SITIO
ROYALTIES

Investor presentation

A Leading Mineral and Royalty Business

July 05, 2022

Disclaimer

FORWARD-LOOKING STATEMENTS

This presentation relates to Sitio Royalties Corp. (the “Company” or “Sitio”) and contains statements that may constitute “forward-looking statements” for purposes of federal securities laws. Forward-looking statements include, but are not limited to, statements that refer to projections, forecasts, or other characterizations of future events or circumstances, including any underlying assumptions. The words “anticipate,” “believe,” “continue,” “could,” “estimate,” “expect,” “intends,” “may,” “might,” “plan,” “seeks,” “possible,” “potential,” “predict,” “project,” “prospects,” “guidance,” “outlook,” “should,” “would,” “will,” and similar expressions may identify forward-looking statements, but the absence of these words does not mean that a statement is not forward-looking. These statements include, but are not limited to, statements about the Company’s expected results of operations, cash flows, financial position and future dividends and the Company’s ability to complete the Momentum acquisition; as well as future plans, expectations, and objectives for the Company’s operations, including statements about strategy, synergies, future operations, financial position, prospects, and plans. While forward-looking statements are based on assumptions and analyses made by us that we believe to be reasonable under the circumstances, whether actual results and developments will meet our expectations and predictions depend on a number of risks and uncertainties that could cause our actual results, performance, and financial condition to differ materially from our expectations and predictions. See “Risk Factors” in Falcon Minerals Corporation’s (“Falcon”) definitive proxy statement filed with the U.S. Securities and Exchange Commission (the “SEC”) on May 5, 2022 for a discussion of risk factors related to the merger between Falcon and Desert Peak Minerals (“Desert Peak”) and Desert Peak’s business. See also Part I, Item 1A “Risk Factors” in Falcon’s Annual Report on Form 10-K for the fiscal year ended December 31, 2021 and Part II, Item 1A “Risk Factors” in Falcon’s Quarterly Reports on Form 10-Q , each filed with the SEC for a discussion of risk factors that affect Falcon’s business, and the “Risks Factors Relating to Desert Peak” described in the Current Report on Form 8-K filed on June 10, 2022. Any forward-looking statement made in this presentation speaks only as of the date on which it is made. Factors or events that could cause actual results to differ may emerge from time to time, and it is not possible to predict all of them. Sitio undertakes no obligation to publicly update any forward-looking statement, whether as a result of new information, future development, or otherwise, except as may be required by law.

INDUSTRY AND MARKET DATA

The information, data and statistics contained herein are derived from various internal (including data that Sitio has internally collected) and external third party sources. While Sitio believes such third party information is reliable, there can be no assurance as to the accuracy or completeness of the indicated information. Sitio has not independently verified the accuracy or completeness of the information provided by third party sources. No representation is made by Sitio’s management as to the reasonableness of the assumptions made within or the accuracy or completeness of any projections or modeling or any other information contained herein. Any information, data or statistics on past performance or modeling contained herein is not an indication as to future performance. Sitio assumes no obligation to update the information in this presentation.

BASIS OF PRESENTATION

Unless otherwise noted, all NRA counts and gross and net well counts are as of 06/15/22. All NRA metrics shown on an 1/8ths royalty equivalent basis.

NON-GAAP MEASURES

This presentation includes financial measures that are not presented in accordance with U.S. generally accepted accounting principles (“GAAP”). While Sitio believes such non-GAAP measures are useful for investors, they are not measures of financial performance under GAAP and should not be considered in isolation or as an alternative to any measure of such performance derived in accordance with GAAP. These non-GAAP measures have limitations as analytical tools and you should not consider them in isolation or as substitutes for analysis of results as reported under GAAP. These non-GAAP measures may not be comparable to similarly titled measures used by other companies in our industry or across different industries.

Sitio's investment thesis

Mineral and royalty interest ownership provides unique, cost advantaged oil and gas exposure and highest free cash flow margins in the oil & gas value chain

Differentiated, large-scale consolidation strategy across diversified operators

Premier asset base focused at the front end of operators' cost curves and diversified across the entire Permian Basin, Eagle Ford and Appalachia

Disciplined capital allocation focused on value creation and returns with target long-term leverage <1.0x and prudent hedging strategy for cash acquisitions

Best-in-class governance model led by experienced Board and management

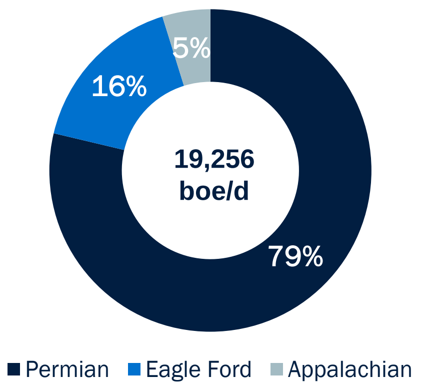
A leading oil-weighted mineral and royalty company focused on prudent consolidation of the highly fragmented minerals sector

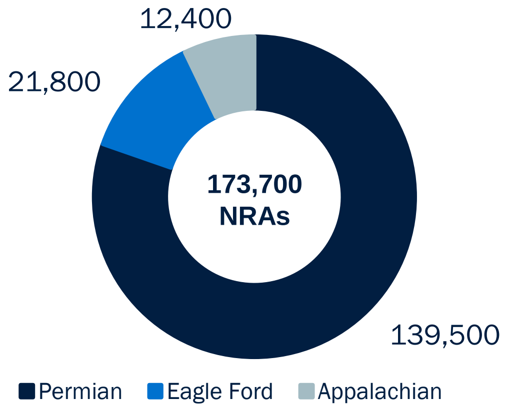
Sitio acquires and manages oil and gas mineral and royalty interests in U.S. shale plays with a focus on the Permian Basin

Key statistics

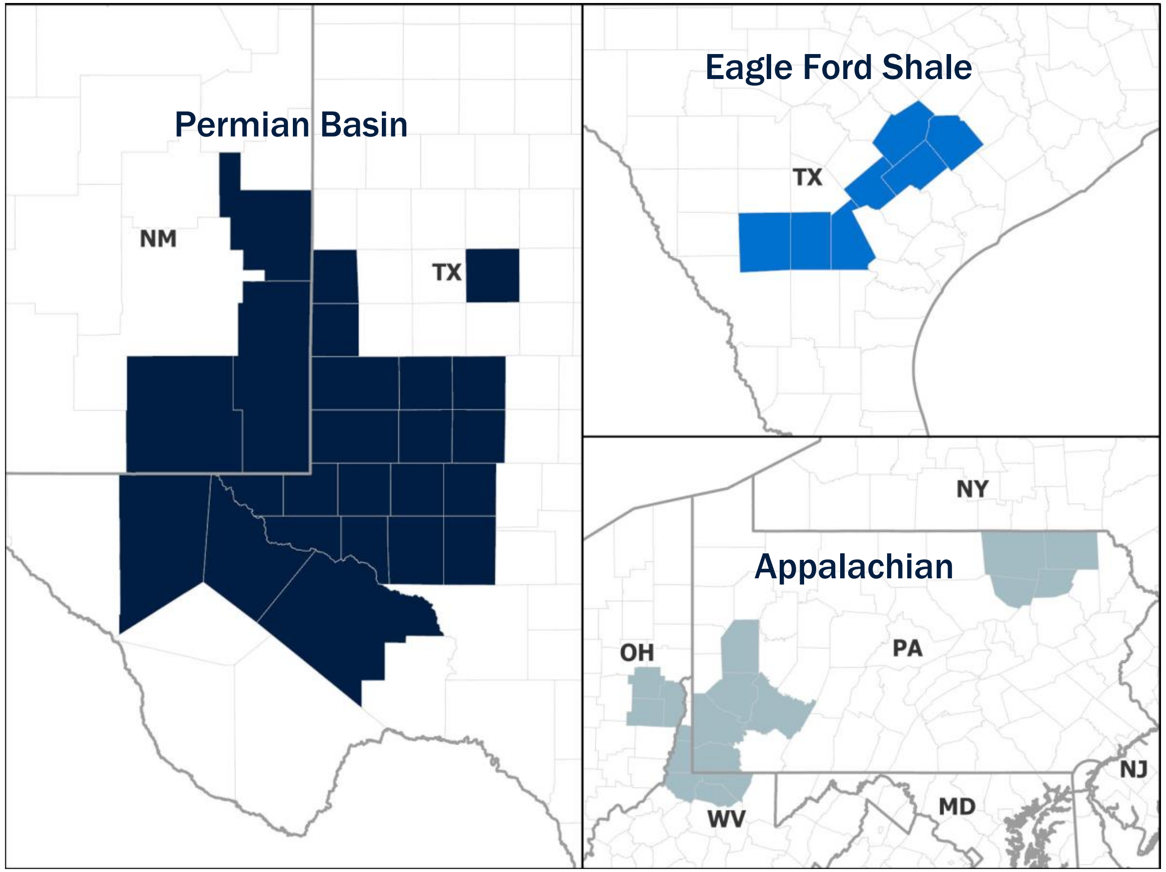
Ticker / Exchange	STR / NYSE
Share price (as of 6/30/22)	$23.18
Equity Value ($mm)	$1,960
Pro forma Enterprise Value ($mm)(1)	$2,646

Pro forma 1Q22 Production and NRAs (net royalty acres)





Sitio pro forma asset footprint by county



(1) As of 3/31/22, pro forma for the FLMN merger, Foundation acquisition, and the pending Momentum acquisition and associated financings

Sitio continues its large-scale consolidation strategy with the acquisition of Foundation and Momentum

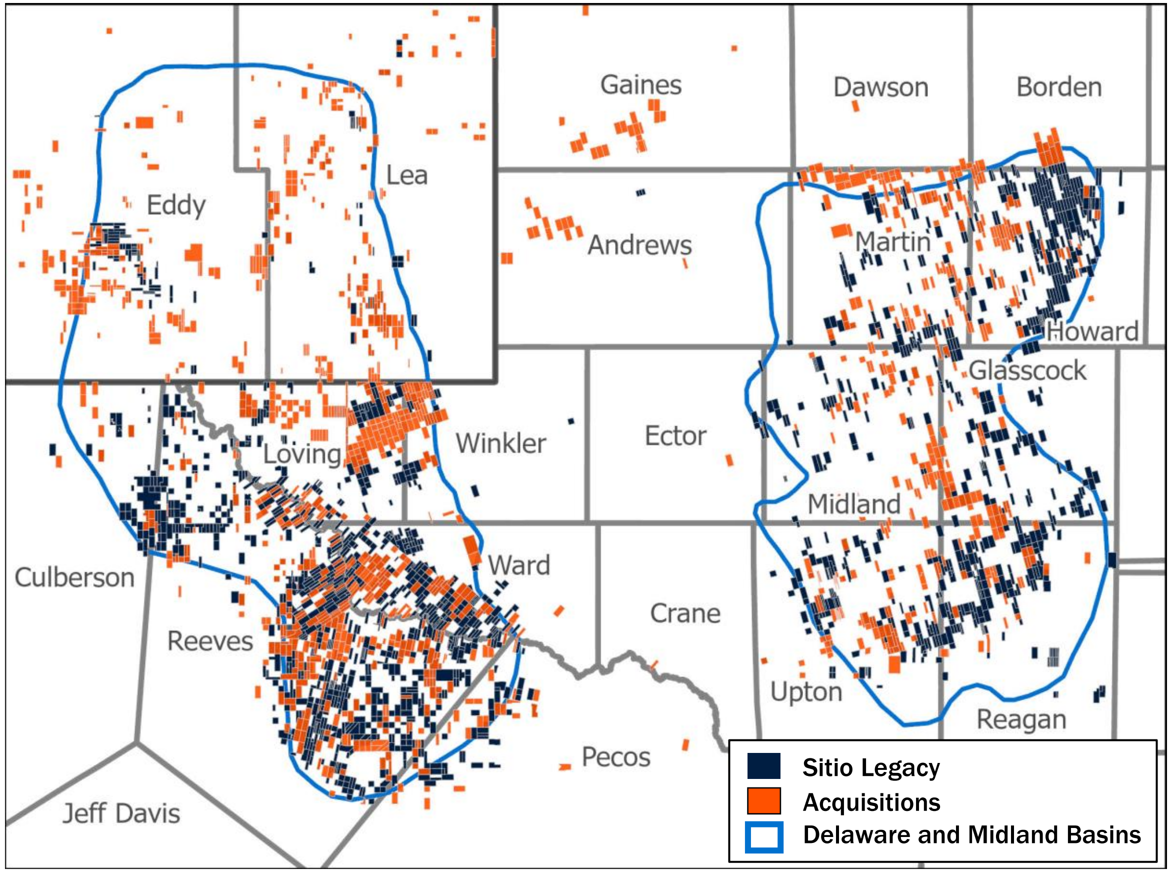
SITIO ROYALTIES

Highly complementary acquisitions contribute substantial acreage, production, cash flow, line-of-sight activity and remaining location inventory

Pro forma metrics

	STR	Foundation & Momentum	STR pro forma	%Δ
Midland NRAs	21,900	7,400	29,300	34%
Delaware NRAs	85,700	24,500	110,200	29%
Total NRAs	141,800	31,900	173,700	22%
Net permits (2)	11	3	14	32%
Net spuds (2)	8	3	11	35%
Midland average NRI (3)	0.5%	0.3%	0.5%	
Delaware average NRI (3)	1.1%	0.5%	1.0%	

Sitio combined Permian Basin DSU footprint(1)



(1) DSU = Drilling Spacing Unit
(2) All wells normalized to 5,000'
(3) Average NRI across horizontal and vertical wells

Sitio's operating statistics are a small slice of a much larger, diversified asset base

Sitio's gross exposure

Gross DSU Acres (drilling spacing unit)	2,454,918
Pro forma 1Q22 Gross Production (Boe/d)	2,621,462

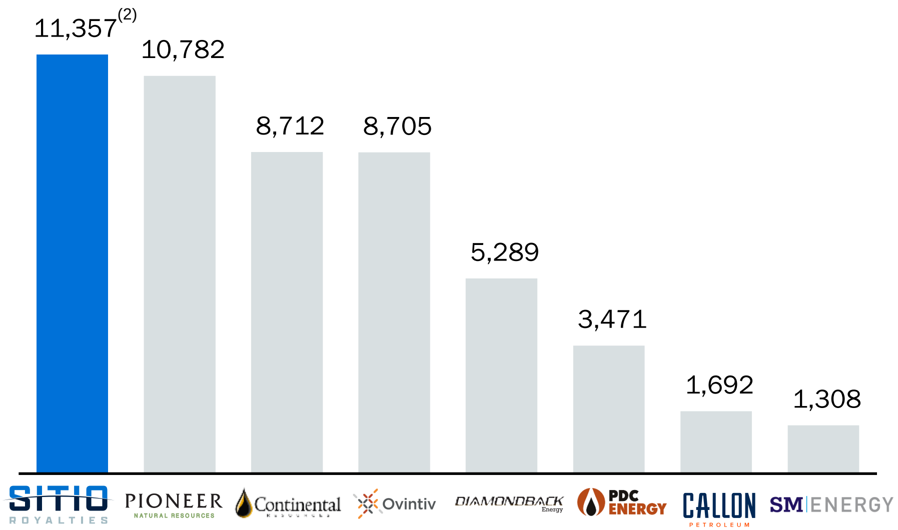
Sitio's net interest

Net Royalty Acres	173,700
Pro forma 1Q22 Net Production (Boe/d)	19,256

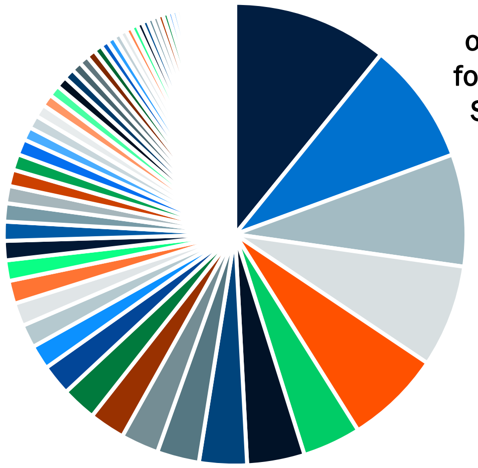
Sitio's asset base is diversified across >11,000 wells and >120 operators

Sitio's business model has a de-risked operational profile of a far larger and diversified entity

Gross productive wells[1]



1Q22 pro forma production by operator



Note: All Sitio metrics are pro forma for all acquisitions signed to date

(1) Gross productive wells based off most recent publicly reported information

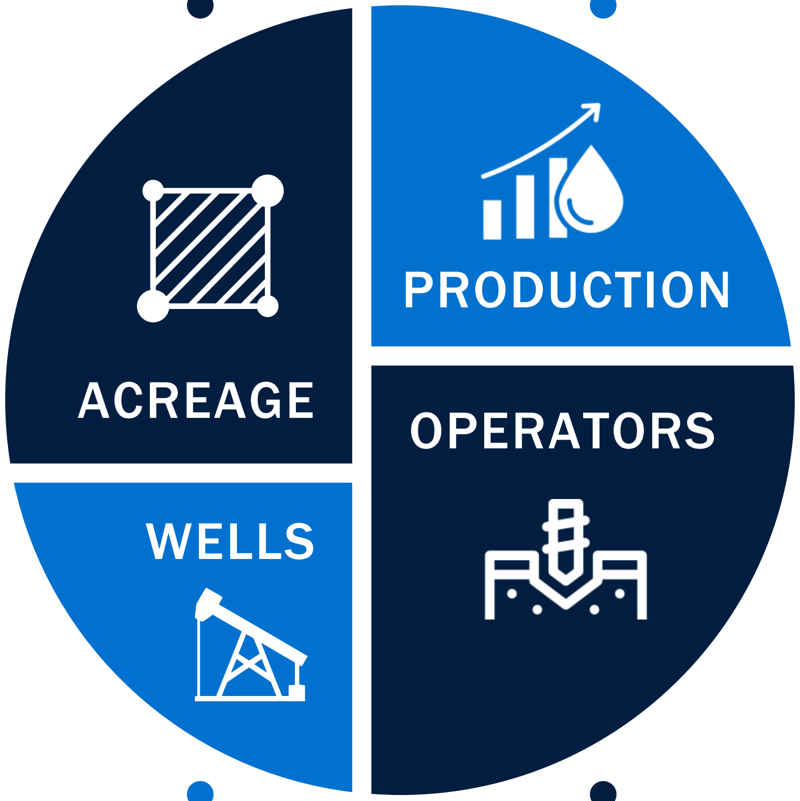
(2) Well count includes vertical and horizontal wells and is not normalized to 5,000' laterals to be comparable to public peers

Sitio's large scale and diversified footprint is designed to minimize operator and asset-specific risk

SITIO ROYALTIES

- Permian Basin covers 10,244 square miles
- Drilling spacing units encompassing Sitio's acreage cover 27% of the total Permian Basin

- Over 4,400[1] wells were drilled in the Permian Basin in 2021
- 1,151 wells were drilled on Sitio's acreage in 2021
- Sitio has exposure to >25%[2] of all wells drilled in the Permian Basin
- 17% of all rigs currently running in the Permian Basin on Sitio's acreage



- Permian Basin production in 4Q21 was 6.7 mmboepd
- Gross production from wells in which Sitio owns an interest was 1.6 mmboepd in 4Q21
- Wells in which Sitio owns an interest produced ~24% of all Permian volumes in 4Q21

- Sitio owns minerals operated by every major, large- and SMID-cap public E&P company in the Permian
- Additional diversification through exposure to highly active private E&P companies

Source: Enverus, IHS Enerdeq, and company information
(1) Excludes wells drilled in the Central Basin Platform
(2) Represents Sitio's exposure in 2021

Mineral and Royalty Highlights

Mineral and royalty businesses are a structurally advantaged asset class

SITIO ROYALTIES

SIMPLICITY

- No physical operations or associated regulatory risks
- Mineral interests are perpetual real property interests with no development capital expenses
- No environmental liabilities; zero scope 1 emissions and negligible scope 2 emissions

PROFITABILITY

- Highest margin component of the energy value chain, with no direct exposure to cost inflation, enables sector leading EBITDA to free cash flow conversion ratios
- Substantial free cash flow supports conservative balance sheet and measured shareholder return programs

EFFICIENCY

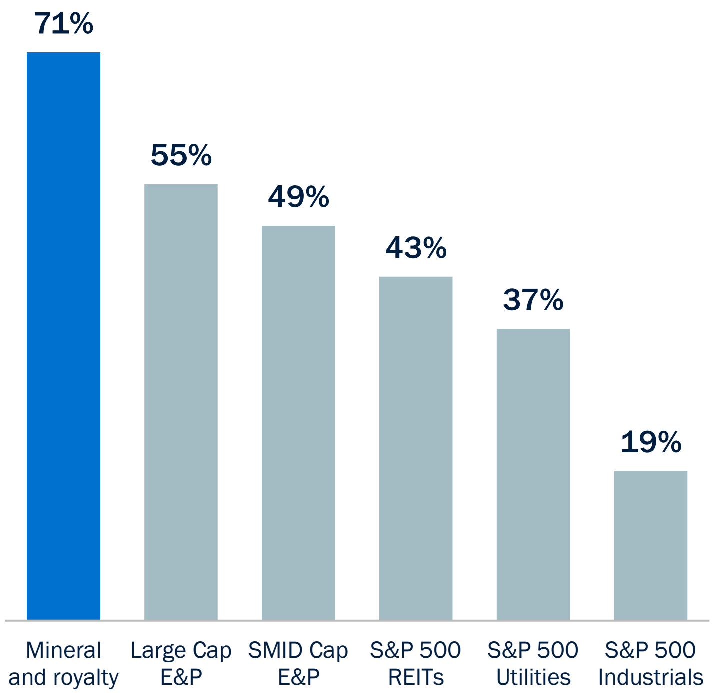
- No field staff or lease operating expenses and 100% of capital expenditures are discretionary and tied to corporate investments and acquisitions
- Data management systems improve royalty management capabilities

SCALABILITY

- Highly fragmented mineral and royalty ownership with limited number of buyers capable of large-scale acquisitions
- G&A expenses do not increase linearly with company scale

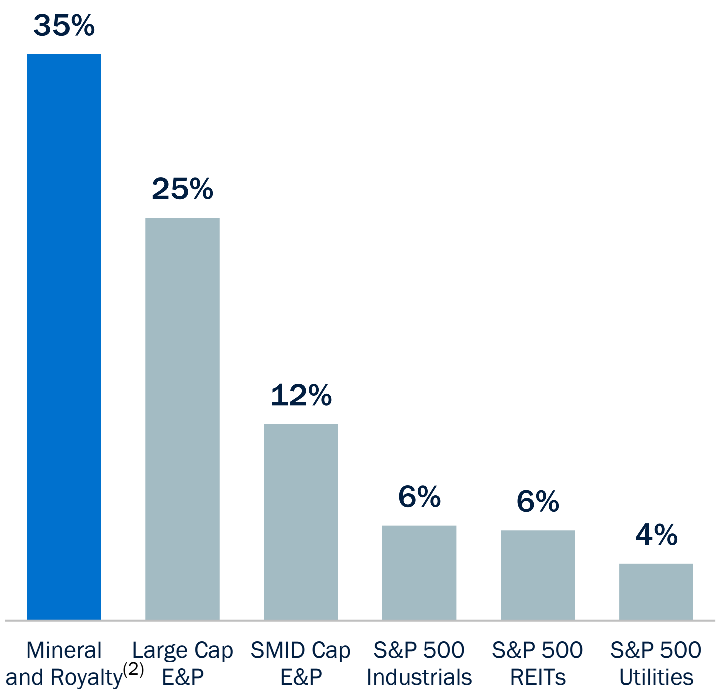
Mineral and royalty ownership provides compelling margins and organic growth upside without development capex

Mineral and royalty businesses have better EBITDA margins…



2021 EBITDA Margin(1)

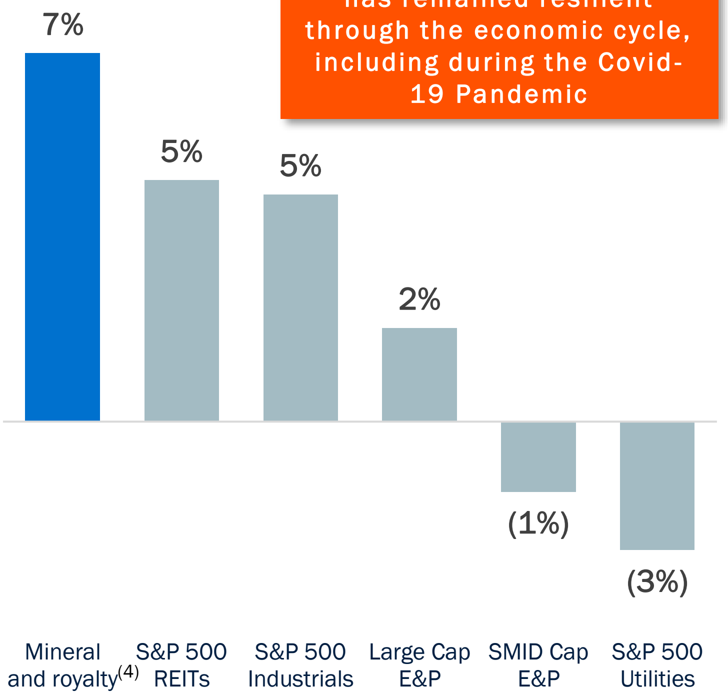
…And EBITDA growth without development capex…



2016 – 2021 EBITDA CAGR(3)

…Creating leading FCF yield through the cycle

Mineral and royalty FCF yield has remained resilient through the economic cycle, including during the Covid-19 Pandemic



2016 – 2021 Average FCF Yield(5)

Source: FactSet as of 06/30/22

Note: Statistics represent median of peer group. Mineral and royalty index includes: BSM, KRP, FLMN, VNOM, MNRL, and TPL. Large Cap E&P includes: APA, CLR, COP, CTRA, DVN, EOG, EQT, FANG, HES, MRO, OVV, OXY, PXD. SMID Cap E&P includes: AR, CDEV, CHK, CNX, CPE, CPG, KOS, MGY, MTDR, MUR, OAS, PDCE, RRC, SM, SWN, WLL

(1) EBITDA margin represents EBITDA divided by revenue

(2) EBITDA growth for BSM, KRP and VNOM represents 2016 - 2021 annualized EBITDA CAGR. EBITDA growth for FLMN and MNRL represents 2018 - 2021 annualized EBITDA CAGR. TPL not included in EBITDA CAGR. EBITDA sourced from FactSet.

(3) EBITDA CAGR represents the compound annual growth rate from 01/01/16 to 12/31/21 other than as noted in footnote 2

(4) Minerals peer set for average free cash flow yield represented by BSM, KRP and VNOM for 2016 – 2022, FLMN and MNRL for 2018 – 2022, and TPL in 2021 – 2022. Excludes Capex for development and acquisitions

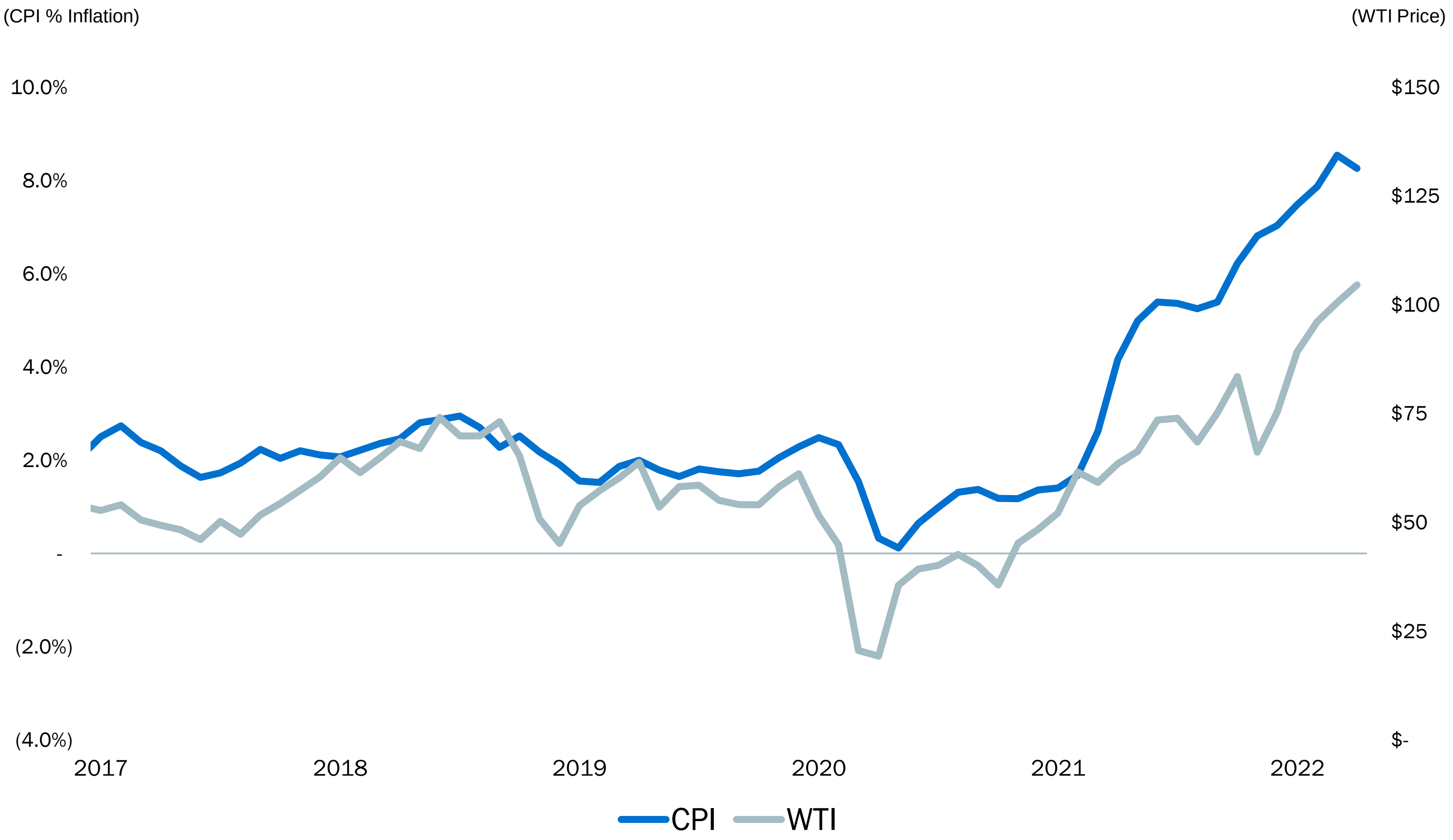
(5) Free cash flow defined as cash flow from operations less capex. Free cash flow yield represents full year free cash flow divided by year-end equity value per FactSet. Figures shown represent the median of the 2016 - 2021 average free cash flow yield for the companies in the peer group. The 2016 - 2021 average free cash flow yield for each company represents the average for all years between 2016 and 2021 where the company had publicly available financials

Mineral and royalty businesses also act as an inflation hedge

Key takeaways

- Mineral and royalty revenue is driven by energy prices, acting as an inflation hedge for shareholders
- Minerals are not directly exposed to drilling and completion or lease operating expense cost inflation like E&P companies

CPI vs. WTI 2017 – Current



Source: FactSet and Bureau of Labor Statistics as of 06/16/22

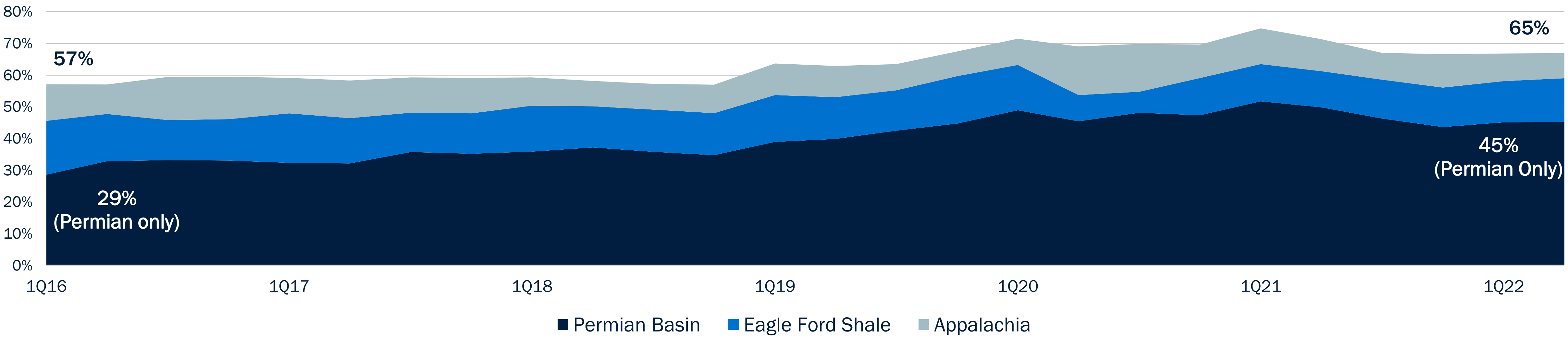
Sitio Overview

Sitio's regions continue to attract operator capital

SITIO ROYALTIES

Assets are in basins that have comprised a majority of total U.S. spuds since 01/01/16

(% of U.S. spuds)



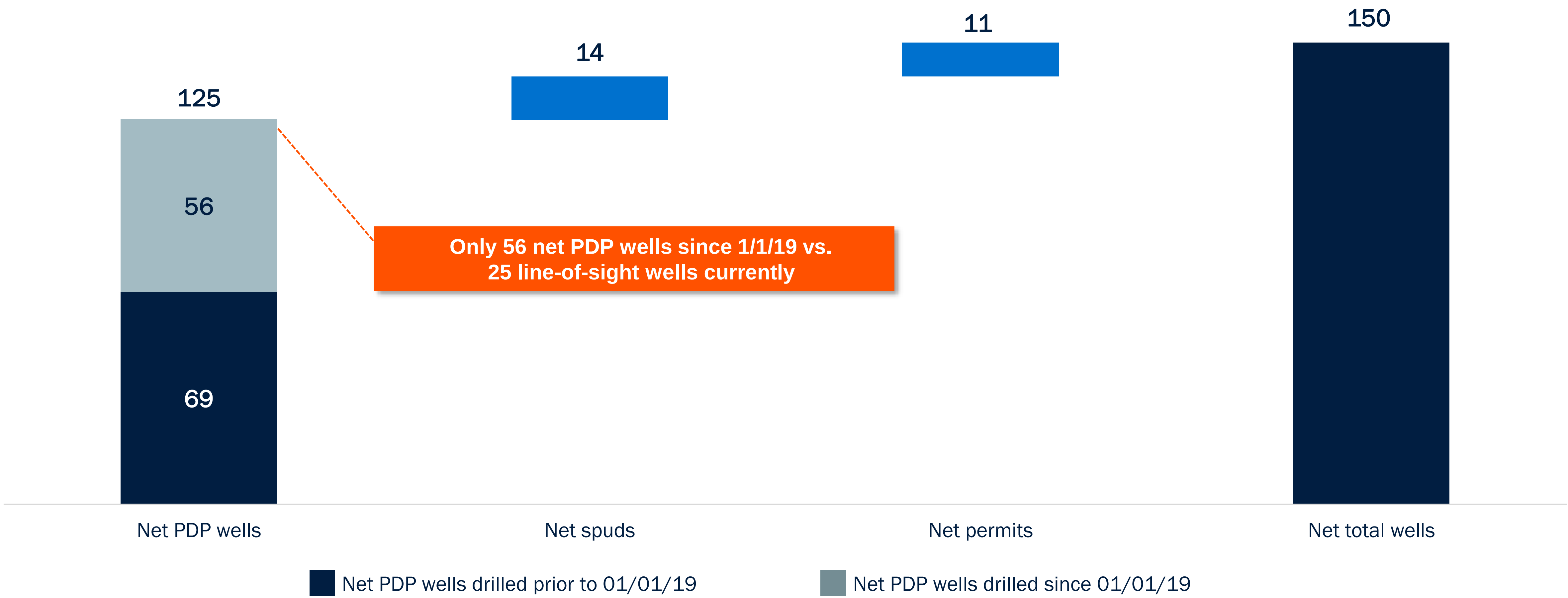
Basin / Play rig growth since 2021

Basin / Play	Current Rigs	Percent of Total (%)	Year Ago	Percent of Total (%)	Change YOY (%)
Permian	349	62%	236	67%	48%
Eagle Ford	68	12%	32	9%	113%
Appalachia	49	9%	36	10%	36%
PB / EF / AB Subtotal	**466**	**82%**	**304**	**87%**	**53%**
SCOOP / STACK	47	8%	21	6%	124%
Bakken	38	7%	17	5%	124%
DJ	16	3%	9	3%	78%
Total	**567**	**100%**	**351**	**100%**	**62%**

Sitio focus areas

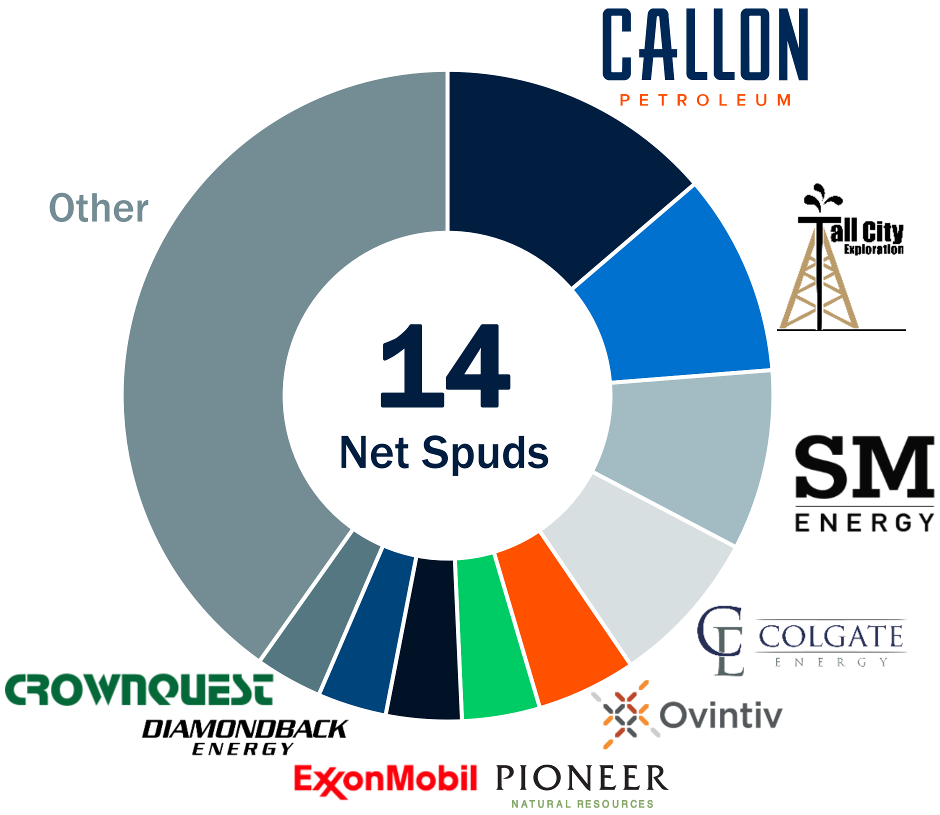
Source: Enverus and Baker Hughes rig data as of 07/01/22

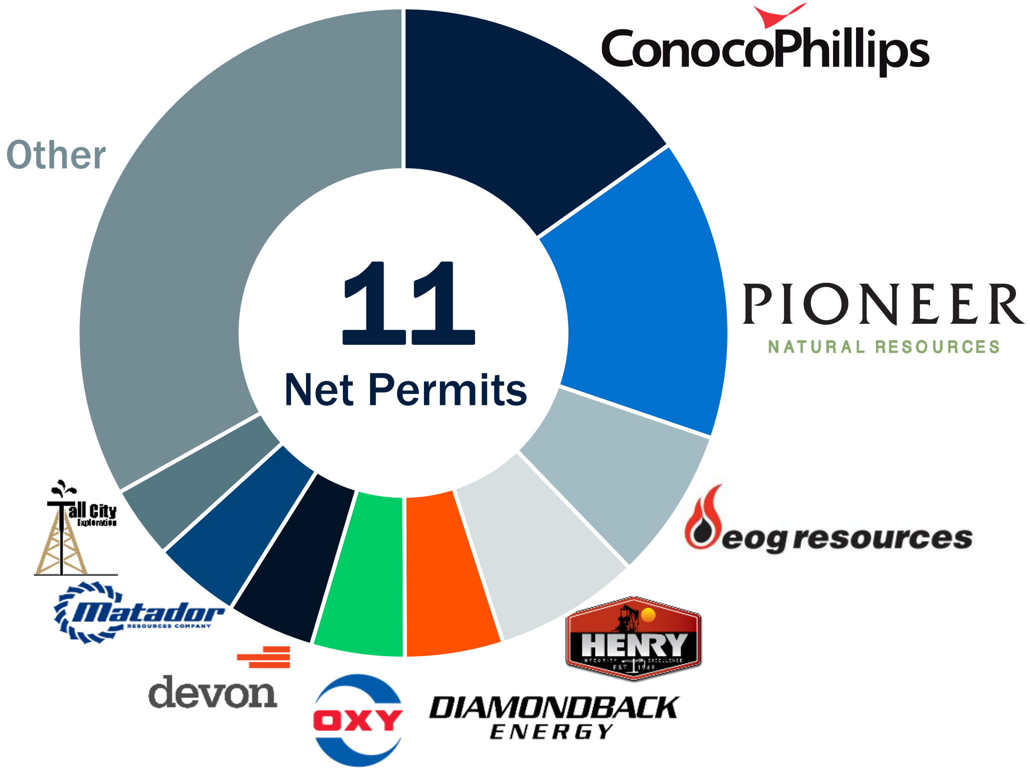
Sitio's large spud and permit inventory provides visibility into near-term production growth and development potential



Note: Wells as of 06/15/22 and includes wells on all acquisitions closed to date in 2022, as well as the pending Momentum acquisition. All wells normalized to 5,000'

Sitio has substantial line-of-sight inventory in partnership with top-tier operators





Note: Wells as of 06/15/22 and includes wells on all acquisitions closed to date in 2022, as well as the pending Momentum acquisition. All wells normalized to 5,000'

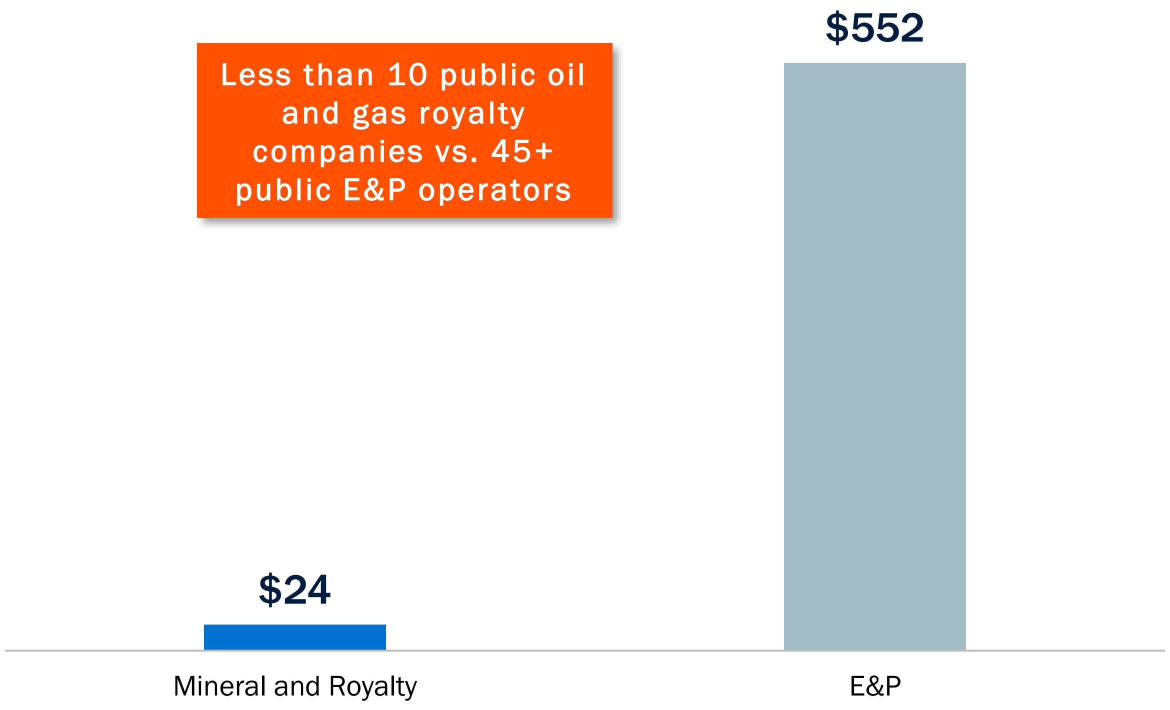
Sitio is well positioned to consolidate the highly fragmented mineral and royalty sector…

SITIO ROYALTIES

Aggregate public market capitalization[1]

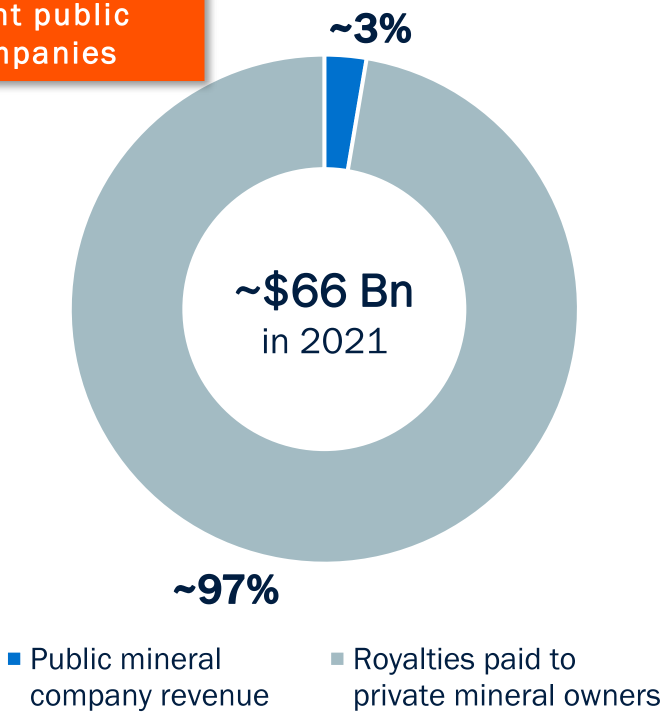
($ in Bn)

Less than 10 public oil and gas royalty companies vs. 45+ public E&P operators



Estimated U.S. royalty revenue[2]

Only a fraction of U.S. oil and gas royalty payments go to current public royalty companies



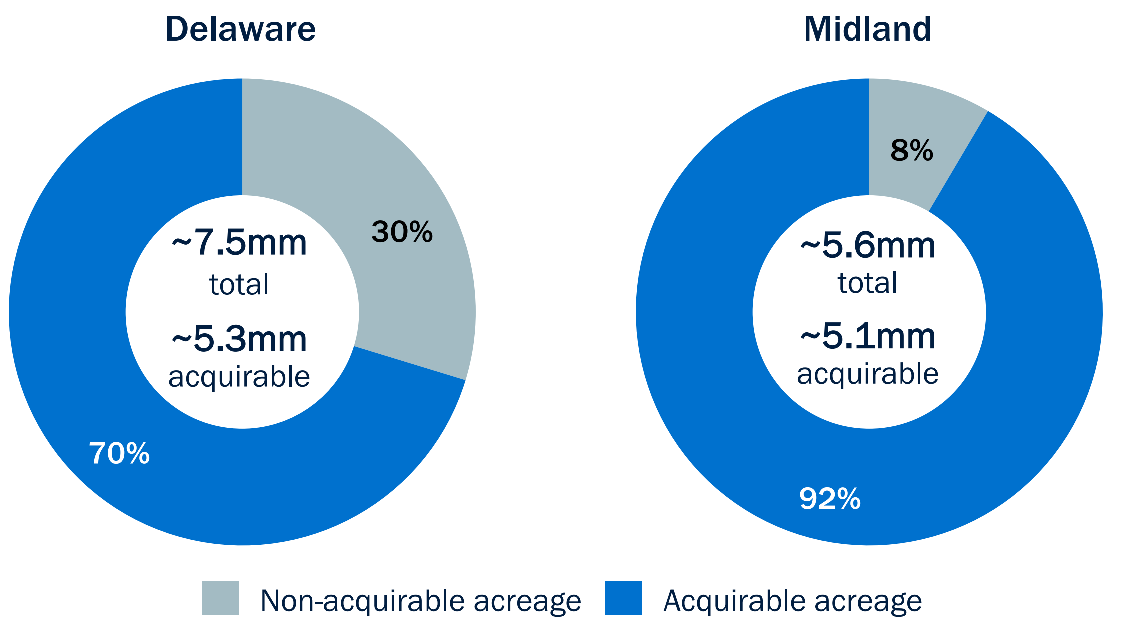
Source: Company filings, FactSet, and the EIA as of 06/30/22

(1) Minerals include BSM, DMLP, KRP, MNRL, STR, TPL, and VNOM. E&P includes AMPY, APA, AR, BATL, BRY, CDEV, CHK, CIVI, CNX, COP, CPE, CRC, CRGY, CRK, CTRA, DEN, DVN, EOG, EPM, EQT, ERF, ESTE, FANG, GPOR, HES, HPK, KOS, LPI, MGY, MRO, MTDR, MUR, OAS, OVV, OXY, PDCE, PXD, REI, REPX, RRC, SBOW, SD, SM, SWN, TALO, WLL, and WTI

(2) Total U.S. oil and gas revenues are calculated taking EIA monthly oil and gas production data, multiplying by average monthly WTI and HHUB spot prices according to the EIA. Royalty payments calculated assuming an average lease royalty of 18.75% and that 20% of oil and gas production occurs on federal acreage where all royalties go to the government

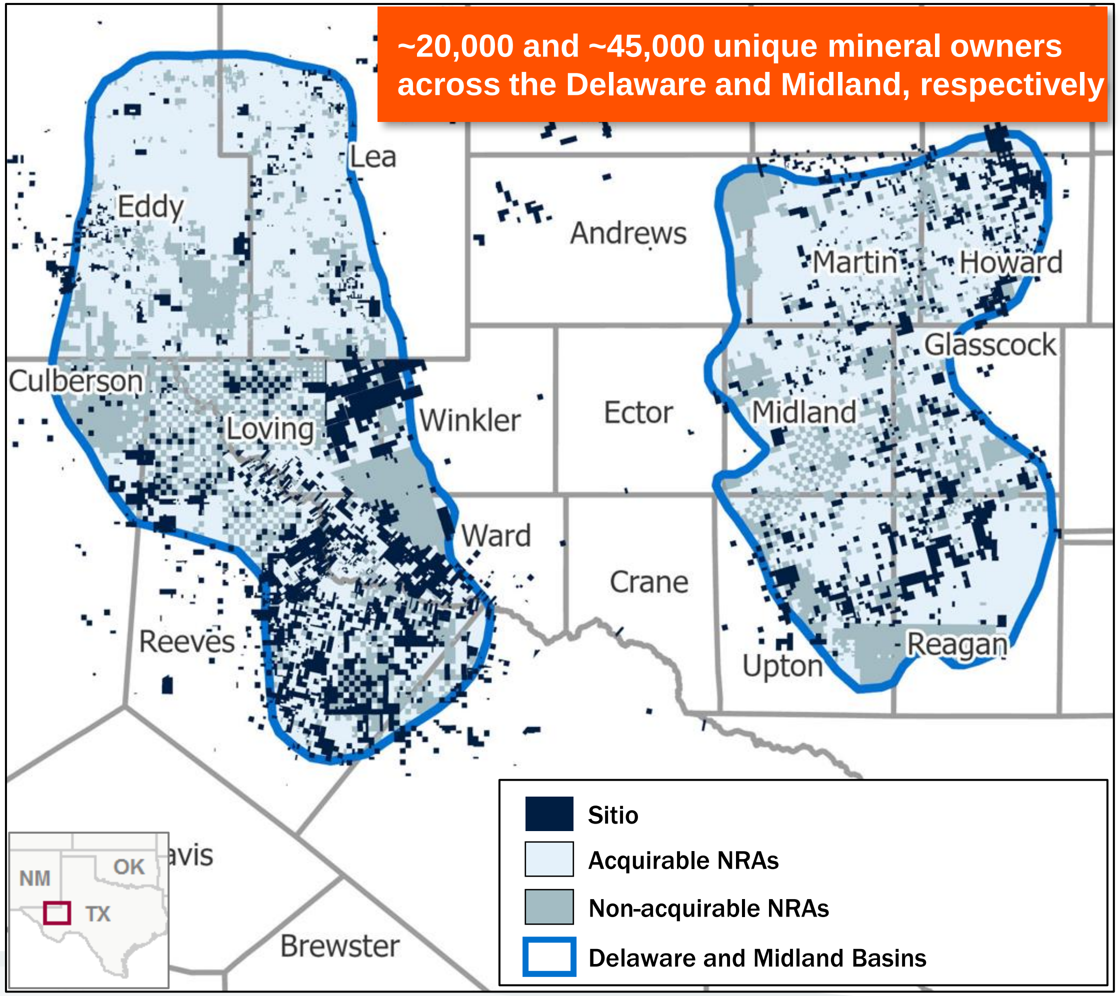
...Particularly in its core target area of the Permian Basin

Permian Basin NRAs



- Non-acquirable acreage is comprised of federal and state-owned minerals and royalties where the government does not sell minerals or NPRIs and minerals owned by CVX, TPL, and VNOM
- Acquirable acreage is defined as any acreage in which Sitio can purchase mineral rights or NPRIs that is not owned by CVX, TPL, or VNOM

Permian Basin addressable market

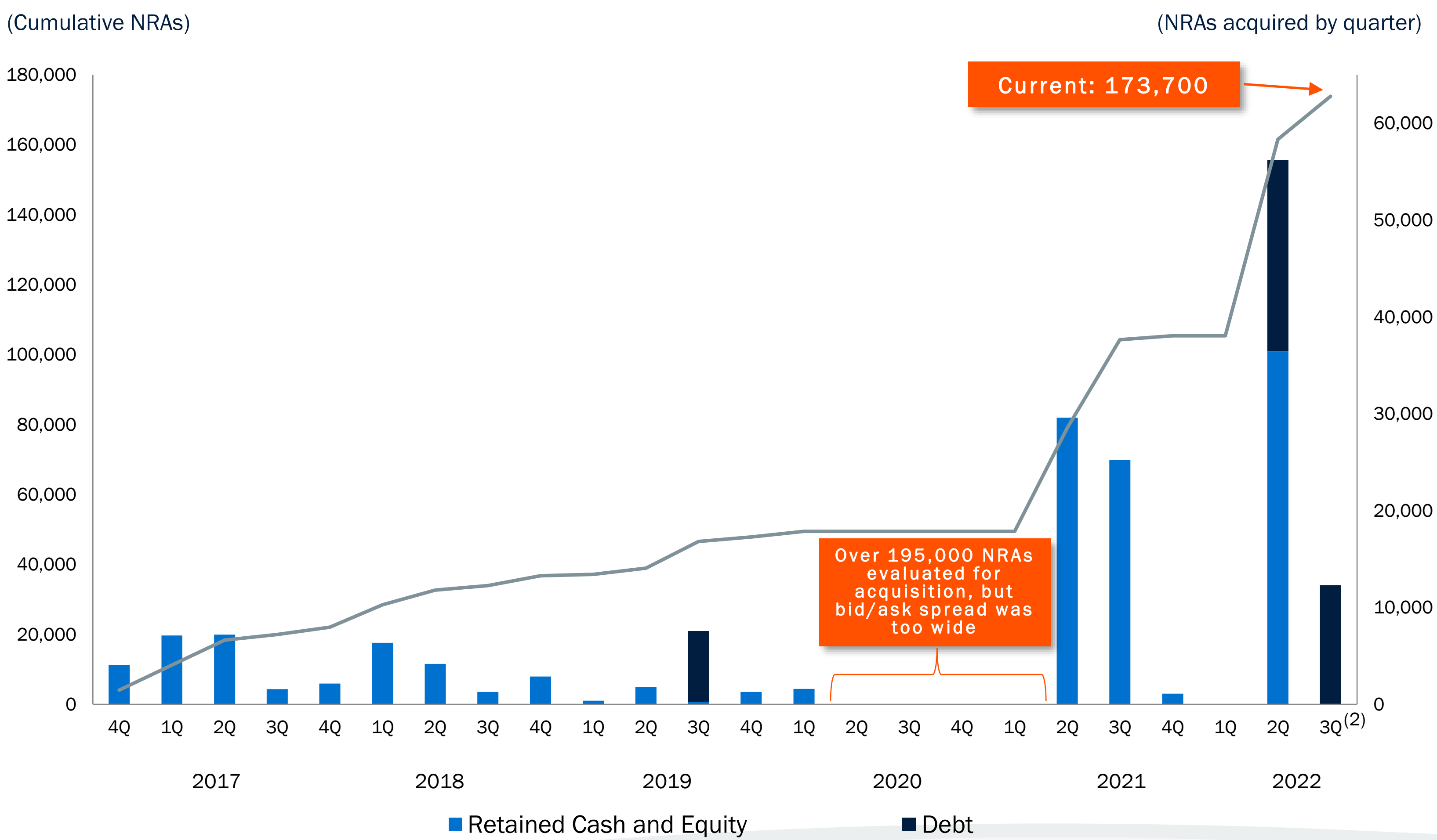


Source: Company filings as of 03/31/22. Unique mineral owners based on public tax roll data

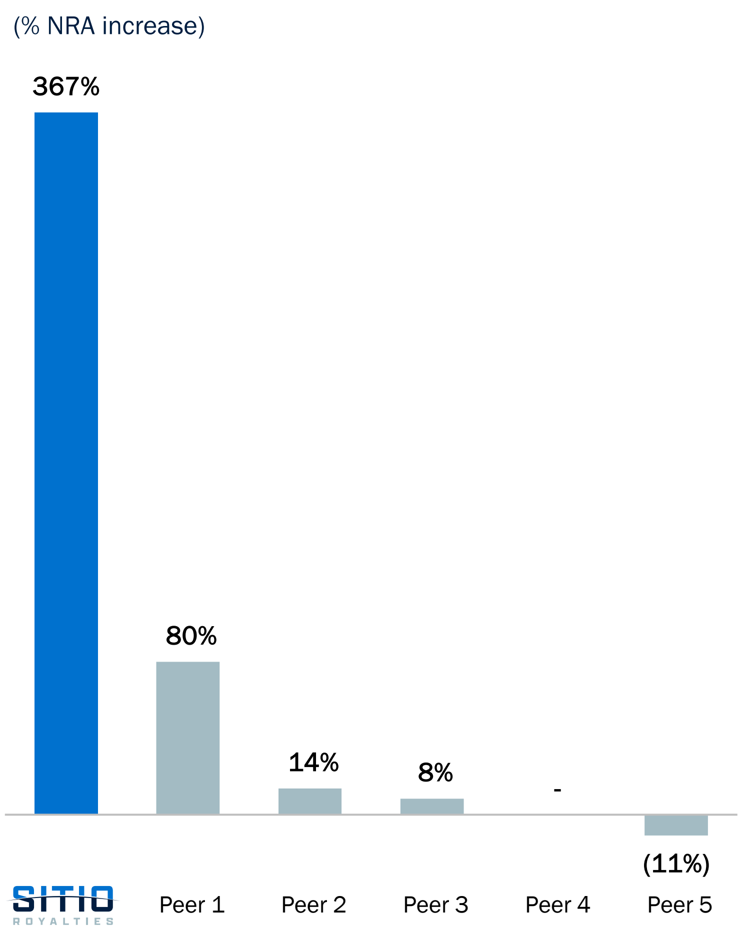
Note: CVX mineral ownership based on calculating the surface acreage of CVX minerals ownership in Culberson, Loving, and Reeves counties and applying a 12.5% royalty interest. Assumes maximum royalty interest of 25% on all gross acres, adjusted to 1/8th royalty equivalent basis. Includes all acquisitions closed to date in 2022 as well as the Momentum acquisition

Continuing Sitio's successful consolidation track record

Sitio NRAs since inception: 185 acquisitions to date



Change in NRAs by public peers since 2019[1]



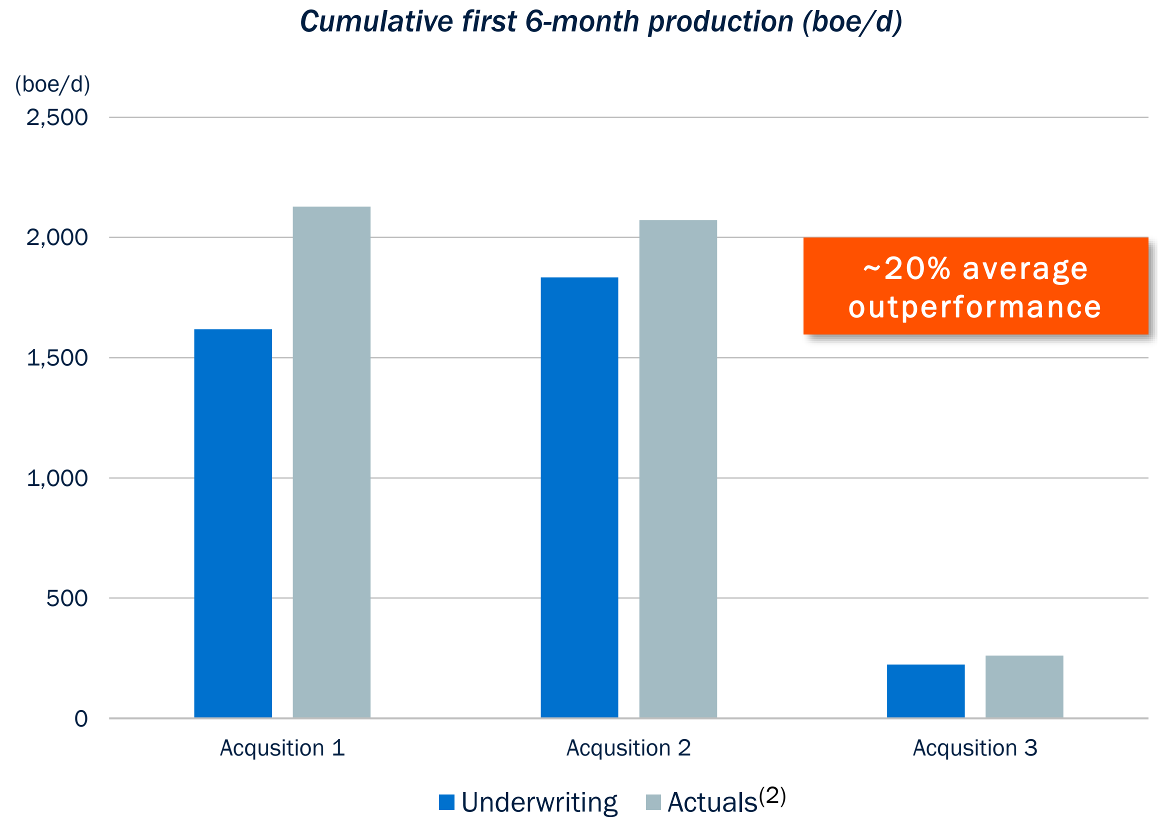
(1) Peers include BSM, KRP, MNRL, TPL, and VNOM. BSM NRAs only include NRAs in Black Stone Resource Plays as defined in BSM's publicly filed documents
(2) Includes expected closing of Momentum acquisition in 3Q22

Sitio's disciplined underwriting approach results in strong returns

Key underwriting criteria

- Target greater than mid-teens unlevered returns
- Prioritize Permian-focused assets to leverage extensive in-basin experience
- Thoroughly diligence land, geology, and engineering data
- Understand depth of line-of-sight inventory
- Avoid single-operator and/or high-NRI concentration risk
- Strong preference for relationship-driven, privately negotiated acquisitions vs. broad auction processes

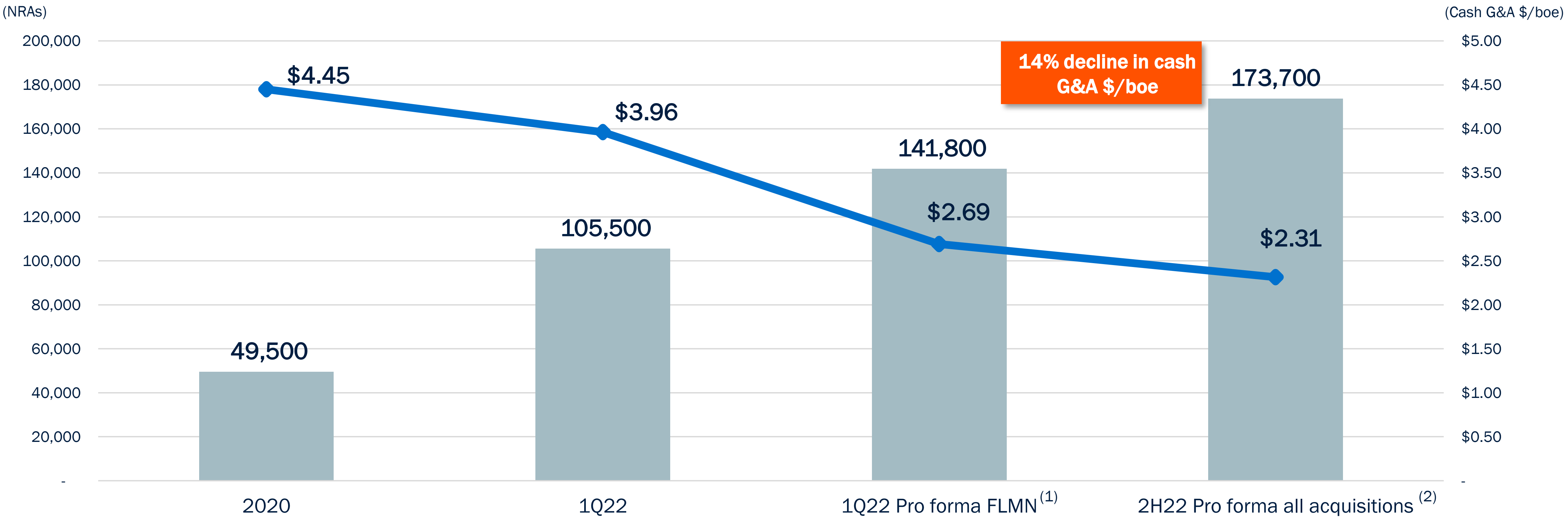
Sitio's recent large acquisitions are all outperforming underwriting assumptions(1)



(1) Does not include FLMN, Foundation, or Momentum transactions
(2) Actuals based on IHS reported actuals as of 03/31/22

Acquisitions drive improvements in Sitio's scalable cost structure

Significant cash G&A ($/boe) reduction while well count grows ~5.6x



	2020	1Q22	1Q22 Pro forma FLMN (1)	2H22 Pro forma all acquisitions (2)
Gross Wells	2,438	7,706	10,791	13,664(3)
Employees	24	26	32	~35

(1) 1Q22 pro forma cash G&A based on the Sitio's estimated annual public cash G&A amount prior to acquiring Foundation and Momentum, which is equal to $15mm. Sitio's estimated cash G&A is not inclusive of any stock-based compensation, one-time transaction costs or any FLMN cash G&A costs incurred prior to closing
(2) 2H22 pro forma cash G&A and production based on the mid-points of Sitio's 2H22 guidance. Please reference page 32 for full 2H22 financial and operational guidance
(3) Includes all acquisitions closed to date in 2022, as well as the Momentum acquisition and both vertical and horizontal not normalized to 5,000' lateral

Sitio's financial philosophy

SITIO ROYALTIES

Focused on maximizing value and maintaining balance sheet strength

- ✓ Generate robust free cash flow
- ✓ Retain ~35% of discretionary cash flow[(1)] to protect balance sheet and maintain liquidity
- ✓ Target leverage <1x; expect to hedge cash acquisitions made in a commodity price environment above mid-cycle pricing; and retained cash redirected to debt paydown if leverage exceeds 1x
- ✓ Maintain underwriting discipline for accretive acquisitions funded with a prudent mix of equity, retained cash flow, and additional debt
- ✓ Maintain conservative and financially flexible capital structure

(1) Discretionary cash flow defined as adjusted EBITDA less cash interest and cash taxes

Sitio's risk management strategy is designed to protect returns on cash acquisitions made in commodity price environments above mid-cycle pricing

Hedging methodology

- Utilization of hedging as a risk management strategy to support returns on cash acquisitions that have been underwritten when pricing exceeds mid-cycle pricing

- Another element of our capital allocation framework designed to balance the return of capital to shareholders while preserving the ability to drive down leverage over time

- Entered into oil and gas hedging contracts for each of our last four cash acquisitions, including the Foundation and Momentum acquisitions

Hedging summary

Crude Oil	2H22	2023	2024	1H25
WTI Swaps				
Total Volume (bbls)	404,800	1,113,250	1,207,800	199,100
Average Price ($/bbl)	$106.31	$93.71	$82.66	$74.65
WTI Collars				
Total Volume (bbls)	-	-	-	362,000
Average Call ($/bbl)	-	-	-	$93.20
Average Put ($/bbl)	-	-	-	$60.00

Natural Gas	2H22	2023	2024	1H25
HH Swaps				
Total Volume (mmbtu)	92,000	182,500	183,000	-
Average Price ($/mmbtu)	$4.63	$3.83	$3.41	-
HH Collars				
Total Volume (mmbtu)	1,104,000	3,102,500	4,172,400	2,099,600
Average Call ($/mmbtu)	$9.69	$7.93	$7.24	$10.34
Average Put ($/mmbtu)	$6.00	$4.82	$4.00	$3.31

Sitio's capital allocation framework

Sitio expects to pay a dividend of at least

65%

of its discretionary cash flow to shareholders

- Management team is incentivized to maximize dividends and stock price appreciation
- Direct alignment of interests with public shareholders without limiting financial flexibility

Sitio expects to retain up to

35%

of its discretionary cash flow

- First priority for retained cash is to protect the balance sheet
- Retained cash also allows Sitio to opportunistically make cash acquisitions

Sitio's governance model provides strong alignment with shareholders

- Board and management compensation is structured to drive total long-term shareholder returns
- Capital allocation policy prioritizes return of capital to shareholders while preserving balance sheet strength using retained cash

- 6 of 7 members of the board of directors are independent
- Director compensation is substantially all equity

- Incentive compensation is 100% equity based, with emphasis on total shareholder return instead of relative returns or growth with no relationship to shareholder returns
  - Initial equity awards are based on trading price around closing of merger; no vested legacy stock compensation or incentive units
- Experienced, dedicated management team is 100% focused on mineral and royalty business, not on an operated or non-operated position, other business lines or companies

Leading example of environmental and social responsibility

ENVIRONMENTAL

- Zero environmental liabilities
- No scope 1 and negligible scope 2 emissions
- Sitio's lease form provides an economic disincentive for flaring gas
- Target minerals under operators with strong environmental track records

SOCIAL

- Employee base and Board reflective of a culture that values diversity
- Over 50% of Sitio's employees are women
- 4 out of 7 board members are diverse
- Management team and employees have experience across the oil and gas value chain to provide unique perspectives on minerals

Sitio's management team and Board of Directors - best in class governance

Management team

Chris Conoscenti
CEO and Director
21 years of experience

Carrie Osicka
CFO
17 years of experience

Jarret Marcoux
EVP of Engineering and Acquisitions
17 years of experience

Britton James
EVP of Land
16 years of experience

Brett Riesenfeld
EVP, General Counsel, and Secretary
12 years of experience

Board of Directors

Noam Lockshin
Chairman
15 years of experience

Morris Clark
31 Years of experience

Chris Conoscenti
21 years of experience

Alice Gould
38 years of experience

Claire Harvey
21 years of experience

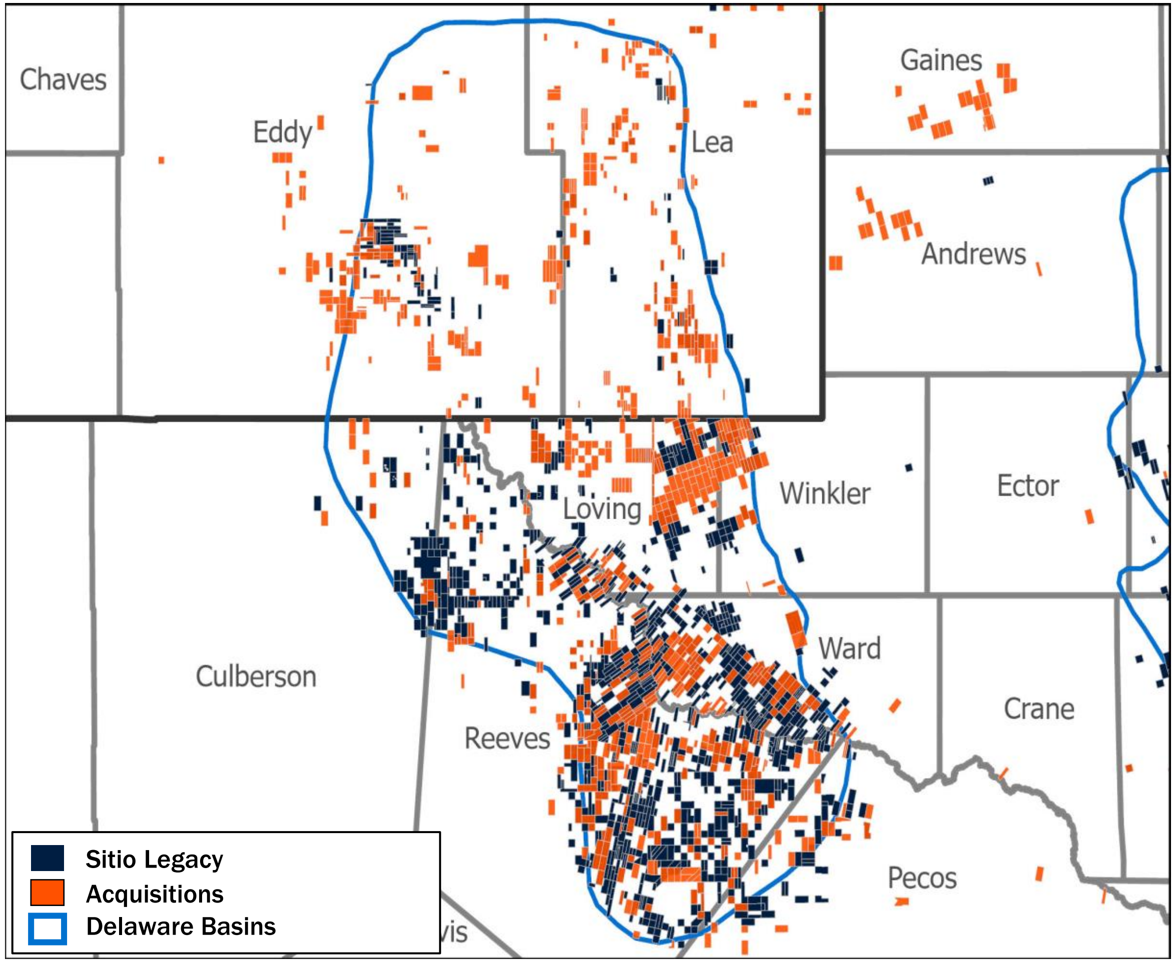
Steven Jones
27 years of experience

Allen Li
11 years of experience

Appendix

Delaware Basin overview

Acreage footprint by drilling spacing unit



Asset summary(1)

Delaware NRAs	110,200
Average horizontal NRI	1.0%
1Q22 Production (boe/d)	11,329
% Oil	50%
Normalized wells spud since 1/1/19	35
Normalized spuds and permits	14

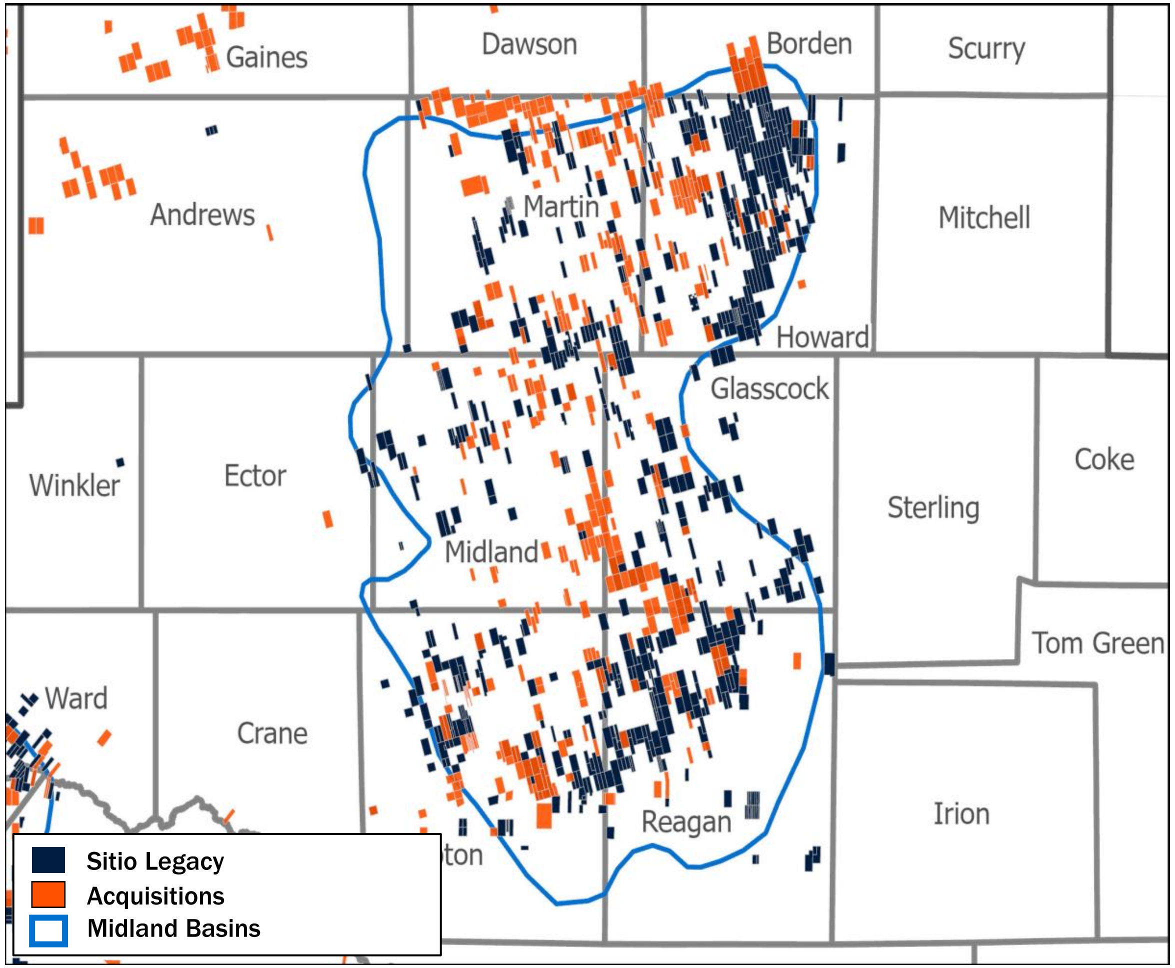
Top operators(2)

CALLON PETROLEUM · COTERRA · DIAMONDBACK Energy · COLGATE ENERGY · ConocoPhillips · CENTENNIAL RESOURCE DEVELOPMENT, INC · PDC ENERGY · Chevron · OXY · devon

(1) Metrics pro forma for all acquisitions signed to date, including the Momentum acquisition
(2) Top operators based on publicly reported production data for the quarter ending 03/31/22

Midland Basin overview

Acreage footprint by drilling spacing unit



Asset summary(1)

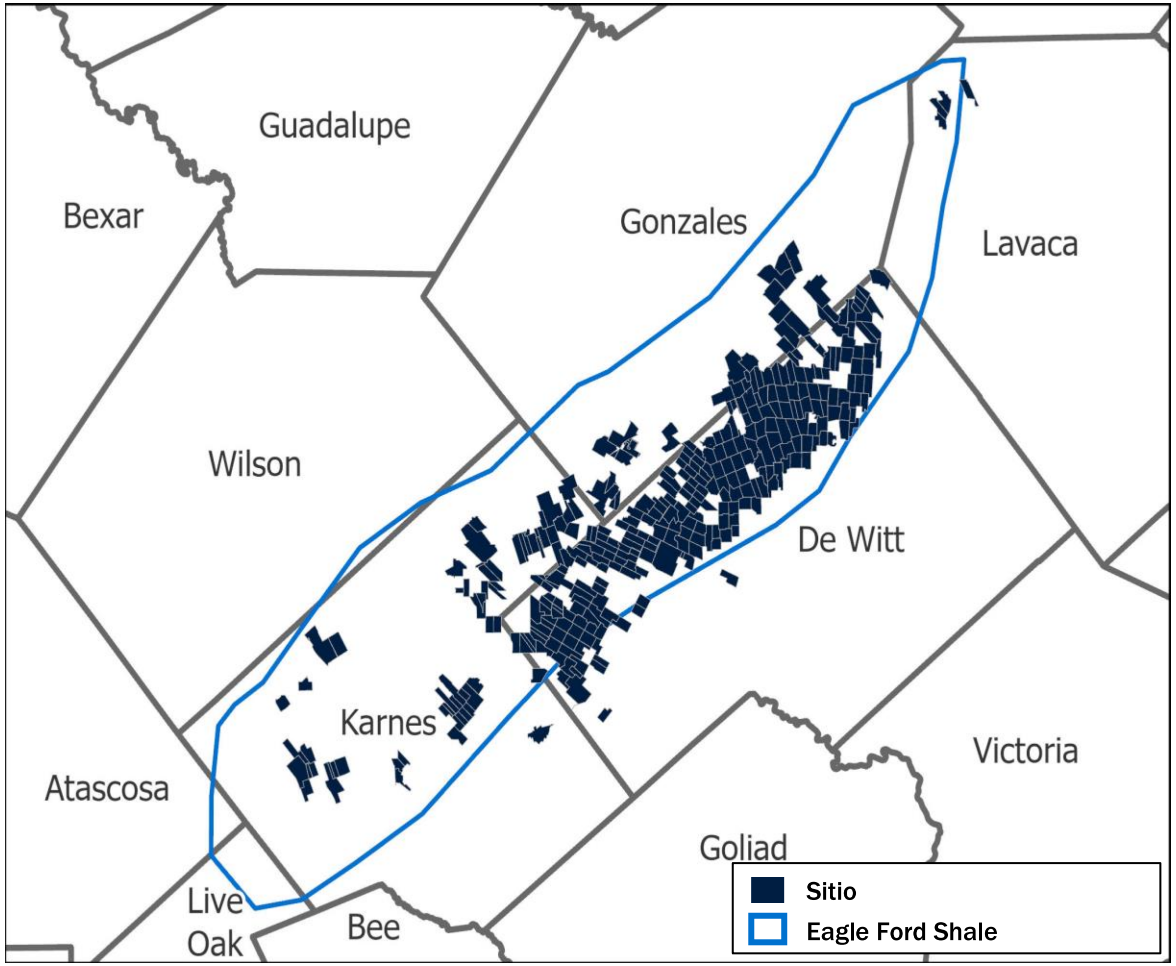
Midland NRAs	29,300
Average horizontal NRI	0.4%
1Q22 Production (boe/d)	3,827
% Oil	67%
Normalized wells spud since 1/1/19	19
Normalized spuds and permits	9

Top operators(2)

(1) Metrics pro forma for all acquisitions signed to date, including the Momentum acquisition
(2) Top operators based on publicly reported production data for the quarter ending 03/31/22

Eagle Ford shale overview

Acreage footprint by drilling spacing unit



Asset summary

Eagle Ford NRAs	21,800
Average horizontal NRI	1.3%
1Q22 Production (boe/d)	3,172
% Oil	58%
Normalized wells spud since 1/1/19	7
Normalized spuds and permits	2

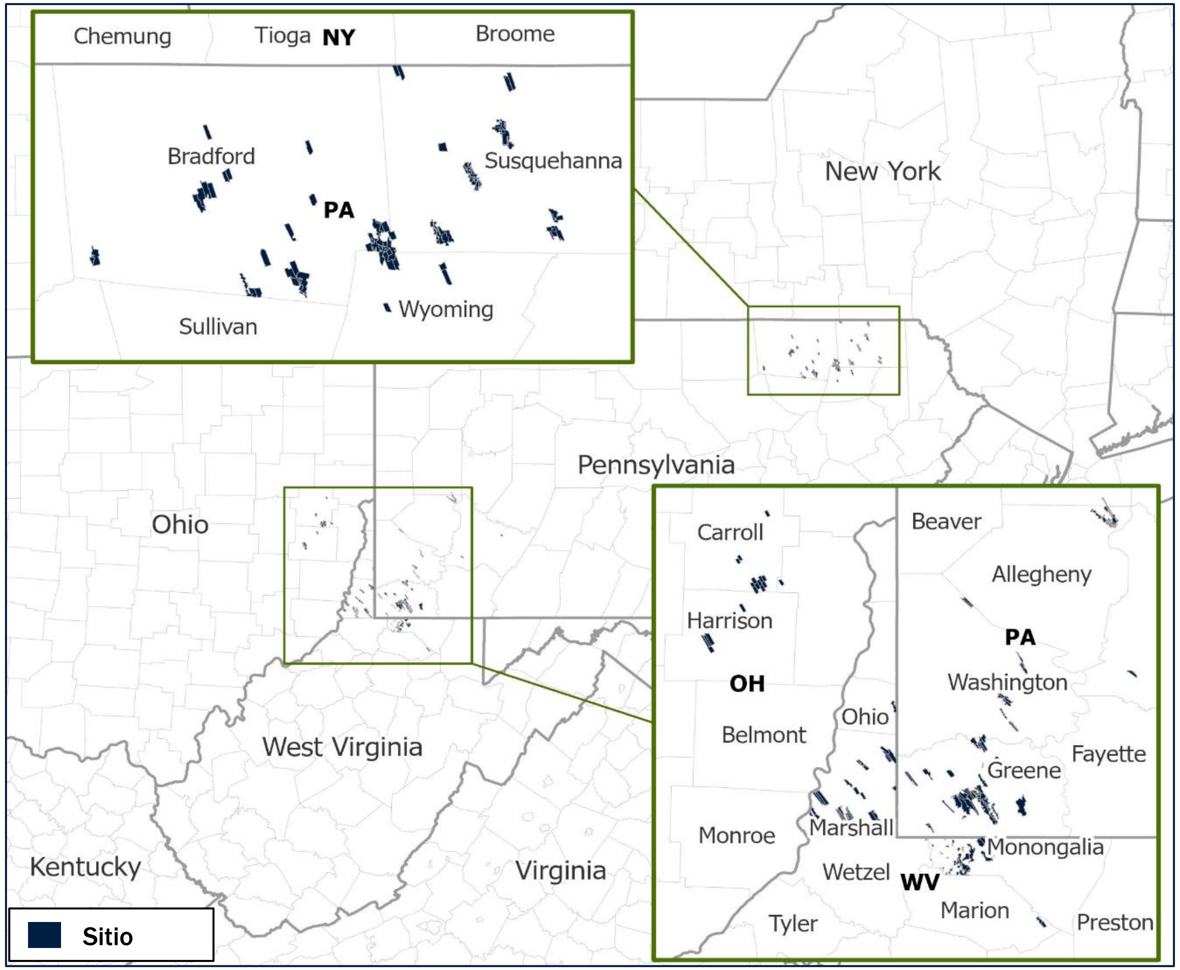
Top operators(1)

ConocoPhillips, SM Energy, devon, Matador Resources Company, Validus Energy, Marathon Oil, eog resources, Apache

(1) Top operators based on publicly reported production data for the quarter ending 03/31/22

Appalachian Basin overview

Acreage footprint by drilling spacing unit



Asset summary

Appalachian NRAs	12,400
Average horizontal NRI	0.5%
1Q22 Production (boe/d)	928
% Oil	1%
Normalized wells spud since 1/1/19	1
Normalized spuds and permits	-

Top operators(1)

Chesapeake Energy, EQT, SWN Southwestern Energy, Coterra, CNX, BKV, Northeast Natural Energy, Range Resources, Chevron, XTO Energy

(1) Top operators based on publicly reported production data for the quarter ending 03/31/22

Sitio's 2H22 financial and operational guidance

SITIO ROYALTIES

Production	% Oil	Cash G&A (annual)
18 – 19 Mboe/d	50% - 53%	$15.0 – $16.5mm

G&T ($ / boe)	Production taxes (% of gross revenue)	Cash tax rate(1)
$1.25 - $1.75	7% - 9%	3% - 5%

Note: Assumes the pending Momentum acquisitions closes in 3Q22
(1) Percent of pre-tax income attributable to Sitio Royalties Corp.

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SITIO
ROYALTIES