

SPIRIT REALTY CAPITAL

# Driven to Deliver

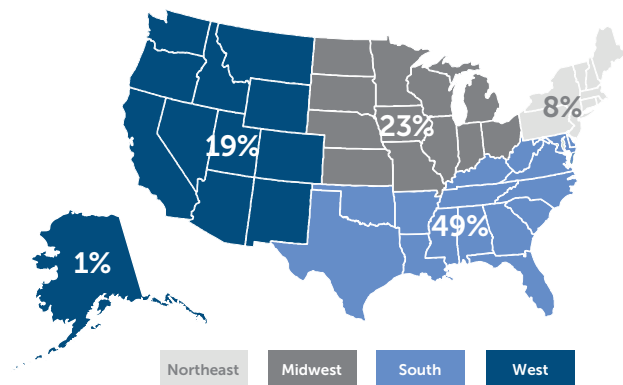
## Industry Leadership

Spirit Realty Capital (NYSE: SRC) is one of the largest publicly traded triple-net lease real estate investment trusts (REITs) in the country. We are a premier REIT in the Dallas metro area and one of only two non-mortgage publicly traded REITs headquartered in the state of Texas. With solid growth over the past decade, Spirit has become an industry leader as an owner of income-producing, operationally essential retail, industrial and office properties.

## Active Portfolio Management

Spirit seeks investments that represent solid opportunities for long-term returns, including the acquisition of net lease properties and sale-leaseback transactions in a variety of diversified asset classes. As of the fourth quarter of 2018, our \$5.1B portfolio consisted of 1,514 properties leased to 252 tenants across 49 states and 32 industries. Our aggregate gross leasable area is approximately 28MM square feet, with occupancy rates exceeding 99% and lease terms averaging 10 to 20 years. These single-tenant, operationally essential properties include restaurants, movie theaters, medical offices, health and fitness facilities, convenience stores, car washes, drugstores, distribution centers and data centers, in addition to retailers of groceries, building materials, sporting goods, automotive supplies and general merchandise.

### PORTFOLIO DIVERSIFICATION



### ASSET DIVERSIFICATION



% of Contractual Rent

## Creative Leasing Solutions

Spirit works with tenants to find creative solutions to benefit their business. We closely monitor real estate metrics to determine where a new acquisition's rent and purchase prices are relative to market rent and replacement costs. This data allows us to offer some of the most attractive rates in the industry, with flexible lease structures that meet tenants' operational needs. No one is more prepared to deliver creative deal structures than Spirit.

## Disciplined Investment Strategy

Our time-tested investment strategy includes monitoring industry trends to stay on top of the strengths and weaknesses in every sector in which we invest. Our team has practical knowledge of using data analysis to understand future economic trends for strategic investment. Spirit understands the importance of non-rated tenants with strong unit level performance that are frequently overlooked by traditional lenders and triple-net investors. Our industry experience and insight allows us to pursue portfolio diversification in markets with growth potential, providing stability in economic downturns, offering long-term growth while minimizing risk. We grow our portfolio rationally with a strong risk-to-return profile.

## Profitable Partnerships

We create thriving partnerships with operators, private equity sponsors and their advisors through successfully monetizing their real estate. As our partners sell their single-tenant property to us and lease it back, they unlock equity otherwise tied up in property investments. With added cash flow, our partners gain a competitive advantage by paying down debt, remodeling or expanding their business.



Walgreens



## Collaborative Culture

At Spirit Realty Capital, we know that the right team is essential to our continued success. Our collaborative culture gives employees the opportunity to work with the smartest, most energetic people in the industry. We have a proven investment and portfolio management strategy that positions us for strong growth, and we want a group of smart, passionate people to grow with us. You'll work with seasoned management that values your contribution, and a team of inspired individuals that respects your ideas. And, best of all, you'll enjoy what you do — every day. We are looking for new team members who share our vision to help us continue our legacy of success. Your path to greatness begins here: <http://www.spiritrealty.com/careers>.

### Contact us

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Spirit Realty Capital is an equal opportunity employer. All qualified applicants will receive consideration for employment without regard to race, color, religion, sex, national origin, disability, protected veteran status, or any other characteristic required by law.

