In their INVESTOR FACT SHEET Q1 2017, NYSE: STOR, S|T|O|R|E 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. S|T|O|R|E continues the investment activities of our senior leadership team, which has been investing in single-tenant operational, or profit-center, real estate for over thirty-five years. We are one of the largest and fastest-growing net-lease REITs and own a large, well-diversified portfolio that consists of investments in 1,750 property locations, or $5.5 billion in gross investment dollars, as of March 31, 2017. We estimate the market for STORE Properties to exceed $2.6 trillion in market value and to include more than 1.6 million properties.

**STOCK DATA**
- Recent price (5.4.17) $21.13
- Market cap (MM) $3,621
- Shares outstanding (MM) 171
- Annual dividend per share $1.16
- Current dividend yield 5.5%

**ANALYST COVERAGE**
- Baird
- BMO Capital Markets
- BTIG
- CapitalOne Securities
- Goldman Sachs
- Janney
- KeyBanc
- Ladenburg Thalmann
- Mizuho Securities USA
- Morgan Stanley
- Raymond James
- Stifel
- SunTrust Robinson Humphrey
- UBS
- Wells Fargo Securities
- Wunderlich Securities

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**FIVE KEYS TO UNDERSTANDING S|T|O|R|E**

**A GROWTH COMPANY THAT PAYS A HIGH DIVIDEND,**
We are a REIT that pays out a minimum of 90% of our taxable income. We are also rapidly adding to our investment portfolio. Portfolio growth, together with attractive lease contracts and scheduled rent increases, hold the promise for strong corporate cash flows and shareholder dividend growth.

**BUILT WITH DIVIDEND SECURITY IN MIND,**
We have one of the most highly diversified portfolios of any net-lease real estate investment trust. In addition, we deem approximately 75% of the lease contracts we hold to be of investment-grade quality. Our dividend is protected by this diversification and contract quality, in addition to our prudent dividend payout ratio relative to our cash flow.

**HIGHLY SELECTIVE IN THE INVESTMENTS WE MAKE,**
We were formed to fill the needs of thousands of large and middle market companies for efficient long-term capital for their profit-center real estate. By addressing this large market, we have maintained a large pipeline of targeted investment opportunities since the day we opened our doors. These opportunities allow us to be selective, choosing tenants we believe in and investments that offer attractive risk-adjusted returns.

**SCALABLE IN OUR OPERATIONS,**
As we grow, we expect the cost to manage our portfolio to decline as a percentage of investment value. We built STORE with highly efficient systems to enable this operating leverage.

**AND FOUNDED ON A 35-YEAR TRACK RECORD OF PERFORMANCE,**
Experience and leadership matter. Our leadership team has worked together for over 35 years, with STORE being the third in a series of publicly traded companies. Each prior company outperformed broad REIT performance benchmarks, delivering double-digit rates of stockholder return. While there can be no assurance that STORE will match this prior performance, our leadership team has originated and managed more profit return. While there can be no assurance that STORE will match this prior performance, our leadership team has worked together for over 35 years, as well.

“STORE Capital is completely distinctive, constructed deliberately on foundational building blocks based upon our decades of highly successful investment experience to make this the absolute best platform we have ever created.”
-- Christopher Volk, CEO
Our Asset Classes

SERVICE (~67%)
- Located near target customers
- Not readily available online
- Broad array of everyday services:
  - Early Childhood Education
  - Health Clubs
  - Pet Care
  - Dine-in Movie Theaters
  - Family Entertainment Destinations

RETAIL (~18%)
- Located in retail corridors
- Internet resistant
- High experiential component:
  - Furniture Stores
  - Home Goods Stores
  - Hunting/Fishing/Camping Outfitters
  - Hobby/Craft Centers

MANUFACTURING (~15%)
- Primarily located in industrial parks
- Strategically near customers/suppliers
- Broad array of industries
- Making everyday necessities:
  - Playground equipment
  - Medical Devices
  - Aerospace Components
  - Memory Foam Products

A Strong Business Model

Adding annual rent increases to lease rates results in attractive gross unleveraged returns

Lease rates exceed auction markets

Low fixed-rate borrowing costs enable attractive investment spreads

Our Portfolio at a Glance (as of March 31, 2016)

<table>
<thead>
<tr>
<th>Metric</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Investment Property Locations</td>
<td>1,750</td>
</tr>
<tr>
<td>Customers / States</td>
<td>369 / 48</td>
</tr>
<tr>
<td>Weighted Avg. Annual Lease Escalation</td>
<td>1.8%</td>
</tr>
<tr>
<td>Weighted Avg. Remaining Lease Contract Term</td>
<td>~14 yrs</td>
</tr>
<tr>
<td>Investment Portfolio Subject to NNN Leases</td>
<td>97%</td>
</tr>
<tr>
<td>Occupancy</td>
<td>99.5%</td>
</tr>
<tr>
<td>Median Unit Fixed Charge Coverage Ratio (FCCR)</td>
<td>2.1x</td>
</tr>
<tr>
<td>Median 4-Wall Coverage Ratio</td>
<td>2.7x</td>
</tr>
<tr>
<td>Proportion of Contracts Rated Investment Grade</td>
<td>~75%</td>
</tr>
<tr>
<td>Avg. Investment Amount/Replacement Cost (new)</td>
<td>82%</td>
</tr>
<tr>
<td>Investment Portfolio Subject to Master Leases</td>
<td>82%</td>
</tr>
<tr>
<td>Top Ten Customers</td>
<td>17.7%</td>
</tr>
</tbody>
</table>

For more summary portfolio and financial information, refer to our recent quarterly supplement.