
SUPPLIER CODE OF CONDUCT

Four Corners Property Trust, Inc., and its wholly owned subsidiaries (“FCPT”) commitment to conducting our business at the highest ethical level extends to the relationships we have with our suppliers. By providing us with either services or products, the suppliers we work with are integral to our business and are encouraged to follow the same ethical standards as FCPT regarding our environmental impact, social responsibility for our employees and communities, and the corporate governance that guides our business.

Although our suppliers are independent entities over whom we have no control, we make every effort to make suppliers aware of the guidelines set forth by this Supplier Code of Conduct. All references in this Code to “laws” means all applicable laws, regulations, directives, rules, decrees, and governmental orders in the United States.

Environmental Impact

FCPT is committed to sustainable business practices at our headquarters and across the properties we own. As most of our properties are net-leased, we encourage our suppliers, contractors, and tenant operators to responsibly manage utilities and building maintenance in a sustainable manner that conserves energy, water, and waste including:

- Complying with all applicable environmental laws and regulations.
- Promoting opportunities to minimize energy and water use, reduce carbon impacts, and lower transportation use.
- Ensuring that any hazardous materials used during the supplier’s work will be handled, stored, managed, and disposed of in accordance with applicable regulations.
- Minimizing transportation requirements for any on-site activities by packaging products and materials in an effective way for delivery and by selecting materials, equipment, and supplies that are produced locally to the project site whenever feasible.
- Taking industry-standard measures to prevent pollution and managing wastewater and waste materials. Suppliers are required to inform FCPT immediately if a spill or other environmental incident occurs to coordinate efforts to address.

- Using best efforts to minimize waste produced, including recycling of construction materials and other waste.

Social Responsibility Towards Employees and Communities

We expect our suppliers and contractors to be fair and just in all business dealings including the respect, health, and security of those they serve. Treating people with respect and dignity, actively fostering diversity of thought and background, and creating equitable opportunities for employment are critical aspects of FCPT's culture. In addition to adhering to all laws that address wages, working hours, modern slavery, and non-discrimination, all suppliers are encouraged to contribute to a culture of inclusive productivity. FCPT expects each supplier to understand and respect human rights and implement procedures to ensure compliance with related national labor standards and regulations, including:

Non-discrimination: FCPT expects its suppliers and contractors to be committed to equal opportunities for their employees. No employee or potential employee should be discriminated against based on race, religion, color, gender, sexual orientation, age, disability, national origin, or any other class protected by law. Suppliers should ensure a safe and inclusive environment is maintained for their employees and the community.

Labor regulations: Suppliers and contractors shall understand and comply with national and local laws and regulations, including but not limited to working hours (e.g., uncompensated hours that exceed the legal limit), fair wages, prohibiting the use of forced (illegal) labor and/or child labor, and education/training requirements.

Health and Safety: Suppliers shall provide safe working environments for employees and ensure a safe environment for any tenants, tenant employees, and customers accessing the premises where the supplier is active. Appropriate measures should be taken to ensure the health and safety of any individual related to the supplier's work, compliance with all OSHA regulations, segregating work areas, ensuring appropriate traffic control, minimizing their onsite footprint, and appropriate training and certifications for the work being performed.

Corporate Governance

Our [Code of Business Conduct and Ethics](#) reflects our value of conducting our business with high integrity and ethical considerations at front of mind. All suppliers are encouraged to adhere to this standard while engaged in business with FCPT and encouraged to apply this same standard to their operations. Our commitment to a harassment free workplace is extended to our suppliers as well as compliance with all laws regulating antitrust, money laundering, and corruption.

Awareness & Reporting

FCPT is committed to ensuring that this policy is accessible to the public, referenced in agreements with our vendors and suppliers when possible and that they are made aware of our expectations by maintaining open lines of communication with all our partners.

Similarly, we request our vendors and suppliers to bring to our attention possible risks and/or negligence of this code of conduct that may impact the integrity of our company. Self-reporting is critical. In that, we invite our suppliers and contractors to report human violations, breaches, and/or concerns in the communities in which we operate to our General Counsel. Alternatively, a report may be filed anonymously through FCPT's whistleblower hotline as outlined below:

- Via website at www.lighthouse_services.com/fourcornerspropertytrust
- Via electronic mail at reports@lighthouse_services.com (Include FCPT with the report)
- Via telephone at (844) 600-0068