

Company Profile

January 2, 2025

Management

Chris Conoscenti, CEO
Carrie Osicka, CFO
Jarret Marcoux, EVP Operations
Britton James, EVP Land
Dax McDavid, EVP Corp. Development
Brett Riesenfeld, EVP Gen Counsel

www.sitio.com

EPG Commentary by Dan Steffens

Sitio Royalties Corp. (NYSE: STR), a C-Corp., is one of four minerals companies in our High Yield Income Portfolio. It is a well-funded *Aggressive Growth* company. Brigham Minerals Inc. (MNRL) merged into STR on December 29, 2022 increasing production from 18,925 Boepd in Q4 2022 to 34,440 Boepd in Q1 2023.

A DJ Basin acquisition that closed on April 4, 2024 added ~2,600 Boepd and pushed Sitio's Q2 2024 production to 39,231 Boepd, which

was in line with my forecast. The Company's production declined to 38,583 Boepd in Q3 2024.

STR increased production by 244.8% year-over-year in 2022 and 131.6% year-over-year in 2023. Late in the 4th quarter of 2023 the Company sold "gassy" assets in the Appalachia & Anadarko Basins that they believed were on decline for cash proceeds of \$114 million. The net increase in production should be ~7.3% year-over-year in 2024.

Return of Capital Framework

- Sitio is committed to returning capital to shareholders while maintaining a balanced and durable capital structure. Since becoming public in 2022, Sitio has returned more than \$765 million to owners, including yearto-date returns of \$245 million.
- Sitio's Board of Directors declared a cash dividend of \$0.28 per share of Class A Common Stock with respect to the third quarter of 2024. The dividend was paid on November 27, 2024 to the stockholders of record at the close of business on November 19, 2024.
- Based on the current share price of \$19.18, annualized dividend yield is 5.84%.
- Stock Buybacks are increasing per share value: During the third quarter of 2024, the Company repurchased an aggregate 1.4 million shares of Class A Common Stock at an average price of \$21.47 per share, representing 26% of third quarter 2024 Discretionary Cash Flow, or \$0.19 per share. As of September 30, 2024, the Company had repurchased a total of 4.5 million in Class A Common Stock and Sitio OpCo Partnership Units, representing approximately 3% of shares outstanding prior to the Board's authorization of Sitio's \$200 million share repurchase program. In total, Sitio's return of capital for the third quarter of 2024 is \$0.47 per share.

My Fair Value Estimate is \$25.50/share

Compares to TipRanks' Price Target of \$26.67

Disclosure: I have a long position in STR and I do not intend on buying or selling it in the next 72 hours. I wrote this profile myself, and it expresses my own opinions. I am not receiving compensation for it from the company. I have no business relationship with any company whose stock is mentioned in this article.



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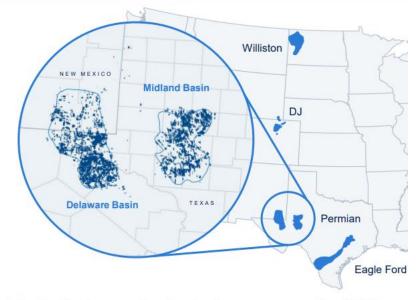
Company Overview

Sitio Royalties (NYSE: STR) acquires, owns and manages high-quality oil and gas mineral and royalty interests operated by a diversified set of exploration and production companies. Sitio owns over 265,000 Net Royalty Acres (NRA), over 190,000 of which are located in the Permian Basin, the largest unconventional resource play in the United States.

Sitio's strategy is to continue executing on large-scale acquisitions through a disciplined and opportunistic approach that creates long-term value for its shareholders. The merger with Brigham Minerals (MNRL) that closed on December 29, 2022 more than doubled the company's production.

Sitio's Value Proposition

- Returns-Driven Acquisition Strategy
- Active Minerals Management Continually Enhances Business Model
- Strong Capital Structure and Long-Term Financial Stability
- > Robust Return of Capital Program



Enterprise Value

\$4.6
Billion

3Q24 Annualized Adjusted EBITDA

> \$542 Million

3Q24 Daily Production

38.6 (50% Oil)

Net Royalty Acres

269,676 74% Permian **Total Yield**

8.0%



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Third Quarter 2024 Highlights

- Posted third quarter net income of \$27.9 million and Adjusted EBITDA of \$135.4 million. Financial results reflected strong production volumes from legacy assets and recent acquisitions
- Recorded third quarter production above full year guidance range, 38,585 barrels of oil equivalent per day ("Boe/d") (50% oil)
- Reduced long-term debt by approximately \$56.5 million during the period with the Company's quarter-end credit facility balance at \$403.0 million and liquidity of \$455.5 million
- Ongoing benefit of diversified asset base, exposure to quality operators across top domestic basins and track record of value-add acquisitions. Line of sight ("LOS") wells increased 11% guarter-over-quarter and there were 7.7 net wells turned-in-line, providing high confidence in sustainable business model
- Continued to return cash to shareholders and enhance value on a per share basis; Sitio to return \$0.47 per share of Class A Common Stock, comprised of a \$0.28 per share cash dividend (payable November 27, 2024), and \$0.19 per share of stock repurchases; Year-to-date, the buyback program has reduced outstanding shares by 3% and total return of capital (including dividends and stock repurchases) is \$1.67 per share
- Repurchased 1.4 million shares of Class A Common Stock during the quarter (\$21.47 per share avg. price); Repurchases year-to-date total \$105.2 million with \$94.8 million authorization remaining as of September 30, 2024

Production

Raised midpoint of full year 2024 production guidance by 1,000 Boe/d

Operator Activity

Net LOS wells increased by 11% primarily due to operator activity in the Midland and DJ basins

Financials

Efficient conversion of revenue to Adjusted EBITDA delivers ~91% Adjusted EBITDA margin

Return of Capital

\$0.28 per share cash dividend and \$0.19 per share of stock repurchases

Acquisitions

Adds 2,325 NRAs in DJ Basin

Balance Sheet

RBL paydown increases liquidity to \$455.5 million



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"We continued our streak of sound results, beating expectations for the third consecutive quarter. This allowed us to strengthen our full-year 2024 outlook with higher volumes and cash costs that are down by approximately 4% year-over-year. We are proving the resiliency of our business model and offer investors an attractive option to own quality and high margin oil and gas assets across several of the best basins in the U.S. Through disciplined acquisitions and effective management of our resources, we are differentiating Sitio from its peers. The recent expansion of our line-of-sight wells and healthy operating activity levels today provides us with high-confidence in our ability to deliver value for our shareholders," – Chris Conoscenti, CEO.

Third Quarter 2024 Financial and Operating Results

- Net income in the quarter was \$27.9 million and Adjusted EBITDA was \$135.4 million. Financial performance benefited from robust production from legacy assets and the impact of recent acquisitions.
- Third quarter production exceeded full year 2024 guidance, averaging 38,585 Boe/d (50% oil and 72% liquids). Oil production for the period was 19,134 Bbl/d and was positively impacted by strong revenues from the Delaware, Midland and DJ Basins.
- Average realized commodity prices during the third quarter were \$74.67 per Bbl for oil (98% of NYMEX WTI and Midland Oil), \$17.11 per Bbl for natural gas liquids, and \$0.45 per Mcf for natural gas (21% of NYMEX Henry Hub; \$0.90 per Mcf above Waha). Total average realized price for the period was \$41.65 per barrel of oil equivalent ("Boe") on an unhedged basis. Realized prices benefited from approximately \$4.3 million in net cash settlements for commodity derivative contracts and total average realized price for the period was \$42.85 per Boe on a hedged basis.
- General and administrative expenses were \$14.4 million and Cash G&A in the period was in-line with
 expectations at \$7.8 million, or \$2.20 per Boe. With Sitio's diverse asset base and exposure to multiple
 operators, the Company benefits from industry's continued innovation and operational efficiency gains. Sitio
 believes that many of these gains are sustainable and will positively impact future margins.

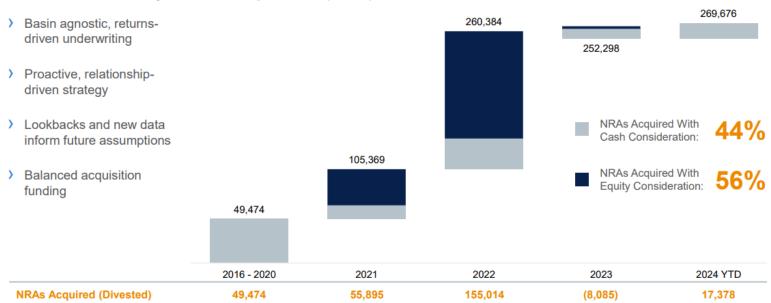


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Disciplined, Large-Scale Acquisition Approach Through Cycles

NRA Growth Driven by Over 200 Acquisitions (NRAs)



Third Quarter 2024 and Year-to-End Pro Forma Results vs. Prior 2024 Full Year Guidance

The table below shows third quarter 2024 and pro forma 2024 results for the three months ended September 30, 2024 relative to the prior full year guidance previously issued on August 7, 2024.

| Metric | 3Q 2 Reported | Results | YTD24 Pro Forma Results | | Prior 2024 FY Guidance |
|---|------------------|---------|-------------------------------|------|---------------------------|
| Average daily production (Boe/d) | | 38,585 | 38,5 | 595 | 36,000 - 38,000 |
| Average daily production (Boe/d) Oil % | | 50% | | 50% | 49% - 51% |
| Cash G&A (\$ in millions) | \$ | 7.8 | \$ 2 | 2.6 | \$31.5 - \$33.5 (annual) |
| Production taxes (% of royalty revenue) | | 6.9% | | 7.7% | 7.5% – 9.5% |
| Estimated cash taxes (\$ in millions) | \$ | 4.6 | \$ 1 | 3.9 | \$9.0 - \$15.0 (annual) |



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Operator Activity

The following table summarizes Sitio's net average daily production and net line-of-sight ("LOS") wells by area.

| | Delaware | Midland | DJ | Eagle Ford | Williston/Other | Total |
|--|----------|---------|-------|---------------|-----------------|--------|
| Average Daily Production (Boe/d) for the three months ended September 30, 2024 | | | | | | |
| As reported | 20,167 | 8,446 | 5,648 | 3,386 | 938 | 38,585 |
| % Oil | 50% | 57% | 37% | 54% | 45% | 50% |
| Net LOS Wells as of September 30, 2024 | | | | | | |
| Net spuds | 11.1 | 8.9 | 5.8 | 1.4 | 0.3 | 27.5 |
| Net permits | 11.4 | 5.1 | 2.8 | 1.9 | 0.2 | 21.4 |
| <u>Net LOS wells</u> as of September 30, 2024 | 22.5 | 14.0 | 8.6 | 3.3 | 0.5 | 48.9 |

Macro Trend: Operators are Realizing Efficiency Improvements in the Oilfield

Permian Basin production has grown steadily despite decreasing rigs and frac fleets

Permian Production, Rigs and Frac Fleets

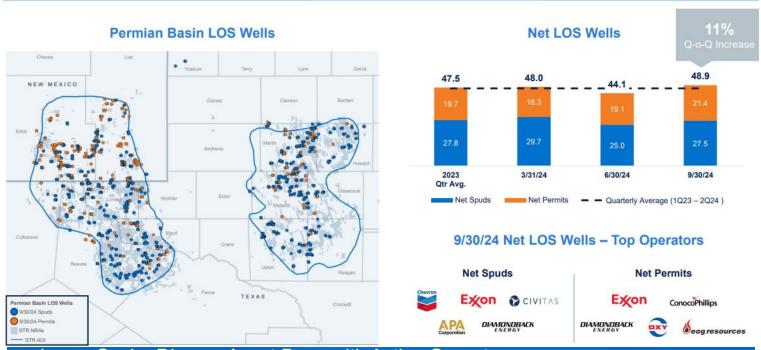




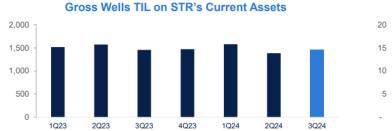
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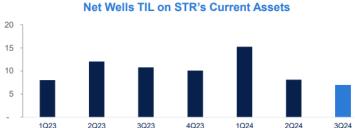
Net Line-of-Sight ("LOS") Wells Provide Insight into Near-Term Operator Activity



Large-Scale, Diverse Asset Base with Active Operators and ~10 Years of Remaining Development



LOS Wells as of 9/30/24



Inventory Wells as of 9/30/24



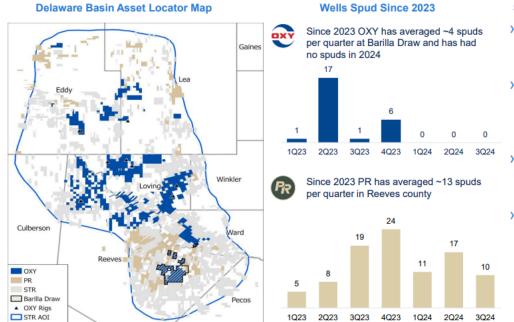


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Macro Trend: Sitio to Benefit from Upstream Consolidation Through Accelerated Development

Barilla Draw case study: Non-core asset for OXY to become core asset for Permian Resources



STR to Benefit from Accelerated Development

- STR stands to benefit from OXY divestiture of Barilla Draw assets to PR located in the Southern Delaware Basin
- Non-Core asset for OXY becomes core for PR
 - Assets directly offset to existing operations and took over operations on 11/1/2024
- In 2025, PR states it expects to have less capital spend in the Midland with capital being allocated to Barilla Draw
- STR owns ~1,800 NRAs under divested position accelerating activity on STR minerals

Financial Update

- Sitio's third quarter 2024 average unhedged realized prices including all expected quality, transportation and demand adjustments were \$74.67 per barrel of oil, \$0.45 per Mcf of natural gas and \$17.11 per barrel of natural gas liquids, for a total price of \$41.65 per Boe. During the third quarter of 2024, the Company received \$4.3 million in net cash settlements for commodity derivative contracts and as a result, average hedged realized prices were \$75.96 per barrel of oil, \$0.78 per Mcf of natural gas and \$17.11 per barrel of natural gas liquids, for a total price of \$42.85 per Boe.
- Consolidated net income for the third quarter of 2024 was \$27.9 million, which is \$1.2 million, or 4.0% lower than consolidated net income in the second quarter of 2024. This decrease was primarily driven by \$17.7 million lower oil, natural gas and natural gas liquids revenues and \$1.5 million lower lease bonus and other income, partially offset by \$8.4 million higher commodity derivative gains, \$7.4 million of decreased depreciation, depletion and amortization, and \$2.2 million of decreased severance and ad valorem taxes. For the three months ended September 30, 2024, Adjusted EBITDA was \$135.4 million, down 10.7% compared to the second quarter 2024 Adjusted EBITDA of \$151.7 million, largely due to lower unhedged realized oil prices.



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 As of September 30, 2024, the Company had \$1,003.0 million principal value of total debt outstanding (comprised of \$403.0 million drawn on Sitio's revolving credit facility and \$600.0 million of senior unsecured notes) and liquidity of \$455.5 million, including \$8.5 million of cash and \$447.0 million of remaining availability under its \$850.0 million credit facility.

Sitio did not add to or extinguish any of its commodity swaps or collars during the third quarter of 2024. A summary of the Company's existing commodity derivative contracts as of September 30, 2024 is included in the table below.

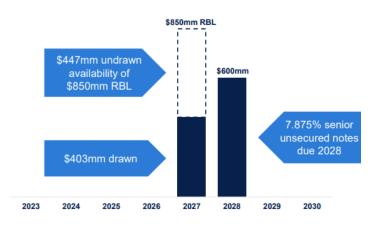
| | Oil (NYMEX WTI) | | |
|--------------------------|-----------------|-----|----------|
| | 2024 | | 1H25 |
| Swaps | | | |
| Bbl per day | 3,300 | | 1,100 |
| Average price (\$/Bbl) | \$ 82.66 | \$ | 74.65 |
| Collars | | | |
| Bbl per day | _ | | 2,000 |
| Average cáll (\$/Bbl) | _ | \$ | 93.20 |
| Average put (\$/Bbl) | _ | \$ | 60.00 |
| | Gas (NYME) | Her | ıry Hub) |
| | 2024 | | 1H25 |
| Swaps | | | |
| MMBtu per day | 500 | | _ |
| Average price (\$/MMBtu) | \$ 3.41 | | _ |
| Collars | | | |
| MMBtu per day | 11,400 | | 11,600 |
| Average call (\$/MMBtu) | \$ 7.24 | \$ | 10.34 |
| Average put (\$/MMBtu) | \$ 4.00 | S | 3.31 |

Strong Balance Sheet and Financial Flexibility with no Near-Term Maturities

Capitalization as of 9/30/24 (\$mm)

| Cash | \$9 |
|---------------------------|---------|
| Revolving credit facility | 403 |
| Senior notes due 2028 | 600 |
| Total debt | \$1,003 |
| Net debt | 994 |
| Revolver borrowing base | 850 |
| Liquidity | \$456 |

Debt Maturity Profile as of 9/30/24 (\$mm)



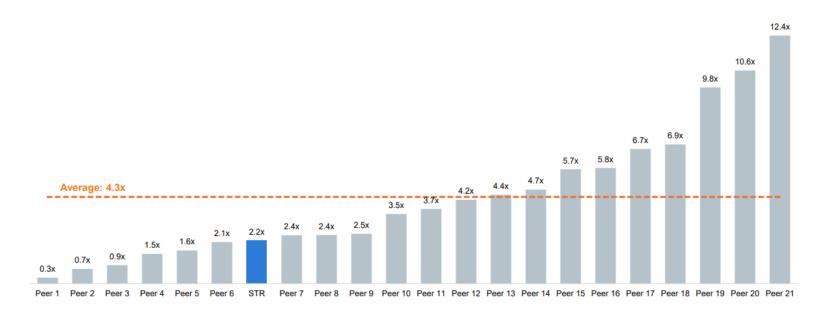


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Sitio's Adjusted Net Debt to FCF is 2.2x Below the Average of E&P and Mineral Peers

Adjusted Net Debt to 2024E FCF



Updated 2024 Full Year Financial and Operational Guidance

The table below includes Sitio's updated guidance for full year 2024 and includes impacts from the DJ Basin Acquisition as if the transaction had closed on January 1, 2024 for pro forma average daily production. Sitio today enhanced its full-year 2024 outlook and raised the midpoint of its pro forma average daily production range by 1,000 Boe/d due to robust legacy production year-to-date and expected impacts from five recent acquisitions. The midpoint of 2024 guidance for cash taxes increased by \$7.0 million based on latest estimates.

| Full Year 2024 Guidance | August 7, 2024 | November 6, 2024 | Change at Midpoint |
|--|-----------------|---------------------|-----------------------|
| Pro Forma Average Daily Production | | | |
| Pro forma average daily production (Boe/d) | 36,000 - 38,000 | 37,000 - 39,000 | 1,000 |
| Pro forma average daily production (% oil) | 49% - 51% | 49% - 51% | - |
| | | | |
| Expenses and Taxes | | | |
| Cash G&A (\$ in millions) | \$31.5 - \$33.5 | \$30.0 - \$32.0 \$ | (1.5) |
| Production taxes (% of rovalty revenue) | 7.5% - 9.5% | 7.5% - 9.5% | - |
| Cash taxes (\$ in millions) | \$9.0 - \$15.0 | \$17.0 - \$21.0 \$ | 7.0 |



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Maximizing Returns Through Balanced Capital Allocation Framework

Capital Allocation Priorities

- Committed to returning at least 65% of DCF to shareholders through cash dividends and share repurchases
 - \$200 million buyback authorization; ~\$95 million remaining as of 9/30/24
- Up to 35% DCF retained to protect the balance sheet and opportunistically make cash acquisitions

Cumulative Return of Capital Since 2Q22

~\$768mm

~21%

returned to shareholders

of current Market Cap

3Q24 Return of Capital Summary

| | % of DCF | \$MM | Per Share |
|--------------------------------------|----------|---------|-----------|
| 3Q24 Discretionary Cash Flow ("DCF") | | \$109.6 | \$0.71 |
| 3Q24 DCF Returned to Shareholders | 66% | \$72.1 | \$0.47 |
| Cash Dividend | 39% | \$43.0 | \$0.28 |
| Share Repurchases | 26% | \$29.0 | \$0.19 |

Sitio's Return of Capital Framework



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| | | | |
| Expenses and Taxes | | | |
| Cash G&A (\$ in millions) | \$31.5 - \$33.5 | \$30.0 - \$32.0 \$ | (1.5) |
| Production taxes (% of royalty revenue) | 7.5% - 9.5% | 7.5% - 9.5% | 2 |
| Cash taxes (\$ in millions) | \$9.0 - \$15.0 | \$17.0 - \$21.0 \$ | 7.0 |



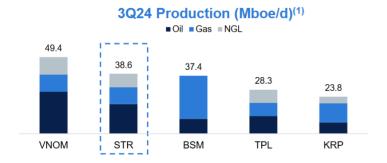
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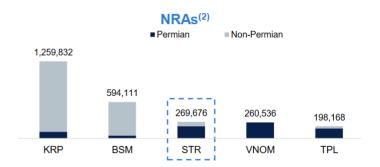
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High Quality Operators is key to my valuation of STR Top 10 STR Operators by 3Q24 Production

| | Operator (Ticker) | % of 3Q24 Production | 3Q24 Gross Wells TIL ⁽¹⁾ |
|-------|----------------------|-------------------------|--|
| 1 | CVX | 12.1% | 282 |
| 2 | OXY | 11.5% | 162 |
| 3 | XOM | 10.5% | 255 |
| 4 | COP | 9.1% | 118 |
| 5 | APA | 6.2% | 63 |
| 6 | PR | 5.4% | 6 |
| 7 | FANG | 4.8% | 172 |
| 8 | CIVI | 4.0% | 76 |
| 9 | DVN | 3.7% | 25 |
| 10 | CTRA | 3.7% | - |
| Total | | 71.2% | 1,159 |

Comparison to other Mineral and Royalty Companies





3Q24 Cash G&A (\$/boe)(3)



3Q24 Adjusted EBITDA (\$mm)⁽⁴⁾





Sitio Royalties Corp.

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