

D E A R B O R N

P A R T N E R S

On September 11, 2018, STORE Capital Corporation (STOR) announced a 6.45% increase in its quarterly cash dividend per share to \$0.33 (\$1.32 annually) from \$0.31 (\$1.24 annually). The dividend is payable on October 15, 2018 to shareholders of record on September 28, 2018. This is the company's 4th consecutive annual dividend increase.

From the press release: "We are happy to announce that we have increased our dividend by 6.5%, reflecting our outlook for continued strong growth and performance," said Christopher H. Volk, President and Chief Executive Officer of STORE Capital. "Through a combination of external and internal growth, we have been able to generate consistently high levels of retained cash flow, allowing us to increase our dividend every year since our IPO in late 2014, while also delivering double-digit returns to our shareholders. Cumulatively, we are proud to have increased our quarterly dividend by 32%, while maintaining a payout ratio close to 70% of adjusted funds from operations."

STORE Capital Corporation 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**, 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 over 2,000 property locations, substantially all of which are profit centers, in 49 states.

STORE Capital is a real estate investment trust (REIT), which Standard & Poor's considers as part of the Real Estate sector. These shares are in our Dearborn Partners High & Rising Dividend separately managed account (SMA) portfolio. So far this year, 19 of 25 companies in this portfolio have announced 23 dividend increases. The average of these dividend increases is about 8.4% more than these companies paid as dividends a year earlier.

Thank you for your interest in our Dearborn Partners Rising Dividend Strategy.

This presentation is not a complete description of, nor a recommendation to invest in, any investment strategy (the "Strategy") mentioned herein. It is for informational purposes only and does not constitute an offer to sell nor a solicitation to buy, is not a recommendation regarding any securities transaction, nor is it an offer to provide advisory or other services by Dearborn Partners, L.L.C. The information contained in this writing should not be construed as financial or investment advice on any subject matter. Past performance is no guarantee of future results. There is no assurance the Strategy will be profitable, achieve its objectives, be suitable for you, or not incur losses. Some of the information herein has been obtained from third party sources. We believe such information is reliable but we have not in each case verified its accuracy or completeness. Any opinions herein are as of the date of this report and are subject to change without notice. Dividends are not guaranteed and must be authorized by the company's board of directors. There is no assurance that any Rising Dividend portfolio company will increase its dividend, or not reduce its dividend, or not have a significant decrease in its stock price. All investing involves risk. Dearborn Partners L.L.C. is an investment adviser registered under the Investment Advisers Act of 1940, as amended. Registration does not imply a certain level of skill or training.