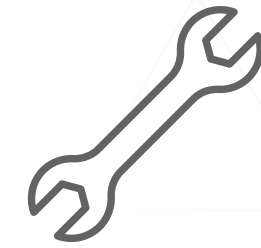
RETAIL



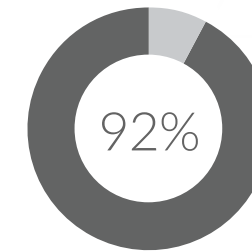
Implemented initiatives
88% of the survey participants selected at least 1 energy efficient measure implemented at a STORE property:



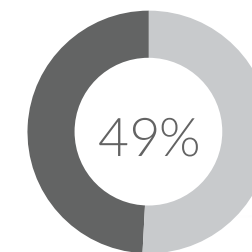
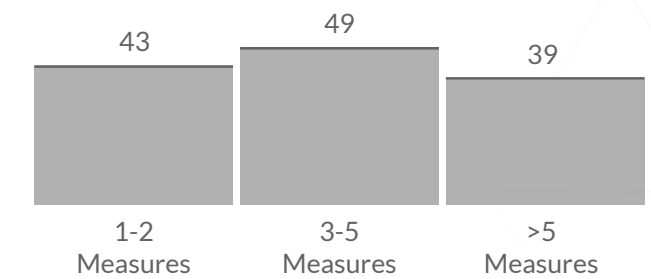
Planned initiatives
53% of the survey participants are planning to implement at least 1 additional measure at a STORE property (LED lighting, motion detector light switches and other).



SERVICE



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



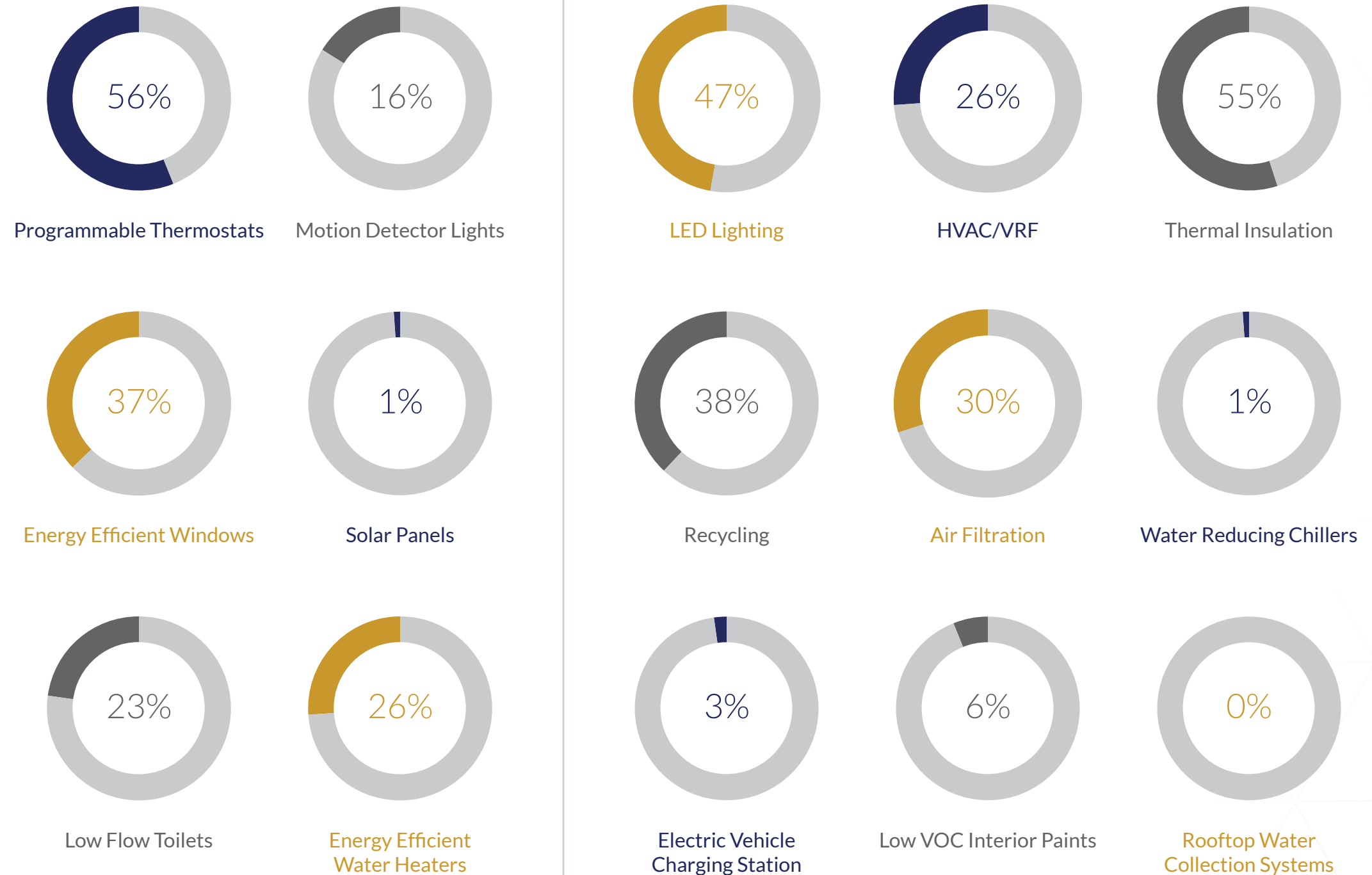
Planned initiatives
49% of the survey participants are planning to implement at least 1 additional measure at a STORE property (LED lighting, motion detector light switches and other).



Annual Property Inspections

In 2020, we inspected approximately 360 of the properties currently in our portfolio. As part of this inspection process, we conducted an inventory of the environmental features of each participating property in order to evaluate our performance relative to our long-term sustainability initiatives and environmental strategy. The survey aids our ESG Working Committee in developing and implementing our management approach to environmental and social matters.

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



Step 3: National Vendor Programs

STORE has partnered with specialists to assist our customers in maximizing their energy and operating expense savings and reducing their carbon footprint. We partner with vendors offering products and services such as energy management, energy optimization, renewable energy, energy audit and benchmarking, and financing for sustainability projects. We seek to establish vendor partnerships and programs to develop turnkey ESG solutions, specifically focusing on those offering solar power, electric vehicle charging, and broad-based energy efficiency and sustainable building solutions. We are continually adding to our vendor roster and plan to expand our list in 2021.



Aerial view of a solar installation at a STORE-owned property in San Antonio, Texas. The La-Z-Boy location features a 35.1 KW solar system.



STORE Solar Vendor Program

Solar panel photovoltaic cells absorb the sun's energy throughout the day and convert it into direct current electricity. Solar power is a safe, simple, abundant, reliable source of energy that can significantly reduce electricity costs for property owners and tenants who utilize it.

STORE Capital has partnered with national solar vendors to optimize renewable energy projects, specializing in rooftop or canopy solar panels. These companies develop, construct, and manage energy projects for a range of industries. The costs of installation, permitting, and maintenance are often paid by the vendors through Purchase Power Agreements (PPAs) and/or in exchange for the tax credits, utility incentives, and income generated from the sale of electricity. Tenant opportunities often allow for tax benefits and incentives to be maximized in cases where vendors install and maintain the equipment.

STORE's Solar Vendor Program features the following:

Solution Proposal Process: At no cost to customer, the vendor reviews the customer's real estate properties to identify those properties with the best potential for solar. A recommended solar structure design is provided along with estimates for timing and energy savings at the property level taking into consideration current utility bills, building energy needs, geographic location, and size of the property roof or parking lot.

Benefits: No upfront capital costs, reduced and predictable energy pricing, visibly demonstrable sustainability commitment, and increased property value. Vendors maintain and operate the system at no-cost to customer and typically include a 20-year warranty.



STORE Electric Vehicle Charger Vendor Initiative

According to industry estimates, the number of U.S. consumers driving electric vehicles (EV) will more than double by 2025. This shift is also modifying customer behavior as more customers seek retail destinations with the convenience to shop and charge simultaneously. Current data shows that installing free EV charging stations is associated with over 60% more visits from EV driving customers. In addition, an average EV charging station offsets about 36,000 pounds of CO2 each year and driving an EV on US electricity produces about 3.5x fewer emissions than driving the average internal combustion engine vehicle. US EVs are 51% cleaner than driving the most fuel-efficient gas car on the market.

Source: Volta Industries



Vendors install chargers at properties that are connected to the property's electrical/mechanical source of electrical power in order to charge compatible vehicles. The vendor obtains all necessary permits and approvals from the applicable governmental authorities, operates the car charging stations, and pays all costs (including taxes, fees and utility charges) in connection with permits and approval.

Solution Proposal Process: STORE-approved vendors review customers' properties to identify the best sites for an EV charger.

Benefits: Reducing carbon footprint, increasing customer patronage and in-store shopping duration, advertising and marketing opportunities on charging stations, and increased property value.



Volta charging station at Cinemark Theatres in McKinney, Texas, a STORE-owned property.



Step 4: Environmental Projects and Initiatives

Our planned initiatives continue to evolve as we establish deeper relationships with our tenants and third party vendors. Currently, these projects under development include:

Solar Projects

In development stage with five tenants:

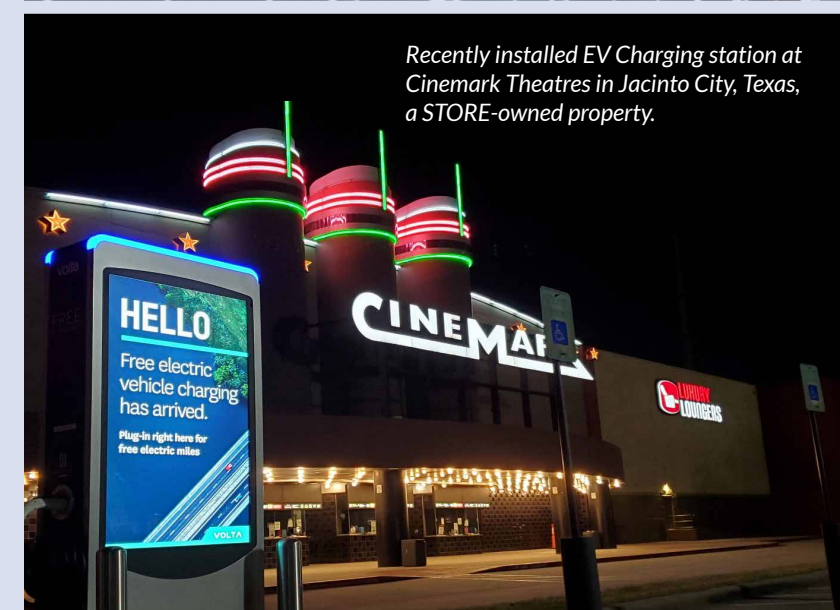
- Final plans drawn for one national family entertainment company for a 64,000 square foot building in California. The solar system will produce 683 kilowatts and save our tenant \$3.0 million over the contract life at no cost to tenant.
- Final bidding process with a university located in California for their 79,000 square foot building. The solar system will produce 283 kilowatts and save \$1.2 million over the contract life at no cost to tenant.
- Proposal and designs complete for a 133,000 square foot semi-conductor manufacturer in California. Solar canopy and battery storage system will produce 2.8 megawatts and save \$24.4 million over the contract life at no cost to the tenant.
- Final bidding process complete for an aerospace manufacturer in Connecticut for a 171,000 square foot building. Solar roof system will produce 2.5 megawatts and save our tenant \$4.8 million over the contract life at no cost to the tenant.
- Permitting in process for a family entertainment venue in New Jersey. Solar canopies will produce 1.88 megawatts of power and save our tenant \$5.5 million over the term of the contract.
- Pipeline of 55 buildings, 7 million square feet, identified as strong candidates for solar canopy or roof installations in twelve states. STORE is contacting these customers to assess interest and offer assistance in analysis and design at no cost to these tenants.

STORE Building Efficiency and Sustainability Vendor Programs

These vendors offer a full suite of products and services such as energy management, energy optimization, renewable energy, energy audit & benchmarking, and financing for sustainability projects. STORE's 2020 programs include working with customers to explore ways to improve efficiencies, cut operating costs, and reduce the carbon footprint of their buildings. The customer solution includes a review of utility bills, an audit of the building's systems and a thorough recommendation of technology options, solutions and cost/benefit analysis.

STORE New Construction Review Vendor Program

New construction projects are a prime way to ensure buildings are being constructed with the most efficient equipment and systems. High efficiency HVAC units, LED lighting, and building management systems are just three ways to build more sustainable buildings. STORE is engaged with an environmental engineering firm to review building plans and provide energy efficiency recommendations to new construction customers.



Recently installed EV Charging station at Cinemark Theatres in Jacinto City, Texas, a STORE-owned property.

EV Charger Projects

Four EV charger installations complete at two STORE properties.

- 18 additional EV charger installations in permitting stages, including movie theaters, gyms, furniture stores and restaurants. Tenant feedback indicates that they value EV charger installations as an amenity for their customers, no out-of-pocket cost and their contribution to reduced carbon footprint.
- Pipeline of 241 STORE locations across 17 metropolitan areas identified as strong candidates for EV charger installations. STORE is working with these tenants to assess interest and make introductions to vendors.

New Construction Reviews and Building Energy Efficiency Audits

STORE has engaged an environmental engineering firm to review plans for all new construction and major renovation projects, including a review that the plans comply with enhanced state and local government energy efficiency requirements:


- 42 New Construction Projects reviewed in 2019; 35 projects completed.
- 29 New Construction Projects reviewed in 2020; 8 projects completed.
- 28 Construction projects currently in process.
- Enhanced Construction Energy Audit completed for fifteen under construction and completed buildings to confirm that the plans were in-line with best practices for energy efficiency.
- Next steps include enhanced new construction review that includes providing enhanced ESG options, suggestions, and information on relevant tax abatements and incentives.

Customer Educational Materials

STORE's Sustainable Savings quick reference guide is delivered to all current and new customers to highlight energy efficiency opportunities and energy cost savings using technology. The 20,000 square foot building case study in the guide illustrates savings potential:

- LED Lighting: 90% more efficient than incandescent bulbs; \$14K annual costs savings.
- HVAC: 58% of total energy use; new energy efficient equipment can result in savings up to \$50,000 per year.
- 1-3 year average payback on energy improvement costs based on energy cost savings.
- Sustainable Savings encourages customers to contact STORE Customer Service to arrange an energy audit, explore specific energy savings technology, and open dialogue on sustainability initiatives and possible partnership opportunities.

STORE's Sustainable Savings Quick Reference Guide




Sustainable Savings

HVAC Systems
Space heating and air conditioning together account for about 58% of total energy use in a building. Installing higher efficiency units, systems, and/or controls can have a significant effect on energy costs. New installation of higher efficiency equipment is recommended while replacement of existing equipment can also provide significant long-term savings.

Energy Savings Measures	Implementation Cost	Estimated Annual Savings	Payback (Years)	
			Without Rebates	With Rebates
Smart, Wi-Fi Enabled Thermostats	\$1,740	\$4,069	0.43	0.27
Building Energy Management System (EMS)	\$37,500	\$13,123	2.86	0.91
Demand Control Ventilation (DCV) HVAC controls	\$7,500	\$8,226	0.91	0.91
Outside air economizer HVAC control	\$3,600			
Variable Refrigerant Flow (VRF) heating/cooling system	\$40,000			
Variable Frequency Drives (VFD) controls on HVAC pumps/motors	\$16,000			
Energy Recovery Ventilator (ERV) HVAC heat recovery system	\$12,000			
Variable air volume (VAV) air distribution system	\$25,000			

Energy Savings Measures	Description
LED lighting at Interior Spaces	LED lighting products provide 90% more energy efficiency than incandescent light bulbs.
Interior Lighting Control System	A lighting control system adjusts light intensity levels. Control and other techniques.
Smart, Wi-Fi Enabled Thermostats	Smart, Wi-Fi Enabled Thermostats allow for energy efficient scheduling and control.
Building Energy Management System (EMS)	An EMS allows scheduling of energy efficiency and control of building systems.
Demand Control Ventilation (DCV) HVAC controls	DCV system adjusts outdoor ventilation demands of fresh air intake when needed.
Outside air economizer HVAC control	An economizer is a mechanical device that draws in outside air for cooling and heating when appropriate.
Variable Refrigerant Flow (VRF) heating and cooling system	VRF is a sophisticated building heating and cooling system that allows for higher energy efficiency.
Variable Frequency Drives (VFD) controls on HVAC pumps and motors	VFDs allow motors to operate at lower speeds when full speed is not needed, resulting in energy savings.
Energy Recovery Ventilator (ERV) HVAC heat recovery system	ERV is the energy recovery device that recovers heat from building exhaust air and preheats incoming ventilation air.
Variable air volume (VAV) air distribution system	VAV systems were developed to provide variable air flow to different areas of a building where it is most needed.



Sustainable Savings

Energy Savings Measures
The following energy savings have been modeled after a 25,000 square foot, single-story retail building located in Kansas City, Missouri. Many states, municipalities, and utility companies offer rebates for energy efficient purchases that help save money and energy while protecting the environment. The energy savings shown below were calculated from recent utility data, rebates currently available in Kansas City, and energy modeling software.

Savings = Utility Data + Rebates + Energy Modeling Software



STORE has partnered with national energy efficiency specialists to assist our customers in maximizing their energy savings and reducing their carbon footprint. Please contact STORE at customerservice@storecapital.com for a referral to conduct an energy survey in your area.

Lighting Systems
When choosing between fluorescent and LED bulbs for the light fixtures, LED bulbs can provide significant savings not only from the wattage savings; but LED bulbs create less heat, which results in lower electric bills. Lighting controls ensure optimum efficiency and proper intensity levels.

Energy Savings Measures	Implementation Cost	Estimated Annual Savings	Payback (Years)	
			Without Rebates	With Rebates
LED lighting at Interior Spaces	\$12,500	\$10,418	1.20	0.03
Interior Lighting Control System	\$12,500	\$3,416	3.66	2.04



Human Capital Sustainment

At STORE Capital, we have always considered our stakeholders to include stockholders, customers, employees, business partners, communities and the environment.

STORE SEEKS positive social and environmental impact to produce 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

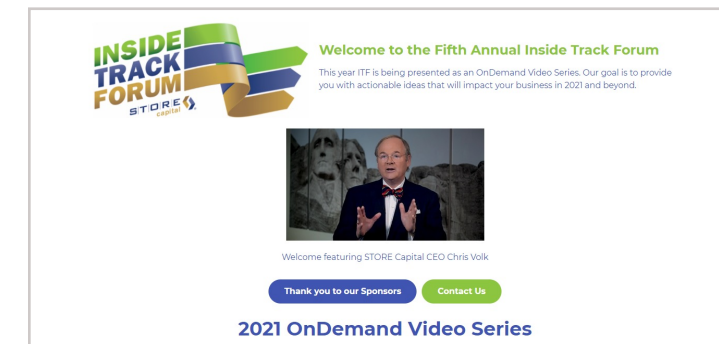
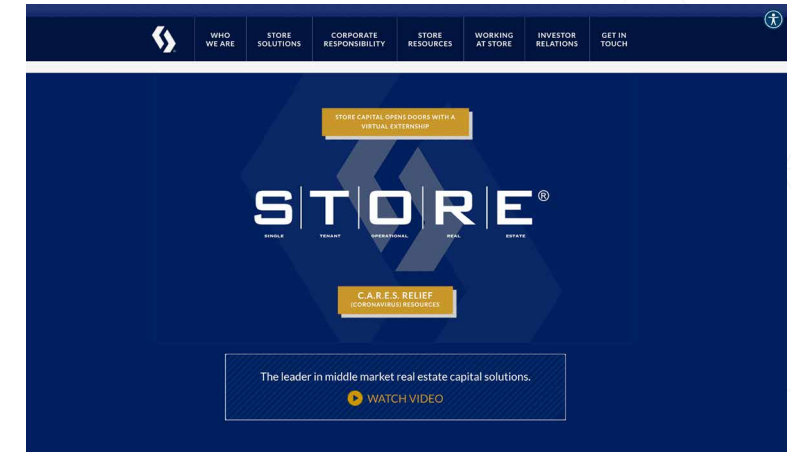


“Just prior to mandated business closures in 2020, we immediately enabled all 100 of our employees to work remotely by quickly activating the cloud-based ERP tools we had implemented in 2019 and leveraged our business intelligence platform to manage our portfolio. Virtually overnight, we were fully available to help our customers weather their own COVID storms by structuring rent deferral agreements, updating them on government relief programs, and dealing with other pressing needs.”



COVID-19 Pandemic Response: Enhanced Outreach in 2020

While business interruption nationwide in 2020 presented challenges, we sought opportunities to enhance our outreach to both internal and external stakeholders through increased communication, personal interaction, and additional resource offerings. Processing vital information for our customers was essential, particularly at the onset of the pandemic. In response, STORE developed an online COVID-19 resource center to help our customers navigate lending and relief programs.

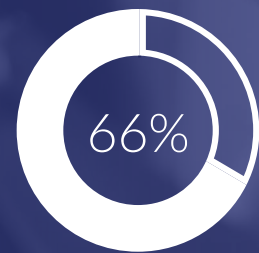
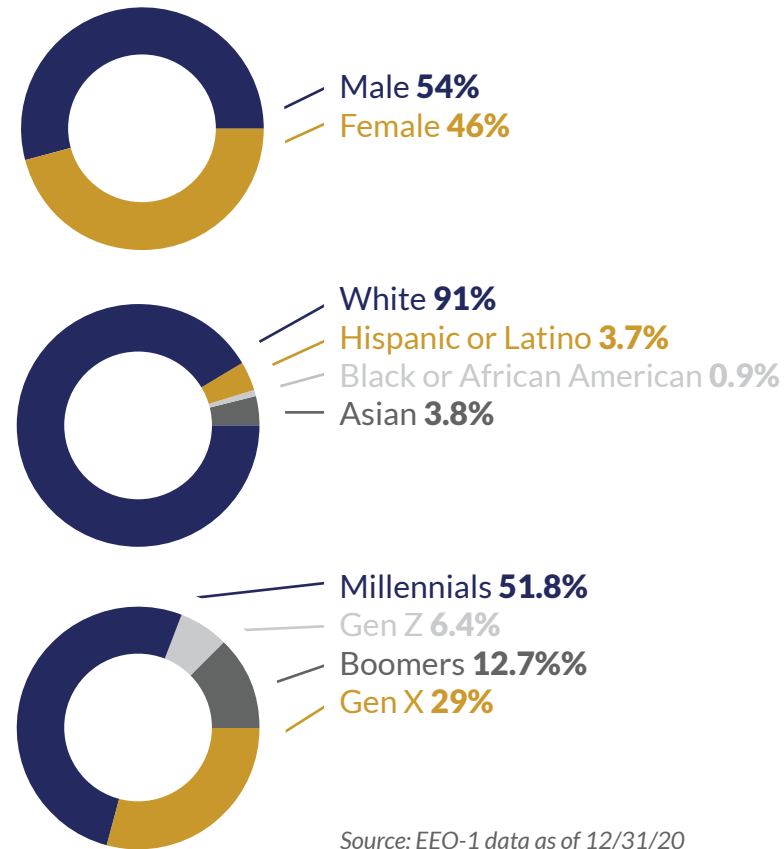


Customer Conference Transitioned to Video Series

The Inside Track Forum, an annual customer conference held in late January for the last four years, was transitioned into a video series consisting of several on-demand videos featuring special guest speakers, including one of the nation’s foremost economists, a leading futurist, a top online security consultant, and several other notable presenters providing topical information on navigating the challenging business landscape. The Inside Track Forum provided us with an opportunity to educate our customers on sustainability best practices.

Employee Diversity and Inclusion

STORE Capital recognizes the value of unique and diverse employee perspectives and is now soliciting voluntary information of certain ethnic and demographic information to support our diversity and inclusion initiatives. This information will better inform future initiatives and objectives. STORE Capital's age, gender and ethnic representation are summarized here:



STORE D&I Recruiting Efforts

STORE's most recent D&I recruiting efforts since Q2 2020 have resulted in 66% of new hires being women and/or individuals from other underrepresented groups in the financial services industry.

Gender Equality

STORE Capital recognizes the tremendous value of women in the workplace. In 2020, we were selected to participate in the Bloomberg Gender-Equality Index (GEI) with favorable results related to female representation and pay. The 2021 Index comprises 380 companies with a combined market capitalization of \$14 trillion headquartered in 44 countries and regions across 11 sectors. The Index continues to grow as companies recognize the business case for fostering an inclusive environment, and includes organizations worldwide committed to advancing efforts to support gender equality through policy development, representation and transparency. As other companies nationwide and globally join the effort, we are committed to continuously evaluating and enhancing our efforts to ensure gender equity in our community.

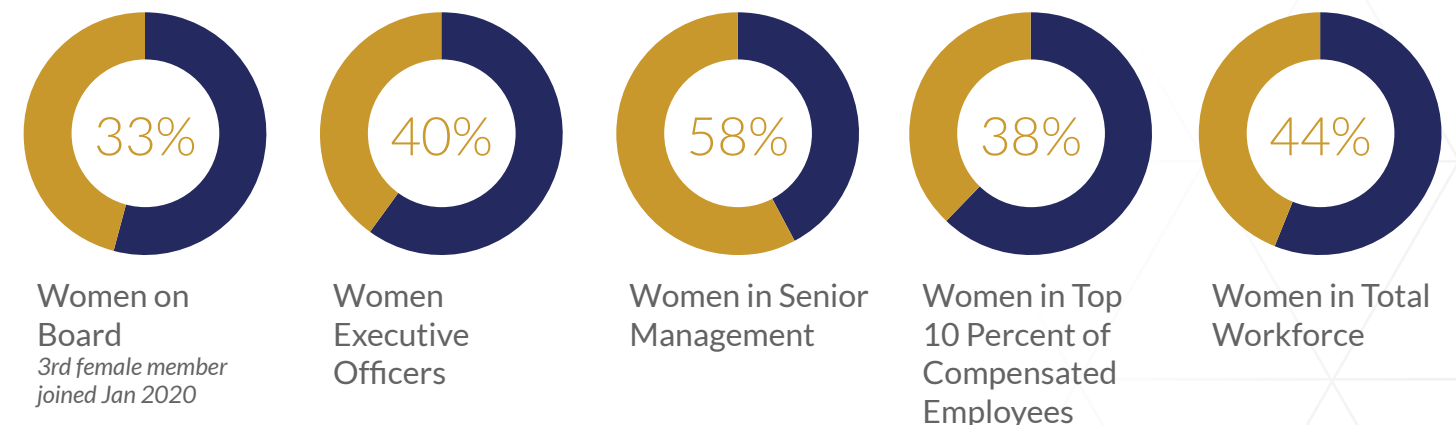
STORE Women's Network

STORE employees formed the STORE Women's Network in Q1 2021 to manage women's corporate responsibility initiatives in our continuing efforts to establish ourselves as an equal opportunity publicly traded company managed in large part by female executives. The STORE Women's Network objectives include:

- Enhanced community involvement in support of women's charities.
- Network with universities to hire and mentor young women in business.
- Internally support women in our business with a network of mentors with education and resources.
- Improve opportunities for our female employees to have more direct interaction with our STORE management team and Board Members.
- Networking Events



* Source: Bloomberg GEI Submission data as 12/31/2019



Internship Program

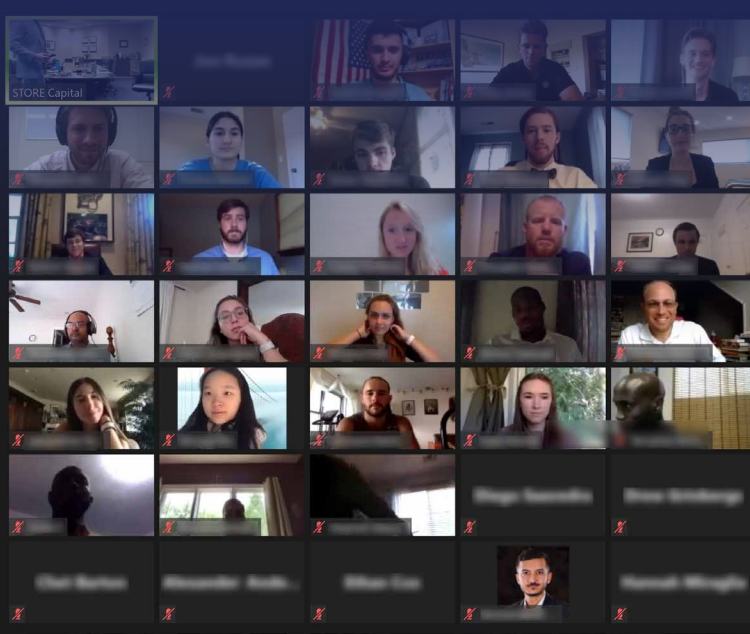
STORE Capital's Internship Program creates beneficial relationships and growth opportunities for STORE Capital, its employees, and career-minded individuals interested in professional advancement. This program enhances our ability to accomplish strategic goals, recruit talented people from diverse backgrounds, and build strong relationships. We believe that improving our communities by providing equal opportunity will allow us to deliver better solutions for tomorrow's challenges. STORE Capital's Internship Program provides growth and learning opportunities to individuals 18 years of age or older of

all backgrounds. Interns will be involved in educational and training opportunities designed to provide professional experience in the furtherance of their education and training. Internships assist in reaching educational and professional goals by providing an opportunity to complement academic and practical instruction with exposure to STORE Capital's business. Internships are paid, and interns may be assigned to work with specific departments in our company with the possibility of receiving assignments in other areas of our business.

Virtual Externship

STORE Capital held its first-ever Virtual Externship Program in 2020 in response to the pandemic and nationwide lack of internship opportunities due to business closures. This two-day career development event, designed for individuals interested in finance and real estate, provided participants with an opportunity to learn from the company's subject matter experts.

Open to all current college students and recent graduates, the event particularly emphasized the company's diversity and inclusion efforts. More than half of the participants were from diverse backgrounds.



Hosted 2020 Virtual Externship

A professional development program for students who were adversely impacted by the pandemic that are interested in finance and real estate.

- 124** Participants
- 54** Colleges/Universities
- 22** States
- 5** Countries
- 20** STORE Presenters
- ~50%** Minority Participants

Employee Engagement Survey: STORE Employees Have a Voice

The survey provides us an opportunity to better understand and get to know our employees on a deeper level both personally and professionally. We appreciate their honesty, transparency, and willingness to share their unique stories. We use the survey to gauge their work-life experience and job satisfaction to develop strategies to improve their holistic STORE experience.

Our 2018 and 2019 surveys allowed us to develop programs to specifically enhance our company culture. In 2020, those results illustrated significant improvement year-over-year in these important areas:

- ✓ Overall job satisfaction
- ✓ Work-life balance
- ✓ Recognition
- ✓ Team attitude
- ✓ Communication between executives and employees
- ✓ Workplace culture

Employee Recruiting

In Q1 2021, STORE launched the "Working at STORE" section of our website focused on employee recruiting. The comprehensive content includes:

- Job Opportunities
- Benefits
- Diversity and Inclusion
- Work-Life Balance
- Personal and Professional Growth

STORE Capital employees earn badges in our peer recognition program.



The STORE Employee Experience

- Improved employee work environment by implementing a business communication platform.
- Launched virtual engagement strategies for remote workforce including virtual learning, social events, and company meetings.
- Implemented employee recognition program paired with business communication platform to support employee retention efforts.

For 2020, we raised our employee engagement survey thresholds for identifying initiative opportunities, as a result all future initiatives will be required to attain a higher benchmark standard.



STORE Employee Development and Investment



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 annually reviews the identity, skills and characteristics of those persons who could succeed to senior and executive management team positions.

Recently, two senior leaders were elevated to executive positions. In 2020, STORE announced the promotions of Tyler Maertz to Executive Vice President of Acquisitions and Craig Barnett to Executive Vice President of Underwriting and Portfolio Management. Mr. Maertz and Mr. Barnett both came to STORE from predecessor platforms, have been with STORE since inception, and have contributed greatly to building the company. "Both Tyler and Craig have made significant contributions to our success," said President/CEO Mary Fedewa. "These promotions recognize their leadership and hard work and are also reflective of STORE's abundant leadership talent. Their addition to our senior management team is an important step as we look to fulfill our meaningful growth potential for the benefit of our many stakeholders."



Professional Development

Our management team has developed a professional training and development program for STORE Capital employees that encourages our employees to develop career goals and targets. We believe in fostering individual and group training opportunities and supporting our employees through mentorship, engagement and coaching. Professional development opportunities enhance and build the capacity, skills, and professionalism of employees, enabling them to contribute effectively and creatively to the company's mission. STORE Capital full-time employees are encouraged to explore professional development opportunities and present them to their managers, including the details of how the continuing education will be mutually beneficial. These may be presented to managers for prior approval and are fully reimbursable.

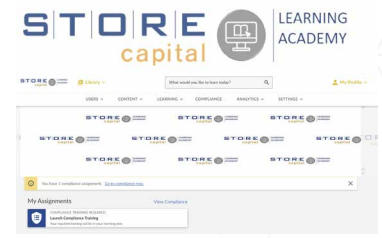


STORE Learning Academy

In alignment with our succession planning and professional development initiatives, we unveiled our STORE Learning Academy in 2020. Utilizing a convenient, online learning management system, STORE Capital employees can earn qualified certificates for enhanced professional development. STORE Capital employees may be selected to participate in our STORE Leadership Development program, an online development program developed in conjunction with the Massachusetts Institute of Technology, Accenture and Skillsoft and includes content endorsed by the MIT Sloan Management Review. Likewise, all STORE employees can avail themselves of our comprehensive Business & Management online learning program.

Lunch & Learn

STORE Capital continued to provide monthly Lunch and Learn topics covering both personal and professional learning such as wellness, personal safety, social media training, cooking, presentation skills, and improving work performance through the company's newly-established intranet and videoconferencing platform.





Employee Training and 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. In 2021, utilizing the STORE Learning Academy online platform we implemented mandatory compliance courses including Sexual Harassment Training and Unconscious Bias Training.

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, should they arise, to their supervisor, the Chief Compliance Officer, 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.



Employee Health and Safety (EHS) Program

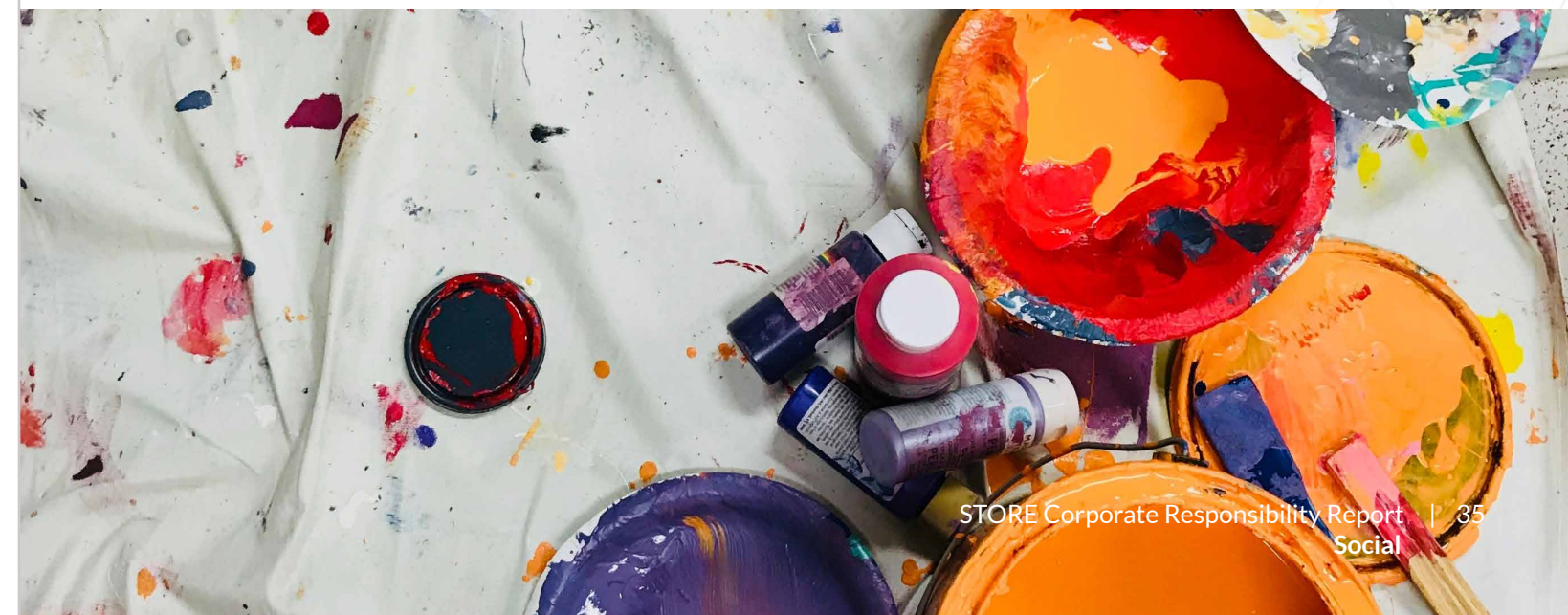
As part of STORE Capital's ongoing commitment to ensure the wellbeing of its employees, we maintain a robust EHS Program designed to raise awareness on public and occupational health risks and, through training and informative material, provide our employees with the tools to improve their health and well-being. In 2020, as a result of our EHS initiatives, STORE Capital and our employees were able to quickly assess the risk presented by COVID-19 and transition our operation to a remote working environment. The vast majority of our employees continue to work remotely, and we will monitor COVID-19 and its impact to our work environment to ensure our employees safety. Prior to the COVID-19 pandemic, all STORE employees worked in a Class A office building and experienced no deaths or serious injuries in the workplace.

Community and Charitable Giving

STORE maintained our support of community and charitable giving programs and adapted to virtual giving campaigns including our efforts on behalf of Arizona Helping Hands, Fresh Start Women's Foundation, Juvenile Diabetes Research Foundation, St. Mary's Food Bank, UMOM New Day Centers, and Urban Land Institute.



STORE employees supported the Urban Land Institute's efforts to promote the integration of arts and culture in community revitalization in metro Phoenix, AZ. The organization selects one neighborhood each year and revitalizes it through arts and culture, with the help of volunteers and community members. Nearly 90 percent of STORE employees donated a total of \$21,745 and the company matching donation of \$15,000 resulted in a total donation of \$36,745.





Enhanced Corporate Governance

Independent directors comprise 78% of the Board; women represent 33%.



Christopher H. Volk Executive Chair

Co-Founder of STORE; Previously CEO and Director from inception in May 2011 until April 2021. Former Co-Founder, CEO and Director of Spirit and President and Director of FFCA.



Mary Fedewa President, Chief Executive Officer and Director

Co-Founder of STORE; President and CEO as of April 2021. President since September 2020. Previously Chief Operating Officer from September 2017 to April 2021. Served as EVP – Acquisitions from inception in May 2011 until September 2017. Director since 2016.



Catherine D. Rice Lead Independent Director

Director since 2017. Lead Independent Director. Board member of Colony Credit Real Estate, Inc. (NYSE: CLNC); RMG Acquisition Corp. II (NASDAQ: RMGBU) and RMG Acquisition Corp. III (NASDAQ: RMGCU); Former Senior Managing Director and CFO of W.P. Carey.



Joseph M. Donovan Director

Director since 2014. Chairman of Fly Leasing Limited (NYSE: FLY).



Morton H. Fleischer Chair Emeritus

Previously Chairman since inception until April 2021. Former Co-Founder and Chairman of Spirit and FFCA.



William F. Hipp Director

Director since 2016. Former head of real estate for Key Bank, BankBoston and FleetBoston with over 35 years in commercial banking.



Tawn Kelley Director

Director since February 2020. EVP of Taylor Morrison Home Corporation (NYSE:TMHC) and President of its Financial Services unit.



Einar A. Seadler Director

Director since 2016. Founder and President of EAS Advisors LLC; Former Managing Director of Accenture Strategy.



Quentin P. Smith, Jr Director

Director since 2014. Founder and President of Cadre Business Advisors LLC; Director of Banner Health System.

“At STORE, we have always valued the perspectives of unique and diverse individual experiences. This is reflected in our board and corporate representation, which has been characterized by gender and minority diversity and outreach. We are undertaking initiatives to expand this outreach, including our innovative externship programs which target students from underserved communities. We recognize that diversity is critical to our long-term aspirations to expand the meaningful benefits that STORE has been proud to deliver to all our many stakeholders.”



Chris Volk
Executive Chair

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 categories of 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.

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 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.

MUTA

We have opted out of the control share acquisition statute and the business combination provisions in the Maryland General Corporation Law (the "Maryland Unsolicited Takeover Law" or "MUTA") and we may not opt back in without stockholder approval.

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



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.



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
Engagement Opportunity	Materiality Matrix, Discussion and Approval



Investors

Frequency	Ongoing
Process	Multi-pronged Engagement Program, 10-K, Proxy Statement, Corporate Responsibility Report, Corporate Responsibility Website Updates, ESG Executive Committee Engagement
Topics	Financial & Operational Performance, Human Rights, Management Diversity, Environmental Compliance, Energy, Emissions
Engagement Opportunity	Direct Communications, Investor Conferences, Principles of Responsible Investment (PRI) Review



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
Engagement Opportunity	Annual Survey including ESG related questions, Direct Contact regarding ESG opportunities



Employees

Frequency	Ongoing
Process	ESG 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
Engagement Opportunity	Annual Employee Engagement Survey, Company Meetings



Suppliers/Vendors

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
Engagement Opportunity	Direct Feedback, Policy Review



Community

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



Executive Team

Frequency	Ongoing
Process	ESG Executive Committee, ESG Reporting, ESG Working Committee, Sustainability Updates & Initiatives
Topics	ESG Executive Committee, ESG Reporting, ESG Working Committee, Sustainability Updates & Initiatives
Engagement Opportunity	Materiality Matrix, Discussion and Approval

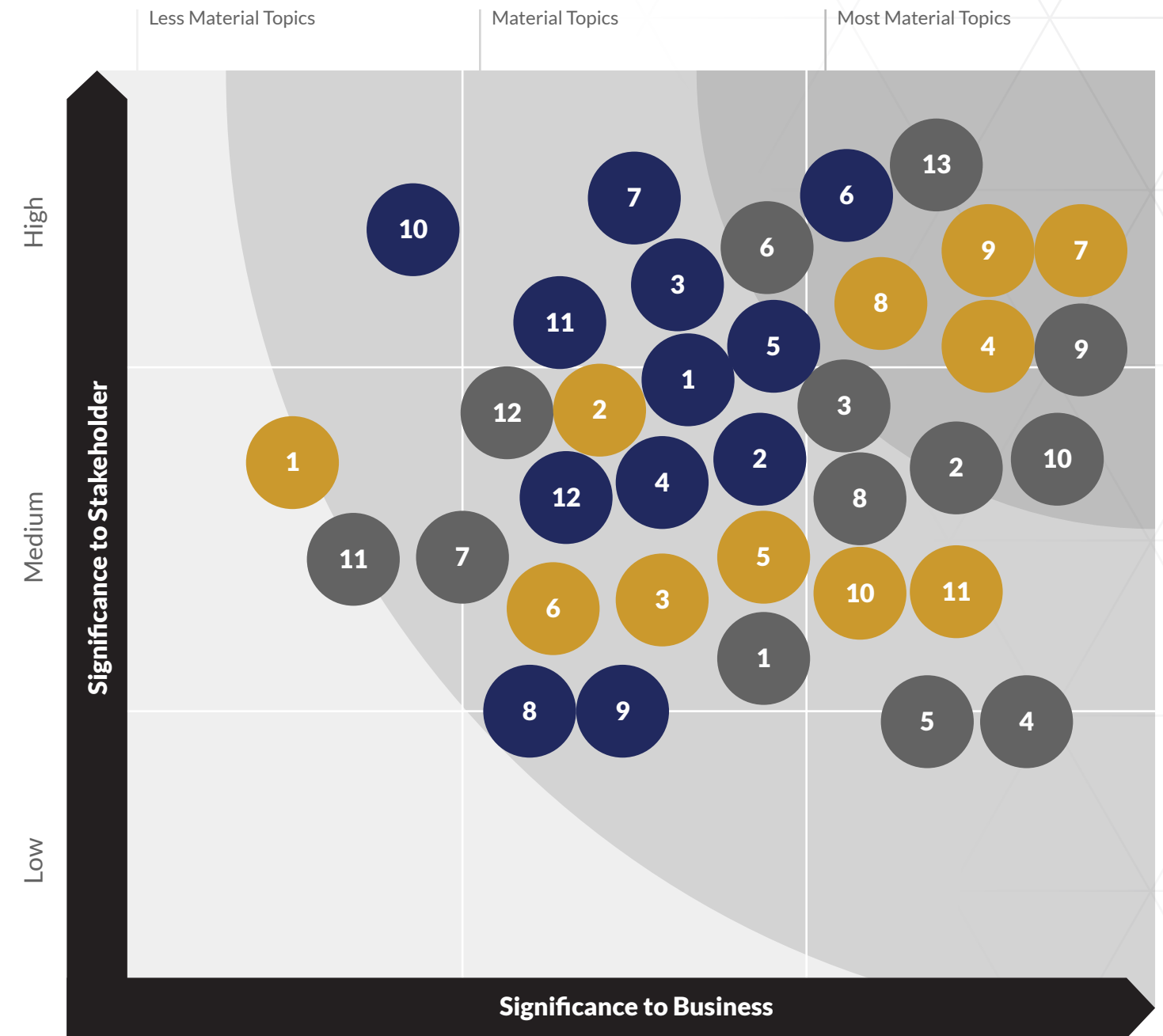
STORE Capital Materiality Matrix

Over the course of 2020 and 2021, STORE conducted a stakeholder engagement process focused on identifying the environmental, social and governance issues that are most germane to our stakeholders, as well as, current and future operations.

STORE’s materiality assessment involved generating a broad list of environmental, social and governance topics through internal and external research. The list of environmental, social and governance topics was initially generated by the STORE ESG Working Group with the aid of external environmental, social and governance consultants. The ESG Working Group conducted an internal and external survey of stakeholder sentiments, consolidated the survey results and presented them to the STORE Executive Team. Topics and issues most relevant to STORE’s internal and external stakeholders were identified. The STORE Executive Team analyzed the impact our Company has on the topics raised as well as the influence such topics have on our current and future operations, and presented findings to the STORE Nominating and Corporation Governance Committee of the Board of Directors for review and support.

In order to complete this assessment, the groups utilized information obtained from internal and external surveys, such as our Tenant Customer Surveys and Employee Satisfaction Surveys, as well as from various public and private engagement initiatives with our many stakeholders, including ESG-oriented Transparency Reports for our largest investors, and reviews of ESG policies and related materials for STORE’s primary suppliers.

Additionally, the STORE ESG Working Group consulted with international reporting frameworks and global environmental and social conventions, standards and recommendations to inform the scope and boundaries of its materiality assessment, including the United Nations Principles for Responsible Investment. The matrix reflects the outcomes of this research, evaluation, discussions and analysis and provides a reference point for our environmental, social and governance management strategy. STORE will continue its engagement efforts with its internal and external stakeholders and build upon the materiality assessment in the future.



Environment*

- 1. Air Quality, Water and Land Pollution
- 2. Chemical Management and Toxic Waste
- 3. Climate Risk / Global Warming
- 4. Emissions and Carbon Footprint Data
- 5. Energy and Water Consumption
- 6. Operating Expense Reduction
- 7. Operational Efficiency
- 8. Recycled and Other Sustainably Sourced Building Materials
- 9. Rewarding Sustainable Actions
- 10. Sustainable Building Practice and Technology
- 11. Sustainable Commuting
- 12. Waste Reduction/Recycling

Social/Employees*

- 1. Community Engagement
- 2. Diversity and Inclusion
- 3. Equal Economic Opportunity
- 4. Employee Engagement
- 5. Human Rights
- 6. Industry and Vendor Relations
- 7. Occupational Health, Safety and Wellness
- 8. Talent Attraction and Retention
- 9. Training and Development
- 10. Social and Economic Stability
- 11. Supply Chain Management

Governance*

- 1. Anti-Corruption
- 2. Business Ethics and Integrity
- 3. Business Model Resilience
- 4. Business Relationships
- 5. Capital Management
- 6. Corporate Governance
- 7. Data Security
- 8. Financial Performance
- 9. Leadership and Succession Planning
- 10. Long Term Value Creation
- 11. Responsible Supply Chain
- 12. Stakeholder Engagement
- 13. Transparency and Disclosure

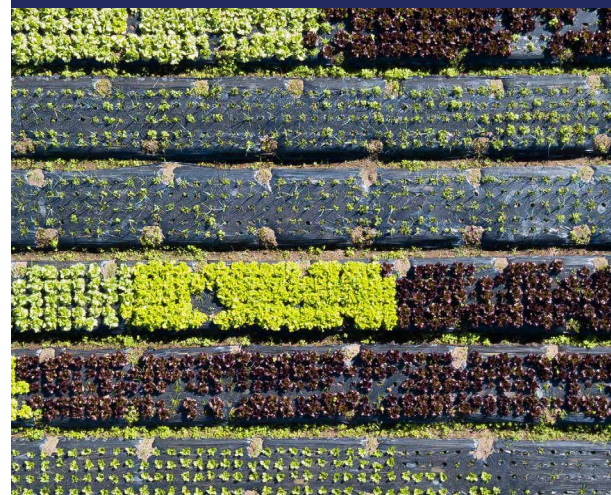
*Numbering does not indicate priority



Environmental, Social & Governance (ESG) Oversight

ESG WORKING GROUP

- Comprised of a diverse group of management and employee representatives.
- Serves as an internal working group focused on developing and furthering our sustainability efforts.
- Under guidance from the ESG Executive Committee coordinates employee-directed engagement initiatives.



ESG EXECUTIVE COMMITTEE

- Executes N&CG Committee policies and practices and performs the tasks necessary to achieve STORE Capital's environmental and social goals.
- Coordinates our specific environmental stewardship and social responsibility initiatives.
- Analyzes the company-wide risks and opportunities and endeavors to develop and implement management strategies and initiatives to address them.



NOMINATING & CORPORATE GOVERNANCE (N&CG) COMMITTEE OF THE BOARD OF DIRECTORS

- Environmental stewardship and social responsibility matters.
- Reviews and recommends appropriate environmental stewardship and social responsibility goals, policies and practices.
- Monitors key performance metrics relating to environmental stewardship and social responsibility matters.



Global Reporting Initiative (GRI) Content Index

GRI Standard	Disclosure Title	Description	Source					
102: General Disclosures								
102-1	Name of the Organization	STORE Capital, Inc.	10-K					
102-2	Activities, Brands, Products, and Services	Our primary business objective is to increase long-term stockholder value through acquisitions and proactive asset management of our real estate portfolio, enabling us to grow our dividend. Please see Part I of our 10-K for more information.	10-K					
102-3	Location of the Organization's Headquarters	8377 E. Hartford Dr. Suite 100 Scottsdale, Arizona 85255	10-K					
102-4	Location of Operations	United States of America	10-K					
102-5	Ownership and Legal Form	Publicly Listed	10-K					
102-6	Markets Served	United States	10-K					
102-7	Scale of the organization	Please see Part I and Part II of our 10-K for detailed information regarding the scale of the organization.	10-K					
102-8	Information on Employees and Other Workers	EMPLOYEES						
		Gender		Age			Location	
		Female	Male	Under 24	24-39	40-55	56-74	U.S. Employees
		46 %	54 %	6.4 %	51.8 %	29 %	12.7 %	100 %
		49	57	7	57	32	14	106
		Ethnicity						
	White	Hispanic/Latino	Black or African-American	Asian				
	91 %	3.7 %	0.9 %	3.8 %				
	97	4	1	4				
	<i>As of December 31, 2020</i>							
102-9	Supply Chain	Our Code of Business Conduct and Ethics sets forth the guiding principles by which we operate our Company and conduct business with our vendors.	Code of Business Conduct and Ethics					
102-10	Significant Changes to the Organization and its Supply Chain	No significant changes	N/A					
102-11	Precautionary Principle or approach	Please see Part I of our 10-K for a discussion of our Business and Risk Factors.	10-K					
102-12	External Initiatives	Please see our Corporate Responsibility Report and Proxy Statement for information on our Company's external initiatives.	Corporate Responsibility Report Proxy Statement					
102-13	Membership of Associations	STORE is a Member of NAREIT and STORE's Executive Vice President, General Counsel and Corporate Secretary is a member of NAREIT Real Estate Sustainability Council.	N/A					
102-14	Statement from Senior Decision-Maker	Please see our CEO Letter.	CEO Letter					
102-15	Key Impacts, Risks, and Opportunities	Descriptions of key impacts, risks, and opportunities can be found in Part I and Part II of our 10-K.	10-K					
102-16	Values, Principles, Standards, and Norms	Please see our Code of Business Conduct and Ethics	Code of Business Conduct and Ethics					

GRI Standard	Disclosure Title	Description	Source
102-17	Mechanisms for Advice and Concerns About Ethics	Please see our Code of Business Conduct and Ethics and Whistleblower Hotline.	Code of Business Conduct and Ethics Whistleblower Hotline
102-18	Governance Structure	Please see our Corporate Governance Guidelines for a detailed overview of our governance structure.	Nominating and Corporate Governance Guidelines
102-19	Delegating Authority	Please see our Corporate Responsibility Report and Governance section of our Proxy Statement.	Corporate Responsibility Report Proxy Statement
102-20	Executive-Level Responsibility for Economic, Environmental, And Social Topics	Nominating and Corporate Governance Committee provides oversight on environmental and social matters and delegates authority to our ESG Executive Committee, which includes our Chief Executive Officer and other executive officers.	Corporate Responsibility Report
102-21	Consulting Stakeholders on Economic, Environmental, and Social Topics	Please see our Stakeholder Engagement and Materiality Matrix sections Corporate Responsibility Report and Proxy Statement.	Corporate Responsibility Report Proxy Statement
102-22	Composition of the Highest Governance Body and its Committees	Please see our Governance section of our Proxy Statement.	Proxy Statement
102-23	Chair of the Highest Governance Body	Please see our Governance section of our Proxy Statement.	Proxy Statement
102-24	Nominating and Selecting the Highest Governance Body	Please see our Governance section of our Proxy Statement.	Proxy Statement
102-25	Conflicts of Interest	Please see our Proxy Statement.	Proxy Statement
102-26	Role of the Highest Governance Body in Setting Purpose, Values, and Strategy	Please see our Proxy Statement.	Proxy Statement
102-27	Collective Knowledge of Highest Governance Body	Please see our Proxy Statement.	Proxy Statement
102-28	Evaluating the Highest Governance Body's Performance	Please see our Proxy Statement.	Proxy Statement
102-29	Identifying and Managing Economic, Environmental, and Social Impacts	Please see our Proxy Statement.	Proxy Statement
102-30	Effectiveness of Risk Management Process	Please see our Proxy Statement.	Proxy Statement
102-31	Role of the Highest Governance Body in Setting Purpose, Values, and Strategy	Our Board of Directors is actively engaged on environmental, social, governance topics and delegates authority to our executive team.	Proxy Statement
102-32	Collective Knowledge of Highest Governance Body	Our Nominating and Corporate Governance Committee.	Proxy Statement
102-33	Evaluating the Highest Governance Body's Performance	Please see our Proxy Statement.	Proxy Statement

Global Reporting Initiative (GRI) Content Index

GRI Standard	Disclosure Title	Description	Source
102: General Disclosures			
102-34	Identifying and Managing Economic, Environmental, and Social Impacts	Please see our Proxy Statement.	Proxy Statement
102-35	Effectiveness of Risk Management Process	Please see our Proxy Statement.	Proxy Statement
102-36	Process for Determining Remuneration	Please see our Proxy Statement.	Proxy Statement
102-37	Stakeholder's Involvement in Remuneration	Please see our Proxy Statement.	Proxy Statement
102-38	Annual Total Compensation Ratio for Highest Paid Individual Versus Median	Please see our Proxy Statement.	Proxy Statement
102-39	Percentage Increase in Annual Total Compensation Ratio for Highest Paid Individual Versus Median	Please see our Proxy Statement.	Proxy Statement
102-40	List of Stakeholder Groups	Please see our Stakeholder Engagement Section in our ESG Report as well as our Corporate Responsibility section of our Proxy Statement.	Corporate Responsibility Report
102-41	Collective Bargaining Agreements	None	N/A
102-42	Identifying and Selecting Stakeholders	Please see our Stakeholder Engagement and Materiality Matrix sections in our Corporate Responsibility Report.	Corporate Responsibility Report
102-43	Approach to Stakeholder Engagement	Please see our Stakeholder Engagement and Materiality Matrix sections in our Corporate Responsibility Report.	Corporate Responsibility Report
102-44	Key Topics and Concerns Raised	Please see our Stakeholder Engagement and Materiality Matrix sections in our Corporate Responsibility Report.	Corporate Responsibility Report
102-45	Entities Included in the Consolidated Financial Statements	Please see Part 1 and Part II of our 10-K.	10-K
102-46	Defining Report Content and Topic Boundaries	Please see our Stakeholder Engagement and Materiality Matrix sections in our Corporate Responsibility Report.	Corporate Responsibility Report
102-47	List of Material Topics	Please see our Stakeholder Engagement and Materiality Matrix sections in our Corporate Responsibility Report.	Corporate Responsibility Report
102-48	Restatements of Information	None	N/A
102-49	Changes in Reporting	No changes	N/A
102-50	Reporting Period	January 1 – December 31, 2020	N/A
102-51	Date of Most Recent Report	May 15, 2020	N/A
102-52	Reporting Cycle	Annual	N/A
102-53	Contact Point for Questions Regarding the Report	Chad Freed, Executive Vice President, General Counsel and Corporate Secretary	N/A
102-54	Claims of Reporting in Accordance with the GRI Standards	GRI Standards – Core option	N/A
102-55	GRI Content Index	The GRI Content Index can be found on our Corporate Responsibility page.	N/A
102-56	External Assurance	None	N/A

GRI Standard	Disclosure Title	Description	Source
103: Management Approach			
103-1	Material Topic and Boundaries	Please see our Stakeholder Engagement and Materiality Matrix sections in our Corporate Responsibility Report as well as Part I and Part II of our 10-K.	Corporate Responsibility Report 10-K
103-2	Management Approach and Components	Please see our Materiality Matrix sections in our Corporate Responsibility Report and Part I and Part II of our 10-K as well as Part I and Part II of our 10-K.	Corporate Responsibility Report 10-K
103-3	Evaluation of the Management Approach	Please see our Materiality Matrix sections in our Corporate Responsibility Report and Part I and Part II of our 10-K.	Corporate Responsibility Report 10-K
201: Economic Performance			
201-1	Direct Economic Value Generated and Distributed	Please see Part I of our 10-K.	10-K
201-2	Financial Implications and Other Risks and Opportunities Due to Climate Change	Please see Part I and Part II of our 10-K.	10-K
201-3	Defined Benefit Plan Obligations and Other Retirement Plans	Please see our 10-K, Corporate Responsibility Report and Proxy Statement for a description of certain retirement plans and other benefits that STORE offers.	10-K Corporate Responsibility Report Proxy Statement
201-4	Financial Assistance Received From Government	None	N/A
202: Market Presence			
202-1	Ratios of Standard Entry Level Wage by Gender Compared to Local Minimum Wage	We have no minimum wage full-time employees and only a few hourly full-time employees.	N/A
202-2	Proportion of Senior Management Hired From the Local Community	Senior Management refers to management positions at the level of Senior Vice President and above. 100% of such positions were hired from the local community, which we define as the Phoenix Metropolitan Area, and operate out of our headquarters in Phoenix.	N/A
203: Indirect Economic Performance			
203-1	Infrastructure Investments and Services Supported	Please see Step 3 and Step 4 of our Corporate Responsibility Report for a description of our National Vendor Programs and Environmental Projects and Initiatives.	Corporate Responsibility Report
203-2	Significant Indirect Economic Impacts	We continue to advance our environmental initiatives at the properties within our portfolio, which includes partnering with new and existing vendors on building improvements at select facilities that are designed to increase energy efficiency at such facilities. In addition to the positive economic impact this could have on our partnering vendors and their employees we believe that such projects could also result in additional savings to our tenants through operational efficiency.	Corporate Responsibility Report

Global Reporting Initiative (GRI) Content Index

GRI Standard	Disclosure Title	Description	Source
205: Anti-Corruption			
205-1	Operations Assessed for Risks Related to Corruption	Please see our General Policy on Compliance with Anti-Corruption Principles which is applicable to our entire operation.	General Policy on Compliance with Anti-Corruption Principles
205-2	Communications and Training About Anti-Corruption Policies and Procedures	Please see our General Policy on Compliance with Anti-Corruption Principles which we require all our employees to comply with.	General Policy on Compliance with Anti-Corruption Principles
205-3	Confirmed Incidents or Corruption and Actions Taken	None	N/A
206: Anti-Competitive Behavior			
206-1	Legal Actions for Anti-Competitive Behavior, Anti-Trust, and Monopoly	None	N/A
403: Occupational Health and Safety			
403-1	Occupational health and safety management system	STORE values the health and safety of our employees and operates an Employee Health and Safety (EHS) Program as part of our human capital management system in accordance with applicable law and Company policy.	Corporate Responsibility Report Proxy Statement
403-2	Hazard identification, risk assessment, and incident investigation	In accordance with STORE's standard operating procedures and company policy STORE personnel report known hazards, risks or incidents to the applicable manager or supervisor. Such hazards, risks or incidents are then inspected according to our policies and procedures and then remediated in accordance with applicable legal requirement or company policy. Any assessment will be escalated for further investigation or remediation as applicable.	N/A
403-9	Work-related injuries	None	N/A
403-10	Work-related ill health	None	N/A

GRI Standard	Disclosure Title	Description	Source					
404: Training and Education								
404-1	Average hours of training per year per employee	Each STORE employee completes an average of 10 hours of compliance, professional certification or technical related training, including but not limited to, sexual harassment, diversity and inclusion, unconscious bias and information and cyber security.	N/A					
404-2	Programs for upgrading employee skills and transition assistance programs	Please see our Employee Development & Investment sections of our Corporate Responsibility Report.	Corporate Responsibility Report					
405: Diversity and Equal Opportunity								
405-1	Diversity of governance bodies and employees	EMPLOYEES						
		Gender		Age			Location	
		Female	Male	Under 24	24-39	40-55	56-74	U.S. Employees
		46 %	54 %	6.4 %	51.8 %	29 %	12.7 %	100 %
		49	57	7	57	32	14	106
		Senior Managers Male		Senior Managers Female		Executives Female		Executives Male
		42 %		58 %		40 %		60 %
		5		7		2		3
		Ethnicity						
		White		Hispanic/Latino		Black or African-American		Asian
		91 %		3.7 %		0.9 %		3.8 %
		97		4		1		4
BOARD OF DIRECTORS								
Gender			Ethnicity					
Female	Male		White	Hispanic/Latino	Black/African-American	Asian		
33 %	67 %		89 %	0 %	11 %	0 %		
3	6		8	0	1	0		
As of December 31, 2020. Senior Managers includes Senior Vice Presidents and Senior Managing Directors.								



For More Information:
CorporateResponsibility@storecapital.com

