



2023
Corporate
Responsibility
Report



“Along with our new owners at GIC and Blue Owl Real Estate, our corporate responsibility initiatives will proudly remain key to our business objectives. Corporate Responsibility is a cornerstone of our company, and we are committed to making sure that our actions today will have positive impacts tomorrow.”

Mary Fedewa

President, CEO and Director



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About This Report

Our annual Corporate Responsibility Report was prepared in reference to the Global Reporting Initiative (GRI) Standard and aligns with other disclosure efforts, feedback, annual ratings and rankings, and the United Nations Sustainable Development Goals (SDGs). The scope of this report consists of our directly managed corporate office and, due to our triple-net lease structure, our portfolio, which is estimated from the U.S. Energy Information Administration’s (EIA) Commercial Buildings’ Energy Consumption Survey (CBECS). We have implemented internal quality controls throughout the data collection and analysis process.

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A Note From Our CEO

Dear Stakeholders,

This has been another extraordinary year at STORE Capital. The most notable change to our business comes from the announcement and finalization of the acquisition by GIC, in partnership with Blue Owl Real Estate. This opportunity is an endorsement of the strength of our platform, our experienced leadership team, and our disciplined investment approach, by two leading real estate investors with significant access to capital. This partnership will enable us to continue to grow now and well into the future.

As we embark on a year of new opportunities and developments, we remain steadfast in our commitment to offering premier real estate financing solutions while fostering a positive and sustainable culture. We continue to prioritize the creation of long-term value for our stakeholders and are mindful of our duty as an employer and community member throughout these endeavors, a sentiment echoed by both GIC and Blue Owl Real Estate.

In our fourth annual Corporate Responsibility Report, we are pleased to continue sharing our journey towards becoming a more sustainable enterprise. We remain dedicated to collaborating with our stakeholders to forge mutually beneficial relationships, with emphasis placed on the benefits and advantages afforded to our customers that collectively advance our sustainability goals.

As I present our newest Corporate Responsibility Report, I want to highlight some of our particularly impactful achievements.

Environmental: We enhanced our environmental initiatives and partnerships with a continued focus on energy savings and carbon footprint reductions at our portfolio properties.

- As we support our customers on their ESG progression, we expanded our vendor programs by partnering with additional vendors to identify opportunities and streamline the tenant engagement process. We are dedicated to providing our customers with options that align with their business needs.
- We added 138 properties to our pipeline for evaluations for EV charging stations and increased our providers to meet the needs of our customers.
- We have added EV charging solutions at our company HQ to support our employees on transitioning to a lower carbon economy.

Social: Our most important asset is our people, and we are committed to respecting and promoting the principles of diversity, equity, inclusion and belonging (DEIB) to foster innovation, job creation and career development.

- For the third consecutive year, we have been selected as a member of the Bloomberg Gender-Equality Index. Since our initial submission, we have increased our GEI score by over 8% and our data excellence score by 56%.
- In 2022 and 2023 we were awarded the Great Place to Work Certification, with top scores in justice, community, and leadership behavior.
- We also introduced a Diversity, Inclusion, Equity and Belonging Policy, including commitments to supporting this policy.
- We have expanded our Parental Leave Policy to be more inclusive, which has resulted in a 200% increase in usage from 2021 to 2022.

Governance: While moving from a publicly traded to a privately held company has altered our governance structures, we have made great strides in continuing to lead with strong governance practices.

- Together with GIC and Blue Owl Real Estate, we have appointed a new Board to oversee our governance efforts. This Board will operate similarly to our publicly traded board to provide oversight of the company's operations, compliance with regulations and risk management.

- We have revised our corporate policies to reflect the changes to our governance structure and Board of Directors. These policies will continue to be revised and upheld by our experienced executive leadership team.

Finally, I would like to acknowledge and appreciate the tremendous efforts and valuable contributions made by our employees. Their unwavering commitment, especially during the privatization process, provided the essential steadiness to continue to grow and to support our customers during that process. As we move forward into the next chapter of growth at STORE Capital, we will continue to work as a team to achieve our mission of providing premier real estate finance solutions through the cultivation of a positive and sustainable culture.

Sincerely,



Mary Fedewa
STORE Capital President,
Chief Executive Officer,
and Director

STORE Capital Corporate Responsibility Commitment to Our Stakeholders

STORE’s commitment to sustainability, social responsibility and governance was reinforced in the last year.

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

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.

Customers:



STORE Master Funding Solutions™ enable improved customer value creation and increased workforce and leadership opportunities.

Employees:



STORE promotes employee opportunity, education, engagement, and diversity.

Environment:



STORE works to promote and improve environmental conscientiousness through our attention to and promotion of environmental stewardship.

Investors:



STORE seeks to deliver stable, predictable, investment-grade performance.

STORE Acquisition

In February 2023, GIC, in partnership with Blue Owl Real Estate, completed the acquisition of STORE Capital, a U.S.-based real estate investment trust (REIT). The acquisition allowed GIC to expand its U.S. real estate portfolio and diversify its investments in the REIT sector. Following the completion of the acquisition on February 3, 2023, STORE Capital’s common stock is no longer listed on the New York Stock Exchange. The transaction with GIC and Blue Owl Real Estate gives STORE access to efficient long-term capital to continue to provide our unique real estate financing solutions to the large market we service. We are grateful for this opportunity, and we are dedicated to continuing to support our customers.

About STORE Capital

STORE Capital is an internally managed net lease REIT that is a leader in the acquisition, investment, and management of Single Tenant Operational Real Estate, which is its target market and the inspiration for its name. 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 3,000 property locations across the United States, substantially all of which are profit centers. Additional information about STORE Capital can be found at www.storecapital.com.

About GIC

GIC is a leading global investment firm established in 1981 to secure Singapore’s financial future. As the manager of Singapore’s foreign reserves, GIC takes a long-term, disciplined approach to investing, and is uniquely positioned across a wide range of asset classes and active strategies globally. These include equities, fixed income, real estate, private equity, venture capital, and infrastructure. The firm’s long-term approach, multi-asset capabilities, and global connectivity enable them to be an investor of choice. GIC seeks to add meaningful value to its investments. Headquartered in Singapore, GIC has a global talent force of over 1,900 people in 11 key financial cities and has investments in over 40 countries. Further information is available at <https://www.gic.com.sg>.

About Blue Owl Real Estate

Blue Owl Real Estate acquires investment grade and creditworthy tenants. Blue Owl Real Estate specializes in providing flexible capital solutions to a variety of organizations including corporations, healthcare systems, universities, and government entities. Blue Owl Real Estate has \$18.4 billion in assets under management as of March 31, 2023. Blue Owl is a global alternative asset manager with \$144.4 billion in assets under management as of March 31, 2023. Anchored by a strong permanent capital base, the firm deploys private capital across its Credit, GP Strategic Capital, and Real Estate platforms on behalf of Institutional and Private Wealth clients. Blue Owl’s flexible, consultative approach helps position the firm as a partner of choice for businesses seeking capital solutions to support their sustained growth. For more information, please visit www.blueowl.com.

PARTNERSHIP FOR SUSTAINABILITY

In February 2023, STORE Capital was acquired by GIC, a global institutional investor, in partnership with Blue Owl Real Estate, one of the largest investors in net-lease real estate. GIC and Blue Owl have strong commitments that align closely with STORE Capital’s ESG strategy. In the following pages, we will see summaries of GIC and Blue Owl’s ESG Framework and Approach.

GIC’s Framework for Sustainability

CAPTURING OPPORTUNITIES

GIC recognizes that new investment opportunities will emerge as regulators, consumers, and businesses increasingly act on sustainability issues. They aim to capture these opportunities by:

- Integrating sustainability into the investment processes, including in due diligence, risk assessment, and monitoring;
- Actively engaging portfolio companies on sustainability issues that are material to their long-term business prospects; and
- Investing thematically in opportunities arising from climate change and other sustainability trends.

PROTECTING THEIR PORTFOLIO

Sustainability issues across the domains of the environment, social issues, and business governance pose investment risks. They protect their investments by:

- Regularly screening the existing portfolios for material sustainability risks;
- Conducting additional due diligence for companies and assets exposed to greater sustainability risks and adjusting the long-term valuation and risk models accordingly; and
- Stress-testing the portfolio and significant holdings against a range of climate scenarios and carbon price projections.

PURSUING ENTERPRISE EXCELLENCE

How GIC operates sustainably as an organization is as important as the way it invests. They do this by:

- Managing their operational resource use and emissions through environmentally conscious office design and smart technologies, in line with leading green building certification programmes;
- Switching to renewable energy sources where available;
- Communicating clear expectations for sustainable behaviour to their business partners; and
- Encouraging employees to adopt more sustainable behaviours at the workplace and beyond.



Scan The QR Code
To Learn more about ESG at GIC



Blue Owl’s ESG Principles

Blue Owl’s commitment to sustainability is evidenced by their ESG principles. Blue Owl is committed to the consideration of material’ Environmental, Social and Governance (ESG) risks and opportunities in its business operations and investment activities. They believe that incorporating material ESG factors into their corporate and investment practices has the potential to meaningfully contribute to the financial returns and shareholder value of the firm and the organizations in which they invest.

- 1. ESG assessments must be integral and complementary to the investment decision process, including its internal investing cycle.
- 2. Assessments should enhance a deal team's view of a business and strengthen its overall diligence and analysis.
- 3. Tools, processes, and procedures should be proportionate to the nature of the investment and to the fund's objectives.
- 4. The approach must be able to scale at pace with its investment ambitions.
- 5. The assessments must be sufficiently robust enough to substantiate its decisions but not disproportionately cumbersome and resource-inefficient to impede its ability to be good stewards of capital.

“material” should not be equated to or taken as a representation about the “materiality” of any ESG issues or factors under the federal securities or other applicable laws.



Scan The QR Code
To Learn more about ESG at Blue Owl

STORE Business Performance at a Glance

As a leading net lease REIT, STORE Capital recognizes the importance of ESG factors in ensuring long-term success and sustainability. Our ability to invest in ESG initiatives is a direct result of our strong business performance and financial stability. We recognize that investing in sustainable practices is not only good for the environment and society, but also for our tenants and stakeholders. As such, we strive to allocate significant resources towards developing and implementing effective ESG strategies. By prioritizing ESG considerations, we believe that we can continue to create long-term value for our stakeholders, while contributing to a more sustainable future.

Our Company in 2022

\$15 BILLION Entered into an agreement to be acquired by GIC and funds managed by Blue Owl Real Estate in an all-cash transaction with an enterprise value of approximately \$15 billion.	116 EMPLOYEES Employed 116 full time professionals as of 12/31/2022.	\$1.6 BILLION Invested \$1.6 billion in 284 properties.
\$12.0 BILLION Grew our total gross investments in real estate to \$12.0 billion representing 3,084 property locations, operated by 587 customers in 49 states.	\$267.6 MILLION Repaid \$267.6 million of long-term debt consisting primarily of unsecured privately placed notes and STORE Master Funding notes.	
\$910.2 MILLION Generated \$910.2 million of total revenue, representing a 16.3% increase from 2021.	\$674.4 MILLION Generated \$674.4 million of net cash provided by operating activities, representing a 15.6% increase from 2021.	

The Business of STORE Capital: Triple-Net Lease Real Estate

STORE is a real estate investment trust (REIT) that focuses on net lease investments. We specialize in acquiring single-tenant operational real estate from business owners, and then leasing the properties back to them under long-term net leases, the majority of which are triple-net.

Under our triple-net lease model, our customers are responsible for operating the business within the leased building, maintaining, renovating and updating it as needed to maximize their business value, and covering the property-related expenses such as insurance, property taxes, and other costs. They are also in control of energy usage, water consumption, waste management, and recycling practices, as well as making decisions about implementing sustainable practices at their property. Although we do not directly manage the business operations, we recognize that commercial real estate can have an impact on the environment and the health of building occupants and provides opportunity to support environmental sustainability.

As a triple-net lease REIT, our focus is on educating ourselves and our customers about evolving environmental strategies, soliciting feedback, collecting environmental data, developing relationships with vendor partners, and supporting our customers in implementing green programs. We are committed to reducing energy consumption and carbon footprint in our customers' facilities through our environmental initiatives and partnerships.

Furthermore, we are dedicated to environmental sustainability and minimizing environmental risks associated with our property portfolio development. Our acquired properties are subject to state and federal environmental regulations, which we strictly comply with. Beyond regulatory compliance, we are conscious of and manage environmental risks within our control. We support our customers in doing the same in their businesses, as we believe that environmental stewardship is a critical component of building and sustaining successful enterprises, which is essential for our own business success.



STORE's Real Estate Acquisition Process

At STORE, we are committed to understanding the environmental risks and opportunities associated with our business practices. Our dedication to environmental sustainability starts even before we acquire a real estate asset and includes assessing the potential environmental risks associated with our customers and prior users of the property.

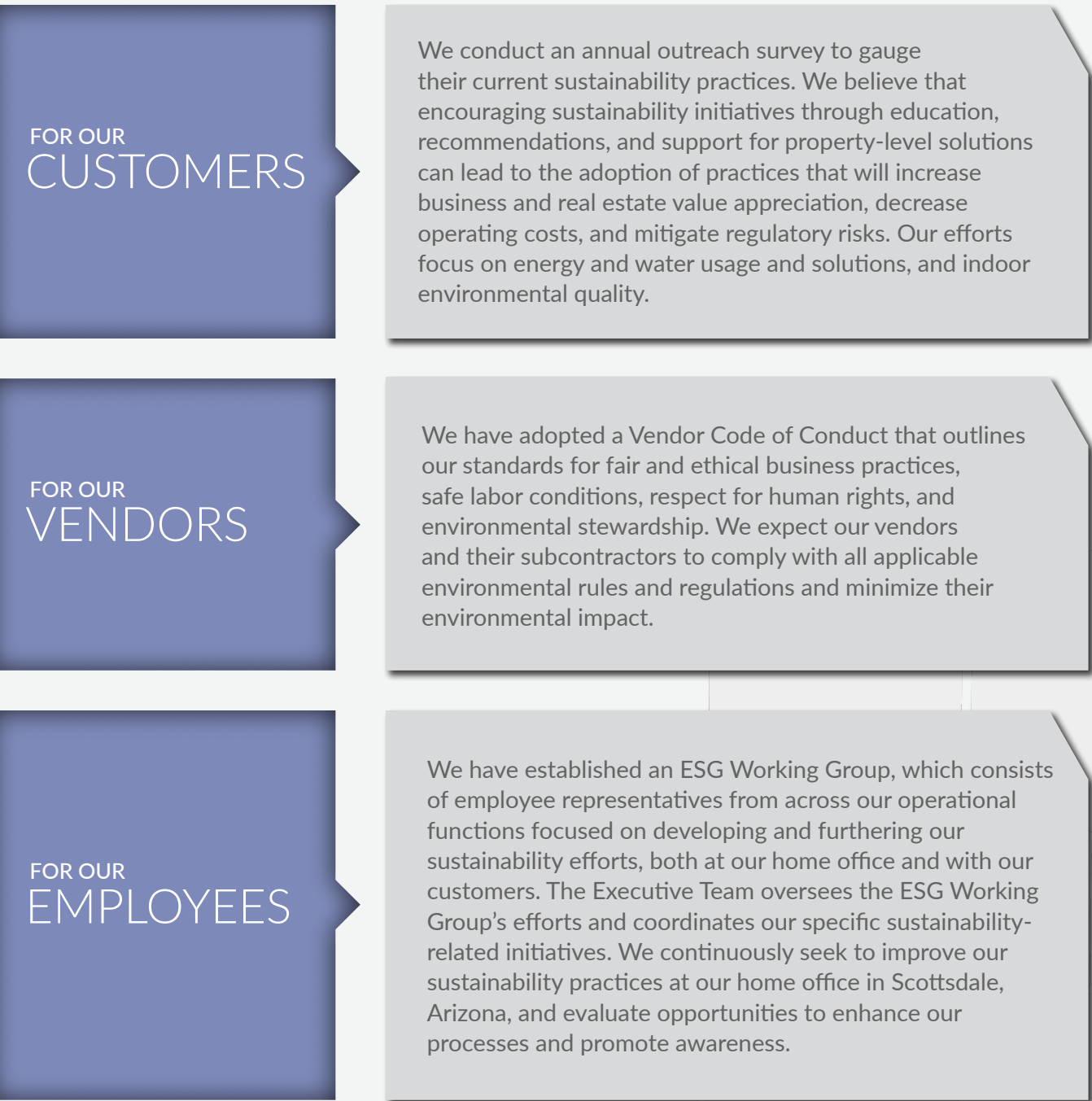
To ensure our commitment to environmental sustainability, we have developed a three-phase property acquisition process, which includes:

- 1. **Assessing Potential Properties for Acquisition:** We engage third-party experts to conduct comprehensive due diligence, including environmental evaluations, on each property we propose to buy.
- 2. **Addressing Environmental Conditions:** If we identify any recognized environmental conditions during the due diligence process, we take steps to address them before acquisition. This may involve requiring further testing, mandating the seller to remediate the issue in accordance with any state-mandated requirements, submitting the property to any state voluntary compliance program, purchasing environmental insurance, and preparing for climate-related natural disasters by requiring our customers to carry appropriate insurance coverage.
- 3. **Enforcing Environmental Compliance:** If we are satisfied with the results and outcome of our pre-acquisition due diligence process, and qualifying business and property financial criteria have been met, we purchase the property and enter into a lease agreement with our customer. The lease agreement includes environmental and other covenants and indemnities related to our customer's continued use of the property, ensuring compliance with environmental regulations and best practices.

We believe that our commitment to environmental sustainability is a critical component of our business success. By analyzing environmental matters at every step of our property acquisition process, we ensure that we are minimizing environmental risks and taking advantage of opportunities to promote sustainability.

Environmental Sustainability Initiatives

At STORE, we strive to promote environmental awareness among our employees and customers, enhance our processes and practices, and engage with our customers on sustainability solutions. As a triple-net lease business model, we do not have direct control over our customers' operations at our properties, but we aim to positively influence their sustainability practices.



Defining Corporate Responsibility

STORE defines its success by its ability to make a positive difference for its many stakeholders. Our beginning was inspired by a belief that we could make a positive difference for real estate intensive businesses across America by delivering innovative and superior real estate capital solutions. In that process, we have sought to add a valuable tool to middle market company capital formation, while improving the liquidity of leading regional and national businesses.

For its many customers, STORE's Master Funding Solutions™ have contributed to their prospects for value creation and to their ability to grow, create jobs and contribute to many communities across the country.

ENVIRONMENTAL, SOCIAL AND GOVERNANCE



Environmental Stewardship



Social Responsibility



Corporate Governance & Ethical Business Practices



ESG Reporting

United Nations Sustainable Development Goals

The United Nations Sustainable Development Goals (SDGs) represent a global call to action to create a sustainable, equitable and just world. Governments, the private sector, and civil society have a key role to play in accomplishing these goals. At STORE, we have submitted to GRESB's Management ESG component again in 2023.



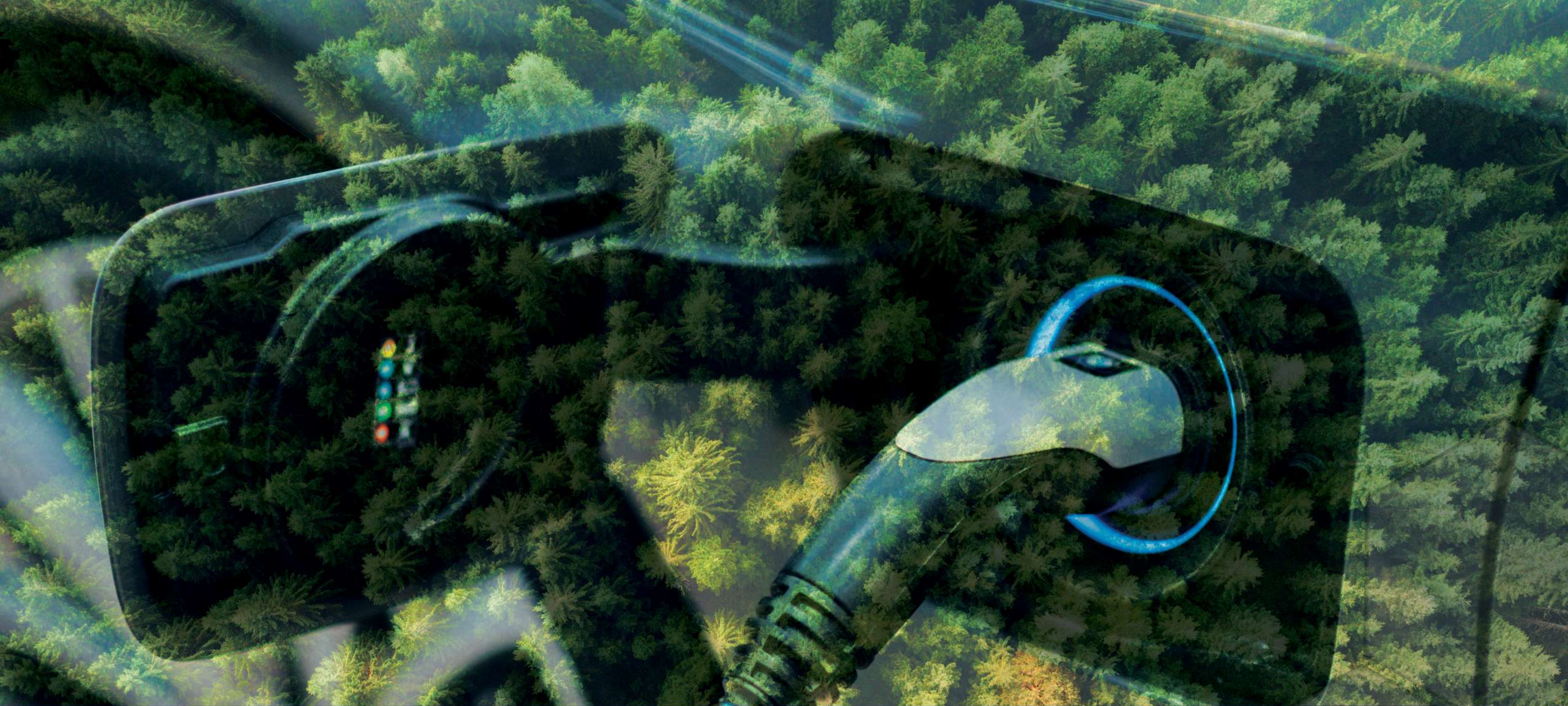
Global Real Estate Sustainability Benchmark (GRESB)

STORE is committed to the continuous improvement of our ESG program. As part of that commitment, we submitted to GRESB's Management ESG component in 2022 and 2023. The GRESB Real Estate Assessment is a global standard for ESG benchmarking and reporting for firms that invest directly in real estate.

The Task Force on Climate-Related Financial Disclosures (TCFD)

The Task Force on Climate-Related Financial Disclosures (TCFD) was created to develop consistent climate-related financial risk disclosures for use by companies and numerous external stakeholders. STORE Capital is committed to identifying, mitigating, and

managing risks related to climate change. To help guide our climate risk strategy, we are aligning with TCFD's recommended disclosures. In an initiative-taking measure to assess and manage relevant risks, STORE has taken strategic steps to identify key physical and transitional climate-related risks over short, medium, and long-term time horizons and include them within our enterprise risk management evaluation process. In addition to our thorough analysis of risks, we also identified future climate-related opportunities and have begun to further integrate them within our strategic planning and general operations and management. Our full climate-related risks and opportunities matrix can be found in the appendix of this report.



ENVIRONMENTAL

STORE Capital’s Environmental Approach

At STORE, we are committed to promoting environmental sustainability and partnering with our customers to reduce the carbon footprint of our portfolio. With over 3,000 properties located in 49 states, we have a unique opportunity to build relationships and programs with ESG vendors nationwide. We also learn from our over 550 customers, attend seminars, and meet with environmental experts to gather best practices and ideas for environmental strategies. Our scale sets us apart and enables us to connect vendors and customers to implement green programs such as energy efficiency and carbon reduction programs.

To proactively support our customers in their sustainability efforts, we reach out to them via phone and email to survey their interest and identify opportunities to collaborate. We also share ideas, information, and vendors that align with their needs and locations. As a property owner, we believe it is our responsibility to not only support our customers in their quest for sustainability but to take an active role in advancing the implementation of carbon reduction solutions.

At STORE, we understand that making a difference is more than just providing information; it is about initiative-taking outreach and collaboration with our customers to create tangible and lasting impacts on the environment.

3000⁺
PROPERTIES
49 STATES

STORE Emissions

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.

Our Approach to Scope 3 Greenhouse Gas Emissions Reporting

As a triple-net lease company, STORE’s environmental strategy is centered on collaborating with our customers to reduce the environmental impacts of their operations. We do not have Scope 1 emissions, and our Scope 2 emissions are limited to our office space in Scottsdale, AZ, which is approximately 34,500 square feet. Our focus is on supporting our customers in their efforts to minimize their environmental impact, and we recognize that emissions from our customers’ buildings in a triple-net lease arrangement are considered STORE’s Scope 3 emissions.

With more than 110 million square feet of STORE-owned properties operated by our customers, we are committed to collaborating closely with them to identify and implement sustainable practices that can reduce energy consumption, water usage, and waste production. Through initiative-taking customer outreach, education, and collaboration with ESG vendors across the country, we strive to provide our customers with the knowledge, tools, and resources they need to reduce their environmental footprint and improve their bottom line.

We believe that by supporting our customers in their efforts to minimize their environmental impact, we can create value for all stakeholders, including our customers, investors, and the communities in which we operate. By continuously evaluating our sustainability practices and seeking ways to enhance them, we aim to lead the way in environmental stewardship within the real estate industry.



Introduction of Green Lease Language

To support our efforts to collect energy usage data from our customers, we are introducing green lease terms into new leases. Due to the nature of our leasing agreements, our clients oversee and regulate their energy usage and associated emissions for the properties in our portfolio, which makes it difficult for us to access usage and emissions data for most of our portfolio. We have collaborated with our legal partners to prepare these sections of the leases following industry recognized guidance and are piloting this into our new leases throughout 2023.



HEADQUARTERS OFFICE RECYCLING

We always strive to use our electronics for their entire lifespan and at the end of that lifespan, we responsibly recycle our used electronics through a licensed partner at Westech Recyclers. Every year in the spring, Westech provides opportunities for STORE to recycle our electronics by placing recycling centers in our office. We also encourage our employees to recycle their personal electronics during this time.

Steps of Our Customer Environmental Approach



1. Education



2. Customer Outreach



3. National Vendor Programs



4. Environmental Projects & Initiatives

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 by 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 customers’ ongoing needs, providing strategic consultation and tailored solutions when needed. Due to economic incentives, these solutions are evolving quickly with the marketplace. To keep up with the evolution of ESG providers, we have met with many experienced vendors to explore possible offerings and determine the credentials and backgrounds required to assist us in our efforts on a national level.

Step 2: Customer Outreach

STORE proactively reaches out to our customers to explore energy efficiency and carbon emissions reduction opportunities. We share best practices and offer educational resources, consultation, and vendor partnership opportunities.

Step 3: National Vendor Programs

STORE has developed strategic partnerships with specialized companies to assist our customers in maximizing their energy usage, operating expense savings, and reducing their carbon footprint. These vendors offer 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 electric vehicle charging and broad-based energy efficiency and sustainable building solutions. We are continually adding to our vendor roster and piloting these initiatives.

Step 4: Environmental Projects and Initiatives

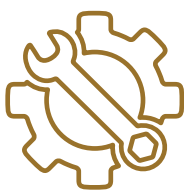
Our planned initiatives continue to evolve as we establish deeper relationships with our tenants and third-party vendors.



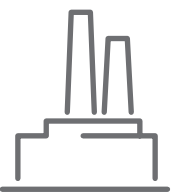
Customer Outreach Survey Results

Each year, we publish the results of our customer outreach survey and are continually proud of the significant progress our customers are making in adopting new technology and increasing their use of energy efficient initiatives.

CURRENT BUILDING FEATURES



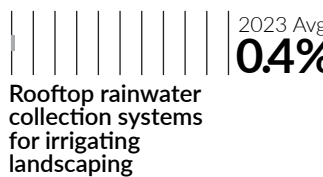
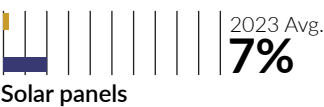
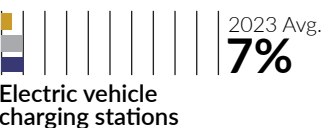
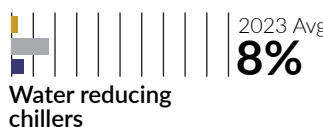
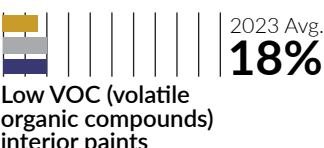
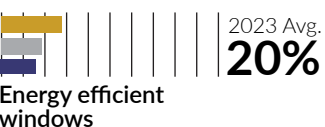
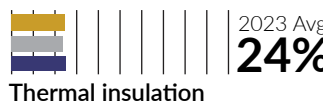
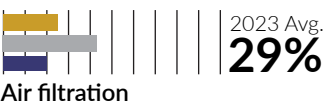
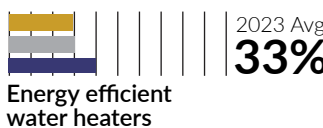
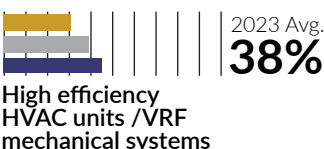
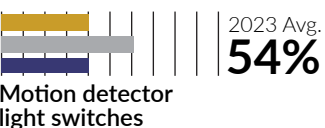
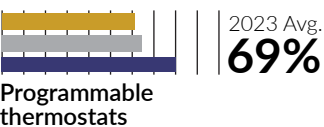
SERVICE



MANUFACTURING



RETAIL



Customer Outreach

STORE proactively reaches out to our customers to explore energy efficiency and carbon emissions reduction opportunities. We share best practices and offer educational resources, consultation, and vendor partnership opportunities.

Customer Outreach Survey

In 2019, we initiated our inaugural Customer Outreach Survey designed to gauge our tenants' 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. Since then, we continued our tenant outreach program, combining the results by adjusting the prior collected data with any removed tenants and new participants. The combined data was collected from 279 customers; 82 of our manufacturing tenants, 20 of our retail tenants and 177 of our service sector tenants, all of which participated in any of our annual Customer Outreach Survey since 2019.

We engage with our tenants to collaborate on the topic of sustainability and explore property features that would reduce 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.

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 customers to educate them about the benefits of the select initiatives and to assess their interest in learning more and meeting with a consultant for a review of their options.

Customer Outreach Survey

Implemented & Planned Initiatives



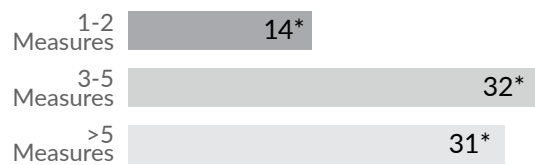
Implemented initiatives
92% of the survey participants have at least 1 energy efficient measure implemented at a STORE property:



Planned initiatives
50% of the survey participants are planning to implement at least 1 additional measure at a STORE property.



Implemented initiatives
94% of the survey participants have 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.



Implemented initiatives
90% of the survey participants have at least 1 energy efficient measure implemented at a STORE property:



Planned initiatives
60% of the survey participants are planning to implement at least 1 additional measure at a STORE property.

* Customers

Annual Property Inspections

From 2019 to 2023, we conducted inspections on approximately 1,395 properties in our portfolio. During these inspections, we took inventory of the environmental features of each participating property to assess the performance relative to our long-term sustainability goals and environmental strategy. This survey provides valuable information to our ESG Working Committee, which uses it to develop and implement our management approach to environmental and social issues.

We are committed to meeting increasing market demands for sustainable features in our portfolio properties, and our innovative investment analysis process supports this goal. The survey data serves as a baseline framework upon which we can build and enhance the sustainability features already in place at these properties.



Programmable Thermostats



Motion Detector Lights



LED Lighting



HVAC/VRF



Thermal Insulation



Energy Efficient Windows



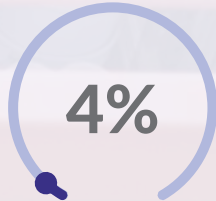
Solar Panels



Recycling



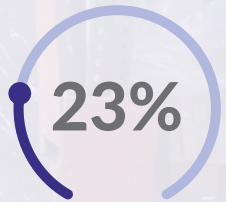
Air Filtration



Water Reducing Chillers



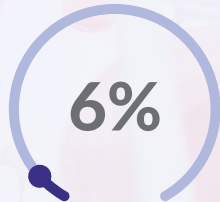
Low Flow Toilets



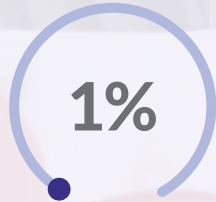
Energy Efficient Water Heaters



Electric Vehicle Charging Station



Low VOC Interior Paints



Rooftop Water Collection Systems

Pretium Packaging

Making Packaging More Sustainable

The options for sustainable packaging and manufacturing are constantly evolving, and Pretium Packaging is committed to staying on top of the solutions that make the most sense for its customers. Pretium focuses on making packaging more sustainable in four ways:

- 1. 100% Recycled Content: As a leader in the Rigid Packaging Industry, Pretium was one of the first companies to make bottles and jars with up to 100% post-consumer resin (PCR); incorporating recycled content helps reduce GHG emissions and mitigate plastic pollution.
- 2. Recyclable Resins: 98% of the plastic bottles Pretium makes are mono-layer PET Recycle Code #1 and HDPE Recycle Code #2 which are the most widely recycled plastics in the world.
- 3. Plant-Based Resins: Plastics made from plants – also referred to as ‘bioresins’ – reduce or eliminate the number of petrochemicals required to make the resin. Pretium offers an HDPE bioresin made from sugar cane instead of petroleum – creating a 100% bio-based resin.
- 4. Lightweighting: Pretium’s Design & Engineering teams collaborate with customers to find the optimal gram weight that balances performance and the environment. Lightweighting can reduce the use of raw materials for each packaging without compromising performance.

100% Certified Ocean Bound Plastic: Pretium is dedicated to keeping the oceans clean of discarded plastic. They offer 100% Certified Ocean-Bound PCR in HDPE and PET. Experts define Ocean Bound Plastic as being found within 30 miles of a coastline and in an area where the country lacks waste management where this plastic would otherwise end up in the ocean if not collected.

STORE is proud to support Pretium Packaging’s real estate needs as they focus on providing sustainable packaging solutions.



ZIPs Car Wash

Using Circular Economy Strategies to Reduce Water Usage

Ride-through Car Wash vs. Driveway Car Wash

It’s easy to see how shorter showers help the Earth, but how is a ride-through car wash better than washing your vehicle at home? Ride-through car washes like ZIPs Car Wash re-use most of the water used in every wash by pumping it through a system of separators and microfilters. This reduces the overall amount of water the car wash facility needs. Washing in your driveway requires a hose and a lot of fresh water – a running hose can waste over 12.5 gallons of water per minute!

In addition to dirt and oil, most soaps contain phosphates that flow from your driveway into storm drains, which end up in our precious waterways, harming fish and other species that depend on clean water. Humans included! ZIPs and many express car wash facilities make a point of using soaps that are biodegradable and free of phosphates.

STORE Capital is honored to support ZIPs’ real estate needs so they can focus their efforts on providing the best and most sustainable services to their customers.

STORE National Vendor Programs

To support our customers in minimizing their energy, operating expenses, and reducing their carbon footprint, STORE has developed strategic relationships with specialized companies that align with the types of properties in our portfolio. The marketplace of ESG solutions is expanding rapidly, with significant changes in financing options, governmental incentives, and rising energy costs, which has altered previous cost/benefit analysis to be more favorable for alternative energy sources. With these changes in mind, we are continually adding to our vendor roster and shifting focus to solutions that provide the most value to our customers and their stakeholders. We seek to establish vendor relationships and programs to develop turnkey solutions, specifically focusing on electric vehicle charging and broad-based energy efficiency and sustainable building solutions.

STORE Electric Vehicle Charger Vendor Initiative

According to the International Energy Agency (IEA), the number of electric vehicles (EVs) on the road reached 10 million in 2020, with sales expected to grow by an average of 30% annually until 2030. With the increase in EVs, charging infrastructure is becoming increasingly important, and governments worldwide are investing in the development of charging networks.

As of the end of 2022, there were over 1.4 million public charging stations worldwide, with China and Europe leading the way in deployment. In the United States, there are over 43,000 public charging stations, with California having the highest number of EVs and charging stations. However, there are still gaps in charging infrastructure, and more investment is needed to meet the increasing demand for EV charging stations.

STORE Capital understands this gap in charging infrastructure, and we are actively supporting the adoption of EV chargers across our portfolio. There are several reasons that a building with EV infrastructure in place supports our business and the businesses of our customers. Firstly, it can attract tenants who own EVs and provide a competitive advantage over other properties without charging infrastructure. Secondly, it

can increase property value and rental rates, as tenants are willing to pay more for the convenience of having charging infrastructure on site. Thirdly, it can demonstrate the company’s commitment to sustainability and environmental responsibility, which is becoming increasingly important to customers and stakeholders.

According to a report by the National Renewable Energy Laboratory, adding EV charging infrastructure to a commercial property can increase the property value by up to \$15,000 per charging station. Additionally, a study by the International Council on Clean Transportation found that tenants are willing to pay up to 11% more in rent for commercial properties with charging infrastructure.

The growth of EVs presents a significant opportunity for real estate companies to attract tenants, increase property value and rental rates, and demonstrate their commitment to sustainability. With the right investment in charging infrastructure, real estate companies can stay ahead of the curve and capitalize on the growing demand for EV charging.

- International Energy Agency (IEA). (2021). Global EV Outlook 2021.
- International Energy Agency (IEA). (2021). Tracking SDG 7: The Energy Progress Report 2021.
- National Renewable Energy Laboratory. (2019). Adding EV Charging Infrastructure to Commercial Buildings: A Guide for Landlords.
- International Council on Clean Transportation. (2018). Electric Vehicle Charging in Commercial Buildings.



EV Charging Infrastructure Projects



20 EV
SUPERCHARGER
INSTALLATIONS

20 EV super charger installations are currently in the permitting and construction stage.



140 EV
CHARGER
INSTALLATIONS

Approximately 140 EV charger installations are in development or pre-development stages at STORE locations such as gyms, education centers, and restaurants.



400 EV
STORE
LOCATIONS

400 STORE locations have been identified by EV charger vendors for potential projects.

Tenant feedback indicates that they value EV charger installations as an amenity for their customers and their contribution to reduced carbon footprint while driving additional customers to their locations.

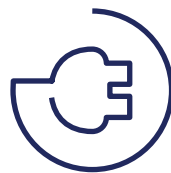
STORE is dedicated to finding the best EV charging options for our tenants and we have expanded our National Vendor Program to now include several EV charging vendors. STORE and TESLA have completed an initial pilot program for a supercharger at a STORE property location and are actively collaborating with our customers to expand this supercharger network across the US.

A STORE tenant has begun transitioning their entire fleet of vehicles to EVs. In the process they have started the development stages of four charging units at their pilot site.

As STORE locations across the US are being reviewed by our EV vendors to identify strong candidates for EV charger installations and expansions, STORE collaborates directly with our tenants to assess interest and facilitate introductions with our vendors. STORE values the ESG work completed by our tenants and works with each tenant to ensure each project is completed in alignment with our high level of standards.

Usage Report for Select Charging Stations at STORE Locations

While EV chargers are continually being added to STORE properties, below is a summary of the tracked usage of a select number of EV chargers at STORE owned properties.



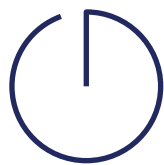
18

Stations



7,308

Charging Sessions



95 mins.

Avg Charge Duration



66,461

KWH Free Electricity



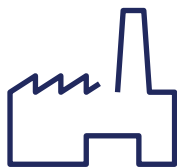
120,100

lbs CO₂ Saved



226,635

Free Miles Powered



3,589

Gallons Gas Saved



570

Equivalent Trees Planted

Data as of 12/31/2022



Walking the Walk: EV Chargers at STORE's Corporate Headquarters

The decision to install EV chargers in the parking garage of our headquarters office has several advantages. Firstly, it shows a commitment to sustainability and the environment. By providing charging infrastructure for electric vehicles, the company is encouraging the use of eco-friendly modes of transportation. This initiative can also attract environmentally conscious employees who are interested in working for a company that values sustainability. Furthermore, the installation of EV chargers can improve the company's overall carbon footprint and contribute to reducing GHG emissions, as electric vehicles produce fewer emissions than traditional gasoline-powered cars.

Secondly, the installation of EV chargers in the office's parking garage can increase employee satisfaction and productivity. With the growing popularity of electric vehicles, employees who own these cars may have previously experienced range anxiety or difficulty finding charging stations. By providing charging infrastructure at the office, employees can charge their cars while they work, eliminating the need to worry about finding a charging station during their commute or throughout the day.

These chargers have already provided significant benefit to our employees. Since we installed the chargers, our employees have avoided 2,800kg of greenhouse gas emissions compared to gasoline-powered vehicles, which is the equivalent of planting 72 trees and letting them grow for 10 years following methodology provided by ChargePoint.

10%
REGISTERED

10% of our employees are registered to use the EV chargers.

6%
MONTHLY USAGE

6% of our employees use the chargers on a monthly basis.

290
SESSIONS

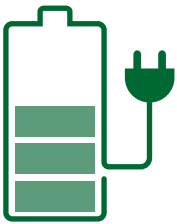
290 charging sessions have been logged since the installation of the chargers.

Building Efficiency and Sustainability Vendor Programs

A comprehensive range of products and services, including energy management systems, energy optimization, renewable energy, energy auditing and benchmarking, and financing for sustainability projects, are offered through our National Vendor Programs. As part of our initiatives, we continue to collaborate with customers to identify potential ways to enhance efficiencies, reduce operational expenses, and lower their buildings' carbon footprint. Some solutions include analyzing utility bills, inspecting the building's systems, and providing a detailed review of technology alternatives, solutions, and a cost-benefit analysis.

Energy Projects Vendor Program

Battery Storage - A provider proposed to develop, build, own, and operate a Battery Energy Storage System and microgrid electrical infrastructure at a tenants' designated facility that will provide peak demand reduction and associated cost savings, with the potential to generate emergency back-up electrical power to the tenant.



Research - A current study is being completed with one of STORE's manufacturing tenants to construct a 2MW / 5MWh battery energy storage system to reduce the cost of the average utility demand at the subject location.

Average Utility Demand
Charge Reduction of
357 kW/mo
Estimated value/savings of
\$32,324 Year

ISO Coincident Peak
Reduction of
1,300 kW/yr
Estimated value/savings of
\$60,103
(Year 2)

Construction Review Program

Undertaking a review of construction projects is an excellent strategy to ensure that buildings are equipped with the most energy-efficient equipment and systems available. Utilizing high-efficiency HVAC units, LED lighting, and building management systems are a few of the many techniques that can be used to produce more sustainable properties. STORE continues to work alongside an environmental engineering firm to assess construction plans and suggest energy efficiency measures to customers.

New Construction Reviews and Building Energy Efficiency Audits

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

- **2019-** 42 New Construction Projects reviewed; 35 projects completed.
- **2020-** 29 New Construction Projects reviewed; 8 projects completed.
- **2021-** 25 New Construction Projects reviewed; 41 projects completed.
- **2022-** 39 New Construction Projects reviewed; 53 projects completed.

Customer Educational Materials

STORE's Sustainable Savings quick reference guide is delivered to all existing and new customers to highlight tech-based energy efficiency and cost savings opportunities. A particular case study featured in the guide illustrates the savings potential when such opportunities are implemented, at a business operating within a 20,000 square foot building:

- LED Lighting: 90% more efficient than incandescent bulbs; \$14K annual costs savings.
- HVAC: 58% of total energy use; new energy efficient HVAC 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 partnership opportunities.

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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 (BEMS)	\$37,500	\$13,123		
Demand Control Ventilation (DCV) HVAC controls	\$7,500	\$8,226		
Outside air economizer HVAC control	\$3,600	\$1,052		
Variable Refrigerant Flow (VRF) heating/cooling system	\$40,000	\$8,183		
Variable Frequency Drives (VFD) controls on HVAC pumps/motors	\$16,000	\$2,798		
Energy Recovery Ventilator (ERV) heat recovery system	\$12,000	\$7,853		
Variable air volume (VAV) air distribution system	\$25,000	\$8,081		

Energy Savings Measures

Energy Savings Measures	Description
LED lighting at Interior Spaces	LED lighting products produce light bulbs.
Interior Lighting Control System	A lighting control system adjusts intensity levels, controls, and other techniques.
Smart, Wi-Fi Enabled Thermostats	Smart, Wi-Fi Enabled Thermostats systems for energy efficiency.
Building Energy Management System (BEMS)	An EMS allows scheduling energy efficiency.
Demand Control Ventilation (DCV) HVAC controls	DCV system adjusts ventilation demand of fresh air intake.
Outside air economizer HVAC control	An economizer draw-in outside air are appropriate.
Variable Refrigerant Flow (VRF) heating and cooling system	VRF is a split building, higher efficiency.
Variable Frequency Drives (VFD) controls on HVAC pumps and motors	VFDs allow energy savings.
Energy Recovery Ventilator (ERV) heat recovery system	ERV in building ventilation.
Variable air volume (VAV) air distribution system	VAV in building ventilation.

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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.

Incandescent

Efficiency ★★☆☆☆

Lifespan ★★☆☆☆

LED

Efficiency ★★★★★

Lifespan ★★★★★

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

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Piloting Approaches to Scaling the Vendor Programs

As we have highlighted throughout this report, the most significant impact we can make is by partnering with our customers on sustainability efforts. We are proud of the contributions that have been made through our vendor programs and we want to continue to scale these efforts even further throughout our portfolio.

To further scale and enhance these programs, we are evaluating various initiatives that can streamline the process of introducing vendors to our customers. Given the diversified nature of our portfolio, there are many factors that contribute to a successful collaboration, including location, size, property type, and stakeholder value. By finding ways to streamline the introduction process, we are able to provide more customized support to our customers.

One option that we are piloting to scale the vendor programs is a solution from ESG/X. ESG/X is a marketplace and knowledge broker for ESG related solutions. This allows us to reach more of our tenants and expand our vendor initiative to over 250 pre-vetted ESG solution vendors that meet the specific needs of our customers, the buildings, and the type of industries they operate in.

ESG/X performs stringent diligence on ESG solution vendor companies, assessing the quality of the solution being offered, as well as the health and history of the vendor itself. This ensures that the solutions being offered are of high quality and that the companies providing them are reputable.

By leveraging the ESG/X platform, STORE Capital is demonstrating an initiative-taking approach to addressing ESG considerations in the commercial real estate industry and helping our customers to achieve their sustainability objectives.

How it Works

STORE is currently in the initial stage of rolling out a pilot program with ESG/X solutions. ESG/X has prepared SmartBundles, which include ten curated solution recommendations, along with program details, informing customers of the average cost, available incentives, payback period, ESG benefits, and a sample of right-fitted vendors. These bundles are presented to customers who can then select from available options to choose vendors who meet their specific needs.

Once customers have made their selection, ESG/X coordinates introductory calls with each vendor and provides customers with support throughout the lifetime of the project.

Piloting these efforts with ESG/X allows customers to focus on their core business, by taking on the complex and time-consuming process of vendor selection and ensures that STORE Capital is addressing barriers to entry at the buildings we own.

ESG Bundle DISCLOSURE + REPORTING

ESG X Fitness
Gyms + Fitness Centers

ESG Bundle COMMUNITY IMPACT

ESG X Restaurants
National + Regional Restaurants

ESG Bundle GHG EMISSIONS

ESG X Industrial
Industrial, Manufacturing, + Warehousing

The Industrial GHG Emissions Bundle reduces emissions, waste, and energy costs. Improved energy resilience, electrified parking spaces, and improved air quality create healthier work conditions and improve employee performance

ESG Solution	Cost per Facility	State + Federal Incentive	Payback Period	Potential ESG Benefits	Provider Examples
Air Filtration	\$150-450K per year	n/a	n/a	Employee performance Fewer sick days Pandemic preparedness	Bluebird
Intelligent Lighting	\$3-8M	0-50%	1-4 years	Optimize energy usage Increased safety, health, comfort	Light Labs
Microgrid	\$15-35M	30-45%	3-7 years	Energy independence Energy resilience	Power Systems
Solar (Electricity + Process)	\$0-10M	30-50%	5-7 years	Energy optimization Energy resilience Cost savings/revenue generation	Verity
Battery Storage	\$0-10M	30-45%	3-7 years	Energy resilience Energy cost mgmt	CONVERGENT
Zero Waste	\$400k-2M per year	n/a	n/a	Responsible disposal Reduced overhead Waste optimization	Great Forest
Solvent Recycling	\$0	n/a	n/a	Proactive compliance Safety, health Environmental reputation Process optimization Cost Savings	Prochem
Water Treatment	\$50-250K	0-30%	2-5 years	Reduces O+M Improved air quality	Prochem
Advanced Heat Pumps	\$500-600k TBD	10-36%	2-5 years	Reduce energy costs Energy resilience	Prochem
Combined Heat + Power	\$3-9M	0-30%	2-5 years	Employee benefit Cost savings	Prochem
EV Charging	\$3-30M	20-25%	3-5 years		

Data based on an evenly distributed national portfolio of 800,000 square foot facility average. Costs, incentives, and paybacks are estimated ranges that vary widely depending on location as well as myriad of other factors such as property attributes, tenant profile, and other considerations. Vast price ranges are due to differences in industrial manufacturing categories (food processing vs textile vs sign making etc.)

SOLUTION KEY



Featured STORE Customer

Elite Home Care, Day Center and Transportation

Elite Home Care, Day Center and Transportation, one of STORE’s valued customers, is on a mission to improve the lives of thousands of South Carolinians through their friendly, respectful, professional care. They provide the support a person needs who wants to continue living independently in the comfort of their own home. They provide highly trained professional home care services with carefully screened employees providing personal care, homemaking, companionship, and overall compassionate care.

Through their three product offerings of in-home care, day center services and transportation, the Elite Home Care, Day Center and Transportation team travels consistently throughout the region in which they operate. Through their offerings, they provide over 13,000 passenger trips to their day centers, pharmacies, and doctor appointments for their clients each month. To continue to streamline the efficiency of their operations, the Elite team has transitioned to a fully-electric fleet which provides transportation for homebound clients who are elderly or disabled. As of April 2023, Elite celebrated their EV fleet surpassing one million miles! Elite and STORE partnered together to build out the EV charging infrastructure needed to support their transition from gasoline engines to electric vehicles. By having EV charging at nine STORE owned locations, their network of EV chargers allows them to have the flexibility and reliability to consistently offer their clients the best, most dependable services.

“The change from gas to electric means our clients get to ride in brand new, state-of-the-art vehicles for the same cost to the company as old gas vehicles,” said Elite co-owner Andrew Martin, “It’s a sustainable model that gives our clients the best ride possible.”

“Our aim is to deliver the highest level of care while being conscientious of keeping costs contained,” said co-owner Chris Russo. “We value our partnership with STORE Capital as they support our efforts to electrify our fleet and build out the EV charging infrastructure necessary to make this transition.

STORE is proud to support Elite Home Care, Day Center and Transportation's real estate needs and partner with them to build out the infrastructure needed to electrify their transportation fleet.



Lindsey Bragg, Director of Transportation Services

“Transitioning to our EV fleet has been an all-around phenomenal experience for our drivers as well as clients. It’s allowed us to lower our fuel and maintenance cost but what’s equally important is that our drivers are proud and enjoy coming to work each day as they are able to operate the newest technology.”



Carla White, RN, Director of Day Center Operations
(SC 2022-2023 SCHCHA Nurse of the year)

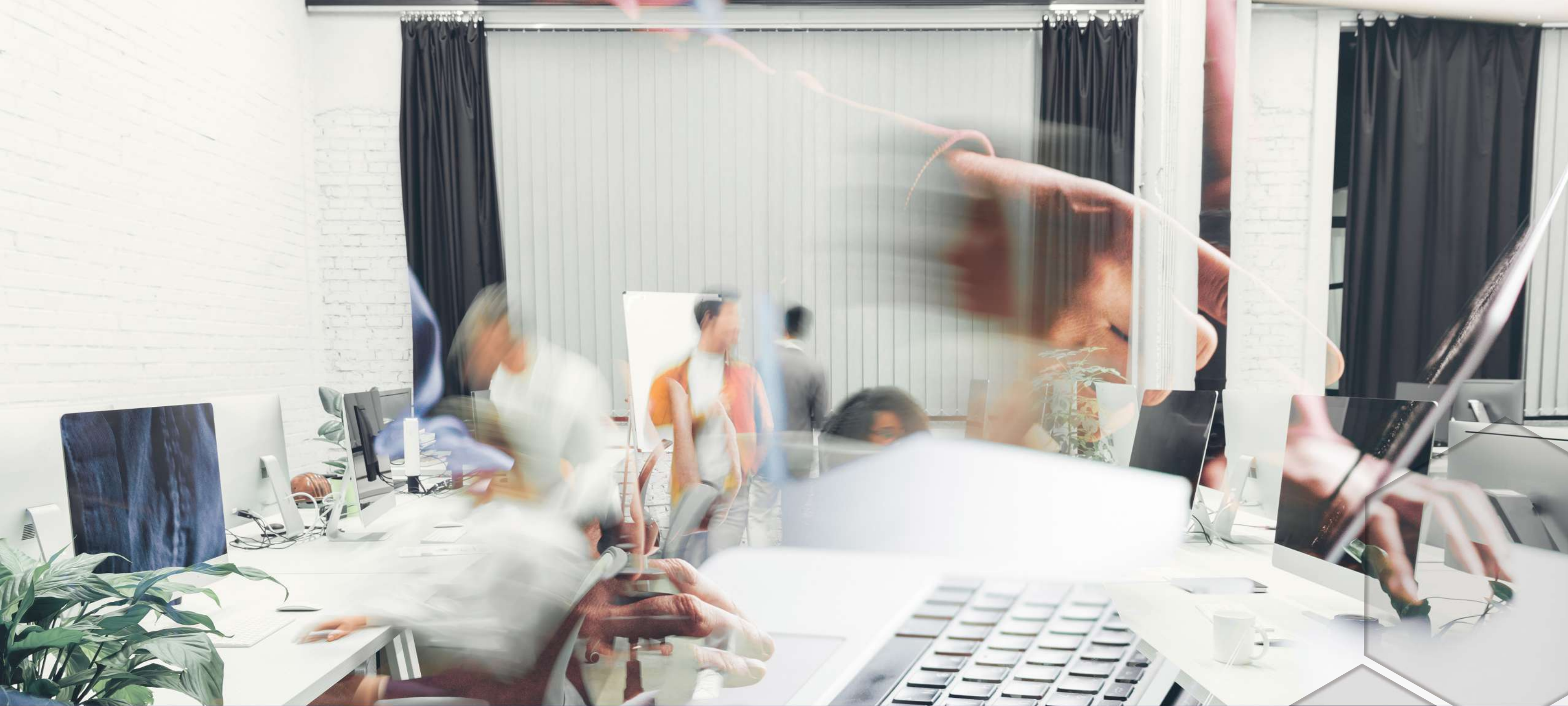
“I’m a nurse first, so focusing on an ESG initiative was only going to work for me if it also improved our client’s health needs. I’m very pleased that not only are we improving the environment and saving money for the company, but most importantly to me offering our members transportation that eliminated both the noise and exhaust that were two areas they tell us they appreciate on the daily rides.”



Ashley Watts, MSN FNP-C, Director of Home Care Operations

“As a Nurse Practitioner, I see the barriers to health care for our home care clients on a daily basis. For years I have seen the increased need for a clean, reliable source of transportation, especially in our rural areas. Elite’s electric fleet eliminates that barrier with reliable and timely transport without the maintenance and down time that traditional ICE vehicles tend to require being on the road constantly.”





SOCIAL

Investing In Our Human Capital

At STORE, our employees are our greatest asset and are fundamental to the success of our business. We invest in our employees and ensure that each employee has the opportunity to excel which continues to result in our high-performing culture.

We strive to hire the best and ensure our employees are aligned with STORE's core values while also bringing and contributing unique perspectives and approaches to the STORE way.

Our core values that guide our lives and organization



Integrity
We conduct ourselves in an honest, respectful, and ethical way; we honor our word and act in a transparent, ethical manner.



Service
We are committed to doing business that focuses on creating the best experience for the customer. The customer is the center of STORE's philosophy and operations.



Growth
We believe in continuous learning and innovation. We invest in today's workforce to create the leaders of tomorrow through mentorship, paving to new opportunities and ideas. Growth of the company comes with the growth of the team.



Collaboration
We listen and openly share ideas. We believe in the power of working together to drive superior processes that account for and value diverse perspectives.



Quality
We believe in serving the greater good through careful and responsible management roles and responsibilities entrusted to us. We seek to create long-term value by serving the needs of all stakeholders including customers, employees, and the public.



Empowerment
We support our teams and trust them to accept responsibility, to take action and make informed decisions. We empower our employees to drive change and achieve results.

Diversity, Equity, Inclusion and Belonging

In 2022, we formally released our Diversity, Equity, Inclusion and Belonging (DEIB) policy and commitments in our effort to be transparent and accountable to our stakeholders, and most importantly our employees.

OUR COMMITMENT

STORE is committed to fostering, cultivating, and preserving a diverse, equitable, and inclusive workplace that promotes a sense of belonging. All of our employees have different backgrounds and experiences, and we value all of their perspectives.

We understand that our employees are the most valuable component of our business. The collective sum of the individual differences, life experiences, knowledge, inventiveness, innovation, self-expression, unique capabilities, and talent that our employees invest in their work represents a significant part of not only our culture, but our reputation and achievements as well.

We embrace and encourage our employees' differences in age, color, ability, ethnicity, family or marital status, gender identity or expression, language, national origin, physical and mental ability, political affiliation, race, religion, sexual orientation, socio-economic status, veteran status, and other characteristics that make our employees unique.

We promote diversity, equity, and inclusion through participating in local initiatives, and implementing internal policies and practices aimed at ensuring that each individual has an equal opportunity to succeed regardless of their background and identity.

- **Workforce Diversity**
Create and sustain a diverse, inclusive, and highly engaged workforce at all levels
- **Equitable Practices**
Ensure equitable opportunity with proactive workplace solutions
- **Inclusion & Belonging**
Cultivate an inclusive workplace where unique talents, skills, and perspectives are valued and leveraged
- **Education & Awareness**
Develop a collective understanding of DEIB principles across the organization to set a foundation for all interactions and initiatives
- **Continued Progress and Monitoring of Diversity, Equity, Inclusion & Belonging**
Ensure continuous progress and monitoring of DEIB initiatives and goals to ensure consistent strategic action that allows us to prioritize and drive accountability around diversity, inclusion, equity and belonging and to adapt for the future.

Commitment to Human Rights

STORE believes honoring and affirming protections for human rights is consistent with our 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. Additional information regarding our commitment to human rights and human capital sustainment is available on our website.



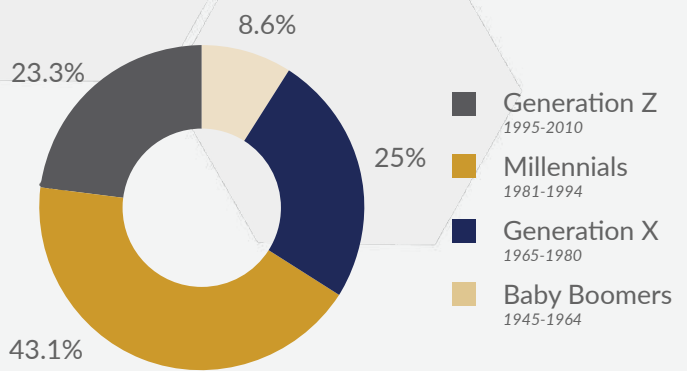
Scan The QR Code
To Learn More about our
Commitment to Human Rights



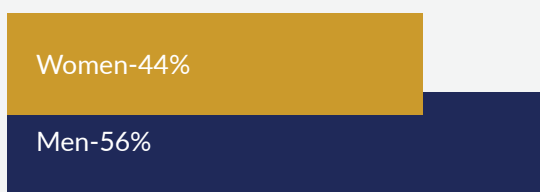
DIVERSITY BY THE NUMBERS

STORE Capital recognizes and values the diversity of people and perspectives and is committed to excellence and inclusion. In keeping with our values, we strive for fairness and equity in our hiring practices and in our workforce diversity, at all levels. We have continued our diversity and inclusion efforts by inviting employees to participate in self-identification. The information collected is used to help STORE in the development of further Diversity, Equity, and Inclusion initiatives at each phase of the employment relationship and gauge our progress in creating a more diverse and inclusive workforce.

Generations



Employee Gender Identification*



*EEO-1 submission data for period ended 12/31/2022 to be reported during the filing period of 2023

EEO Categories*	Number	Employees
Asian	5	4%
Hispanic or Latino	12	10%
Black	1	1%
Two or More	4	3%
White	94	81%
Totals	116	100%

Expanded Diversity Analysis	Number	Employees
Asian	3	3%
Hispanic or Latino	12	10%
Black	1	1%
Middle Eastern	1	1%
Two or More	4	3%
White	91	78%
Other	4	3%
Totals	116	100%



GENDER EQUALITY

STORE Capital recognizes the tremendous value of diversity and equitable practices, and we are proud to have been named to the 2023 Bloomberg Gender-Equality Index (GEI), marking the third consecutive year that the index has recognized STORE Capital for its efforts in gender inclusion and equality.

STORE is one of 484 companies across 54 countries named to the GEI, a modified market capitalization-weighted index that aims to track the performance of public companies committed to transparency in gender-data reporting. The GEI reporting framework measures gender equality across five pillars: female leadership and talent pipeline, equal and gender pay parity, inclusive culture, anti-sexual harassment policies, and pro-women brand.

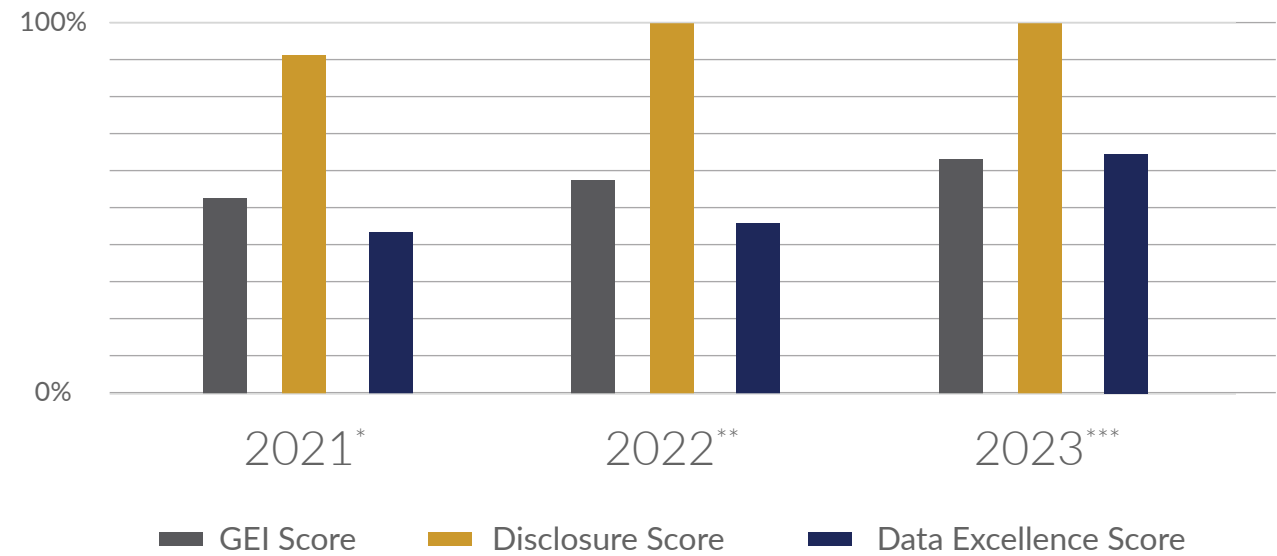


*Represents 2021 data per Bloomberg GEI reporting framework



Equity in Action

Creating an inclusive culture requires intention, accountability, transparency, and action. STORE is proud of the continuous progress we have made in this area as demonstrated by our Bloomberg Gender-Equality Index journey. Since our first submission we have increased or maintained our score in four of the five data excellence component areas including inclusive culture and external brand. Overall, we have successfully increased our GEI score by 14%, our disclosure score by over 9% as well as increased our Female Leadership and Talent Pipeline score by nearly 18% since our first submission and we look forward to continuing our efforts to promote diversity, equity, inclusion and belonging in the organization.



*Data for period ended in 12/31/2019 and reported to Bloomberg GEI in 2020.
**Data for period ended in 12/31/2020 and reported to Bloomberg GEI in 2021.
***Data for period ended in 12/31/2021 and reported to Bloomberg GEI in 2022.



Internship Program

Mentorship Through Internship

STORE’s Internship Program mission is to cultivate and nurture the leaders of tomorrow by providing mentorship, training and real-world experience and exposure within the finance and real estate sector.

We believe in:

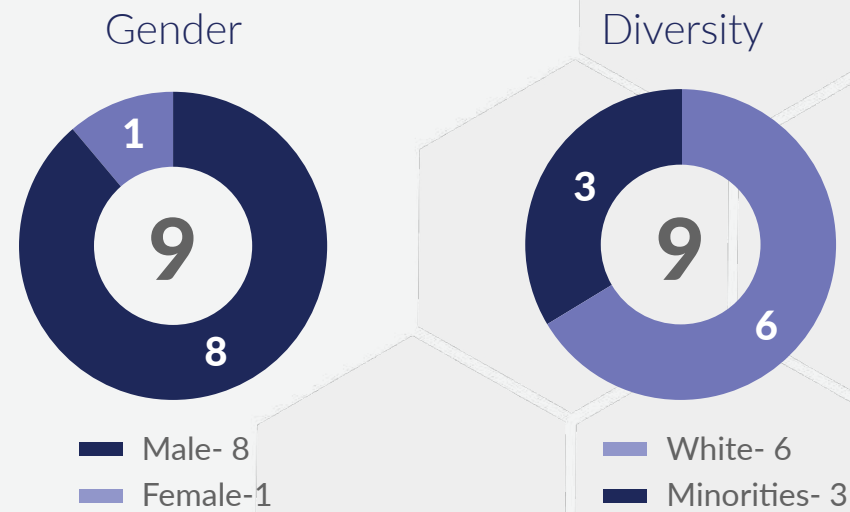
- Engaging fresh perspectives
- Expanding our diverse workforce
- Empowering future leaders

Internship Opportunities

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.

STORE offers internship opportunities during the fall, spring, and summer semesters. The ideal intern is a current undergraduate, graduate student, and/or recent graduate who is studying and interested in finance, real estate, and marketing. We believe that improving our community by providing internship opportunities will allow us to deliver better solutions for tomorrow’s challenges. 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.

2022 Internship Data



OVER 1,500 internship hours were completed.
9 INTERNS Successfully completed the internship program.

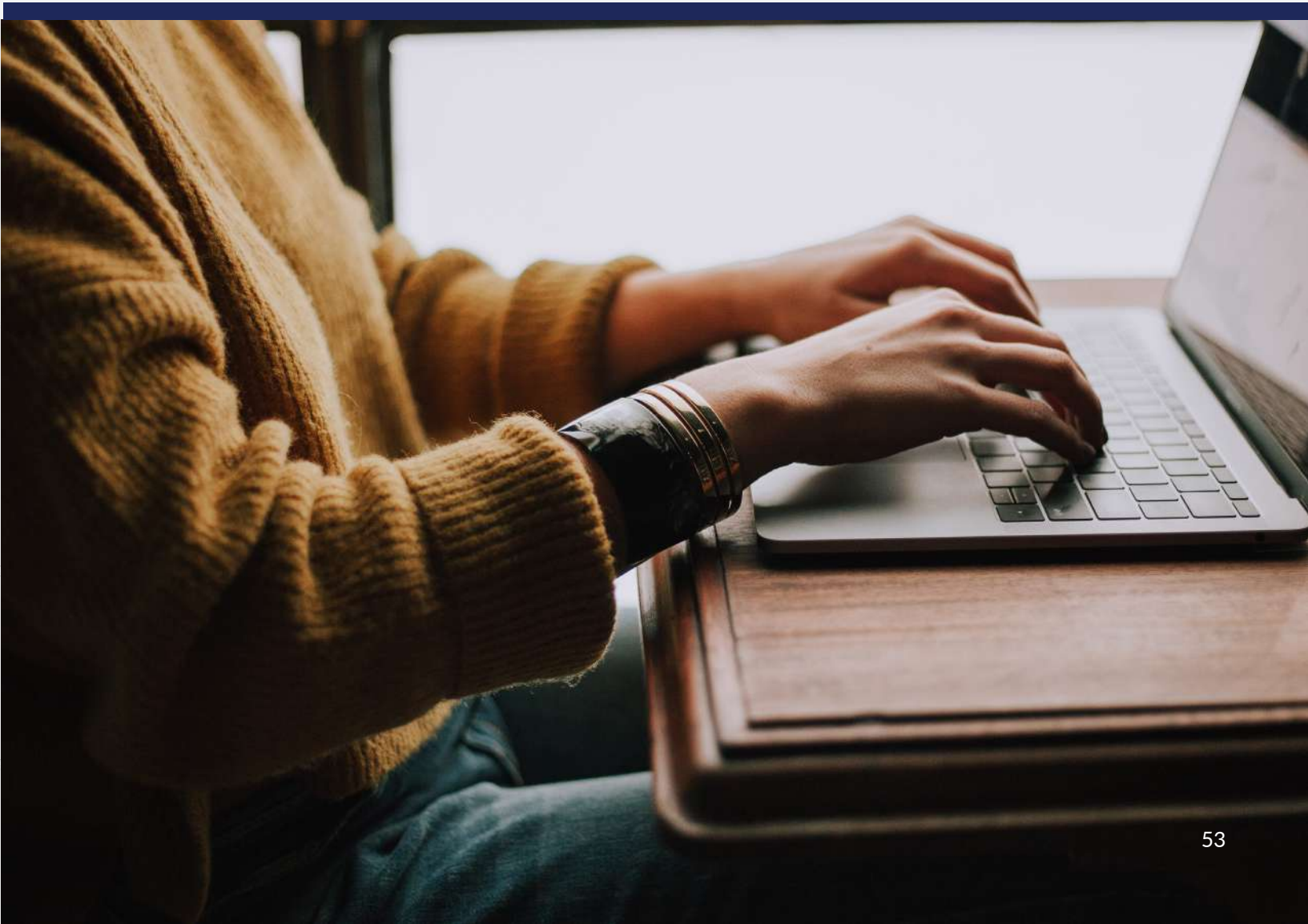
STORE Partnership with Nareit for Project Destined

For the 2023 summer internship cycle, STORE proudly partnered with Nareit and Project Destined to identify and hire diverse students for paid summer internships at STORE. Project Destined is a leading social impact training platform that specializes in training underrepresented students in real estate and finance. STORE has partnered with Project Destined to bring and provide a STORE paid internship to their students and alums. The partnership with Project Destined-Nareit internship program is one of the ways that STORE can introduce members of underrepresented groups to REITs and publicly traded real estate, develop talent, and create a more inclusive industry.

PROJECT DESTINED PARTNERSHIPS IMPACT AT STORE*



*Data reflective of candidates who applied through the Project Destined Partnership for STORE’s 2023 Summer Internship





Virtual Externship

STORE Capital held its 3rd Virtual Externship on August 9-10, 2022. The two-day educational event was designed particularly for students interested in learning more about the finance and real estate industry. The event had a full slate of STORE Capital speakers that covered topics including Acquisitions, Corporate Responsibility (ESG), Credit Analysis, Data Analytics, Macro Analysis, Marketing, Portfolio Management, Portfolio Operations, Relationship Management and M&A, Special Servicing, Underwriting & Real Estate and more. In addition, students had the opportunity to forge new connections through networking with each other throughout the event.

We are proud of the diversity of the participants of the Virtual Externship. In addition to the data presented in these tables, we had attendees from 20 states and 2 international participants.

Open to all current college students along with recent graduates, the event highlighted the company's diversity and inclusion efforts.

 **79** Total Participants

 **20** States Represented

 **39** Universities Represented

Gender	Count	Percentage
Male	52	66%
Female	24	30%
Prefer Not to Answer	3	4%

Ethnicity	Count	Percentage
American Indian/Alaskan Native	1	1.3%
Asian	25	31.6%
Black/African American	3	3.8%
Hispanic/Latino	7	8.9%
White/Caucasian	28	35.4%
Two or More Races	2	2.5%
Middle Eastern/North African	1	1.3%
Other	2	2.5%
Prefer Not to Answer	10	12.7%





EXTERNSHIP PANEL
HIGHLIGHTS

Pathways to Leadership Panel

STORE Capital invited Vice Presidents across the company to participate in a “Pathways to Leadership” Panel for the 3rd Annual Virtual Externship. The “Pathways to Leadership” panel highlighted the roles of each Vice President and their career journey. Externs learned about the value that diverse perspectives bring to a team environment, how to encourage honest and open employee dialogue and how traits like empathy and vulnerability play a role in leadership decisions. The panelists also shared their biggest joys and biggest challenges as leaders. To close out the session, students were given advice by each panelist including resources to gain insight into becoming a leader in their profession.

Executive Leadership Panel

The Executive Team at STORE Capital participated in the “Executive Leadership” Panel for the 3rd Annual Virtual Externship. The “Executive Leadership” panel highlighted many aspects of STORE including company history, current strategic initiatives, the type of person that is most successful at STORE and ways STORE impacts its local community and has influence in the world. Externs learned about upcoming challenges facing the finance and real estate sector, how STORE’s strategy and processes have evolved over the years, plans for expansion and doing business differently in the future. The panelists also shared their leadership styles, how they continue to grow and develop themselves as leaders and advice on becoming leaders.

Investment Committee

Executives and leading members from different departments at STORE Capital participated in the “Investment Committee” Panel. This panel highlighted the inner workings of the committee and the roles of each committee member. Externs learned the purpose of having an Investment Committee, how the committee defines and measures risk, all evaluation criteria needed to decide on whether STORE should invest in a property, the voting process of the committee and how disagreements get resolved. Panelists shared their favorite and most challenging parts of being on the committee and gave advice to the externs on how to resolve conflict. To close out the session, students were invited to ask their own questions to the panelists.



Intern/Employee Panel

STORE invited full-time employees that were once STORE interns to participate in the “Intern/Employee” panel for the 3rd Annual Virtual Externship. The “Intern/Employee” panel highlighted each panelist’s journey starting from their internship to full-time employment with STORE Capital. Externs learned important things to consider when choosing an internship, how to best present yourself when meeting with an employer, how an internship is different from a full-time position, and the skills needed to be most successful in the transition from an intern to a full-time employee. The panelists shared their biggest challenges transitioning from full-time student to full-time employee, work perks and benefits that prospective employees should look for when choosing an employer, what attracted them to STORE and STORE’s company culture. The panel wrapped up with an engaging and informative Q&A session.

The STORE Employee Experience

Proud Equal Opportunity Employer

We are a proud equal opportunity employer. We do not discriminate based on race, color, religion, national origin, sex, age, disability, or any other status protected by law. It is our intention that all qualified applicants be given equal opportunity and that selection decisions be based on job-related factors. We celebrate diversity and are committed to creating an inclusive environment for all employees.

STORE recruiting and outreach programs include multiple sourcing avenues including the STORE career portal, LinkedIn, and local and nationwide university partnerships. We also partner with Arizona State University Financial Management Association (FMA) to actively recruit and educate students on careers at STORE and in the finance industry.



GREAT PLACE TO WORK CERTIFIED

In 2022 and 2023, STORE was certified as a Great Place to Work® by the Great Place to Work® Institute with top scores in Justice, and Community. As the global authority on workplace culture, Great Place to Work recognizes organizations that go above and beyond for their employees based on what current employees say about their experiences. Great Place To Work Certification recognizes employers who create an outstanding employee experience. The certification is the result of employee responses received from Great Place to Work's Trust Index™ survey as well as independent analysis. The statements measure factors that contribute to a positive employee experience, such as a sense of purpose, innovation opportunities, psychological safety, perceptions of leaders and fairness. This year's survey of STORE employees noted company events, good benefits, hybrid schedule and flexibility as particular strengths for the company.



100%

100% of STORE employees feel this is a physically safe place to work.

100% of STORE employees feel they are treated fairly regardless of their race.

91% of employees at STORE Capital say it is a great place to work compared to 57% of employees at a typical U.S. based company.



*Source: Great Place To Work 2021 Global Employee Engagement Study.

96%
I'm proud to tell others I work here.

95%
Management is competent at running the business.

94%
Management is honest and ethical in its business practices.

93%
People here are given a lot of responsibility.

93%
You can count on people to cooperate.

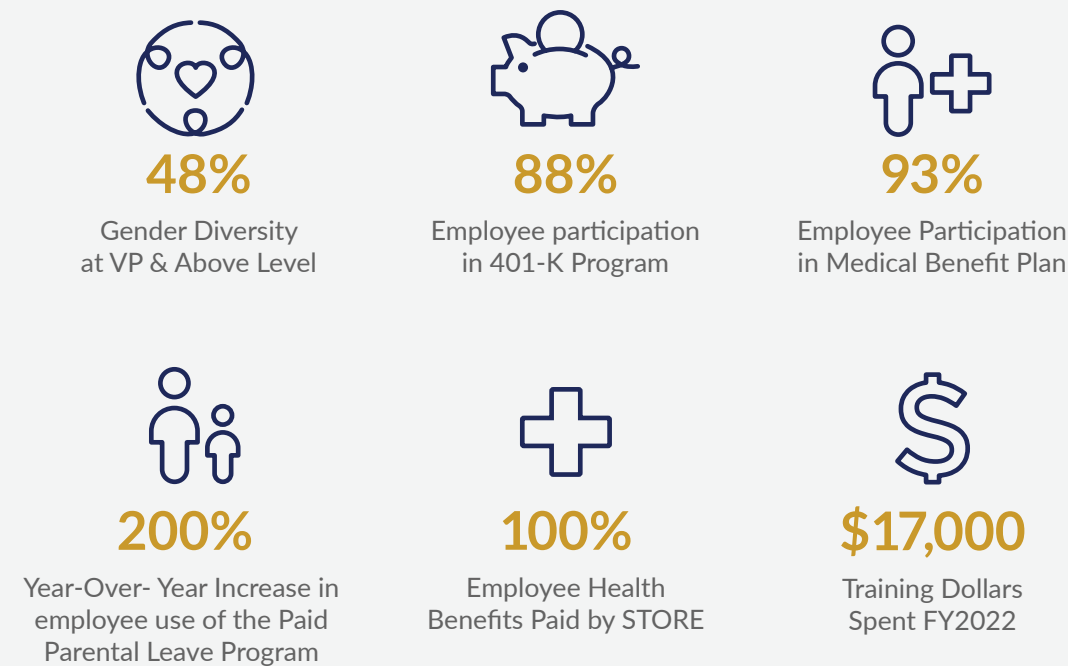
EMPLOYEE RETENTION & TENURE

We value our employees and strive to retain our staff through meaningful benefit programs, engagement efforts and growth opportunities. Throughout our 12 years of operation, our total average employee tenure is 3.7 years and 6 years at the senior leadership level (VP & above).

What’s in STORE for employees (Benefits & Perks)

- Competitive Pay and Long-Term Pay Incentives
- Hybrid Work Schedule/Time Flexibility
- Comprehensive Health Benefits w/ \$0 Cost Employee Benefit Plan Options
- Employer Sponsored Life and Disability Policies
- Generous Paid Time Off Program and Paid Parental Leave
- Paid Volunteer Time Off
- Eleven (11) Paid Holidays Per Year
- 401(k) Profit Sharing Plan with up to 4% match; with NO vesting schedule
- Employee Led Engagement Committees
- Employee Wellness Program
- Employee Training Reimbursement Program

STORE BY THE NUMBERS*



*As of 12/31/2022

Parental Policy Leave

In 2021, STORE launched a broader, more inclusive parental leave policy as part of our efforts to foster a more inclusive environment. This policy gives every parent an equal opportunity to spend time with their newborns and balance career and family responsibilities. Introduction of this Inclusive Parental Policy resulted in increased employee use by 200% from 2021 to 2022.

200% INCREASE
Use Of Parental Leave from 2021 to 2022

Employee Led Engagement Committees

STORE proudly facilitates and supports employee led engagement committees centered around community, wellness, celebration, and social initiatives. The committees champion the needs and well-being of our employees by creating and embracing cultural initiatives that foster a meaningful balanced work environment.

The committees have coordinated and led several different events, including the American Heart Association Heart Walk, Scottsdale Arts Gala, Arizona Humane Society, and ChildHelp.





STORE GIVES BACK

Charitable Giving and Community Support

STORE remains committed to giving back to our community through various charitable programs and engagement events. With increased employee participation and donation dollars, and with the support of the employee-led engagement committees, STORE was able to increase the donation total by 67% from the previous year. STORE, along with its employees, donated over \$59,000 towards charities and non-profit organizations. Those donation dollars were able to the impact several nonprofit organizations, which included:

- American Heart Association
- Arizona Helping Hands
- Make-A-Wish Arizona
- Nareit Foundation
- Phoenix Children's Hospital
- ChildHelp

STORE SERVES

Employee Paid Volunteer Time Off

At STORE, we believe in serving our community and giving back to those in need through volunteer opportunities. This year, STORE saw the benefits of a newly created company program, which encouraged and supported volunteering in the community through providing paid volunteering hours. Employees can use the volunteering benefit to contribute their time to recognized charities, causes or non-profit organizations, making a positive impact in the community. Through this program, participating employees averaged 4.7 paid volunteer hours used as dedicated time to serve the community.

LPGA Tour Professional Sponsorship

We are proud sponsors of eight LPGA Tour Professionals including Fátima Fernández Cano, Jennifer Kupcho, Stacy Lewis, Brittany Lincicome, Brooke Matthews, Madelene Sagstrom, Sarah Schmelzel, and Lauren Stephenson. This sponsorship reflects a strategic and purposeful approach to connect many of the initiatives that we value as a company, including DEI, community service and employee engagement.

Our support of LPGA Tour Professionals supports DEI efforts by promoting gender equality in sports. Women have historically been underrepresented in sports, and sponsorship of female athletes helps to address this imbalance. By sponsoring female athletes, STORE Capital demonstrates its support for gender equality in sports and its commitment to promoting DEI within its own organization and the broader community.

Through this sponsorship, we showed our commitment to supporting young people and helping them to develop important life skills such as leadership, discipline, and perseverance. This aligns with STORE Capital's core values of investing in people and communities and demonstrates our dedication to making a positive impact beyond the bottom line.

Additionally, sponsoring LPGA Tour Professionals can have a positive impact on local communities by generating economic growth, supporting charitable initiatives, and fostering a sense of community pride and spirit. The sponsorship of these LPGA Tour Professionals by STORE Capital reflects a meaningful approach to corporate social responsibility that benefits both the company and the broader community.

Our CEO, Mary Fedewa, at STORE's Charity Golf Function with 6 of the LPGA players we sponsor.



LPGA Sponsorship Player Highlights

Fátima Fernández Cano



Fátima Fernández Cano grew up in Santiago, Spain near the country’s northwestern coast. Although golf resources were limited in the small town, Fati fell in love with the game when she was only four years old and earned her first win six years later at the 2005 Galicia Championships.

Fati came to the United States to play collegiate golf at Troy University and was shortly thereafter named the Sun Belt Conference Freshman of the Year. She later finished her junior year as the fifth-ranked player in the NCAA and was named the 2016 Sun Belt Conference Golfer of the Year. With countless opportunities, fierce support, and a decorated college resume, Fati began to see herself with a future in professional golf for the first time.

Stacy Lewis



With 13 career LPGA wins, over 100 career top-10s, 4 Solheim Cup appearances, the title of Team USA Solheim Cup Assistant Captain in 2021 and Captain in 2023, and a T4 finish at the 2016 Rio Olympics, Stacy already has one of the most prolific careers in LPGA history. Yet, she refuses to take her foot off the gas, and continues to work each day to improve her game and contend for championships each week.

Brooke Matthews



Born and raised in Rogers, Arkansas, Brooke Matthews spent her childhood dreaming about one day attending the state school in her backyard. After being introduced to the game of golf at 12 years old, she quickly fell in love with the game and began entering junior golf tournaments to hone her skills. Her drive, natural athleticism, and impressive junior golf resume landed her on the University of Arkansas’ radar, and she joined their prestigious golf program in 2017.

Sarah Schmelzel



Sarah Schmelzel is an Arizona native and played collegiate golf at the University of South Carolina. She earned her LPGA Tour card for 2019 via the Epson Tour. She has collected 8 top-20 LPGA Tour finishes over the past year.

Jennifer Kupcho



Major Champion, Jennifer Kupcho finished the 2022 season ranked among the top 15 players in the world after a breakout year that included three LPGA Tour wins, tying for the most wins in the season. Jennifer is the ultimate competitor, which she put on full display as Team USA’s leading point scorer in the 2021 Solheim Cup and as an amateur representing Team USA in the 2018 Curtis Cup and Palmer Cup as well. Prior to turning professional in 2019, Jennifer made history winning the inaugural Augusta National Women’s Amateur in 2019, going wire-to-wire capturing the 2018 NCAA individual title, and holding #1 in the World Amateur Golf Rankings for 34 total weeks.

Brittany Lincicome



As an 8-time winner on tour and the owner of two major championships, Brittany is clearly one of the marquee players in women’s golf, but perhaps the best thing about Brittany is that none of this goes to her head. She is the same gentle authentic person she has always been. Just watch as she smiles and signs every autograph for every fan! Brittany Lincicome is not your ordinary golf prodigy. She did not have the luxury of expensive golf academies or country club memberships. Her parents had to sacrifice so that Brittany could have her shot at the big time. It is no wonder that despite being able to launch a golf ball over 300 yards, both in golf and in life, Brittany has her feet firmly on the ground.

Madelene Sagstrom



Madelene Sagstrom started playing golf at the age of 11 years old. Madelene won the 2020 Gainbridge LPGA at Boca Rio and has represented Europe in two Solheim Cups (2017/2021). Madelene enjoys working out, reading and hanging out with friends. She joined Team STORE in May of 2023.Arkansas’ radar, and she joined their prestigious golf program in 2017.

Lauren Stephenson



Lauren Stephenson truly embodies the “all-American” girl. She was one of the top-10 national recruits as she graduated high school in Lexington, SC, and earned the AJGA’s first-team Rolex All-American status. As a junior in high school, she won the AJGA Junior Girls Championship. She began her collegiate career at Clemson University, where she became the first Clemson female golfer to play in the NCAA Tournament. She was then named to the All-Region team after finishing fifth during the Shoal Creek Regional.

INSIDE TRACK FORUM 2023

On February 7 - 8, 2023, STORE Capital, together with our sponsors, had the pleasure of hosting our customers for the Inside Track Forum. This event is our annual customer conference that was transitioned to a Charity Golf Tournament with the support of the LPGA players on Team STORE. During the welcome reception we heard from featured speakers Mary Fedewa, Mort Fleischer and Spencer Hill, Senior U.S. Economist at Goldman Sachs, who provided actionable ideas to our customers. Our benefiting partner for this event was American Cancer Society in honor of one of STORE's co-founders, Michael Bennett. STORE is excited to share that our fundraising goal of \$30,000, including STORE's matching donation, was achieved!

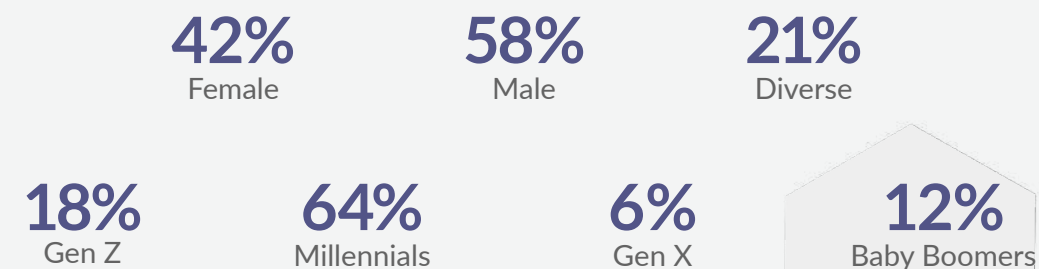
At the Charity Golf Tournament, Team STORE Players hosted a golf clinic, sharing pro-tips for both full swing and short game. Participants had the opportunity to spend a day on the golf course, win fun raffle prizes (some donated by STORE customers) and compete for a variety of awards. The event was a resounding success and was well attended by customers and sponsors alike.



Career Development And Training

At STORE, we believe in career progression and long-term growth for all our employees and strive to promote from within. We invest in the career development and training of employees to ensure each has a meaningful pathway to grow and continue to develop and advance their skills.

2022 PROMOTIONS



Professional Development

STORE is committed to creating a culture centered around continuous learning. STORE believes in investing in our employees through professional development opportunities. In doing so, STORE provides a training and reimbursement program to help employees reach their career goals. 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. Training opportunities that meet our program guidelines are reimbursable.





Employee Health and Safety (EHS) Program

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. As part of STORE Capital's ongoing commitment to ensure the wellbeing of its employees, the EHS Program is designed to raise awareness on public and occupational health risks and, through training and informative material, providing our employees with the tools to improve their health and well-being.

ZERO

0 Workplace injuries
0 Workers Compensation claims
for 11 consecutive years

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 our compliance program, we require our personnel to annually review and agree to the terms of our policies. Our ongoing compliance courses include:

- Sexual Harassment Training
- Unconscious Bias Training
- Cyber Security Training

It is STORE's goal to ensure employees have opportunity to receive well-rounded education in mental, physical, and financial well-being. We offer a Financial Wellness Academy to our employees free of charge through a partnership with One Digital. Courses focus on retirement savings and planning, budgeting and debt reduction, taxes and insurance and investing.

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 either their supervisor, Human Resources, or the Chief Compliance Officer. We also have a "whistle-blower" policy and third-party administered hotline that allows directors, officers, and employees to file reports on a confidential and anonymous basis regarding any impropriety.

The STORE Capital home office located in Scottsdale, Arizona, remains WELL Health-Safety Rated through the International WELL Building Institute. STORE continues to focus on creating a workspace that is centered around the health and wellness of our employees and the building occupants. The WELL Health-Safety Rating for Facility Operations and Management is a roadmap for driving resilience into the center of business policies and operational plans. It helps organizations address the health, safety, and well-being of their most valuable component—**people**.

The WELL Health-Safety Rating is an evidence-based, third-party verified rating for all new and existing building and space types focusing on operational policies, maintenance protocols, stakeholder engagement and emergency plans to address a post-COVID-19 environment now and into the future.

The WELL Health-Safety Rating presents a diverse set of evidence-based criteria within the following areas:

- Cleaning and Sanitization Procedures
- Emergency Preparedness Programs
- Health Service Resources
- Air & Water Quality Management
- Stakeholder Engagement & Communication
- Innovation



In alignment with the WELL mindset, we understand that happier, healthier employees perform better and the space in which they work matters. Therefore, STORE partnered with a local artist who designed and curated a portfolio of artwork for the STORE Capital office. The portfolio includes various art materials, colors, and textures, and is located on the walls of conference meeting rooms, individual offices, and common areas. The art is centered around creating a workspace that encourages curiosity, calms the mind, and brings warmth to the area.

Employee Wellness

STORE Capital provides employees access to non-occupational medical and healthcare services like biometric health screenings, flu shot clinics, wellness challenges and a wellness portal. Our dedicated Wellness Committee focuses on ways to improve occupational health and safety for all employees, in partnership with Marquee Health..

As part of STORE's efforts to improve the health of employees, STORE hosted an onsite biometrics screening event, which gave employees access to their personal health information, areas of improvement and ways to stay involved. On average, over 38% of STORE's employees have participated in biometric screen over the last two years.

The Wellness Committee was a champion for several different wellness challenges and events. All activities and events had a specific focus on physical and mental health activities.

Our Wellness challenges have included:

- Rethink Your Drink- Hydration Challenge
- Healthy Selfie Challenge
- Pay it Forward- Gratitude Challenge



Employee Travel Reduction Program

STORE Capital maintains a Travel Reduction Program in partnership with the Maricopa County Air Quality Department and Valley Metro, with a goal of travel reduction and cleaner air. With a custom ShareTheRide network via Valley Metro, STORE Capital holds challenges, events, and point-generating programs to incentivize and encourage employees to take advantage of available alternative transportation options. On this network, employees can also match with nearby carpool, vanpool groups, and take part in ShareTheRide sponsored contests, events, and drawings.

STORE was recognized by the Valley Metro Champions of Clean Air, in honor and recognition of our travel reduction program and clean air marketing and promotional campaign.

As an honoree at the 35th Annual Clean Air Campaign Awards, STORE was nominated for and selected as a finalist for the category "Marketing & Event-Event more than the \$250 budget."

The awards event was sponsored by the Arizona Department of Environmental Quality, Maricopa Association of Governments, Maricopa County Air Quality Department and Valley Metro. STORE Capital, and other committed organizations that champion alternative modes of transportation in an effort to sustain environmental practices, were acknowledged at the event.





GOVERNANCE

Corporate Governance and Ethical Business Practices

At STORE, we believe that one of our most valuable assets as a company is our reputation for honesty, fairness, and candor in all our business activities. It is the responsibility of everyone at STORE to protect and enhance our company's integrity. Accordingly, we are committed to principles of good governance and have implemented internal policies and procedures to ensure that our governance practices are best-in-class, and that our board members, officers, and employees conduct business with integrity and in accordance with the highest ethical standards. We believe that effective governance is critical to our ability to create long-term value for our stakeholders.

The governance section of our report has considerable changes from prior years. As we moved from a public to a private company, some of our governance bodies have changed. We have a new Board of Directors, consisting primarily of directors from GIC and Blue Owl Real Estate. This Board will operate similarly to our public company board to provide oversight of the company's operations, compliance with regulations and risk management.

STORE has also revised our policies to reflect the changes to our Board of Directors. These policies will continue to be revised and upheld by our experienced executive leadership team.



Commitment to Business Ethics

To assist all of us in striving to achieve the highest standards of ethical conduct, our Board of Directors has adopted a Code of Business Conduct and Ethics (the "Code"), which covers a wide range of business practices and procedures.

Our reputation as a company is the total of all our daily decisions, actions, and conduct. The Code does not address every possible ethical situation that may arise in activities taken part on behalf of STORE, but it sets forth basic principles and methods for resolving our business conduct and ethical situations as they arise. We ask that each STORE employee and board member read the Code carefully, understand its contents, and apply its spirit, principles, and intent in the course of their work each day. In addition to being the right thing to do, the Code is consistent with the requirements of law and our best business practices.

In addition to the Code, STORE has adopted a number of other important policies related to the conduct of our business.

The following policies apply to all employees:

- Insider Trading Compliance Policy
- Fair Disclosure Policy
- Whistleblower Policy and Complaint Response Procedures
- Policy and Procedures with Respect to Related Person Transactions
- Corporate Governance Guidelines
- Anti-Corruption Policy



Board of Directors

Adam Gallistel has served as a director since February 2023 and is the Chairman of the Board. Mr. Gallistel joined GIC in 2004 and is a Managing Director and Regional Head of Americas, Real Estate. Mr. Gallistel leads GIC's real estate equity and debt investment activities across the Americas. He is a member of GIC's Real Estate Investment Committee, which oversees GIC's global real estate investments. Mr. Gallistel is also the Head of GIC's New York Office, which has over 225 employees. Prior to joining GIC, Mr. Gallistel held positions at LaSalle Investment Management and The Concord Group. Mr. Gallistel holds a bachelor's degree in history from the University of Pennsylvania and an M.B.A., with honors, from Columbia Business School. Mr. Gallistel currently serves on the boards of CoreSite and PREA and is an Executive Committee member of the Samuel Zell & Robert Lurie Real Estate Center of the University of Pennsylvania's Wharton School of Business.

Mary Fedewa co-founded STORE in May 2011 and has served as STORE's Chief Executive Officer and President since April 2021 and September 2020, respectively, having previously served as STORE's Chief Operating Officer from October 2017 to September 2020, as Executive Vice President – Acquisitions, Assistant Secretary and Assistant Treasurer from May 2011 to October 2017, and as a director since 2016. Ms. Fedewa has over 20 years of experience in a broad range of financial services. Prior to co-founding STORE, Ms. Fedewa spent several years investing as principal in single-tenant commercial real estate for private real estate companies. From 2004 to 2007, Ms. Fedewa was a Managing Director of Acquisitions at Spirit Finance Corporation (now Spirit Realty Capital, Inc. (NYSE: SRC)) ("Spirit"), a real estate investment trust ("REIT"), originating net-lease transactions in a variety of industries across the United States. Prior to Spirit, Ms. Fedewa held numerous positions within GE Capital, including as a Senior Vice President of GE Capital Franchise Finance Corporation ("GE Franchise Finance"), which was the successor company to Franchise Finance Corporation of America ("FFCA"), a Scottsdale, Arizona-based REIT acquired by GE Capital in 2001. Throughout her GE Capital tenure, Ms. Fedewa held leadership positions within Mortgage Insurance, Private Label Financing and Commercial Finance. While at GE Capital, Ms. Fedewa was awarded a Six Sigma Black Belt and served as a GE Quality Leader. Ms. Fedewa attended North Carolina State University, where she graduated summa cum laude with a B.A. degree in Business Management with a concentration in Finance.

Jesse Hom has served as a director since February 2023. Mr. Hom joined GIC in 2008 and is a Managing Director and Global Head of Real Estate Credit and Capital Markets. Mr. Hom focuses on driving performance and growth across both GIC's Real Estate credit and equity businesses. Prior to joining GIC, Mr. Hom was an investment banking analyst at JP Morgan, where he focused on origination and structuring for their CMBS structured products group. Mr. Hom serves as a board member at Safehold Inc. (NYSE: SAFE) and several other private real estate companies. Mr. Hom holds a bachelor's degree in real estate finance from the School of Hotel Administration at Cornell University.

Michael Reiter has served as a director since February 2023. Mr. Reiter is the Chief Operating Officer of Blue Owl Real Estate, a member of the Board of Trustees of Blue Owl Real Estate Net Lease Trust, a private REIT, and a member of the Investment Committees. Mr. Reiter is responsible for the oversight, implementation and execution of the Company's capital markets, business development, investment, and asset management activities. Prior to Blue Owl, Mr. Reiter served as a Director in the Real Estate Investment Management division at Cantor Fitzgerald. Mr. Reiter was a member of the Board of Trustees of Plymouth Industrial REIT, Inc. and a Senior Vice President and Head of Capital Markets at VEREIT, Inc. and American Realty Capital, where he was responsible for real estate acquisitions, capital markets and business development. Mr. Reiter commenced his career as a Certified Public Accountant at Ernst & Young as a Manager in the real estate advisory and assurance practices. Mr. Reiter received his B.S. in Economics from the University of Wisconsin, Madison, and his M.S. in Accounting, cum laude, from the University of Notre Dame.

Daniel Santiago has served as a director since February 2023. Mr. Santiago joined GIC in 2014 and is a Senior Vice President on the Americas Real Estate Investment team, where he leads the region's net lease real estate investments and relationships in the triple-net lease space. Prior to his current position, Mr. Santiago oversaw GIC Americas' public REIT investments across several sectors, such as triple net-lease, industrial, malls, strips, multifamily, office, healthcare, hospitality, datacenters, and self-storage. Prior to joining GIC, Mr. Santiago was an investment banking analyst at Credit Suisse Brazil. Mr. Santiago holds a bachelor's degree in economics from the São Paulo School of Economics ("EESP-FGV").

Marc Zahr has served as a director since February 2023. Mr. Zahr is the Founder and the President of Blue Owl Real Estate, a member of the Blue Owl Capital Inc.'s Executive Committee, and a member of the firm's Board of Directors. Mr. Zahr also serves as the Chairman of the Board of Trustees of Blue Owl Real Estate Net Lease Trust, a private REIT. As the Head of Blue Owl Real Estate, Mr. Zahr is responsible for the overall direction and leadership of all real estate related activities. He manages and oversees the firm's investment activities which include sourcing, underwriting, and negotiating all acquisitions. Mr. Zahr also leads the Investment Committees and new product development. Mr. Zahr was honored as one of Crain's Chicago Business's 40 Under 40 for 2018. Prior to Blue Owl, Mr. Zahr served as Vice President at American Realty Capital where he was responsible for the analytics and acquisition activities within the company's real estate portfolios. Mr. Zahr also served as a Fixed Income Trader at TM Associates and an Associate at Merrill Lynch. Mr. Zahr received a B.A. in Communications from the University of Dayton.

Executive Officers

Craig Barnett has served as STORE's Executive Vice President – Underwriting & Portfolio Management since September 2020. Prior to his appointment, Mr. Barnett served in various leadership roles at STORE for 11 years, most recently as Senior Vice President – Portfolio Management. After joining STORE as a senior underwriter in 2011, Mr. Barnett played an integral role in growing STORE's transaction volume to over \$9.0 billion. Mr. Barnett has 20 years of broad-based commercial real estate and REIT experience, including portfolio and investment management, capital transactions, investment analysis, underwriting and valuation. Prior to joining STORE, he was a Vice President of Franchise Capital Advisors and held leadership positions at GE Capital and FFCA. Mr. Barnett received a B.S. degree in Finance from Arizona State University's W.P. Carey School of Business.

Chad Freed has served as STORE's Executive Vice President – General Counsel, Chief Compliance Officer, and Secretary since August 2019. Prior to joining STORE, Mr. Freed served as the General Counsel, Executive Vice President of Corporate Development of Universal Technical Institute, Inc. (NYSE: UTI) ("UTI"), an education company, from June 2015 to August 2019. Mr. Freed previously served as UTI's General Counsel, Senior Vice President of Business Development from March 2009 to June 2015, as Senior Vice President, General Counsel from February 2005 to March 2009 and as inside legal counsel and Corporate Secretary since March 2004. Prior to joining UTI, Mr. Freed was a Senior Associate in the Corporate Finance and Securities department at Bryan Cave LLP. Mr. Freed received his Juris Doctor from Tulane University and a B.S. degree in International Business and French from Pennsylvania State University.

Tyler Maertz has served as STORE's Executive Vice President – Acquisitions since September 2020. Prior to his appointment, Mr. Maertz served in various capacities at STORE, having joined STORE shortly after inception as the initial member of STORE's direct acquisitions team, most recently as Senior Managing Director – Western Territory. Mr. Maertz served in various positions with GE Capital for 11 years prior to joining STORE, including as a member of the sales team at GE Franchise Finance, actively managing the customer relationships for a portfolio of assets approaching \$1 billion, and leading the Financial Planning & Analysis group at GE Franchise Finance. Mr. Maertz graduated with honors from GE's Financial Management Program, a renowned leadership training program. Mr. Maertz received a Bachelor of Business Administration degree in Finance & Accounting from the University of Notre Dame and an M.B.A. degree from Arizona State University's W.P. Carey School of Business and is a CFA charter holder.

Lori Markson has served as STORE's Executive Vice President – Portfolio Operations since February 2022 having previously served as Senior Vice President – Portfolio Operations and in various other leadership roles at STORE from 2016 to February 2022. Ms. Markson has 25 years of broad-based commercial lending and real estate experience, including underwriting, asset management, operations, and valuation. Prior to joining STORE, she had a 15-year career at GE Franchise Finance where she served as Managing Director of Underwriting and Portfolio Management and Vice President of Underwriting. Prior to GE Franchise Finance, Ms. Markson held positions in commercial real estate underwriting and loan origination. Ms. Markson earned a B.A. degree in Economics from The University of California, Los Angeles.

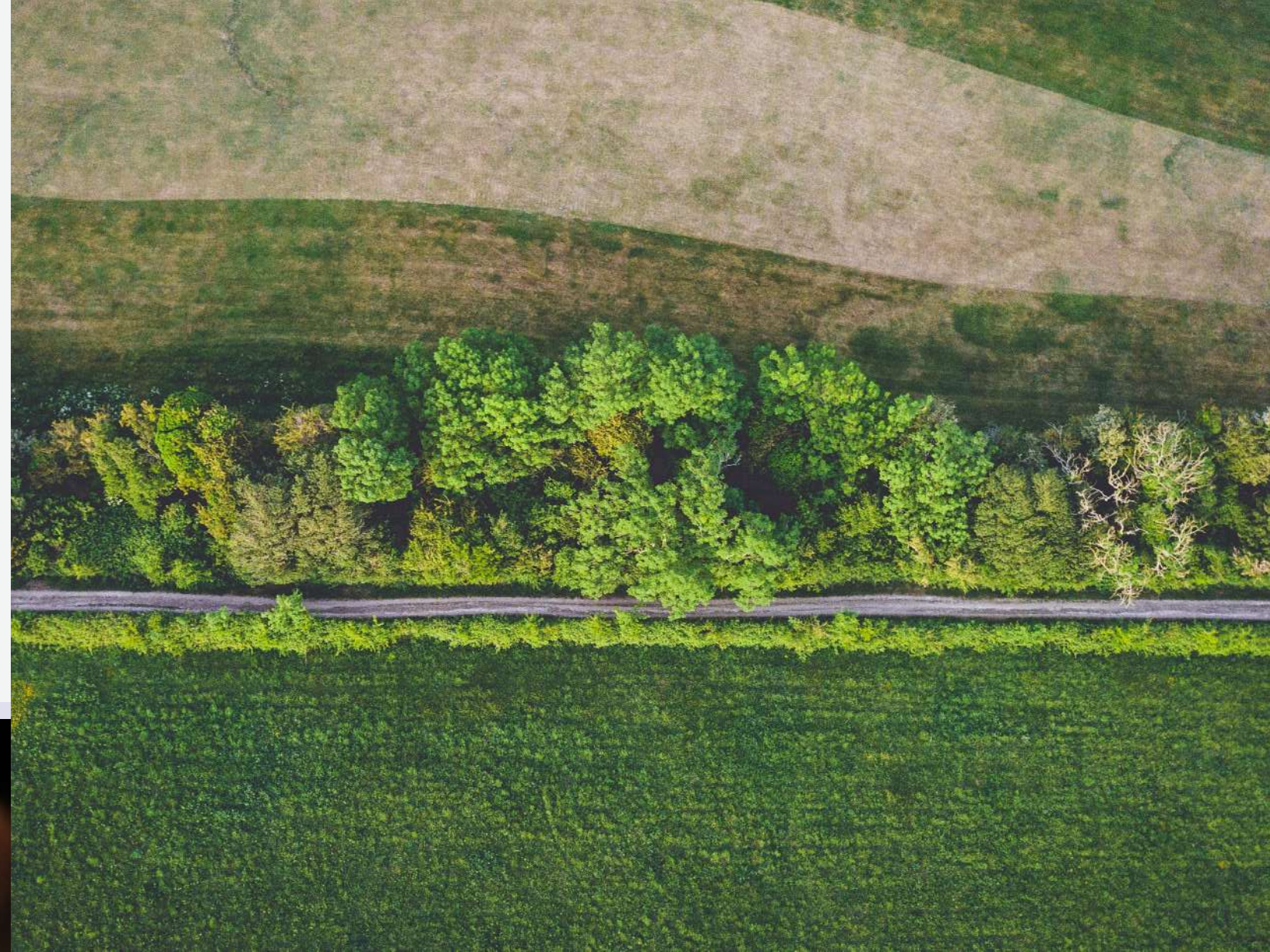
David McElyea has served as STORE's Executive Vice President – Data Analytics & Business Strategy since February 2022, having joined STORE in October 2021 as Senior Vice President – Business Analytics, and oversees the development of STORE's advanced analytics models and the ongoing development of its enterprise business intelligence platform. Mr. McElyea has 20 years of experience in analytic roles within the financial services industry. Prior to joining STORE, Mr. McElyea spent four years with OneAZ Credit Union, most recently in the role of Chief Data Analytics Officer, and prior to that, Mr. McElyea spent five years with American Express Company in marketing science and analytics roles. Mr. McElyea earned a B.A. degree in Economics from Arizona State University and an M.B.A. degree from Arizona State University's W.P. Carey School of Business.

Ashley Dembowski has served as STORE's Senior Vice President – Chief Accounting Officer & Corporate Controller since April 2022 and March 2021, respectively, having previously served as STORE's Vice President – Director of Accounting since joining STORE in June of 2020. In these roles, Ms. Dembowski led STORE's corporate accounting team in all aspects of the monthly close and financial accounting and the audit and Sarbanes-Oxley (SOX) compliance processes and has worked closely with executive management and department leaders. Prior to joining STORE, Ms. Dembowski was a Senior Manager in the audit practice of Ernst & Young LLP ("EY"). During her 12+ year tenure with EY, Ms. Dembowski served a variety of private and public clients primarily in the real estate sector, including REITs, and has extensive experience in the application of GAAP accounting standards and technical accounting, SEC reporting, and SOX standards, leading over 20 professionals through all aspects of audit execution. Ms. Dembowski is a Certified Public Accountant and a member of the American Institute of Certified Public Accountants. Ms. Dembowski earned a Bachelor of Science degree in Accountancy from Arizona State University.

Environmental, Social & Governance (ESG) Oversight

Executive Team

1. Oversees policies and practices and performs the tasks necessary to achieve STORE Capital's environmental and social goals.
2. Analyzes the company-wide risks and opportunities and endeavors to develop and implement management strategies and initiatives to address them.



ESG Working Group

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

Vendor Standards

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 with, during the course of our business.

Our Vendor Code of Conduct covers the following:

- Anti-Corruption
- Interacting 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 process of running their business.



Cyber Security

To respond to the threat of security breaches and cyberattacks, we have developed a program, under the leadership of our Senior Vice President of Information Technology, which is designed to protect and preserve the confidentiality, integrity and continued availability of all information owned by, or in the care of, STORE. This program also includes a cyber incident response plan.

STORE remained diligent in conducting vulnerability assessments, tracking cyber-related performance metrics, and training our employees on protective measures such as encrypting sensitive data and recognizing phishing attempts. These efforts help to ensure that we are protecting our data and our ability to perform the day-to-day operations that rely on that data.

Stakeholder Engagement

Maintaining transparent communication and an open dialogue with our stakeholders is a top priority for our company. STORE identifies engagement-level stakeholders as those who have the potential to affect our business or be affected by it, based on their relationship with our company. We reach out to our stakeholders using various communication channels, such as direct communication, conferences, annual surveys, and other means that are convenient for them. Our goal is to establish meaningful connections with our stakeholders and engage with them in a way that best serves their needs.



Business Partners

Frequency: Ongoing

Process: Customer Outreach Program, Property-level Sustainability Solutions Education

Topics: Energy Efficiency, Water and Waste, Property Environmental Assessments, Customer Privacy, Sustainable Building Materials, Environmental Compliance

Engagement Opportunity: Direct Feedback, Policy Review

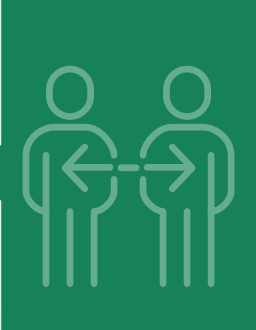
Customers


Frequency: Ongoing

Process: ESG Working Committee, Employee-directed Engagement Initiatives, Researching & Developing Sustainability Efforts, Volunteerism, Training & Education

Topics: Economic Performance, Environmental Compliance, Risk and Management Oversight of Sustainability Initiatives, Local Community

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: Economic Performance, Environmental Compliance, Risk and Management Oversight of Sustainability Initiatives, Local Community

Engagement Opportunity: Annual Employee Engagement Survey, Company Meetings



Board of Directors

Frequency: Quarterly/Annually

Process: Board of Directors' meetings, Corporate Responsibility Report

Topics: Economic Performance, Environmental Compliance, Risk and Management Oversight of Sustainability Initiatives, Local Community

Engagement Opportunity: Materiality Matrix, Discussion and Approval

Community

Frequency: Quarterly/Annually

Process: Local & Municipal Programs, Environmental Partnerships, Philanthropy & Volunteerism, Corporate Responsibility Report

Topics: Energy Emissions, Waste and Recycling, Volunteering





Executive Team

Frequency: Ongoing

Process: Executive Team, ESG Reporting, ESG Working Committee, Sustainability Updates & Initiatives

Topics: Environmental Compliance, Risk and Management Oversight of Sustainability Initiatives, ESG Reporting, ESG Working Committee, Sustainability Updates & initiatives

Engagement Opportunity: Materiality Matrix, Discussion and Approval

STORE's Materiality Matrix

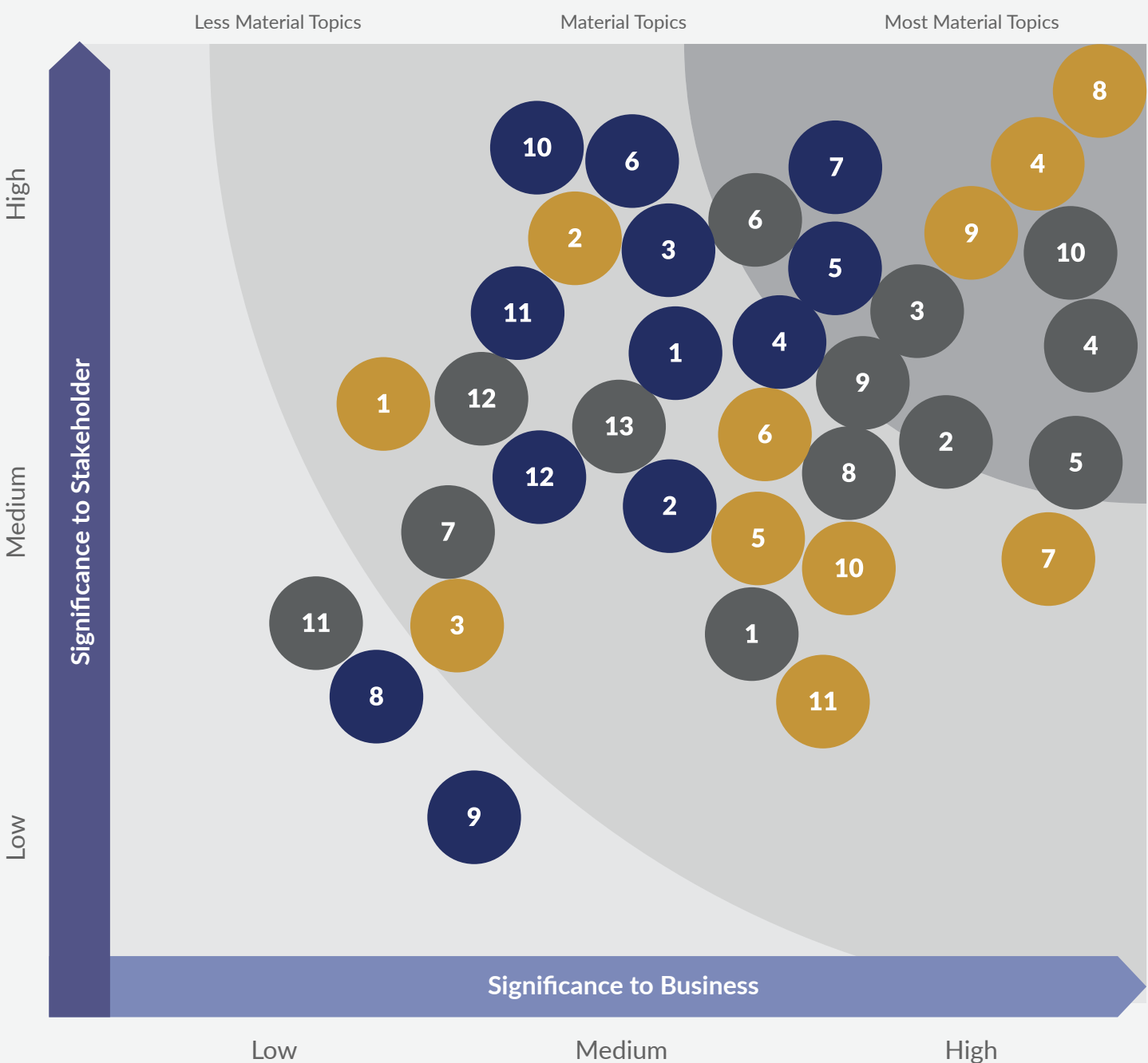
Since 2020, STORE has engaged in stakeholder engagement processes to identify the ESG issues that are most important to both current and future operations and stakeholders. Each year, we evaluate these material issues to adapt to changes in regulations, market trends, and stakeholder expectations, all of which can cause shifts in the perceived importance of certain ESG issues.

Our original materiality assessment, in part, consisted of the ESG Working Group conducting internal and external surveys to gauge stakeholder sentiment and presented the consolidated results to the STORE Executive Team. The executive team then assessed the impact of these issues on the company's operations and presented their findings to the STORE Nominating and Corporate Governance Committee of the Board of Directors for review and support.

To gather information, STORE utilized various internal and external surveys, transparent reports, and engagement initiatives with stakeholders, including customer and employee satisfaction surveys, stockholder outreach, and supplier ESG policies. The group also consulted with international reporting frameworks and global ESG conventions, standards, and recommendations.

To update this materiality assessment each year, the ESG Working Group, along with the General Counsel and ESG Director review changes in internal and external factors that influence selected factors that are material to STORE Capital.

The matrix presented reflects the outcomes of this research, evaluation, discussions, and revisions made over the past year. STORE is committed to continuing engagement efforts with stakeholders and building upon this materiality assessment in the future.



Environment* <ul style="list-style-type: none">1. Air Quality, Water and Land Pollution2. Chemical Management and Toxic Waste3. Climate Risk / Global Warming4. Emissions and Carbon Footprint Data5. Energy and Water Consumption6. Operating Expense Reduction7. Operational Efficiency8. Recycled and Other Sustainably Sourced Building Materials9. Rewarding Sustainable Actions10. Sustainable Building Practice and Technology11. Sustainable Commuting12. Waste Reduction/Recycling	Social/Employees* <ul style="list-style-type: none">1. Community Engagement2. Diversity and Inclusion3. Equal Economic Opportunity4. Employee Engagement5. Human Rights6. Industry and Vendor Relations7. Occupational Health, Safety and Wellness8. Talent Attraction and Retention9. Training and Development10. Social and Economic Stability11. Supply Chain Management	Governance* <ul style="list-style-type: none">1. Anti-Corruption2. Business Ethics and Integrity3. Business Model Resilience4. Business Relationships5. Capital Management6. Corporate Governance7. Data Security8. Financial Performance9. Leadership and Succession Planning10. Long Term Value Creation11. Responsible Supply Chain12. Stakeholder Engagement13. Transparency and Disclosure
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*Numbering does not indicate priority

Global Reporting Initiative (GRI) Content Index

GRI Standard	Disclosure Title	Description	Source
2 General Disclosures			
2-1	Organizational details	STORE Capital LLC. Privately held but was publicly listed until 2/3/2023, when acquired by GIC in partnership with Blue Owl Real Estate 8377 E. Hartford Dr. Suite 100 Scottsdale, Arizona 85255, United States of America	10-K
2-2	Entities included in the organization's sustainability reporting	STORE Capital LLC. (STORE Capital) reports only as one entity in its sustainability report. After the merger with GIC and Blue Owl Real Estate, STORE Capital Corporation is now STORE Capital LLC. The 2022 audited consolidated financial statements for STORE Capital Corporation are in the 10-K. For sustainability purposes, this report only pertains to STORE Capital.	Scale of organization can be found on pp. 1-5 of the 10-K
2-3	Reporting period, frequency and contact point	May, 2022 - May, 2023 (sustainability reporting); (Report diversity and employee metrics, GHG Assessment, energy, water, waste data as of (Jan 1- Dec 31 2022)) January 1, 2022 - December 31, 2022 (financial reporting); July 2022 (publication date of the report) Chad Freed, Executive Vice President, General Counsel and Corporate Secretary	Content Index
2-4	Restatements of information	STORE Capital has further specified the location of information, utilizing additional policies, and sections of policies and reports for disclosures to improve transparency in reporting.	Content Index
2-5	External assurance	None	N/A
Activities and workers			
2-6	Activities, value chain and other business relationships	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. 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. Our Code of Business Conduct and Ethics sets forth the guiding principles by which we operate our company and conduct business with our vendors.	10-K & Code of Business Conduct and Ethics

2-7	Employees	Full-time Permanent Male 56% 65 Female 44% 51 U.S. Employees 100% 116	10-K p. 5; Corporate Responsibility Report p. 48
As of December 31, 2022, we had 116 full-time employees, all of whom are located in our single office in Scottsdale, Arizona.			
2-8	Workers who are not employees	Between January 1, 2022 – December 31, 2022, STORE hired nine interns for various lengths of time, who worked 15-29 hours per week. Duties include assisting the Company's Portfolio Management, Underwriting, Acquisitions and Marketing Departments as well as other areas of our business with various projects as needs arise. Other responsibilities may include industry and customer research, analysis, and administrative duties.	Content Index
Governance			
2-9	Governance structure and composition	STORE is actively engaged on environmental, social, and governance topics and delegates authority to the Executive Team. STORE has established an ESG Working Group comprising a diverse group of management and employee representatives that serves as an internal working group focused on developing and furthering our sustainability efforts, both at our home office and with our customers. The efforts of our ESG Working Group are overseen by the Executive Team that selects and coordinates our specific sustainability-related initiatives related to general ESG topics, which include DEIB and climate-related risks and opportunities. The ESG Working Group meets biweekly and reports to the Executive Team. The Executive Team meets on a biweekly cadence and, each quarter, reports to our Board of Directors, the highest governance body. Our Board serves as STORE's ultimate decision-making body, playing a critical role in the strategic planning process. Our Board selects and oversees the members of our senior management team, who are charged by our Board with conducting the day-to-day business of STORE. Our Board is comprised of representatives appointed by each of our members in accordance with the terms of our operating agreement. In the event of the removal of a director, the resulting vacancy shall be filled by the member that designated the removed director. STORE Capital has nine Board members, and eight of the nine Board members are independent.	Corporate Governance Guidelines; 10-K Part II & Part III
2-10	Nomination and selection of the highest governance body		
2-11	Chair of the highest governance body		
2-12	Role of the highest governance body in overseeing the management of impacts		
2-13	Delegation of responsibility for managing impacts		
2-14	Role of the highest governance body in sustainability reporting		

Global Reporting Initiative (GRI) Content Index

2-15	Conflicts of interest	Please see SECTION 2 of our Code of Business Conduct and Ethics.	Code of Business Conduct and Ethics
2-16	Communication of critical concerns	STORE Capital welcomes open communication including critical concerns to the highest governance bodies of the organization. There has been no communication classified as “critical” that has been communicated to the highest governance bodies during 2022.	Code of Business Conduct and Ethics Sections 14 & 15
2-17	Collective knowledge of the highest governance body	The ESG Working Group is responsible for providing supportive materials to the Executive Team that are relevant to the ESG items on the meeting agenda.	Content Index
2-18	Evaluation of the performance of the highest governance body	Our Board serves as the ultimate decision-making body of STORE playing a critical role in the strategic planning process and strategy. Our Board selects and oversees the members of our senior management team, who are charged by our Board with conducting the day-to-day business of STORE.	10-K pp. 64-81
2-19	Remuneration policies	Please see our Compensation Discussion and Analysis section in the 10-K.	10-K Item 11. pp. 64-81
2-20	Process to determine remuneration	Our process to determine remuneration seeks to develop a well-balanced program that contains a competitive annual base salary but that is weighted towards variable at-risk pay elements through the use of short-term and long-term cash incentive compensation. Please see our Compensation Discussion and Analysis section in the 10-K.	10-K Item 11. pp. 64-81
2-21	Annual total compensation ratio	The ratio of the annual total compensation of Ms. Fedewa, our Chief Executive Officer for fiscal 2022, to the median of the annual total compensation of all employees was 63.8 to 1. There was a percentage decrease of 13.3% in the compensation ratio from 2021 to 2022.	10-K p. 79
2-22	Statement on sustainable development strategy	Please see STORE Capital's CEO Letter in our Corporate Responsibility Report.	Corporate Responsibility Report pp. 6-7
2-23	Policy commitments	<p>Our Code of Business Conduct and Ethics describes various situations related to implementing the organization's policies and practices for responsible business conduct.</p> <p>Our Policy Statement on Human Rights explains how STORE Capital strives to conduct its 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 Labor Organization's Declaration on Fundamental Principles and Rights at Work.</p> <p>Our Policy Statement on Environmental Sustainability explains our acquisition process, demonstrating STORE Capital's commitment to environmental sustainability and the mitigation of environmental risks in connection with the development of our property portfolio.</p>	Code of Business Conduct and Ethics; Policy Statement on Environmental Sustainability; Policy Statement on Human Rights

2-24	Embedding policy commitments	We require that each new employee complies with our Code of Business Conduct and Ethics (the “Code”), our General Policy Regarding Compliance with Anti-Corruption Principles, and other corporate policies upon hire. We require that all employees, including management, annually certify that they have read and understood the Code. As part of our internal audit function, we conduct periodic audits to determine internal compliance with the Code. Please see our Code of Business Conduct and Ethics, Policy Statement on Environmental Sustainability, and Policy Statement on Human Rights for policy governance.	Code of Business Conduct and Ethics; Policy Statement on Environmental Sustainability; Policy Statement on Human Rights
2-25	Processes to remediate negative impacts	Please see our Employee Reporting Procedure in our Corporate Responsibility Report.	Employee Reporting Procedure; Corporate Responsibility Report p.68
2-26	Mechanisms for seeking advice and raising concerns	In the Code of Business Conduct and Ethics is described various situations on implementing the organization's policies and practices for responsible business conduct. STORE provides guidance on how to raise concerns about any business conduct in the organization. These mechanisms are also supplemented by STORE's whistleblower hotline policy and various stakeholder engagement practices where STORE continuously asks for advice and encourages communication.	Code of Business Conduct and Ethics, Sections 14-15, and 16
2-27	Compliance with laws and regulations	There were no significant instances of non-compliance with laws and regulations during the reporting period.	Content Index
2-28	Membership associations	STORE is a Member of NAREIT. STORE's Executive Vice President, General Counsel, Corporate Secretary is a member of NAREIT's Real Estate Sustainability Council. STORE's Director - HR, Talent & Diversity is a member of NAREIT's Social Responsibility Council. STORE's Director, ESG Programs and Reporting is a member of NAREIT's Real Estate Sustainability Council.	Content Index
Stakeholder Engagement			
2-29	Approach to stakeholder engagement	Please see our Stakeholder Engagement and Materiality Matrix sections in our Corporate Responsibility Report as well as our Corporate Responsibility section of our 10-K.	Stakeholder Engagement, Materiality Matrix, Corporate Responsibility Report pp. 84-85 10-K p. 3
2-30	Collective bargaining agreements	None	Content Index
GRI 3 Material Topics			
3-1	Process to determine material topics	Please see our Stakeholder Engagement and Materiality Matrix sections in our Corporate Responsibility Report.	Stakeholder Engagement, Materiality Matrix, Corporate Responsibility Report pp. 84-87
3-2	List of material topics	Please see our Materiality Matrix sections in our Corporate Responsibility Report.	Stakeholder Engagement, Materiality Matrix, Corporate Responsibility Report pp. 84-87

Global Reporting Initiative (GRI) Content Index

GRI 3 Material Topic Standards			
GRI 201 Economic Performance 2016			
3-3	Management of Material Topics	Please see STORE Capital's Part II of 10-K.	10-K
201-1	Direct Economic Value Generated and Distributed	Please see STORE Capital's Part II and III of our 10-K.	10-K
201-2	Financial implications and other risks and opportunities due to climate change	Our Taskforce on Climate-Related Financial Disclosures (TCFD) disclosures outline how we assess and manage climate-related risks and opportunities.	TCFD: Climate-Related Risk and Opportunity Matrix; Corporate Responsibility Report pp. 112-114
201-3	Defined benefit plan obligations and other retirement plans	Please see our 10-K and Corporate Responsibility Report for a description of certain retirement plans and other benefits that STORE offers.	10-K pp.70-71; The Employee Experience, Corporate Responsibility Report pp. 58-61
201-4	Financial assistance received from the government	None	Content Index
GRI 203 Indirect Economic Impacts 2016			
3-3	Management of Material Topics	Please see STORE Capital's Environmental Approach and Community & Charitable Giving in our Corporate Responsibility Report.	Environmental Approach, Community & Charitable Giving, Corporate Responsibility Report pp. 20, 62-63
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.	Environmental Approach, Corporate Responsibility Report pp.20-23
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. We also enhanced skills and knowledge in a professional community through a Virtual Externship Program, and have an employee matching program for charitable donations.	Environmental Approach, Community & Charitable Giving, Corporate Responsibility Report pp. 20, 62-53
GRI 205 Anti-Corruption			
3-3	Management of Material Topics	Please see STORE Capital's General Policy on Compliance with Anti-Corruption Principles.	General Policy on Compliance with Anti-Corruption Principles
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	Communication 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 of corruption and actions taken	None	Content Index

GRI 206 Anti-Competitive Behavior				
3-3	Management of Material Topics	Please see STORE Capital's Code of Business Conduct and Ethics.		Code of Business Conduct and Ethics
206-1	Legal actions for anti-competitive behavior, anti-trust, and monopoly practices	None		Please see STORE Capital's Code of Business Conduct and Ethics.
GRI 302 Energy				
3-3	Management of Material Topics	Please see STORE Capital’s Policy Statement on Environmental Sustainability and Environmental Approach in our Corporate Responsibility Report.		Policy Statement on Environmental Sustainability; Environmental Approach, Corporate Responsibility Report pp. 18-39
302-1	Energy consumption within the organization	Estimated Energy Consumption within the Organization (MWh)		
		2022	2021	
		Total Energy Consumption	358	335
		Natural Gas	0	0
		Purchased Electricity	358	335
		Data Coverage (Square Footage)	27,780	27,780
		Energy consumed within the organization at our corporate office in 2022 and 2021 was estimated by allocating the building’s total energy use to STORE’s leased portion. Actual energy use data is not available as the home office is not submetered.		
302-2	Energy consumption outside of the organization	Estimated Energy Consumption outside the Organization (MWh)		
		2022	2021	
		Total Energy Consumption	2,248,837	2,064,729
		Natural Gas	457,043	421,470
		Purchased Electricity	1,791,794	1,643,259
		Data Coverage (Square Footage)	107,814,122	100,145,000
		The energy consumption outside of the organization from downstream leased properties owned during the reporting year was estimated using the U.S. EIA’s Commercial Buildings Energy Consumption Survey (CBECS) 2018. The average energy intensity usage by square foot was applied based on the building’s principal activity type as defined by CBECS. For buildings that included natural gas as an energy source, the duplicate CBECS electricity subcategories of space heating, water heating, cooking, and other were excluded to avoid duplicate usage.		
302-3	Energy intensity	Estimated Energy Intensity		
		2022	2021	
		Corporate Office (directly managed)	12.9	12.1
		Portfolio (indirectly managed)	20.9	20.6

Global Reporting Initiative (GRI) Content Index

GRI 303 Water and Effluents																																
3-3	Management of Material Topics	Please see STORE Capital's Policy Statement on Environmental Sustainability and Environmental Approach in our Corporate Responsibility Report.	Policy Statement on Environmental Sustainability; Environmental Approach, Corporate Responsibility Report pp. 20-37																													
303-1	Interactions with water as a shared resource	The portfolio properties and corporate office consumes water for normal business operations, heating, cooling, domestic use, and irrigation. All water consumption was estimated by applying the average square foot water usage by principal building type according to the U.S. EIA's Commercial Buildings Energy Consumption Survey (CBECS) 2012. The EIA did not update commercial water use data in their 2018 CBECS survey, therefore the 2012 data was used. In 2022, only 2.4% of the portfolio's estimated water consumption occurred in regions with "high" or "very high" weighted aggregate water risk, and 14% from regions with "high" or "very high" baseline water stress, as defined by the World Resources Institute's (WRI's) Aqueduct Risk Atlas Tool. Both measures were reductions from 2021 levels. We work with our tenants to reduce water consumption; see our Corporate Responsibility Report.	Policy Statement on Environmental Sustainability; Environmental Approach, Corporate Responsibility Report pp. 20-37																													
303-5	Water consumption	<table><tr><th rowspan="2">Estimated water consumption (ML)</th><th colspan="2">2022</th><th colspan="2">2021</th></tr><tr><th>All Areas</th><th>Water Stressed</th><th>All Areas</th><th>Water Stressed</th></tr><tr><td>Corporate office (directly managed)</td><td>0.92</td><td>0.92</td><td>1.24</td><td>1.24</td></tr><tr><td>Data coverage (square footage)</td><td>27,780</td><td>27,780</td><td>27,780</td><td>27,780</td></tr><tr><td>Portfolio (indirectly managed)</td><td>6,766</td><td>1,027</td><td>6,240</td><td>1,162</td></tr><tr><td>Data coverage (square footage)</td><td>107,814,122</td><td>14,760,132</td><td>100,145,000</td><td>17,257,433</td></tr></table> <p>The table represents estimated water consumption from within and outside the organization. Water consumption for portfolio properties was estimated by applying the average square foot usage by principal building type from the U.S. EIA's Commercial Buildings Energy Consumption Survey (CBECS) 2012. The EIA did not update commercial water use data in their 2018 CBECS survey, therefore the 2012 data was used. The 2021 and 2022 corporate office water consumption was estimated by allocating the building's total water consumption based on STORE's leased portion. Water stress is defined as water consumption within areas of "high" or "very high" baseline water stress as defined by the World Resources Institute's (WRI) Aqueduct Water Risk Atlas tool.</p>		Estimated water consumption (ML)	2022		2021		All Areas	Water Stressed	All Areas	Water Stressed	Corporate office (directly managed)	0.92	0.92	1.24	1.24	Data coverage (square footage)	27,780	27,780	27,780	27,780	Portfolio (indirectly managed)	6,766	1,027	6,240	1,162	Data coverage (square footage)	107,814,122	14,760,132	100,145,000	17,257,433
Estimated water consumption (ML)	2022		2021																													
	All Areas	Water Stressed	All Areas	Water Stressed																												
Corporate office (directly managed)	0.92	0.92	1.24	1.24																												
Data coverage (square footage)	27,780	27,780	27,780	27,780																												
Portfolio (indirectly managed)	6,766	1,027	6,240	1,162																												
Data coverage (square footage)	107,814,122	14,760,132	100,145,000	17,257,433																												

GRI 305 Emissions					
3-3	Management of Material Topics	Please see STORE Capital's Environmental Approach.			Environmental Approach, Corporate Responsibility Report pp. 20-37
305-1	Direct (Scope 1) GHG emissions	There are no Scope 1 emissions to report. The corporate office does not utilize natural gas as an energy source, and there are no mobile direct emissions sources. The corporate office is leased, and fugitive emissions from refrigerant use data was not available.			Content Index
305-2	Indirect (Scope 2) GHG emissions	Estimated Scope 2 GHG emissions (CO2e)	2022	2021	
		Total Scope 2 emissions	134	125	
		Purchased Electricity (location based)	134	125	
		Data Coverage (Square Footage)	27,780	27,780	
		The Scope 2 emissions associated with purchased electricity consumed within the corporate office were estimated by allocating the building's total energy use to STORE's leased portion. Emission reporting is aligned with WRI's Greenhouse Gas Protocol: A Corporate Accounting and Reporting Standard. Grid emissions factors from the U.S. Environmental Protection Agency's (EPA) eGRID 2021 were used for purchased electricity, which utilize global warming potentials from the Intergovernmental Panel on Climate Change (IPCC), Fifth Assessment Report.			
305-3	Other indirect (Scope 3) GHG emissions	Estimated Scope 3 GHG emissions (MT CO2e)	2022	2021	
		Total Scope 3 emissions	896,396	759,646	
		Purchased Electricity (location based)	896,396	759,646	
		Data Coverage (Square Footage)	107,814,122	100,145,000	
		The Scope 3 Emissions reported are for downstream leased properties owned during the reporting year. The emissions reported are aligned with WRI's Corporate Value Chain (Scope 3) Accounting and Reporting Standard. Greenhouse gas emissions apply the U.S. EPA's Emissions Factors for Greenhouse Gas Inventories for stationary combustion and U.S. EPA's eGRID 2021 for purchased electricity; both utilize global warming potentials from the IPCC's Fifth Assessment Report (AR5). Underlying energy consumption is based upon the methodology outlined in 302-2.			

Global Reporting Initiative (GRI) Content Index

305-4	GHG emissions intensity	Estimated GHG emissions intensity (kg CO2e/SF)	2022	2021		
		Corporate office (directly managed)	4.8	4.5		
		Portfolio (Indirectly managed)	7.8	7.6		
GRI 401 Employment						
3-3	Management of Material Topics	Please see STORE Capital's Social Section in our Corporate Responsibility Report.			Social Section of the Corporate Responsibility Report pp. 46-71	
401-2	Benefits provided to full-time employees that are not provided to temporary or part-time employees	Benefits standard for full-time employees are life insurance, health care, disability and invalidity coverage, parental leave, retirement provision, paid vacation, and paid volunteering time off.			Content Index	
401-3	Parental leave	Parental leave metrics				
		Total number of employees that were entitled to parental leave, by gender.	Total number of employees that took parental leave, by gender.	Total number of employees that returned to work in the reporting period after parental leave	Total number of employees that returned to work in the reporting period after parental leave ended that were still employed 12 months.	Return to work and retention rates of employees that took parental leave by gender.
		116 67 males 49 females	3 2 males 1 female	6 5 males/100% 1 female/100%	100% females n/a males	100% both males and females
GRI 403 Occupational Health and Safety						
3-3	Management of Material Topics	Please see our Employee Health and Safety (EHS) Program section of our Corporate Responsibility Report; Policy Statement on Human Rights, and Section 8 on Health and Safety in our Code of Business Conduct and Ethics.			Policy Statement on Human Rights; Code of Business Conduct and Ethics Employee Health and Safety (EHS) Program, Corporate Responsibility Report pp. 69-70	
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.			Employee Health and Safety (EHS) Program; Corporate Responsibility Report pp. 69-70	
403-2	Hazard identification, risk assessment, and incident investigation	In accordance with STORE's company procedure STORE personnel report known hazards, risks or incidents to the Human Resources and or applicable manager. 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.			Employee Health and Safety (EHS) Program; Corporate Responsibility Report pp. 68-69	

403-3	Occupational health services	STORE Capital has partnered with Marquee Health to provide our employees with a health and wellness portal. Through this site, employees have access to health improvement modules, on-demand wellness videos, personal health assessments, Wellbeing Place blog, wellness challenges, and monthly newsletters and webinars. Marquee Health offers cost-free, confidential and professional health coaching for topics such as physical activity, nutrition, weight management, smoking and tobacco cessation, stress management, sleep hygiene, heart health, finance management, healthy family habits, general health and prevention, cancer resistance, diabetes education and prenatal wellness.	Employee Health and Safety (EHS) Program; Corporate Responsibility Report pp. 69-70
403-4	Worker participation, consultation, and communication on occupational health and safety	STORE has a dedicated Wellness Committee that works to improve occupational health and safety opportunities for employees.	Employee Health and Safety (EHS) Program; Corporate Responsibility Report pp. 69-70
403-6	Promotion of worker health	STORE Capital facilitates workers' access to non-occupational medical and healthcare services like biometric health screening, flu shot clinics, wellness challenges (focusing on water intake, healthy habits), a wellness website, and vaccine sight setup for employees. Our Wellness Committee focuses on promoting worker health through our provided services.	Employee Health and Safety (EHS) Program; Corporate Responsibility Report pp. 69-70
403-8	Workers covered by an occupational health and safety management system	Pertains to 100% of employees.	Content Index
403-9	Work-related injuries	None	Content Index
403-10	Work-related ill health	None	Content Index

Global Reporting Initiative (GRI) Content Index

GRI 404 Training and Education			
3-3	Management of Material Topics	Please see our Social section of our Corporate Responsibility Report and the Human Capital Management section in our 10-K.	Social Section of the Corporate Responsibility Report pp. 46-71 10-K pp. 4-5
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.	Employee Training and Compliance & Professional Development, Corporate Responsibility Report pp. 67-68
404-2	Programs for upgrading employee skills and transition assistance programs	STORE is committed to providing employees with professional development opportunities that increase their skills, drive results, and enhance both the success of the employee and organization through our training and reimbursement program.	Employee Training and Compliance & Professional Development, Corporate Responsibility Report pp. 67-68

GRI 405 Diversity and Equal Opportunity																																													
3-3	<div><div>Management of Material Topics</div><div>STORE Capital recognizes and values the diversity of people and perspectives and are committed to excellence and inclusion. In keeping with our values, we strive for fairness and equity in our hiring practices and in our workforce diversity, at all levels. We utilize the Bloomberg Gender Equality Index, a modified market capitalization-weighted index that aims to track the performance of public companies committed to transparency in gender-data reporting.</div></div> <div>Social Section of the Corporate Responsibility Report pp. 46-71 10-K pp. 4-5</div>																																												
405-1	<div><div>Diversity of governance bodies and employees</div><div><table><tr><th colspan="5">Board of Directors</th></tr><tr><th colspan="2">Gender</th><th colspan="3">Age</th></tr><tr><th>Male</th><th>Female</th><th>Under 30</th><th>30-50</th><th>Over 50</th></tr><tr><td>67% 6</td><td>33% 3</td><td>0% 0</td><td>11% 1</td><td>89% 8</td></tr></table><table><tr><th colspan="8">Ethnicity - Board of Directors</th></tr><tr><th>Asian (Excluded Indian/ South Asian)</th><th>Black/ African-American</th><th>Caucasian/ White</th><th>Hispanic/ Latin American</th><th>Indian/ South Asian</th><th>Middle-Eastern/ North African</th><th>Native American/ Alaskan Native</th><th>Hawaiian/ Other Pacific Islander</th></tr><tr><td>0% 0</td><td>11% 1</td><td>78% 7</td><td>0% 0</td><td>0% 0</td><td>11% 1</td><td>0% 0</td><td>0% 0</td></tr></table><div>Data as of December 31, 2022. Board ethnicity categories in accordance with Institutional Shareholder Services (ISS) definitions</div></div></div>	Board of Directors					Gender		Age			Male	Female	Under 30	30-50	Over 50	67% 6	33% 3	0% 0	11% 1	89% 8	Ethnicity - Board of Directors								Asian (Excluded Indian/ South Asian)	Black/ African-American	Caucasian/ White	Hispanic/ Latin American	Indian/ South Asian	Middle-Eastern/ North African	Native American/ Alaskan Native	Hawaiian/ Other Pacific Islander	0% 0	11% 1	78% 7	0% 0	0% 0	11% 1	0% 0	0% 0
Board of Directors																																													
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0% 0	11% 1	78% 7	0% 0	0% 0	11% 1	0% 0	0% 0																																						

GRI 405 Diversity and Equal Opportunity

Employees				
Gender		Age		
Male	Female	Under 30	30-50	Over 50
56% 65	44% 51	34% 40	46% 53	20% 23

Ethnicity - Employees						
Hispanic/ Latino	Caucasian/ White	Black/ African-Amer- ican	Native Hawaiian or Pacific Islander	Asian	American Indian/ Alaskan	Two or more races
10% 12	81% 94	1% 1	0% 0	4% 5	0% 0	3% 4

Data as of December 31, 2022 Employee ethnicity categories in accordance with EEO-1 form

GRI 413 Local Communities

3-3	Management of Material Topics	STORE Capital initiated a Tenant Outreach Program to support our tenants with property-level sustainability solutions. Our commitment to environmental sustainability and the mitigation of environmental risks in connection with the development of our property portfolio begins before we acquire a real estate asset and is evident throughout the property acquisition process. Both our Tenant Outreach Program and acquisition due-diligence process contribute to managing the impacts of our operations on the community. STORE Capital also supports the Urban Land Institute’s efforts to promote the integration of arts and culture in community revitalization in metro Phoenix, AZ. STORE Capital also contributes to our community and many communities across the country through multiple investments and associated career opportunities	Real Estate Acquisition Process, Environmental Sustainability Initiatives, Corporate Responsibility Report pp. 14-15 & Charitable Giving and Community Support, Corporate Responsibility Report pp. 62
413-1	Operations with local community engagement, impact assessments, and development programs	Please see our Real Estate Acquisition Process and Environmental Sustainability Initiatives Sections in our Corporate Responsibility Report.	Real Estate Acquisition Process, Environmental Sustainability Initiatives, Corporate Responsibility Report pp. 14-15
413-2	Operations with significant actual and potential negative impacts on local communities	Please see our Real Estate Acquisition Process and Environmental Awareness Sections in our Corporate Responsibility Report.	Real Estate Acquisition Process, Environmental Sustainability Initiatives, Corporate Responsibility Report pp. 14-15

Global Reporting Initiative (GRI) Content Index

GRI 308 & 414 Supplier Environmental & Social Assessment			
3-3	Management of Material Topics	STORE Capital has adopted a Vendor Code of Conduct that provides guidelines 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.	Real Estate Acquisition Process, Environmental Sustainability Initiatives, Corporate Responsibility Report pp. 14-15
308-1	Average hours of training per year per employee	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.	Supply Chain/Vendor Standards Governance, Corporate Responsibility Report pp. 82
308-2	Programs for upgrading employee skills and transition assistance programs	No significant issues with non-compliance.	Content Index
414-2	Negative social impacts in the supply chain and actions taken	No significant issues with non-compliance.	Content Index
GRI 418 Customer Privacy			
3-3	Management of Material Topics	In order to respond to the threat of security breaches and cyberattacks, we have developed a program, under the leadership of our Senior Vice President of Information Technology, that is designed to protect and preserve the confidentiality, integrity and continued availability of all information owned by, or in the care of, STORE. This program also includes a cyber-incident response plan.	Cyber Security, Corporate Responsibility Report pp. 83
418-1	Substantiated complaints concerning breaches of customer privacy and losses of customer data	The organization has not identified any substantiated complaints.	Content Index

Real Estate Standard Sustainability Disclosure Topics & Accounting Metrics

SASB Appendix							
Energy Management	Estimated energy use by property subsector	2022			2021		
		Estimated energy use (GJ)	Data coverage	Estimated grid electricity percentage	Estimated energy use (GJ)	Data coverage	Estimated grid electricity percentage
	Education	173,166	100%	61%	179,399	100%	63%
	Food Sales	28,080	100%	90%	28,080	100%	90%
	Food Service	651,652	100%	58%	680,933	100%	60%
	Health care - Outpatient	149,344	100%	82%	139,702	100%	83%
	Mercantile - Retail (other than mall)	788,612	100%	75%	739,513	100%	76%
	Office	185,851	100%	81%	160,761	100%	82%
	Other	5,098,002	100%	88%	4,501,987	100%	88%
	Public assembly	368,271	100%	52%	380,740	100%	55%
	Service	232,103	100%	57%	219,774	100%	60%
	Warehouse and Storage	420,733	100%	62%	402,136	100%	61%
	Total	8,095,813	100%	80%	7,433,024	100%	80%
Disclosure Topic	Accounting Metric/ Subtopic Description	Unit of Measure	Code	Response			
	Energy consumption data coverage as a percentage of total floor area, by property subsector	Percentage (%) by floor area	IF-RE-130a.1	100% coverage provided through estimated energy consumption within and outside the organization. Energy consumption was estimated using 2018 CBECS average energy intensity values by principal building use. Property subsectors provided were matched to Nareit's defined property subsectors. In some instances, CBECS' property types may not align with property types defined by STORE. For example, the CBECS property type "Office" includes medical offices that do not utilize diagnostic equipment and "Warehouse and Storage" includes construction materials wholesalers. A complete overview of CBECS' property types may be found on their website. All portfolio properties include triple net leases, actual energy data and the portion generated from renewable was not available. For buildings that included natural gas as an energy source, the duplicate CBECS electricity subcategories of space heating, water heating, cooking, and other were excluded to avoid duplicate usage.			
	1. Total energy consumed by portfolio area with data coverage 2. Percentage grid electricity 3. Percentage renewable, by property subsector	Gigajoules (GJ), Percentage (%)	IF-RE-130a.2	All energy consumption outside of the organization from downstream leased properties owned during the reporting year was estimated using the U.S. EIA's Commercial Buildings Energy Consumption Survey (CBECS) 2018. The average energy intensity usage by square foot was applied based on the building's principal activity type as determined by CBECS.			
	Like-for-like percentage change in energy consumption for the portfolio area with data coverage, by property subsector	Percentage (%)	IF-RE-130a.3	Like-for-like percentage change in energy consumption between 2022 and 2021 is unchanged as the same CBECS energy intensity data was used for both reporting years.			
	Description of how building energy management considerations are integrated into property investment analysis and operational strategy	n/a	IF-RE-130a.5	STORE Capital proactively reaches out to our customers to explore energy efficiency and carbon emissions reduction opportunities. We share best practices and offer educational resources, consultation, and vendor partnership opportunities. Please see STORE Capital's Environmental Section in our Corporate Responsibility Report to learn more about how STORE reduces energy consumption in our portfolio.			

Real Estate Standard Sustainability Disclosure Topics & Accounting Metrics

SASB Appendix											
Water Management	Estimated energy use by property subsector	2022					2021				
		Total estimated water consumption data coverage (total floor area square)	Data coverage as a Percentage of total floor area	Estimated total water consumption (thousand cubic meters)	Estimated water consumption with "High" or "Very High" Baseline Water Stress (total floor area square footage)	Estimated water consumption percentage with "High" or "Very High" Baseline	Total estimated water consumption data coverage (total floor area square)	Data coverage as a percentage of total floor area	Estimated total water consumption (thousand cubic meters)	Estimated water consumption with "High" or "Very High" Baseline Water Stress (total floor area square footage)	Estimated water consumption percentage with "High" or "Very High" Baseline Water Stress
	Education	4,080,512	100%	226	844,982	21%	4,274,865	100%	236	976,773	23%
	Food Sales	138,374	100%	10	37,334	27%	138,374	100%	9	37,334	27%
	Food Service	3,518,054	100%	270	383,505	11%	3,702,588	100%	285	402,997	11%
	Health care - Outpatient	2,259,174	100%	133	499,468	22%	2,118,608	100%	125	500,978	24%
	Mercantile - Retail (other than mall)	14,749,751	100%	1,133	2,689,320	18%	13,884,128	100%	1,067	2,652,339	19%
	Office	3,630,664	100%	201	923,252	25%	3,177,183	100%	174	910,182	29%
	Other	50,416,359	100%	3,463	3,992,263	8%	44,503,193	100%	3,003	6,339,309	14%
	Public Assembly	6,526,902	100%	630	2,508,931	38%	6,881,241	100%	669	2,645,417	38%
	Service	6,345,535	100%	487	1,170,111	18%	6,163,697	100%	474	1,031,088	17%
	Warehouse and Storage	16,151,819	100%	210	1,710,966	11%	15,328,903	100%	197	1,761,016	11%
	Grand Total	107,817,144	100%	6,763	14,760,132	14%	100,172,780	100%	6,240	17,257,433	17%
Disclosure Topic	Accounting Metric/ Subtopic Description		Unit of Measure	Code	Response						
	Water withdrawal data coverage as a percentage of: 1. Total floor area 2. floor area in regions with High or Extremely High Baseline Water Stress, by property subsector		Percentage (%) by floor area	IF-RE-140a.1	All portfolio properties have triple-net leases, and water withdrawal data was not available. Water consumption data outside of the organization was estimated using 2012 CBECS average water intensity consumption by principal building use. The EIA did not update commercial water use data in their 2018 CBECS survey. The 2022 and 2021 corporate office water consumption was estimated by allocating the building's total water consumption based on STORE's leased portion. In some instances, CBECS' property types may not align with property types defined by STORE. For example, the CBECS property type "Office" includes medical offices that do not utilize diagnostic equipment and "Warehouse and Storage" includes construction materials wholesalers. A complete overview of CBECS' property types may be found on their website.						
	1. Total water withdrawn by portfolio area with data coverage 2. percentage in regions with High or Extremely High Baseline Water Stress, by property subsector		Percentage (%) by floor area	IF-RE-140a.2	All portfolio properties have triple-net leases, and water withdrawal data was not available. Water consumption data outside of the organization was estimated using 2012 CBECS average water intensity consumption by principal building use. The EIA did not update commercial water use data in their 2018 CBECS survey. The 2022 and 2021 corporate office water consumption was estimated by allocating the building's total water consumption based on STORE's leased portion. In some instances, CBECS' property types may not align with property types defined by STORE. For example, the CBECS property type "Office" includes medical offices that do not utilize diagnostic equipment and "Warehouse and Storage" includes construction materials wholesalers. A complete overview of CBECS' property types may be found on their website.						
	Like-for-like percentage change in water withdrawn for portfolio area with data coverage, by property subsector		Percentage (%)	IF-RE-140a.3	Like-for-like percentage change in energy consumption between 2022 and 2021 is unchanged as the same CBECS energy intensity data was used for both reporting years.						

Real Estate Standard Sustainability Disclosure Topics & Accounting Metrics

SASB Appendix				
Disclosure Topic	Accounting Metric/ Subtopic Description	Unit of Measure	Code	
	Description of water management risks and discussion of strategies and practices to mitigate those risks	n/a	IF-RE-140a.4	Please see GRI 303: Water and Effluents to learn more on how STORE Capital utilized the World Resources Institute's (WRI) Aqueduct Water Risk Atlas tool to assess our portfolio water consumption as it relates to water stress and water risk. Please see STORE Capital's Environmental Section in our Corporate Responsibility Report to learn more about how STORE reduces water consumption in our portfolio.
Management of Tenant Sustainability Impacts	Percentage of tenants that are separately metered or submetered for (1) grid electricity consumption and (2) water withdrawals, by property subsector	Percentage (%) by floor area	IF-RE-410a.2	99.9%
	Discussion of approach to measuring, incentivizing, and improving sustainability impacts of tenants	n/a	IF-RE-410a.3	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. Please see STORE Capital's Environmental Section in our Corporate Responsibility Report to learn more about how STORE supports our tenants in the implementation of green programs.
Climate Change Adaptation	Description of climate change risk exposure analysis, degree of systematic portfolio exposure, and strategies for mitigating risks	n/a	IF-RE-450a.2	STORE Capital has analyzed water-related physical climate change risks utilizing the World Resources Institute's (WRI) Aqueduct Water Risk Atlas tool. For more information regarding our efforts to align with the TCFD's recommended disclosures, please see our Climate-Related Risk and Opportunity Matrix on pages 112-114 of this report.

Real Estate Standard Sustainability Disclosure Topics & Accounting Metrics

SASB Appendix			
Activity Metric	Unit of Measure	Code	
Number of assets, by property subsector	Number	IF-RE-000.A	In some instances, CBECS' property types may not align with property types defined by STORE. For example, the CBECS property type "Office" includes medical offices that do not utilize diagnostic equipment, and "Warehouse and Storage" include construction materials wholesalers. A complete overview of CBECS' property types may be found on their website.
Leasable floor area, by property subsector	Square feet	IF-RE-000.B	In some instances, CBECS' property types may not align with property types defined by STORE. For example, the CBECS property type "Office" includes medical offices that do not utilize diagnostic equipment, and "Warehouse and Storage" include construction materials wholesalers. A complete overview of CBECS' property types may be found on their website.

Real Estate Standard Sustainability Disclosure Topics & Accounting Metrics

SASB Appendix			
Activity Metric	Unit of Measure	Code	
Percentage of indirectly managed assets, by property subsector	Percentage (%) by floor area	IF-RE-000.C	In some instances, CBECS' property types may not align with property types defined by STORE. For example, the CBECS property type "Office" includes medical offices that do not utilize diagnostic equipment, and "Warehouse and Storage" include construction materials wholesalers. A complete overview of CBECS' property types may be found on their website.
Average occupancy rate, by property subsector	Percentage (%)	IF-RE-000.D	See website for more information:

TCFD: Climate-Related Risk and Opportunity Matrix

Short-Term: Present-2025 Medium-Term: Present-2026-2030 Long-Term: Present-2031-2050

Risks	Identified Risks & Impacts	Time Horizon	Opportunities & Response
Transaction Risks			
Policy and legal	<p>Potential and emerging regulations- Risks driven by future regulations associated with enhanced resource efficiency regulations, disclosure of building benchmarking data, minimum existing building performance standards, and more stringent new building codes, increasing costs of GHG emissions.</p> <p>Increased emissions & risk reporting obligations- Future risk of mandatory emissions and climate risk reporting obligations associated with the SEC's proposed tenant Scope 3 emissions requirement and climate-related risks. emissions and reporting obligations may require tenants to provide mandatory disclosures to investors or lenders.</p> <p>Increased operating costs- Anticipated rising tenant costs due to future grid energy decarbonization, water usage (especially in water-stressed regions), increased insurance premiums due to increasing extreme weather events, and legislation requiring retrofits of mixed-fuel buildings to all-electric.</p>	Short Term Medium Term	<p>Resilience and resource efficiency- STORE performs comprehensive due diligence, including environmental evaluations and sustainable practices assessments, on each property prior to acquisition. There is an opportunity to further incorporate climate resilience measures during acquisition and annual property inspections. While STORE's risk is limited due to the tenants' responsibility under our triple-net lease agreements, we strive to work together and offer resources to our tenants to reduce their impact and enhance our properties' climate resilience.</p>
Technology	<p>Cost to transition to lower emissions technology- Large investments in new carbon-focused technology may be required in our buildings' envelope, HVAC, efficient systems & appliances, EV charging, and low-water use landscaping.</p>	Short Term Medium Term	<p>Promoting efficiency and cost savings- In addition to evaluating building systems technology and efficiency at the acquisition phase, STORE continues to promote efficiency through our National Vendor Programs. These programs are strategic relationships with specialized companies to assist our tenants in maximizing their energy and operating expense savings and reducing their carbon footprint. The vendors offer products and services such as energy management, energy optimization, renewable energy, energy audit and benchmarking, and financing for sustainability projects. As tenants' climate-related expectations continue to evolve, staying ahead of their expectations with technology solutions will provide a strategic opportunity.</p>
Market	<p>Changing customer behavior- As tenants' preferences shift towards lower-carbon technologies, there is an increased expectation that landlords will offer services to expand onsite renewable energy options. Changing customer behavior and tenants' growing expectations for highly efficient and resilient buildings present the risk of reduced demand for lower-performing properties.</p>	Medium Term Long Term	<p>Enhanced customer focus- Expanded climate-related risk management focus on tenants' future expectations of our properties and their customers' shifting behavior and preferences provides STORE multiple opportunities. Enhanced tenant engagement is critical in the researching and monitoring needed to gain future strategic insights.</p>
Reputation	<p>Shifting tenant preferences- The risk of not responding to shifting tenant preferences and the inability to comply with future regulations could create a reputational risk and potentially a competitive disadvantage through the diminished ability to attract and retain tenants.</p> <p>Reputation- The risk of failing to adequately respond to the growing tenant demand for efficient buildings, sustainable and resilient designs, and proactive engagement for efficient retrofits could result in decreased demand for outdated space.</p>	Medium Term Long Term	<p>Tenant expectations- Numerous tenants have robust sustainability or ESG programs. These programs often include established efficiency and emissions reduction targets, minimum green building standards, and future resilience expectations. All indications point to continual ESG program development improvements for tenants to meet and exceed efficiency, regulatory, and stakeholder demands. There is an opportunity for STORE's reputation to be further enhanced as a company on the leading edge of providing sustainable, resilient, and operationally efficient buildings. Firms that are leaders in delivering sustainable and resilient buildings have the opportunity to be attractive to a broader segment of tenants and command higher lease rates. In the future, many tenants may have minimum building standards required to meet as a condition of leasing a property.</p>

TCFD: Climate-Related Risk and Opportunity Matrix

Short-Term: Present-2025 Medium-Term: Present-2026-2030 Long-Term: Present-2031-2050

Risks	Identified Risks & Impacts	Time Horizon	Opportunities & Response
Physical Risks			
Acute	Abrupt impacts due to climate change- The accumulated impacts of climate change will increase the probability and severity of events such as coastal and flash floods, extreme precipitation, hurricanes, severe weather, wind storms, heatwaves, wildfires, and poor air quality. While the impacts of acute physical climate change are presently occurring, the severity of future events is projected to intensify. These events can result in localized loss of power, disrupting tenants' operations and leading to increased planning and investment in business continuity strategies. Increases in extreme temperatures can increase building cooling load requirements and operations and maintenance costs.	Short Term Medium Term Long Term	Enhanced resilience and efficiency- To better optimize climate resilience, there is an opportunity to further incorporate climate-related risks into the pre-acquisition evaluation process. A thorough evaluation of existing properties under multiple future climate scenarios will help identify the properties most at risk. Ensuring risks are adequately met to fulfill tenants' current and long-term expectations as well as STORE's anticipated asset ownership periods. Our properties are dispersed widely across the US, with limited exposure to coastal areas, and less than 14% are in regions classified as "high" or "very high" water stress, as defined by the World Resources Institute's (WRI) Aqueduct Risk Atlas Tool. While tenants are required to maintain and insure buildings, we offer tenants resources to increase efficiency and resilience through our National Vendor Programs. There is an opportunity to increase STORE's involvement to continuously improve climate resilience across our portfolio, resulting in more attractive properties for our tenants, higher asset values, and lower insurance premiums. Shifting market opportunities - Future shifts in population and demographics resulting from climate change could create market opportunities based on the location and timing of these shifts.
Chronic	Gradual impacts of climate change- The risk of continually increasing GHG emissions levels will cause increased temperatures. Higher temperatures will increase the frequency and severity of heatwaves, droughts, and wildfires, which may necessitate additional improvements to buildings in vulnerable areas. Higher temperatures increase the atmosphere's carrying capacity of water vapor, intensifying future hurricanes, flash flooding, extreme precipitation events, and water scarcity. The increasing impacts of climate change and population growth in higher-risk areas have led to a rapid increase in insured natural catastrophe losses and the increased risk of higher premiums due to property damage or loss. Another gradual risk of climate change is future shifts in population and migration to more climate-resilient regions, which could reduce the attractiveness of properties in heavily impacted areas.	Short Term Medium Term	

