

# 2Q24 Earnings Presentation



STR  
LISTED  
NYSE

# 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; as well as certain future plans, expectations and objectives for the Company’s operations, including statements about our return of capital framework, our share repurchase program, the implementation thereof and the intended benefits, financial and operational guidance, strategy, synergies, certain levels of production, 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. Factors that could materially impact such forward-looking statements include, but are not limited to: commodity price volatility, the global economic uncertainty and market volatility related to slowing growth, the large-scale invasion of Ukraine by Russia, the conflict in the Israel-Gaza region and continued hostilities in the Middle East including tensions with Iran, announcements of voluntary production cuts by OPEC+ and others, including OPEC’s recent extensions of its voluntary production cuts, and those other factors discussed or referenced in the “Risk Factors” section of the Annual Report on Form 10-K for the year ended December 31, 2023 and other publicly filed documents with the U.S. Securities and Exchange Commission. 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 are not an indication as to the future performance. Sitio assumes no obligation to update the information in this presentation.

## BASIS OF PRESENTATION

Unless otherwise noted, all net royalty acre “NRA,” gross and net well counts are as of 6/30/2024. All NRA metrics are shown on a 1/8ths royalty equivalent basis. Gross and net wells are presented on a 5,000’ basis unless noted otherwise.

## 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. See Appendix for definitions of the non-GAAP measures used in this presentation and reconciliations to the most comparable GAAP measures.

# Introduction to Sitio

# Sitio's value proposition

## Returns-driven consolidation and active minerals management drives value

### **S** Minerals Acquisitions

- Long-term value creation through disciplined oil and gas mineral and royalty acquisitions in a highly fragmented sector

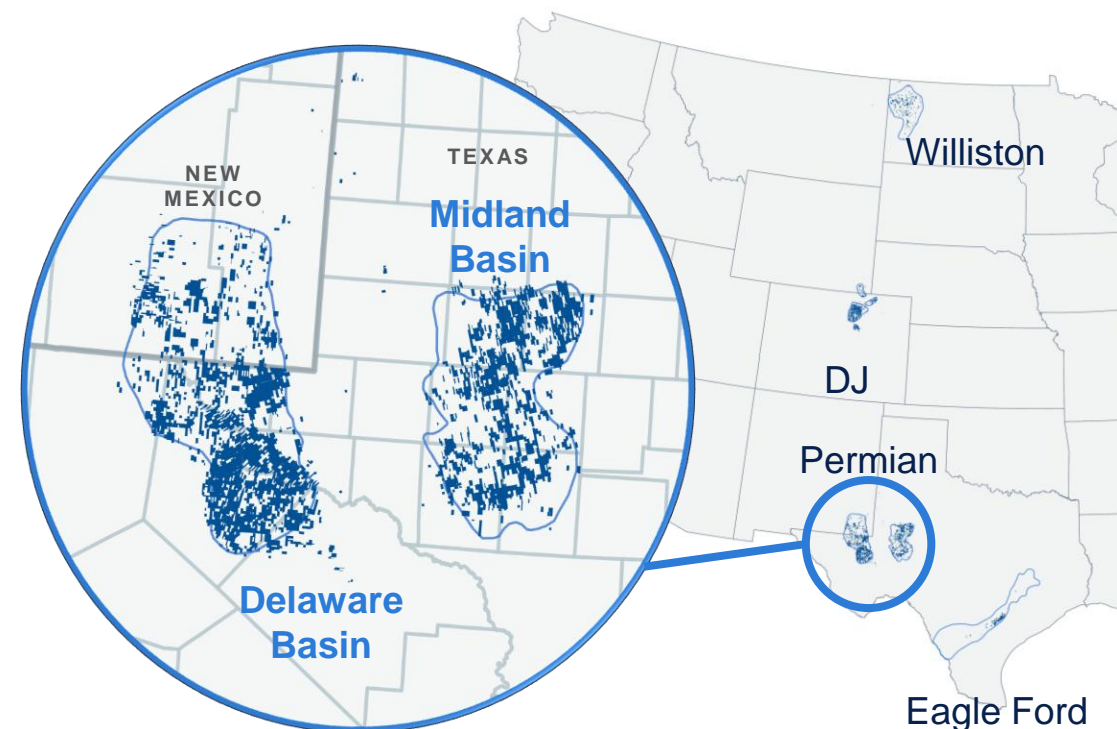
### **S** Minerals Management

- Actively managing large and complex asset base results in meaningful additional cash flow

### **S** Innovation

- Leverage proprietary data and human capital to improve the exploration & production company / mineral owner relationship

## Expansive and diverse minerals and royalties portfolio, with leading Permian assets



Exposure to approximately 36% of the Permian Basin

# 2Q24 highlights

- S Record high 2Q24 average daily production volume of 39,231 boe/d (50% oil)**
  - › Estimated 8.5 net wells turned-in-line (“TIL”) during the quarter<sup>(1)</sup>
- S 2Q24 return of capital of \$0.71 per share, up 45% over 1Q24**
  - › Comprised of \$0.30 per share cash dividend and \$0.41 per share of stock repurchases
  - › Repurchased 2,582,067 shares and OpCo units in 2Q24 at an average price of \$24.50 per share / unit
  - › As of June 30, 2024, repurchased ~2% of shares outstanding prior to commencing share repurchase program
- S Closed 7 acquisitions during 2Q24, including previously announced DJ Basin Acquisition<sup>(2)</sup>**
  - › Added 14,996 NRAs across the DJ, Delaware and Midland Basins
- S 44.1 net line-of-sight wells as of June 30, 2024, of which 76% and 16% are in the Permian and DJ Basins, respectively**

(1) Includes net wells TIL'd on assets acquired in 2Q24

(2) The DJ Basin Acquisition is defined as the all-cash acquisition of approximately 13,000 NRAs in the DJ Basin from an undisclosed third party that closed on April 4, 2024

## 2Q24 results vs. full year 2024 guidance

	As Reported 2Q24	1H24 Pro Forma Results	Prior 2024 Full Year Guidance <sup>(2)</sup>	Updated 2024 Full Year Guidance <sup>(3)</sup>
Average daily production (boe/d)	39,231	38,601 <sup>(1)</sup>	35,000 – 38,000 <sup>(1)</sup>	36,000 – 38,000 <sup>(1)</sup>
% Oil	50%	50% <sup>(1)</sup>	49% – 51% <sup>(1)</sup>	49% – 51% <sup>(1)</sup>
Cash G&A (\$ in millions)	\$7.1	\$14.8	\$31.5 – \$33.5 (annual)	\$31.5 – \$33.5 (annual)
Production taxes (% of royalty revenue)	7.5%	7.8%	7.5% – 9.5%	7.5% – 9.5%
Estimated cash taxes (\$ in millions) <sup>(4)</sup>	\$0.9	\$9.3	\$30.0 – \$37.0 (annual)	\$9.0 – \$15.0 (annual)

(1) Includes production from the DJ Basin Acquisition as if it was owned on 1/1/2024

(2) Prior Full Year 2024 Guidance issued on 2/28/24. Includes production from the DJ Basin Acquisition for full year 2024 as if the transaction had closed on 1/1/2024

(3) Updated full year 2024 guidance issued in conjunction with 2Q24 earnings on 8/7/24. Includes production from the DJ Basin Acquisition for full year 2024 as if the transaction had closed on 1/1/2024

(4) Cash tax guidance range is based on expectations at strip pricing when guidance was issued; Estimated cash taxes for 1H 2024 Pro Forma Results represents the cash taxes used in the calculation of Discretionary Cash Flow<sup>(5)</sup> and is not pro forma for the DJ Basin Acquisition for 1H24

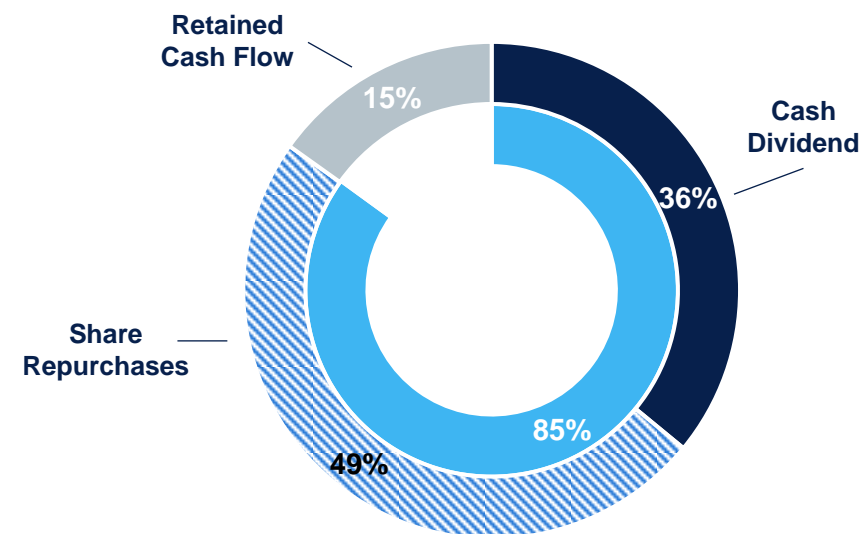
(5) See appendix for non-GAAP reconciliations

# 2Q24 return of capital

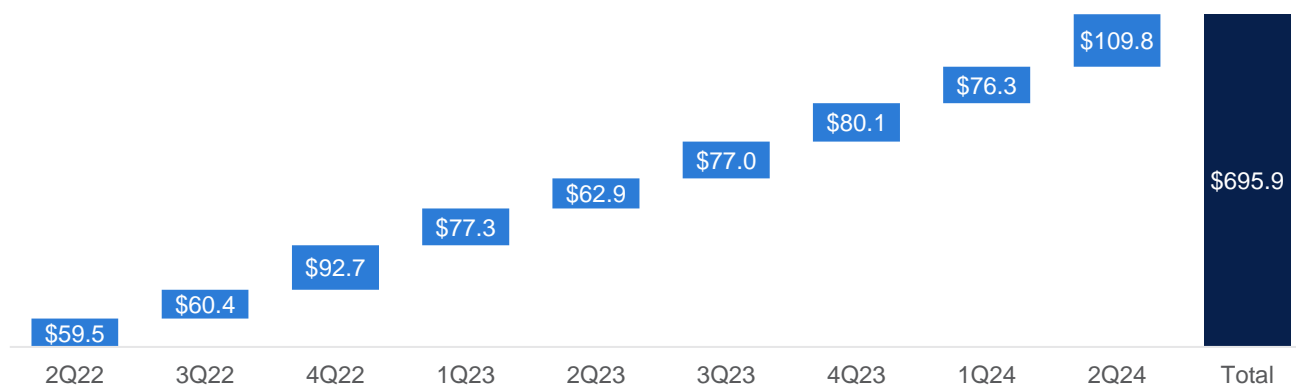
## 2Q24 Return of Capital Summary

	% of DCF	\$MM	Per Share
2Q24 Discretionary Cash Flow ("DCF")		\$129.3	\$0.83
2Q24 DCF Returned to Shareholders	85%	\$109.8	\$0.71
Cash Dividend <sup>(1)</sup>	36%	\$46.5	\$0.30
Share Repurchases <sup>(1)</sup>	49%	\$63.3	\$0.41

## 2Q24 Return of Capital Allocation



## Capital Returned to Shareholders Since 2Q22 (\$ in mm)<sup>(1)</sup>



Sitio has returned \$696mm to shareholders or ~20% of its market capitalization<sup>(2)</sup> since being publicly traded

Note: See Appendix for non-GAAP reconciliations

(1) Represents the quarter that share repurchases were made and quarter for which dividends were declared. Dividend for 2Q24 expected to be paid on 8/30/24

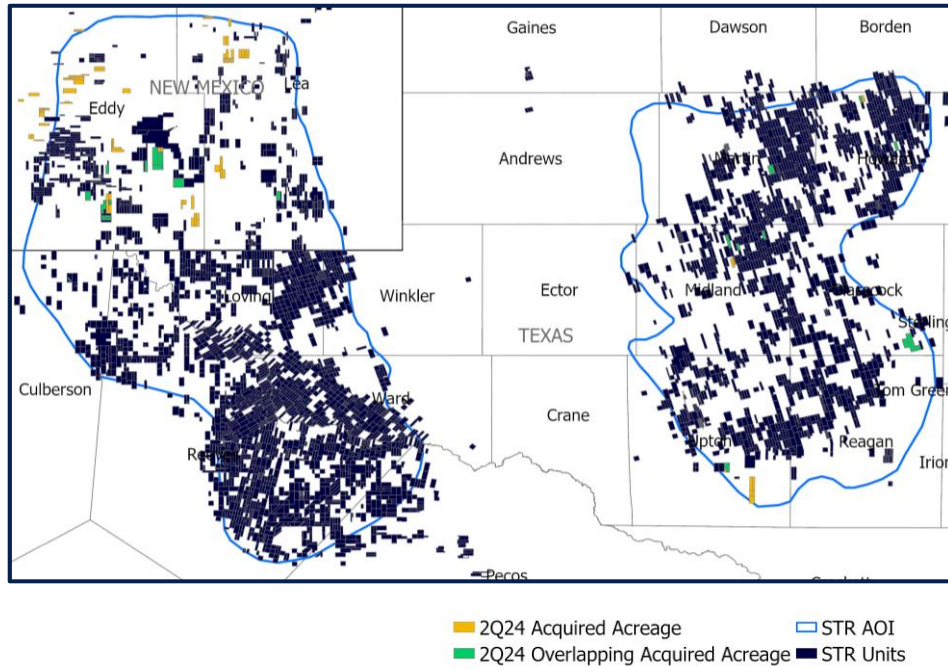
(2) Market capitalization as of 8/6/2024

# Sitio Acquisitions

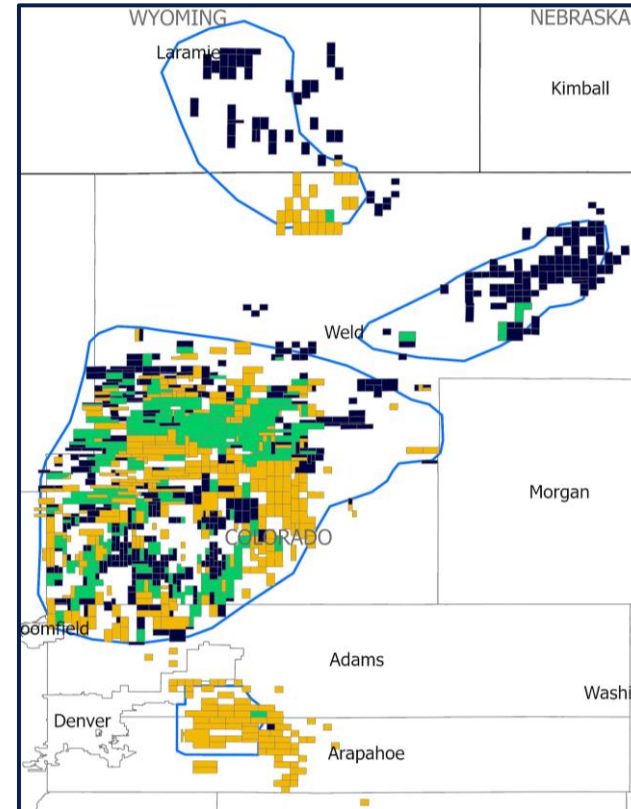


# 2Q24 acquisitions overview

## Permian Basin



## DJ Basin



## 2Q24 Acquisition Details

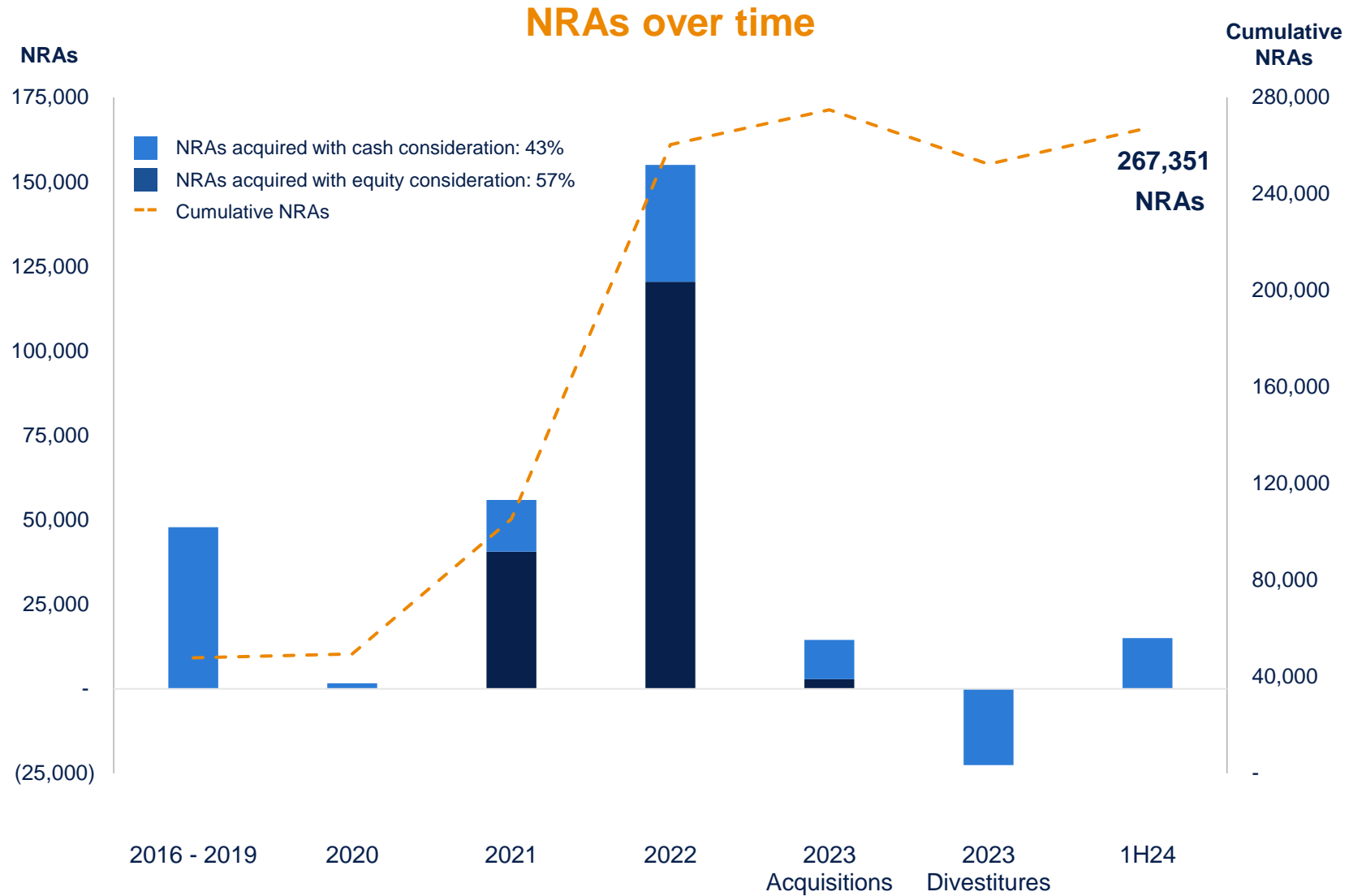
Basin	Deal Count	Price (\$mm)	NRAs
Permian	2	\$27.4	1,289
DJ	5	\$161.1	13,707
<b>Total</b>	<b>7</b>	<b>\$188.5</b>	<b>14,996</b>

- › Closed 7 acquisitions in 2Q, including the previously announced DJ Basin Acquisition for an aggregate purchase price of \$188.5 million
- › Combined, transactions added 14,996 NRAs across the Permian and DJ Basins
  - Delaware Basin 1,140, Midland Basin 150, DJ Basin 13,707 NRAs
- › Acquisitions closed in 2Q24 anticipated to add ~200 boe/d to full year 2024 production volumes (~400 boe/d to 2H24 production)
- › Key operators of acquired assets include CIVI, CVX, and OXY in the DJ Basin and Endeavor, EOG, Mewbourne, MTRD and OXY in the Permian Basin

Six 2Q24 previously unannounced acquisitions increase STR exposure across the Permian and DJ Basin to 36% and 49%, respectively

# Disciplined acquisition approach through the cycles

- › Proactive, relationship-driven strategy
- › IRR-driven underwriting
- › Balanced acquisition funding
- › Lookbacks and new data inform future assumptions



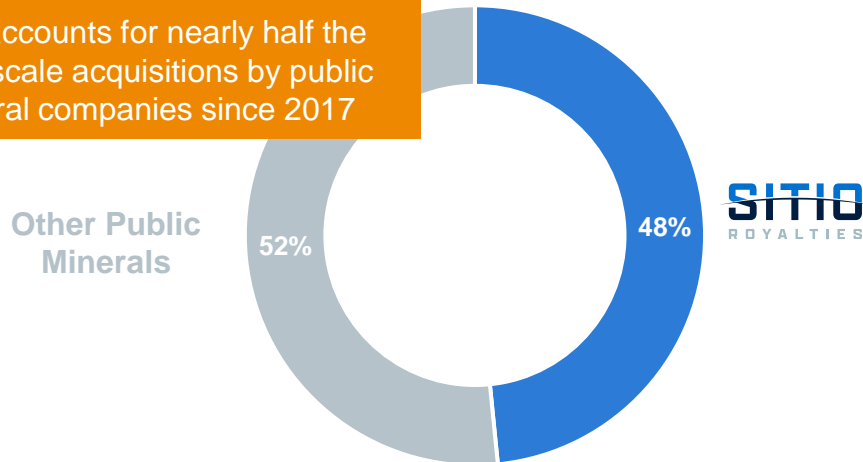
# Differentiated large-scale acquisition strategy

## STR's proven track record of accretive acquisitions

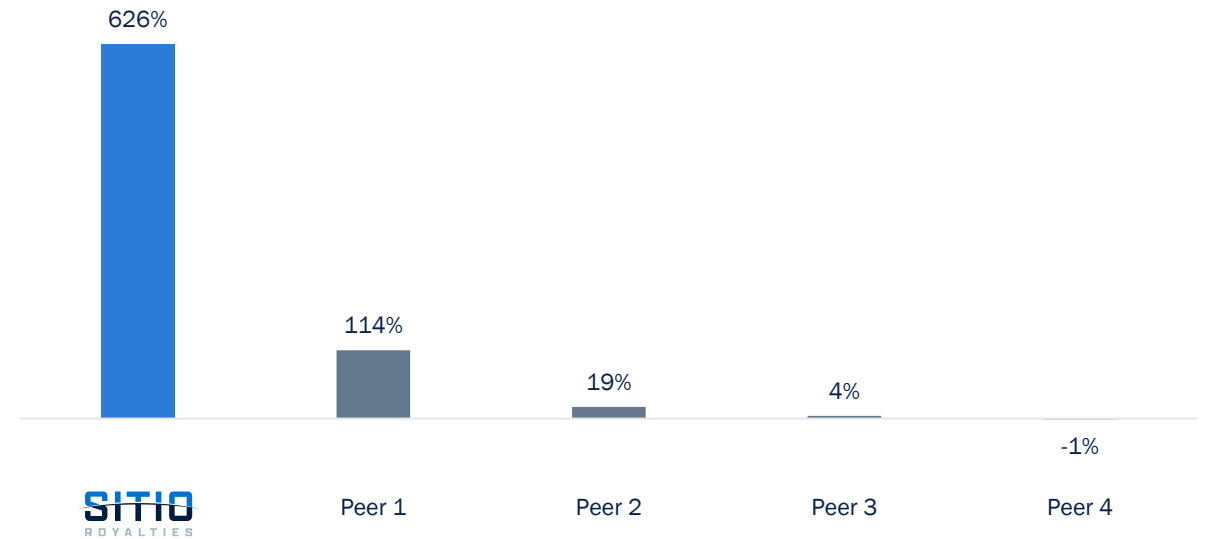
	Total since inception	2Q24 <sup>(1)</sup>
Number of NRAs evaluated	1,965,000+	130,000+
NRAs acquired	289,000+	14,996
Number of acquisitions	201	7

## Acquisitions of \$150mm+ by publicly-traded minerals companies<sup>(2)</sup>

Sitio accounts for nearly half the large-scale acquisitions by public mineral companies since 2017



## NRA growth since 2019<sup>(3)</sup>



Since 2021, ~88% of Sitio deals over \$150mm were privately negotiated, while all peer deals over \$150mm were marketed processes

Note: Other Public Minerals and Peers include BSM, KRP, TPL and VNOM

(1) Includes DJ Basin Acquisition that closed on 4/4/2024

(2) Percent weighed by total dollar value of acquisitions

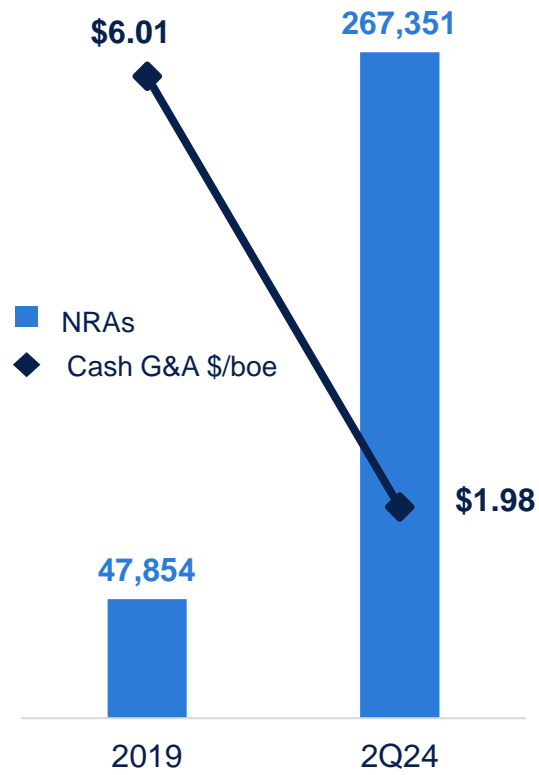
(3) NRA growth as reported.

# Margins increase with scale

Unique cost structure enables scale without linear increase in cash expenses

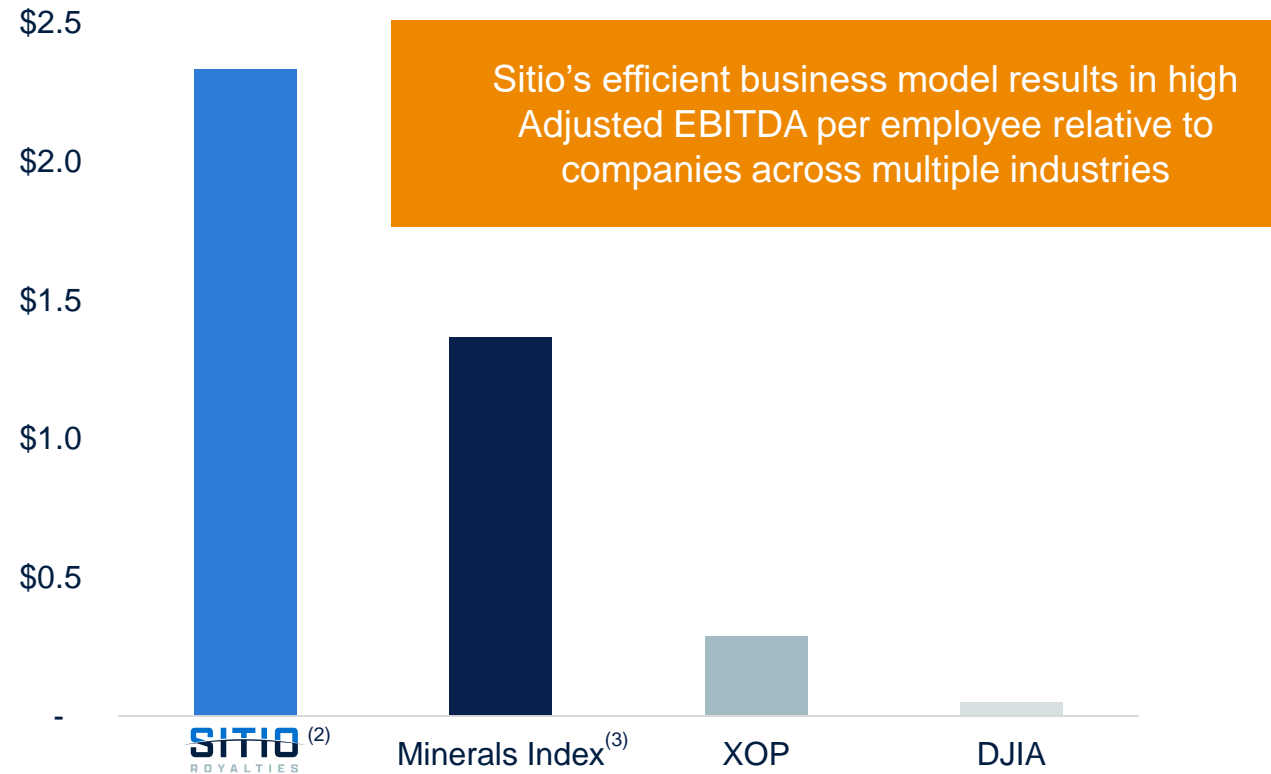
## 67% decrease in Cash G&A per BOE

2019 – 2Q24



## A leader in Adjusted EBITDA per employee<sup>(1)</sup>

(\$mm)



(1) Source: Company filings and FactSet as of 8/7/24. XOP and DJIA Index latest reported quarterly Adjusted EBITDA per employee weighted by market capitalization as of 8/6/24

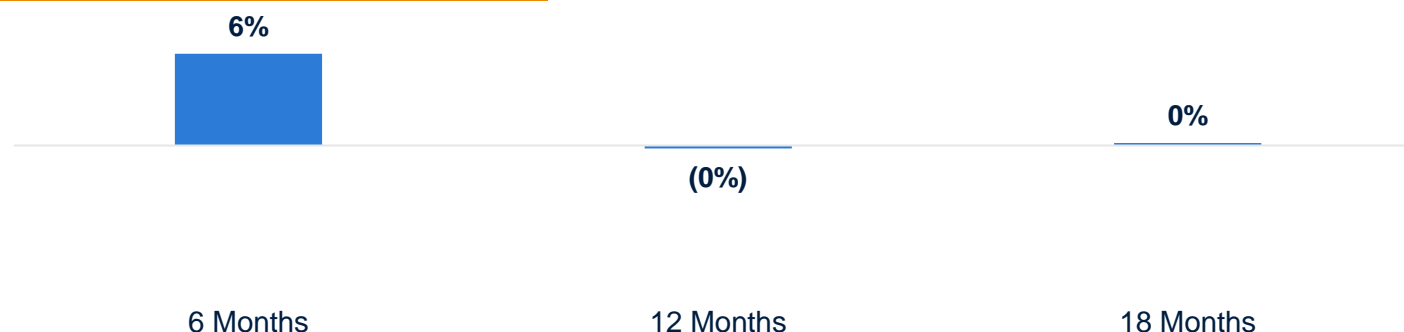
(2) STR employee headcount as of 6/30/24

(3) See Appendix for Minerals Index definition

# Disciplined underwriting results in outperformance

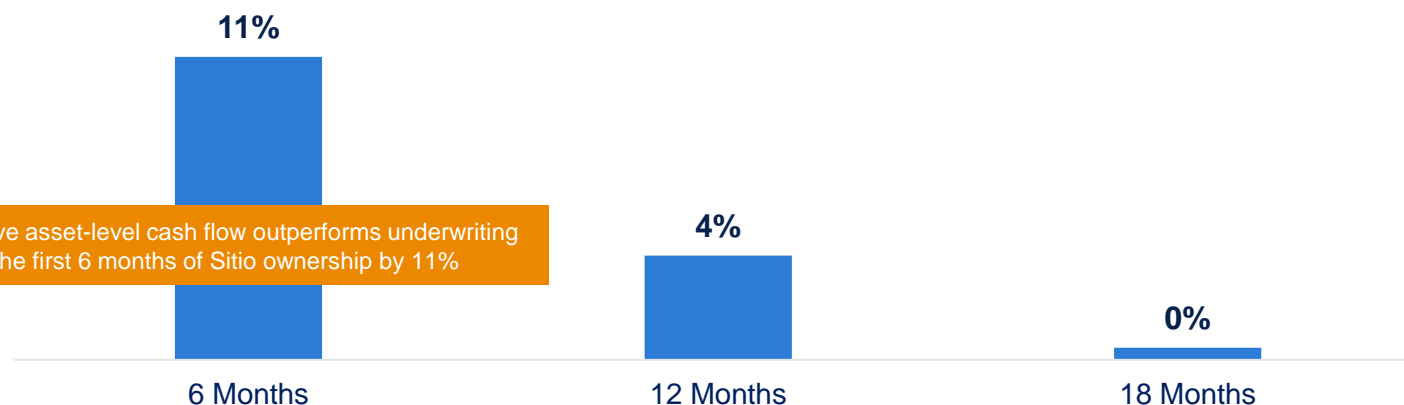
## Cumulative production outperformance from acquisitions made since 2021

Cumulative volumes outperform underwriting for the first 6 months of Sitio ownership by 6%



## Cumulative asset-level cash flow outperformance from cash acquisitions since 2021

Cumulative asset-level cash flow outperforms underwriting for the first 6 months of Sitio ownership by 11%



## Acquisition evaluation process

Full GIS & geologic analysis of asset location, key operators, inventory potential and overall quality



Engineering forecast for all producing wells and all remaining inventory



Data driven development timing estimates

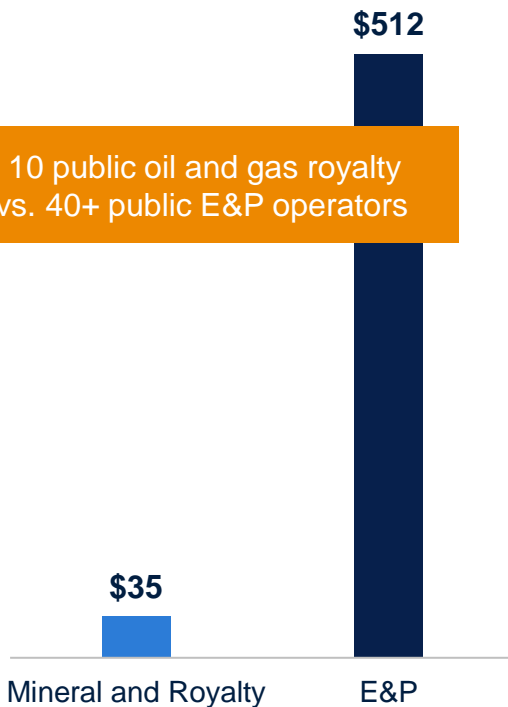


IRR analysis sensitizes commodity prices, development timing and remaining locations

# Minerals consolidation is in the early innings

Sitio is well positioned to consolidate the fragmented minerals market

**Total combined market capitalization (\$bn)<sup>(1)</sup>**

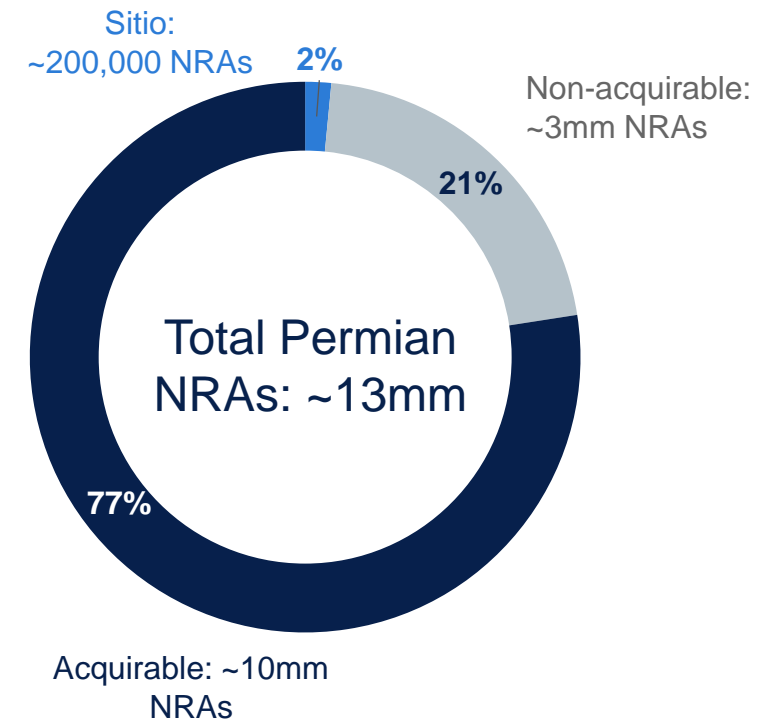


Fewer than 10 public oil and gas royalty companies vs. 40+ public E&P operators

**Estimated total royalty payments in the U.S.<sup>(2)</sup>**



**Estimated Permian Basin NRA ownership<sup>(3)</sup>**



(1) See Appendix for definitions of Mineral and Royalty companies and E&P companies. Market cap calculated using 8/6/24 share price and most recent publicly available share counts

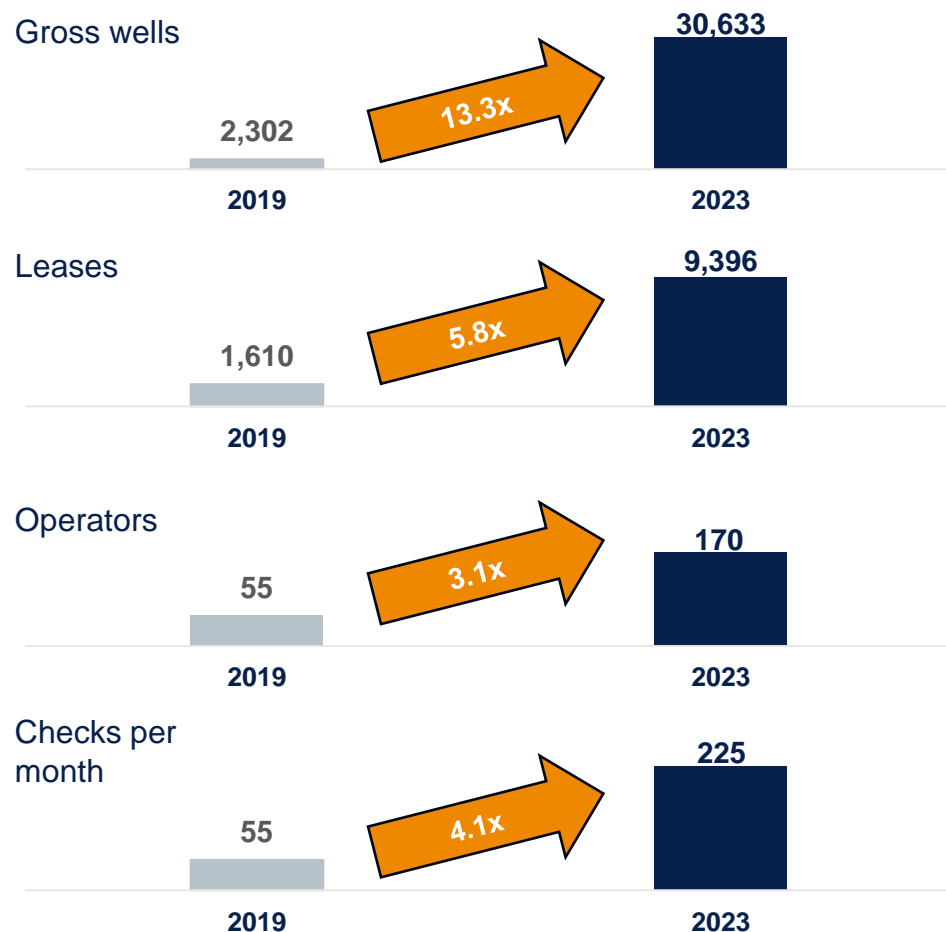
(2) Total U.S. oil and gas royalty revenue is calculated using last twelve months from March of 2024 of EIA monthly oil and gas production data, multiplying by average monthly WTI and HHUB spot prices according to the EIA. Royalty payments calculated assuming an average lease royalty of 18.75% and that 20% of oil and gas production occurs on federal acreage where all royalties go to the government. PHX royalty revenue as of 12/31/2023

(3) Latest publicly reported data as of 8/7/24. Acquirable acreage defined as any acreage in which Sitio can purchase mineral rights or NPRIs that are not owned by CVX, TPL or VNOM. 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. 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 1/8<sup>th</sup> royalty equivalent basis

# Sitio Minerals Management

# Sitio Minerals Management is a complex data management effort

Sitio has developed custom data management and automation tools to receive, validate, analyze and process complex data. No “out of the box” software solution exists for the oil & gas minerals industry



- › Sitio often acquires multiple interests in the same properties at multiple points in time
- › Results in Sitio tracking 46,000+ interests across 30,000+ wells
- › Each lease tracked to ensure proper payments under individual lease terms
- › Even with upstream industry consolidation, Sitio receives payments from 170 remitters each month
- › Average Sitio check has ~6,600 lines of data to process each month



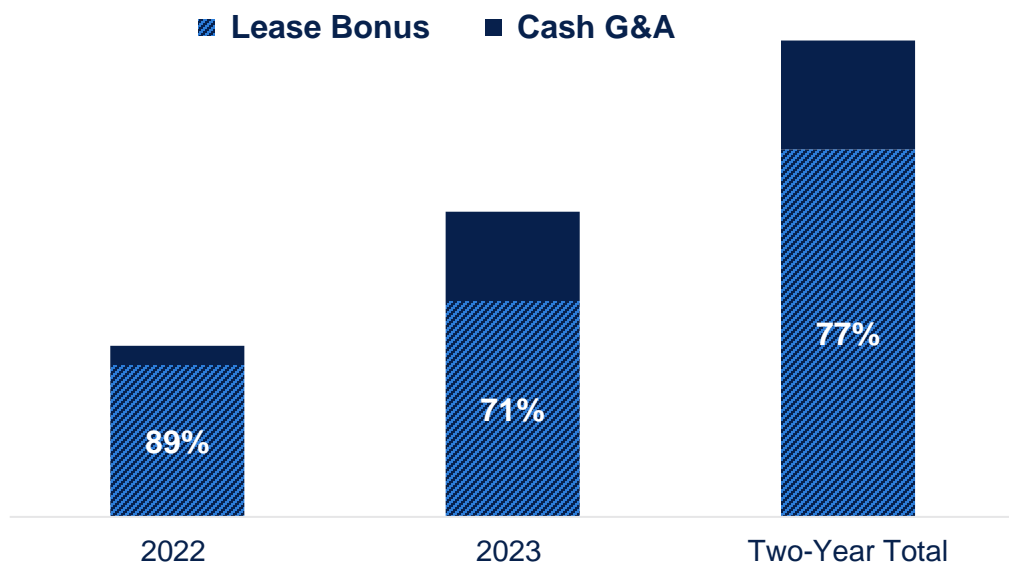
# Sitio Minerals Management creates additional value

Sitio acts as the permanent owner of the minerals it acquires, leading to greater revenue realizations

## > Proactive, outbound leasing efforts

- Sitio does not underwrite any lease bonus revenue when acquiring minerals
- Accordingly, lease bonus amounts received post-acquisitions increase returns

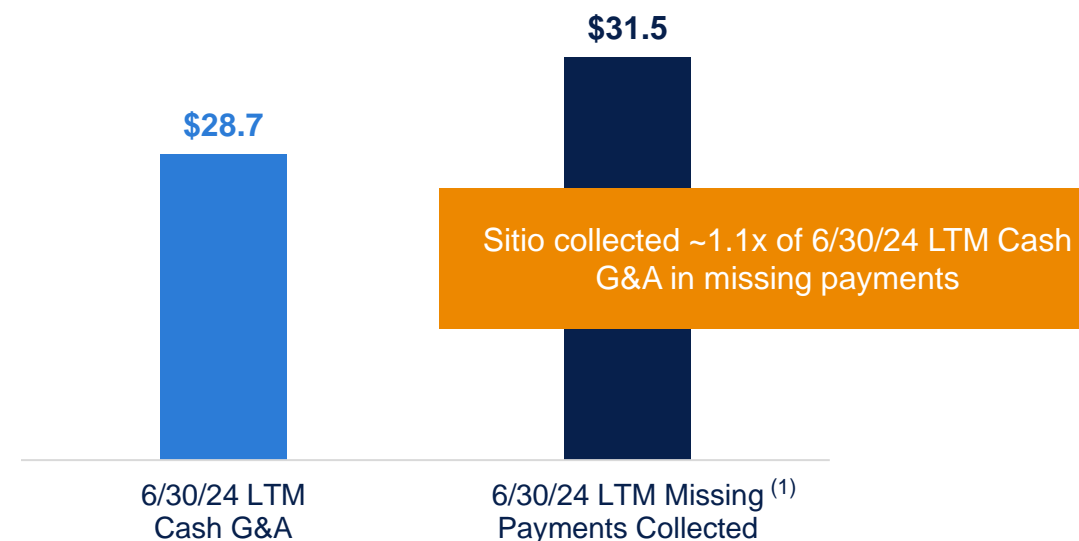
### Lease bonus as % of Cash G&A



## > Data analytics and engagement with operators to ensure timely and accurate payments

- Granular tracking of missing payments by operator, by well, by production month, by commodity

### 6/30/24 LTM Cash G&A versus collected missing payments (\$mm)



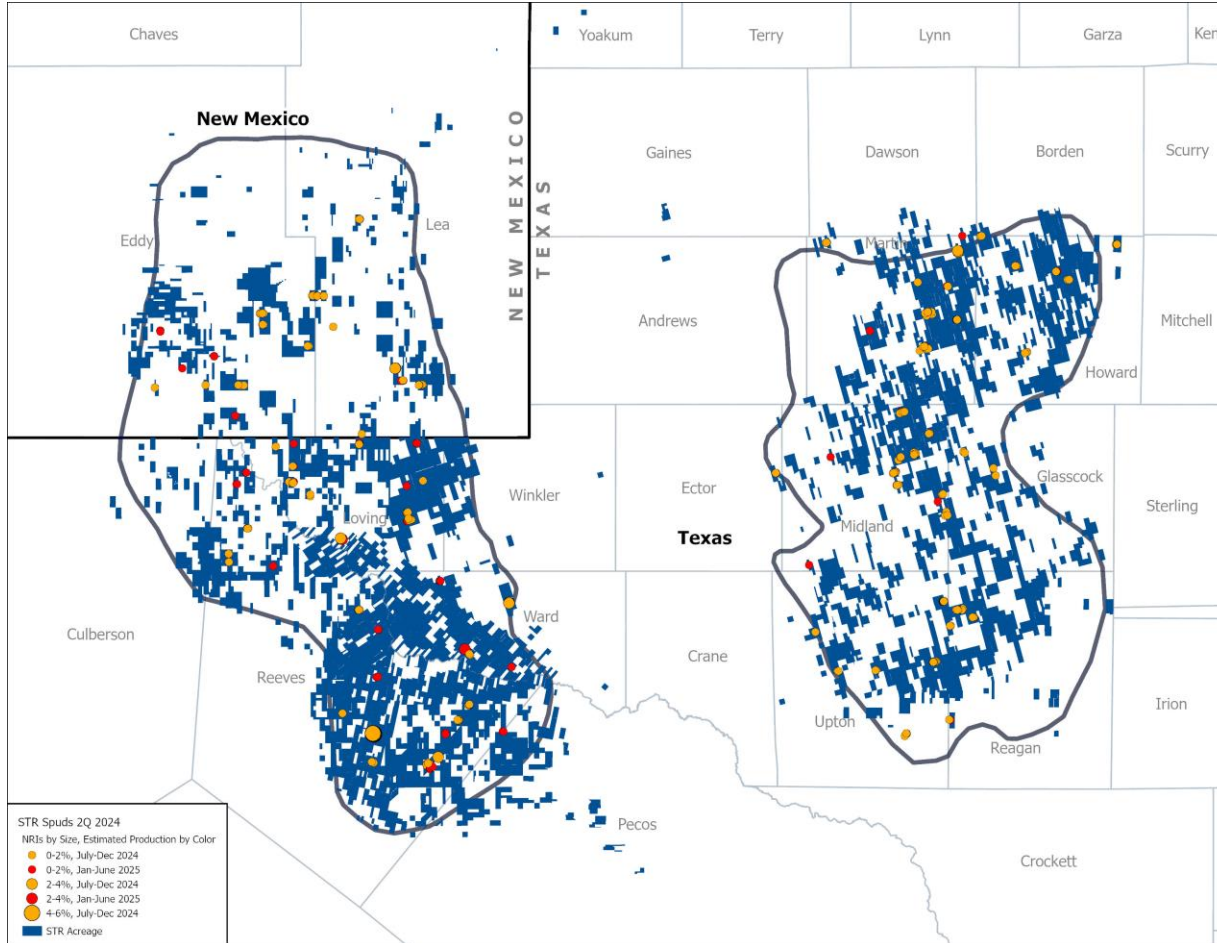
Note: See Appendix for non-GAAP reconciliations

(1) July 2023 through June 2024

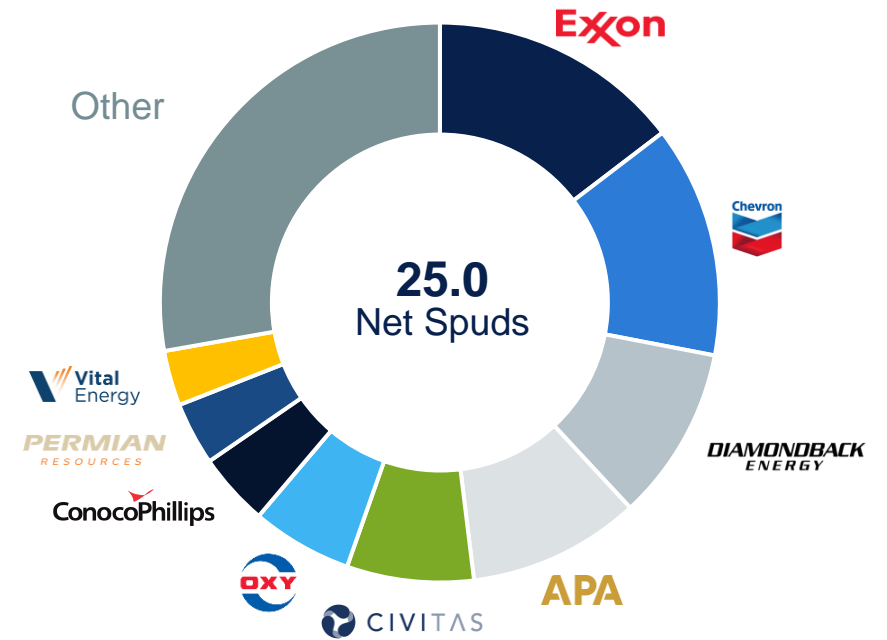
# Current E&P company drilling activity on STR acreage provides near-term production visibility

Spud wells convert to producing wells on average within 6-9 months of the spud date

## Spud wells on STR's Permian acreage



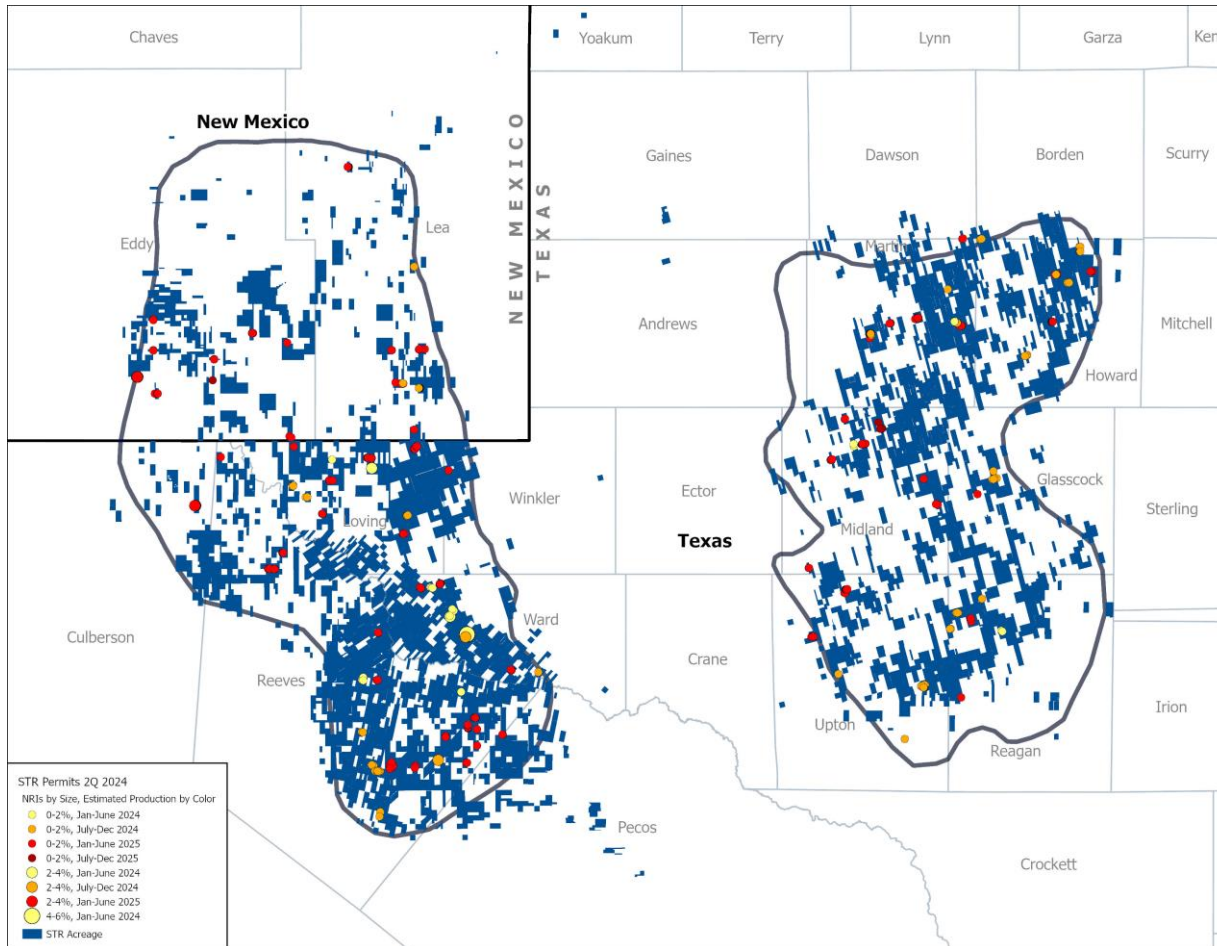
## Net spud wells



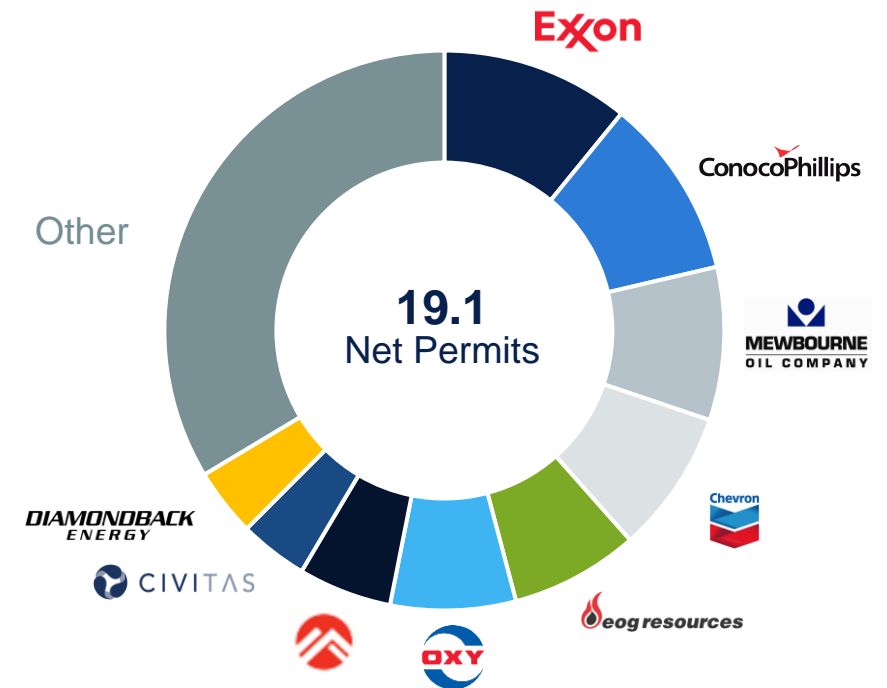
# E&P company well permitting activity on STR's acreage provides additional production visibility

Permitted wells convert to producing wells on average within 12-15 months of the initial permit date

## Permit wells on STR's Permian acreage



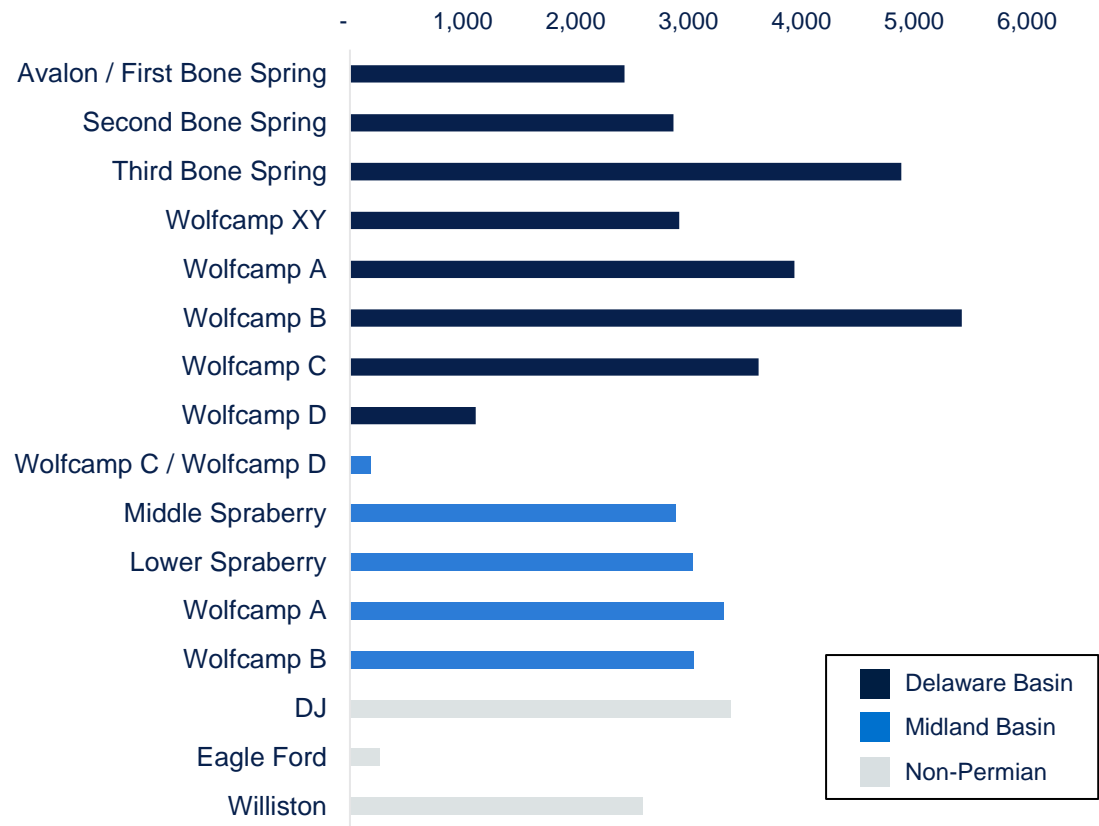
## Net permit wells



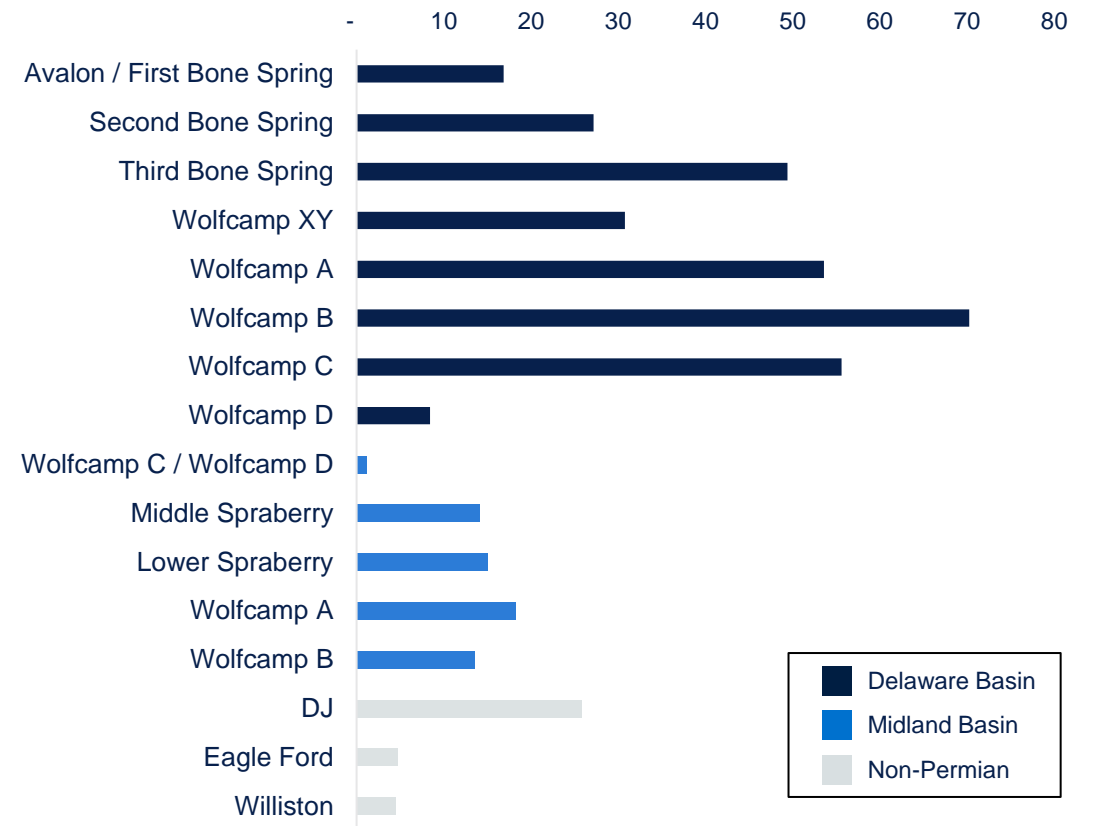
# E&P companies have significant remaining drilling inventory on Sitio's acreage

Operators have drilled ~5,100 – 6,100 5k' normalized wells per year on Sitio's acreage over the past 3 years

## Gross normalized remaining inventory 45,898 total



## Net normalized remaining inventory 409.5 total

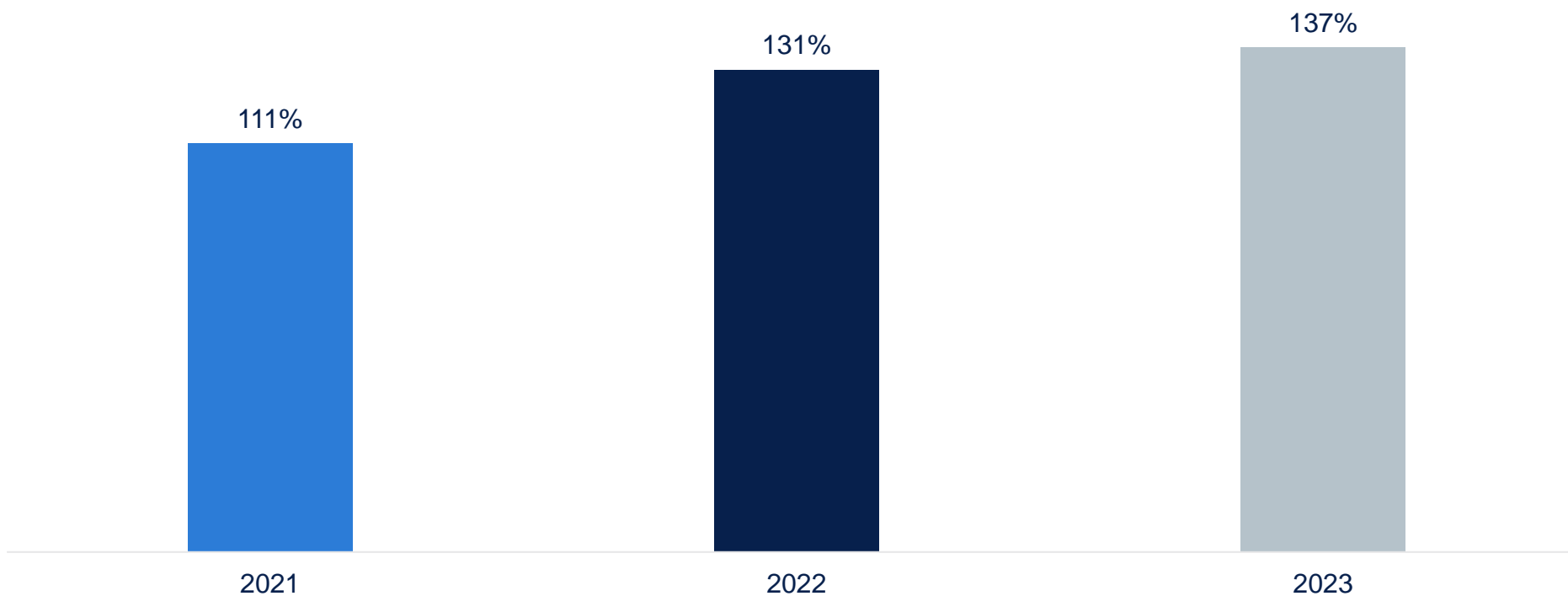


Note: inventory numbers as of 6/30/24, excludes the spuds and permits on Sitio acreage

# Sitio's organic reserves growth has outpaced production

Sitio's organic reserves replacement ratio over the past three years has been greater than 100%, indicating base assets are still growing, even without acquisitions or incremental capex spend

## STR's Organic Reserves Replacement Ratio



# Sitio Innovation

# Leveraging our skills to disrupt and innovate the minerals sector

New Ventures team evaluates investment opportunities complementary to its core minerals and royalties business as another avenue for growth and value creation

## Investments made to date

- › Automation of internal processes
- › Software development to improve data provided by operators to mineral owners

## Future areas of interest

- › Additional process automation opportunities
- › Technologies or platforms that improve minerals acquisitions and management
- › Opportunities to improve the relationship between Sitio and its operators while reducing costs for both sides

## Evaluated and considered out of scope

- › Non-operated or operated oil and gas working interests
- › Energy-related businesses reliant on government subsidies for viability
- › Businesses that do not leverage our core skills of technical evaluation of assets, acquisition underwriting, and large-scale data management

# Financial Strategy



# Balanced capital allocation framework maximizes shareholder returns

## Framework returns at least 65% of Discretionary Cash Flow<sup>(1)</sup> to shareholders

35% Target minimum quarterly cash dividend as % of Discretionary Cash Flow

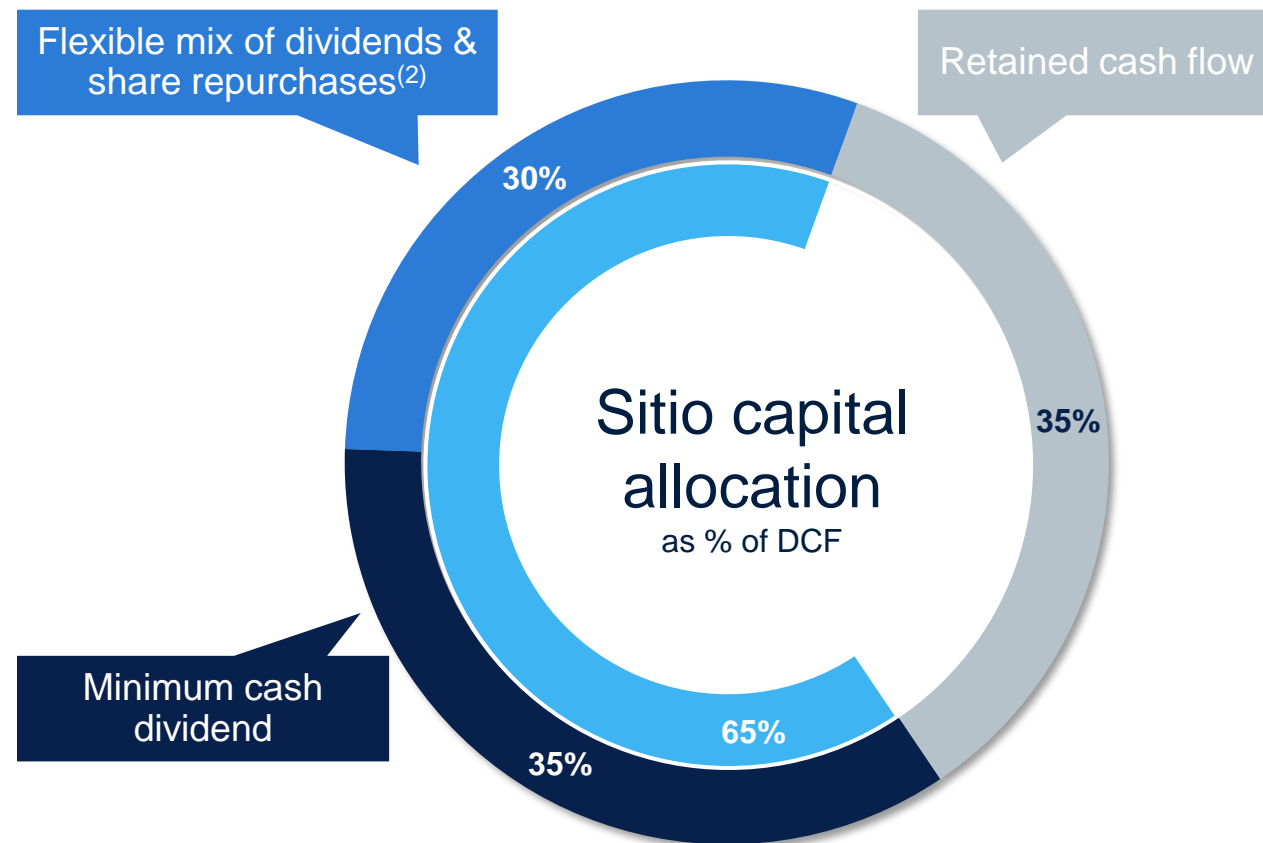


30% Allocate opportunistically between share repurchases<sup>(2)</sup> and additional cash dividends



65% Minimum Discretionary Cash Flow returned to shareholders quarterly

35% Discretionary Cash Flow retained for debt paydown and growth investments



(1) Discretionary Cash Flow defined as Adjusted EBITDA less cash and accrued interest and estimated cash taxes

(2) Share repurchases to be executed at the discretion of the Company and through a variety of methods. The Company is not obligated to purchase any dollar amount or number of shares under the repurchase program

# Strong balance sheet and financial flexibility

Focus on maximizing value while maintaining a conservative and financially flexible capital structure

## Capitalization as of 6/30/24 (\$mm)

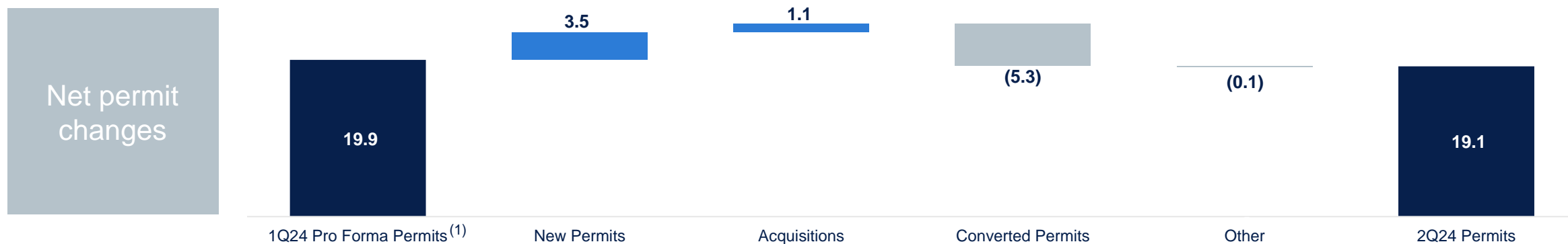
Cash	\$16
Revolving credit facility	460
Senior notes due 2028	600
<hr/>	
Total debt	\$1,060
<hr/>	
Net debt	\$1,044
<hr/>	
Revolver borrowing base	\$850
<hr/>	
Liquidity	\$406

## Debt maturity profile as of 6/30/24 (\$mm)



# Appendix

# Sitio continues to see active organic operator development

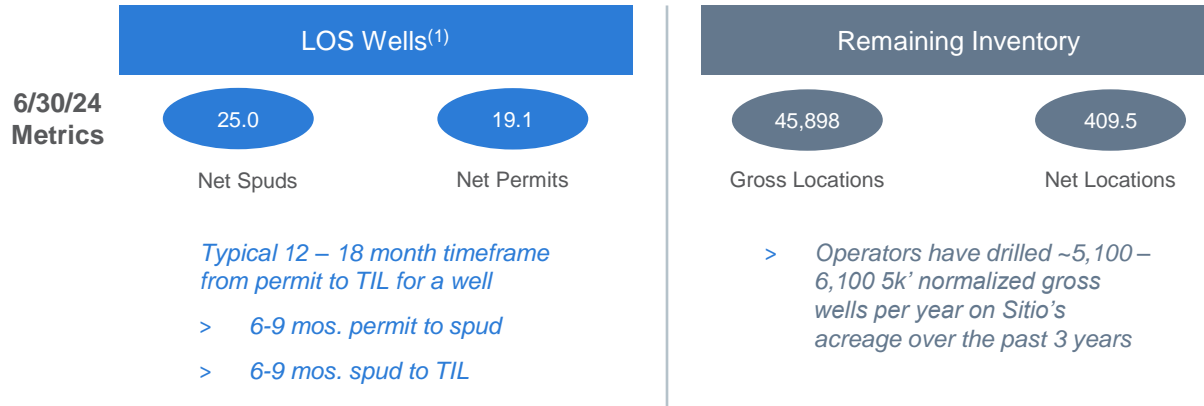


Note: Well counts normalized to 5,000'

(1) Pro forma metrics include net wells from the DJ Basin Acquisition

# Production forecasting considerations

## Well metrics and remaining inventory



## Diverse operator mix and blue-chip top operators



## Other considerations

- > **Net Revenue Interest (NRI):** Sitio has an average NRI of 0.8%, however the NRIs of individual wells TIL can vary. Sitio's net production can differ significantly depending on the NRI of wells TIL for a period, even if the gross wells TIL is constant. This makes forecasting individual quarters more challenging than taking a longer-term perspective
- > **Rig Count vs. Completion Activity:** While it is a common industry practice to use rig count as a proxy for activity, production growth is driven by spuds / DUCs being completed and TIL, which are not necessarily in-line with rig activity. Additionally, incremental efficiency measures by operators further complicate the relationship between rig count and production trends
- > **Reported Financial Production:** Sitio's quarterly financial production is comprised of both estimates of volumes produced during the applicable quarter and prior period adjustments to previously accrued production volumes due to the multi-month lag in well production data from operators

Note: CVX pro forma for HES, FANG pro forma for Endeavor, COP pro forma for MRO, and DVN pro forma for Grayson Mill. Inventory numbers exclude the Spuds and Permits on Sitio acreage

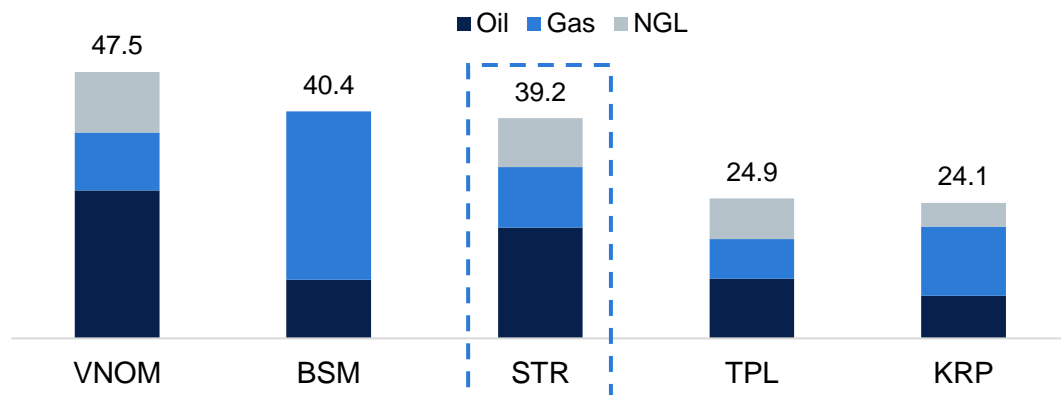
(1) Sitio discloses LOS wells using public data definitions; there is typically an approximate 4-month data lag, so a portion of wells listed as spuds and permits are actually online; All wells normalized to 5,000' laterals

(2) Pro forma production for 2Q24 includes production for all acquisitions closed in 2Q24

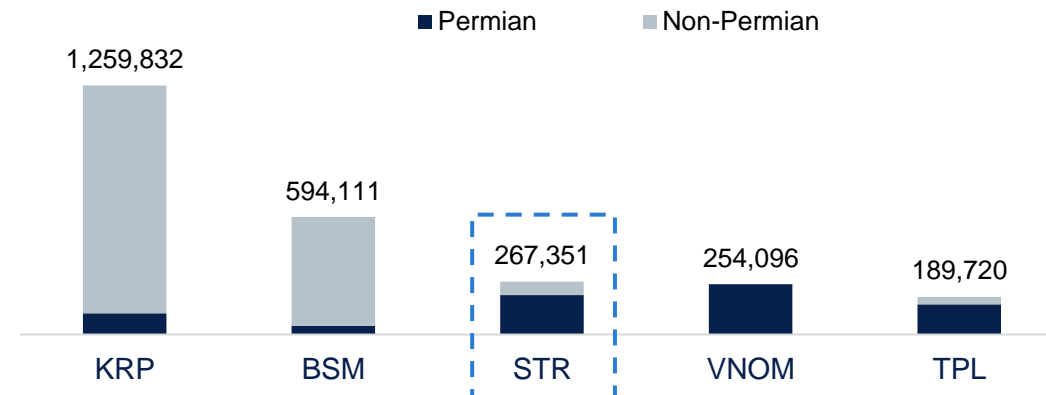
(3) Pro forma gross horizontal wells by operator include wells from all announced acquisitions and are normalized to 5,000' as of 6/30/24

# Selected mineral and royalty company benchmarking

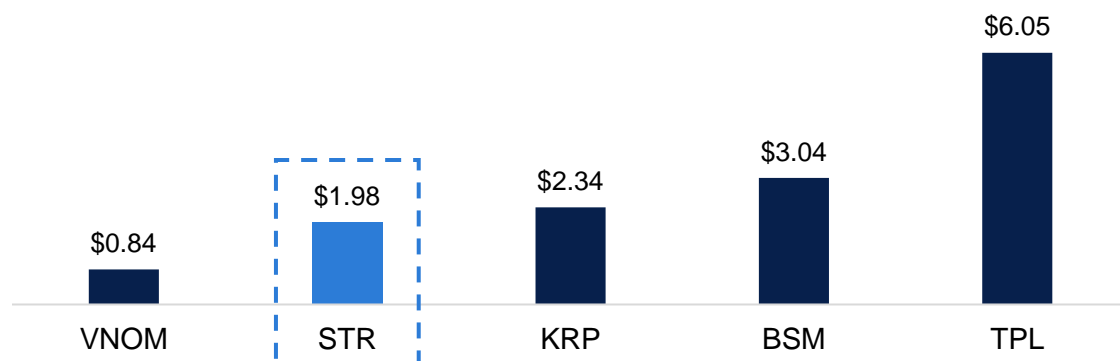
## 2Q24 Production (Mboe/d)<sup>(1)</sup>



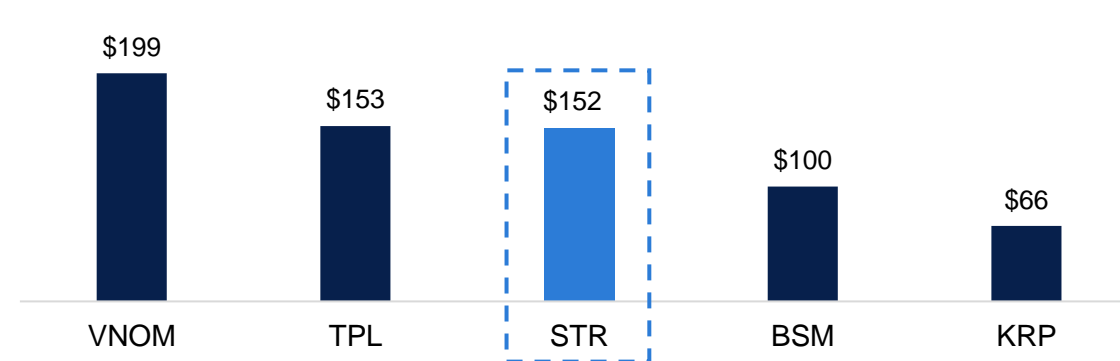
## NRAs



## 2Q24 Cash G&A (\$/boe)<sup>(3)</sup>



## 2Q24 Adjusted EBITDA (\$mm)<sup>(4)</sup>



Note: Peer data from most recent company filings as of 8/7/24

(1) BSM NGLs are included in gas production

(2) TPL Permian NRAs calculated as sum of Midland and Delaware Basin NRAs normalized to 1/8<sup>th</sup> royalty interest. KRP Permian NRAs calculated as sum of Midland and Delaware Basin NRAs

(3) TPL Cash G&A is calculated as general and administrative expenses plus salaries and related employee expenses minus share-based compensation

(4) Adjusted EBITDA for peers as reported

# Commodity derivatives as of 6/30/24

	FY2024	1H2025
<b>Oil swaps</b>		
Bbl per day	3,300	1,100
Average price (\$/bbl)	\$82.66	\$74.65

	FY2024	1H2025
<b>Oil collars</b>		
Bbl per day	-	2,000
Average call (\$/bbl)	-	\$93.20
Average put (\$/bbl)	-	\$60.00

	FY2024	1H2025
<b>Natural Gas swaps</b>		
MMBtu per day	500	-
Average price (\$/mmbtu)	\$3.41	-

	FY2024	1H2025
<b>Natural Gas collars</b>		
MMBtu per day	11,400	11,600
Average call (\$/mmbtu)	\$7.24	\$10.34
Average put (\$/mmbtu)	\$4.00	\$3.31

# Non-GAAP definitions and reconciliations

## Adjusted EBITDA (\$000s)

	Three Months Ended June 30,	
	2024	2023
Net income (loss)	\$ 29,041	\$ (2,973)
Interest expense, net	22,688	23,159
Income tax expense (benefit)	4,838	(683)
Depreciation, depletion and amortization	85,485	74,239
Impairment of oil and gas properties	—	25,617
<b>EBITDA</b>	<b><u>\$ 142,052</u></b>	<b><u>\$ 119,359</u></b>
Non-cash share-based compensation expense	6,203	5,422
Losses on unsettled derivative instruments	3,329	1,140
Change in fair value of warrant liability	—	(584)
Merger-related transaction costs	24	1,814
<b>Adjusted EBITDA</b>	<b><u>\$ 151,608</u></b>	<b><u>\$ 127,151</u></b>



# Non-GAAP definitions and reconciliations

## Discretionary Cash Flow (\$000s)

	Three Months Ended June 30,	
	2024	2023
Cash flow from operations	\$ 97,312	\$ 103,852
Interest expense, net	22,688	23,159
Income tax expense (benefit)	4,838	(683)
Deferred tax benefit	3,256	10,172
Changes in operating assets and liabilities	24,799	(9,715)
Amortization of deferred financing costs and long-term debt discount	(1,309)	(1,448)
Merger-related transaction costs	<u>24</u>	<u>1,814</u>
Adjusted EBITDA	<u>\$ 151,608</u>	<u>\$ 127,151</u>
Less:		
Cash and accrued interest expense	21,385	24,040
Estimated cash taxes	<u>875</u>	<u>8,261</u>
Discretionary Cash Flow	<u>\$ 129,348</u>	<u>\$ 94,850</u>

# Non-GAAP definitions and reconciliations

## Cash G&A (\$000s)

	Three Months Ended June 30,	
	2024	2023
General and administrative expense	\$ 13,456	\$ 14,066
Less:		
Non-cash share-based compensation expense	6,203	5,422
Merger-related transaction costs	24	1,814
Rental income	<u>171</u>	<u>135</u>
Cash G&A	<u>\$ 7,058</u>	<u>\$ 6,695</u>

# Non-GAAP definitions and reconciliations

Adjusted EBITDA, Discretionary Cash Flow, and Cash G&A are non-GAAP supplemental financial measures used by our management and by external users of our financial statements such as investors, research analysts and others to assess the financial performance of our assets and their ability to sustain dividends over the long term without regard to financing methods, capital structure or historical cost basis. Sitio believes that these non-GAAP financial measures provide useful information to Sitio's management and external users because they allow for a comparison of operating performance on a consistent basis across periods.

We define Adjusted EBITDA as net income plus (a) interest expense, (b) provisions for taxes, (c) depreciation, depletion and amortization, (d) non-cash share-based compensation expense, (e) impairment of oil and natural gas properties, (f) gains or losses on unsettled derivative instruments, (g) change in fair value of the warrant liability, (h) loss on debt extinguishment, (i) merger-related transaction costs and (j) write off of financing costs.

We define Discretionary Cash Flow as Adjusted EBITDA, less cash and accrued interest expense and estimated cash taxes for the three months ended June 30, 2024.

We define Discretionary Cash Flow as Adjusted EBITDA, less cash interest and cash taxes for the three months ended June 30, 2023.

We define Cash G&A as general and administrative expense less (a) non-cash share-based compensation expense, (b) merger-related transaction costs and (c) rental income.

These non-GAAP financial measures do not represent and should not be considered an alternative to, or more meaningful than, their most directly comparable GAAP financial measures or any other measure of financial performance presented in accordance with GAAP as measures of our financial performance. Non-GAAP financial measures have important limitations as analytical tools because they exclude some but not all items that affect the most directly comparable GAAP financial measure. Our computations of Adjusted EBITDA, Discretionary Cash Flow, and Cash G&A may differ from computations of similarly titled measures of other companies.

# Definitions

Minerals Index on page 12 is defined as BSM, KRP and TPL

Mineral and Royalty companies on page 14 include BSM, DMLP, KRP, PHX, STR, TPL and VNOM

E&P Companies referenced on page 14 include AMPY, APA, AR, BATL, BRY, CHK, CHRD, CIVI, CNX, COP, CRC, CRGY, CRK, CTRA, DVN, EOG, EPM, EQT, FANG, GPOR, HES, HPK, KOS, VTLE, MGY, MRO, MTDR, MUR, OVV, OXY, PR, REI, REPX, RRC, SD, SM, SWN, TALO, WTI

# Contact Information

**Ross Wong**

VP of Finance and Investor Relations

Phone:

**(720) 640-7647**

Email:

**IR@sitio.com**